Draft Funding Impact Statement for Rates

2024-25

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Definitions

Urban/rural rating areas of the district

Some rates, such as the districtwide general rate, depend on what rating area the land is in. 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

For the districtwide general rate, a differential system has been applied to the rural areas to reflect their lower population density and demand for services. The differentials are:

Kāpiti Coast District Council differentials		
Urban rating area		**Percentage of urban rate in the dollar**
U1	All rateable rating units	100%
Rural rating area		**Percentage of urban rate in the dollar**
R1	Rural rating units less than 50 hectares excluding any such rating units in categories R2 or R3	38%
R2	Rural rating units equal to or greater than 50 hectares and rating units less than 50 hectares which are part of one farming operation which in total is equal to or greater than 50 hectares.	22%
R3	Rural rating units which are identified in the rural village differential rating area maps	70%

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 according to rules made 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, dependent 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 (SUIP) 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 or is vacant 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, residential units which contain more than one self-contained area (including a kitchen as defined in Council's District Plan) which is capable of separate use, and residential units used as a home and place of business where the above requirements are met. While these examples are indicative of a separate use that the Council will record as a SUIP on the rating information database, they are capable of being rebutted by compelling evidence to the contrary.

In relation to motels, camping grounds, hotels, hostels, lodges, licensed hotels, and taverns, a separately used or inhabited part of a rating unit includes a part provided by a commercial business:

- 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
- Market gardens
- 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.

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

The funding mechanisms as specified in the 2024/25 financial year will continue for the other financial years covered by this plan, 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 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, 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 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

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 schoolhouses), 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 fixed and volumetric rates) will be payable in four instalments as described below:

Instalment	Due dates	Penalty dates
Instalment one	6 September 2024	7 September 2024
Instalment two	6 December 2024	7 December 2024
Instalment three	6 March 2025	7 March 2025
Instalment four	6 June 2025	7 June 2025

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

Water rate instalment dates

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

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 invoiced in	Due date	Penalty date
Paraparaumu/Raumati/ Raumati Beach/Raumati South/ Paekākāriki	Jul-24	26-Aug-24	27-Aug-24
	Oct-24	25-Nov-24	26-Nov-24
	Jan-25	24-Feb-25	25-Feb-25
	Apr-25	26-May-25	27-May-25
Ōtaki/Peka Peka/ Waikanae Beach	Aug-24	25-Sep-24	26-Sep-24
	Nov-24	6-Jan-25	7-Jan-25
	Feb-25	26-Mar-25	27-Mar-25
	May-25	25-Jun-25	26-Jun-25
Waikanae/Nikau Valley/ Otaihanga/Paraparaumu Beach	Sep-24	29-Oct-24	30-Oct-24
	Dec-24	21-Jan-25	22-Jan-25
	Mar-25	28-Apr-25	29-Apr-25
	Jun-25	28-Jul-25	29-Jul-25

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 percent (10%) on so much of any property rate instalment that has been assessed after 1 July 2024 and which remains unpaid after the payment due dates, to be added on the penalty dates;
- a charge of ten percent (10%) on so much of any property rates (including previously applied penalties) assessed before 1 July 2024 that remain unpaid on 5 July 2024. The penalty will be added on 8 July 2024;
- a charge of ten percent (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 2024/25

1. Funding mechanism: rate – districtwide general		
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 that 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	35,444
Rural Category R1	38% of urban rate in $ of land value	
Rural Category R2	22% of urban rate in $ of land value	
Rural Category R3	70% of urban rate in $ of land value	

2. Funding mechanism: targeted rate – districtwide community facilities rate		
Purposes applied: Libraries, parks and reserves, swimming pools, public halls, and community centres.		
Categories	**Rating basis**	**Revenue sought $000 (incl. GST)**
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)	29,300
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 basis**	**Revenue sought $000 (incl. GST)**
Whole district	Rate in $ of capital value	23,041

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 rating areas are available on the Council's website.		
Categories – rating areas	**Rating basis**	**Revenue sought $000 (incl. GST)**
Paekākāriki stormwater rating area Paraparaumu/ Raumati stormwater rating area Waikanae stormwater rating area Ōtaki stormwater rating area As defined in the stormwater rating area maps.	Rate in $ of capital value	4,220

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 basis**	**Revenue sought $000 (incl. GST)**
General rating units	Fixed charge per separately used or inhabited part of a rating unit (base charge)	**6,865**
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 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	**5,955**

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 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)	**350**

8. Funding mechanism: targeted rate – districtwide wastewater disposal rate		
Purposes applied: Wastewater disposal in the Waikanae, Paraparaumu, Raumati and Ōtaki rating areas.		
Categories	**Rating basis**	**Revenue sought $000 (incl. GST)**
General rating units	Fixed charge per rating unit (base charge)	16,189
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 community board expenses for Paraparaumu and Raumati, including local grants.		
Categories – rating areas	**Rating basis**	**Revenue sought $000 (incl. GST)**
All rateable rating units in the Paraparaumu and Raumati urban and rural rating areas as per Council's rating area maps	Rate in $ of capital value	196

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	120

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	94

12. Funding mechanism: targeted rate – Paekākāriki community rate		
Purposes applied: Historic debt servicing costs for roading, stormwater and coastal protection. 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 Kāpiti 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	769

14. Funding mechanism: targeted rate – Climate Action rate		
Purposes applied: A portion of the cost of climate change initatives in the Kāpiti District. The remainder is funded by the Districtwide General rate		
Categories – rating areas	**Rating basis**	**Revenue sought $000 (incl. GST)**
Whole District	Rate in $ of capital value	575
TOTAL (GST inclusive)		**$123,170**

15. 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 2024/25		
	Excl. GST $000	**Incl. GST $000**
Rates (including Hautere, excluding fixed and volumetric water rates)	95,956	110,350
Fixed water rates (Excluding Hautere)	5,970	6,865
Volumetric water rates	5,178	5,955
Total	**107,104**	**123,170**
Water conservation device loan	50	58
Total	**107,154**	**123,228**

Paraparaumu Rating Areas: urban examples 2024/25 rates inclusive of GST														
Land value (LV)	**Capital value (CV)**	**Rating year**	**DW general rate**	**DW roading rate**	**Community facilities rate**	**Local community rate**	**Storm-water rate**	**Waste-water rate**	**Climate action rate**	**Water supply fixed rate**	**Water volumetric (based on 255m3)**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	Fixed	CV	CV	Fixed	CV	Fixed	variable			
190,000	490,000	2023/24	724.20	343.64	909.50	8.87	78.25	461.00		222.00	303.45	3,050.91		
210,000	540,000	2024/25	652.07	540.86	1,019.89	9.29	115.18	677.96	13.55	260.00	354.45	3,643.26	592.35	19.42%
390,000	660,000	2023/24	1,486.52	462.86	909.50	11.95	105.40	461.00		222.00	303.45	3,962.68		
450,000	730,000	2024/25	1,397.30	731.17	1,019.89	12.56	155.71	677.96	18.32	260.00	354.45	4,627.35	664.67	16.77%
1,280,000	1,850,000	2023/24	4,878.85	1,297.41	909.50	33.49	295.45	461.00		222.00	303.45	8,401.13		
1,280,000	2,100,000	2024/25	3,974.53	2,103.36	1,109.89	36.12	447.93	677.96	52.71	260.00	354.45	8,926.95	525.82	6.26%
Median property														
355,000	650,000	2023/24	1,353.12	455.85	909.50	11.77	103.81	461.00		222.00	303.45	3,820.48		
410,000	720,000	2024/25	1,273.09	721.15	1,109.89	12.38	153.58	677.96	18.07	260.00	354.45	4,490.58	670.09	17.54%

Raumati Rating Areas: urban examples 2024/25 rates inclusive of GST														
Land value (LV)	**Capital value (CV)**	**Rating year**	**DW general rate**	**DW roading rate**	**Community facilities rate**	**Local community rate**	**Storm-water rate**	**Waste-water rate**	**Climate action rate**	**Water supply fixed rate**	**Water volumetric (based on 255m3)**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	Fixed	CV	CV	Fixed	CV	Fixed	variable			
175,000	610,000	2023/24	667.03	427.79	909.50	11.04	97.42	461.00		222.00	303.45	3,099.23		
210,000	640,000	2024/25	652.07	641.02	1,019.89	11.01	136.51	677.96	16.06	260.00	354.45	3,768.98	669.75	21.61%
390,000	650,000	2023/24	1,486.52	455.85	909.50	11.77	103.81	461.00		222.00	303.45	3,953.89		
450,000	730,000	2024/25	1,397.30	731.17	1,019.89	12.56	155.71	677.96	18.32	260.00	354.45	4,627.35	673.46	17.03%
1,950,000	1,950,000	2023/24	7,432.62	1,367.54	909.50	35.30	311.42	461.00		222.00	303.45	11,042.82		
2,100,000	2,100,000	2024/25	6,520.71	2,103.36	1,109.89	36.12	447.93	677.96	52.71	260.00	354.45	11,473.13	430.32	3.90%
Median property														
390,000	660,000	2023/24	1,486.52	462.86	909.50	11.95	105.40	461.00		222.00	303.45	3,962.68		
450,000	760,000	2024/25	1,397.30	761.22	1,109.89	13.07	162.11	677.96	19.08	260.00	354.45	4,665.07	702.39	17.73%

Paraparaumu Rating Areas: rural examples 2024/25 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**	**Community facilities rate**	**Local community rate**	**Climate Action Rates**	**Stormwater rate**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	Fixed	CV	CV	CV			
150,000	520,000	2023/24	217.26	364.68	909.50	9.41		83.04	1,583.89		
175,000	580,000	2024/25	206.50	580.93	1,019.89	9.98	14.56	123.71	1,955.57	371.67	34.47%
(Rural less than 50 ha)											
510,000	1,080,000	2023/24	1,360.73	757.40	909.50	19.55			3,047.18		
590,000	1,220,000	2024/25	1,282.42	1,221.95	1,019.89	20.98	30.62		3,575.87	528.69	17.35%
(Rural village)											
2,680,000	3,300,000	2023/24	2,247.45	2,314.29	909.50	59.73			5,530.97		
2,880,000	3,560,000	2024/25	1,967.33	3,565.70	1,109.89	61.23	89.36		6,703.50	1,172.53	21.20%
(Rural 50 ha or more)											
Median property											
600,000	1,110,000	2023/24	1,600.86	778.44	909.50	20.09			3,308.89		
690,000	1,250,000	2024/25	1,499.78	1,252.00	1,019.89	21.50	31.38		3,824.55	515.66	15.58%

Waikanae Rating Area: urban examples 2024/25 rates inclusive of														
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	Community facilities rate	Local community rate	Storm-water rate	Waste-water rate	Climate Action rate	Water fixed rate	Water volumetric (based on 255m3)	Total rates	Annual rates increase	Annual % change
			LV	CV	Fixed	CV	CV	Fixed	CV	Fixed	variable			
240,000	550,000	2023/24	914.78	385.72	909.50	10.23	87.84	461.00		222.00	303.45	3,294.51		
275,000	610,000	2024/25	853.90	610.98	1,109.89	10.92	130.11	677.96	15.31	260.00	354.45	3,933.52	6939.01	19.40%
400,000	730,000	2023/24	1,524.64	511.95	909.50	13.58	116.58	461.00		222.00	303.45	4,062.70		
460,000	800,000	2024/25	1,428.35	801.28	1,019.89	14.32	170.64	677.96	20.08	260.00	354.45	4,746.97	684.27	16.84%
1,740,000	2,480,000	2023/24	6,632.18	1,739.22	909.50	46.13	396.06	461.00		222.00	303.45	10,709.54		
1,740,000	2,730,000	2024/25	5,402.87	2,734.37	1,019.89	48.87	582.31	677.96	68.52	260.00	354.45	11,149.24	439.70	4.11%
Median property														
370,000	710,000	2023/24	1,410.29	497.92	909.50	13.21	113.39	461.00		222.00	303.45	3,930.76		
425,000	780,000	2024/25	1,319.67	781.25	1,019.89	13.96	166.37	677.96	19.58	260.00	354.45	4,613.13	682.37	17.36%

Waikanae Rating Area: Rural examples 2024/25 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**	**Community facilities rate**	**Local community rate**	**Climate action rate**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	Fixed		CV			
270,000	560,000	2023/24	720.39	392.73	909.50	10.42		2,033.03		
340,000	730,000	2024/25	739.02	731.17	1,019.89	13.07	18.32	2,521.47	488.44	24.03%
(Rural village)										
250,000	670,000	2023/24	362.10	469.87	909.50	12.46		1,753.93		
350,000	880,000	2024/25	413.00	881.41	1,109.89	15.75	22.09	2,352.14	598.21	34.11%
(Rural less than 50 ha)										
700,000	1,390,000	2023/24	587.02	974.81	909.50	25.85		2,497.18		
860,000	1,620,000	2024/25	587.47	1,622.59	1,019.89	29.00	40.06	3,299.61	802.43	32.13%
(Rural over 50 ha)										
2,850,000	3,850,000	2023/24	4,127.94	2,700.01	1,819.00	71.61		8,718.56		
2,960,000	4,130,000	2024/25	3,492.80	4,136.61	2,039.78	73.93	103.66	9,846.78	1,128.22	12.94%
(Rural less than 50 ha with 2 SUIP)										
Median property										
590,000	1,060,000	2023/24	854.56	743.38	909.50	19.72		2,527.15		
660,000	1,290,000	2024/25	778.80	1,292.06	1,019.89	23.09	32.38	3,146.22	619.07	24.50%

Ōtaki Rating Area: urban examples 2024/25 rates inclusive of GST														
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	Community facilities rate	Local community rate	Stormwater rate	Waste-water rate	Climate Action rate	Water fixed rate	Water volumetric (based on 255m3	Total rates	Annual rates increase	Annual % change
			LV	CV	Fixed	CV	CV	Fixed		Fixed				
200,000	450,000	2023/24	762.32	315.59	909.50	11.25	71.87	461.00		222.00	303.45	3,056.97		
240,000	510,000	2024/25	745.22	510.82	1,109.89	11.68	108.78	677.96	12.80	260.00	354.45	3,701.60	644.63	21.09%
360,000	600,000	2023/24	1,372.18	420.78	909.50	15.00	95.82	461.00		222.00	303.45	3,799.73		
470,000	700,000	2024/25	1,459.40	701.12	1,019.89	16.03	149.31	677.96	17.57	260.00	354.45	4,655.73	856.00	22.53%
450,000	790,000	2023/24	1,715.22	554.03	909.50	19.75	126.16	461.00		222.00	303.45	3,799.73		
520,000	900,000	2024/25	1,614.65	901.44	1,019.89	20.61	191.97	677.96	22.59	260.00	354.45	5,063.56	752.45	17.45%
Median property														
230,000	470,000	2023/24	876.67	329.61	909.50	11.75	75.06	461.00		222.00	303.45	3,189.04		
300,000	560,000	2024/25	931.53	560.90	1,019.89	12.82	119.45	677.96	14.06	260.00	354.45	3,951.05	762.02	23.89%

Ōtaki Rating Area: rural examples 2024/25 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	Community facilities rate	Climate Action rate	Local community rate	Total rates	Annual rates increase	Annual % change
			LV	CV	Fixed	CV	CV			
170,000	485,000	2023/24	246.23	340.13	909.50		12.13	1,507.98		
240,000	580,000	2024/25	283.20	580.93	1,019.89	14.56	13.28	1,911.86	403.87	26.78%
(Rural less than 50 ha)										
335,000	650,000	2023/24	893.81	455.85	909.50		16.25	2,275.41		
420,000	760,000	2024/25	912.91	761.22	1,019.89	19.08	17.40	2,730.50	455.09	20.00%
(Rural village)										
490,000	800,000	2023/24	709.72	561.04	909.50		20.00	2,200.26		
620,000	1,020,000	2024/25	731.60	1,021.63	1,019.89	25.60	23.36	2,822.08	621.83	28.26%
(Rural less than 50 ha)										
2,050,000	3,380,000	2023/24	1,719.13	2,370.39	1,819.00		85.40	5,993.02		
2,130,000	3,710,000	2024/25	1,455.00	3,715.94	2,039.78	93.12	84.96	7,388.80	1,395.78	23.29%
(Rural 50 ha or more, 2 SUIP)										
Median property										
510,000	890,000	2023/24	738.68	624.16	909.50		22.25	2,294.59		
630,000	1,120,000	2024/25	743.40	1,121.79	1,019.89	25.65	28.11	2,938.84	644.25	28.08%

Paekākāriki Rating Area: urban examples 2024/25 rates inclusive of GST													
Land value (LV)	Capital value (CV)	Rating year	DW general rate	DW roading rate	Community facilities rate	Local community rate	Stormwater rate	Climate Action rate	Water fixed rate	Water volumetric (based on 255m3)	Total rates	nnual rates increase	Annual % change
			LV	CV	Fixed	CV	CV	CV	Fixed	variable			
275,000	650,000	2023/24	1,048.19	455.85	909.50	53.76	103.81		222.00	303.45	3,096.55		
380,000	750,000	2024/25	1,179.94	751.20	1,019.89	51.15	159.98	18.83	260.00	354.45	3,795.43	698.88	22.57%
495,000	840,000	2023/24	1,886.74	589.09	909.50	69.47	134.15		222.00	303.45	4,114.40		
620,000	970,000	2024/25	1,925.16	971.55	1,019.89	66.15	206.90	24.35	26000	354.45	4,828.46	714.06	17.36%
900,000	1,110,000	2023/24	3,430.44	778.44	909.50	91.80	177.27		222.00	303.45	5,912.90		
1,130,000	1,280,000	2024/25	3,508.76	1,282.05	1,019.89	87.30	273.02	32.13	260.00	354.45	6,817.60	904.70	15.30%
Median property													
430,000	760,000	2023/24	1,638.99	525.98	909.50	62.03	119.78		222.00	303.45	3,781.71		
540,000	860,000	2024/25	1,676.75	861.38	1,109.89	58.65	183.44	21.59	260.00	354.45	4,436.15	654.43	17.31%

Paekākāriki Rating Area: rural examples 2024/25 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**	**Community facilities rate**	**Climate Action rate**	**Local community rate**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	Fixed	CV	CV			
400,000	400,000	2023/24	579.36	280.52	909.50		33.08	1,802.46		
480,000	480,000	2024/25	566.40	480.77	1,109.89	12.05	32.74	2,099.79	297.33	16.50%
(Rural less than 50 ha)										
540,000	1,220,000	2023/24	782.14	855.59	2,728.50		100.89	4,467.12		
740,000	1,490,000	2024/25	873.20	1,492.38	3,059.67	37.40	101.62	5.526.87	1,059.76	23.72%
(Rural less than 50 ha, 3 SUIP)										
910,000	910,000	2023/24	763.13	638.18	909.50		75.26	2,386.07		
1,240,000	1,240,000	2024/25	847.04	1,241.98	1,019.89	31.12	84.57	3,193.49	807.42	33.84%
(Rural over 50 ha)										
1,390,000	1,970,000	2023/24	2,013.28	1,381.56	909.50		162.92	4,467.26		
1,540,000	2,160,000	2024/25	1,817.20	2,163.46	1,019.89	54.22	147.31	5,147.86	680.60	15.24%
(Rural less than 50 ha)										
Median property										
710,000	1,040,000	2023/24	1,028.36	729.35	909.50		86.01	2,753.22		
780,000	1,270,000	2024/25	920.40	1,272.03	1,019.89	31.88	3,298.94	3,298.94	545.71	19.82%

Paraparaumu/Raumati Rating Areas Commercial examples 2024/25 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	Community facilities rate	Local community rate	Storm- water rate	Waste-water rate	Climate Action rate	Water fixed rate	Total rates	Annual rates increase	Annual % Change
			LV	CV	CV	Fixed	CV	CV	Fixed	CV	Fixed			
325,000	630,000	2023/24	1,238.77	271.59	441.82	909.50	11.40	100.61	461.00		222.00	3,656.70		
420,000	820,000	2024/25	1,304.14	296.76	821.31	1,019.89	14.10	174.91	677.96	20.58	260.00	4,589.65	932.96	25.51%
(Factory - 1 SUIP)														
970,000	3,740,000	2023/24	3,697.25	1,612.31	2,622.86	909.50	67.69	597.28	1,844.00		222.00	11,572.90		
1,270,000	4,110,000	2024/25	3,943.48	1,487.41	4,116.58	1,019.89	70.69	876.66	2,711.84	103.16	260.00	14,589.71	3,016.81	26.07%
(Industrial - 1 SUIP, 8 WC's)														
2,880,000	7,020,000	2023/24	10,977.41	3,026.32	4,923.13	1,819.00	127.06	1,121.09	3,688.00		444.00	26,126.01		
3,740,000	7,670,000	2024/25	11,613.07	2,775.77	7,682.27	2,039.78	131.92	1,636.01	5,423.68	192.52	520.00	32,015.03	5,889.02	22.54%
(Commercial office - 2 SUIP, 16 WC's)														
Median property														
380,000	800,000	2023/24	1,448.41	344.88	561.04	909.50	14.48	127.76	461.00		222.00	4,089.07		
495,000	1,040,000	2024/25	1,537.02	376.38	1,041.66	1,019.89	17.89	221.83	677.96		260.00	5,178.74	1,089.67	26.65%

Waikanae Rating Area Commercial examples 2024/25 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	Community facilities rate	Local community rate	Storm-water rate	Waste-water rate	Climate Action rate	Water fixed charge	Total rates	Annual rates increase	Annual % change
			LV	CV	CV	Fixed	CV	CV	Fixed	CV	Fixed			
230,000	380,000	2023/24	876.67	163.82	266.49	909.50	7.07	60.69	461.00		222.00	2,967.23		
260,000	370,000	2024/25	807.33	133.90	370.59	1,019.89	6.62	78.92	677.96	9.29	260.00	3,364.50	397.27	13.39%
(Industrial - 1 SUIP)														
610,000	1,090,000	2023/24	2,325.08	469.90	764.42	4,092.75	20.27	174.07	3,688.00		444.00	11,978.49		
700,000	1,860,000	2024/25	2,173.57	673.13	1,862.98	4,589.51	33.29	396.74	5,42368	46.69	520.00	15,719.58	3,741.09	31.23%
(Motel - 15 SUIP)														
2,150,000	2,800,000	2023/24	8,194.94	1,207.98	1,963.64	3,638.00	52.08	447.16	691.50		888.00	17,082.40		
2,480,000	2,800,000	2024/25	7,700.65	1,013.32	2,804.48	4,079.56	50.12	597.24	1,016.94	70.28	1,040.00	18,372.59	1,290.19	7.55%
(Commercial - 4 SUIP)														
Median property														
285,000	570,000	2023/24	1,086.31	245.73	399.74	2,728.50	10.60	91.03	461.00		666.00	5,688.91		
330,000	540,000	2024/25	1,024.68	195.43	540.86	3,059.67	9.67	115.18	677.96	13.55	780.00	6,417.01	728.10	12.80%
(Commercial – 3 SUIP)														

Ōtaki Rating Area Commercial examples 2024/25 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**	**Community facilities rate**	**Local community rate**	**Storm-water rate**	**Waste-water charge**	**Climate Action rate**	**Water fixed rate**	**Total rates**	**Annual rates increase**	**Annual % change**
			LV	CV	CV	Fixed	CV	CV	Fixed	CV	Fixed			
155,000	385,000	2023/24	590.80	165.97	270.00	909.50	9.63	61.48	461.00		222.00	2,690.38		
370,000	720,000	2024/25	1,148.89	260.57	721.15	1,019.89	16.49	153.58	677.96	18.07	260.00	4,276.59	1,586.21	58.96%
(Industrial - 1 SUIP)														
290,000	550,000	2023/24	1,105.36	237.11	385.72	2,728.50	13.75	87.84	691.50		666.00	5,915.77		
350,000	550,000	2024/25	1,086.79	199.05	550.88	3,059.67	12.60	117.32	1,016.94	13.81	780.00	6,837.04	921.27	15.57%
(Retail – 3 SUIP)														
345,000	910,000	2023/24	1,315.00	392.30	638.18	909.50	22.75	145.33	461.00		222.00	4,106.06		
345,000	910,000	2024/25	1,071.26	329.33	911.46	1,019.89	20.84	194.10	677.96	22.84	260.00	4,507.68	401.61	9.78%
(Retail -1 SUIP)														
Median property														
160,000	330,000	2023/24	609.86	142.26	231.43	909.50	8.25	52.70	461.00		222.00	2,637.00		
400,000	570,000	2024/25	1,242.04	206.28	570.91	1,109.89	13.05	121.58	677.96	14.31	260.00	4,126.03	1,489.03	56.47%
(1 SUIP)														

Paekākāriki Rating Area Commercial examples 2024/25 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	Community facilities rate	Local community rate	Stormwater rate	Climate Action rate	Water fixed rate	Total rates	Annual rates increase	Annual % change
			LV	CV	CV	Fixed	CV	CV	CV				
360,000	385,000	2023/24	1,372.18	165.97	270.00	909.50	31.84	61.48		222.00	3,032.97		
450,000	451,000	2024/25	1,397.30	163.22	451.72	1,019.89	30.76	96.20	11.32	260.00	3,430.40	397.43	13.10%
(Retail - 1 SUIP)													
360,000	760,000	2023/24	1,372.18	327.64	532.99	2,728.50	62.85	121.37		666.00	5,811.52		
360,000	680,000	2024/25	1,117.84	246.09	681.09	3,059.67	46.38	145.04	17.07	780.00	6,093.17	281.65	4.85%
(Commercial/Retail - 3 SUIP)													
1,100,000	1,920,000	2023/24	1,593.24	827.71	1,346.50	1,819.00	158.78	306.62		444.00	6,495.86		
1,320,000	1,700,000	2024/25	1,557.60	615.23	1,702.72	2,039.78	115.94	362.61	42.67	520.00	6,956.55	460.69	7.09%
(Commercial -2 SUIP)													
Median property													
425,000	700,000	2023/24	1,619.93	301.77	490.91	2,728.50	57.89	111.79		222.00	5,532.79		
520,000	725,000	2024/25	1,614.65	262.38	726.16	3,059.67	49.45	154.64	18.20	260.00	6,145.14	612.35	11.07%
(1 SUIP)													

Forecast rating units

	2023/24	2024/25	Total capital value 2023/24	Total land value 2023/24	Total forecast capital value 2024/25	Total forecast land value 2024/25	Forecast growth
			$000	$000	$000	$000	
Rateable units	25,763	25,970	19,958,974	10,675,901	23,002,393	12,584,971	0.8%
Non-rateable units	866	818	757,637	395,912	903,434	454,615	
Total	**26,629**	**26,788**	**20,716,611**	**11,071,814**	**23,905,827**	**13,039,586**	