

Rating impact

The following are examples of the level of total rates that different groups of ratepayers will incur in 2020/2021 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	\$225.08	\$257.47	\$322.24	\$403.20	\$484.16
\$100,000	\$235.40	\$267.79	\$332.55	\$413.51	\$494.47
\$150,000	\$245.72	\$278.10	\$342.87	\$423.83	\$504.79
\$300,000	\$276.67	\$309.05	\$373.82	\$454.78	\$535.74
\$500,000	\$317.94	\$350.32	\$415.09	\$496.05	\$577.01

Residential property

Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Total rates	\$135.11	\$167.49	\$232.26	\$313.22	\$394.18

Small holdings property

Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Total rates	\$135.11	\$167.49	\$232.26	\$313.22	\$394.18

Farmland property

Capital value of property:	\$500,000	\$1,000,000	\$2,000,000	\$3,000,000	\$5,000,000
Total rates	\$232.26	\$394.18	\$718.02	\$1,041.86	\$1,689.53

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	\$105.58	\$193.68	\$340.51	\$634.18	\$1,515.18

South Taranaki constituency

Capital value of property:	\$200,000	\$500,000	\$1,000,000	\$2,000,000	\$5,000,000
Total rates	\$97.80	\$174.22	\$301.58	\$556.32	\$1,320.52

Actual rates to be paid

To calculate the approximate rates payable for a property, obtain the rateable capital value 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 North Taranaki constituency with a capital value of \$400,000, then the rates calculation would be as follows:

New Plymouth and North Taranaki Constituencies					
Capital Value (CV):			\$400,000	Land Value (LV):	
Rate	Factor	Differential	Value	Rate	Amount
General	CV		\$400,000	0.000243	\$97.20
UAGC			1	\$0.00	\$0.00
River control	CV		\$400,000	0.000034	\$13.60
Transport	CV		\$400,000	0.000059	\$23.60
Yarrow Stadium		Residential	1	\$80.89	\$80.89
		Commercial/industrial	0	\$172.50	N/A
		Commercial/industrial	\$100,000	0.000206	N/A
		Farmland	0	\$80.89	N/A
		Small holding	0	\$80.89	N/A
Total rates					\$215.29

Calculate your own rates

New Plymouth and North Taranaki Constituencies					
Capital Value (CV):			Land Value (LV):		
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000243	
UAGC			1	\$0.00	\$0.00
River control	CV			0.000034	
Transport	CV			0.000059	
Yarrow Stadium		Residential		\$80.89	
		Commercial/industrial		\$172.50	
		Commercial/industrial		0.000240	
		Farmland		\$80.89	
		Small holding		\$80.89	
Total rates					

Stratford Constituency					
Capital Value (CV):					
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000282	
UAGC			1	\$0.00	\$0.00
Transport	CV			0.000013	
Yarrow Stadium			1	\$53.88	\$53.88
Total rates					

South Taranaki Constituency					
Capital Value (CV):					
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000243	
UAGC			1	\$0.00	\$0.00
River control	CV			0.000007	
Transport	CV			0.000007	
Yarrow Stadium			1	\$53.88	\$53.88
Total rates					

Rates equalisation/apportionment

The three Taranaki based district councils collect regional general rates on behalf of the Taranaki Regional Council. The projected apportionment of general rates between districts is as follows:

District	Capital Value Equalised \$	%	Estimated Rate Revenue \$	GST \$	GST incl rate revenue \$	Rate in the \$ excl GST
2012/2013						
New Plymouth	13,290,429,000	55.07%	2,588,117	388,218	2,976,335	
Stratford	2,593,336,050	10.74%	504,746	75,712	580,458	
South Taranaki	8,252,154,000	34.19%	1,606,823	241,023	1,847,846	
	24,135,919,050	100.00%	4,699,686	704,953	5,404,639	0.019471
2013/2014						
New Plymouth	\$16,094,949,00	60.17%	\$2,765,159	\$414,774	\$3,179,933	
Stratford	\$2,586,302,000	9.67%	\$444,392	\$66,659	\$511,051	
South Taranaki	\$8,069,489,050	30.16%	\$1,386,026	\$207,904	\$1,593,930	
	\$26,750,740,00	100.00%	\$4,595,578	\$689,337	\$5,284,915	0.017179
2014/2015						
New Plymouth	16,453,922,100	59.03%	2,734,493	410,174	3,144,667	
Stratford	2,633,724,816	9.45%	437,760	65,664	503,424	
South Taranaki	8,786,039,704	31.52%	1,460,126	219,019	1,679,145	
	27,873,686,620	100.00%	4,632,379	694,857	5,327,236	0.016619
2015/2016						
New Plymouth	16,961,017,823	59.66%	2,822,044	423,307	3,245,341	
Stratford	2,663,615,050	9.37%	443,221	66,483	509,704	
South Taranaki	8,805,959,674	30.97%	1,464,946	219,742	1,684,688	
	28,430,592,547	100.00%	4,730,211	709,532	5,439,743	0.016638
2016/2017						
New Plymouth	18,304,730,066	61.70%	\$2,926,703	\$439,005	\$3,365,708	
Stratford	2,873,743,895	9.69%	\$459,639	\$68,946	\$528,585	
South Taranaki	8,488,451,250	28.61%	\$1,357,098	\$203,565	\$1,560,663	
	29,666,925,211	100.00%	\$4,743,441	\$711,516	\$5,454,957	0.015989
2017/2018						
New Plymouth	16,998,928,540	55.35%	2,642,834	396,425	3,039,259	
Stratford	2,946,817,514	9.60%	458,378	68,757	527,135	
South Taranaki	10,763,892,555	35.05%	1,673,556	251,033	1,924,589	
	30,709,638,609	100.00%	4,774,768	716,215	5,490,983	0.015548
2018/2019						
New Plymouth	\$20,927,358,182	60.18%	\$2,965,459	\$444,819	\$3,410,277	
Stratford	\$3,082,320,450	8.86%	\$436,590	\$65,488	\$502,078	
South Taranaki	\$10,766,181,593	30.96%	\$1,525,600	\$228,840	\$1,754,440	
	\$34,775,860,225	100.00%	\$4,927,648	\$739,147	\$5,666,795	0.014169
2019/2020						
New Plymouth	\$22,154,282,246	62.49%	4,970,700	745,605	5,716,305	
Stratford	\$2,993,705,385	8.44%	671,351	100,703	772,054	
South Taranaki	\$10,305,036,050	29.07%	2,312,342	346,851	2,659,193	
	\$35,453,023,681	100.00%	7,954,392	1,193,159	9,147,551	0.0258019
2020/2021						
New Plymouth	\$23,344,023,600	61.69%	4,907,064	736,060	5,643,124	
Stratford	\$3,461,165,033	9.15%	727,827	109,174	837,001	
South Taranaki	\$11,033,882,958	29.16%	2,319,501	347,925	2,667,426	
	\$37,839,071,591	100.00%	7,954,392	1,193,159	9,147,551	0.0241749