

OIR: 2526/255

30 January 2026



Kia ora,

**Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)**

Thank you for your email of **20 January 2026** requesting the following information for the 2024/25 and 2025/26 financial years:

**1. Average residential rates 2024/25**

Average residential rate is \$4,357

*The average (mean) **residential** costs of rates and other Council charges, where average residential costs = (A + B) / C. Please ensure that the figures used (A, B, and C) are disclosed in the response, where:*

- ***A is the total of all rates (general and targeted) charged by the Council to residential rating units (inclusive GST);***

A = \$88,253,000 including GST

- ***B is the total amount of user charges or levies applicable to residential rating units (for example charges relating to metered water, infrastructure contributions, refuse collection, fire protection etc.); and***

B = \$8,767,000 including GST

- ***C is the number of residential rating units (however defined by the Council) within the Council's district or city. If the Council does not have a classification for residential, please use the closest definition (such as urban).***

C = 22,266

*Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.*

**Please do not include Council charges that are not part of the rates demand (for example retail sales of Council rubbish bags).**

- **If possible, the median residential rates payment (inclusive GST) by residential units.**

Median residential rate is \$4,240.

**Please include all residential rates in this calculation, regardless of location, as we are aiming to compare residential rating units (i.e. non-income producing) to non-residential (commercial/rural, income-producing).**

## **2. Average non-residential rates 2024/25**

Average non-residential rate is \$6,072

**The average **non-residential** costs of rates and other Council charges, where average non-residential costs =  $(X + Y) / Z$ . Please ensure that the figures used (X, Y, and Z) are disclosed in the response, where:**

- **X is the total of all rates (general and targeted) (inclusive GST) charged by the Council to rating units except those defined as residential\*;**

X = \$22,118,000

- **Y is the total amount of user charges or levies applicable to rating units except those defined as residential\* (for example, charges related to metered water, infrastructure contributions, refuse collection, fire protection etc); and**

Y = \$1,737,000

- **Z is the number of rating units except those defined as residential\* (however defined by the Council) within the Council's district or city. If the Council does not have a classification for non-residential, please use the closest definition (such as commercial).**

Z = 3,929

**Please do not include Council charges that are not part of the rates demand (for example, retail sales of Council rubbish bags).**

- **If possible, the median (inclusive GST) non-residential rates payment for the council.**

Median non-residential rate is \$3,792.

**\*Please ensure that this definition matches that used to calculate average residential rates so that the respective X values of both requests add up to total rates income for the 2024/25 and 2025/26 Financial Year.**

### 3. **Average residential rates 2025/26**

Note that 2025/26 are subject to change and will be confirmed with the Annual Report 2025/26. Figures used in this response are based on figures to-date as of 31 December 2025.

Average residential rate is \$5,023

**The average (mean) residential costs of rates and other Council charges, where average residential costs =  $(A + B) / C$ . Please ensure that the figures used (A, B, and C) are disclosed in the response, where:**

- **A is the total of all rates (general and targeted) charged by the Council to residential rating units (inclusive GST);**

A = \$101,786,000 including GST

- **B is the total amount of user charges or levies applicable to residential rating units (for example charges relating to metered water, infrastructure contributions, refuse collection, fire protection etc.); and**

B = \$11,168,000 including GST

- **C is the number of residential rating units (however defined by the Council) within the Council's district or city. If the Council does not have a classification for residential, please use the closest definition (such as urban).**

C = 22,486

**Please do not include Council charges that are not part of the rates demand (for example retail sales of Council rubbish bags).**

- **If possible, the median residential rates payment (inclusive GST) by residential units.**

Median residential rate is \$4,899.

**Please include all residential rates in this calculation, regardless of location, as we are aiming to compare residential rating units (i.e. non-income producing) to non-residential (commercial/rural, income-producing).**

### 4. **Average non-residential rates 2024/25**

Average non-residential rate is \$6,723

**The average non-residential costs of rates and other Council charges, where average non-residential costs =  $(X + Y) / Z$ . Please ensure that the figures used (X, Y, and Z) are disclosed in the response, where:**

- ***X is the total of all rates (general and targeted) (inclusive GST) charged by the Council to rating units except those defined as residential\*;***

X = \$24,228,000

- ***Y is the total amount of user charges or levies applicable to rating units except those defined as residential\* (for example, charges related to metered water, infrastructure contributions, refuse collection, fire protection etc); and***

Y = \$2,207,000

- ***Z is the number of rating units except those defined as residential\* (however defined by the Council) within the Council's district or city. If the Council does not have a classification for non-residential, please use the closest definition (such as commercial).***

Z = 3,932

***Please do not include Council charges that are not part of the rates demand (for example, retail sales of Council rubbish bags).***

- ***If possible, the median (inclusive GST) non-residential rates payment for the council.***

Median non-residential rate is \$4,012.

***\*Please ensure that this definition matches that used to calculate average residential rates so that the respective X values of both requests add up to total rates income for the 2024/25 and 2025/26 Financial Year.***

Ngā mihi,



**Mark de Haast**

Group Manager Corporate Services  
Te Kaihautū Ratonga Tōpū