

Annual Plan Proposed Rates



Local Government Act 2002

- Schedule 10, Part 2 s20 (5)

The funding impact statement must include examples of the impact of the rating proposals, on different categories of rateable land with a range of property values.

The above refers to the rates samples that are included in the Annual Plan.

The samples must include all rates, both general and targeted.

General rates only – does not include any other rate types

- Have used Hari Hari properties from the samples as an example
- Rural, Rural Residential, Residential and Commercial
- Rates shown, current year comparative general rate only
- Status quo for UAGC (17%) and differentials
- Preferred option (5) from consultation document UAGC (20%) differentials – Rural 0.95, RR 0.70

All Rate types samples – Hari Hari

Consultation Document Samples:

- Removing the funding of the 3 waters depreciation from the targeted rates only reduces the rates of those properties that use the 3 waters services.
- *Properties that have not used or been charged for 3 waters services will not see a benefit as they were never paying towards those services so there was no cost to remove.*

Assessment Number	Type	Capital Valuation	Inc 3 waters depreciation	Inc 3 waters depreciation			Without 3 waters depreciation					
			UAGC @17.5%	UAGC @17.5%			UAGC @17.5%			UAGC @20%, Rural Diff 0.95, Rural Residential 0.7		
			2022/23 Rates	Draft 2023/2024 Rates	Var	% age Var	Draft 2023/2024 Rates	Var	% age Var	Draft 2023/2024 Rates	Var	% age Var
2579102200	Rural, Hari Hari	2,070,000	5,034.50	6,723.00	1,688.50	33.54%	6,649.39	1,614.89	32.08%	6,240.08	1,205.57	23.95%
2579119801	Residential, Hari Hari	130,000	1,339.48	1,628.00	288.52	21.54%	1,241.24	(98.24)	-7.33%	1,307.56	(31.92)	-2.38%
2579122600	Commercial, Hari Hari	250,000	3,273.82	3,940.00	666.18	20.35%	3,144.38	(129.44)	-3.95%	3,187.67	(86.15)	-2.63%
2579144309	Rural Residential, Hari Hari	196,000	977.08	1,210.00	232.92	23.84%	1,119.02	141.94	14.53%	1,158.87	181.79	18.61%

General Rates Samples – Hari Hari



The below samples are showing General Rates only, no other rate types included

- WDC uses a Capital value rating system:-
- Uses the Capital valuation to determine the general rates
- Looking at these samples with just general rates gives a clearer picture of the increases, as all properties are being compared using the same criteria (*General Rate*)

Assessment Number	Type	Capital Valuation	2022/23 Rates	UAGC @17.5%			UAGC @20%, Rural Diff 0.95, Rural Residential 0.7		
				Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var
2579102200	Rural, Hari Hari	2,070,000	4,435.57	6,107.66	1,672.09	37.70%	5,690.54	1,254.97	28.29%
2579119801	Residential, Hari Hari	130,000	806.71	913.99	107.28	13.30%	980.20	173.50	21.51%
2579122600	Commercial, Hari Hari	250,000	1,500.56	1,907.04	406.49	27.09%	1,931.61	431.05	28.73%
2579144309	Rural Residential, Hari Hari	196,000	838.67	959.73	121.06	14.43%	998.83	160.16	19.10%

Comparative table

The table below is a comparison between the tables in the previous slides.

- Comparison shows rates options for all rate types against general rate only

AssNumber	Type	Capital Valuation	UAGC 17.5% 2022/23 All Rate types	UAGC 17.5% 2022/23 General Rates only	UAGC 17.5% Draft 2023/2024 All Rate types	UAGC 17.5% Draft 2023/2024 General Rate only	UAGC 20% rural 0.95, RR 0.70 Draft 2023/2024 All Rate types	UAGC 20% rural 0.95, RR 0.70 Draft 2023/2024 General Rate only
2579102200	Rural, Hari Hari	2,070,000	5,034.50	4,435.57	6,723.00	6,107.66	6,240.08	5,690.54
2579119801	Residential, Hari Hari	130,000	1,339.48	806.71	1,628.00	913.99	1,307.56	980.20
2579122600	Commercial, Hari Hari	250,000	3,273.82	1,500.56	3,940.00	1,907.04	3,187.67	1,931.61
2579144309	Rural Residential, Hari Hari	196,000	977.08	838.67	1,210.00	959.73	1,158.87	998.83

Comparative Chart from table above



Rates Comparisons

