

EXAMPLES OF IMPACT OF RATING PROPOSALS

For years ending 30 June 2025

Location		Land Value	Capital Value	Forecast 2023/24	Actual 2022/23	Difference	%
KOITIATA							
Koitiata	Rapaki Street	\$270,000	\$430,000	\$2,190	\$1,872	\$318	17%
Koitiata	Omanu Street	\$250,000	\$370,000	\$2,054	\$1,757	\$297	17%
Koitiata	Wainui Street	\$250,000	\$320,000	\$1,940	\$1,667	\$273	16%
Koitiata	Wainui Street	\$260,000	\$650,000	\$2,690	\$2,271	\$420	18%
Koitiata	Rapaki Street	\$270,000	\$510,000	\$2,372	\$2,026	\$345	17%
TAIHAPE COMMERCIAL							
Taihape	Hautapu Street	\$96,000	\$96,000	\$3,305	\$2,941	\$364	12%
Taihape	Hautapu Street	\$96,000	\$220,000	\$3,607	\$3,148	\$459	15%
Taihape	Huia Street	\$205,000	\$330,000	\$4,159	\$3,800	\$360	9%
Taihape	Hautapu Street	\$108,000	\$435,000	\$4,415	\$3,979	\$437	11%
Taihape	Huia Street	\$220,000	\$540,000	\$4,387	\$3,767	\$620	16%
Taihape	Tui Street	\$175,000	\$720,000	\$7,034	\$6,329	\$705	11%
Taihape	Mataroa Road	\$470,000	\$1,730,000	\$7,288	\$6,989	\$298	4%
TAIHAPE NON-COMMERCIAL							
Taihape	Aldridge Terrace	\$45,000	\$105,000	\$3,143	\$2,856	\$288	10%
Taihape	Lark Street	\$130,000	\$133,000	\$1,681	\$1,532	\$149	10%
Taihape	Achilles Drive	\$70,000	\$225,000	\$3,582	\$3,170	\$412	13%
Taihape	Kakapo Place	\$50,000	\$320,000	\$3,798	\$3,299	\$499	15%
Taihape	Titi Street	\$100,000	\$510,000	\$4,230	\$3,569	\$661	19%
Taihape	Kiwi Road	\$160,000	\$610,000	\$4,457	\$3,697	\$760	21%
Taihape	Kokako Street	\$190,000	\$730,000	\$4,730	\$3,864	\$866	22%
Taihape	Hospital Road	\$130,000	\$960,000	\$5,252	\$4,185	\$1,067	26%
Taihape	Kokako Street	\$250,000	\$1,090,000	\$5,548	\$4,365	\$1,183	27%
HUNTERVILLE COMMERCIAL							
Hunterville	Bruce Street	\$80,000	\$130,000	\$2,264	\$1,999	\$265	13%
Hunterville	Milne Street	\$215,000	\$260,000	\$2,581	\$2,128	\$452	21%
Hunterville	Milne Street	\$250,000	\$360,000	\$2,824	\$2,500	\$325	13%

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HUNTERVILLE NON-COMMERCIAL							
Huntermville	Kotukutuku Road	\$56,000	\$230,000	\$1,735	\$1,577	\$159	10%
Huntermville	Wilson Road	\$88,000	\$330,000	\$2,697	\$2,243	\$454	20%
Huntermville	Paraekaretu Street	\$102,000	\$425,000	\$2,913	\$2,499	\$413	17%
Huntermville	Paraekaretu Street	\$205,000	\$600,000	\$3,310	\$2,821	\$490	17%
MARTON COMMERCIAL							
Marton	Hair Street	\$190,000	\$325,000	\$3,811	\$3,418	\$393	11%
Marton	Wellington Road	\$120,000	\$455,000	\$4,128	\$3,638	\$489	13%
Marton	Wellington Road	\$420,000	\$540,000	\$4,335	\$3,900	\$435	11%
Marton	Morris Street	\$155,000	\$680,000	\$4,676	\$4,244	\$432	10%
Marton	High Street	\$410,000	\$800,000	\$5,821	\$5,305	\$516	10%
MARTON INDUSTRIAL							
Marton	Wellington Road	\$200,000	\$230,000	\$3,579	\$3,115	\$464	15%
Marton	Wellington Road	\$390,000	\$680,000	\$4,676	\$4,822	-\$146	-3%
Marton	Broadway	\$320,000	\$800,000	\$5,253	\$4,689	\$563	12%
MARTON NON-COMMERCIAL							
Marton	Kereru Court	\$160,000	\$160,000	\$1,742	\$1,570	\$172	11%
Marton	Alexandra Street	\$140,000	\$265,000	\$3,621	\$3,137	\$484	15%
Marton	French Street	\$150,000	\$365,000	\$3,848	\$3,548	\$300	8%
Marton	Oxford Street	\$230,000	\$465,000	\$4,075	\$3,753	\$322	9%
Marton	Pukepapa Road	\$145,000	\$565,000	\$4,302	\$3,805	\$498	13%
Marton	Kereru Court	\$160,000	\$665,000	\$4,530	\$4,139	\$391	9%
BULLS COMMERCIAL							
Bulls	High Street	\$165,000	\$240,000	\$3,603	\$3,239	\$365	11%
Bulls	Bridge Street	\$155,000	\$355,000	\$3,884	\$3,569	\$314	9%
Bulls	Bridge Street	\$220,000	\$460,000	\$4,140	\$3,693	\$446	12%
Bulls	Bridge Street	\$290,000	\$780,000	\$5,204	\$4,800	\$404	8%
Bulls	Bridge Street	\$265,000	\$1,690,000	\$7,422	\$7,003	\$420	6%
BULLS NON-COMMERCIAL							
Bulls	Criterion Street	\$95,000	\$285,000	\$3,666	\$3,188	\$478	15%

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Bulls	Taumaihi Street	\$160,000	\$385,000	\$3,893	\$3,419	\$474	14%
Bulls	Watson Street	\$185,000	\$480,000	\$4,109	\$3,638	\$472	13%
Bulls	Bridge Street	\$285,000	\$590,000	\$4,359	\$3,895	\$465	12%
Bulls	Bridge Street	\$135,000	\$680,000	\$4,564	\$4,113	\$451	11%
Bulls	George Street	\$200,000	\$770,000	\$4,768	\$4,318	\$450	10%
Bulls	Daniell Street	\$990,000	\$1,420,000	\$6,246	\$5,192	\$1,054	20%
TURAKINA							
Turakina	State Highway 3	\$95,000	\$265,000	\$1,815	\$1,302	\$513	39%
Turakina	State Highway 3	\$90,000	\$360,000	\$2,031	\$1,680	\$351	21%
Turakina	Ratana Road	\$200,000	\$460,000	\$2,258	\$1,911	\$347	18%
Turakina	Haunui Road	\$100,000	\$550,000	\$2,463	\$2,116	\$346	16%
RĀTANA							
Rātana	Seamer Street	\$84,000	\$140,000	\$3,628	\$3,447	\$181	5%
Rātana	Tamariki Lane	\$71,000	\$238,000	\$3,850	\$3,421	\$429	13%
Rātana	Ihipera-Koria Street	\$84,000	\$365,000	\$4,139	\$3,640	\$500	14%
RURAL NORTH							
Rural North	Moawhango Valley Road	\$200,000	\$525,000	\$2,458	\$1,716	\$742	43%
Rural North	Manui Road	\$1,180,000	\$1,430,000	\$4,515	\$3,794	\$721	19%
Rural North	State Highway 1	\$1,350,000	\$1,630,000	\$4,970	\$4,180	\$790	19%
Rural North	Pukenaua Road	\$1,630,000	\$1,710,000	\$5,151	\$4,706	\$445	9%
Rural North	Otaihape Valley Road	\$1,920,000	\$2,100,000	\$6,038	\$5,387	\$651	12%
Rural North	Tuhoe Road	\$1,840,000	\$2,300,000	\$6,492	\$5,939	\$553	9%
Rural North	Ridge Road South	\$2,130,000	\$2,475,000	\$6,890	\$4,796	\$2,094	44%
Rural North	Spooners Hill Road	\$2,364,000	\$2,700,000	\$7,401	\$6,332	\$1,069	17%
Rural North	State Highway 1	\$2,500,000	\$2,930,000	\$7,924	\$7,686	\$238	3%
Rural North	Kakariki Road	\$2,390,000	\$3,020,000	\$8,129	\$7,956	\$173	2%
Rural North	Koeke Road	\$2,800,000	\$3,420,000	\$9,038	\$8,264	\$774	9%
Rural North	State Highway 1	\$2,770,000	\$3,520,000	\$9,265	\$8,907	\$359	4%
Rural North	Taihape-Napier Road	\$3,750,000	\$3,880,000	\$10,031	\$8,842	\$1,189	13%
MANGAWEKA							
Mangaweka	Broadway	\$78,000	\$175,000	\$1,828	\$1,537	\$291	19%
Mangaweka	Te Kapua Road	\$64,000	\$215,000	\$2,825	\$2,415	\$410	17%

Location		Land Value	Capital Value	Forecast 2023/24	Actual 2022/23	Difference	%
Mangaweka	State Highway 1	\$78,000	\$285,000	\$3,718	\$3,209	\$509	16%
Mangaweka	Kawakawa Street	\$64,000	\$340,000	\$3,843	\$3,324	\$519	16%
Mangaweka	State Highway 1	\$56,000	\$340,000	\$3,109	\$2,672	\$438	16%
RURAL SOUTH							
Rural South	Colemans Road	\$490,000	\$900,000	\$3,258	\$2,926	\$333	11%
Rural South	Mchardie Road	\$400,000	\$900,000	\$3,258	\$2,951	\$307	10%
Rural South	Somersal Lane	\$540,000	\$1,210,000	\$3,963	\$3,748	\$215	6%
Rural South	Makirikiri Road	\$610,000	\$1,500,000	\$4,622	\$3,761	\$861	23%
Rural South	Santoft Road	\$1,270,000	\$1,500,000	\$4,622	\$4,223	\$399	9%
Rural South	Milne Street	\$1,330,000	\$1,530,000	\$5,762	\$5,541	\$221	4%
Rural South	Kakariki Road	\$600,000	\$1,750,000	\$5,190	\$4,917	\$273	6%
Rural South	Parewanui Road	\$1,350,000	\$1,750,000	\$5,190	\$4,929	\$261	5%
Rural South	Makirikiri Road	\$1,180,000	\$1,860,000	\$5,440	\$5,109	\$331	6%
Rural South	Fern Flats Road	\$1,740,000	\$2,070,000	\$5,917	\$5,752	\$166	3%
Rural South	Jeffersons Line	\$1,900,000	\$2,300,000	\$6,440	\$6,432	\$8	0%
Rural South	Makirikiri Road	\$1,870,000	\$2,400,000	\$6,667	\$6,522	\$145	2%
Rural South	Whales Line	\$2,240,000	\$2,620,000	\$7,167	\$7,113	\$54	1%
Rural South	Wanganui Road	\$2,580,000	\$2,701,000	\$7,352	\$7,242	\$110	2%
Rural South	Mt Curl Road	\$2,550,000	\$2,720,000	\$7,395	\$7,087	\$307	4%
Rural South	State Highway 1	\$2,530,000	\$3,220,000	\$8,531	\$8,526	\$5	0%
RURAL LARGE DAIRY/PASTORAL							
Rural North	State Highway 1	\$9,470,000	\$10,700,000	\$26,797	\$23,778	\$3,019	13%
Rural North	Te Moehau Road	\$18,300,000	\$19,900,000	\$48,919	\$41,938	\$6,981	17%
Rural North	Taihape-Napier Road	\$36,200,000	\$40,000,000	\$100,666	\$81,356	\$19,309	24%
Rural North	Taihape-Napier Road	\$41,950,000	\$46,070,000	\$109,611	\$81,343	\$28,268	35%
Rural North	Taihape-Napier Road	\$45,486,000	\$52,034,000	\$123,166	\$116,667	\$6,499	6%
RURAL SOUTH INDUSTRIAL							
Rural South	Wanganui Road	\$65,000	\$80,000	\$1,408	\$1,200	\$208	17%
Rural South	Calico Line	\$325,000	\$370,000	\$3,186	\$2,710	\$476	18%
Rural South	Tutaenui Road	\$430,000	\$560,000	\$4,383	\$3,927	\$456	12%
Rural South	Bridge Street	\$370,000	\$670,000	\$4,486	\$3,821	\$665	17%
Rural South	Bridge Street	\$900,000	\$1,100,000	\$5,534	\$3,821	\$1,713	45%