

What it means for your property

The Financial Strategy in Chapter Two page 69 from the Long Term Plan 2021-2031 sets out rates increases planned for each of the 10 years of the Long Term Plan.

Through this Annual Plan 23/24, average rates are proposed to increase by 7.04%, which does not align with the Long Term Plan Financial Strategy of 4%.

The tables below provide examples of the effect on the rates of typical properties across the District.

Sample property rates for 2024

The following table is taken from rates calculated for a selection of actual properties that sit at the 25th, 50th and 75th percentiles when ranked by Capital Value.

District wide property revaluations have been completed. The sample property rates for 2024 (as set out below) are based on the recent district wide property revaluations. To learn more about the property revaluations see our website

westernbay.govt.nz/property-revaluations

Urban residential	
An extra \$3.00 per week, per average median property	
Lower quartile	3.4% ▲
Capital value:	\$710,459
Average rates:	\$3,032
Median	5.0% ▲
Capital value:	\$916,855
Average rates:	\$3,261
Higher quartile	6.2% ▲
Capital Value:	\$1,233,984
Average rates:	\$3,579

Lifestyle block	
An extra \$1.80 per week, per average median property	
Lower quartile	5.4% ▲
Capital value:	\$1,099,603
Average rates:	\$2,144
Median	3.9% ▲
Capital value:	\$1,434,156
Average rates:	\$2,501
Higher quartile	5.4% ▲
Capital Value:	\$1,878,872
Average rates:	\$2,972

Commercial/ Industrial	
An extra \$5.59 per week, per average median property	
Lower quartile	7.0% ▲
Capital value:	\$668,417
Average rates:	\$2,895
Median	7.0% ▲
Capital value:	\$1,099,692
Average rates:	\$4,442
Higher quartile	5.4% ▲
Capital Value:	\$1,881,667
Average rates:	\$7,531

Rural	
An extra \$1.56 per week, per average median property	
Lower quartile	2.9% ▲
Capital value:	\$858,345
Average rates:	\$2,773
Median	3.3% ▲
Capital value:	\$1,472,172
Average rates:	\$2,544
Higher quartile	3.8% ▲
Capital Value:	\$2,763,357
Average rates:	\$3,767

Rural - Dairy	
An extra \$11.66 per week, per average median property	
Lower quartile	6.8% ▲
Capital value:	\$2,377,000
Average rates:	\$4,906
Median	7.2% ▲
Capital value:	\$3,890,857
Average rates:	\$9,040
Higher quartile	8.2% ▲
Capital Value:	\$6,977,571
Average rates:	\$9,237

Rural - Orchard	
An extra \$0.70 per week, per average median property	
Lower quartile	-0.1% ▼
Capital value:	\$2,435,945
Average rates:	\$3,415
Median	0.9% ▲
Capital value:	\$3,462,642
Average rates:	\$4,274
Higher quartile	10.6% ▲
Capital Value:	\$5,439,863
Average rates:	\$6,038