

Rating impact

The following are examples of the level of total rates that different groups of ratepayers will incur in 2022/2023 under this *Plan*. All figures are GST exclusive. These figures are calculated on the equalised capital value of each district. The actual rates struck will be on the unequalised capital value. Accordingly, there will be some differences (expected to be minor) between the figures below and the final rates figures charged.

Ratepayers in the New Plymouth and North Taranaki constituencies:

In these constituencies ratepayers incur a mixture of capital value general rates, capital value targeted rates and fixed charge targeted rates. To determine the rates for any property, refer to the table for that type of property and then look by capital value.

Commercial and industrial property					
Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Land value of property:					
\$50,000	\$212.67	\$249.86	\$324.24	\$417.21	\$510.19
\$100,000	\$216.47	\$253.66	\$328.03	\$421.01	\$513.98
\$150,000	\$220.26	\$257.45	\$331.83	\$424.80	\$517.78
\$300,000	\$231.64	\$268.83	\$343.21	\$436.18	\$529.16
\$500,000	\$246.82	\$284.00	\$358.38	\$451.36	\$544.33
Residential property					
Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Total rates	\$164.27	\$201.46	\$275.84	\$368.81	\$461.78
Small holdings property					
Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Total rates	\$164.27	\$201.46	\$275.84	\$368.81	\$461.78
Farmland property					
Capital value of property:	\$500,000	\$1,000,000	\$2,000,000	\$3,000,000	\$5,000,000
Total rates	\$275.84	\$461.78	\$833.68	\$1,205.57	\$1,949.36

Ratepayers in the Stratford and South Taranaki constituencies:

In these constituencies, ratepayers incur a mixture of capital value general rates, uniform annual general charges and fixed charge targeted rates.

Stratford constituency					
Capital value of property:	\$200,000	\$500,000	\$1,000,000	\$2,000,000	\$5,000,000
Total rates	\$131.30	\$214.26	\$352.53	\$629.08	\$1,458.71
South Taranaki constituency					
Capital value of property:	\$200,000	\$500,000	\$1,000,000	\$2,000,000	\$5,000,000
Total rates	\$122.13	\$191.35	\$306.71	\$537.42	\$1,229.58

Actual rates to be paid

To calculate the rates payable for a property, obtain the rateable land and capital values from the Rates Assessment Notice issued by your local district council and then complete the attached table. All figures include GST. For example, if you own a residential property in the New Plymouth with a capital value of \$500,000, then the rates would be:

New Plymouth and North Taranaki Constituencies					
Capital Value (CV):		\$500,000	Land Value (LV):		\$100,000
Rate	Factor	Differential	Value	Rate	Amount
General	CV		\$500,000	0.000274	\$137.00
UAGC			1	\$58.08	\$58.08
River control	CV		\$500,000	0.000034	\$17.00
Transport	CV		\$500,000	0.000079	\$39.50
Yarrow Stadium		Residential	1	\$45.30	\$45.30
		Commercial/industrial	0	\$96.60	N/A
	LV	Commercial/industrial	\$100,000	0.000076	N/A
		Farmland	0	\$45.30	N/A
		Small holding	0	\$45.30	N/A
Total rates					\$296.88

Calculate your own rates

New Plymouth and North Taranaki Constituencies					
Capital Value (CV):			Land Value (LV):		
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000274	
UAGC			1	\$58.08	\$58.08
River control	CV			0.000034	
Transport	CV			0.000079	
Yarrow Stadium		Residential		\$45.30	
		Commercial/industrial		\$96.60	\$96.60
	LV	Commercial/industrial		0.000240	0.000076
		Farmland		\$45.30	
		Small holding		\$45.30	
Total rates					
Stratford Constituency					
Capital Value (CV):					
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000253	
UAGC			1	\$58.08	\$58.08
Transport	CV			0.000027	
Yarrow Stadium			1	\$29.31	\$29.31
Total rates					
South Taranaki Constituency					
Capital Value (CV):					
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000217	
UAGC			1	\$58.08	\$58.08
River control	CV			0.000006	
Transport	CV			0.000010	
Yarrow Stadium			1	\$29.31	\$29.31
Total rates					