

A - 2023/2024 Further Draft Options – Effect on full rates

Excludes GST			2023/2024 Further Draft Options – Effect on full rates															
			3 Waters Depn funded			No Funding of 3 Waters Depreciation												
Rate type	Area	Capital Valuation	2022/23 Rates	UAGC @17.5%			UAGC @20%, Rural Diff 0.80, Rural Residential 0.65,Comm 2			UAGC @20%, Rural Diff 0.75, Rural Residential 0.65,Comm 2			UAGC @20%, Rural Diff 0.80, Rural Residential 0.70,Comm 2			UAGC @20%, Rural Diff 0.70, Rural Residential 0.70,Comm 2		
				Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var
Rural	Bruce Bay	785,500	2,101.48	2,841.00	739.52	35.19%	2,444.51	343.03	16.32%	2,365.25	263.77	12.55%	2,429.63	328.15	15.62%	2,269.27	167.79	7.98%
Commercial	Bruce Bay	385,000	2,764.44	3,505.00	740.56	26.79%	3,534.25	769.80	27.85%	3,570.23	805.78	29.15%	3,515.97	751.53	27.19%	3,587.89	823.45	29.79%
Rural Residential	Bruce Bay	830,000	1,795.07	2,405.00	609.93	33.98%	2,200.61	405.55	22.59%	2,225.82	430.75	24.00%	2,299.85	504.78	28.12%	2,354.11	559.05	31.14%
Commercial	Fox Glacier	670,000	5,598.89	6,924.00	1,325.11	23.67%	6,461.95	863.06	15.41%	6,524.56	925.67	16.53%	6,430.15	831.26	14.85%	6,555.31	956.42	17.08%
Residential	Fox Glacier	640,000	3,196.56	3,979.00	782.44	24.48%	3,345.35	148.79	4.65%	3,375.24	178.68	5.59%	3,330.17	133.60	4.18%	3,389.92	193.36	6.05%
Rural	Fox Glacier	800,000	2,606.20	3,288.00	681.80	26.16%	2,695.91	89.71	3.44%	2,720.20	114.01	4.37%	2,791.56	185.36	7.11%	2,843.86	237.66	9.12%
Rural Residential	Fox Glacier	86,000	1,077.26	1,241.00	163.74	15.20%	1,209.89	132.64	12.31%	1,212.51	135.25	12.55%	1,220.18	142.92	13.27%	1,225.80	148.54	13.79%
Rural	Franz Josef	420,000	1,437.74	1,795.00	357.26	24.85%	1,686.08	248.34	17.27%	1,698.84	261.09	18.16%	1,736.30	298.56	20.77%	1,763.76	326.02	22.68%
Rural Residential	Franz Josef	300,000	1,269.00	1,544.00	285.00	22.46%	1,473.65	204.65	16.13%	1,482.76	213.76	16.84%	1,509.52	240.52	18.95%	1,529.13	260.13	20.50%
Commercial	Franz Josef	960,000	7,570.34	9,529.00	1,958.66	25.87%	8,314.19	743.84	9.83%	8,403.90	833.56	11.01%	8,268.62	698.27	9.22%	8,447.95	877.61	11.59%
Residential	Franz Josef	420,000	2,640.04	3,240.00	599.96	22.73%	2,594.37	(45.67)	-1.73%	2,613.99	(26.05)	-0.99%	2,584.41	(55.63)	-2.11%	2,623.62	(16.42)	-0.62%
Residential	Haast	225,000	2,046.80	2,470.00	423.20	20.68%	1,814.71	(232.09)	-11.34%	1,825.21	(221.59)	-10.83%	1,809.37	(237.43)	-11.60%	1,830.37	(216.43)	-10.57%
Commercial	Haast	1,290,000	6,987.57	9,113.00	2,125.43	30.42%	9,237.99	2,250.42	32.21%	9,358.54	2,370.97	33.93%	9,176.75	2,189.19	31.33%	9,417.74	2,430.17	34.78%
Rural	Haast	80,000	868.32	1,021.00	152.68	17.58%	971.08	102.75	11.83%	963.00	94.68	10.90%	969.56	101.24	11.66%	953.23	84.91	9.78%
Rural Residential	Haast	290,000	1,119.86	1,383.00	263.14	23.50%	1,304.09	184.23	16.45%	1,312.90	193.04	17.24%	1,338.77	218.91	19.55%	1,357.73	237.87	21.24%
Rural	Hari Hari	2,070,000	5,034.50	6,723.00	1,688.50	33.54%	5,695.87	661.36	13.14%	5,486.98	452.48	8.99%	5,656.65	622.15	12.36%	5,234.06	199.56	3.96%
Residential	Hari Hari	130,000	1,339.48	1,628.00	288.52	21.54%	1,327.41	(12.08)	-0.90%	1,333.48	(6.01)	-0.45%	1,324.32	(15.16)	-1.13%	1,336.46	(3.02)	-0.23%
Commercial	Hari Hari	250,000	3,273.82	3,940.00	666.18	20.35%	3,264.01	(9.80)	-0.30%	3,287.38	13.56	0.41%	3,252.15	(21.67)	-0.66%	3,298.85	25.03	0.76%
Rural Residential	Hari Hari	196,000	977.08	1,210.00	232.92	23.84%	1,153.13	176.04	18.02%	1,159.08	182.00	18.63%	1,176.56	199.48	20.42%	1,189.37	212.29	21.73%
Rural	Hokitika	460,000	994.20	1,383.00	388.80	39.11%	1,158.29	164.09	16.50%	1,111.87	117.67	11.84%	1,149.58	155.38	15.63%	1,055.67	61.47	6.18%
Rural Residential	Hokitika	510,000	2,081.87	2,546.00	464.13	22.29%	2,305.06	223.19	10.72%	2,320.55	238.68	11.46%	2,366.04	284.17	13.65%	2,399.38	317.52	15.25%
Residential	Hokitika	390,000	3,189.56	3,833.00	643.44	20.17%	3,038.37	(151.19)	-4.74%	3,056.59	(132.98)	-4.17%	3,029.12	(160.45)	-5.03%	3,065.53	(124.03)	-3.89%
Commercial	Hokitika	470,000	7,396.56	8,808.00	1,411.44	19.08%	6,812.15	(584.40)	-7.90%	6,856.07	(540.48)	-7.31%	6,789.84	(606.71)	-8.20%	6,877.64	(518.92)	-7.02%
Rural	Kumara	12,000	859.66	961.00	101.34	11.79%	944.27	84.61	9.84%	943.06	83.40	9.70%	944.05	84.38	9.82%	941.60	81.93	9.53%
Residential	Kumara	155,000	1,897.80	2,214.00	316.20	16.66%	1,815.73	(82.07)	-4.32%	1,822.97	(74.83)	-3.94%	1,812.05	(85.75)	-4.52%	1,826.52	(71.28)	-3.76%
Commercial	Kumara	170,000	3,358.86	3,883.00	524.14	15.60%	3,198.23	(160.63)	-4.78%	3,214.11	(144.74)	-4.31%	3,190.16	(168.70)	-5.02%	3,221.91	(136.94)	-4.08%
Rural Residential	Kumara	182,000	1,336.89	1,546.00	209.11	15.64%	1,492.44	155.55	11.64%	1,497.97	161.08	12.05%	1,514.20	177.31	13.26%	1,526.10	189.21	14.15%
Rural	Ross	277,000	1,680.19	1,945.00	264.81	15.76%	1,797.85	117.65	7.00%	1,769.90	89.70	5.34%	1,792.60	112.41	6.69%	1,736.05	55.86	3.32%
Rural Residential	Ross	750,000	2,694.37	3,205.00	510.63	18.95%	3,019.52	325.16	12.07%	3,042.30	347.94	12.91%	3,109.20	414.83	15.40%	3,158.23	463.87	17.22%
Residential	Ross	210,000	2,289.68	2,605.00	315.32	13.77%	2,210.29	(79.39)	-3.47%	2,220.09	(69.58)	-3.04%	2,205.30	(84.38)	-3.69%	2,224.91	(64.77)	-2.83%
Commercial	Ross	910,000	5,499.94	6,996.00	1,496.06	27.20%	7,081.15	1,581.21	28.75%	7,166.19	1,666.25	30.30%	7,037.95	1,538.01	27.96%	7,207.95	1,708.01	31.05%
Rural	Whataroa	1,050,000	2,676.22	3,627.00	950.78	35.53%	3,100.99	424.76	15.87%	2,995.03	318.81	11.91%	3,081.09	404.87	15.13%	2,866.74	190.51	7.12%
Rural	Whataroa	320,000	1,181.61	1,476.00	294.39	24.91%	1,390.38	208.77	17.67%	1,400.09	218.49	18.49%	1,428.64	247.03	20.91%	1,449.56	267.95	22.68%
Commercial	Whataroa	235,000	2,329.13	2,798.00	468.87	20.13%	2,811.52	482.39	20.71%	2,833.48	504.35	21.65%	2,800.36	471.23	20.23%	2,844.26	515.13	22.12%
Residential	Whataroa	90,000	1,427.93	1,695.00	267.07	18.70%	1,293.80	(134.13)	-9.39%	1,298.00	(129.93)	-9.10%	1,291.66	(136.27)	-9.54%	1,300.07	(127.87)	-8.95%

B - 2023/2024 Draft Options – Effect on General Rates only

			2023/2024 Draft Options – Effect on General Rates only																		
			3 Waters Deprn funded			Preferred model from the consultation document															
			2022/23 General Rates	UAGC @17.5%			UAGC @20%, Rural Diff 0.95, Rural Residential 0.7			UAGC @20%, Rural Diff 0.80, Rural Residential 0.65,Comm 2			UAGC @20%, Rural Diff 0.75, Rural Residential 0.65,Comm 2			UAGC @20%, Rural Diff 0.80, Rural Residential 0.70,Comm 2			UAGC @20%, Rural Diff 0.70, Rural Residential 0.70,Comm 2		
Rate type	Area	Capital Valuation		Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var	Draft 2023/2024 Rates	Var	%age Var
Rural	Bruce Bay	785,500	1,469.50	2,103.16	633.66	43.12%	1,914.20	444.70	30.26%	1,707.69	238.19	16.21%	1,628.43	158.93	10.82%	1,629.81	160.31	10.91%	1,532.45	62.95	4.28%
Commercial	Bruce Bay	385,000	1,443.75	2,066.34	622.59	43.12%	1,979.67	535.92	37.12%	2,097.24	653.49	45.26%	2,133.22	689.47	47.76%	2,078.97	635.22	44.00%	2,150.89	707.14	48.98%
Rural Residential	Bruce Bay	830,000	1,349.75	1,670.43	320.68	23.76%	1,493.68	143.93	10.66%	1,469.36	119.61	8.86%	1,494.56	144.81	10.73%	1,568.59	218.84	16.21%	1,622.86	273.11	20.23%
Commercial	Fox Glacier	670,000	3,075.56	4,161.23	1,085.67	35.30%	4,091.25	1,015.69	33.02%	4,295.85	1,220.29	39.68%	4,358.46	1,282.90	41.71%	4,264.05	1,188.49	38.64%	4,389.21	1,313.65	42.71%
Residential	Fox Glacier	640,000	1,762.57	2,282.05	519.48	29.47%	2,290.89	528.32	29.97%	2,388.57	626.00	35.52%	2,418.46	655.89	37.21%	2,373.38	610.81	34.65%	2,433.14	670.57	38.04%
Rural	Fox Glacier	800,000	1,688.01	2,175.32	487.30	28.87%	2,085.79	397.78	23.57%	2,062.35	374.34	22.18%	2,086.65	398.64	23.62%	2,158.00	469.99	27.84%	2,210.31	522.29	30.94%
Rural Residential	Fox Glacier	86,000	683.99	738.34	54.36	7.95%	800.87	116.89	17.09%	798.35	114.37	16.72%	800.97	116.98	17.10%	808.64	124.65	18.22%	814.26	130.27	19.05%
Rural	Franz Josef	420,000	1,153.66	1,410.54	256.88	22.27%	1,401.94	248.29	21.52%	1,389.64	235.98	20.45%	1,402.39	248.73	21.56%	1,439.85	286.20	24.81%	1,467.31	313.65	27.19%
Rural Residential	Franz Josef	300,000	984.91	1,169.03	184.12	18.69%	1,185.99	201.08	20.42%	1,177.20	192.29	19.52%	1,186.31	201.40	20.45%	1,213.07	228.15	23.16%	1,232.68	247.77	25.16%
Commercial	Franz Josef	960,000	4,163.06	5,717.70	1,554.63	37.34%	5,582.43	1,419.37	34.09%	5,875.59	1,712.53	41.14%	5,965.30	1,802.24	43.29%	5,830.02	1,666.96	40.04%	6,009.36	1,846.29	44.35%
Residential	Franz Josef	420,000	1,350.24	1,691.90	341.67	25.30%	1,725.49	375.26	27.79%	1,789.60	439.36	32.54%	1,809.21	458.98	33.99%	1,779.63	429.39	31.80%	1,818.84	468.61	34.71%
Residential	Haast	225,000	421.70	603.56	181.86	43.12%	578.24	156.54	37.12%	612.58	190.88	45.26%	623.09	201.39	47.76%	607.25	185.55	44.00%	628.25	206.55	48.98%
Commercial	Haast	1,290,000	5,400.57	7,488.85	2,088.28	38.67%	7,279.29	1,878.73	34.79%	7,673.23	2,272.66	42.08%	7,793.78	2,393.21	44.31%	7,611.99	2,211.42	40.95%	7,852.97	2,452.40	45.41%
Rural	Haast	80,000	712.72	779.46	66.75	9.36%	841.06	128.34	18.01%	820.03	107.31	15.06%	811.96	99.24	13.92%	818.51	105.80	14.84%	802.18	89.46	12.55%
Rural Residential	Haast	290,000	970.85	1,148.91	178.06	18.34%	1,167.99	197.14	20.31%	1,159.50	188.64	19.43%	1,168.30	197.45	20.34%	1,194.17	223.32	23.00%	1,213.13	242.28	24.96%
Rural	Hari Hari	2,070,000	4,435.57	6,107.66	1,672.09	37.70%	5,690.54	1,254.97	28.29%	5,146.33	710.76	16.02%	4,937.44	501.87	11.31%	5,107.11	671.54	15.14%	4,684.52	248.95	5.61%
Residential	Hari Hari	130,000	806.71	913.99	107.28	13.30%	980.20	173.50	21.51%	1,000.04	193.34	23.97%	1,006.12	199.41	24.72%	996.96	190.25	23.58%	1,009.10	202.39	25.09%
Commercial	Hari Hari	250,000	1,500.56	1,907.04	406.49	27.09%	1,931.61	431.05	28.73%	2,007.95	507.39	33.81%	2,031.31	530.76	35.37%	1,996.08	495.53	33.02%	2,042.79	542.23	36.14%
Rural Residential	Hari Hari	196,000	838.67	959.73	121.06	14.43%	998.83	160.16	19.10%	993.09	154.42	18.41%	999.04	160.37	19.12%	1,016.52	177.85	21.21%	1,029.34	190.67	22.73%
Rural	Hokitika	460,000	860.56	1,231.64	371.08	43.12%	1,120.98	260.42	30.26%	1,000.05	139.49	16.21%	953.63	93.07	10.82%	991.33	130.77	15.20%	897.43	36.87	4.28%
Rural Residential	Hokitika	510,000	1,280.22	1,591.67	311.46	24.33%	1,563.91	283.69	22.16%	1,548.96	268.75	20.99%	1,564.45	284.24	22.20%	1,609.94	329.73	25.76%	1,643.28	363.07	28.36%
Residential	Hokitika	390,000	1,294.01	1,611.43	317.42	24.53%	1,648.39	354.38	27.39%	1,707.92	413.91	31.99%	1,726.13	432.12	33.39%	1,698.67	404.66	31.27%	1,735.08	441.07	34.09%
Commercial	Hokitika	470,000	2,325.56	3,087.81	762.25	32.78%	3,062.85	737.29	31.70%	3,206.38	880.82	37.88%	3,250.30	924.74	39.76%	3,184.07	858.51	36.92%	3,271.86	946.30	40.69%
Rural	Kumara	12,000	585.50	597.39	11.89	2.03%	675.35	89.85	15.35%	672.20	86.69	14.81%	670.98	85.48	14.60%	671.97	86.46	14.77%	669.52	84.01	14.35%
Residential	Kumara	155,000	853.56	981.05	127.49	14.94%	1,044.45	190.89	22.36%	1,068.11	214.55	25.14%	1,075.35	221.79	25.98%	1,064.43	210.87	24.70%	1,078.90	225.34	26.40%
Commercial	Kumara	170,000	1,200.56	1,477.67	277.12	23.08%	1,520.25	319.69	26.63%	1,572.16	371.61	30.95%	1,588.05	387.49	32.28%	1,564.09	363.54	30.28%	1,595.85	395.29	32.93%
Rural Residential	Kumara	182,000	818.98	931.55	112.57	13.74%	973.64	154.65	18.88%	968.30	149.32	18.23%	973.83	154.85	18.91%	990.06	171.08	20.89%	1,001.96	182.98	22.34%
Rural	Ross	277,000	1,081.26	1,306.93	225.67	20.87%	1,321.13	239.87	22.18%	1,248.31	167.05	15.45%	1,220.36	139.10	12.86%	1,243.06	161.80	14.96%	1,186.51	105.25	9.73%
Rural Residential	Ross	750,000	1,617.70	2,074.69	456.99	28.25%	1,995.81	378.11	23.37%	1,973.84	356.13	22.01%	1,996.61	378.91	23.42%	2,063.51	445.81	27.56%	2,112.54	494.84	30.59%
Residential	Ross	210,000	956.65	1,128.58	171.94	17.97%	1,185.80	229.15	23.95%	1,217.85	261.21	27.30%	1,227.66	271.01	28.33%	1,212.87	256.22	26.78%	1,232.48	275.83	28.83%
Commercial	Ross	910,000	3,412.51	4,884.08	1,471.57	43.12%	4,679.23	1,266.72	37.12%	4,957.12	1,544.61	45.26%	5,042.16	1,629.65	47.76%	4,913.92	1,501.41	44.00%	5,083.91	1,671.40	48.98%
Rural	Whataroa	1,050,000	2,527.37	3,376.62	849.25	33.60%	3,204.88	677.50	26.81%	2,928.83	401.45	15.88%	2,822.87	295.50	11.69%	2,908.94	381.56	15.10%	2,694.58	167.20	6.62%
Rural	Whataroa	320,000	1,013.04	1,209.28	196.25	19.37%	1,221.98	208.94	20.63%	1,212.61	199.57	19.70%	1,222.32	209.29	20.66%	1,250.87	237.83	23.48%	1,271.79	258.75	25.54%
Commercial	Whataroa	235,000	1,444.31	1,826.54	382.23	26.46%	1,854.48	410.17	28.40%	1,926.24	481.93	33.37%	1,948.20	503.90	34.89%	1,915.09	470.78	32.60%	1,958.99	514.68	35.63%
Residential	Whataroa	90,000	731.74	806.69	74.95	10.24%	877.40	145.67	19.91%	891.14	159.40	21.78%	895.34	163.61	22.36%	889.01	157.27	21.49%	897.41	165.67	22.64%