



## **Kaipara District Council**

**Consultation Document (Annual Plan 2017/2018) Source Document**

**Rates Sample Properties – UAGC \$728**

### Sample properties

	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total	\$ change	% change	
	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes										
	<b>Residential property in Mangawhai – land value \$131,000</b>																			
Lower value property	390	708	-	-	119	1,108	-	74	2,400	384	728	132	1,146	0	72	0	2,463	63	3%	
	<b>Residential property in Mangawhai – land value \$185,000</b>																			
Median value property	551	708	-	-	169	1,108	-	74	2,610	542	728	187	1,146	0	72	0	2,676	66	3%	
	<b>Residential property in Mangawhai – land value \$275,000</b>																			
Average value property	820	708	-	-	251	1,108	-	74	2,960	806	728	278	1,146	0	72	0	3,030	70	2%	
	<b>Residential property in Mangawhai – land value \$770,000</b>																			
Extra high value property	2,295	708	-	-	702	1,108	-	74	4,886	2,256	728	778	1,146	0	72	0	4,981	95	2%	
	<b>Residential property in Dargaville – land value \$51,000</b>																			
Lower value property	152	708	-	-	141	924	-	0	1,925	149	728	207	948	0	0	0	2,032	107	6%	
	<b>Residential property in Dargaville – land value \$59,000</b>																			
Median value property	176	708	-	-	163	924	-	0	1,971	173	728	239	948	0	0	0	2,088	117	6%	
	<b>Residential property in Dargaville – land value \$57,000</b>																			
Average value property	170	708	-	-	157	924	-	0	1,960	167	728	231	948	0	0	0	2,074	114	6%	
	<b>Residential property in Dargaville – land value \$81,000</b>																			
Extra high value property	241	708	-	-	224	924	-	0	2,097	237	728	328	948	0	0	0	2,241	144	7%	
	<b>Residential property in Maungaturoto – land value \$73,000</b>																			
Lower value property	218	708	-	-	-	1,108	-	-70	1,963	214	728	0	1,146	0	0	0	2,088	125	6%	
	<b>Residential property in Maungaturoto – land value \$76,000</b>																			
Median value property	226	708	-	-	-	1,108	-	-70	1,972	223	728	0	1,146	0	0	0	2,097	125	6%	
	<b>Residential property in Maungaturoto – land value \$78,000</b>																			
Average value property	232	708	-	-	-	1,108	-	-70	1,978	229	728	0	1,146	0	0	0	2,103	125	6%	
	<b>Residential property in Maungaturoto – land value \$90,000</b>																			
Extra high value property	268	708	-	-	-	1,108	-	-70	2,014	264	728	0	1,146	0	0	0	2,138	124	6%	
	<b>Residential property in Baylys – land value \$71,000</b>																			
Lower value property	212	708	-	-	126	-	-	0	1,046	208	728	176	0	0	0	0	1,112	66	6%	
	<b>Residential property in Baylys – land value \$85,000</b>																			
Median value property	253	708	-	-	151	-	-	0	1,112	249	728	210	0	0	0	0	1,187	75	7%	

### Sample properties

	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes									\$ change	% change
	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total			
	<b>Residential property in Baylys – land value \$98,000</b>																			
Average value property	292	708	-	-	174	-	-	0	1,174	287	728	242	0	0	0	0	1,257	84	7%	
	<b>Residential property in Baylys – land value \$153,000</b>																			
Extra high value property	456	708	-	-	271	-	-	0	1,435	448	728	378	0	0	0	0	1,555	119	8%	
	<b>Residential property in Te Kopuru – land value \$30,000</b>																			
Lower value property	89	708	-	-	43	533	-	0	1,373	88	728	59	577	0	0	0	1,452	79	6%	
	<b>Residential property in Te Kopuru – land value \$34,000</b>																			
Median value property	101	708	-	-	49	533	-	0	1,391	100	728	67	577	0	0	0	1,472	81	6%	
	<b>Residential property in Te Kopuru – land value \$35,000</b>																			
Average value property	104	708	-	-	50	533	-	0	1,395	103	728	69	577	0	0	0	1,477	82	6%	
	<b>Residential property in Te Kopuru – land value \$53,000</b>																			
Extra high value property	158	708	-	-	76	533	-	0	1,474	155	728	105	577	0	0	0	1,565	91	6%	
	<b>Residential property in Ruawai – land value \$25,000</b>																			
Lower value property	75	708	-	-	-	-	122	37	941	73	728	0	0	122	36	0	960	19	2%	
	<b>Residential property in Ruawai – land value \$27,000</b>																			
Median value property	80	708	-	-	-	-	132	37	957	79	728	0	0	132	36	0	975	19	2%	
	<b>Residential property in Ruawai – land value \$27,000</b>																			
Average value property	80	708	-	-	-	-	132	37	957	79	728	0	0	132	36	0	975	19	2%	
	<b>Residential property in Ruawai – land value \$32,000</b>																			
Extra high value property	95	708	-	-	-	-	156	37	996	94	728	0	0	156	36	0	1,014	18	2%	
	<b>Residential property in Tinopai – land value \$90,000</b>																			
Lower value property	268	708	-	-	-	-	-	0	976	264	728	0	0	0	0	0	992	15	2%	
	<b>Residential property in Tinopai – land value \$113,000</b>																			
Median value property	337	708	-	-	-	-	-	0	1,045	331	728	0	0	0	0	0	1,059	14	1%	
	<b>Residential property in Tinopai – land value \$116,000</b>																			
Average value property	346	708	-	-	-	-	-	0	1,054	340	728	0	0	0	0	0	1,068	14	1%	
	<b>Residential property in Tinopai – land value \$185,000</b>																			
Extra high value property	551	708	-	-	-	-	-	0	1,259	542	728	0	0	0	0	0	1,270	11	1%	

### Sample properties

	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes									\$ change	% change
	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total			
	<b>Residential property in Paparoa – land value \$69,000</b>																			
Lower value property	206	708	-	-	-	-	-	0	914	202	728	0	0	0	0	0	930	17	2%	
	<b>Residential property in Paparoa – land value \$74,000</b>																			
Median value property	221	708	-	-	-	-	-	0	929	217	728	0	0	0	0	0	945	16	2%	
	<b>Residential property in Paparoa – land value \$77,000</b>																			
Average value property	229	708	-	-	-	-	-	0	937	226	728	0	0	0	0	0	954	16	2%	
	<b>Residential property in Paparoa – land value \$113,000</b>																			
Extra high value property	337	708	-	-	-	-	-	0	1,045	331	728	0	0	0	0	0	1,059	14	1%	
	<b>Residential property in Kaiwaka – land value \$62,000</b>																			
Lower value property	185	708	-	-	70	837	-	0	1,799	182	728	79	995	0	0	0	1,984	185	10%	
	<b>Residential property in Kaiwaka – land value \$65,000</b>																			
Median value property	194	708	-	-	73	837	-	0	1,811	190	728	83	995	0	0	0	1,997	185	10%	
	<b>Residential property in Kaiwaka – land value \$79,000</b>																			
Average value property	235	708	-	-	89	837	-	0	1,869	231	728	101	995	0	0	0	2,056	187	10%	
	<b>Residential property in Kaiwaka – land value \$113,000</b>																			
Extra high value property	337	708	-	-	127	837	-	0	2,009	331	728	145	995	0	0	0	2,199	191	9%	
	<b>Residential property in Pahi – land value \$83,000</b>																			
Lower value property	247	708	-	-	-	-	-	0	955	243	728	0	0	0	0	0	971	16	2%	
	<b>Residential property in Pahi – land value \$95,000</b>																			
Median value property	283	708	-	-	-	-	-	0	991	278	728	0	0	0	0	0	1,006	15	2%	
	<b>Residential property in Pahi – land value \$100,000</b>																			
Average value property	298	708	-	-	-	-	-	0	1,006	293	728	0	0	0	0	0	1,021	15	1%	
	<b>Residential property in Pahi – land value \$162,000</b>																			
Extra high value property	483	708	-	-	-	-	-	0	1,191	475	728	0	0	0	0	0	1,203	12	1%	
	<b>Residential property in Ginks Gully – land value \$235,000</b>																			
Lower value property	700	708	-	-	-	1,108	-	0	2,516	689	728	0	1,138	0	0	0	2,554	38	2%	
	<b>Residential property in Ginks Gully – land value \$245,000</b>																			
Median value property	730	708	-	-	-	1,108	-	0	2,546	718	728	0	1,138	0	0	0	2,583	38	1%	

### Sample properties

	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total	\$ change	% change	
	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes										
<b>Average value property</b>	<b>Residential property in Ginks Gully – land value \$230,000</b>																			
	685	708	-	-	-	1,108	-	0	2,501	674	728	0	1,138	0	0	0	2,540	38	2%	
<b>Extra high value property</b>	<b>Residential property in Ginks Gully – land value \$255,000</b>																			
	760	708	-	-	-	1,108	-	0	2,576	747	728	0	1,138	0	0	0	2,613	37	1%	
<b>Lower value property</b>	<b>Lifestyle property in Mangawhai – land value \$165,000, 0.47ha</b>																			
	492	708	-	-	150	-	-	74	1,424	483	728	167	0	0	74	0	1,452	28	2%	
<b>Median value property</b>	<b>Lifestyle property in Mangawhai – land value \$205,000, 0.59ha</b>																			
	611	708	-	-	187	-	-	74	1,580	601	728	207	0	0	74	0	1,610	30	2%	
<b>Average value property</b>	<b>Lifestyle property in Mangawhai – land value \$257,000, 2.5ha</b>																			
	1,187	708	-	-	234	-	-	74	2,203	1,167	728	260	0	0	74	0	2,229	25	1%	
<b>Extra high value property</b>	<b>Lifestyle property in Mangawhai – land value \$650,000, 9.5ha</b>																			
	3,003	708	-	-	593	-	-	74	4,377	2,952	728	657	0	0	74	0	4,411	34	1%	
<b>Lower value property</b>	<b>Lifestyle property in Kaiwaka – land value \$145,000, 1.6ha</b>																			
	432	708	-	-	-	-	-	0	1,140	425	728	0	0	0	0	0	1,153	13	1%	
<b>Median value property</b>	<b>Lifestyle property in Kaiwaka – land value \$175,000, 1.6ha</b>																			
	808	708	-	-	-	-	-	0	1,516	513	728	0	0	0	0	0	1,241	-276	-18%	
<b>Average value property</b>	<b>Lifestyle property in Kaiwaka – land value \$185,000, 5.9ha</b>																			
	855	708	-	-	-	-	-	0	1,563	840	728	0	0	0	0	0	1,568	6	0%	
<b>Extra high value property</b>	<b>Lifestyle property in Kaiwaka – land value \$280,000, 9.1ha</b>																			
	1,293	708	-	-	-	-	-	0	2,001	1,271	728	0	0	0	0	0	1,999	-2	0%	
<b>Lower value property</b>	<b>Lifestyle property in Maungaturoto – land value \$98,000, 0.6ha</b>																			
	292	708	-	-	-	-	-	0	1,000	287	728	0	0	0	0	0	1,015	15	2%	
<b>Median value property</b>	<b>Lifestyle property in Maungaturoto – land value \$116,000, 1.3ha</b>																			
	346	708	-	-	-	-	-	0	1,054	340	728	0	0	0	0	0	1,068	14	1%	
<b>Average value property</b>	<b>Lifestyle property in Maungaturoto – land value \$130,000, 1.8ha</b>																			
	388	708	-	-	-	-	-	0	1,096	381	728	0	0	0	0	0	1,109	13	1%	
<b>Extra high value property</b>	<b>Lifestyle property in Maungaturoto – land value \$215,000, 12.2ha</b>																			
	993	708	-	-	-	-	-	0	1,701	976	728	0	0	0	0	0	1,704	3	0%	

### Sample properties

	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total	\$ change	% change	
	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes										
	<b>Lifestyle property in Molesworth – land value \$240,000, 1.9ha</b>																			
Lower value property	715	708	-	-	-	-	-	74	1,497	703	728	0	0	0	72	0	1,503	6	0%	
	<b>Lifestyle property in Molesworth – land value \$285,000, 4.0ha</b>																			
Median value property	1,317	708	-	-	-	-	-	74	2,098	1,294	728	0	0	0	72	0	2,094	-4	0%	
	<b>Lifestyle property in Molesworth – land value \$430,000, 1.5ha</b>																			
Average value property	1,986	708	-	-	-	-	-	74	2,768	1,260	728	0	0	0	72	0	2,060	-708	-26%	
	<b>Lifestyle property in Molesworth – land value \$1950,000, 5.0ha</b>																			
Extra high value property	9,008	708	-	-	-	-	-	74	9,790	8,855	728	0	0	0	72	0	9,655	-135	-1%	
	<b>Lifestyle property in Paparua – land value \$76,000, 0.59ha</b>																			
Lower value property	226	708	-	-	-	-	-	0	934	223	728	0	0	0	0	0	951	16	2%	
	<b>Lifestyle property in Paparua – land value \$91,000, 3.5ha</b>																			
Median value property	420	708	-	-	-	-	-	0	1,128	413	728	0	0	0	0	0	1,141	13	1%	
	<b>Lifestyle property in Paparua – land value \$104,000, 4.0ha</b>																			
Average value property	480	708	-	-	-	-	-	0	1,188	472	728	0	0	0	0	0	1,200	12	1%	
	<b>Lifestyle property in Paparua – land value \$229,000, 10.0ha</b>																			
Extra high value property	1,058	708	-	-	-	-	-	0	1,766	1,040	728	0	0	0	0	0	1,768	2	0%	
	<b>Pastoral property in Waipoua – land value \$301,000</b>																			
Lower value property	1,390	708	-	-	-	-	-	0	2,098	1,367	728	0	0	0	0	0	2,095	-4	0%	
	<b>Pastoral property in Kaihu – land value \$470,000, 100ha</b>																			
Median value property	2,171	708	-	-	-	-	-	0	2,879	2,134	728	0	0	0	0	0	2,862	-17	-1%	
	<b>Pastoral property in Pouto Peninsula – land value \$665,000, 67ha</b>																			
Average value property	3,072	708	-	-	-	-	329	0	4,109	3,020	728	0	0	350	0	0	4,098	-11	0%	
	<b>Pastoral property in Kaiwaka – land value \$1.890,000, 235ha</b>																			
Extra high value property	8,731	708	-	-	-	-	-	0	9,439	8,582	728	0	0	0	0	0	9,310	-128	-1%	
	<b>Dairy property in Maungaturoto – land value \$530,000, 51ha</b>																			
Lower value property	2,448	708	-	-	-	-	-	0	3,156	2,407	728	0	0	310	0	0	3,445	289	9%	
	<b>Dairy property in Tokatoka – land value \$790,000, 70ha</b>																			
Median value property	3,649	708	-	-	-	-	1,833	37	6,227	3,587	728	0	0	1,875	36	0	6,226	-1	0%	

### Sample properties

	Value-based general rate	UAGC	Value-based roading rate	UAC - roading	Stormwater	Wastewater	Land drainage	Other rates & remission	Total	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Remission (wastewater & stormwater)	Total	\$ change	% change	
	2016/2017 - Current year									2017/2018 - Revaluation, quantum and policy changes										
<b>Average value property</b>	<b>Dairy property in Pouto – land value \$950,000, 76ha</b>																			
	4,388	708	-	-	-	-	2,205	0	7,301	4,314	728	0	0	795	0	0	5,837	-1,464	-20%	
<b>Extra high value property</b>	<b>Dairy property in Ruawai — land value \$2,770,000, 247ha</b>																			
	12,796	708	-	-	-	-	766	0	14,270	12,579	728	0	0	3,809	36	0	17,152	2,882	20%	
<b>Average value property</b>	<b>Horticultural property in Central – land value \$320,000</b>																			
	1,478	708	-	-	-	-	227	0	2,413	1,453	728	0	0	225	0	0	2,406	-7	0%	
<b>Average value property</b>	<b>Forestry Exotic property in Waipoua – land value \$360,000, 293ha</b>																			
	1,663	708	-	-	-	-	-	2,818	5,189	1,635	728	0	0	0	2,908	0	5,270	82	2%	
<b>Lower value property</b>	<b>Commercial property in Dargaville – land value \$77,000</b>																			
	356	708	-	-	213	924	-	0	2,201	350	728	312	948	0	0	0	2,337	137	6%	
<b>Median value property</b>	<b>Commercial property in Dargaville – land value \$120,000</b>																			
	554	708	-	-	331	1,387	-	0	2,980	545	728	486	1,422	0	0	0	3,181	200	7%	
<b>Average value property</b>	<b>Commercial property in Dargaville – land value \$150,000</b>																			
	693	708	-	-	414	1,849	-	0	3,664	681	728	608	1,896	0	0	0	3,912	249	7%	
<b>Extra high value property</b>	<b>Commercial property in Dargaville – land value \$365,000</b>																			
	1,686	708	-	-	1,008	3,697	-	0	7,099	1,657	728	1,478	3,791	0	0	0	7,655	556	8%	
<b>Average value property</b>	<b>Commercial property in Maungaturoto – land value \$93,000</b>																			
	430	708	-	-	-	702	-	0	1,840	422	728	0	1,146	0	0	-303	1,993	153	8%	
<b>Average value property</b>	<b>Commercial property in Mangawhai – land value \$410,000</b>																			
	1,894	708	-	-	374	2,216	-	74	5,265	1,862	728	415	2,293	0	72	0	5,369	104	2%	
<b>Average value property</b>	<b>Industrial property in Dargaville – land value \$115,000</b>																			
	531	708	-	-	317	924	-	0	2,481	522	728	466	948	0	0	0	2,664	183	7%	