

The impact on rates for next year

While the average proposed rates increase for 2018/19 is 4.7%, the rates increase will vary for different properties in the district – and probably more than usual.

This is not only because of differences in property value, type and location – your rates may also be affected by changes in your property’s value after last year’s revaluation, the proposed change to our rating system, and GWRC rates.

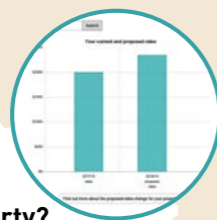
To ensure that all ratepayers know about this, we’re sending letters to everyone as well as putting the information online.

The tables here illustrate the components that have driven your rates changes, including our preferred options (pages 14–17 and 18–20).

More information on how rates are worked out is available at kapiticoast.govt.nz/rates.

See pages 14–17 to find out about a proposed change to how we share rates across the district.

GWRC has also reviewed its rates and is asking for feedback on its proposed changes. You can find out more at whatmatters.co.nz.



What about rates for your property?

Visit kapiticoast.govt.nz/proposedrates to see the proposed rates for your property, along with the difference that your property revaluation has made and the proposed changes for the coming year.

Examples of rates impacts

Note that these rates include GST, estimated water rates based on 2016/17 usage and GWRC rates

Residential	Ōtaki			Waikanae			Paraparaumu/Raumati			Paekākāriki		
	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3
Capital value (2017)	\$295,000	\$440,000	\$740,000	\$410,000	\$560,000	\$2,240,000	\$350,000	\$550,000	\$1,530,000	\$450,000	\$630,000	\$880,000
Land value (2017)	\$100,000	\$205,000	\$600,000	\$170,000	\$285,000	\$1,450,000	\$128,000	\$260,000	\$1,180,000	\$210,000	\$330,000	\$720,000
Current rates 2017/18	\$2,062	\$2,478	\$4,259	\$2,416	\$2,988	\$7,984	\$2,087	\$2,757	\$7,177	\$2,291	\$2,925	\$4,692
Proposed rates 2018/19	\$2,065	\$2,564	\$4,569	\$2,420	\$3,015	\$9,169	\$2,134	\$2,921	\$7,503	\$2,305	\$2,959	\$4,759
Proposed rates change	\$3	\$86	\$310	\$4	\$27	\$1,185	\$47	\$164	\$326	\$14	\$33	\$67
<i>Proposed change made up of:</i>												
Revaluation impact	\$46	\$42	\$121	\$0	-\$98	\$140	\$80	\$75	-\$229	-\$54	-\$151	-\$289
Proposed rating system changes	-\$109	-\$58	\$43	-\$68	-\$11	\$636	-\$91	-\$14	\$345	-\$54	\$16	\$96
Proposed rates increase	\$66	\$101	\$146	\$72	\$135	\$408	\$58	\$102	\$209	\$122	\$168	\$260

Rural	Ōtaki			Waikanae			Paraparaumu/Raumati			Paekākāriki		
	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3
Capital value (2017)	\$300,000	\$615,000	\$3,310,000	\$465,000	\$770,000	\$3,320,000	\$330,000	\$840,000	\$1,440,000	\$265,000	\$860,000	\$1,540,000
Land value (2017)	\$85,000	\$325,000	\$2,100,000	\$124,000	\$410,000	\$2,280,000	\$100,000	\$340,000	\$1,000,000	\$265,000	\$370,000	\$960,000
Current rates 2017/18	\$991	\$1,455	\$4,633	\$1,055	\$1,623	\$6,164	\$1,083	\$2,077	\$2,367	\$1,404	\$3,375	\$3,910
Proposed rates 2018/19	\$975	\$1,594	\$5,726	\$1,108	\$2,038	\$7,080	\$1,066	\$2,322	\$2,854	\$1,383	\$3,095	\$4,129
Proposed rates change	-\$16	\$140	\$1,093	\$54	\$415	\$916	-\$17	\$245	\$486	-\$21	-\$280	\$219
<i>Proposed change made up of:</i>												
Revaluation impact	\$28	-\$10	-\$604	\$0	-\$131	-\$781	\$9	-\$93	-\$166	-\$340	-\$371	-\$339
Proposed rating system changes	-\$106	\$26	\$949	-\$34	\$91	\$922	-\$93	\$116	\$381	-\$126	-\$338	\$179
Proposed rates increase	\$62	\$124	\$747	\$88	\$455	\$775	\$67	\$223	\$271	\$445	\$429	\$379

Commercial	Ōtaki			Waikanae			Paraparaumu/Raumati			Paekākāriki		
	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3	Property 1	Property 2	Property 3
Capital value (2017)	\$260,000	\$490,000	\$960,000	\$240,000	\$950,000	\$2,230,000	\$530,000	\$2,910,000	\$5,500,000	\$315,000	\$630,000	\$1,330,000
Land value (2017)	\$81,000	\$180,000	\$450,000	\$175,000	\$440,000	\$1,660,000	\$250,000	\$750,000	\$2,210,000	\$185,000	\$275,000	\$860,000
Current rates 2017/18	\$2,135	\$4,758	\$4,115	\$2,456	\$11,295	\$11,414	\$2,686	\$7,117	\$17,297	\$2,226	\$4,194	\$3,012
Proposed rates 2018/19	\$2,050	\$4,715	\$4,421	\$2,484	\$11,177	\$12,332	\$2,896	\$8,942	\$20,576	\$2,253	\$4,110	\$3,731
Proposed rates change	-\$85	-\$43	\$306	\$28	-\$119	\$917	\$209	\$1,825	\$3,280	\$28	-\$84	\$719
<i>Proposed change made up of:</i>												
Revaluation impact	-\$291	\$29	-\$394	-\$77	-\$227	-\$644	-\$89	-\$461	-\$516	-\$98	-\$147	-\$468
Proposed rating system changes	\$34	-\$200	\$152	\$5	-\$674	\$1,527	\$307	\$2,715	\$5,183	\$80	-\$59	\$324
Proposed rates increase	\$172	\$128	\$548	\$99	\$783	\$35	-\$8	-\$428	-\$1,387	\$46	\$122	\$862