



Kaipara District Council

Consultation Document (Annual Plan 2017/2018) Source Document

Rates Sample Properties – UAGC \$741

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			
	Residential property in Mangawhai – land value \$131,000																			
Lower value property	390	708	-	-	119	1,108	-	74	2,400	379	741	132	1,146	0	72	0	2,471	71	3%	
	Residential property in Mangawhai – land value \$185,000																			
Median value property	551	708	-	-	169	1,108	-	74	2,610	535	741	187	1,146	0	72	0	2,682	72	3%	
	Residential property in Mangawhai – land value \$275,000																			
Average value property	820	708	-	-	251	1,108	-	74	2,960	796	741	278	1,146	0	72	0	3,033	73	2%	
	Residential property in Mangawhai – land value \$770,000																			
Extra high value property	2,295	708	-	-	702	1,108	-	74	4,886	2,228	741	778	1,146	0	72	0	4,966	80	2%	
	Residential property in Dargaville – land value \$51,000																			
Lower value property	152	708	-	-	141	924	-	0	1,925	148	741	207	948	0	0	0	2,043	118	6%	
	Residential property in Dargaville – land value \$59,000																			
Median value property	176	708	-	-	163	924	-	0	1,971	171	741	239	948	0	0	0	2,098	127	6%	
	Residential property in Dargaville – land value \$57,000																			
Average value property	170	708	-	-	157	924	-	0	1,960	165	741	231	948	0	0	0	2,085	125	6%	
	Residential property in Dargaville – land value \$81,000																			
Extra high value property	241	708	-	-	224	924	-	0	2,097	234	741	328	948	0	0	0	2,251	154	7%	
	Residential property in Maungaturoto – land value \$73,000																			
Lower value property	218	708	-	-	-	1,108	-	-70	1,963	211	741	0	1,146	0	0	0	2,099	135	7%	
	Residential property in Maungaturoto – land value \$76,000																			
Median value property	226	708	-	-	-	1,108	-	-70	1,972	220	741	0	1,146	0	0	0	2,107	135	7%	
	Residential property in Maungaturoto – land value \$78,000																			
Average value property	232	708	-	-	-	1,108	-	-70	1,978	226	741	0	1,146	0	0	0	2,113	135	7%	
	Residential property in Maungaturoto – land value \$90,000																			
Extra high value property	268	708	-	-	-	1,108	-	-70	2,014	260	741	0	1,146	0	0	0	2,148	134	7%	
	Residential property in Baylys – land value \$71,000																			
Lower value property	212	708	-	-	126	-	-	0	1,046	205	741	176	0	0	0	0	1,122	76	7%	
	Residential property in Baylys – land value \$85,000																			
Median value property	253	708	-	-	151	-	-	0	1,112	246	741	210	0	0	0	0	1,197	85	8%	

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									
Average value property	Residential property in Baylys – land value \$98,000																		
	292	708	-	-	174	-	-	0	1,174	284	741	242	0	0	0	0	1,267	93	8%
Extra high value property	Residential property in Baylys – land value \$153,000																		
	456	708	-	-	271	-	-	0	1,435	443	741	378	0	0	0	0	1,562	127	9%
Lower value property	Residential property in Te Kopuru – land value \$30,000																		
	89	708	-	-	43	533	-	0	1,373	87	741	59	577	0	0	0	1,464	91	7%
Median value property	Residential property in Te Kopuru – land value \$34,000																		
	101	708	-	-	49	533	-	0	1,391	98	741	67	577	0	0	0	1,484	93	7%
Average value property	Residential property in Te Kopuru – land value \$35,000																		
	104	708	-	-	50	533	-	0	1,395	101	741	69	577	0	0	0	1,488	93	7%
Extra high value property	Residential property in Te Kopuru – land value \$53,000																		
	158	708	-	-	76	533	-	0	1,474	153	741	105	577	0	0	0	1,576	102	7%
Lower value property	Residential property in Ruawai – land value \$25,000																		
	75	708	-	-	-	-	122	37	941	72	741	0	0	122	36	0	972	31	3%
Median value property	Residential property in Ruawai – land value \$27,000																		
	80	708	-	-	-	-	132	37	957	78	741	0	0	132	36	0	987	31	3%
Average value property	Residential property in Ruawai – land value \$27,000																		
	80	708	-	-	-	-	132	37	957	78	741	0	0	132	36	0	987	31	3%
Extra high value property	Residential property in Ruawai – land value \$32,000																		
	95	708	-	-	-	-	156	37	996	93	741	0	0	156	36	0	1,026	30	3%
Lower value property	Residential property in Tinopai – land value \$90,000																		
	268	708	-	-	-	-	-	0	976	260	741	0	0	0	0	0	1,001	25	3%
Median value property	Residential property in Tinopai – land value \$113,000																		
	337	708	-	-	-	-	-	0	1,045	327	741	0	0	0	0	0	1,068	23	2%
Average value property	Residential property in Tinopai – land value \$116,000																		
	346	708	-	-	-	-	-	0	1,054	336	741	0	0	0	0	0	1,077	23	2%
Extra high value property	Residential property in Tinopai – land value \$185,000																		
	551	708	-	-	-	-	-	0	1,259	535	741	0	0	0	0	0	1,276	17	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									
	Residential property in Paparoa – land value \$69,000																		
Lower value property	206	708	-	-	-	-	-	0	914	200	741	0	0	0	0	0	941	27	3%
	Residential property in Paparoa – land value \$74,000																		
Median value property	221	708	-	-	-	-	-	0	929	214	741	0	0	0	0	0	955	27	3%
	Residential property in Paparoa – land value \$77,000																		
Average value property	229	708	-	-	-	-	-	0	937	223	741	0	0	0	0	0	964	26	3%
	Residential property in Paparoa – land value \$113,000																		
Extra high value property	337	708	-	-	-	-	-	0	1,045	327	741	0	0	0	0	0	1,068	23	2%
	Residential property in Kaiwaka – land value \$62,000																		
Lower value property	185	708	-	-	70	837	-	0	1,799	179	741	79	995	0	0	0	1,995	196	11%
	Residential property in Kaiwaka – land value \$65,000																		
Median value property	194	708	-	-	73	837	-	0	1,811	188	741	83	995	0	0	0	2,008	196	11%
	Residential property in Kaiwaka – land value \$79,000																		
Average value property	235	708	-	-	89	837	-	0	1,869	229	741	101	995	0	0	0	2,066	197	11%
	Residential property in Kaiwaka – land value \$113,000																		
Extra high value property	337	708	-	-	127	837	-	0	2,009	327	741	145	995	0	0	0	2,208	199	10%
	Residential property in Pahi – land value \$83,000																		
Lower value property	247	708	-	-	-	-	-	0	955	240	741	0	0	0	0	0	981	26	3%
	Residential property in Pahi – land value \$95,000																		
Median value property	283	708	-	-	-	-	-	0	991	275	741	0	0	0	0	0	1,016	25	3%
	Residential property in Pahi – land value \$100,000																		
Average value property	298	708	-	-	-	-	-	0	1,006	289	741	0	0	0	0	0	1,030	24	2%
	Residential property in Pahi – land value \$162,000																		
Extra high value property	483	708	-	-	-	-	-	0	1,191	469	741	0	0	0	0	0	1,210	19	2%
	Residential property in Ginks Gully – land value \$235,000																		
Lower value property	700	708	-	-	-	1,108	-	0	2,516	680	741	0	1,138	0	0	0	2,559	43	2%
	Residential property in Ginks Gully – land value \$245,000																		
Median value property	730	708	-	-	-	1,108	-	0	2,546	709	741	0	1,138	0	0	0	2,588	42	2%

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			
	Residential property in Ginks Gully – land value \$230,000																			
Average value property	685	708	-	-	-	1,108	-	0	2,501	666	741	0	1,138	0	0	0	2,544	43	2%	
	Residential property in Ginks Gully – land value \$255,000																			
Extra high value property	760	708	-	-	-	1,108	-	0	2,576	738	741	0	1,138	0	0	0	2,617	41	2%	
	Lifestyle property in Mangawhai – land value \$165,000, 0.47ha																			
Lower value property	492	708	-	-	150	-	-	74	1,424	478	741	167	0	0	74	0	1,459	35	2%	
	Lifestyle property in Mangawhai – land value \$205,000, 0.59ha																			
Median value property	611	708	-	-	187	-	-	74	1,580	593	741	207	0	0	74	0	1,616	36	2%	
	Lifestyle property in Mangawhai – land value \$257,000, 2.5ha																			
Average value property	1,187	708	-	-	234	-	-	74	2,203	1,153	741	260	0	0	74	0	2,228	24	1%	
	Lifestyle property in Mangawhai – land value \$650,000, 9.5ha																			
Extra high value property	3,003	708	-	-	593	-	-	74	4,377	2,916	741	657	0	0	74	0	4,388	11	0%	
	Lifestyle property in Kaiwaka – land value \$145,000, 1.6ha																			
Lower value property	432	708	-	-	-	-	-	0	1,140	420	741	0	0	0	0	0	1,161	20	2%	
	Lifestyle property in Kaiwaka – land value \$175,000, 1.6ha																			
Median value property	808	708	-	-	-	-	-	0	1,516	506	741	0	0	0	0	0	1,247	-269	-18%	
	Lifestyle property in Kaiwaka – land value \$185,000, 5.9ha																			
Average value property	855	708	-	-	-	-	-	0	1,563	830	741	0	0	0	0	0	1,571	8	1%	
	Lifestyle property in Kaiwaka – land value \$280,000, 9.1ha																			
Extra high value property	1,293	708	-	-	-	-	-	0	2,001	1,256	741	0	0	0	0	0	1,997	-4	0%	
	Lifestyle property in Maungaturoto – land value \$98,000, 0.6ha																			
Lower value property	292	708	-	-	-	-	-	0	1,000	284	741	0	0	0	0	0	1,025	25	2%	
	Lifestyle property in Maungaturoto – land value \$116,000, 1.3ha																			
Median value property	346	708	-	-	-	-	-	0	1,054	336	741	0	0	0	0	0	1,077	23	2%	
	Lifestyle property in Maungaturoto – land value \$130,000, 1.8ha																			
Average value property	388	708	-	-	-	-	-	0	1,096	376	741	0	0	0	0	0	1,117	22	2%	
	Lifestyle property in Maungaturoto – land value \$215,000, 12.2ha																			
Extra high value property	993	708	-	-	-	-	-	0	1,701	964	741	0	0	0	0	0	1,705	4	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										
	Lifestyle property in Molesworth – land value \$240,000, 1.9ha																			
Lower value property	715	708	-	-	-	-	-	74	1,497	695	741	0	0	0	72	0	1,508	10	1%	
	Lifestyle property in Molesworth – land value \$285,000, 4.0ha																			
Median value property	1,317	708	-	-	-	-	-	74	2,098	1,279	741	0	0	0	72	0	2,092	-7	0%	
	Lifestyle property in Molesworth – land value \$430,000, 1.5ha																			
Average value property	1,986	708	-	-	-	-	-	74	2,768	1,244	741	0	0	0	72	0	2,058	-711	-26%	
	Lifestyle property in Molesworth – land value \$1950,000, 5.0ha																			
Extra high value property	9,008	708	-	-	-	-	-	74	9,790	8,748	741	0	0	0	72	0	9,561	-229	-2%	
	Lifestyle property in Paparua – land value \$76,000, 0.59ha																			
Lower value property	226	708	-	-	-	-	-	0	934	220	741	0	0	0	0	0	961	26	3%	
	Lifestyle property in Paparua – land value \$91,000, 3.5ha																			
Median value property	420	708	-	-	-	-	-	0	1,128	408	741	0	0	0	0	0	1,149	21	2%	
	Lifestyle property in Paparua – land value \$104,000, 4.0ha																			
Average value property	480	708	-	-	-	-	-	0	1,188	467	741	0	0	0	0	0	1,208	19	2%	
	Lifestyle property in Paparua – land value \$229,000, 10.0ha																			
Extra high value property	1,058	708	-	-	-	-	-	0	1,766	1,027	741	0	0	0	0	0	1,768	2	0%	
	Pastoral property in Waipoua – land value \$301,000																			
Lower value property	1,390	708	-	-	-	-	-	0	2,098	1,350	741	0	0	0	0	0	2,091	-7	0%	
	Pastoral property in Kaihu – land value \$470,000, 100ha																			
Median value property	2,171	708	-	-	-	-	-	0	2,879	2,108	741	0	0	0	0	0	2,849	-30	-1%	
	Pastoral property in Pouto Peninsula – land value \$665,000, 67ha																			
Average value property	3,072	708	-	-	-	-	329	0	4,109	2,983	741	0	0	350	0	0	4,074	-35	-1%	
	Pastoral property in Kaiwaka – land value \$1.890,000, 235ha																			
Extra high value property	8,731	708	-	-	-	-	-	0	9,439	8,479	741	0	0	0	0	0	9,220	-219	-2%	
	Dairy property in Maungaturoto – land value \$530,000, 51ha																			
Lower value property	2,448	708	-	-	-	-	-	0	3,156	2,378	741	0	0	310	0	0	3,429	272	9%	
	Dairy property in Tokatoka – land value \$790,000, 70ha																			
Median value property	3,649	708	-	-	-	-	1,833	37	6,227	3,544	741	0	0	1,875	36	0	6,196	-31	-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			
	Dairy property in Pouto – land value \$950,000, 76ha																			
Average value property	4,388	708	-	-	-	-	2,205	0	7,301	4,262	741	0	0	795	0	0	5,798	-1,503	-21%	
	Dairy property in Ruawai — land value \$2,770,000, 247ha																			
Extra high value property	12,796	708	-	-	-	-	766	0	14,270	12,426	741	0	0	3,809	36	0	17,012	2,742	19%	
	Horticultural property in Central – land value \$320,000																			
Average value property	1,478	708	-	-	-	-	227	0	2,413	1,436	741	0	0	225	0	0	2,401	-12	0%	
	Forestry Exotic property in Waipoua – land value \$360,000, 293ha																			
Average value property	1,663	708	-	-	-	-	-	2,818	5,189	1,615	741	0	0	0	2,908	0	5,264	75	1%	
	Commercial property in Dargaville – land value \$77,000																			
Lower value property	356	708	-	-	213	924	-	0	2,201	345	741	312	948	0	0	0	2,346	145	7%	
	Commercial property in Dargaville – land value \$120,000																			
Median value property	554	708	-	-	331	1,387	-	0	2,980	538	741	486	1,422	0	0	0	3,187	207	7%	
	Commercial property in Dargaville – land value \$150,000																			
Average value property	693	708	-	-	414	1,849	-	0	3,664	673	741	608	1,896	0	0	0	3,917	253	7%	
	Commercial property in Dargaville – land value \$365,000																			
Extra high value property	1,686	708	-	-	1,008	3,697	-	0	7,099	1,637	741	1,478	3,791	0	0	0	7,648	549	8%	
	Commercial property in Maungaturoto – land value \$93,000																			
Average value property	430	708	-	-	-	702	-	0	1,840	417	741	0	1,146	0	0	-303	2,001	161	9%	
	Commercial property in Mangawhai – land value \$410,000																			
Average value property	1,894	708	-	-	374	2,216	-	74	5,265	1,839	741	415	2,293	0	72	0	5,359	94	2%	
	Industrial property in Dargaville – land value \$115,000																			
Average value property	531	708	-	-	317	924	-	0	2,481	516	741	466	948	0	0	0	2,670	189	8%	