

Ratepayers in the New Plymouth and North Taranaki constituencies:

In these constituencies ratepayers incur a mixture of capital value general rates, uniform annual general charges, capital value targeted rates and land value targeted rates. To determine the rates for any property, refer to the table for that type of property and then look by capital value (columns) and land value (rows). For instance, a residential ratepayer with a capital value of \$300,000 and a land value of \$100,000 will pay **\$138.85** in total regional council rates (see highlighted example below).

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	\$117.22	\$144.04	\$197.68	\$264.73	\$331.78
\$100,000	\$124.81	\$151.63	\$205.27	\$272.32	\$339.37
\$150,000	\$132.39	\$159.21	\$212.85	\$279.90	\$346.95
\$300,000	\$155.14	\$181.96	\$235.60	\$302.65	\$369.70
\$500,000	\$185.47	\$212.29	\$265.93	\$332.98	\$400.03

Residential property

Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Land value of property:					
\$50,000	\$110.84	\$137.66	\$191.30	\$258.35	\$325.40
\$100,000	\$112.03	\$138.85	\$192.49	\$259.54	\$326.59
\$150,000	\$113.23	\$140.05	\$193.69	\$260.74	\$327.79
\$300,000	\$116.82	\$143.64	\$197.28	\$264.33	\$331.38

Small holdings property

Capital value of property:	\$200,000	\$300,000	\$500,000	\$750,000	\$1,000,000
Land value of property:					
\$50,000	\$110.35	\$137.17	\$190.81	\$257.86	\$324.91
\$100,000	\$111.05	\$137.87	\$191.51	\$258.56	\$325.61
\$150,000	\$111.76	\$138.58	\$192.22	\$259.27	\$326.32
\$300,000	\$113.88	\$140.70	\$194.34	\$261.39	\$328.44

Farmland property

Capital value of property:	\$500,000	\$1,000,000	\$2,000,000	\$3,000,000	\$5,000,000
Land value of property:					
\$250,000	\$191.23	\$325.33	\$593.53	\$861.73	\$1,398.13
\$500,000	\$192.36	\$326.46	\$594.66	\$862.86	\$1,399.26
\$1,000,000	\$194.61	\$328.71	\$596.92	\$865.12	\$1,401.52
\$1,500,000	\$196.87	\$330.97	\$599.17	\$867.37	\$1,403.78
\$2,000,000	\$199.13	\$333.23	\$601.43	\$869.63	\$1,406.03

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 capital value targeted rates.

Stratford constituency

Capital value of property:	\$200,000	\$500,000	\$1,000,000	\$2,000,000	\$5,000,000
Total rates	\$92.10	\$146.25	\$236.50	\$417.00	\$958.49

South Taranaki constituency

Capital value of property:	\$200,000	\$500,000	\$1,000,000	\$2,000,000	\$5,000,000
Total rates	\$92.13	\$146.33	\$236.65	\$417.31	\$959.27

Actual rates to be paid

To calculate the approximate rates payable for a property, obtain the rateable land value and 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 and a land value of \$120,000, 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	0.000176	\$70.40
UAGC			1	\$64.40	\$64.40
River control	CV		\$400,000	0.000039	\$15.60
Transport	CV		\$400,000	0.000067	\$26.80
Yarrow Stadium	LV	Residential	\$120,000	0.000028	\$3.36
	LV	Commercial/industrial		0.000174	N/A
	LV	Farmland		0.000005	N/A
	LV	Small holding		0.000016	N/A
Total rates					\$180.56

Calculate your own rates

New Plymouth and North Taranaki Constituencies					
Capital Value (CV):				Land Value (LV):	
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000176	
UAGC			1	\$64.40	\$64.40
River control	CV			0.000039	
Transport	CV			0.000067	
Yarrow Stadium	LV	Residential		0.000028	
	LV	Commercial/industrial		0.000174	
	LV	Farmland		0.000005	
	LV	Small holding		0.000016	
Total rates					

Stratford Constituency					
Capital Value (CV):				Land Value (LV):	
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000172	
UAGC			1	\$64.40	\$64.40
Transport	CV			0.000010	
Total rates					

South Taranaki Constituency					
Capital Value (CV):				Land Value (LV):	
Rate	Factor	Differential	Value	Rate	Amount
General	CV			0.000171	
UAGC			1	\$64.40	\$64.40
River control	CV			0.000006	
Transport	CV			0.000005	
Total rates					