

Meeting of the Hawke's Bay Regional Council

Late Items

Date: Wednesday 28 February 2024
Time: 9.00am
Venue: Council Chamber
Hawke's Bay Regional Council
159 Dalton Street
NAPIER

Agenda

Item	Title	Page
Information or Performance Monitoring		
16.	Revenue and Financing Policy review– Further analysis for deliberations	3

Subject: Revenue and Financing Policy Review– further analysis for deliberations**Reason for Report**

1. Attached is further analysis undertaken to support decision-making on the Revenue and Financing Policy review. This information was either requested by Councillors at the Hearing on 13 February or in response to common themes raised in submissions.

Attachments

2. **Socio-economic assessment:** As referred to in paragraph 31 in the report entitled "Revenue and Financing Policy Review Deliberations - Proposed Move from Land Value To Capital Value For The General Rate" and paragraph 16 in the report entitled "Revenue And Financing Policy Review Deliberations - Revenue And Financing Policy". It compares the impact on 30 high socio-economic status properties and 30 low/medium socio economic properties across the region (predominately residential) using the [New Zealand Index of Deprivation, 2018 \(NZDep2018\)](https://www.arcgis.com) ([arcgis.com](https://www.arcgis.com)). The results indicate that areas of low socio-economic status are less impacted by the cumulative changes than high socio-economic areas. Note this is not a definitive analysis of all properties rather a test of social impact including ability to respond to the change.
3. **Sustainable Land Management, Biodiversity/Biosecurity rates:** As referred to in paragraph 22 in the report entitled "Revenue and Financing Policy Review Deliberations - Sustainable Land Management, Biodiversity and Biosecurity Rates". Staff have modelled two additional splits for these two rates which were moved to the general rate in the proposal. The new splits are 75 GR : 25 TR and 90 GR : 10 TR (*note this was incorrectly noted as 50/50 split in the report). Council could consider shifting some cost back to a targeted rate if it agrees that identifiable parts of the community benefit or cause the need more than others; and the net benefit of a separate targeted rate outweighs the benefits of including it in the general rate (a step one decision). The effect is to move burden off urban and onto non-urban.
4. **Sample Rates and Property Assessment for Lifestyle Properties:** Staff have provided additional sample rates to show the impact on lifestyle properties. These are p8 of the attached sample properties for comparison of rates. Also attached is a property assessment done for a lifestyle property experiencing a large percentage increase. Changes to the flood protection rate and the PT footprint are two of the changes having the biggest impact for some lifestyle properties. A lifestyle property is defined by QV as:

L (Lifestyle)	B Bare or substantially unimproved land which is likely to be subdivided into smaller lifestyle lots
Lifestyle land, generally in a rural area, where the predominant use is for a residence and, if vacant, there is a right to build a dwelling. The land can be of variable size but must be larger than an ordinary residential allotment. The principal use of the land is non-economic in the traditional farming sense, and the value exceeds that of comparable farmland.	I Improved to the extent where there is a dwelling
	V Vacant or substantially unimproved land which does not have immediate subdivision potential

5. **Public Transport maps:** the first map shows the new passenger transport rate footprint with future bus routes as proposed under the Regional Land Transport Plan. The second map shows the new PT footprint with existing bus routes. The second map is included in the report entitled Revenue and Financing Policy Review Deliberations - Passenger Transport Rate.

Decision Making Process

6. Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision making provisions do not apply.

Recommendation

That the Regional Council receives and notes the Revenue and Financing Policy review– Further analysis for deliberations staff report.











Authored by:

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Strategy And Governance Manager

Approved by:

Nic Peet
Chief Executive

Attachment/s

- 1   Socio-economic assessment
- 2   Sustainable Land Management, Biodiversity/Biosecurity rates
- 3   Sample Rates for Lifestyle Properties
- 4   Property Assessment for Lifestyle Properties
- 5   Public Transport Maps

Street	Area	TA	Socio-Economic Rating	LV	CV	2023-24 Rate	RFP Proposed Rate	Difference \$	Difference %
Harker Street	Waipawa	CHB	Low	\$ 95,000	\$ 165,000	\$ 160.44	\$ 163.27	\$2.83	1.76%
Sydney Terrace	Takapau	CHB	Low	\$ 290,000	\$ 1,600,000	\$ 657.32	\$ 567.88	(\$89.44)	(13.61%)
McCarthy Terrace	Waipukurau	CHB	Low	\$ 170,000	\$ 330,000	\$ 460.67	\$ 445.22	(\$15.45)	(3.35%)
Keppel Street	Porangahau	CHB	Low	\$ 320,000	\$ 500,000	\$ 319.65	\$ 325.98	\$6.33	1.98%
Blisson Street	Otane	CHB	Low	\$ 275,000	\$ 400,000	\$ 393.46	\$ 371.01	(\$22.45)	(5.71%)
Kiwi Street	Camberley	Hastings	Low	\$ 260,000	\$ 380,000	\$ 615.84	\$ 593.19	(\$22.65)	(3.68%)
Ngahiriwa Place	Fernhill	Hastings	Low	\$ 210,000	\$ 325,000	\$ 425.64	\$ 453.65	\$28.01	6.58%
Massey Street	Akina	Hastings	Low	\$ 395,000	\$ 570,000	\$ 473.80	\$ 466.24	(\$7.56)	(1.60%)
Sussex Street	Mayfair	Hastings	Low	\$ 380,000	\$ 485,000	\$ 455.95	\$ 426.57	(\$29.38)	(6.44%)
Victoria Street	Karamu	Hastings	Low	\$ 172,000	\$ 284,000	\$ 391.06	\$ 321.38	(\$69.68)	(17.82%)
Cartier Crescent	Flaxmere	Hastings	Low	\$ 205,000	\$ 395,000	\$ 342.78	\$ 374.07	\$31.29	9.13%
Dundee Drive	Flaxmere	Hastings	Low	\$ 240,000	\$ 420,000	\$ 366.14	\$ 387.76	\$21.62	5.91%
Canning Road	Camberley	Hastings	Low	\$ 450,000	\$ 590,000	\$ 508.52	\$ 478.97	(\$29.55)	(5.81%)
Hood Street	Mayfair	Hastings	Low	\$ 365,000	\$ 465,000	\$ 444.97	\$ 416.49	(\$28.48)	(6.40%)
Elm Road	Akina	Hastings	Low	\$ 370,000	\$ 530,000	\$ 454.79	\$ 446.39	(\$8.40)	(1.85%)
Carlyle Street	Napier South	Napier	Low	\$ 185,000	\$ 320,000	\$ 296.31	\$ 301.09	\$4.78	1.61%
Barker Road	Marewa	Napier	Low	\$ 235,000	\$ 430,000	\$ 422.03	\$ 424.10	\$2.07	0.49%
Savage Crescent	Marewa	Napier	Low	\$ 220,000	\$ 345,000	\$ 398.88	\$ 378.09	(\$20.79)	(5.21%)
Hallary Crescent	Maraenui	Napier	Low	\$ 190,000	\$ 395,000	\$ 381.97	\$ 402.60	\$20.63	5.40%
Riverbend Road	Onekawa	Napier	Low	\$ 180,000	\$ 285,000	\$ 359.39	\$ 343.66	(\$15.73)	(4.38%)
Trinity Crescent	Pirima	Napier	Low	\$ 220,000	\$ 425,000	\$ 409.59	\$ 420.47	\$10.88	2.66%
Wells Place	Tamatea	Napier	Low	\$ 190,000	\$ 330,000	\$ 373.28	\$ 368.16	(\$5.12)	(1.37%)
Riverbend Road	Onekawa	Napier	Low	\$ 160,000	\$ 335,000	\$ 350.35	\$ 368.83	\$18.48	5.27%
Devon Street	Taradale	Napier	Low	\$ 325,000	\$ 560,000	\$ 510.22	\$ 498.91	(\$11.31)	(2.22%)
Charles Street	Westshore	Napier	Low	\$ 420,000	\$ 590,000	\$ 670.42	\$ 657.80	(\$12.62)	(1.88%)
Kopu Road	Kopu Road	Wairoa	Low	\$ 165,000	\$ 200,000	\$ 231.66	\$ 221.38	(\$10.28)	(4.44%)
Somerville Street	Somerville	Wairoa	Low	\$ 72,000	\$ 128,000	\$ 203.24	\$ 204.30	\$1.06	0.52%
Waitai Road	Wairoa	Wairoa	Low	\$ 1,190,000	\$ 1,590,000	\$ 918.61	\$ 678.69	(\$239.92)	(26.12%)
Putere Road	Raupunga	Wairoa	Low	\$ 120,000	\$ 330,000	\$ 252.73	\$ 256.84	\$4.11	1.62%
Mitchell Road	Wairoa	Wairoa	Low	\$ 150,000	\$ 215,000	\$ 228.85	\$ 223.61	(\$5.24)	(2.29%)
Racecourse Road	Waipukurau	CHB	Medium	\$ 370,000	\$ 1,085,000	\$ 292.43	\$ 427.89	\$135.46	46.32%
Mangakuri Road	Omakere	CHB	Medium	\$ 950,000	\$ 1,540,000	\$ 435.45	\$ 629.56	\$194.11	44.58%
Phillips Street	Tikikino	CHB	High	\$ 225,000	\$ 760,000	\$ 247.09	\$ 375.62	\$128.53	52.02%
Ireland Road	Waipawa	CHB	High	\$ 480,000	\$ 1,290,000	\$ 348.69	\$ 527.99	\$179.30	51.42%
Ireland Road	Waipawa	CHB	High	\$ 400,000	\$ 910,000	\$ 301.52	\$ 390.95	\$89.43	29.66%
Te Mahanga Road	Poukawa	Hastings	High	\$ 860,000	\$ 1,610,000	\$ 457.52	\$ 670.41	\$212.89	46.53%
Heynes Place	Clive	Hastings	High	\$ 475,000	\$ 1,010,000	\$ 601.41	\$ 868.32	\$266.91	44.38%
Apley Road	Puketapu	Hastings	High	\$ 710,000	\$ 1,540,000	\$ 430.01	\$ 603.32	\$173.31	40.30%
Crosses Road	Havelock North	Hastings	High	\$ 1,370,000	\$ 2,340,000	\$ 1,216.54	\$ 1,700.94	\$484.40	39.82%
Tollernache Road	Longlands	Hastings	High	\$ 870,000	\$ 1,710,000	\$ 734.84	\$ 973.08	\$238.24	32.42%
Fairview Place	Havelock North	Hastings	High	\$ 720,000	\$ 1,220,000	\$ 546.68	\$ 670.74	\$124.06	22.69%
Duart Road	Havelock North	Hastings	High	\$ 690,000	\$ 1,140,000	\$ 531.81	\$ 639.75	\$107.94	20.30%
Ikanui Road	Frimley	Hastings	High	\$ 510,000	\$ 1,050,000	\$ 601.64	\$ 717.87	\$116.23	19.32%
Lochhead Street	Mahora	Hastings	High	\$ 495,000	\$ 1,020,000	\$ 580.43	\$ 677.61	\$97.18	16.74%
Emerald Hill	Havelock North	Hastings	High	\$ 790,000	\$ 980,000	\$ 572.21	\$ 588.32	\$16.11	2.82%
Le Quesne Road	Bayview	Napier	High	\$ 460,000	\$ 1,080,000	\$ 357.93	\$ 563.25	\$205.32	57.36%
Meeanee Road	Meeanee	Napier	High	\$ 370,000	\$ 930,000	\$ 513.77	\$ 697.89	\$184.12	35.84%
Hunter Drive	Te Awa	Napier	High	\$ 340,000	\$ 1,080,000	\$ 591.54	\$ 775.38	\$183.84	31.08%
Pelorus Avenue	Poraiti	Napier	High	\$ 340,000	\$ 1,000,000	\$ 580.84	\$ 733.00	\$152.16	26.20%
Jervols Road	Jervoisstown	Napier	High	\$ 620,000	\$ 1,170,000	\$ 687.55	\$ 841.52	\$153.97	22.39%
Bayview Road	Bluff Hill	Napier	High	\$ 710,000	\$ 1,600,000	\$ 637.49	\$ 768.05	\$130.56	20.48%
Harpham Street	Taradale	Napier	High	\$ 305,000	\$ 730,000	\$ 517.21	\$ 587.65	\$70.44	13.62%
Rose Street	Napier South	Napier	High	\$ 310,000	\$ 690,000	\$ 515.81	\$ 566.78	\$50.97	9.88%
Cobden Cres	Napier Hill	Napier	High	\$ 345,000	\$ 680,000	\$ 399.46	\$ 433.24	\$33.78	8.46%
Golding Road	Taradale	Napier	High	\$ 360,000	\$ 680,000	\$ 553.80	\$ 564.79	\$10.99	1.98%
Mitchell Road	Wairoa	Wairoa	Medium	\$ 210,000	\$ 750,000	\$ 279.86	\$ 326.22	\$46.36	16.57%
S H/way 2	Wairoa	Wairoa	Medium	\$ 485,000	\$ 1,070,000	\$ 415.42	\$ 448.58	\$33.16	7.98%
Fraser Street	Wairoa	Wairoa	Medium	\$ 125,000	\$ 360,000	\$ 232.21	\$ 249.83	\$17.62	7.59%
The Crescent	Wairoa	Wairoa	Medium	\$ 320,000	\$ 750,000	\$ 307.76	\$ 330.45	\$22.69	7.37%
Hedley Place	Wairoa	Wairoa	Medium	\$ 138,000	\$ 315,000	\$ 232.50	\$ 241.90	\$9.40	4.04%

Legend	
Low	Low Socio Economic Bracket
Medium	Second highest Socio Economic Bracket
High	Highest Socio Economic Bracket

*Note - The NZ Index of Deprivation map was used to indicate the lower or higher socio-economic brackets. In zones where there were no higher brackets, staff reverted to the highest level available in that zone. Properties were then chosen by random by looking at street addresses in that zone.

Sustainable Land Management, Biodiversity/Biosecurity rates

Notes for the modelling:

Residential property type is based on information provided from QV. These would be based off of roll numbers within the footprint identified for the Primary Production Pest. The general is split over 73K rate payers whereas the targeted rate is split by those in the identified footprint =19K.

Assumptions:

- General rate calculated on CV
- Targeted rate calculated on LV
- Used the updated footprint from Primary Production Pest and removed the 4ha threshold

All modelling excluded the Primary Production Pest dollar values (separated in the bottom table)

TA	Property Type	Sustainable Land Management 75 GR/25 TR Average \$		Sustainable Land Management 90 GR/10 TR Average \$		Sustainable Land Management R&F \$		Biodiversity/Biosecurity 75 GR/25 TR Average \$		Biodiversity/Biosecurity 90 GR/10 TR Average \$		Biodiversity/Biosecurity R&F \$	
		Average General	Average Targeted	Average General	Average Targeted	Average General	Average Targeted	Average General	Average Targeted	Average General	Average Targeted	Average General	Average Targeted
Central Hawkes Bay	Commercial/Industrial	\$ 31.55	\$ 26.90	\$ 37.85	\$ 10.76	\$ 42.06	-	\$ 20.02	\$ 17.07	\$ 24.02	\$ 6.83	\$ 26.69	-
Central Hawkes Bay	Residential	\$ 28.78	\$ 14.72	\$ 34.54	\$ 5.89	\$ 38.38	-	\$ 18.27	\$ 5.34	\$ 21.92	\$ 3.74	\$ 24.36	-
Central Hawkes Bay	Rural	\$ 104.74	\$ 90.58	\$ 125.68	\$ 36.23	\$ 139.65	-	\$ 66.47	\$ 57.49	\$ 79.76	\$ 23.00	\$ 88.63	-
Hastings	Commercial/Industrial	\$ 119.24	\$ 132.51	\$ 143.09	\$ 53.00	\$ 158.99	-	\$ 75.68	\$ 84.10	\$ 90.81	\$ 33.64	\$ 100.90	-
Hastings	Residential	\$ 34.07	\$ 30.77	\$ 40.86	\$ 12.31	\$ 45.42	-	\$ 21.62	\$ 19.53	\$ 25.94	\$ 7.81	\$ 28.83	-
Hastings	Rural	\$ 114.47	\$ 100.76	\$ 137.37	\$ 40.30	\$ 152.63	-	\$ 72.65	\$ 63.94	\$ 87.18	\$ 25.58	\$ 96.87	-
Napier	Commercial/Industrial	\$ 82.16	\$ 30.62	\$ 98.59	\$ 12.25	\$ 109.55	-	\$ 52.14	\$ 19.43	\$ 62.57	\$ 7.77	\$ 69.52	-
Napier	Residential	\$ 35.07	\$ 34.00	\$ 42.08	\$ 13.60	\$ 46.76	-	\$ 22.26	\$ 21.58	\$ 26.71	\$ 8.63	\$ 29.68	-
Napier	Rural	\$ 97.78	\$ 33.33	\$ 117.34	\$ 13.33	\$ 130.37	-	\$ 62.06	\$ 21.15	\$ 74.47	\$ 8.46	\$ 82.74	-
Rangitikei	Rural	\$ 902.53	\$ 893.37	\$ 1,083.03	\$ 357.34	\$ 1,203.37	-	\$ 572.78	\$ 566.97	\$ 687.34	\$ 226.80	\$ 763.71	-
Wairoa	Commercial/Industrial	\$ 15.75	\$ 14.65	\$ 18.90	\$ 5.85	\$ 21.00	-	\$ 10.00	\$ 9.30	\$ 12.00	\$ 3.72	\$ 13.33	-
Wairoa	Residential	\$ 14.40	\$ 12.74	\$ 17.28	\$ 5.10	\$ 19.20	-	\$ 9.14	\$ 8.09	\$ 10.97	\$ 3.24	\$ 12.19	-
Wairoa	Rural	\$ 41.09	\$ 44.54	\$ 49.31	\$ 17.81	\$ 54.79	-	\$ 26.08	\$ 28.26	\$ 31.29	\$ 11.31	\$ 34.77	-

	Rate Type	2023/24 Actual \$	Proposed RFP \$	90/10 \$	75/25 \$
Sustainable Land	Targeted	\$ 1,000,290	-	\$ 400,116	\$ 1,000,290
Sustainable Land	General	\$ 3,000,871	\$ 4,001,161	\$ 3,601,045	\$ 3,000,871
Primary Production Pest	Targeted	-	\$ 1,019,561	\$ 1,019,561	\$ 1,019,561
Primary Production Pest	General	-	-	-	-
Biodiversity/Biosecurity	Targeted	\$ 2,695,991	-	\$ 253,932	\$ 634,831
Biodiversity/Biosecurity	100% GR Funded	\$ 2,701,985	\$ 2,701,985	\$ 2,701,985	\$ 2,701,985
Biodiversity/Biosecurity	General	\$ 862,895	\$ 2,539,324	\$ 2,285,392	\$ 1,904,493

*Totals exclude GST

R&F modelling numbers are based on updated information so may differ from the modelling presented as part of R&F workshops



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Sample properties for comparison of rates

Comparison of rates on specific commercial/industrial properties

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Napier Hotel		Emerson Street Napier		Lyndon Road Hastings	
Details for comparison								
Capital value (CV)			3,550,000		2,440,000		8,270,000	
Land value (LV)			1,630,000		920,000		1,990,000	
Area (hectares)			0.4011		0.0401		0.3220	
Ratio (CV/LV)			2.18		2.65		4.16	
Description of rates			\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	463.74	837.17	261.74	575.41	416.11	1,530.92
UAGC fixed amount	Fixed	Fixed	65.89	65.89	131.78	65.89	65.89	65.89
Total general funded rates			529.63	903.06	393.52	641.30	482.00	1,596.81
HPFCS F1 Direct	CV	CV	377.01	328.02	-	-	692.20	764.15
HPFCS F2 Indirect	CV	CV	92.66	79.17	63.68	54.41	169.54	184.42
D1 Karamū & Tributaries	Area	CV	-	-	-	-	306.66	625.21
Public Transport	LV	CV	358.27	284.17	202.22	195.32	321.39	662.00
Central Stream/Drains	CV	Move to GR	4.97	-	3.42	-	9.10	-
Sustainable Homes	LV	LV	65.36	49.93	36.89	28.18	58.71	60.96
Economic Development	CV	CV	1014.24	624.80	697.11	429.44	1,860.75	1,455.52
Meeanee Napier Puketapu	Area	CV	332.19	353.58	-	-	-	-
Coastal Hazards	Fixed	Fixed	3.27	3.27	6.54	6.54	3.27	3.27
Emergency Management	Fixed	Fixed	43.96	43.96	87.92	87.92	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	110.00	110.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	62.59	62.59	35.33	35.33	76.42	76.42
Total targeted rates			2,409.52	1,884.49	1,243.11	947.14	3,597.00	3,930.91
TOTAL RATES			2,939.15	2,787.55	1,636.63	1,588.44	4,079.00	5,527.72
Dollar increase/(decrease)				(151.60)	(48.19)		1,448.72	
Percentage increase/(decrease)				(5%)	(3%)		36%	

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

Comparison of rates on specific commercial/industrial properties (continued)

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Hastings Industrial		Hastings Shop		Waipukurau Office		Wairoa Shops	
Details for comparison										
Capital value (CV)			5,090,000		880,000		295,000		310,000	
Land value (LV)			1,450,000		780,000		90,000		280,000	
Area (hectares)			0.4708		0.0941		0.0717		0.2022	
Ratio (CV/LV)			3.51		1.13		3.28		1.11	
Description of rates			\$	\$	\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	303.20	942.25	163.10	162.90	20.91	60.16	60.26	58.12
UAGC fixed amount	Fixed	Fixed	65.89	65.89	65.89	65.89	65.89	65.89	65.89	65.89
Total general funded rates			369.09	1,008.14	228.99	228.79	86.80	126.05	126.15	124.01
HPFCS F1 Direct	CV	CV	426.03	470.32	73.66	81.31	-	-	-	-
HPFCS F2 Indirect	CV	CV	104.35	113.51	18.04	19.62	-	-	-	-
D1 Karamū & Tributaries	Area	CV	-	384.80	120.20	66.53	-	-	-	-
D2 Karamū & Tributaries	Area	Merge	893.93	-	-	-	-	-	-	-
Public Transport	LV	CV	234.18	407.45	125.97	70.44	-	-	-	-
Central Stream/Drains	CV	Move to GR	5.60	-	0.97	-	0.35	-	-	-
Sustainable Homes	LV	LV	42.78	44.42	23.01	23.89	-	-	-	-
Economic Development	CV	CV	1,145.25	895.84	198.00	154.88	73.87	51.92	71.36	54.56
Upper Tukituki Scheme	LV	CV	-	-	-	-	3.54	4.04	-	-
Coastal Hazards	Fixed	Fixed	3.27	3.27	3.27	3.27	-	-	-	-
Wairoa River Scheme	CV	Move to GR	-	-	-	-	-	-	20.74	-
Emergency Management	Fixed	Fixed	43.96	43.96	43.96	43.96	43.96	43.96	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	55.68	55.68	29.95	29.95	3.46	3.46	10.75	10.75
Total targeted rates			3,010.03	2,474.25	692.03	548.85	180.18	158.38	201.81	164.27
TOTAL RATES			3,379.12	3,482.39	921.02	777.64	266.98	284.43	327.96	288.28

Dollar increase/(decrease)	103.27	(143.38)	17.45	(39.68)
Percentage increase/(decrease)	3%	(16%)	7%	(12%)

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

Comparison of rates on specific residential properties

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Napier Hill		Napier South		Flaxmere		Havelock North	
Details for comparison										
Capital value (CV)			1,510,000		760,000		385,000		1,530,000	
Land value (LV)			470,000		325,000		128,000		720,000	
Area (hectares)			0.0760		0.0650		0.000		0.0777	
Ratio (CV/LV)			3.21		2.34		3.01		2.13	
Description of rates			\$	\$	\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	133.72	356.09	92.46	179.23	26.76	71.27	150.55	283.23
UAGC fixed amount	Fixed	Fixed	65.89	65.89	65.89	65.89	65.89	65.89	65.89	65.89
Total general funded rates			199.61	421.98	158.35	245.11	92.65	137.16	216.44	349.12
HPFCS F1 Direct	CV	CV	-	-	80.71	70.22	32.22	35.57	-	-
HPFCS F2 Indirect	CV	CV	39.41	33.67	19.84	16.95	7.89	8.59	31.37	34.12
Di (N) Meeanee Puketapu	Area	CV	-	-	66.24	75.70	-	-	-	-
Public Transport	LV	CV	103.31	120.87	71.44	60.84	20.67	30.82	116.28	122.47
Central Stream/Drains	CV	Move to GR	2.11	-	1.06	-	0.42	-	1.68	-
Karamū & Tributaries	Area	CV	-	-	-	-	19.72	29.11	-	115.67
Karamū Drainage	Fixed	Merge	-	-	-	-	-	-	12.89	-
Karamū Enhancement	Fixed	Merge	-	-	-	-	-	-	12.02	-
Coastal Hazards	Fixed	Fixed	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27
Sustainable Homes	LV	LV	18.85	14.40	13.03	9.96	3.78	3.92	21.24	22.06
Economic Development	Fixed	Fixed	11.58	12.69	11.58	12.69	11.58	12.69	11.58	12.69
Emergency Management	Fixed	Fixed	43.96	43.96	43.96	43.96	43.96	43.96	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	18.05	18.05	12.48	12.48	4.92	4.92	27.65	27.65
Total targeted rates			295.54	301.91	378.61	361.07	203.43	227.85	336.94	436.89
TOTAL RATES			495.15	723.89	536.96	606.19	296.08	365.01	553.38	786.01
Dollar increase/(decrease)				228.74	69.23		68.93		232.63	
Percentage increase/(decrease)				46%	13%		23%		42%	

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

Comparison of rates on specific residential properties (continued)

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Taradale		Hastings		Wairoa		Central Hawke’s Bay	
Details for comparison										
Capital value (CV)			740,000		900,000		350,000		810,000	
Land value (LV)			430,000		550,000		175,000		380,000	
Area (hectares)			0.1105		0.1012		0.1832		0.1407	
Ratio (CV/LV)			1.72		1.64		2.00		2.13	
Description of rates			\$	\$	\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	122.34	174.51	115.01	166.61	37.66	65.62	88.27	165.19
UAGC fixed amount	Fixed	Fixed	65.89	65.89	65.89	65.89	65.89	65.89	65.89	65.89
Total general funded rates			188.23	240.40	180.90	232.50	103.55	131.51	154.16	231.08
HPFCS F1 Direct	CV	CV	78.59	68.38	75.33	83.16	-	-	-	-
HPFCS F2 Indirect	CV	CV	19.31	16.50	18.45	20.07	-	-	-	-
D1 (N) Meeanee Puketapu	Area	CV	87.63	73.70	-	-	-	-	-	-
Public Transport	LV	CV	94.51	59.24	88.83	72.04	-	-	-	-
Central Stream/Drains	CV	Move to GR	1.04	-	0.99	-	-	-	0.97	-
Wairoa Rivers/Streams	CV	Move to GR	-	-	-	-	23.42	-	-	-
UTTFCs	LV	CV	-	-	-	-	-	-	14.93	11.10
D2 Karamū & Tributaries	Area	CV	-	-	84.76	68.04	-	-	-	-
Coastal Hazards	Fixed	Fixed	3.27	3.27	3.27	3.27	-	-	-	-
Sustainable Homes	LV	LV	17.24	13.17	16.23	16.85	-	-	-	-
Economic Development	Fixed	Fixed	11.58	12.69	11.58	12.69	11.58	12.69	11.58	12.69
Emergency Management	Fixed	Fixed	43.96	43.96	43.96	43.96	43.96	43.96	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	16.51	16.51	21.12	21.12	6.72	6.72	14.59	14.59
Total targeted rates			428.64	362.42	419.52	396.20	140.68	118.37	141.03	137.34
TOTAL RATES			616.87	602.82	600.42	628.70	244.23	249.88	295.19	368.42

Dollar increase/(decrease)

(14.05)

28.28

5.65

73.23

Percentage increase/(decrease)

(2%)

5%

2%

25%

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

Comparison of rates on specific rural properties

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	
			Hastings Pastoral		Hastings Pastoral		Hastings Horticultural		Hastings Forestry		
Details for comparison											
Capital value (CV)			7,060,000		8,790,000		3,740,000		3,710,000		
Land value (LV)			6,200,000		7,860,000		1,900,000		3,500,000		
Area (hectares)			436.55		610.86		9.84		318.97		
Ratio (CV/LV)			1.14		1.12		1.97		1.06		
Description of rates			\$	\$	\$	\$	\$	\$	\$	\$	
General rate (GR)	LV	CV	1,296.42	1,306.93	1,643.53	1,627.18	397.29	692.34	731.85	686.78	
UAGC fixed amount	Fixed	Fixed	65.89	65.89	197.67	197.67	65.89	65.89	65.89	65.89	
Total general funded rates			1,362.31	1,372.82	1,841.20	1,824.85	463.18	758.23	797.74	752.67	
HPFCS F2 Direct	CV	CV	-	-	-	-	313.04	345.58	-	-	
HPFCS F2 Indirect	CV	CV	144.73	157.44	180.20	196.02	76.67	83.40	76.06	82.73	
Central Stream/Drains	CV	CV	7.77	-	9.67	-	4.11	-	4.08	-	
Primary Production Pest	-	LV	-	341.45	-	432.87	-	104.64	-	192.75	
Plant Pest	Area	Move to GR	271.11	-	219.84	-	6.11	-	198.09	-	
Animal Pest Rate	Area	Move to GR	1,227.06	-	995.03	-	27.67	-	896.58	-	
Sustainable Land Management	Area	Move to GR	580.25	-	470.53	-	13.09	-	423.97	-	
Land Research and Monitoring Science	-	LV	-	106.64	-	135.19	-	32.68	-	60.20	
Water Quality	-	LV	-	212.66	-	269.60	-	65.17	-	120.05	
Karamu & Tributaries Dge D2 - Urban	Area	CV	-	-	-	-	292.79	282.74	-	-	
Pōrangahau Flood	LV	Move to GR	-	-	-	-	-	-	-	-	
Coastal Hazards	Fixed	Fixed	3.27	3.27	9.81	9.81	3.27	3.27	3.27	3.27	
Economic Development	Fixed	CV	11.58	190.62	34.74	237.33	11.58	100.98	11.58	100.17	
Emergency Management	Fixed	Fixed	43.96	43.96	131.88	131.88	43.96	43.96	43.96	43.96	
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	165.00	165.00	55.00	55.00	55.00	55.00	
Regional Cyclone Recovery	LV	LV	238.08	238.08	301.82	301.82	72.96	72.96	134.40	134.40	
Total targeted rates			2,582.81	1,349.12	2,518.52	1,879.52	920.25	1,190.38	1,846.99	792.53	
TOTAL RATES			3,945.12	2,721.94	4,359.72	3,704.37	1,383.43	1,948.61	2,644.73	1,545.20	
Dollar increase/(decrease)				(1,223.18)		(655.35)		565.18		(1,099.53)	
Percentage increase/(decrease)				(31%)		(15%)		41%		(42%)	

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

Comparison of rates on specific rural properties (continued)

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Hastings Special Livestock		Napier Horticultural		Central HB Dairy		Central HB Pastoral	
Details for comparison										
Capital value (CV)			3,500,000		1,850,000		7,330,000		4,010,000	
Land value (LV)			3,170,000		1,650,000		6,050,000		3,280,000	
Area (hectares)			188.78		14.74		252.19		282.98	
Ratio			1.10		1.12		1.21		1.22	
Description of rates			\$	\$	\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	662.85	647.91	469.43	436.27	1,405.42	1,494.90	761.94	817.81
UAGC fixed amount	Fixed	Fixed	65.89	65.89	65.89	65.89	65.89	65.89	65.89	65.89
Total general funded rates			728.74	713.80	535.32	502.16	1,471.31	1,560.79	827.83	883.70
HPFCS F2 Direct	CV	CV	-	-	196.47	170.94	-	-	-	-
HPFCS F2 Indirect	CV	CV	71.75	78.05	48.29	41.26	-	-	-	-
Public Transport	LV	CV	-	-	-	148.09	-	-	-	-
Central Stream/Drains	CV	CV	3.85	-	2.59	-	8.80	-	4.81	-
Primary Production Pest	-	LV	-	174.58	-	-	-	333.19	-	180.64
Plant Pest	Area	Move to GR	117.24	-	9.15	-	156.61	-	175.74	-
Animal Pest Rate	Area	Move to GR	530.63	-	41.43	-	708.85	-	795.40	-
Sustainable Land Management	Area	Move to GR	250.92	-	19.59	-	335.20	-	376.12	-
Land Research and Monitoring Science	-	LV	-	54.52	-	-	-	104.06	-	56.42
Water Quality	-	LV	-	108.73	-	-	-	207.52	-	112.50
Brookfields & Awatoto Dge		CV	-	-	1,385.67	1,535.50	-	-	-	-
Pōrangahau Flood	LV	Move to GR	-	-	-	-	-	-	196.14	-
UTTFCs	LV	CV	-	-	-	-	143.45	60.58	-	-
Coastal Hazards	Fixed	Fixed	3.27	3.27	3.27	3.27	-	-	-	-
Economic Development	Fixed	CV	11.58	94.50	11.58	49.95	11.58	197.91	11.58	108.27
Emergency Management	Fixed	Fixed	43.96	43.96	43.96	43.96	43.96	43.96	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	121.73	121.73	63.36	63.36	232.32	232.32	125.95	125.95
Total targeted rates			1,209.93	734.34	1,880.36	2,111.33	1,695.77	1,234.54	1,784.70	682.74
TOTAL RATES			1,938.67	1,448.14	2,415.68	2,613.49	3,167.08	2,795.33	2,612.53	1,566.44
Dollar increase/(decrease)				(490.53)		197.81		(371.75)		(1,046.09)
Percentage increase/(decrease)				(25%)		8%		(12%)		(40%)

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

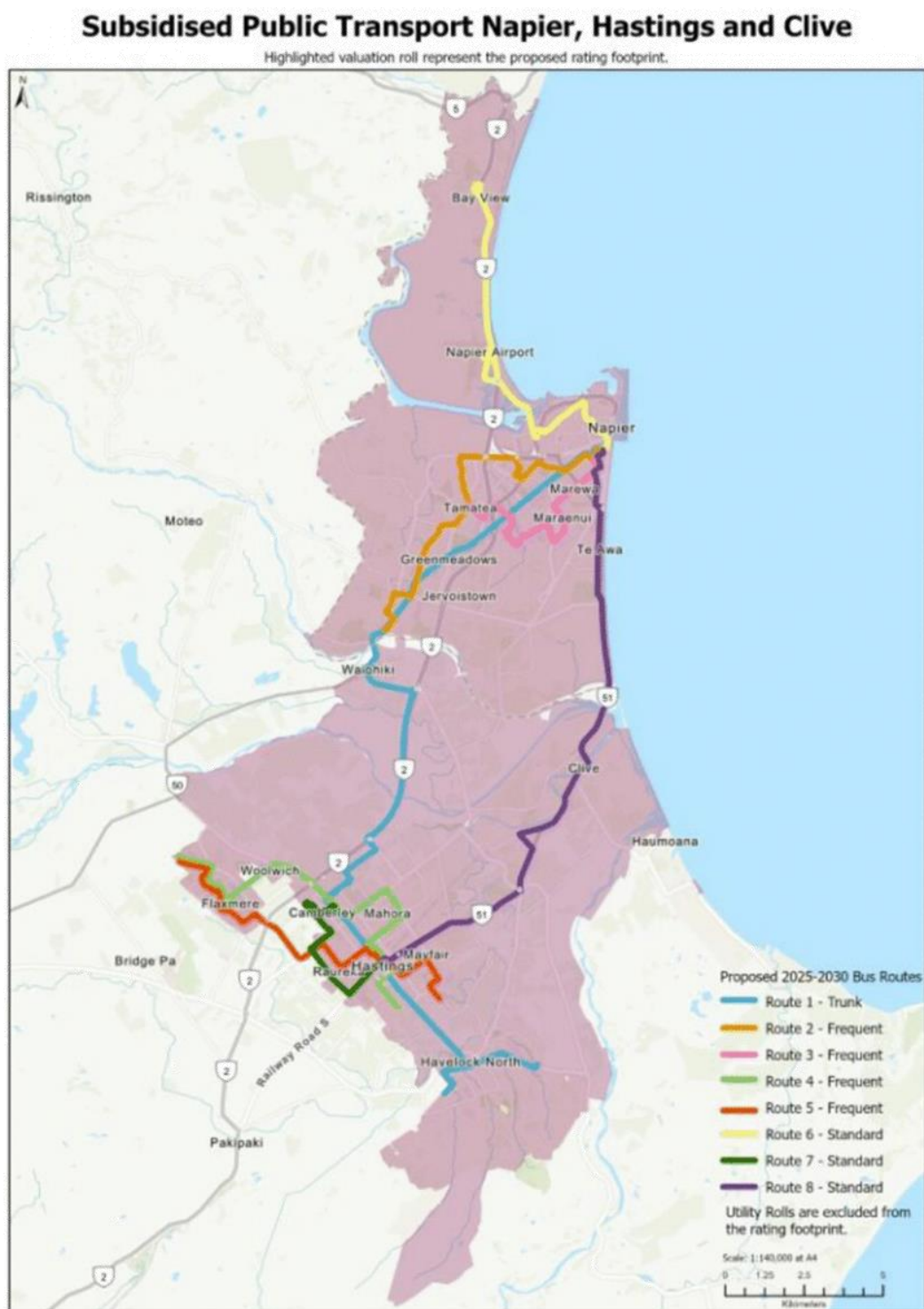
Comparison of rates on specific lifestyle properties (continued)

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed	2023-24 current	2023-24 proposed
			Hastings Lifestyle		Wairoa Lifestyle		CHB Lifestyle	
Capital value (CV)			634,000		463,000		290,000	
Land value (LV)			630,000		455,000		285,000	
Area (hectares)			0.79		5.77		5.56	
Ratio (CV/LV)			1.01		1.01		1.01	
Description of rates			\$	\$	\$	\$	\$	\$
General rate (GR)	LV	CV	131.73	117.36	97.92	86.81	66.21	59.14
UAGC fixed amount	Fixed	Fixed	65.89	65.89	65.89	65.89	65.89	65.89
Total general funded rates			197.62	183.25	163.81	152.70	132.10	125.03
Central Stream/Drains	CV	CV	0.70	-	-	-	0.35	-
Primary Production Pests	-	LV	-	34.84	-	25.17	-	15.76
Plant Pest	Area	Move to GR		-	3.58	-	3.45	-
Animal Pest Rate	Area	Move to GR		-	16.22	-	15.62	-
Sustainable Land Management	Area	Move to GR		-	7.67	-	7.39	-
Land Research and Monitoring Science	LV	LV	-	10.84	-	7.83	-	4.90
Water Quality	LV	LV	-	21.61	-	15.61	-	9.78
HPFCS Indirect	CV	CV	13.00	14.14	-	-	-	-
Coastal Erosion	Fixed	Fixed	3.27	3.27	-	-	-	-
Wairoa Rivers & Streams	CV	Move to GR	-	-	30.97	-	-	-
Economic Development	Fixed	CV	11.58	12.69	11.58	12.69	11.58	12.69
Emergency Management	Fixed	Fixed	43.96	43.96	43.96	43.96	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00	55.00	55.00	55.00	55.00
Regional Cyclone Recovery	LV	LV	24.19	24.19	17.47	17.47	10.94	10.94
Total targeted rates			151.70	220.54	186.45	177.71	148.29	153.03
TOTAL RATES			349.32	403.79	350.26	330.41	280.39	278.06
Dollar increase/(decrease)				54.47		(19.85)		(2.33)
Percentage increase/(decrease)				15.5%		(5.70%)		(0.85%)

Note: The above rates are based on the 2023-2024 values of sample properties chosen and are indicative of the impacts of the proposed changes.

	Rating basis Current	Rating basis Proposed	2023-24 current	2023-24 proposed
10950-00402				
<i>Details for comparison</i>				
Capital value (CV)			690,000	
Land value (LV)			325,000	
Area (hectares)			2.012	
Ratio (CV/LV)			2.12	
<i>Description of rates</i>			\$	\$
General rate (GR)	LV	CV	75.50	140.72
UAGC fixed amount	Fixed	Fixed	65.89	65.89
Total general funded rates			141.39	206.61
Primary Production Pest	-	LV	-	17.90
UTTFCs	LV	CV	127.53	405.33
Central Stream/Drains	CV	Move to GR	0.83	-
Economic Development	Fixed	Fixed	11.58	12.69
Land Research & Monitoring	-	LV	-	5.59
Water Quality	-	LV	-	11.15
Emergency Management	Fixed	Fixed	43.96	43.96
Regional Cyclone Recovery	SUIP	SUIP	55.00	55.00
Regional Cyclone Recovery	LV	LV	12.48	12.48
Total targeted rates			251.38	564.09
TOTAL RATES			392.77	770.70

PT Map with Proposed 2025-2030 Bus Routes



PT Map with Existing Bus Routes Overlaid

