

DRAFT RATES INFORMATION 2025/26



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 2025/26 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
	2024/25	2025/26	2025/26
SOURCES OF OPERATING FUNDING			
General rates, UAGC's, rates penalties	7,411	8,343	8,159
Targeted rates	28,396	34,447	34,083
Subsidies and grants for operating purposes	9,529	8,385	10,716
Fees and charges	7,223	6,624	9,114
Interest and dividends from investments	1,601	1,697	1,311
Fuel tax, infringement fees and other receipts	1,675	1,709	1,709
TOTAL SOURCES OF OPERATING FUNDING	55,835	61,204	65,093
APPLICATIONS OF OPERATING FUNDING			
Payments to staff and suppliers	51,089	50,174	51,067
Finance costs	6,240	8,680	6,224
Other operating funding applications	0	0	0
TOTAL APPLICATIONS OF OPERATING FUNDING	57,329	58,854	57,292
SURPLUS (DEFICIT) OF OPERATING FUNDING	(1,464)	2,351	7,801

(ALL IN \$000S)	LONG TERM PLAN		ANNUAL PLAN
	2024/25	2025/26	2025/26
SOURCES OF CAPITAL FUNDING			
Subsidies and grants for capital expenditure	6,159	8,780	7,425
Development and financial contributions	-	-	-
Increase (decrease) in debt	46,473	32,137	35,894
(Debt repayments)	-	-	-
Gross proceeds from sale of development property	-	-	-
Other dedicated capital funding	-	-	-
TOTAL SOURCES OF CAPITAL FUNDING	52,631	40,917	43,319
APPLICATIONS OF CAPITAL FUNDING			
Capital expenditure to meet additional demand	340	252	252
Capital expenditure to improve the level of service	23,805	8,072	15,234
Capital expenditure to replace existing assets	25,207	33,468	34,391
(Increase) decrease in reserves	(1,180)	1,114	725
(Increase) decrease of investments	2,995	361	518
TOTAL APPLICATIONS OF CAPITAL FUNDING	51,167	43,267	51,120
SURPLUS (DEFICIT) OF CAPITAL FUNDING	1,464	(2,351)	(7,801)
FUNDING BALANCE	-	-	-

DETAILED DESCRIPTION OF RATE FUNDING MECHANISMS

COUNCIL SETS THE FOLLOWING RATES FOR THE YEAR COMMENCING 1 JULY 2025 AND ENDING 30 JUNE 2026 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 sewerage.

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

UNIFORM ANNUAL GENERAL CHARGE (UAGC)

ACTIVITY	AMOUNT (\$) PER UAGC	TOTAL AMOUNT TO BE COLLECTED (\$)
Animal Control	12.10	134,300
Cemeteries	25.90	287,100
Civil Defence & Emergency Services	5.90	65,800
Clutha Recreation Centre	11.20	123,800
Council	171.90	1,902,600
Culture	28.10	311,000
Community Support	48.60	537,800
Economic Development	87.80	972,300
Environmental Health	12.10	133,500
Halls and community centres	41.70	461,500
I Site	35.60	393,900
Main street improvements	10.80	119,300
Parks, reserves, sportsgrounds and playgrounds	87.80	971,400
Public Conveniences	49.00	542,900
Rural Fire	0.70	7,700
Community libraries	242.20	2,680,300
Swimming pools	78.80	871,900
Waste minimisation	29.00	321,100
SUB TOTAL	979.20	10,838,200
INCOME		
Property	2.40	26,100
General - Petrol Tax and investment income	133.80	1,481,400
Other Income	25.90	286,500
SUB TOTAL	162.10	1,794,000
TOTAL	817.10	9,044,200

Council sets a 'UAGC' of \$817.10 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 \$9,044,200.

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	93.20	119,400
Lawrence/Tuapeka Community Board	168.40	150,200
TOTAL		269,600

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 \$92.30 per SUIP. The total amount to be collected is \$119,600.

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 0.001449 cents per \$1 of capital value. The amount to be collected is \$152,100.

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 0.006774 cents per \$1 of capital value.

The amount to be collected is \$542,900.

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 0.018659 cents per \$1 of capital value.

The amount to be collected is \$1,958,300.

DISTRICT ROADING

Council sets a ‘District Roading’ rate on every rateable rating unit in the district. The rate is 0.031728 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 \$3,330,100.

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 \$5,702,500.

LOCAL ROADING TARGETED RATE

	AMOUNT PER SUIP (\$)	CENTS PER \$ OF LAND VALUE	TOTAL AMOUNT TO BE COLLECTED (\$)
Balclutha	61.30	0.10157	428,000
Clinton	61.30	0.20107	41,100
Heriot	61.30	0.04335	7,400
Kaitangata	61.30	0.22915	116,600
Kaka Point	61.30	0.04389	47,800
Lawrence	61.30	0.09393	73,700
Milton	61.30	0.05970	167,700
Owaka	61.30	0.16594	43,000
Papatowai	61.30	0.04130	13,900
Pounawea	61.30	0.04090	14,400
Stirling	61.30	0.11059	31,200
Taieri Mouth	61.30	0.02656	43,100
Tapanui	61.30	0.08415	64,500
Waihola	61.30	0.01726	32,100
Rural	58.30	0.07463	4,578,000
TOTAL			5,702,500

NEW FOOTPATHS

Council sets ‘New Footpath Rates’ to fund repayment of loans taken out to provide new footpaths. The total to be collected is \$179,900.

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	38.50	87,300
Kaitangata	13.70	6,300
Kaka Point	22.80	6,600
Lawrence	9.90	3,800
Milton	54.40	61,500
Owaka	10.50	2,200
Stirling	49.30	7,700
Tapanui	9.20	4,500
TOTAL		179,900

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 \$6,055,400.

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	1045.30	522.65	On-demand	2,401,500
Benhar	1045.30	0.00	On-demand	55,400
Clinton	888.50	444.25	Restricted	164,300
Kaitangata	1045.30	522.65	On-demand	466,200
Kaka Point	888.50	444.25	Restricted	232,800
Lawrence	1045.30	522.65	On-demand	418,100
Milton	1045.30	522.65	On-demand	1,133,700
Owaka	888.50	444.25	Restricted	220,300
Stirling	1045.30	522.65	On-demand	168,200
Tapanui	1045.30	522.65	On-demand	554,500
Waihola	888.50	444.25	Restricted	240,400
TOTAL				6,055,400

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 \$9,654,100. 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	860.65	3,817,000
Clydevale/Pomahaka	501.30	1,262,700
Glenkenich	509.30	542,900
Moa Flat	417.30	1,001,900
North Bruce	516.20	993,300
Richardson	454.20	1,161,800
South Bruce	246.00	377,700
Waipahi	316.40	285,100
Wangaloa	502.90	211,700
TOTAL		9,654,100

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 \$3,285,900.

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)	563.60	281.80	1,297,300
Clinton	563.60	281.80	104,500
Heriot	563.60	0.00	42,800
Kaitangata	563.60	281.80	232,000
Kaka Point	563.60	281.80	152,700
Lawrence	563.60	281.80	202,600
Milton (including Tokoiti)	563.60	281.80	619,000
Owaka (including Pounaweia)	563.60	281.80	137,500
Stirling	563.60	281.80	84,900
Tapanui	563.60	281.80	270,300
Waihola	563.60	281.80	142,300
TOTAL			3,285,900

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 \$1,811,700. 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 \$367.50 per pair of wheelie bins provided to each SUIP.

The amount to be collected is \$2,381,300.

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	314.40	157.20	647,800
Clinton	314.40	157.20	58,700
Kaitangata	314.40	157.20	23,500
Kaka Point	314.40	157.20	135,400
Lawrence	314.40	157.20	82,800
Milton	314.40	157.20	109,500
Owaka	314.40	157.20	313,000
Tapanui	314.40	157.20	65,700
Heriot	314.40	157.20	30,800
Pounawea	314.40	157.20	46,100
Stirling	314.40	157.20	73,400
Taieri Mouth	314.40	157.20	145,900
Waiholā	314.40	157.20	79,100
TOTAL			1,811,700

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 \$2,783,200.

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	88.90	54,400
Lawrence-Tuapeka	167.90	156,600
Lower Clutha	380.00	1,742,900
Bruce	254.30	698,900
Catlins	61.30	58,800
West Otago	58.10	71,600
TOTAL		2,783,200

VOLUNTARY TARGETED RATES

Council sets targeted rates for rating units in the Clutha District who 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
11. Local Roding Rating Area – Papatowai
12. Local Roding Rating Area – Pounawea
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18. New Footpaths Rating Area – Balclutha
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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



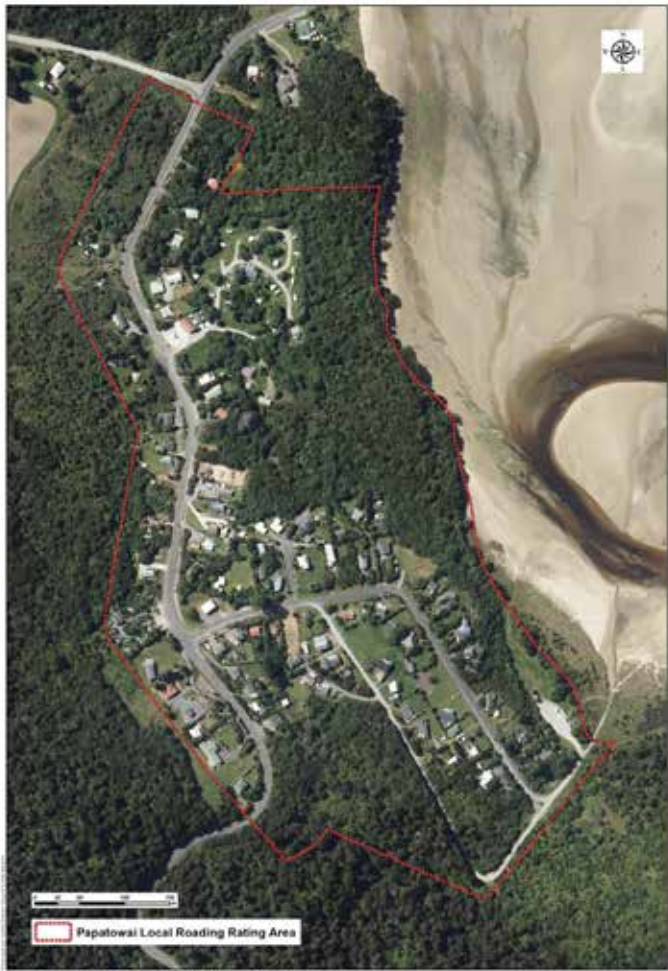
MAP 9: MILTON LOCAL ROADING RATING AREA



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



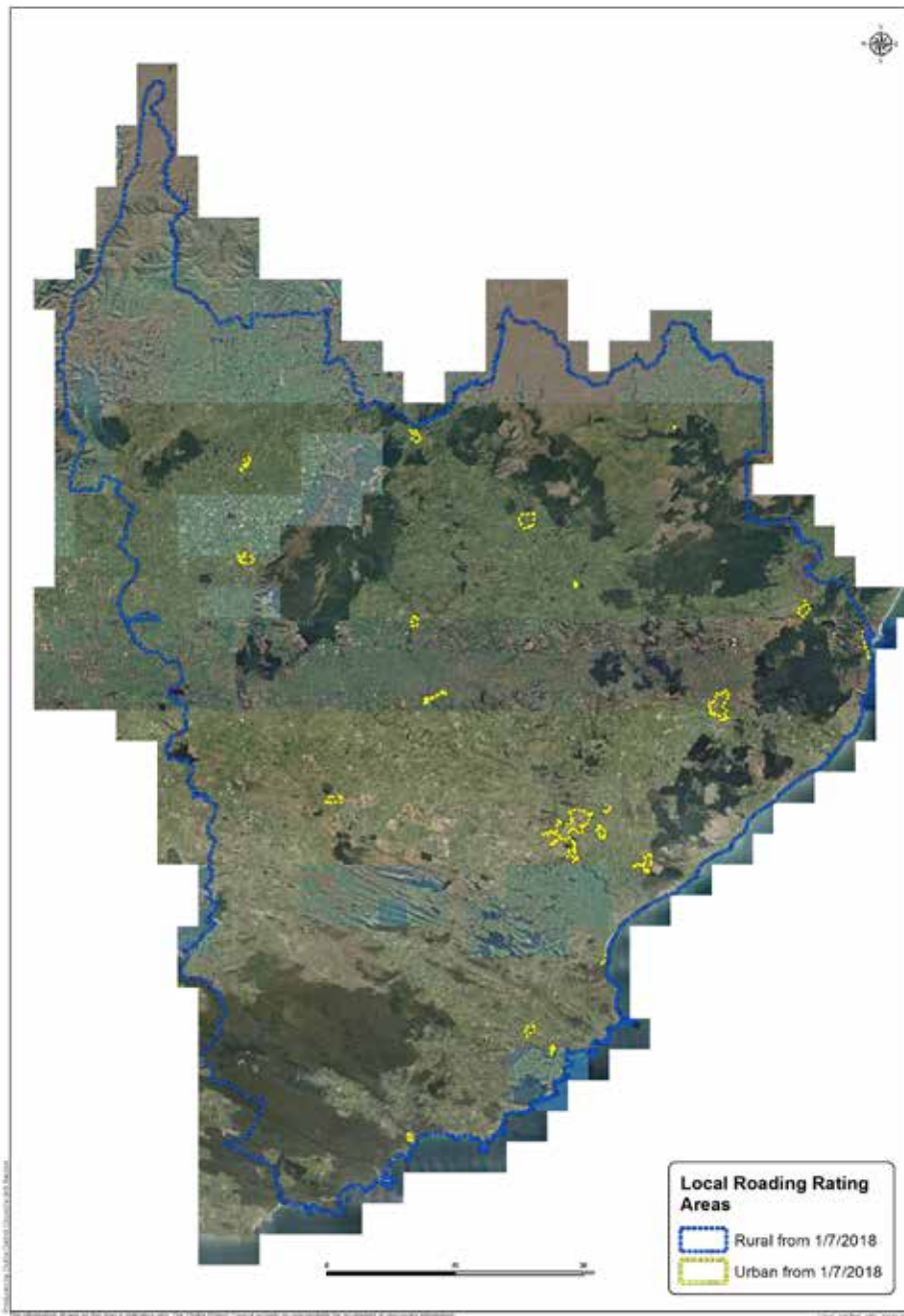
MAP15: TAPANUI LOCAL ROADING RATING AREA



MAP 16: WAIHOLA LOCAL ROADING RATING AREA



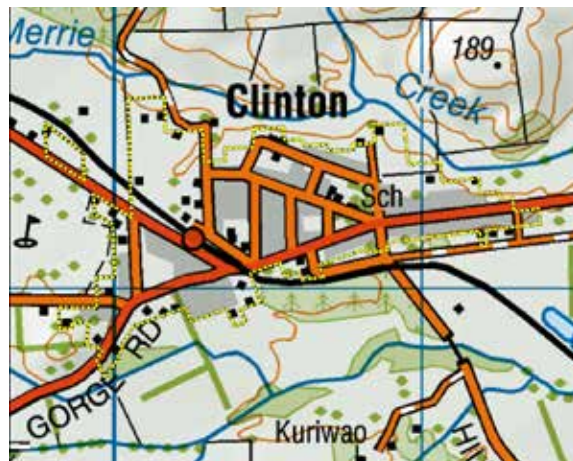
MAP 17: RURAL LOCAL ROADING RATING AREA



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



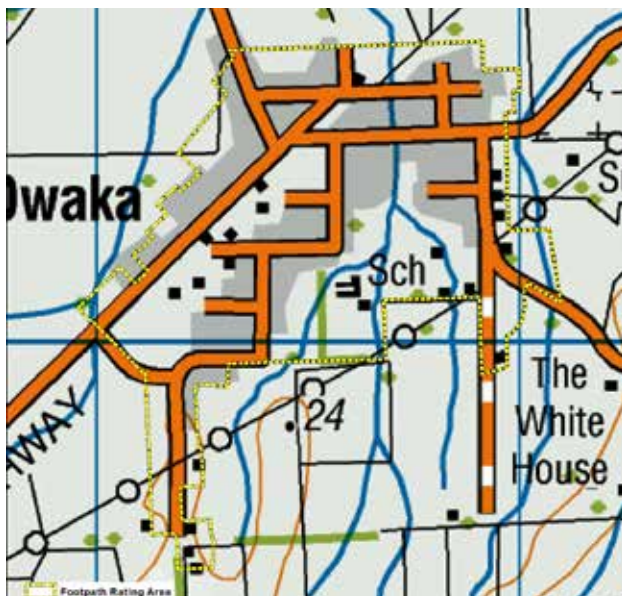
MAP 22: LAWRENCE FOOTPATH RATING AREA



MAP 23: MILTON FOOTPATH RATING AREA



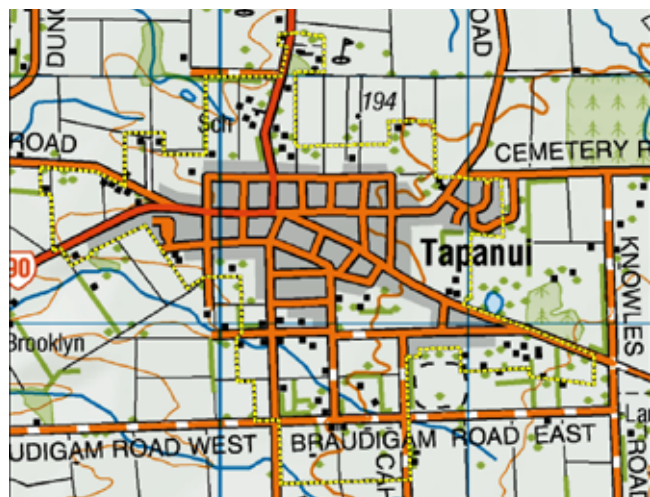
MAP 24: OWAKA FOOTPATH RATING AREA



MAP 25: STIRLING FOOTPATH RATING AREA



MAP 26: TAPANUI FOOTPATH RATING AREA



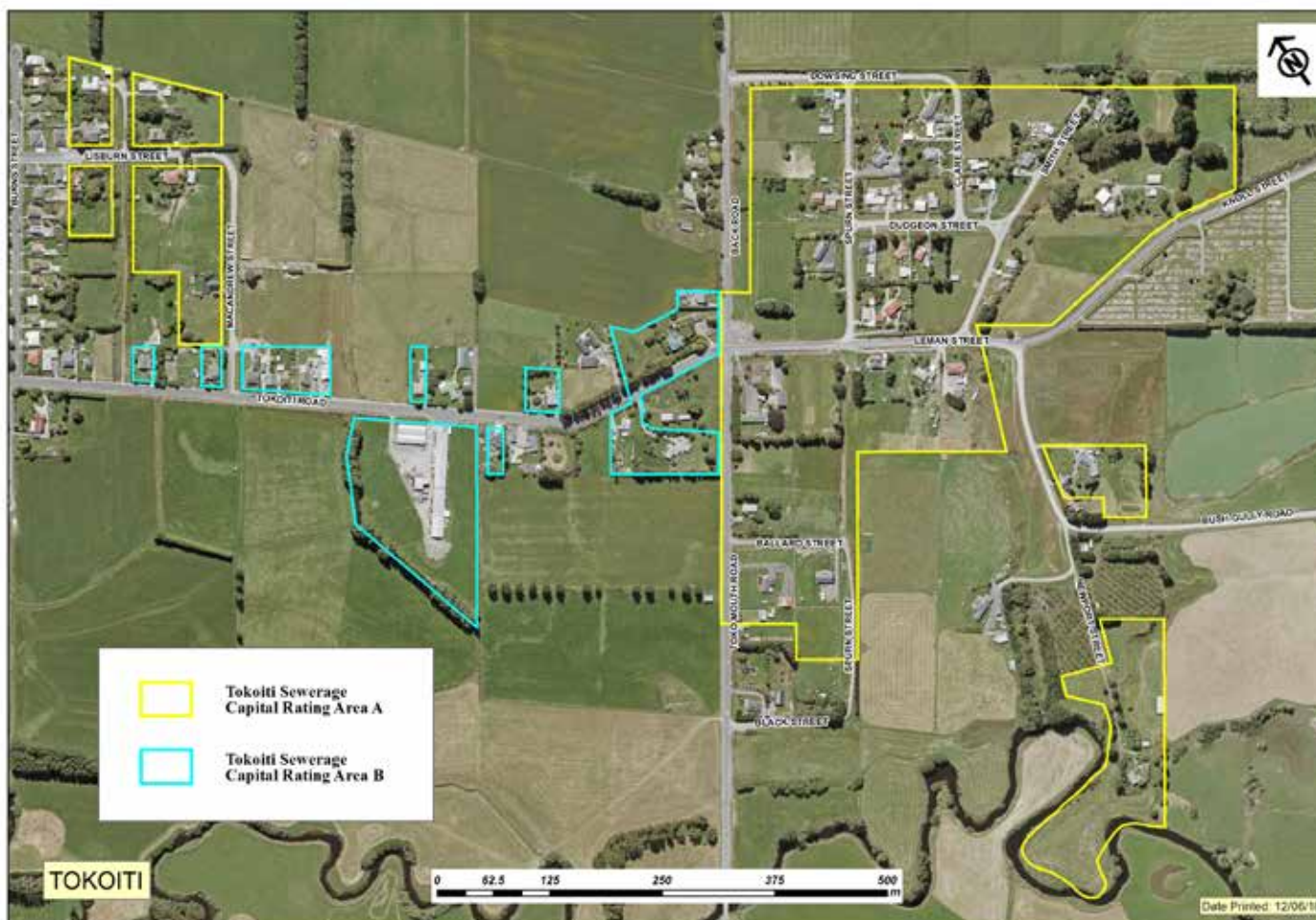
MAP 27: WAIHOLA FOOTPATH RATING AREA



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	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	307	337	324
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	88	97	100
TOTAL	3,161	3,884	3,911

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 lines 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	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	212	235	227
WATER, SEWERAGE & STORMWATER	1,204	1,761	1,767
COMMUNITY FACILITIES	85	89	89
SOLID WASTE	323	352	368
OTHER	49	54	55
TOTAL	2,644	3,303	3,322

RESIDENTIAL - KAITANGATA

Land Value \$75,000 Capital Value \$220,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	296	329	317
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	52	57	59
TOTAL	3,115	3,836	3,863

RATES EXAMPLES

RESIDENTIAL - KAKA POINT

Land Value \$275,000 Capital Value \$560,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	357	398	383
WATER, SEWERAGE & STORMWATER	1,204	1,761	1,767
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	133	147	151
TOTAL	3,168	3,865	3,864

RESIDENTIAL - OWAKA

Land Value \$66,000 Capital Value \$325,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	266	295	284
WATER, SEWERAGE & STORMWATER	1,204	1,761	1,767
COMMUNITY FACILITIES	63	61	61
SOLID WASTE	323	352	368
OTHER	77	85	87
TOTAL	2,705	3,368	3,384

RESIDENTIAL - LAWRENCE

Land Value \$119,000 Capital Value \$325,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	267	297	286
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	171	170	168
SOLID WASTE	323	352	368
OTHER	237	250	256
TOTAL	3,063	3,773	3,817

RESIDENTIAL - MILTON

Land Value \$140,000 Capital Value \$415,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	316	346	331
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	193	312	254
SOLID WASTE	323	352	368
OTHER	124	134	137
TOTAL	3,021	3,848	3,830

RATES EXAMPLES

RESIDENTIAL - STIRLING

Land Value \$105,000 Capital Value \$460,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	354	389	373
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	109	121	124
TOTAL	3,231	3,960	3,984

RESIDENTIAL - TAPANUI

Land Value \$68,000 Capital Value \$340,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	221	244	236
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	54	65	58
SOLID WASTE	323	352	368
OTHER	255	268	277
TOTAL	2,917	3,634	3,678

RESIDENTIAL - TAIERI MOUTH

Land Value \$425,000 Capital Value \$860,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	413	464	447
WATER, SEWERAGE & STORMWATER	211	338	314
COMMUNITY FACILITIES	193	312	254
SOLID WASTE	-	-	-
OTHER	229	250	256
TOTAL	1,819	2,179	2,089

RESIDENTIAL - WAIHOLA

Land Value \$240,000 Capital Value \$430,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	222	248	239
WATER, SEWERAGE & STORMWATER	1,204	1,761	1,767
COMMUNITY FACILITIES	193	312	254
SOLID WASTE	323	352	368
OTHER	127	138	141
TOTAL	2,841	3,625	3,585

RATES EXAMPLES

LIFESTYLE

Land Value \$360,000 Capital Value \$820,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	479	532	514
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	157	173	177
TOTAL	2,110	2,264	2,256

COMMERCIAL

Land Value \$500,000 Capital Value \$3,950,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	1,716	1,939	1,861
WATER, SEWERAGE & STORMWATER	1,887	2,753	2,969
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	938	1,035	1,062
TOTAL	5,691	6,934	7,088

INDUSTRIAL - RURAL

Land Value \$310,000 Capital Value \$2,735,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	1,137	1,262	1,215
WATER, SEWERAGE & STORMWATER	1,293	1,891	1,923
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	650	716	735
TOTAL	4,231	5,076	5,070

INDUSTRIAL - URBAN

Land Value \$455,000 Capital Value \$1,480,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	949	1,122	1,032
WATER, SEWERAGE & STORMWATER	1,782	2,580	2,487
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	323	352	368
OTHER	352	343	398
TOTAL	4,557	5,605	5,481

RATES EXAMPLES

RURAL - DAIRY 1

Land Value \$2,990,000 Capital Value \$3,620,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	1,543	1,626	1,634
ROADING	3,236	3,629	3,497
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	860	948	973
TOTAL	6,018	6,597	6,483

RURAL - SHEEP & BEEF 1

Land Value \$2,960,000 Capital Value \$3,530,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	772	813	817
ROADING	3,131	3,517	3,387
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	838	925	949
TOTAL	5,120	5,649	5,533

RURAL - DAIRY 2

Land Value \$7,940,000 Capital Value \$9,050,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	1,543	1,626	1,634
ROADING	7,229	8,123	7,822
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	2,047	2,258	2,317
TOTAL	11,198	12,401	12,152

RURAL - SHEEP & BEEF 2

Land Value \$6,660,000 Capital Value \$8,620,000	2024/25 (ACTUAL)	2025/26 (LTP)	2025/26 (AP)
GENERAL (UAGC)	3,087	3,253	3,267
ROADING	8,352	9,374	9,030
WATER, SEWERAGE & STORMWATER	-	-	-
COMMUNITY FACILITIES	379	394	380
SOLID WASTE	-	-	-
OTHER	2,149	2,371	2,433
TOTAL	13,967	15,392	15,110