

DRAFT RATES INFORMATION 2026/27



FIND OUT MORE IN THE LONG TERM PLAN 2024/34
SECTION 6 - RATES PAGES 196-254

This document provides supporting information for the
Annual Plan 2026/27 Consultation Document



FUNDING IMPACT STATEMENT (WHOLE OF COUNCIL)

Please note that all figures in this document have been rounded to the nearest \$1,000.

(ALL IN \$000S)	LONG TERM PLAN		ANNUAL PLAN
	2025/26	2026/27	2026/27
SOURCES OF OPERATING FUNDING			
General rates, UAGC's, rates penalties	8,343	9,075	8,283
Targeted rates	34,447	41,725	41,868
Subsidies and grants for operating purposes	8,385	8,613	9,799
Fees and charges	6,624	6,844	6,373
Interest and dividends from investments	1,697	1,774	1,371
Fuel tax, infringement fees and other receipts	1,709	1,746	1,747
TOTAL SOURCES OF OPERATING FUNDING	61,204	69,778	69,441
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	50,174	50,733	54,545
Finance costs	8,680	10,367	6,998
Other operating funding applications	-	-	-
TOTAL APPLICATIONS OF OPERATING FUNDING	58,854	61,101	61,542
SURPLUS (DEFICIT) OF OPERATING FUNDING	2,351	8,677	7,899

(ALL IN \$000S)	LONG TERM PLAN		ANNUAL PLAN
	2025/26	2026/27	2026/27
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	8,780	10,513	8,418
Development and financial contributions	-	-	-
Increase (decrease) in debt	32,137	22,691	49,434
(Debt repayments)	-	-	-
Gross proceeds from sale of development property	-	-	-
Other dedicated capital funding	-	-	-
TOTAL SOURCES OF CAPITAL FUNDING	40,917	33,204	57,852
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure to meet additional demand	252	240	363
Capital expenditure to improve the level of service	8,072	2,523	14,611
Capital expenditure to replace existing assets	33,468	37,862	49,215
(Increase) decrease in reserves	1,114	1,580	(215)
(Increase) decrease of investments	361	(323)	1,777
TOTAL APPLICATIONS OF CAPITAL FUNDING	43,267	41,881	65,751
SURPLUS (DEFICIT) OF CAPITAL FUNDING	(2,351)	(8,677)	(7,899)
FUNDING BALANCE	-	-	-

DETAILED DESCRIPTION OF RATE FUNDING MECHANISMS

COUNCIL SETS THE FOLLOWING RATES FOR THE YEAR COMMENCING 1 JULY 2026 AND ENDING 30 JUNE 2027 IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT 2002 AND THE LOCAL GOVERNMENT (RATING) ACT 2002.

ALL MONETARY VALUES DISCLOSED ARE INCLUSIVE OF GST.

DEFINITIONS

UAGC - A 'Uniform Annual General Charge' is a rate set at a fixed amount across the district and which every rateable SUIP pays.

SUIP - A 'separately used or inhabited part' of a rating unit includes any portion separately inhabited or used by the owner, or any portion separately inhabited or used by person/s other than the owner who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are provided by the owner for rental (or other form of occupation) on an occasional or long-term basis to someone other than the owner.

Where the owner of a rating unit resides on the rating unit and operates a business (or other non-residential undertaking) from a separate part of the rating unit (which would otherwise meet the above definition), the following exceptions apply to the above definition:

- For the purposes of targeted rates for local roading, new footpaths, community boards, community facilities, community projects, West Otago Health Trust services and Stormwater, the definition of separately used or inhabited part excludes those separately used parts that are used for non-residential purposes.

- For the purposes of the water and wastewater targeted rates, the definition of a separately used or inhabited part is limited to any separately used or inhabited part of a rating unit which has a separate bathroom and kitchen (being self-contained cooking facilities) or has an additional water or wastewater connection.

EXAMPLES OF SEPARATELY USED OR INHABITED PARTS INCLUDE:

- A. Each separate shop or business activity on a rating unit is considered a separately used or inhabited part.
- B. Each dwelling, flat, or additional rentable unit (attached or not attached) on a residential property which is let for three months or more (in total) of the year to persons other than immediate family members is a separately inhabited part of a rating unit.
- C. Each separate residential or non-residential uses undertaken on a separate part of a rating unit and which is in addition to a rating unit's principal use will be considered an additional separately used or inhabited part.
- D. Individually tenanted flats, including retirement units, apartments, and town houses (attached or not attached) or multiple dwellings on Māori freehold land are separately inhabited parts.
- E. Each dwelling, flat, or additional rentable unit on a property is a separately inhabited part of a rating unit.

F. For rural properties, each residential dwelling is considered a separately used or inhabited part and each additional non-residential separately used part is considered an additional separately used or inhabited part.

'On demand' water supply - A supply which is available on demand directly from the point of supply subject to the agreed level of service.

'Restricted' water supply - A type of water supply connection where a small flow is supplied through a flow control device, and storage is provided by the customer to cater for the customer's demand fluctuations.

The Council is not inviting lump sum contributions in respect of any targeted rates.

Water Connected - Any rating unit that is supplied by the water supply system.

Water Serviceable - Any rating unit that is not supplied but is capable of being supplied by the water supply system.

Wastewater Connected - Any rating unit that is connected to the public wastewater system.

Wastewater Serviceable - Any rating unit that is not connected to a public sewer but is capable of being serviced by the wastewater system.

UNIFORM ANNUAL GENERAL CHARGE (UAGC)

Council sets a 'UAGC' of \$886.90 on each rateable separately used or inhabited part of a rating unit (SUIP) in the district. The activities that the UAGC is used to fund, as well as the income sources that offset the UAGC, are outlined in the table on this page.

The amount to be collected is \$9,816,000.

ACTIVITY	AMOUNT (\$) PER UAGC	TOTAL AMOUNT TO BE COLLECTED (\$)
Animal Control	9.70	107,500
Cemeteries	28.20	312,200
Civil Defence & Emergency Services	5.90	65,200
Clutha Recreation Centre	11.60	128,300
Council	178.90	1,979,600
Culture	28.90	319,800
Community Support	50.70	560,700
Economic Development	88.80	982,800
Environmental Health	11.40	126,100
Halls and community centres	43.20	478,400
isite	40.00	442,500
Main street improvements	12.60	139,200
Parks, reserves, sportsgrounds and playgrounds	95.30	1,054,800
Public Conveniences	53.90	596,100
Rural Fire	0.70	7,700
Community libraries	264.10	2,923,100
Swimming pools	96.40	1,067,000
Waste minimisation	31.70	351,100
SUB TOTAL	1,052.00	11,642,100
INCOME		
Property	1.70	19,300
General - Petrol Tax and investment income	136.80	1,514,000
Other Income	26.50	292,800
SUB TOTAL	165.00	1,826,100
TOTAL	886.90	9,816,000

COMMUNITY BOARDS

Council sets 'Community Board' rates to fund the cost of its two community boards and local projects within the community board areas (as per attached maps). The rates are set as a fixed amount per rateable separately used or inhabited part of a rating unit (SUIP) within each community board area as per the table above.

COMMUNITY BOARD TARGETED RATE

	AMOUNT (\$ PER SUIP)	TOTAL AMOUNT TO BE COLLECTED (\$)
West Otago Community Board	96.80	124,100
Lawrence/Tuapeka Community Board	173.10	160,000
TOTAL		284,100

WEST OTAGO HEALTH TRUST

Council sets a targeted rate per rateable separately used or inhabited part of a rating unit (SUIP) for those within the West Otago Health Trust service catchment area, which mirrors the West Otago Community Board boundaries. The rate is set to fund repayment of loans taken out for Council's grant to West Otago Health for the construction of their facility in Tapanui.

The rate is set as a fixed amount of \$100.30 per SUIP. The total amount to be collected is \$129,800.

WASTEWATER UPGRADE SUPPORT

Council sets a 'District Wastewater Upgrade Support' rate on every rateable rating unit in the district. This will be used to fund 10% of capital costs of treatment upgrades, investigations into establishing new wastewater schemes and reticulation extensions and improving wastewater disposal from existing systems. The rate is 0.002451 cents per \$1 of capital value. The amount to be collected is \$257,300.

DISTRICT-WIDE FACILITIES

Council sets a 'District-wide Facilities' rate on every rateable rating unit in the district. This will fund approximately 50% of the costs of public toilets.

The rate is 0.005680 cents per \$1 of capital value.

The amount to be collected is \$596,200.

PLANNING/REGULATORY

Council sets a 'Planning/Regulatory' rate on every rateable rating unit in the district. This will part-fund resource management, building control, compliance and liquor licensing. The rate is 0.020526 cents per \$1 of capital value.

The amount to be collected is \$2,154,300.

DISTRICT ROADING

Council sets a ‘District Roading’ rate on every rateable rating unit in the district. The rate is 0.031446 cents per \$1 of capital value and funds approximately 37% of Council’s share of the cost of providing, operating and managing the local roading network, including roads, bridges, streetscapes and footpaths.

The amount to be collected is \$3,300,500

LOCAL ROADING

Council sets ‘Local Roading’ Rates on every rateable rating unit in the district. This rate funds approximately 63% of Council’s share of roading costs, including construction and maintenance of roads and footpaths within a locality/rating area.

The rates include a fixed amount and land value based component. The fixed charge component will be charged per SUIP and will be differentiated based on the location of the rating unit, with the urban fixed charge being higher due to additional sealing in urban areas. The land value component will be differentiated based on location as per the table on this page.

The amount to be collected is \$5,652,400.

LOCAL ROADING TARGETED RATE

	AMOUNT PER SUIP (\$)	CENTS PER \$ OF LAND VALUE	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha	61.30	0.10025	424,400
Clinton	61.30	0.19857	40,700
Heriot	61.30	0.04228	7,400
Kaitangata	61.30	0.22649	115,600
Kaka Point	61.30	0.04329	47,400
Lawrence	61.30	0.09271	73,100
Milton	61.30	0.05883	166,200
Owaka	61.30	0.16386	42,600
Papatowai	61.30	0.04068	13,800
Pounawea	61.30	0.04029	14,300
Stirling	61.30	0.10920	30,900
Taieri Mouth	61.30	0.02618	42,800
Tapanui	61.30	0.08279	63,900
Waihola	61.30	0.01692	31,900
Rural	58.30	0.07392	4,537,400
TOTAL			5,652,400

NEW FOOTPATHS

Council sets ‘New Footpath Rates’ to fund repayment of loans taken out to provide new footpaths. The total to be collected is \$198,400.

The rates are set as a fixed amount per separately used or inhabited part of a rating unit (SUIP) in each local roading rating area as per the table on this page and differentiated based on the location of the rating unit.

NEW FOOTPATHS TARGETED RATE

	AMOUNT PER SUIP (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha	40.80	92,600
Kaitangata	13.70	6,300
Kaka Point	22.80	6,600
Lawrence	9.90	3,800
Milton	66.10	74,800
Owaka	10.50	2,200
Stirling	48.60	7,600
Tapanui	9.20	4,500
TOTAL		198,400

URBAN WATER SUPPLY

This rate funds the provision of reticulated potable water supplies to urban areas.

Council sets a targeted rate for customers who receive potable water from an 'on demand' supply and a targeted rate for customers who receive potable water from a 'restricted' supply.

The rate is set as a fixed charge per SUIP. These rates will be differentiated based on whether the SUIP is connected to the service, or is available but the SUIP is not actually connected i.e. serviceable SUIP (50% of the fixed charge per connected SUIP).

The final determination of these rates will also include operating and capital costs for the water supply activity.

'On demand' water rates will be charged for each serviced or serviceable SUIP to an unrestricted water supply.

Restricted water rates will be charged to a serviced or serviceable SUIP where a small flow is supplied through a flow control device, and storage is provided by the customer to cater for the customer's demand fluctuations.

The restricted rate will be set at 85% of the 'on demand' rate.

The total amount to be collected is \$9,657,000.

The rate for each scheme is shown in the table on this page.

URBAN WATER SUPPLY TARGETED RATE

	AMOUNT PER CONNECTED SUIP (\$)	AMOUNT PER SERVICEABLE SUIP (\$)	SCHEME TYPE	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha	1667.00	833.50	On-demand	3,829,800
Benhar	1667.00	-	On-demand	88,300
Clinton	1416.90	708.45	Restricted	262,100
Kaitangata	1667.00	833.50	On-demand	743,500
Kaka Point	1416.90	708.45	Restricted	371,200
Lawrence	1667.00	833.50	On-demand	666,800
Milton	1667.00	833.50	On-demand	1,807,800
Owaka	1416.90	708.45	Restricted	351,400
Stirling	1667.00	833.50	On-demand	268,400
Tapanui	1667.00	833.50	On-demand	884,400
Waiholā	1416.90	708.45	Restricted	383,300
TOTAL				9,657,000

RURAL WATER SCHEMES

Council sets 'Rural Water Scheme' rates to fund the operation, maintenance and capital expenditure for individual rural water schemes areas that are primarily for stock but also for domestic consumption (as per attached maps). The total amount to be collected is \$11,711,100. The rate is set as a fixed amount for each unit (one m3 of water per day) of water supplied and differentiated based on the scheme, as per the table on this page.

RURAL WATER SCHEME TARGETED RATE

	AMOUNT PER UNIT SUPPLIED (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Balmoral/Tuapeka	1031.20	3,970,000
Clydevale/Pomahaka	570.20	1,436,400
Glenkenich	649.20	1,325,600
Moa Flat	453.50	1,206,200
North Bruce	594.20	1,143,300
Richardson	592.60	1,515,800
South Bruce	339.60	521,300
Waipahi	398.20	352,800
Wangaloa	569.30	239,700
TOTAL		11,711,100

WASTEWATER

This rate funds the provision of sewage reticulation and treatment facilities.

Council sets a targeted uniform wastewater rate for each separately used or inhabited part of a rating unit (SUIP) that is either connected to one of the following schemes, or for which a connection is available.

These rates will be differentiated based on whether the SUIP is connected to the service, or is available but the SUIP is not actually connected i.e. serviceable SUIP (50% of the fixed charge per connected SUIP).

The total amount to be collected is \$5,466,400.

The rate for each scheme is shown in the table on this page.

WASTEWATER TARGETED RATE

	AMOUNT PER CONNECTED SUIP (\$)	AMOUNT PER SERVICEABLE SUIP (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha (including Benhar)	937.60	468.80	2,158,300
Clinton	937.60	468.80	173,900
Heriot	937.60	-	71,300
Kaitangata	937.60	468.80	385,800
Kaka Point	937.60	468.80	254,000
Lawrence	937.60	468.80	337,100
Milton (including Tokoiti)	937.60	468.80	1,029,900
Owaka (including Pounaweia)	937.60	468.80	228,700
Stirling	937.60	468.80	141,100
Tapanui	937.60	468.80	449,500
Waihola	937.60	468.80	236,800
TOTAL			5,466,400

WASTEWATER LOAN RATES

Council sets 'Wastewater Loan' rates to repay loans taken out to fund the capital cost of certain sewerage schemes. The rates are set on all rating units in the scheme areas set out in the table on this page, that did not elect to make a lump sum contribution and are set as an amount per separately used or inhabited part of a rating unit (SUIP) and differentiated based on the scheme and location of the rating unit.

The total amount to be collected is \$48,200. The rate for each scheme is shown in the table on this page.

STORMWATER

This rate is for the provision of stormwater reticulation and minor stormwater works.

Council sets targeted stormwater rates for each separately used or inhabited part of a rating unit (SUIP) that is either provided with a full stormwater service, or for which a limited service is available (50% of full service charge).

The total amount to be collected is \$2,891,600. The rate for each scheme is shown in the table on this page.

WASTE MANAGEMENT

Council sets a 'Waste Management' rate to fund waste collection and disposal services. This rate is set as a fixed amount per standard service provided to a rating unit (a standard service is one pair of bins per SUIP) charge of \$394.30 per pair of wheelie bins provided to each SUIP.

The amount to be collected is \$2,554,700.

WASTEWATER CAPITAL TARGETED LOAN RATE

	AREA A AMOUNT PER CONNECTED SUIP (\$)	AREA B AMOUNT PER SERVICEABLE SUIP (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Benhar	894.00	814.10	32,900
Tokoiti	745.10	588.80	15,300
TOTAL			48,200

STORMWATER TARGETED RATE

	AMOUNT PER SERVICED SUIP (\$)	AMOUNT PER LIMITED SERVICE (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha	501.90	250.95	1,033,900
Clinton	501.90	250.95	93,600
Kaitangata	501.90	250.95	37,400
Kaka Point	501.90	250.95	216,100
Lawrence	501.90	250.95	132,300
Milton	501.90	250.95	174,700
Owaka	501.90	250.95	499,600
Tapanui	501.90	250.95	104,900
Heriot	501.90	250.95	49,200
Pounawea	501.90	250.95	73,500
Stirling	501.90	250.95	117,200
Taieri Mouth	501.90	250.95	232,900
Waiholā	501.90	250.95	126,300
TOTAL			2,891,600

COMMUNITY FACILITIES

Council sets a 'Community Facilities' targeted rate on all rateable rating units in the district. This rate is used to fund approximately 50% of swimming pools, halls, community centres, parks, reserves, sportsgrounds, playgrounds, Cross Recreation Centre, and approximately 80% of the local share of main street improvements.

The amount to be collected is \$3,127,800.

The rates are set as a fixed charge per SUIP and differentiated based on location (as per attached maps). The charges are per the table on this page.

COMMUNITY FACILITIES TARGETED RATE

	AMOUNT PER SUIP (\$)	TOTAL AMOUNT TO BE COLLECTED (\$)
Clinton	95.80	58,700
Lawrence-Tuapeka	164.00	153,100
Lower Clutha	417.60	1,915,400
Bruce	312.90	859,900
Catlins	64.20	61,500
West Otago	64.20	79,200
TOTAL		3,127,800

VOLUNTARY TARGETED RATES

Council sets targeted rates for rating units in the Clutha District that are part of a Voluntary Targeted Rating Scheme. These schemes provide a way for ratepayers in the Clutha District to pay for the cost of additional services provided specifically to them.

These voluntary targeted rates are subject to an agreement between the ratepayer and Council, and the application of a specified interest rate, over a specified timeframe (currently between 3 & 5 years). The rate is set as a targeted rate for each rating unit in the Clutha District Voluntary Targeted Rate Scheme. Use of this rate is currently suspended pending legal review.

INDEX OF MAPS

THE FOLLOWING MAPS OF RATING AREAS ARE ATTACHED:

1. Lawrence/Tuapeka Community Board Rating Area
2. West Otago Community Board Rating Area
(West Otago Health Trust)
3. Local Roding Rating Area – Balclutha
4. Local Roding Rating Area – Clinton
5. Local Roding Rating Area – Heriot
6. Local Roding Rating Area – Kaitangata
7. Local Roding Rating Area – Kaka Point
8. Local Roding Rating Area – Lawrence
9. Local Roding Rating Area – Milton
10. Local Roding Rating Area – Owaka
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12. Local Roding Rating Area – Pounawea
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18. New Footpaths Rating Area – Balclutha
19. New Footpaths Rating Area – Clinton
20. New Footpaths Rating Area – Kaitangata
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23. New Footpaths Rating Area – Milton
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27. New Footpaths Rating Area – Waiholā
28. Sewerage Loan Rate Area – Benhar Area A
29. Sewerage Loan Rate Area – Benhar Area B
30. Sewerage Loan Rate Area – Tokoiti Area A
31. Sewerage Loan Rate Area – Tokoiti Area B
32. Community Rating Area – Community Services Rate Areas
33. Community Rating Area – Community Facilities Rate Areas
34. Rural Water Schemes Rating Areas

**MAP 1: LAWRENCE TUAPEKA COMMUNITY BOARD
RATING AREA**



**MAP 2: WEST OTAGO COMMUNITY BOARD/WEST OTAGO
HEALTH TRUST RATING AREA**



MAP 3: BALCLUTHA LOCAL ROADING RATING AREA



MAP 4: CLINTON LOCAL ROADING RATING AREA



MAP 5: HERIOT LOCAL ROADING RATING AREA



MAP 6: KAITANGATA LOCAL ROADING RATING AREA



MAP 7: KAKA POINT LOCAL ROADING RATING AREA



MAP 8: LAWRENCE LOCAL ROADING RATING AREA



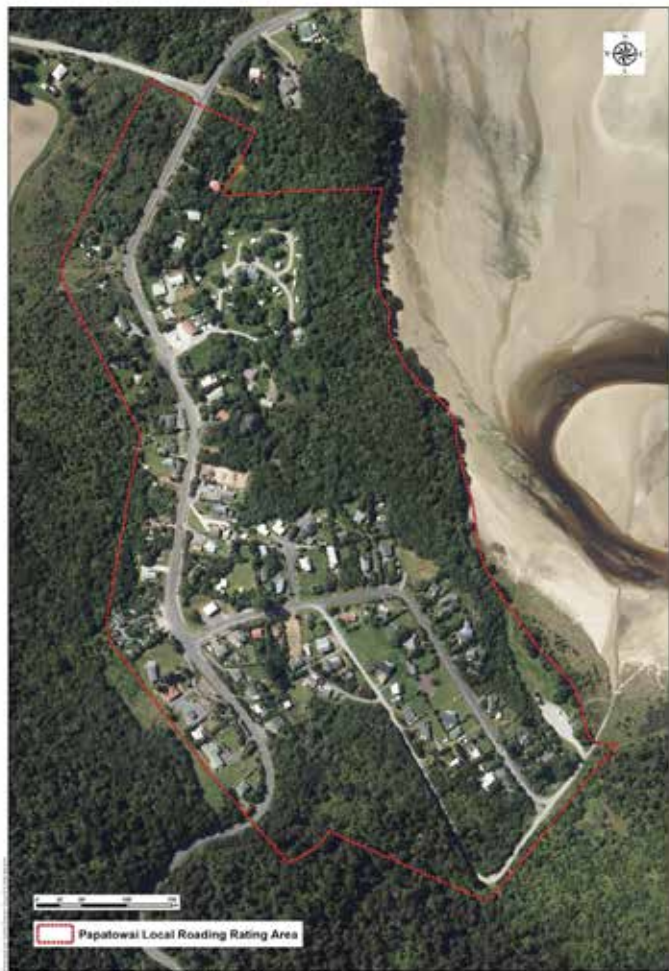
MAP 9: MILTON LOCAL ROADING RATING AREA



MAP 10: OWAKA LOCAL ROADING RATING AREA



MAP 11: PAPATOWAI LOCAL ROADING RATING AREA



MAP12: POUNAWEA LOCAL ROADING RATING AREA



MAP 13: STIRLING LOCAL ROADING RATING AREA



MAP14: TAIERI MOUTH LOCAL ROADING RATING AREA



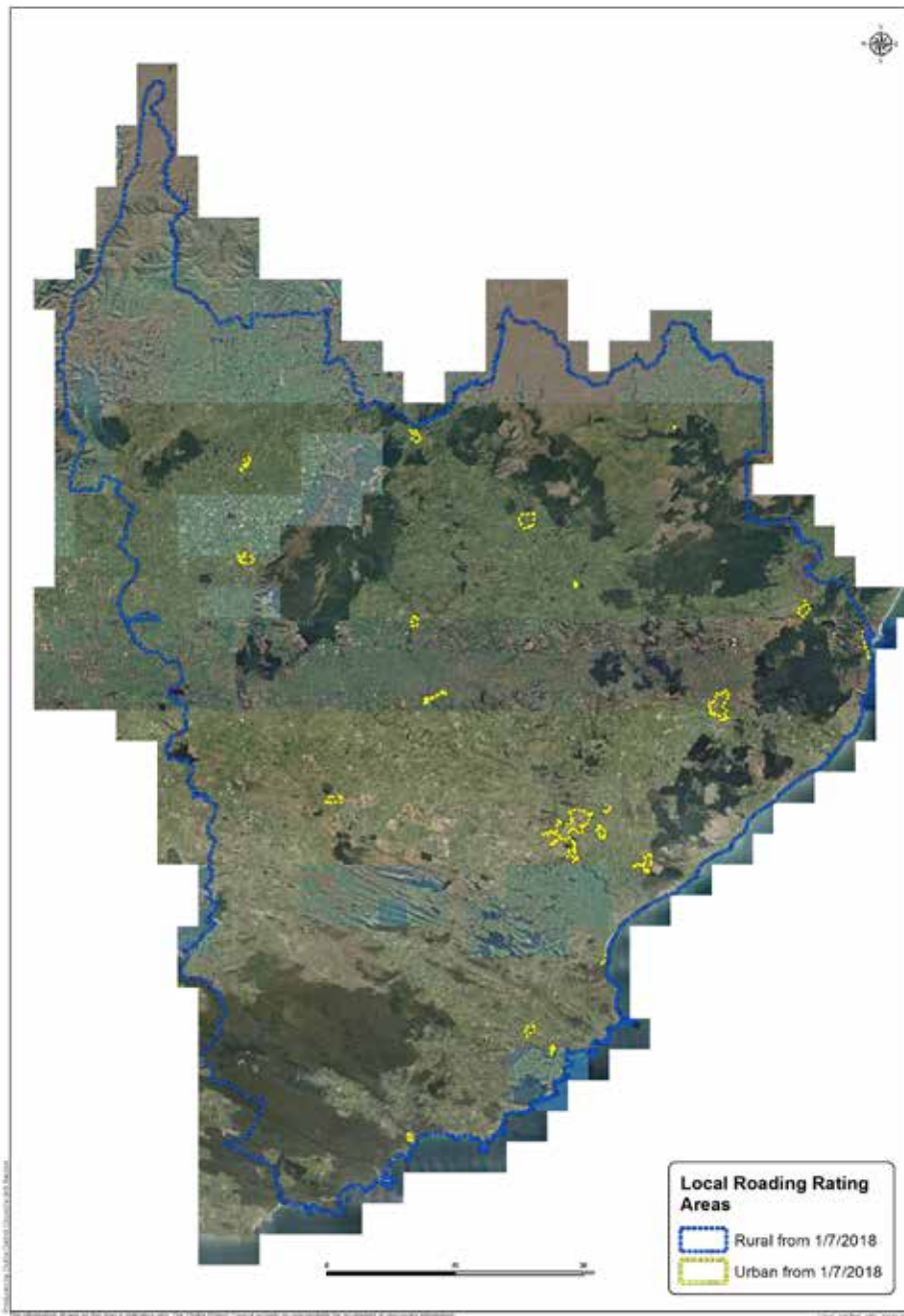
MAP15: TAPANUI LOCAL ROADING RATING AREA



MAP 16: WAIHOLA LOCAL ROADING RATING AREA



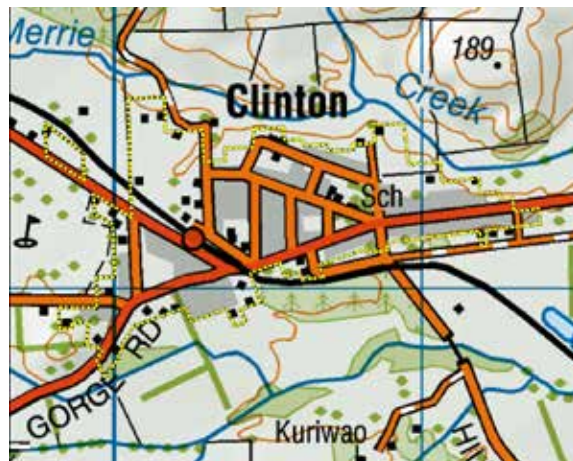
MAP 17: RURAL LOCAL ROADING RATING AREA



MAP 18: BALCLUTHA FOOTPATH RATING AREA



MAP 19: CLINTON FOOTPATH RATING AREA



MAP 20: KAITANGATA FOOTPATH RATING AREA



MAP 21: KAKA POINT FOOTPATH RATING AREA



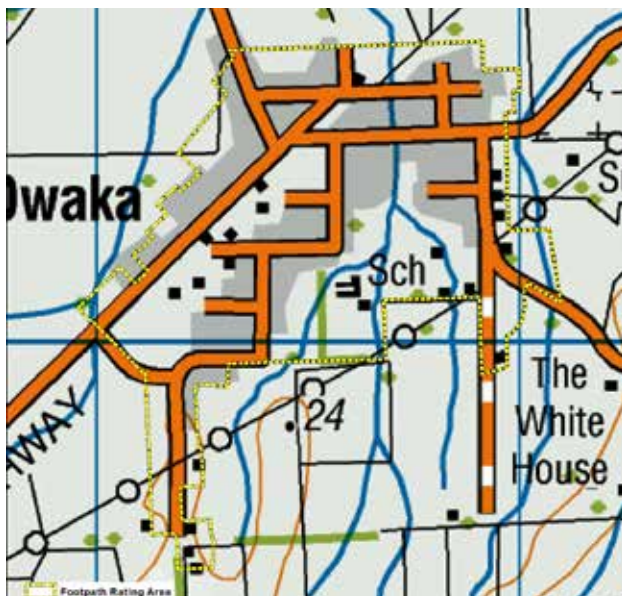
MAP 22: LAWRENCE FOOTPATH RATING AREA



MAP 23: MILTON FOOTPATH RATING AREA



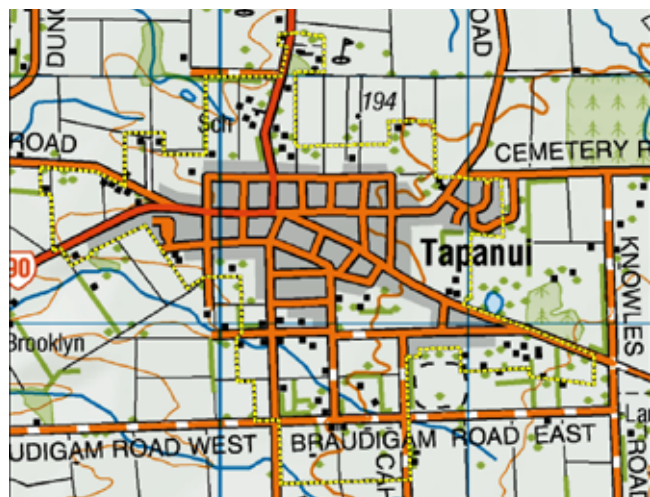
MAP 24: OWAKA FOOTPATH RATING AREA



MAP 25: STIRLING FOOTPATH RATING AREA



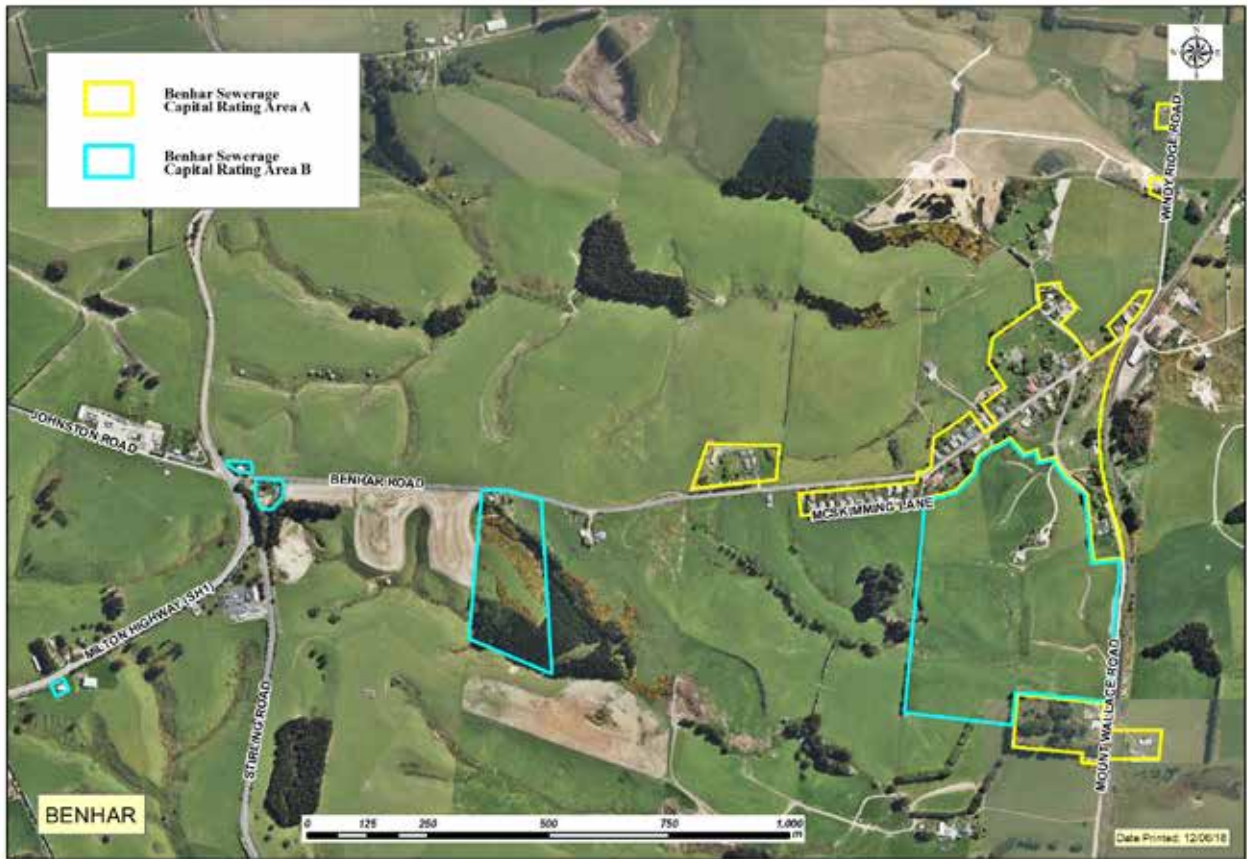
MAP 26: TAPANUI FOOTPATH RATING AREA



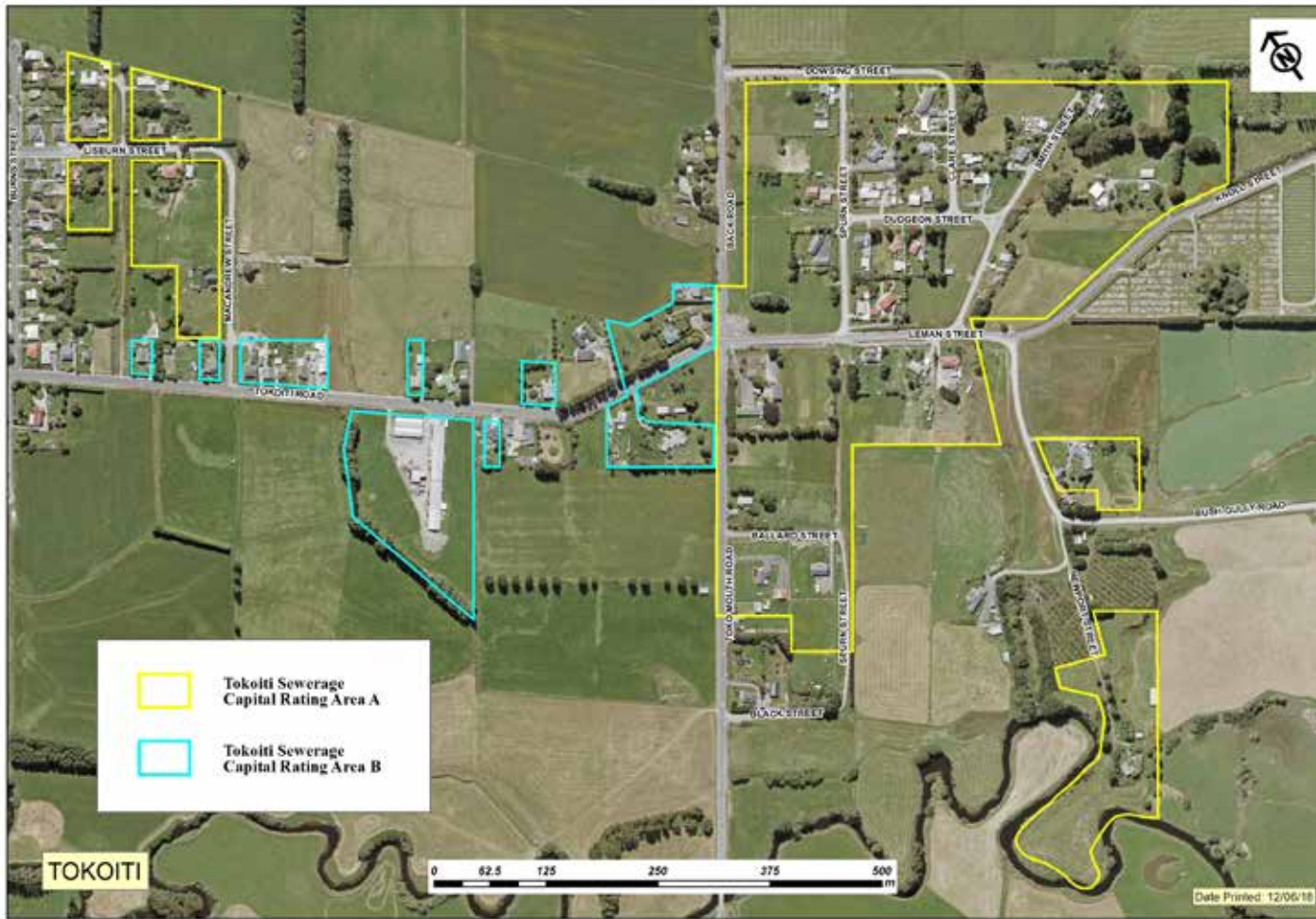
MAP 27: WAIHOLA FOOTPATH RATING AREA



MAP 28 AND 29: BENHAR SEWERAGE CAPITAL RATING AREAS A & B



MAP 30 AND 31 : TOKOITI SEWERAGE CAPITAL RATING AREAS A & B



MAP 32: COMMUNITY SERVICES RATE AREAS



MAP 33: COMMUNITY FACILITIES RATE AREAS



MAP 34: RURAL WATER SCHEME RATING AREAS



RATES EXAMPLES

RESIDENTIAL - BALCLUTHA

Land Value \$105,000 Capital Value \$370,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	325	376	324
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	100	102	106
TOTAL	4,062	4,852	5,235

INFORMATION ABOUT THESE RATES EXAMPLES

Council splits the district into different areas for some rates depending on the range and cost of services in each of these areas.

These examples provide an indication of how rates are expected to change based on actual properties within the rating areas.

Note that all costs are presented GST inclusive.

Others include planning and regulatory services, sewerage upgrade support and community board rates (where applicable).

RESIDENTIAL - CLINTON

Land Value \$50,000 Capital Value \$205,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	227	264	225
WATER, SEWERAGE & STORMWATER	1,862	2,448	2,856
COMMUNITY FACILITIES	91	90	96
SOLID WASTE	369	479	394
OTHER	56	56	59
TOTAL	3,455	4,208	4,517

RESIDENTIAL - KAITANGATA

Land Value \$75,000 Capital Value \$220,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	318	370	314
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	60	61	63
TOTAL	4,014	4,805	5,182

RATES EXAMPLES

RESIDENTIAL - KAKA POINT

Land Value \$275,000 Capital Value \$560,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	383	449	379
WATER, SEWERAGE & STORMWATER	1,862	2,448	2,856
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	152	154	160
TOTAL	3,999	4,799	5,095

RESIDENTIAL - OWAKA

Land Value \$66,000 Capital Value \$325,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	285	332	282
WATER, SEWERAGE & STORMWATER	1,862	2,448	2,856
COMMUNITY FACILITIES	62	62	64
SOLID WASTE	369	479	394
OTHER	88	89	93
TOTAL	3,516	4,280	4,577

RESIDENTIAL - LAWRENCE

Land Value \$119,000 Capital Value \$325,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	287	334	284
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	169	168	164
SOLID WASTE	369	479	394
OTHER	259	256	266
TOTAL	3,968	4,733	5,101

RESIDENTIAL - MILTON

Land Value \$140,000 Capital Value \$415,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	332	384	340
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	264	431	313
SOLID WASTE	369	479	394
OTHER	112	139	119
TOTAL	3,963	4,929	5,160

RATES EXAMPLES

RESIDENTIAL - STIRLING

Land Value \$105,000 Capital Value \$460,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	373	433	369
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	125	127	132
TOTAL	4,135	4,933	5,306

RESIDENTIAL - TAPANUI

Land Value \$68,000 Capital Value \$340,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	236	274	234
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	67	66	64
SOLID WASTE	369	479	394
OTHER	280	275	294
TOTAL	3,837	4,590	4,980

RESIDENTIAL - TAIERI MOUTH

Land Value \$425,000 Capital Value \$860,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	448	528	443
WATER, SEWERAGE & STORMWATER	309	509	502
COMMUNITY FACILITIES	264	431	313
SOLID WASTE	-	-	-
OTHER	233	262	246
TOTAL	2,105	2,601	2,391

RESIDENTIAL - WAIHOLA

Land Value \$240,000 Capital Value \$430,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	240	280	237
WATER, SEWERAGE & STORMWATER	1,862	2,448	2,856
COMMUNITY FACILITIES	264	431	313
SOLID WASTE	369	479	394
OTHER	116	143	123
TOTAL	3,702	4,652	4,811

RATES EXAMPLES

LIFESTYLE

Land Value \$360,000 Capital Value \$820,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	515	598	510
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	179	182	189
TOTAL	2,296	2,528	2,398

COMMERCIAL

Land Value \$500,000 Capital Value \$3,950,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	1,866	2,213	1,846
WATER, SEWERAGE & STORMWATER	3,190	3,812	4,773
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	1,071	1,087	1,132
TOTAL	7,360	8,382	9,055

INDUSTRIAL - RURAL

Land Value \$310,000 Capital Value \$2,735,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	1,218	1,419	1,217
WATER, SEWERAGE & STORMWATER	2,035	2,626	3,106
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	741	753	784
TOTAL	5,227	6,067	6,411

INDUSTRIAL - URBAN

Land Value \$455,000 Capital Value \$1,480,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	1,035	1,143	1,024
WATER, SEWERAGE & STORMWATER	2,607	3,555	4,044
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	369	479	394
OTHER	401	498	424
TOTAL	5,645	6,944	7,190

RATES EXAMPLES

RURAL - DAIRY 1

Land Value \$2,990,000 Capital Value \$3,620,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	1,701	1,742	1,773
ROADING	3,506	4,120	3,465
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	981	996	1,037
TOTAL	6,571	7,257	6,694

RURAL - SHEEP & BEEF 1

Land Value \$2,960,000 Capital Value \$3,530,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	851	871	887
ROADING	3,396	4,000	3,357
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	957	972	1,012
TOTAL	5,586	6,242	5,672

RURAL - DAIRY 2

Land Value \$6,660,000 Capital Value \$8,620,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	1,701	1,742	1,773
ROADING	7,843	9,239	7,751
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	2,337	2,373	2,470
TOTAL	12,263	13,752	12,412

RURAL - SHEEP & BEEF 2

Land Value \$7,940,000 Capital Value \$9,050,000	2025/26 (ACTUAL)	2026/27 (LTP)	2026/27 (AP)
GENERAL (UAGC)	3,403	3,483	3,547
ROADING	9,054	10,652	8,949
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	383	399	418
SOLID WASTE	-	-	-
OTHER	2,453	2,491	2,593
TOTAL	15,292	17,025	15,506