

Draft Long-term Plan 2021-41

Consultation – supporting information

Funding impact statements – Rating policies



Funding impact statements

Funding impact statement – rating policies

Definitions

Urban/rural rating areas of the district

The maps of the rating areas are available at the Civic Administration Building and on the Council's website.

Kāpiti Coast District Council rate codes and categories	
Urban rating areas of the district	
U1	Paekākāriki urban rating area
	Paraparaumu/Raumati urban rating area
	Waikanae urban rating area
	Ōtaki urban rating area
Rural rating areas of the district	
R1, R2, R3	Paekākāriki rural rating area
	Paraparaumu/Raumati rural rating area
	Waikanae rural rating area
	Ōtaki rural rating area

Differentials

A differential system has been applied to the rural areas to reflect its lower population density and demand for services. The differentials are:

Kāpiti Coast District Council differentials		
Urban rating area		Percentage of urban rate
U1	All rateable rating units	100%
Rural rating area		Percentage of urban rate
R1	Rural rating units less than 50 hectares excluding those properties in the rural village differential rating area	38%
R2	Rural rating units equal to or greater than 50 hectares plus rating units less than 50 hectares where a combination of these properties total greater than 50 hectares and form part of one farming operation	22%
R3	Rural rating units which are identified in the rural village differential rating area maps	70%

These differentials will be applied to the districtwide general rate.

At this stage the Council is not inviting ratepayers to make lump sum contributions in relation to any targeted rate.

Rating unit

The rating unit is determined by the Valuer General. It is generally a property which has one record of title but can include two or more records of title or part records of title, dependant on whether the land is owned by the same person or persons and is used jointly as a single unit and is contiguous.

Rating definitions

Separately used or inhabited part of a rating unit

A separately used or inhabited part of a rating unit includes any portion inhabited or used by the owner or a person other than the owner, who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are used by the owner for rental (or other form of occupation) on an occasional or long term basis by someone other than the owner.

For the purpose of this definition, vacant premises offered or intended for use or habitation by a person

other than the owner and usually used as such are defined as 'used'.

For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part. A rating unit with one or more vacant lots of land is treated as having one separately used or inhabited part.

Examples of separately used or inhabited parts include rating units that have multiple offices, shops, commercial units, dwellings or flats, rating units with a dwelling with a consented family flat or minor flat, dwellings used as a home and place of business where the above requirements are met.

In relation to motels, camping grounds, hotels, hostels, lodges, licensed hotels and taverns, separately used or inhabited parts of a rating unit include the following where a commercial business provides part of their rating unit:

- for separate use as an entertainment area or for conference activities and/or any type of residential
- accommodation by virtue of an agreement requiring payment of a fee, or
- for accommodation (with or without fixed cooking and food preparation facilities), or
- for parking areas for caravans/mobile homes with an electric power source and access to washing/toilet facilities.

Accommodation/Hospitality:

Means rating units used principally or exclusively as motels, camping grounds, hotels, hostels, lodges, licensed hotels and taverns.

Commercial:

Means rating units used principally or exclusively for commercial, industrial, business or utility network purposes.

This includes rating units used for:

- Commercial or industrial purposes
- Retail purposes
- Offices, administrative and/or associated functions including administrative or operational rating units of Central and Local Government
- Accommodation/hospitality
- Utility networks
- Business-related premises used principally for private pecuniary benefit

In situations where a change in use does not require a Council consent, but warrants a change in rating category, the onus is on the ratepayer to inform Council. Any change in use during a rating year will apply from 1 July of the following rating year.

Districtwide water supply rate differential categories	
General	Separately used or inhabited part of a rating unit that is connected to the district's water supply (excluding medium and large scale rating units, and accommodation/hospitality)
Medium scale	Rating unit or separately used or inhabited parts of a rating unit where there are 10 or more, but less than 20 units, whose water is collectively supplied through one or more water meters and individual check meters have not been installed
Large scale	Rating units or separately used or inhabited parts of a rating unit where there are 20 or more units whose water is collectively supplied through one or more water meters and individual check meters have not been installed
Accommodation/Hospitality	Separately used or inhabited part of a rating unit connected to the district's water supply and used principally or exclusively as motels, camping grounds, hotels, hostels, lodges, licensed hotels and taverns
Serviceable	Rating units not connected to the district's water supply, but within 100 metres of a water main and capable of being connected

Note: The Council does not assess a uniform annual general charge

The funding mechanisms as specified in the 2021/22 financial year will continue for future years, unless otherwise stated or are changed by way of review of the Revenue and Financing Policy and/or consultation on the change to a rating mechanism through long term or annual plan consultation.

Districtwide wastewater disposal rate differential categories	
General	Rating units connected to the sewerage systems with one water closet or urinal other than rating units in the "Community" or "Educational" or "Recreational" or "Large Scale Commercial/Residential" categories. A rating unit used primarily as a residence for one household will not be treated as having more than one water closet
Community	Rating units connected to the sewerage systems and used principally or exclusively as places of religious worship and instruction, marae, hospital and welfare homes, community health services and charitable institutions that provide maintenance or relief
Educational	Rating units connected to the sewerage systems and used exclusively or principally by schools (with the exception of school houses), colleges, polytechnics, children's health camps and early childhood centres
Recreational	Rating units connected to the sewerage systems and used principally or exclusively by recreational, sporting, other community organisations and Council community properties
Large Scale Commercial/ Residential	Rating units connected to the sewerage systems and used for large scale commercial or residential purposes as characterised by having more than one water closet or urinal and residential rating units connected to the sewerage system and used primarily as a residence for more than one household
Serviceable	Rating units not connected to the sewerage systems but within 30 metres of a sewer main and capable of being connected

Rate instalment payment dates

All property rates (including the Hautere/Te Horo water supply rate, but excluding the districtwide water supply and volumetric rates) will be payable in four instalments as described below:

Property rate instalment payment dates		
Instalment	Due dates	Penalty dates
Instalment one	9 September 2021	10 September 2021
Instalment two	9 December 2021	10 December 2021
Instalment three	9 March 2022	10 March 2022
Instalment four	9 June 2022	10 June 2022

All payments made will be receipted against the earliest outstanding amount in accordance with authorised accounting procedures.

All water rates (excluding the Hautere/Te Horo water supply rate) will be payable as described below:

Water rates			
All water rates (excluding the Hautere/Te Horo water supply rate) will be invoiced separately on a quarterly basis dependent on when the relevant meter is read. The due dates for each area are specified below. The districtwide water supply fixed rate is invoiced as a daily rate for convenience.			
Area	Water meters read during	Due date	Penalty date
Paraparaumu/Raumati/ Raumati Beach/Raumati South/ Paekākāriki	Jul-21	27-Aug-21	30-Aug-21
	Oct-21	26-Nov-21	29-Nov-21
	Jan-22	2-Mar-22	3-Mar-22
	Apr-22	30-May-22	31-May-22
Otaki/Peka Peka/ Waikanae Beach	Aug-21	28-Sep-21	29-Sep-21
	Nov-21	6-Jan-22	7-Jan-22
	Feb-22	30-Mar-22	31-Mar-22
	May-22	27-Jun-22	28-Jun-22
Waikanae/Nikau Valley/ Otaihangā/Paraparaumu Beach	Sep-21	28-Oct-21	29-Oct-21
	Dec-21	4-Feb-22	8-Feb-22
	Mar-22	26-Apr-22	27-Apr-22
	Jun-22	29-Jul-22	1-Aug-22
All payments made will be receipted against the earliest water rate outstanding amount in accordance with authorised accounting procedures.			

Penalties

The Council will apply the following penalties on unpaid rates in accordance with Sections 57 and 58 of the Local Government (Rating) Act 2002:

- a charge of ten per cent (10%) on so much of any property rate instalment that has been assessed after 1 July 2021 and which remains unpaid after the payment due dates, to be added on the penalty dates;
- a charge of ten per cent (10%) on so much of any property rates (including previously applied penalties) assessed before 1 July 2021 which remain unpaid on 1 July 2021. The penalty will be added on 2 July 2021;
- a charge of ten per cent (10%) will be added to any portion of a current water rates invoice that remains unpaid after the due date specified. Penalty will be added on the penalty dates shown above.

Rates for 2021/22

1. Funding mechanism: general rate – districtwide		
Purposes applied: districtwide general expenses including democratic services, general insurance, emergency management, public toilets and cemeteries, social wellbeing economic development, environmental sustainability, districtwide coastal protection of the Council’s infrastructure, districtwide strategic flood protection and public contribution towards the following regulatory services which are not met by user charges: resource consents, building consents, development management, environmental health, liquor licensing, hazardous substances, environmental monitoring and animal control		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
U1	Rate in \$ of land value	28,388
R1	38% of urban rate in \$ of land value	
R2	22% of urban rate in \$ of land value	
R3	70% of urban rate in \$ of land value	
2. Funding mechanism: targeted rate – community facilities rate		
Purposes applied: Libraries, parks and reserves, swimming pools, public halls and community centres.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
Whole district All rateable rating units other than accommodation/ hospitality, motels and camping grounds	Fixed charge per separately used or inhabited part of a rating unit “base charge”	22,590
Accommodation/ Hospitality (other than motels and camping grounds)	200% base charge per separately used or inhabited part of a rating unit	
Motels and camping grounds	30% base charge per separately used or inhabited part of a rating unit	
3. Funding mechanism: targeted rate – districtwide roading capital value rate		
Purposes applied: Roading expenditure.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
Whole district	Rate in \$ of capital value	12,563

4. Funding mechanism: targeted rate – districtwide stormwater rate

Purposes applied: Operating and loan servicing costs of stormwater in the district's stormwater drainage areas. Maps showing the district's stormwater drainage areas are available on the Council's website.

Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
Paekākāriki stormwater drainage area Paraparaumu/ Raumati stormwater drainage area Waikanae stormwater drainage area Ōtaki stormwater drainage area As defined in the drainage rating area maps.	Rate in \$ of capital value	3,109

5. Funding mechanism: targeted rate – districtwide water supply fixed rate

Purposes applied: Water supply system, excluding the Hautere/Te Horo Water scheme. Funding is apportioned fifty to fifty five percent between the districtwide water supply fixed rate and the districtwide water supply volumetric rate

Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
General rating units	100% fixed charge per separately used or inhabited part of a rating unit "base charge"	5,716
Medium scale rating units	90% base charge per separately used or inhabited part of a rating unit	
Large scale rating units	80% base charge per separately used or inhabited part of a rating unit	
Accommodation/Hospitality rating units	200% base charge per separately used or inhabited part of a rating unit	
Serviceable rating units	100% base charge per rating unit	

6. Funding mechanism: targeted rate – districtwide water supply volumetric rate		
Purposes applied: Water supply system, excluding the Hautere/Te Horo Water scheme. Funding is apportioned fifty to fifty five percent between the districtwide water supply fixed rate and the districtwide water supply volumetric rate		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All rating units provided with a metered water supply service	Fixed rate per cubic metre of water consumed or supplied	4,850
7. Funding mechanism: targeted rate – Hautere/Te Horo water supply rate		
Purposes applied: Water supply system for the Hautere/Te Horo water scheme.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All rating units with a unit allocation to Hautere/Te Horo water supply	Fixed charge per unit of allocation (annual allocation of 1 unit = 1 cubic metre of water per day)	241
8. Funding mechanism: targeted rate – districtwide wastewater disposal rate		
Purposes applied: Wastewater disposal.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
General rating units	Fixed charge per rating unit “base charge”	10,300
Community rating units	50% base charge for every water closet or urinal	
Educational rating units	45% base charge for every water closet or urinal	
Recreational rating units	25% base charge for every water closet or urinal	
Large scale commercial/residential rating units	50% base charge for every water closet or urinal	
Serviceable rating units	50% base charge per rating unit	

9. Funding mechanism: targeted rate – Paraparaumu/Raumati community rate		
Purposes applied: Historic debt servicing costs of roading and stormwater activities, coastal protection, Matai Road industrial area improvements and Paraparaumu/Raumati Community Board expenses, including local grants.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All rateable rating units in the Paraparaumu/Raumati urban and rural rating areas as per Council's rating area maps	Rate in \$ of capital value	90
10. Funding mechanism: targeted rate – Waikanae community rate		
Purposes applied: Historic debt servicing costs of roading and stormwater activities and Waikanae Community Board expenses, including local grants.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All rateable rating units in the Waikanae urban and rural rating areas as per Council's rating area maps	Rate in \$ of capital value	104
11. Funding mechanism: targeted rate – Ōtaki community rate		
Purposes applied: Historic debt servicing costs for roading and stormwater activities. Support for community initiatives of significance to the Ōtaki community, such as grants to the Ōtaki Heritage Bank Preservation Trust to assist with the funding of the museum activities. Ōtaki Community Board expenses, including local grants.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All rateable rating units in the Ōtaki urban and rural rating areas as per Council's rating area maps	Rate in \$ of capital value	79
12. Funding mechanism: targeted rate – Paekākāriki community rate		
Purposes applied: Historic debt servicing costs for roading, stormwater and coastal protection. Loan servicing costs on a loan to the Paekākāriki Community Trust to assist with the refurbishment of St Peters Hall. Paekākāriki Community Board expenses, including local grants.		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)

All rateable rating units in the Paekākāriki urban and rural rating areas as per Council's rating area maps	Rate in \$ of capital value	52
13. Funding mechanism: targeted rate – Commercial rate		
Purposes applied: A portion of the cost of providing economic development in the Kapiti District. The remainder is funded by the Districtwide General rate		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
All Commercial rating units	Rate in \$ of capital value	650
TOTAL (GST inclusive)		\$88,732

14. Funding mechanism: targeted rate – water conservation device loan rate		
Purposes applied: Repayment of interest free water conservation devices loans		
Categories – rating areas	Rating basis	Revenue sought \$000 (incl. GST)
A targeted rate on those rating units that have received an interest free loan (maximum of \$5,000 per rating unit) for approved water conservation devices from the Council that has not yet been fully repaid	10% of the amount of the original loan plus GST	58
Analysis of total rates for 2021/22		
	Excl. GST \$000	Incl. GST \$000
Rates (including Hautere, excluding fixed and volumetric water rates)	67,971	78,166
Fixed water rates (Excluding Hautere)	4,970	5,716
Volumetric water rates	4,217	4,850
Total	77,158	88,732
Water conservation device loan	50	58
Total	77,208	88,790

Paraparaumu/Raumati wards: urban examples 2021/22 rates inclusive of GST														
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Storm-water charge	Waste-water charge	Water fixed charge	Water volumetric (based on 255m3)	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV	CV	Fixed					
128,000	350,000	2020/21	561.08	38.76	201.08	702.00	3.99	74.59	407.00	222.00	303.45	2,513.93		
190,000	490,000	2021/22	558.68	-	314.97	805.00	4.51	89.87	440.00	222.00	303.45	2,738.47	224.54	8.93%
260,000	550,000	2020/21	1,139.68	78.73	315.98	702.00	6.27	117.21	407.00	222.00	303.45	3,292.31		
390,000	660,000	2021/22	1,146.76	-	424.25	805.00	6.07	121.04	440.00	222.00	303.45	3,468.57	176.26	5.35%
1,180,000	1,530,000	2020/21	5,172.41	357.30	878.99	702.00	17.44	326.04	407.00	222.00	303.45	8,386.64		
1,280,000	1,850,000	2021/22	3,763.71	-	1,189.18	805.00	17.02	339.29	440.00	222.00	303.45	7,079.65	1,306.98	15.58%
Median property														
240,000	510,000	2020/21	1,052.02	72.67	293.00	702.00	5.81	108.68	407.00	222.00	303.45	3,166.63		
370,000	670,000	2021/22	1,087.95	-	430.68	805.00	6.16	122.88	440.00	222.00	303.45	3,418.12	251.49	7.94%

Paraparaumu/Raumati wards: rural examples 2021/22 rates inclusive of GST (excluding districtwide fixed and volumetric water supply rates)											
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Stormwater charge	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV	CV			
100,000	330,000	2020/21	166.57	30.28	189.59	702.00	3.76	70.32	1,162.52		
150,000	520,000	2021/22	167.60	-	334.26	805.00	4.78	95.37	1,407.00	244.48	21.03%
(Rural less than 50 ha)											
340,000	840,000	2020/21	1,043.26	102.95	482.58	702.00	9.58	-	2,340.36		
510,000	1,080,000	2021/22	1,049.73	-	694.22	805.00	9.94	-	2,558.89	218.53	9.34%
(Rural village)											
1,000,000	1,440,000	2020/21	964.30	302.80	827.28	702.00	16.42	-	2,812.80		
1,250,000	1,740,000	2021/22	808.63	-	1,118.47	805.00	16.01	-	2,748.11	-64.69	-2.30%
(Rural 50 ha or more)											
Median property											
390,000	830,000	2020/21	649.62	118.09	476.84	702.00	9.46	-	1,956.01		
590,000	1,080,000	2021/22	659.21	-	694.22	805.00	9.94	-	2,168.37	212.36	10.86%
(Rural less than 50 ha)											

Waikanae ward: urban examples 2021/22 rates inclusive of GST

Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Storm-water charge	Waste-water charge	Water fixed charge	Water volumetric (based on 255m3)	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV	CV	Fixed					
170,000	410,000	2020/21	745.18	51.48	235.55	702.00	9.31	87.37	407.00	222.00	303.45	2,763.33		
240,000	550,000	2021/22	705.70	-	353.54	805.00	9.96	100.87	440.00	222.00	303.45	2,940.51	177.18	6.41%
285,000	560,000	2020/21	1,249.27	86.30	321.72	702.00	12.71	119.34	407.00	222.00	303.45	3,423.79		
400,000	730,000	2021/22	1,176.16	-	469.24	805.00	13.21	133.88	440.00	222.00	303.45	3,562.95	139.16	4.06%
1,450,000	2,240,000	2020/21	6,355.93	439.06	1,286.88	702.00	50.85	477.34	407.00	222.00	303.45	10,244.51		
1,740,000	2,480,000	2021/22	5,116.30	-	1,594.14	805.00	44.89	454.83	440.00	222.00	303.45	8,980.61	-1,263.90	-12.34%
Median property														
265,000	520,000	2020/21	1,161.60	80.24	298.74	702.00	11.80	110.81	407.00	222.00	303.45	3,297.65		
365,000	690,000	2021/22	1,073.25	-	443.53	805.00	12.49	126.55	440.00	222.00	303.45	3,426.26	128.61	3.90%

Waikanae ward: Rural examples 2021/22 rates inclusive of GST (excluding districtwide fixed and volumetric water supply rates)										
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV			
180,000	390,000	2020/21	552.31	54.50	224.06	702.00	8.85	1,541.72		
270,000	560,000	2021/22	555.74	-	359.97	805.00	10.14	1,730.85	189.12	12.27%
(Rural village)										
124,000	465,000	2020/21	206.55	37.55	267.14	702.00	10.56	1,223.79		
250,000	670,000	2021/22	279.33	-	430.68	805.00	12.31	1,527.13	303.34	24.79%
(Rural less than 50 ha)										
410,000	410,000	2020/21	682.94	124.15	235.55	702.00	9.31	1,753.94		
570,000	570,000	2021/22	636.86	-	366.40	805.00	10.32	1,818.57	64.64	3.69%
(Rural less than 50 ha)										
600,000	1,120,000	2020/21	578.58	181.68	643.44	702.00	25.42	2,131.12		
700,000	1,390,000	2021/22	452.83	-	893.49	805.00	25.16	2,176.48	45.36	2.13%
(Rural over 50 ha)										
2,280,000	3,320,000	2020/21	3,797.80	690.38	1,907.34	1,404.00	75.36	7,874.88		
2,850,000	3,850,000	2021/22	3,184.31	-	2,474.78	1,610.00	69.69	7,338.77	-536.11	-6.81%
(Rural less than 50 ha with 2 SUIP)										
Median property										
410,000	760,000	2020/21	682.94	124.15	436.62	702.00	17.25	1,962.96		
560,000	1,010,000	2021/22	625.69	-	649.23	805.00	18.28	2,098.20	135.24	6.89%

Ōtaki ward: urban examples 2021/22 rates inclusive of GST

Land value [LV]	Capital value [CV]	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Storm - water charge	Waste - water charge	Water fixed charge	Water volumetric (based on 255m3)	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV	CV	Fixed					
100,000	295,000	2020/21	438.34	30.28	169.48	702.00	9.32	62.86	407.00	222.00	303.45	2,344.73		
200,000	450,000	2021/22	588.08	-	289.26	805.00	10.89	82.53	440.00	222.00	303.45	2,741.21	396.48	16.91 %
205,000	440,000	2020/21	898.60	62.07	252.78	702.00	13.90	93.76	407.00	222.00	303.45	2,955.57		
360,000	600,000	2021/22	1,058.54	-	385.68	805.00	14.52	110.04	440.00	222.00	303.45	3,339.23	383.67	12.98 %
265,000	610,000	2020/21	1,161.60	80.24	350.45	702.00	19.28	129.99	407.00	222.00	303.45	3,376.01		
450,000	790,000	2021/22	1,323.18	-	507.81	805.00	19.12	144.89	440.00	222.00	303.45	3,765.45	389.44	11.54 %
Median property														
139,000	325,000	2020/21	609.29	42.09	186.71	702.00	10.27	69.26	407.00	222.00	303.45	2,552.07		
240,000	485,000	2021/22	705.70	-	311.76	805.00	11.74	88.95	440.00	222.00	303.45	2,888.59	336.52	13.19 %

Ōtaki ward: rural examples 2021/22 rates inclusive of GST (excluding districtwide fixed and volumetric water supply rates)

Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV			
85,000	300,000	2020/21	141.58	25.74	172.35	702.00	9.48	1,051.15		
170,000	485,000	2021/22	189.94	-	311.76	805.00	11.74	1,318.44	267.28	25.43%
(Rural less than 50 ha)										
175,000	375,000	2020/21	536.97	52.99	215.14	702.00	11.85	1,519.25		
335,000	650,000	2021/22	689.53	-	417.82	805.00	15.73	1,928.08	408.83	26.91%
(Rural village)										
325,000	615,000	2020/21	541.35	98.41	353.32	702.00	19.43	1,714.51		
490,000	800,000	2021/22	547.48	-	514.24	805.00	19.36	1,886.08	171.56	10.01%
(Rural less than 50 ha)										
2,100,000	3,310,000	2020/21	2,025.03	635.88	1,901.60	702.00	104.60	5,369.10		
2,050,000	3,380,000	2021/22	1,326.15	-	2,172.66	805.00	81.80	4,385.61	-983.50	-18.32%
(Rural 50 ha or more)										
Median property										
300,000	590,000	2020/21	499.71	90.84	338.96	702.00	18.64	1,650.15		
450,000	800,000	2021/22	502.79	-	514.24	805.00	19.36	1,841.39	191.24	11.59%

Paekākāriki ward: urban examples 2021/22 rates inclusive of GST													
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Stormwater charge	Water fixed charge	Water volumetric (based on 255m3)	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV	CV					
210,000	450,000	2020/21	920.51	63.59	258.53	702.00	45.09	95.90	222.00	303.45	2,611.06		
275,000	650,000	2021/22	808.61	-	417.82	805.00	50.96	119.21	222.00	303.45	2,727.05	115.99	4.44%
330,000	630,000	2020/21	1,446.52	99.92	361.94	702.00	63.13	134.25	222.00	303.45	3,333.21		
495,000	840,000	2021/22	1,455.50	-	539.95	805.00	65.86	154.06	222.00	303.45	3,545.81	212.60	6.38%
720,000	880,000	2020/21	3,156.05	218.02	505.56	702.00	88.18	187.53	222.00	303.45	5,382.78		
900,000	1,110,000	2021/22	2,646.36	-	713.51	805.00	87.02	203.57	222.00	303.45	4,980.92	-401.86	-7.47%
Median property													
285,000	540,000	2020/21	1,249.27	86.30	310.23	702.00	54.11	115.07	222.00	303.45	3,042.43		
430,000	755,000	2021/22	1,264.37	-	485.31	805.00	59.19	138.47	222.00	303.45	3,277.80	235.37	7.74%

Paekākāriki ward: rural examples 2021/22 rates inclusive of GST (excluding districtwide fixed and volumetric water supply rates)

Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Total rates	Annual rates increase	Annual % change
			LV	LV	CV	Fixed	CV			
265,000	265,000	2020/21	441.41	80.24	152.24	702.00	26.55	1,402.45		
400,000	400,000	2021/22	446.92	-	257.12	805.00	31.36	1,540.40	137.95	9.84%
[Rural less than 50 ha]										
430,000	950,000	2020/21	716.25	130.20	545.78	702.00	95.19	2,189.42		
540,000	1,220,000	2021/22	603.34	-	784.22	805.00	95.65	2,288.21	98.79	4.51%
[Rural less than 50 ha]										
730,000	730,000	2020/21	703.94	221.04	419.39	702.00	73.15	2,119.51		
910,000	910,000	2021/22	588.68	-	584.95	805.00	71.34	2,049.97	-69.54	-3.28%
[Rural over 50 ha]										
960,000	1,540,000	2020/21	1,599.07	290.69	884.73	702.00	154.31	3,630.80		
1,390,000	1,970,000	2021/22	1,553.05	-	1,266.32	805.00	154.45	3,778.81	148.01	4.08%
[Rural less than 50 ha]										
Median property										
412,500	730,000	2020/21	687.10	124.91	419.39	702.00	73.15	2,006.54		
640,000	975,000	2021/22	715.07	-	626.73	805.00	76.44	2,223.24	216.70	10.80%

Paraparaumu/Raumati Ward Commercial examples 2021/22 rates inclusive of GST (excluding districtwide volumetric water supply rates)

Land value (LV)	Capital value (CV)	Rating year	DW general rate	Commercial rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Storm-water charge	Waste-water charge	Water fixed charge	Total rates	Annual rates increase	Annual % Change
			LV	CV	LV	CV	Fixed	CV	CV	Fixed				
250,000	530,000	2020/21	1,095.85	153.22	75.70	304.49	702.00	6.04	112.94	407.00	222.00	3,079.24		
325,000	630,000	2021/22	955.63	231.21	-	404.96	805.00	5.80	115.54	440.00	222.00	3,180.14	100.90	3.28%
(Factory - 1 SUIP)														
750,000	2,910,000	2020/21	3,287.55	841.28	227.10	1,671.80	702.00	33.17	620.12	1,628.00	222.00	9,233.02		
970,000	3,740,000	2021/22	2,852.19	1,372.58	-	2,404.07	805.00	34.41	685.92	1,760.00	222.00	10,136.16	903.14	9.78%
(Industrial - 1 SUIP, 8 WC's)														
2,210,000	5,500,000	2020/21	9,687.31	1,590.05	669.19	3,159.75	1,404.00	62.70	1,172.05	3,256.00	444.00	21,445.05		
2,880,000	7,020,000	2021/22	8,468.35	2,576.34	-	4,512.46	1,610.00	64.58	1,287.47	3,520.00	444.00	22,483.20	1,038.15	4.84%
(Commercial office - 2 SUIP, 16 WC's)														
Median property														
360,000	600,000	2020/21	1,578.02	173.46	109.01	344.70	702.00	6.84	127.86	407.00	222.00	3,670.89		
500,000	850,000	2021/22	1,470.20	311.95	-	546.38	805.00	7.82	155.89	440.00	222.00	3,959.24	288.35	7.85%

Waikanae Ward Commercial examples 2021/22 rates inclusive of GST (excluding districtwide volumetric water supply rates)														
Land value (LV)	Capital value (CV)	Rating year	DW general rate	Commercial rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Storm-water charge	Waste-water charge	Water fixed charge	Total rates	Annual rates increase	Annual % change
			LV	CV	LV	CV	Fixed	CV	CV	Fixed				
175,000	240,000	2020/21	767.10	69.38	52.99	137.88	702.00	5.45	51.14	407.00	222.00	2,414.94		
230,000	305,000	2021/22	676.29	111.94	-	196.05	805.00	5.52	55.94	440.00	222.00	2,512.74	97.80	4.05%
[Industrial - 1 SUIP]														
440,000	950,000	2020/21	1,928.70	274.65	133.23	545.78	3,159.00	21.57	202.45	3,256.00	444.00	9,965.36		
610,000	1,090,000	2021/22	1,793.64	400.03	-	700.65	3,622.50	19.73	199.91	3,520.00	444.00	10,700.46	735.10	7.38%
[Motel - 15 SUIP]														
1,660,000	2,450,000	2020/21	7,276.44	708.30	502.65	1,407.53	2,808.00	55.62	522.10	610.50	888.00	14,779.12		
2,150,000	2,800,000	2021/22	6,321.86	1,027.60	-	1,799.84	3,220.00	50.68	513.52	660.00	888.00	14,481.50	-297.62	-2.01%
[Commercial -4 SUIP]														
Median property														
295,000	497,500	2020/21	1,293.10	143.83	89.33	285.81	702.00	11.29	106.02	407.00	222.00	3,260.38		
385,000	615,000	2021/22	1,132.05	225.71	-	395.32	805.00	11.13	112.79	440.00	222.00	3,344.00	83.62	2.56%
[1 SUIP]														

Ōtaki Ward Commercial examples 2021/22 rates inclusive of GST (excluding districtwide volumetric water supply rates)

Land value (LV)	Capital value (CV)	Rating year	DW general rate	Commercial rate	DW roadin g rate	DW roadin g rate	Community facilities rate	Local community rate	Storm-water charge	Waste-water charge	Water fixed charge	Total rates	Annual rates increase	Annual % change
			LV	CV	LV	CV	Fixed	CV	CV	Fixed				
90,000	300,000	2020/21	394.51	86.73	27.25	172.35	702.00	9.48	63.93	407.00	222.00	2,085.25		
155,000	385,000	2021/22	455.76	141.30	-	247.48	805.00	9.32	70.61	440.00	222.00	2,391.46	306.21	14.68%
[Industrial - 1 SUIP]														
180,000	490,000	2020/21	789.01	141.66	54.50	281.51	2,106.00	15.48	104.42	610.50	666.00	4,769.08		
290,000	550,000	2021/22	852.72	201.85	-	353.54	2,415.00	13.31	100.87	660.00	666.00	5,263.29	494.20	10.36%
[Retail - 3 SUIP]														
265,000	710,000	2020/21	1,161.60	205.26	80.24	407.90	702.00	22.44	151.30	407.00	222.00	3,359.74		
345,000	910,000	2021/22	1,014.44	333.97	-	584.95	805.00	22.02	166.89	440.00	222.00	3,589.27	229.54	6.83%
[Retail - 1 SUIP]														
Median property														
150,000	350,000	2020/21	657.51	101.19	45.42	201.08	702.00	11.06	74.59	407.00	222.00	2,421.85		
240,000	410,000	2021/22	705.70	150.47	-	263.55	805.00	9.92	75.19	440.00	222.00	2,671.83	249.98	10.32%
[1 SUIP]														

Paekākāriki Ward Commercial examples 2021/22 rates inclusive of GST (excluding districtwide volumetric water supply rates)

Land value [LV]	Capital value [CV]	Rating year	DW general rate	Commercial rate	DW roading rate	DW roading rate	Community facilities rate	Local community rate	Stormwater charge	Water fixed charge	Total rates	Annual rates increase	Annual % change
			LV	CV	LV	CV	Fixed	CV	CV				
240,000	315,000	2020/21	1,052.02	91.07	72.67	180.97	702.00	31.56	67.13	222.00	2,419.41		
360,000	385,000	2021/22	1,058.54	141.30	-	247.48	805.00	30.18	70.61	222.00	2,575.11	155.70	6.44%
[Retail - 1 SUIP]													
275,000	630,000	2020/21	1,205.44	182.13	83.27	361.94	2,106.00	63.13	134.25	666.00	4,802.15		
360,000	760,000	2021/22	1,058.54	278.92	-	488.53	2,415.00	59.58	139.38	666.00	5,105.96	303.81	6.33%
[Commercial/Retail - 3 SUIP]													
860,000	1,330,000	2020/21	1,432.50	384.50	260.41	764.09	702.00	133.27	-	222.00	3,898.76		
1,075,000	1,620,000	2021/22	1,201.10	594.54	-	1,041.34	805.00	127.01	-	222.00	3,990.98	92.22	2.37%
[Commercial -1 SUIP]													
Median property													
200,000	575,000	2020/21	876.68	166.23	60.56	330.34	1,404.00	57.62	122.53	444.00	3,461.96		
300,000	745,000	2021/22	882.12	273.42	-	478.89	1,610.00	58.41	136.63	444.00	3,883.46	421.50	12.18%
[2 SUIP]													