

A photograph of a rowing team in a white racing shell on the water. The rowers are wearing bright green vests and black caps. They are using long wooden oars. The boat has the word 'HAINUIA' and the number '21' on its side. The background shows a blue sky and distant mountains.

Staying the course: year two check in

E hautū tonutia ana te ara



ANNUAL PLAN 2025/26
MAHERE-Ā-TAU 2025/26

Photo courtesy of Mike Hill

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E hautu tonutia ana te ara | Staying the course: year two check in

It continues to be a time of significant change and uncertainty across the motu | country, with fast-moving legislative transformation, continuing national and international economic fluctuation, cost of living pressures, and growing requirements and complexities in the public sector. But, we are committed to staying the course we set in our [2024-2034 Long Term Plan](#) (LTP).

Like everyone, our costs are increasing year on year. These increases are partly paid for by your rates. When we developed our LTP last year we set out our forecast rates increases for the next 10 years. It's a big job, not done lightly and only after much consideration of what we need to spend. We forecast in the LTP that in the coming financial year (that's the 12 months from 1 July 2025 to 30 June 2026), we'd need to increase property rates by 7.7% on average and set a maximum increase limit of 8.8%. We forecast a steep increase in the funding we required in the first year of our plan, for a number of reasons. At the time we decided to keep rates rises more affordable by spreading that increase over two years rather than one. About 3% of the 2025/26 7.7% increase forecast is as a result of that decision.

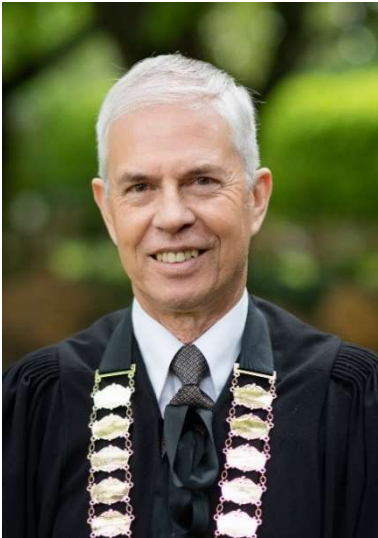
Even if we didn't have to budget for new things, our costs would still increase at a higher rate than household spending because we have different cost drivers. Infrastructure costs - for services like roading and three waters - have in recent years increased faster than general consumer spend. It's simply not realistic to cap our rates increases to match general inflation rates.

Unfortunately, there are many other factors that put pressure on the rates required for the 2025/26 financial year, but we've been looking at ways to stick to the 7.7% we forecast. The increases have come from things you've likely seen in the news, such as the Local Water Done Well reforms and new requirements from the drinking water regulator, Taumata Arowai. Our delivery of and regulation around three waters (water supply, wastewater and stormwater) is changing. This is resulting in cost increases in the short term, and higher water charges than we originally forecast in our LTP. Changes to local roading funding has also impacted on our costs, requiring some changes to project budgets and timing.

This plan reflects our best effort to offset these cost increases. We're deferring for one year some projects that had been lined up for the 2025/26 year in the LTP. You can read more about the projects and what the deferral means later on in this document. We've also increased some fees and charges to keep up with inflation, dipped into our retained earnings, adjusted our delivery expectation for our capital works programme, reduced kerbside collections during the peak summer period, and looked across all our other activities to find additional savings. You can read more about all of these actions in this plan. We'll operate on a very lean budget which means there isn't much to trim before the levels of service our communities now receive are affected. Our aim is always to see how we can make savings without affecting service delivery.

Our revised budget will allow for an approximate district average rate increase of 7.7%. We'll also stay within all our debt limits and meet our financial prudence benchmarks. However, using some of our retained earnings to reduce the extent that rates increase in the 2025/26 year is a short-term fix and

may make it challenging for us to stay within the rates increase limits indicated in our LTP for the 2026/27 year, if ongoing funding options are not available. The changes set out in this document allow us to remain compliant with the rates increase limit we've set, and despite the ongoing challenges and headwinds, we're largely sticking to the programme for 2025/26 we laid out in our LTP.



Mayor Len Salt



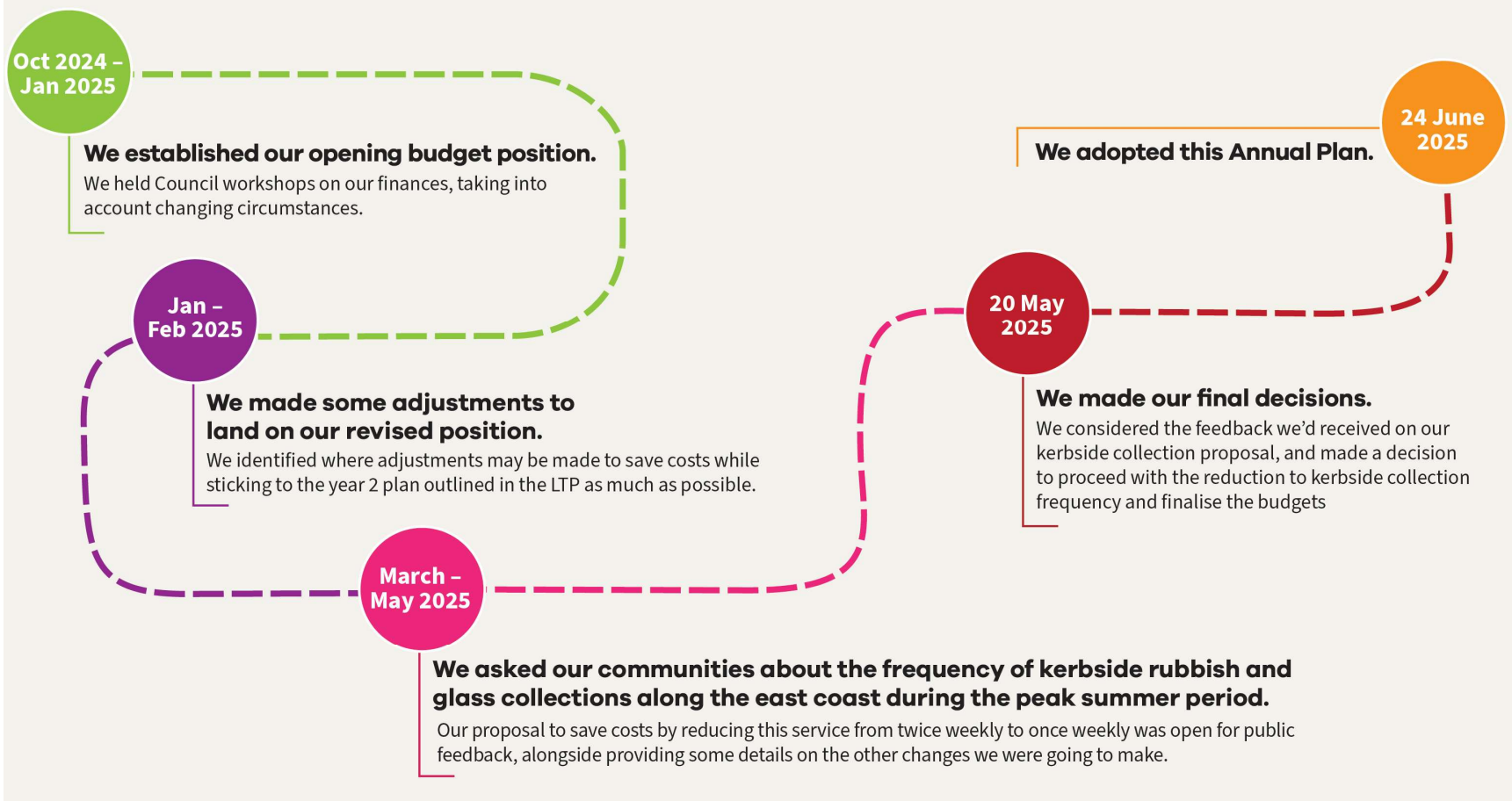
Chief Executive Aileen Lawrie

Anei te mahere ā-tau | Introducing our annual plan

In June 2024, we adopted our LTP, where we forecast our budgeting and planning for the next ten years. As we've outlined earlier, a few things have changed since then, and with these in mind, we've checked in on our plans for our 2025/26 financial year (which runs from 1 July 2025 to 30 June 2026). As a result, we've made some adjustments across the business, chatted with our communities about a small change to our rubbish and glass collection services, and increased our fees and charges. These changes are provided in this Annual Plan.

The plan sets out:

- changes to what our Council intends to achieve over the next year (in comparison to our plans for year two in the LTP),
- how much it will cost, and
- how that cost will be funded.



How to read our plan

Local councils are required to develop and adopt an Annual Plan (by section 95 of the Local Government Act 2002, if you must know) for each of the two years after our LTP is confirmed. It gives us an opportunity to make minor adjustments to reflect and respond to changing circumstances which may have arisen since the adoption of the LTP, because things do inevitably change. This annual plan sets out the changes we've made. For the full picture, please have a read of our LTP.

This plan is broken into three parts:

1. What's Changed?

This is a summary of the changes we've made to our 2025/26 plans.

2. Disclosure Statement

This shows how we expect to perform financially and compares us to our key benchmarks so you can see whether we're managing our money and assets responsibly.

3. Financial Statements

This section contains our 2025/26 budget, including:

- forecast financial statements
- a summary statement of accounting policies
- a funding impact statement for our Council
- identification of reserve funds
- rating base information and statements
- rating scenarios
- capital projects.

Ngā panonitanga | What's changed?

There have been some big changes that have affected our budgets, and many of these were highlighted in our introduction. We aren't immune from some of the global financial challenges that the rest of the motu | country is experiencing. In the last 12 months central government has also made some big changes to what local councils are required to do...and there's more to come. There's only so much we can do to absorb the resulting price hikes. Unfortunately, that in turn affects how much rates we need to charge to meet the costs of the coming year.

Government legislation and requirements

- The way three waters – water supply, wastewater and stormwater - is being delivered will change in the next while, but in the meantime, we need to make sure the district continues to receive reliable three waters services. Preparing and consulting on proposals for the future delivery of our three waters services comes at a cost that we hadn't budgeted for, and the timing of the change also means that we're renewing our major waters contracts for short periods rather than our usual multi-year periods. All of this costs us more.
- New requirements about speed limits require us to find the money to change a lot of our road signage, while at the same time Waka Kotahi New Zealand Transport Agency (NZTA) has reduced the amount of subsidy they give us for works like new footpaths. As a result, we've had to cut back on those projects and incorporate road signage projects into the budgets for which we hadn't accounted.

Storm recovery and essential repairs

- We've had to spend more on repairs after Cyclone Gabrielle and other storms, and there have been some other unforeseen and essential asset repair costs.

Other things impacting on our costs

- Just like your property is revalued, so are our assets. Many of our properties and assets went up in value and that means that their replacement costs also increase, and depreciation rates are higher. It's all reflected in our accounts.
- We didn't receive as much income through fees and charges as we forecast.
- Lower interest rates mean we aren't earning as much on our investments, but it also saves how much interest we're charged on our loans.
- In the LTP we decided to smooth the rating impact over two years – that's last year (2024/25) and this upcoming year (2025/26). Approximately 3 percent of the average rates increase for the 2025/26 year is from this smoothing.

These circumstances all contributed to an initial opening budget position of an average District-wide rates increase of 11.4%. That is the amount rates would go up by if we were to go ahead with our 2025/26 Annual Plan budget as forecast in the LTP, plus include all the changes due to factors we can't influence. This was, of course, unacceptable. Not only was the opening position substantially higher than the LTP forecast for the 25/26 year (7.7%), but we would have breached our rates increase limit of 8.8%.

As we've set out in our introduction, we've found a few ways to offset these cost increases. We know that some communities would like us to deliver more, but we've decided to make do with what we have and not put more of a burden on our ratepayers.

- We're deferring some projects that had been lined up for the 2025/26 year in the LTP. The deferral is only for one year. You can read more about the projects and what the deferral means in the following section.
- We're also increasing some fees and charges to keep up with inflation – for more information see our 2025/26 Schedule of Fees and Charges on our website: www.tcdc.govt.nz/fees.
- We've made use of some of our district retained earnings to help reduce the increase.
- We've looked across all our other activities to find other savings and made some adjustments, but we've taken care to do that without affecting service delivery.

What do all these changes look like across our activities?



CORPORATE

- Savings were found across reduced cloud storage costs, reduced contractor costs, and reduced software licensing costs associated with a rephased project.



TRANSPORT

- A reduction has been made to some projects due to a reduced New Zealand Transport Agency (NZTA) funding allocation which has offset some of the increase. We've had some changes in the allocation of the New Zealand Transport Agency funding we receive for this kind of mahi.
- The new legislative requirement for speed signs around schools has been added as a new project.
- We're deferring the street lighting upgrade to Pollen Street, Thames by one year. In the meantime, the existing lighting will continue to operate safely and reliably.
- A decision was made earlier in the year to rephase the Tōtara Valley Road project.
- We've had some unbudgeted expenditure approved as a result of continued storm events recovery.



SOLID WASTE

- Reduced waste means less transport and landfill costs (-\$108,000). This is the result of more efficient waste habits reducing the costs of transporting/processing.
- The installation of additional weighbridges at some of our refuse transfer stations (RTSs) has been deferred for a year. This does not affect the Whitianga RTS or current levels of service.
- We've rephased some of our renewals.

Before we adopted this plan, we checked in with you on changes to the frequency of kerbside collection along the Eastern Seaboard during peak the summer period (from the week of Christmas to the week of Waitangi Day). We proposed reducing our rubbish and glass pick ups from twice to once per week. Why?

- It provides cost savings which are passed on to all ratepayers.
- It reduces our carbon emissions due to less trucks on the roads.
- It simplifies kerbside collections by having all materials (rubbish, recycling, glass, and food waste) collected at once.

After having over 250 interactions with people and organisations, we decided to proceed with the proposal.



STORMWATER

The roll-out of the stormwater portion of the Tōtara Valley Road has been delayed by external forces – as a result, the phasing of the project has been adjusted and some of the work will be brought into the 25/26 year. This project has elements of all three waters (wastewater, stormwater, and water supply).



WASTEWATER

- The repair to an irrigation field at the Cooks Beach treatment plant will be deferred for one year. The plant will continue to operate as usual.
- As with its stormwater and water supply parts, the roll-out of the wastewater Tōtara Valley Road project has been delayed by external forces – as a result, the phasing of the project has been adjusted and some of the work will be brought into the 25/26 year. This project has elements of all three waters (wastewater, stormwater, and water supply).



WATER SUPPLY

- We brought forward drinking water station upgrades to the 2024/25 financial year with a resulting decrease in 2025/26 costs.
- As with its stormwater and wastewater parts, the roll-out of the water supply portion Tōtara Valley Road project has been delayed by external forces – as a result, the phasing of the project has been adjusted and some of the work will be brought into the 25/26 year. This project has elements of all three waters (wastewater, stormwater, and water supply).
- The new Thames South water treatment plan project at Pūriri has had some delays, so some funding has been deferred. The project will still be completed by 2028/29.



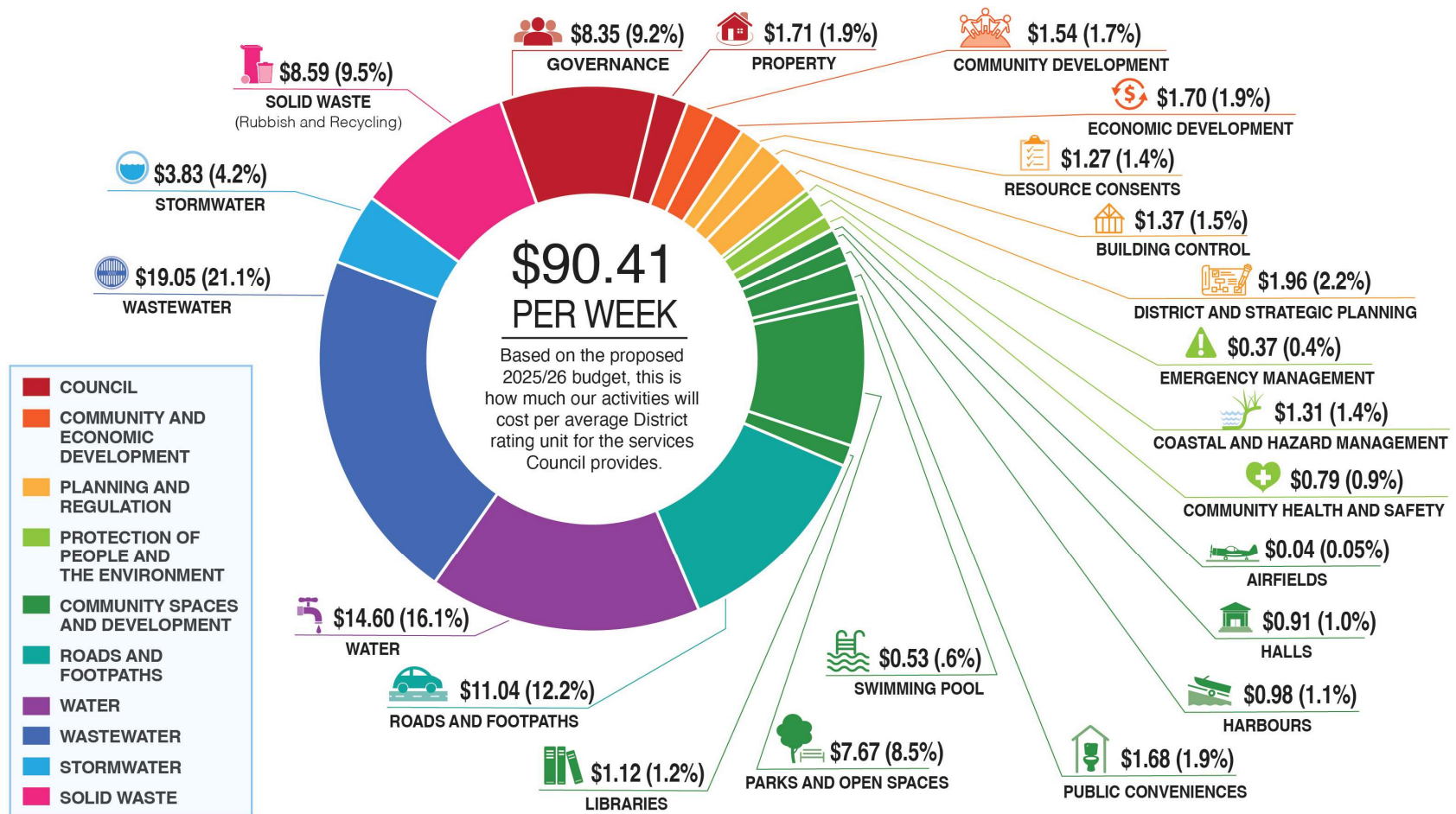
OTHER MONEY MATTERS

- The value of our assets increased. This means we need to put more aside to replace them in future.
- Reduced interest rates result in savings of \$110,000.
- Some fees are going up to match inflation (so ratepayers don't have to cover \$100,800 of our inflation costs).
- We're using some of our unspent funds (retained earnings) to reduce the income we need from rates. We'll be keeping some in case of emergency.
- We've reduced the amount of interest and depreciation costs associated with delivering projects by adjusting our capital delivery assumption. This is a budget reduction of \$124,000.
- Many of our activities have seen minor cost increases in capital projects to account for inflation.

These are some of the other changes we've made to help keep the rates increase to what we planned for in the LTP.

Ngā whaihua mō te reiti | What do I get for my rates?

In 2025/26, the average rates for activities and infrastructure set through our Annual Plan process will be \$4,714.23 per rateable property, or about \$90.41 per week. This is an increase of 7.7% on the average rates for 2024/25. How much you pay can depend on factors such as the value of your property and the services it is rated for. Here is a weekly breakdown of what you get for your rates based on our 2025/26 budget.



Whakapuakanga Pūtea | Financial disclosures

Financial reporting and prudence disclosure statement

Annual Plan disclosure statement for the period commencing 1 July 2025

Under the Local Government Act 2002 Financial Reporting and Prudence Regulations 2014 all councils are required to report performance against standardised benchmarks. The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks. This will enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities and general financial dealings. The Council is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark Criteria

Benchmark		Planned	Met
Rates affordability benchmark			
Income	No more than 80% of operating revenue to come from rates	71%	Yes
Increases	Average cumulative district rate increase of less than or equal to LGCI plus 6.5% (9.8%)	7.7%	Yes
Debt affordability benchmark	Total net internal and external debt is less than 200% of total revenue	128%	Yes
Balanced budget benchmark	Greater than or equal to 100%	108%	Yes
Essential services benchmark	Greater than or equal to 100%	138%	Yes
Debt servicing benchmark	Less than or equal to 10%	3.0%	Yes

Notes

Rates affordability benchmark

For this benchmark

- the Council's planned rates income for the year is compared with a quantified limit where no more than 80% of total operating revenue comes from rates as contained in the financial strategy included in the Council's long term plan; and
- the Council's planned rates increases for the year are compared with a quantified limit where rates increases are equal or less than the Local Government Consumer Index (LGCI) plus 6.5% percent on rates as contained in the financial strategy included in the Council's long term plan.

The Council meets the rates affordability benchmark if -

- its planned rates income for the year equals or is less than each quantified limit on rates; and
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

Debt affordability benchmark

For this benchmark, the Council's planned borrowing is compared to the quantified limit on borrowing contained in the financial strategy included in the Council's long term plan, where

total net internal and external debt is less than 200% of total revenue. The Council meets the debt affordability benchmark if its planned borrowing is within the quantified limit on borrowing.

Balanced budget benchmark

For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

Essential services benchmark

For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

Debt servicing benchmark

For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that the Council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

Tauākī Pūtea | Financial Statements

Summary Statement of significant accounting policies for the prospective financial statements

Reporting entity

Thames-Coromandel District Council (the Council) is a territorial local authority governed by the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

The Council provides local infrastructure, local public services, and performs regulatory functions to the community. The Council does not operate to make a financial return.

Accordingly, the Council has designated itself as a public benefit entity for financial reporting purposes and applies New Zealand Tier 1 Public Benefit Entity accounting standards (PBE Accounting Standards). These standards are based on International Public Sector Accounting Standards (IPSAS), with amendments for the New Zealand environment.

The Council has a balance date of 30 June and these prospective financial statements are for the period from 1 July 2025 to 30 June 2026. The actual results achieved for the period covered by this plan are likely to vary from the information presented in this document and these variances may be material.

Statement of compliance

These prospective financial statements are prepared in accordance with New Zealand Generally Accepted Accounting Practice (NZ GAAP) and the LGA. The prospective financial statements have been prepared in accordance with Tier 1 PBE FRS 42 Prospective Financial Statements. These prospective financial statements comply with PBE accounting standards. This information may not be suitable for use in any other context.

Basis of preparation

The prospective financial statements have been prepared on a going concern basis, and the accounting policies have been applied consistently throughout the period. Estimates have been restated accordingly if required. No actual financial results have been incorporated within the prospective financial statements.

Council and management of Thames-Coromandel District Council accept responsibility for the preparation of the prospective financial statements, including the appropriateness of the assumptions underlying the prospective financial statements and other required disclosures.

The Annual Plan was adopted by the Governing Body of Thames-Coromandel District Council on 24 June 2025.

The prospective financial statements have been prepared on an historical cost basis, except where modified by the revaluation of land and buildings, certain infrastructural assets, investment property, forestry assets and certain financial instruments (including derivative instruments).

The prospective financial statements are presented in New Zealand dollars which is the functional currency of Council and all values are rounded to the nearest thousand dollars (\$000). All items in the prospective financial statements are stated exclusive of Goods and Services Tax (GST), except for receivables and payables, which include GST invoiced.

Basis of consolidation

The prospective financial statements include the projections of the Council. The Council does not have any subsidiaries. Council investments include a joint venture arrangement with the Coromandel Marine Farmers Association Incorporated (CMFA) and the Crown for the joint operation of Ariki Tahi Sugarloaf Wharf Limited (the Company). Council has elected to recognise its interests in both the Hauraki Rail Charitable Trust and Destination Coromandel Trust as associates of Council. However, given that Council does not have an ownership

interest in either trust and that no share of the profit or loss is made to Council, it is impractical for Council to recognise its relationship with both trusts through the equity method of accounting.

Comparative information

For this Annual Plan financial information from the Long Term Plan 2024-34 has been provided as a comparative. The closing balance in this comparative differs from the opening position used to prepare the Annual Plan which is based on the most up-to-date forecast information.

Cost allocation

Cost of service for each significant activity is calculated as follows:

- Direct costs are those costs directly attributable to a significant activity.
- Indirect costs are those costs that cannot be identified in an economically feasible manner with a specific significant activity. Indirect costs are allocated to significant activities using cost drivers where appropriate. The remaining indirect costs are attributed to the Council activity.

Significant judgements and estimates

The preparation of the prospective financial statements requires judgements, estimates and assumptions. Application is based on future expectations as well as historical experience

and other factors, as appropriate to the particular circumstances.

Significant judgements, estimates and assumptions have been applied in measuring certain provisions and property, plant and equipment revaluations. The present value of future cash flows for a significant provision such as weather tightness and closed landfills are calculated using a discounted rate.

Summary of significant accounting policies

Item	Policy	
Prospective statement of comprehensive revenue and expenditure		
Revenue	Revenue is measured at fair value. Specific accounting policies for revenue are summarised below.	
	Type	Recognition and measurement
	Rates	In full at point of issuance of the ratings notice and measured at the amount assessed, which is the fair value of the cash received or receivable.
	Grants & subsidies	When they become receivable unless there is an obligation in substance to return the funds. If there is such an obligation, the grants are initially recorded at fair value as grants received in advance and recognised as revenue when conditions of the grant are satisfied.
	Development contributions	When the Council is capable of providing the service for which the contribution was levied.
	Vested assets	When control of the asset is transferred at its fair value.
	Fines & infringements	When the infringement notice is issued.
	Interest revenue	Using the effective interest method.
	Dividend revenue	When the right to receive the dividend is established.
	Fees & user charges	
	Water	When invoiced or accrued in the case of unbilled services at fair value of cash received or receivable.
	Sale of goods	When the substantial risks and rewards of ownership have been passed to the buyer.
	Consents	By reference to the percentage of completion of the transaction at balance date based on the actual service rendered.

Item	Policy	
Expenditure	Specific accounting policies for expenditure are summarised below	
	Type	Recognition and measurement
	Personnel costs	When they accrue to employees.
	Grants	Discretionary grants are recognised when Council has advised its decision to pay. Non- discretionary grants are recognised on receipt of application that meets the specified criteria.
	Finance costs	In the period in which they are incurred.
	Income tax	Council is exempt from income tax except for income derived from wharf operations. Current tax is the amount of income tax payable in the current period. Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses.
	Operating leases	On a straight-line basis over the lease of the term.
Prospective statement of financial position		
Cash and cash equivalents	Cash and cash equivalents are made up of cash on hand, on-demand deposits and other short-term highly liquid investments. The carrying value of cash at bank and short-term deposits with maturities less than three months approximates their fair value.	
Receivables	Receivables are recorded at their face value less any provision for impairment.	
	Provision for impairment of receivables The amount of the impairment is the difference between the carrying amount and the present value of estimated future cashflows, discounted using the original effective interest rate. The loss is recognised in the prospective surplus or deficit. Individual debts that are known to be uncollectible are written-off.	
Other financial assets	Financial assets are initially recognised at fair value plus transaction costs unless they are carried at fair value through surplus or deficit in which case the transaction costs are recognised in the surplus or deficit.	
	Purchases and sales of financial assets are recognised on trade-date. Financial assets are derecognised when the rights to receive cash flows have expired or transferred.	
	The classification of a financial asset depends on its cash flow characteristics and Council’s management model for managing them.	

Item	Policy																																
Property, plant and equipment	Property, plant and equipment consists of operational assets, restricted assets and infrastructure assets.																																
	Initial recognition and subsequent measurement																																
	Property, plant and equipment is initially recognised at cost, unless acquired through a non-exchange transaction, in which case the asset is recognised at fair value at the date of acquisition. Subsequent costs that extend or expand the asset’s future economic benefits and service potential are capitalised.																																
	After initial recognition, certain classes of property, plant and equipment are revalued. Capital work in progress is recognised at cost less impairment and is not depreciated.																																
	Revaluation																																
	Land is revalued bi-annually, buildings and infrastructure assets are revalued annually to ensure that their carrying amounts does not differ materially from fair value. The carrying values of land revalued assets are assessed annually to ensure that they do not differ materially from the assets’ fair values. If there is a material difference, then the asset class is revalued. Revaluations are carried out on an asset class basis. The net revaluation results are recognised in other comprehensive revenue and expense and are accumulated to an asset revaluation reserve in equity for that class of asset. Revaluation loss that results in a debit balance in the asset revaluation reserve is recognised in the surplus or deficit. Any subsequent gain on revaluation is recognised first in the surplus or deficit up to the amount previously expensed and then recognised in other comprehensive revenue and expense.																																
	Additions																																
	In most instances, an item of property and equipment is initially recognized at cost. Where an asset is acquired through a non-exchange transaction, it is recognised at its fair value at the date of acquisition.																																
	Depreciation																																
	Depreciation is provided for on a straight line basis for all property, plant and equipment except land and assets under construction at rates that will write-off the cost (or valuation) of the assets to their estimated residual values over their useful lives.																																
	<table><tr><th>Asset class</th><th>Estimated useful life (years)</th><th>Subsequent measurement</th></tr><tr><td>Infrastructure</td><td></td><td></td></tr><tr><td>Reserve improvements</td><td>2-100</td><td>Depreciated replacement cost</td></tr><tr><td>Bridges</td><td>60-100</td><td>Depreciated replacement cost</td></tr><tr><td>Footpaths</td><td>20-50</td><td>Depreciated replacement cost</td></tr><tr><td>Harbour facilities</td><td>2-100</td><td>Depreciated replacement cost</td></tr><tr><td>Water</td><td>5-100</td><td>Depreciated replacement cost</td></tr><tr><td>Wastewater</td><td>2-100</td><td>Depreciated replacement cost</td></tr><tr><td>Stormwater</td><td>5-100</td><td>Depreciated replacement cost</td></tr><tr><td>Roads</td><td>10-99</td><td>Depreciated replacement cost</td></tr><tr><td>Operational</td><td></td><td></td></tr></table>	Asset class	Estimated useful life (years)	Subsequent measurement	Infrastructure			Reserve improvements	2-100	Depreciated replacement cost	Bridges	60-100	Depreciated replacement cost	Footpaths	20-50	Depreciated replacement cost	Harbour facilities	2-100	Depreciated replacement cost	Water	5-100	Depreciated replacement cost	Wastewater	2-100	Depreciated replacement cost	Stormwater	5-100	Depreciated replacement cost	Roads	10-99	Depreciated replacement cost	Operational	
Asset class	Estimated useful life (years)	Subsequent measurement																															
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Footpaths	20-50	Depreciated replacement cost																															
Harbour facilities	2-100	Depreciated replacement cost																															
Water	5-100	Depreciated replacement cost																															
Wastewater	2-100	Depreciated replacement cost																															
Stormwater	5-100	Depreciated replacement cost																															
Roads	10-99	Depreciated replacement cost																															
Operational																																	

	Buildings	2-60	Market value based on recent equivalent sales information. Depreciated replacement cost is used where no market exists for operational buildings with allowance for age and condition of building and configuration
	Computer hardware	2-10	Cost less accumulated depreciation and impairment losses
	Asset class	Estimated useful life (years)	Subsequent measurement
	Furniture and fittings	2-25	Cost less accumulated depreciation and impairment losses
	Library collections	10	Cost less accumulated depreciation and impairment losses
	Plant and machinery	3-25	Cost less accumulated depreciation and impairment losses
	Solid Waste	5-80	Depreciated replacement cost
	Swimming pool	5-50	Depreciated replacement cost
	Restricted		
	Parks and reserves land	Indefinite	Fair value
	Disposals		
	Gains and losses on disposal of property, plant and equipment are recognised in the surplus or deficit. When revalued assets are sold, the amounts included in the asset revaluation reserves in respect of those assets are transferred to accumulated funds.		
Forestry assets	Standing forestry assets are independently revalued annually at fair value less estimated Cost to sell for one growth cycle. Fair value is determined based on the present value of expected net cash flows that would arise if the asset were harvested today, discounted at a current market pre-tax rate. Gains or losses arising on initial recognition are recognised in the surplus or deficit.		
Intangible assets	Initial recognition and subsequent measurement		
	Purchased intangible assets are recognised at cost. For internally generated intangible assets the cost includes direct employee costs, a portion of overhead and other direct costs that are incurred with the development phase of the asset only.		
	Amortisation		
	Amortisation is provided for on a straight line basis over the useful lives of intangible assets. Amortisation begins when the intangible asset is available for use and ends at the date the asset is derecognised.		
	Asset class	Estimated life (years)	Subsequent measurement
	Computer software	1-10	Cost less accumulated amortisation and impairment losses
	Resource consents	5-35	Cost less accumulated amortisation and impairment losses
	Aerial photography	5	Cost less accumulated amortisation and impairment losses

Item	Policy
Asset impairment	Impairment of property, plant and equipment
	Property, plant and equipment and intangible assets subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.
	An impairment loss on a non-revalued asset is recognised in the surplus or deficit for the amount by which the asset's carrying amount exceeds its recoverable amount. An impairment loss on a revalued asset is recognised in other comprehensive revenue and expense to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that class of assets or asset. Such an impairment loss on a revalued asset reduces the revaluation surplus for that class of assets or asset.
	Non-cash generating assets are those assets that are not held with the primary objective of generating a commercial return. Value in use for non-cash generating assets is determined using an approach based on either depreciated replacement cost, restoration cost or service units.
	Impairment of financial assets
	Financial assets are assessed for impairment at each reporting date. Impairment is recognised in the surplus or deficit.
Employee entitlements	Employee entitlements to be settled within 12 months are reported at the amount expected to be paid. The liability for long-term employee entitlements is reported based on an actuarial basis.
Payables and accruals	Current payables and accruals are recognised at their face value, are non-interest bearing and normally settled on 30 day terms. Therefore, the carrying value approximates fair value.
Borrowings	Borrowings are initially recognised at face value plus transaction costs and are subsequently measured at amortised cost using the effective interest rate method.
Provisions	A provision is recognised for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, and it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated.
	Provisions are measured at the present value of the expenditure expected to be required to settle the obligation. The increase in the provision due to the passage of time is recognised as a finance cost in the surplus or deficit.
Equity	Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Equity has been classified into various components to identify those portions of equity held for specific purposes.

Prospective statement of comprehensive revenue and expense

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan (\$000)	2025/26 Long-term plan (\$000)	2025/26 Annual plan (\$000)
Revenue			
Rates	108,854	118,201	117,517
Fees and charges	16,058	16,506	15,889
Development and financial contributions	2,993	3,146	3,049
Subsidies and grants	22,099	30,803	29,976
Interest revenue	283	289	440
Other revenue	8,639	8,823	8,834
Gains	81	64	175
Total revenue	159,006	177,832	175,879
Expenditure			
Personnel cost	27,946	28,246	28,788
Depreciation and amortisation expense	35,044	35,723	38,379
Finance costs	4,914	5,413	4,968
Other expenses	77,504	80,335	79,838
Total operating expenditure	145,408	149,717	151,973
Share of associate's surplus (deficit)	0	0	0
Surplus (deficit) before tax	13,597	28,115	23,907
Income tax expense	0	0	0
Surplus (deficit) after tax	13,597	28,115	23,907
Other comprehensive revenue and expense			
Gain on property revaluation	68,405	52,011	64,307
Total other comprehensive revenue and expense	68,405	52,011	64,307
Total comprehensive revenue and expense for the year	82,003	80,126	88,215

Prospective statement of changes in equity

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan	2025/26 Long-term plan	2025/26 Annual plan
	(\$000)	(\$000)	(\$000)
Balance at 1 July	2,174,205	2,256,208	2,209,799
Total comprehensive income and expense for the year	82,003	80,126	88,215
Balance at 30 June	2,256,208	2,336,335	2,298,014

Prospective statement of financial position

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan	2025/26 Long-term plan	2025/26 Annual plan
	(\$000)	(\$000)	\$(000)
Current assets			
Cash and cash equivalents	58	1,330	7,377
Debtors and other receivables	7,728	12,540	13,708
Investments	0	0	0
Inventories	141	158	150
Derivative financial investments	572	783	0
Total current assets	8,500	14,810	21,235
Non-current assets			
Postponed rates	668	714	714
Derivative financial investments	937	644	318
Investments	5,900	7,500	30,048
<i>Other financial assets</i>			
Investments in CCOs and similar entities	1,640	1,640	2,106
Investments in other entities	43	43	44
Total other financial assets	1,683	1,683	2,150
Intangible assets	8,264	8,491	6,085
Property, plant and equipment	2,364,131	2,451,361	2,377,363
Forestry assets	2,794	2,858	3,085
Total non-current assets	2,384,377	2,473,252	2,419,762
TOTAL ASSETS	2,392,877	2,488,062	2,440,997

Current liabilities			
Creditors and other payables	24,503	25,284	23,291
Derivative financial instruments	0	0	83
Employee entitlements	2,894	2,956	3,050
Provisions	308	309	295
Borrowings	3,000	4,000	4,000
Total current liabilities	30,705	32,548	30,719
Non-current liabilities			
Derivative financial instruments	0	0	0
Employee entitlements	305	312	184
Provisions	6,867	6,877	5,041
Borrowings	98,792	111,991	107,038
Total non-current liabilities	105,964	119,179	112,264
TOTAL LIABILITIES	136,669	151,728	142,983
NET ASSETS (assets minus liabilities)			
	2,256,208	2,336,335	2,298,014
Equity			
Accumulated surplus (deficit)	436,652	451,488	481,976
Reserves	1,819,557	1,884,847	1,816,039
Total equity	2,256,208	2,336,335	2,298,014

Prospective statement of cash flows

A forecast for the year ending 30 June 2026

	2024/25	2025/26	2025/26
	Long-term plan	Long-term plan	Annual plan
	(\$000)	(\$000)	(\$000)
Cash flows from operating activities			
Receipts from rates revenue	107,954	113,390	116,537
Interest received	283	289	440
Receipts from other revenue	41,969	51,291	49,761
Payments to suppliers and employees	(105,426)	(107,656)	(108,625)
Interest paid	(4,914)	(5,413)	(4,968)
Net cash flows from operating activities	39,866	51,900	53,145
Cash flows from investing activities			
Investments for renewals	(5,900)	(1,600)	(19,999)
Receipts from sale of property, plant and equipment	0	0	0
Purchase of property, plant and equipment	(47,963)	(62,290)	(42,054)
Purchase of intangible assets	(1,767)	(893)	(408)
Net cash flows from investing activities	(55,631)	(64,783)	(62,462)
Cash flows from financing activities			
Proceeds from borrowings	18,731	17,621	15,484
Repayment of borrowings	(3,163)	(3,467)	(3,744)
Net cash flows from financing activities	15,568	14,154	11,740
Net increase (decrease) in cash and cash equivalents	(197)	1,271	2,423
Cash and cash equivalents at the beginning of the year	255	58	4,954
Cash and cash equivalents at the end of the year	58	1,330	7,377

Prospective funding impact statement – whole of council

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan (\$000)	2025/26 Long-term plan (\$000)	2025/26 Annual plan (\$000)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	35,796	38,543	35,010
Targeted rates	73,057	79,658	82,506
Subsidies and grants for operating purposes	6,154	5,543	5,740
Fees and charges	16,058	16,506	15,889
Interest and dividends from investments	283	289	440
Local authorities fuel tax, fines, infringement fees and other receipts	819	836	847
Total operating funding (A)	132,168	141,376	140,432
Applications of operating funding			
Payments to staff and suppliers	105,426	108,500	108,625
Finance costs	4,914	5,413	4,968
Other operating funding applications	0	0	0
Total applications of operating funding (B)	110,340	113,913	113,593
Surplus (deficit) of operating funding (A - B)	21,828	27,463	26,839

Sources of capital funding			
Subsidies and grants for capital expenditure	15,945	25,259	24,236
Development and financial contributions	2,993	3,146	3,049
Increase (decrease) in debt	16,585	18,279	11,740
Gross proceeds from sale of assets	0	0	0
Lump sum contributions	0	0	0
Other dedicated capital funding	0	0	0
Total sources of capital funding (C)	35,522	46,684	39,025
Applications of capital funding			
Capital expenditure			
- to meet additional demand	1,854	3,507	3,683
- to improve the level of service	20,320	33,512	31,045
- to replace existing assets	27,557	26,164	21,888
Increase (decrease) in reserves	7,620	10,965	9,248
Increase (decrease) in investments	0	0	0
Total applications of capital funding (D)	57,350	74,148	65,864
Surplus (deficit) of capital funding (C - D)	(21,828)	(27,463)	(26,839)
Funding balance ((A - B) + (C - D))	0	0	0

Reconciliation between the surplus/(deficit) of operating funding in the funding impact statement and the surplus in the statement of comprehensive revenue and expense

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan (\$000)	2025/26 Long-term plan (\$000)	2025/26 Annual plan (\$000)
Surplus/(deficit) of operating funding from prospective funding impact statement	21,828	27,463	26,839
Items recognised as income in statement of comprehensive revenue and as capital expenditure funding sources in funding impact statement			
Subsidies and grants for capital expenditure	15,945	25,259	24,236
Development and financial contributions	2,993	3,146	3,049
Non-cash items recognised in statement of comprehensive revenue and not included in funding impact statement			
Assets vested	7,820	7,987	7,987
Gain/(loss) on revaluation of swaps	(24)	(81)	30
Gain/(loss) on revaluation of forestry assets	81	64	145
Depreciation	(35,044)	(35,723)	(38,379)
Decrease/(increase) in provisions	0	0	0
Surplus/(deficit) before tax from statement of comprehensive revenue and expense	13,597	28,115	23,907

Prospective statement of financial reserves

A forecast for the year ending 30 June 2026

Retained earnings reserves

Activities to which the fund relates		Opening balance	Transfers in	Transfers out	Closing balance
		2025/26	2025/26	2025/26	2025/26
		(\$000)	(\$000)	(\$000)	(\$000)
District	Building Control, Community Health & Safety, Representation, Property, District Roads and Footpaths, Emergency Management, Economic Development, Coastal & Hazard Management, District Plan, Resource Consents, Strategic Planning, Grants & Remissions, Rubbish and Recycling, Wastewater, Water Supply, Stormwater, Domain Board Committees and Moana-Taiari Flood Protection Loan	(5,357)	0	3,527	(1,830)
Thames Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Moana-Taiari Flood Protection Loan, Parks & Reserves, Grants & Remissions, Swimming Pool, Cemeteries, Public Conveniences, Land Drainage	(61)	0	0	(61)
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences, Water Supply Loan	(396)	0	0	(396)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(76)	0	0	(76)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(536)	0	0	(536)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Harbours, Cemeteries, Public Conveniences	(282)	0	0	(282)
Total retained earnings reserves		(6,707)	0	3,527	(3,180)

Year end surplus or deficit rate revenue which can only be applied to fund either operating, capital renewals or capital increased levels of service expenditure in the area of benefit for which the rate was collected.

Depreciation Reserves

Activities to which the fund relates		Opening balance	Transfers in	Transfers out	Closing balance
		2025/26	2025/26	2025/26	2025/26
		(\$000)	(\$000)	(\$000)	(\$000)
District	Building Control, Community Health & Safety, Representation, Property, District Roads and Footpaths, Emergency Management, Economic Development, Coastal & Hazard Management, Strategic Planning, Rubbish and Recycling, Wastewater, Water Supply, Stormwater	(64,202)	(25,570)	14,290	(75,482)
Thames Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Swimming Pool, Cemeteries, Public Conveniences	(6,049)	(2,460)	1,299	(7,209)
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(543)	(522)	679	(386)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(4,337)	(2,508)	2,791	(4,054)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(1,349)	(894)	605	(1,638)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(2,060)	(754)	624	(2,190)
Total depreciation reserves		(78,539)	(32,708)	20,289	(90,958)

Fixed assets depreciation expense which can only be applied to fund renewals capital expenditure in the area of benefit which funded the depreciation expense.

Council created special reserves

Activities to which the fund relates		Opening balance 2025/26 (\$000)	Transfers in 2025/26 (\$000)	Transfers out 2025/26 (\$000)	Closing balance 2025/26 (\$000)
District					
Power New Zealand reserve	Proceeds from sale of Power NZ shares currently funds internal borrowing. A percentage of interest earned is transferred back into the reserve to protect the reserve from inflation. The remainder of the interest earned is currently applied to subsidise the UAGC rate.	(26,585)	(774)	0	(27,359)
Disaster reserve	Fund repairs to infrastructure caused by natural disasters after subsidies and insurance have been applied.	(567)	(448)	0	(1,014)
General purpose reserve	Any one-off, unbudgeted, Community Board capital expenditure project as approved by Council.	(206)	0	0	(206)
Insurance reserve	Fund insurance excess of any legal settlements within Building Control, Community Health & Safety and Resource Consents activities.	(1,788)	0	11	(1,778)
Special projects	Balance of \$1m allocated from Power NZ Reserve available to fund special 'one-off' Community Board projects as approved by Council	(542)	0	0	(542)
Wastewater headworks	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within wastewater	(14)	0	0	(14)
Solid waste levy reserve	Fund expenditure that promotes or achieves waste minimisation.	(1,334)	(609)	211	(1,732)
Property reserve	Fund capital expenditure in the Community Board area or District activity where the reserve resides.	(2,024)	0	0	(2,024)
Rates postponement reserve	Fund any shortfall between the net realisation on sale of a property and the amount outstanding for postponed rates and accrued charges at the time of sale.	(18)	0	0	(18)
Roading subdivision	Contributions collected under RMA to be used for Roading	51	0	0	51
Thames Community Board					
Urban general purpose reserve	Fund non infrastructural assets within the Thames Urban area	(1,003)	(324)	0	(1,327)
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(45)	0	0	(45)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(23)	0	0	(23)

Council created special reserves- continued

Activities to which the fund relates		Opening balance 2025/26 (\$000)	Transfers in 2025/26 (\$000)	Transfers out 2025/26 (\$000)	Closing balance 2025/26 (\$000)
Coromandel-Colville Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(391)	0	0	(391)
Off street parking RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of parking.	(74)	0	0	(74)
Water unused loan reserve	Balance of loan raised to fund water extension projects.	(9)	0	0	(9)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(203)	0	0	(203)
Mercury Bay Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(0)	0	0	(0)
Hot Water Beach parking reserve	Fund toilet, shower and car park facilities at Hot Water Beach.	(480)	(208)	42	(646)
Hāhei parking reserve	Fund outstanding loans on the construction of car parks.	(81)	(30)	0	(111)
Whitianga Harbours Reserve	Fund Whitianga Harbour activities	(47)	(77)	0	(124)
Mercury Bay trailer boat parking reserve	Fund outstanding loans in the Mercury Bay harbour activity in relation to boat ramps which financially contribute to the reserve.	0	0	0	0
Tairua/Pāuanui Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(414)	0	0	(414)
Whangamatā Community Board					
Land subdivision RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of reserves.	(525)	0	0	(525)
Off street parking RMA reserve	Reserve contributions collected under RMA to be used for acquisition or development of parking.	(38)	0	0	(38)
Water RMA reserve	Reserve contributions collected under RMA to be used for funding of increased levels of service projects within the water activity.	(307)	0	0	(307)
Total special reserves		(36,667)	(2,471)	264	(38,873)

Includes contributions collected under the Resource Management Act which can only be used in the area and for the purpose for which they were levied as well as other specific reserves.

LGA contribution reserves

Activities to which the fund relates		Opening balance	Transfers in	Transfers out	Closing balance
		2025/26	2025/26	2025/26	2025/26
		(\$000)	(\$000)	(\$000)	(\$000)
District	Representation, District Roads and Footpaths, Rubbish and Recycling, Wastewater, Water, Stormwater	(934)	(1,907)	1,305	(1,536)
Thames Community Board	Airfield, Library, Halls, Swimming Pool, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(244)	(182)	182	(244)
Coromandel-Colville Community Board	Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(133)	(71)	69	(136)
Mercury Bay Community Board	Library, Halls, Harbour, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(2,956)	(825)	320	(3,460)
Tairua-Pāuanui Community Board	Library, Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(201)	(22)	11	(212)
Whangamatā Community Board	Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(712)	(42)	41	(713)
Total LGA contribution reserves		(5,179)	(3,050)	1,927	(6,302)

Funds collected under Council's Development Contributions policy may only be applied to the funding of additional capacity projects for which they were levied.

Funding and rating mechanisms

The following pages provide detail regarding the calculation of rates. Our use of rates is guided by our Revenue and Financing Policy.

Rating Act

The Local Government (Rating) Act 2002 places some restrictions on the use of rating tools. The Local Government (Rating) Act 2002 limits total fixed charges (excluding water and wastewater charges) to 30% of total rates revenue. Fixed charges include the Uniform Annual General Charge and targeted rates set at a fixed amount. The targeted rates set at a fixed amount exclude those to which a differential rate applies.

General rate

When using the General rate, the Local Government (Rating) Act 2002 only allows a choice of one valuation system from three options:

1. the annual value of the land; or
2. the capital value of the land; or
3. the land value.

Currently, the Council's general rate is based on land value.

Differentials are applied to the General Rate based on the uses to which the land is put, and where the land is situated. These differentials are calculated as a percentage of land value as follows:

a differential of 0.6

- to Farming and Horticultural category to encourage the continued use of these rating units for farming and horticultural purposes.

a differential of 0.5

- to the Off-shore islands (used) category on the basis that these communities have less opportunity to consume benefits than communities on the mainland.

a differential of 0.1

- to the Off-shore islands (unused) category on the basis that these islands consume no, or very little, benefits.

a differential of 1.0

- to each of the following categories Residential, Industrial and Commercial, Commercial Forestry, Rural Other and other.

Note: one rating unit may fall into one or more of the above rating differential categories.

Definition of differential categories

The following definitions are used to determine the differential category for the General and Works and Services Targeted Rates:

Farming and horticultural means:

- all rating units categorised within the District valuation roll as arable, dairying, pastoral, specialist or horticulture where the ratepayer's income or a substantial part thereof is derived from the use of the land

for such purpose or purposes, except for those rating units which are expressly defined under Commercial forestry, or offshore Islands (used).

Rural other means:

- all rating units used as rural and lifestyle blocks, except those rating units that are expressly defined under industrial and commercial, farming and horticultural, commercial forestry, offshore islands (used) or residential.
- where vacant or idle land adjoining rating units categorised rural other and its best use potential is a use falling within the category "rural other", the land will be defined as rural other.

Industrial and commercial means:

- all rating units used principally for commercial and/ or industrial purposes other than rating units defined as farming and horticultural, commercial forestry or residential. Where the principal use of the rating unit is a business or entity engaged in or relating to retail or wholesale trade, tourist services, manufacturing, marketing, service industries, offices, depots, yards parking areas of buildings, cool stores and freezers, taverns, restaurants, motels, hotels, rest-homes, medical services, mining activity and commercial nurseries, whether operated for private pecuniary

- profit or not. The rating unit will be deemed industrial and commercial for the purposes of determining the differential rating category.
- any rating unit not defined as farming and horticultural or commercial forestry or not expressly listed under industrial and commercial, where activity is carried out for private pecuniary profit.
 - where vacant or idle land is adjoining rating units categorised industrial and commercial and its best use potential is a use falling within the category “industrial and commercial”, the land will be defined as industrial and commercial.

Commercial forestry means:

- all rating units used for production forestry purposes by a ratepayer whose income or a substantial part thereof, is derived from the use of the land for such purposes.

Residential means:

- all rating units used or capable of being used for occupation as a residence of one or more household units other than property defined as industrial and commercial, farming and horticultural, rural other, and commercial forestry and including dwellings, home units, flats, baches, maisonettes, terrace houses and bed & breakfast and homestay accommodation. Bookabach, Bachcare and other similar

- short stay accommodation whereby the principal residence is rented out, is considered residential.
- community use land, being rating units used for the purpose of public schools, public hospitals, churches, cemeteries, private and public community centres and halls, recreation areas, sports clubs, sports grounds, art galleries and museums, kindergartens, play centres and private clubs where the use of the land is an activity not performed for private pecuniary profit.
 - where vacant or idle land is adjoining rating units categorised residential and its best use potential is a use falling within the category “residential”, the land will be defined as residential.
 - any land not falling within any other category.

Off-shore islands (used) means:

- those islands within the District that are used or inhabited, including assessments numbered 04791/00101, 04791/00200, 04791/01400, 04791/01501, 04962/00202, 04962/00203, 04962/00206, 04962/00207, 04962/00208, 04962/00209, 04962/00210, 04962/00213, 04962/00215, 04962/00217, 04962/00218 and 04962/00219.

Off-shore islands (unused) means:

- those islands within the District, which are substantially unused or uninhabited.

Uniform annual general charge (UAGC)

This rate is set at a fixed amount per ‘separately used or inhabited part’ of every rateable part of a rating unit in the District. It is used where the benefits of an activity are for the whole of the District and where the use of a value based rate would place an unfair burden on high value rating units.

Targeted rates (area of service)

Targeted rates are rates that are charges to particular communities or groups of ratepayers. They are used to fund services where a particular community or group benefits from the activity being funded. The following activities currently utilise targeted rates funding mechanisms:

Rubbish and recycling	Land drainage	Water by volume
Economic development	Moana-Taiari flood protection loan	Roading and footpaths and building control
Wastewater loan charges (Whangapoua Road, Cooks Beach existing users, Hāhei water extension)	Wastewater	Water supply

Local works and services	Stormwater	Water supply loan charges (Coromandel, Hāhei Water extension)
Water supply development contributions (Hāhei water extension)	Wastewater development contributions (Hāhei wastewater extension)	Local works and services

(The Council will charge each separately used or inhabited part of a rating unit for some targeted rates).

Rubbish and recycling

The **targeted rate for rubbish and recycling** is a rate set as a fixed amount per separately used or inhabited part of every rating unit in the District which is provided with a collection service. Solid waste collection and recycling is a District function operated by a District-wide contract for collection and disposal and operation of refuse transfer stations. The numbers of collections vary among the five Community Board areas of the Council due to the high incidence of holiday homes in certain localities. For this reason, the Council has determined that a differential charge will apply using the number of collections in each Community Board area as a basis for allocating the costs associated with refuse collection and its disposal.

Moana-Taiari flood protection loan

The **targeted rate for Moana-Taiari flood protection loan** is set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. The construction of the Moana-Taiari flood protection works was completed in the 1997/1998 year. Half the costs of the work was funded from the Council reserves and the balance funded by loan. Payment in advance offers have been made to rating units in the defined area of benefit to repay the loan.

Land drainage

The targeted rates for land drainage are to be set for land drainage on each rating unit in the following designated land drainage areas, as a rate in the dollar on land value:

- Hikutāia/Wharepoa
- Matatoki

The Council administers two land drainage schemes: Hikutāia/Wharepoa and Matatoki. These areas are defined on maps.

Local works and services

Two **targeted rates for local works and services** are to be set in each community of the District for the purposes of funding local works and services:

- The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit in each community,

except for rating units designated industrial and commercial and commercial forestry in Council's rating information database. The amount will be set per rating unit for rating units designated industrial and commercial and commercial forestry in the Council's rating information database.

- The second is to be set as a rate in the dollar on land value on every rateable rating unit in each community. It will be set on a differential basis using the following categories of land use:
 - Farming and horticultural
 - Rural other
 - Industrial and commercial
 - Commercial forestry
 - Residential
 - Off-shore islands (used)
 - Off-shore island (unused)

The differentials to be applied to the local works and services rate are:

- Offshore islands (unused), a differential of 0.1 will apply on the basis that these islands consume no, or very little, benefits.
- Offshore islands (used), a differential of 0.5 will apply on the basis that these communities have less opportunity to consume benefits than communities on the mainland.
- Farming and horticultural, rural other, industrial and commercial, commercial forestry and residential will attract a differential of 1.0.

These differentials apply to the local works and services rate to fund both operating expenses and capital expenditure.

This policy indicates a number of activities, which in the main benefit ratepayers at a local (community) level. It also indicates that a portion of this funding should come from a community based rate in the dollar on land value and the balance by way of a fixed charge within each community.

Wastewater

A **targeted rate for wastewater** is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets and urinals in each part, within the District.

This charge will be set on a differential basis based on the use to which the land is put (non residential or residential) and the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal.

Wastewater loan charges (Whangapoua Road)

A **targeted rate for wastewater loan charges** is to be set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. In some instances, the Council has offered payment in advance options

as an alternative to loan charges for major capital programmes within wastewater schemes. Where this occurs and ratepayers do not elect to take up the options, a loan charge is made to service the loan.

Wastewater loan charges (Cooks Beach existing users)

A **targeted rate for wastewater loan charges** (Cooks Beach existing users) is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets or urinals in each part, in the area of benefit, for which no election has been made to pay a lump sum contribution.

The charge will be set on a differential basis based on the use to which the land is put (non residential or residential) and the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal. This policy indicates that the loan raised to construct the scheme for existing rating units (as distinct from future subdivisions) will be funded on a “per pan” basis. This requires the loan charge to be set on a differential basis.

Water supply

A **targeted rates for water supply**, is to be set per separately used or inhabited part of a rating unit.

This targeted rate will be set on a differential based on where the land is situated and the provision or availability to the land of the Council water service.

A further targeted rate for water supply is to be set based on the volume of water supplied through each meter installed where Council carries out cyclic water reading.

Water by volume

A **targeted rate for water by volume set** under section 19 of the Local Government (Rating) Act 2002 is aligned with other rating policies except that:

- such a rate should have its own remission policy (except for penalties); and
- instalments should be two per annum.

Volumetric water – Due dates for payment of water volumetric rates			
		Due date	Penalty date
Pāuanui	Cycle 1	11 December 2025	18 December 2025
	Cycle 2	22 May 2026	29 May 2026
Thames urban	Cycle 1	22 January 2026	29 January 2026
	Cycle 2	29 May 2026	8 June 2026
Thames rural	Cycle 1	22 January 2026	29 January 2026
	Cycle 2	29 May 2026	8 June 2026
Coromandel	Cycle 1	30 January 2026	9 February 2026
	Cycle 2	12 June 2026	19 June 2026
Whitianga	Cycle 1	30 January 2026	9 February 2026
	Cycle 2	12 June 2026	19 June 2026

Water supply loan charges (Coromandel Town)

A **targeted rate for water supply loan** is to be set as a fixed amount on every rating unit in the area of benefit, for which no election is made to pay in advance. In some instances, the Council has offered, or intends to offer, payment in advance options as an alternative to loan charges for major capital programmes within water supplies. Where this occurs and ratepayers do not elect to take up the option, a loan charge is made to service the loan.

Stormwater

Two **targeted rates for stormwater** are to be set for the purposes of funding stormwater dispersal. The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit differentiated depending on location.

The second is to be set as a rate in the dollar on improvement value on every rateable rating unit again, differentiated depending on location as defined by the Council.

For clarification purposes, only properties defined as either ‘industrial and commercial’ or ‘residential’ for the purposes of the general rate and that are located within the catchment areas as defined by Council will be assessed for the targeted rate funding components for stormwater dispersal. Council operates a District activity for stormwater dispersal. The rating units, which fund this activity by way of

targeted rate, are contained within urban areas defined by the Council.

This policy indicates that a portion of this funding should come from a rate in the dollar on improvement value as a proxy for user charges where user charges cannot be made directly to the user, while the balance should be made by way of a fixed amount per separately used or inhabited part of a rating unit.

Economic development

A **targeted rate for economic development** is to be set as a rate in the dollar, on the value of improvements, of every rating unit in the District, which is designated industrial and commercial, in the Council’s rating information database. This policy provides for a medium level of funding for economic development to be provided from this targeted rate.

Roads and footpaths and building control

A **targeted rate for roads and footpaths and building control** is to be set as a rate in the dollar on capital value on every rateable rating unit in the District. This provides for 35% of roads and footpaths and 11.3% of the building control activity to be funded from a

	Targeted rate assessed per separately used or inhabited part	Targeted rate assessed against improvement value
Tairua	1.0	1.0
Pāuanui	1.0	1.0
Thames Community Board Area		
Thames, Thames Coast communities and Kōpū (excluding Kauaeranga Valley, Matatoki, Pūriri, Whakatete Bay and Hikutāia	1.0	1.0
Hikutāia	0.6	0.6
Coromandel-Colville Community Board Area		
Coromandel	1.0	1.0
Kennedy Bay, Tuatēawa and Te Kōuma (this excludes rating units 399, 401, 403, 405, 407 Te Kōuma Road)	0.6	0.6
Mercury Bay Community Board Area		
Mercury Bay (excluding Ōtama, Kūaotunu, Wharekaho and Rings Beach)	1.0	1.0
Kūaotunu West and Wharekaho	0.6	0.6
Whangamatā Community Board Area		
Whangamatā	1.0	1.0
Ōpoutere	0.6	0.6

targeted rate set on the capital value of all rating units within the District.

The following definition is used to calculate the number of rates factors applicable.

Separately used or inhabited part of a rating unit (SUIP) means:

A separately used or inhabited part of a rating unit includes any part inhabited or used by a person other than the owner, and who has the right to inhabit or use that part by virtue of a tenancy lease, license, or other agreement. For the purpose of this policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as ‘used’. The Council will charge each **separately used or inhabited part** of a rating unit for the UAGC and some targeted rates. Examples of where this policy will apply include:

- a single dwelling with a flat attached
- two or more houses, flats or apartments on one certificate of title
- a business premise with flat above
- a commercial building leased to multiple tenants
- a farm with more than one dwelling
- a council rating unit with more than one lessee
- where part of a rating unit that has a right of exclusive occupation when there is more than one ratepayer/ owner vacant rating unit

Note: the list above is of examples and does not constitute an exhaustive list of situations where multiple SUIPs may occur.

Hāhei water and wastewater extension rates

Water supply – development contributions (Hāhei water extension)

A **targeted rate for development contribution** is to be set as a fixed amount on every rating unit in the area of benefit, for which an election has been made to pay the development contribution off over a set period. In this instance Council has elected to provide existing ratepayers in the area of benefit who have opted to connect to Council’s water system, with an opportunity to pay off the development contribution requirement for water over a ten-year period. See map one for area of benefit.

Water Supply loan charges (Hāhei water extension)

A **targeted rate for water supply loan** is to be set as a fixed amount on every rating unit in the area of benefit, for which no election is made to pay in advance. In some instances, the Council has offered, or intends to offer, payment in advance options as an alternative to loan charges for major capital programmes within water supplies. Where this occurs and ratepayers do not elect to take up the option, a loan charge is made to service the loan. See map one for area of benefit.

Wastewater loan charges (Hāhei wastewater extension)

A **targeted rate for wastewater loan charges** is to be set as a fixed amount on every rating unit in the area of benefit for which no election was made to pay in advance. In some instances, the Council has offered payment in advance options as an alternative to loan charges for major capital programmes within wastewater schemes. Where this occurs and ratepayers do not elect to take up the options, a loan charge is made to service the loan. See map one for area of benefit.

Wastewater supply – development contributions (Hāhei wastewater extension)

A **targeted rate for development contribution** is to be set as a fixed amount on every rating unit in the area of benefit, for which an election has been made to pay the development contribution off over a set period. In this instance Council has elected to provide existing ratepayers in the area of benefit who have opted to connect to Council’s wastewater system, with an opportunity to pay off the development contribution over a ten-year period. See map one for area of benefit.

Map one: Hāhei water and wastewater extension



Further definitions:

Water and wastewater Connected means:

- in relation to any rate for wastewater disposal purposes, any separately used or inhabited part of a rating unit that is
- connected, either directly or indirectly, through a private drain to a public drain:

- in relation to any rate for the ordinary supply of water, any separately used or inhabited part of a rating unit to which water is supplied.

Service available but not connected means: In relation to any targeted rate for wastewater disposal purposes, any rating unit situated within 30 metres of a public wastewater drain to which it is capable of being

effectively connected, either directly or through a private drain, but which is not so connected:

- In relation to any targeted rate for the ordinary supply of water, any rating unit to which water can be but is not supplied (being any rating unit situated within 100 metres from any part of the water reticulation system).

For the purposes of wastewater targeted rates

Residential means:

All rating units that are used for or capable of being used for occupation as a residence of one or more household units including; dwellings, home units, flats, baches, maisonettes, terraced houses, bed & breakfast and homestay accommodation used principally for residential purposes is deemed Residential for the purposes of determining the differential rating category.

Non-residential means:

All rating units or part thereof that are not categorised as residential above.

Rates postponement charges

Council will charge a postponement fee on all rates that are postponed under any of its postponement policies. The postponement fees will be as follows:

- Register statutory land charge \$180.00

- Management fee on the Postponement Policy: 1% on the outstanding balance
- Financing fee on all postponements: Currently set at 6.87% pa but may vary to match Council's average cost of funds

At Council's discretion, all these fees may be added to the total postponement balance.

Due dates and penalty dates

Rates – due date for payment of rates (except water by volume)		
	Due date	Penalty date
Instalment 1	15 October 2025	22 October 2025
Instalment 2	16 February 2026	23 February 2026
Instalment 3	15 May 2026	22 May 2026

Note – a further penalty of 10% will be applied to all rates (including volumetric water) that remain unpaid from previous years on 7 July 2025.

Rating mechanisms

A forecast for the year ending 30 June 2026

	2024/25 Long-term plan	2025/26 Long-term plan	2025/26 Annual plan
	(\$000)	(\$000)	(\$000)
Rating mechanism			
General rate	17,053	18,206	16,584
Uniform annual general charge	19,438	21,048	18,893
Targeted rates	0	0	0
Rubbish and recycling	9,423	10,096	9,386
Moana-Taiari flood protection loan	2	2	2
Land drainage	15	15	15
Local works and services (rate in \$)	9,611	9,993	10,013
Local works and services (fixed charge)	9,446	9,813	9,877
Wastewater	21,345	23,561	24,800
Wastewater loans	64	64	62
Stormwater	3,186	3,416	3,504
Water	12,086	14,343	16,263
Water loans	47	46	46
Economic development	800	782	688
Roading and building control	4,463	4,875	5,109
Sub total	106,977	116,259	115,242
Penalties	226	231	482
Sub total	107,204	116,490	115,724
Water supplied by volume	2,571	2,653	2,741
Sub total	109,774	119,143	118,465
Less internal rates charged	(921)	(942)	(948)
Total	108,854	118,201	117,517

Rating funding impact statement

Description	Categories on which rate is set	Factor or factors	Differential categories	Differential calculation	Unit of measure	Indicative Rate or Charge	Revenue sought (GST inclusive)
General rate							
(Partially funds coastal and hazard management, building control, district roading and footpaths, stormwater, property and rubbish and recycling in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the \$ on land value	Farming and horticultural	Ratio 0.6	1,146,887,832	\$0.000531	\$ 608,922.55
			Rural other	Ratio 1.0	1,801,921,536	\$0.000885	\$1,594,504.46
			Industrial and commercial	Ratio 1.0	847,929,057	\$0.000885	\$750,324.93
			Commercial forestry	Ratio 1.0	63,140,689	\$0.000885	\$55,872.64
			Residential	Ratio 1.0	18,103,470,540	\$0.000885	\$16,019,601.21
			Off-shore island (used)	Ratio 0.5	95,218,701	\$0.000442	\$42,129.09
			Off-shore island (unused)	Ratio 0.1	33,142	\$0.000088	\$2.93
Uniform annual general charge							
(Partially funds district representation, local representation, district grants and remissions, district strategic planning, district plan, economic development, coastal and hazard management, building control, emergency management, community health and safety, district roads and footpaths and resource consents in compliance with the revenue and financing policy)	Every rating unit in the district	Fixed amount for each separately used or inhabited part of a rating unit			30,643	\$709.03	\$21,726,884.08
Targeted rates and activities funded							
Rubbish and recycling	Every rating unit in the district to which there is provision or availability to the land of the solid waste collection and recycling service	Fixed amount for each separately used or inhabited part of a rating unit	Thames community	Ratio 1.0000	5,634	\$361.25	\$2,035,202.06
(Partially funds rubbish and recycling activity in compliance with the revenue and financing policy)			Coromandel-Colville community	Ratio 1.0000	2,396	\$361.25	\$865,611.76
			Mercury Bay community	Ratio 1.0868	9,586	\$392.61	\$3,763,693.28
			Tairua/Pāuanui community	Ratio 1.1562	4,262	\$417.68	\$1,779,975.91
			Whangamatā community	Ratio 1.1562	5,626	\$417.68	\$2,349,671.36
Moana-Taiari flood protection loan	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit			11	\$201.35	\$2,214.80
(Funds loan servicing for flood protection)	Every rating unit where the land is situated where an election has been	Fixed amount for each rating unit			2	\$100.67	\$201.35

	made to pay half in advance						
Matatoki land drainage scheme (Funds land drainage)	Every rating unit in the defined drainage area	Rate in the \$ on land value			85,421,857	\$0.000109	\$9,310.14
Hikutāia-Wharepoa land drainage scheme (Funds land drainage)	Every rating unit in the defined drainage area	Rate in the \$ on land value			57,455,406	\$0.000145	\$8,328.05
Local works and services	Every rating unit in the Thames community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	253,648,995	\$0.001216	\$308,325.11
Thames (Partially funds airfield, halls, parks and reserves, libraries, swimming pool, local grants and remissions, land drainage, coastal and hazard management, local roading and footpaths, public conveniences, cemeteries, and harbours in compliance with the revenue and financing policy)			Rural other	Ratio 1.0	287,026,759	\$0.001216	\$348,897.72
			Industrial and commercial	Ratio 1.0	224,477,296	\$0.001216	\$272,865.21
			Commercial forestry	Ratio 1.0	4,479,131	\$0.001216	\$5,444.64
			Residential	Ratio 1.0	1,721,471,214	\$0.001216	\$2,092,548.39
		Fixed amount for each separately used or inhabited part of a rating unit			5,609	\$573.94	\$3,219,052.91
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		401	\$573.94	\$230,426.12
Local works and services	Every rating unit in the Coromandel-Colville community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	198,815,790	\$0.000448	\$89,123.85
Coromandel-Colville (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)			Rural other	Ratio 1.0	379,974,562	\$0.000448	\$170,332.53
			Industrial and commercial	Ratio 1.0	60,210,172	\$0.000448	\$26,990.62
			Commercial forestry	Ratio 1.0	6,527,882	\$0.000448	\$2,926.28
			Residential	Ratio 1.0	964,799,990	\$0.000448	\$432,494.27
			Off-shore island used	Ratio 0.5	19,193,982	\$0.000224	\$4,302.08
			Off-shore island unused	Ratio 0.1	33,142	\$0.000045	\$1.49
		Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential, off-shore islands used and off-shore islands unused		2,760	\$340.10	\$938,672.09
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		111	\$340.10	\$37,808.10

Local works and services Mercury Bay (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Mercury Bay community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	514,801,841	\$0.000556	\$286,289.25
			Rural other	Ratio 1.0	807,381,619	\$0.000556	\$448,997.38
			Industrial and commercial	Ratio 1.0	304,063,578	\$0.000556	\$169,094.45
			Commercial forestry	Ratio 1.0	18,791,262	\$0.000556	\$10,450.11
			Residential	Ratio 1.0	6,910,912,907	\$0.000556	\$3,843,265.30
			Off-shore Island used	Ratio 0.5	57,766,735	\$0.000278	\$16,062.49
			Fixed amount for each separately used or inhabited part of a rating unit		10,371	\$325.33	\$3,373,884.18
			Fixed amount for each rating unit		263	\$325.33	\$85,473.05
Local works and services Tairua-Pāuanui (Partially funds airfield, halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Tairua/Pāuanui community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	119,745,461	\$0.000395	\$47,335.05
			Rural other	Ratio 1.0	157,818,078	\$0.000395	\$62,385.05
			Industrial and commercial	Ratio 1.0	70,149,626	\$0.000395	\$27,729.95
			Commercial forestry	Ratio 1.0	12,302,548	\$0.000395	\$4,863.16
			Residential	Ratio 1.0	3,565,222,415	\$0.000395	\$1,409,322.55
			Off-shore Island used	Ratio 0.5	18,257,984	\$0.000198	\$3,608.67
			Off-shore Island unused	Ratio 0.1	0	\$0.000040	-
			Fixed amount for each separately used or inhabited part of a rating unit		4,674	\$384.45	\$1,796,879.46
			Fixed amount for each rating unit		99.55164106	\$384.45	\$38,272.60
Local works and services Whangamatā (Partially funds halls, parks and reserves, libraries, local grants and remissions, local roading and footpaths, public conveniences, cemeteries and harbours in compliance with the revenue and financing policy)	Every rating unit in the Whangamatā community area	Rate in the \$ on land value	Farming and horticultural	Ratio 1.0	59,875,744	\$0.000266	\$15,921.28
			Rural other	Ratio 1.0	169,720,517	\$0.000266	\$45,129.59
			Industrial and commercial	Ratio 1.0	189,028,385	\$0.000266	\$50,263.66
			Commercial forestry	Ratio 1.0	21,039,866	\$0.000266	\$5,594.61
			Residential	Ratio 1.0	4,941,064,012	\$0.000266	\$1,313,855.31
			Fixed amount for each separately used or inhabited part of a rating unit		5,565	\$284.71	\$1,584,462.45
					189	\$284.71	\$53,846.52

		Fixed amount for each rating unit	Industrial and commercial and commercial forestry				
Wastewater (Funds wastewater)	Every rating unit in the district to which there is provision or availability of the wastewater service	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 1.0	19,746	\$1,252.58	\$24,733,283.32
			Non-residential uses:				
			1 water closet/urinal	Ratio 1.0	314	\$1,252.58	\$393,733.58
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.5	3,562	\$626.29	\$2,230,525.96
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 0.75	1,237	\$939.43	\$1,162,271.24
Wastewater loan (Whangapoua Rd) (Funds loan servicing for wastewater)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit			9	\$354.91	\$3,194.22
Wastewater loan (Cooks Beach) (Funds loan servicing for wastewater for existing users)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 1.0	80	\$633.45	\$50,675.92
			Non-residential uses:				
			1 water closet/urinal	Ratio 1.0	1	\$633.45	\$633.45
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 1.0	4	\$633.45	\$2,533.80
	Every rating unit where the land is situated where an election has been made to pay half in advance	Fixed amount for each separately used or inhabited part of a rating unit, on each water closet or urinal within the rating unit	Residential	Ratio 0.5	17	\$316.72	\$5,384.32
			Non-residential uses:				
			1 water closet/urinal	Ratio 0.5	1	\$316.72	\$316.72
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.25	9	\$158.36	\$1,425.26
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 0.5	0	\$316.72	\$-

Wastewater loan (Hähei extension) (Funds loan servicing for wastewater)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit		Ratio 1.0	3	\$2,129.33	\$6,388.00
Stormwater (Funds stormwater)	Every rating unit where the land is located in the areas as defined by Council	Fixed amount for each separately used or inhabited part of a rating unit		Ratio 1.0	25,021	\$118.61	\$2,967,672.66
		Fixed amount for each separately used or inhabited part of a rating unit		Ratio 0.60	848	\$71.16	\$60,339.92
		Rate in the \$ on the value of improvements		Ratio 1.0	9,495,039,539	\$0.000104	\$987,027.46
				Ratio 0.60	225,925,632	\$0.000062	\$14,091.24
Water supply (Funds water)	Every rating unit in the district to which there is provision or availability of the Council water service	Fixed amount for each separately used or inhabited part of a rating unit	The provision to the land of the water service (connected) and metered and within a scheduled reading scheme	Ratio 0.5	11,545	\$577.73	\$6,669,830.35
		Fixed amount for each separately used or inhabited part of a rating unit	The provision to the land of the water service (connected) and unmetered and not within a scheduled reading scheme	Ratio 1.0	9,432	\$1,155.46	\$10,898,537.87
		Fixed amount for each rating unit	The availability to the land of the water service (not connected)	Ratio 0.75	1,309	\$866.60	\$1,134,631.09
Water supplied by volume (Funds water)	Every rating unit that is connected to a meter where a scheduled reading is undertaken	Fixed amount for each cubic metre			1,843,250	\$1.71	3,151,957.50

Water loan (Coromandel) (Funds loan servicing for water)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit	Ratio 1.0	157	\$322.54	\$50,638.32
	Every rating unit where the land is situated where an election has been made to pay half in advance	Fixed amount for each rating unit	Ratio 0.5	9	\$161.27	\$1,451.42
Water loan (Hāhei extension) (Funds loan servicing for water)	Every rating unit where the land is situated where no election to make a payment in advance has been made	Fixed amount for each rating unit	Ratio 1.0	3	\$216.80	\$650.41
Economic development (Partially funds economic development in compliance with the revenue and financing policy)	Every rating unit in the district defined for general rate differential purposes as industrial and commercial	Rate in the \$ on the value of improvements		1,170,472,366	\$0.000676	\$791,360.57
District transportation and building control (Partially funds district transportation and building control in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the \$ on capital value		34,013,640,518	\$0.000173	\$5,875,470.98
Hāhei Water extension development contribution payment plan (A targeted rate to fund development contributions payable when connecting to Council's water scheme in Hāhei)	Every rating unit where the land is situated and the ratepayer has opted to pay over ten years	Fixed amount for each rating unit	Ratio 1.0	1	\$337.80	\$337.80
Hāhei wastewater extension development contribution payment plan (A targeted rate to fund development contributions payable when connecting to Council's water scheme in Hāhei)	Every rating unit where the land is situated and the ratepayer has opted to pay over ten years	Fixed amount for each rating unit	Ratio 1.0	1	\$388.40	\$388.40
Total rate revenue required (including GST) (excluding penalties)				135,680,399.83		

Funding Impact Statement Rating Scenarios (inclusive of GST)

Thames

Residential - Capital Value \$715,201 Land Value \$388,112 (2020 CV \$557,107 LV \$294,158)				Residential - Capital Value \$550,000 Land Value \$300,000 (2020 CV \$445,000 LV \$240,000)			
	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan		2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	354.62	375.78	343.44	General rate	274.11	290.47	265.47
UAGC	735.06	790.03	709.03	UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25	Rubbish and recycling	363.37	386.48	361.25
Wastewater	1,085.51	1,189.30	1,252.58	Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	109.05	118.23	123.54	Roading and building control CV	83.86	90.92	95.01
Works and services rate	417.01	417.89	471.77	Works and services rate	322.34	323.02	364.67
Works and services charge	516.85	517.53	573.94	Works and services charge	516.85	517.53	573.94
Stormwater - charge	109.46	116.46	118.61	Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	31.86	33.92	34.00	Stormwater - rate	24.35	25.93	25.99
Water (serviced and metered)	437.23	515.03	577.73	Water (serviced and metered)	437.23	515.03	577.73
Total	4,160.04	4,460.65	4,565.89	Total	3,952.16	4,245.16	4,344.26
Increase/(decrease)			9.76%	Increase/(decrease)			9.92%
Residential - Capital Value \$800,000 Land Value \$435,000 (2020 CV \$620,000 LV \$325,000)				Industrial & Commercial - Capital Value \$1,210,152 Land Value \$573,117 (2020 CV \$912,942 LV \$421,485)			
	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan		2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	397.46	421.18	384.93	General rate	523.66	554.91	507.15
UAGC	735.06	790.03	709.03	UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25	Rubbish and recycling	363.37	386.48	361.25
Wastewater	1,085.51	1,189.30	1,252.58	Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	121.98	132.25	138.19	Roading and building control CV	184.52	200.05	209.04
Works and services rate	467.39	468.38	528.77	Economic development rate	500.06	485.18	430.70
Works and services charge	516.85	517.53	573.94	Works and services rate	615.79	617.09	696.66
Stormwater - charge	109.46	116.46	118.61	Works and services charge	516.85	517.53	573.94
Stormwater - rate	35.55	37.85	37.94	Stormwater - charge	109.46	116.46	118.61
Water (serviced and metered)	437.23	515.03	577.73	Stormwater - rate	62.05	66.06	66.22
				Water (serviced and metered)	437.23	515.03	577.73
Total	4,269.88	4,574.49	4,682.96	Total	5,133.58	5,438.12	5,502.90
Increase/(decrease)			9.67%	Increase/(decrease)			7.19%

Farming and horticultural - Capital Value \$1,784,037 Land Value \$1,412,254 (2020 CV \$1,449,366 LV \$1,139,318)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	774.24	820.43	749.81
UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25
Roading and building control CV	272.03	294.92	308.17
Land drainage	-	-	-
Works and services rate	1,517.42	1,520.61	1,716.68
Works and services charge	516.85	517.53	573.94
Water (serviced and metered)	437.23	515.03	577.73
Total	4,616.20	4,845.03	4,996.62
Increase/(decrease)			8.24%

Rural Other - Capital Value \$932,527 Land Value \$561,267 (2020 CV \$690,740 LV \$415,607)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	512.84	543.44	496.66
UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25
Roading and building control CV	142.19	154.16	161.08
Works and services rate	603.06	604.33	682.25
Works and services charge	516.85	517.53	573.94
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	36.16	38.50	38.59
Total	3,019.00	3,150.92	3,141.42
Increase/(decrease)			4.05%

Coromandel-Colville

Residential - Capital Value \$844,854 Land Value \$524,177 (2020 CV \$643,704 LV \$409,616)				Residential - Capital Value \$575,000 Land Value \$365,000 (2020 CV \$460,000 LV \$290,000)			
	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan		2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	478.95	507.52	463.84	General rate	333.50	353.40	322.99
UAGC	735.06	790.03	709.03	UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25	Rubbish and recycling	363.37	386.48	361.25
Wastewater	1,085.51	1,189.30	1,252.58	Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	128.82	139.66	145.94	Roading and building control CV	87.68	95.05	99.32
Works and services rate	234.89	254.51	234.97	Works and services rate	163.56	177.23	163.62
Works and services charge	331.48	357.47	340.10	Works and services charge	331.48	357.47	340.10
Stormwater - charge	109.46	116.46	118.61	Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	31.24	33.26	33.34	Stormwater - rate	20.45	21.78	21.83
Water (serviced and metered)	437.23	515.03	577.73	Water (serviced and metered)	437.23	515.03	577.73
Total	3,936.01	4,289.73	4,237.38	Total	3,667.31	4,002.23	3,967.05
Increase/(decrease)			7.66%	Increase/(decrease)			8.17%

Residential - Capital Value \$1,000,000 Land Value \$620,000 (2020 CV median \$750,000 LV \$485,000)				Industrial & Commercial - Capital Value \$1,056,235, Land Value \$587,735 (2020 CV \$929,505 LV \$547,791)			
	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan		2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	566.50	600.30	548.63	General rate	537.02	569.06	520.08
UAGC	735.06	790.03	709.03	UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25	Rubbish and recycling	363.37	386.48	361.25
Wastewater	1,085.51	1,189.30	1,252.58	Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	152.48	165.31	172.74	Roading and building control CV	161.05	174.61	182.45
Works and services rate	277.83	301.04	277.93	Economic development rate	367.76	356.82	316.75
Works and services charge	331.48	357.47	340.10	Works and services rate	263.37	285.38	263.47
Stormwater - charge	109.46	116.46	118.61	Works and services charge	331.48	357.47	340.10
Stormwater - rate	37.01	39.41	39.50	Stormwater - charge	109.46	116.46	118.61
Water (serviced and metered)	437.23	515.03	577.73	Stormwater - rate	45.63	48.58	48.70
Total	4,095.94	4,460.83	4,398.10	Total	4,436.96	4,789.22	4,690.75
Increase/(decrease)			7.38%	Increase/(decrease)			5.72%

Farming and horticultural - Capital Value \$2,233,646 Land Value \$1,867,027 (2020 CV \$1,725,933 LV \$1,439,662)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,023.55	1,084.63	991.27
UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25
Roading and building control CV	340.58	369.24	385.84
Works and services rate	836.64	906.54	836.94
Works and services charge	331.48	357.47	340.10
Water (serviced and metered)	437.23	515.03	577.73
Total	4,067.93	4,409.41	4,202.16
Increase/(decrease)			3.30%

Rural Other - Capital Value \$991,881 Land Value \$735,128 (2020 CV \$750,544 LV \$568,366)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	671.69	711.77	650.51
UAGC	735.06	790.03	709.03
Rubbish and recycling	363.37	386.48	361.25
Roading and building control CV	151.24	163.97	171.34
Works and services rate	329.42	356.94	329.54
Works and services charge	331.48	357.47	340.10
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	25.01	26.63	26.69
Total	2,716.74	2,909.75	2,707.06
Increase/(decrease)			-0.36%

Mercury Bay

Residential - Capital Value \$1,156,461 Land Value \$768,297 (2020 CV \$855,958 LV \$557,150)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	702.00	743.89	679.86
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	176.34	191.17	199.77
Works and services rate	401.61	421.62	427.26
Works and services charge	301.46	324.41	325.33
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	37.81	40.25	40.35
Water (serviced and metered)	437.23	515.03	577.73
Total	4,384.81	4,755.83	4,723.12
Increase/(decrease)			7.72%

Residential - Capital Value \$1,330,000 Land Value \$865,000 (2020 CV median \$960,000 LV \$630,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	790.36	837.52	765.43
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	202.80	219.86	229.74
Works and services rate	452.16	474.69	481.04
Works and services charge	301.46	324.41	325.33
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	45.29	48.22	48.34
Water (serviced and metered)	437.23	515.03	577.73
Total	4,557.66	4,939.18	4,900.43
Increase/(decrease)			7.52%

Residential - Capital Value \$740,000 Land Value \$470,000(2020 CV \$580,000 LV \$330,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	429.44	455.07	415.90
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	112.83	122.33	127.83
Works and services rate	245.68	257.92	261.37
Works and services charge	301.46	324.41	325.33
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	26.30	28.00	28.07
Water (serviced and metered)	437.23	515.03	577.73
Total	3,881.31	4,222.21	4,209.05
Increase/(decrease)			8.44%

Industrial & Commercial - Capital Value \$1,802,422 Land Value \$1,136,701 (2020 CV \$1,420,334 LV \$820,383)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,038.62	1,100.59	1,005.86
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	274.83	297.96	311.35
Economic development rate	522.57	507.03	450.10
Works and services rate	594.18	623.79	632.14
Works and services charge	301.46	324.41	325.33
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	64.84	69.04	69.20
Water (serviced and metered)	437.23	515.03	577.73
Total	5,562.10	5,957.29	5,844.52
Increase/(decrease)			5.08%

Farming and horticultural - Capital Value \$3,002,191 Land Value \$2,353,483 (2020 CV \$2,222,588 LV \$1,749,019)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,290.24	1,367.23	1,249.55
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Roading and building control CV	457.77	496.29	518.59
Works and services rate	1,230.23	1,291.52	1,308.81
Works and services charge	301.46	324.41	325.33
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	5,287.56	5,723.20	5,659.38
Increase/(decrease)			7.03%

Rural Other - Capital Value \$1,458,303 Land Value \$1,006,693 (2020 CV \$984,740 LV \$665,225)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	919.83	974.71	890.81
UAGC	735.06	790.03	709.03
Rubbish and recycling	398.33	423.66	392.61
Roading and building control CV	222.36	241.07	251.91
Works and services rate	526.23	552.44	559.84
Works and services charge	301.46	324.41	325.33
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	43.99	46.83	46.95
Total	3,256.72	3,469.62	3,295.08
Increase/(decrease)			1.18%

Tairua-Pāuanui

Residential - Capital Value \$1,282,245 Land Value \$816,678 (2020 CV \$932,926 LV \$614,075)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	746.21	790.73	722.67
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	195.52	211.97	221.49
Works and services rate	344.09	354.24	322.83
Works and services charge	407.60	408.52	384.45
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	45.35	48.28	48.40
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	4,969.53	5,392.97	5,353.19
Increase/(decrease)			7.72%

Residential - Capital Value \$1,460,000 Land Value \$920,000 (2020 CV median \$1,050,000 LV \$700,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	840.61	890.77	814.10
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	222.62	241.35	252.20
Works and services rate	387.62	399.05	363.67
Works and services charge	407.60	408.52	384.45
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	52.60	56.00	56.13
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	5,141.83	5,574.93	5,523.91
Increase/(decrease)			7.43%

Residential - Capital Value \$800,000 Land Value \$500,000 (2020 CV \$640,000 LV \$400,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	456.86	484.11	442.45
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	121.98	132.25	138.19
Works and services rate	210.67	216.88	197.65
Works and services charge	407.60	408.52	384.45
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	29.22	31.11	31.19
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	4,457.10	4,852.10	4,847.27
Increase/(decrease)			8.75%

Industrial & Commercial - Capital Value \$1,555,594 Land Value \$748,125 (2020 CV \$1,212,990 LV \$601,292)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	683.57	724.36	662.01
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	237.20	257.15	268.71
Economic development rate	633.84	614.99	545.93
Works and services rate	315.21	324.50	295.73
Works and services charge	407.60	408.52	384.45
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	78.65	83.74	83.94
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	5,586.84	5,992.49	5,894.12
Increase/(decrease)			5.50%

Farming and horticultural - Capital Value \$2,462,764 Land Value \$1,935,909 (2020 CV \$2,018,345 LV \$1,563,236)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,061.32	1,124.64	1,027.84
UAGC	735.06	790.03	709.03
Roading and building control CV	375.52	407.12	425.41
Works and services rate	815.66	839.71	765.26
Works and services charge	407.60	408.52	384.45
Water (serviced not metered)	874.47	1,030.05	1,155.46
Total	4,269.62	4,600.07	4,467.46
Increase/(decrease)			4.63%

Rural Other - Capital Value \$1,427,732 Land Value \$968,087 (2020 CV \$1,109,033 LV \$778,935)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	884.55	937.33	856.65
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Roading and building control CV	217.70	236.02	246.62
Works and services rate	407.88	419.91	382.68
Works and services charge	407.60	408.52	384.45
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	44.77	47.67	47.78
Total	3,233.31	3,409.32	3,163.50
Increase/(decrease)			-2.16%

Whangamata

Residential - Capital Value \$1,300,798 Land Value \$939,931 (2020 CV \$993,386 LV \$741,155)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	858.82	910.07	831.74
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	198.34	215.03	224.70
Works and services rate	270.64	273.34	249.93
Works and services charge	302.18	305.27	284.71
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	35.15	37.42	37.51
Water	874.47	1,030.05	1,155.46
Total	4,895.91	5,320.37	5,281.94
Increase/(decrease)			7.88%

Residential - Capital Value \$1,430,000 Land Value \$960,000 (2020 CV \$1,080,000 LV \$780,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	877.16	929.50	849.50
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	218.04	236.39	247.02
Works and services rate	276.42	279.18	255.27
Works and services charge	302.18	305.27	284.71
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	45.78	48.74	48.86
Water	874.47	1,030.05	1,155.46
Total	4,950.35	5,378.31	5,338.70
Increase/(decrease)			7.84%

Residential - Capital Value \$850,000 Land Value \$590,000 (2020 CV \$670,000 LV \$500,000)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	539.09	571.26	522.09
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	129.61	140.51	146.83
Works and services rate	169.88	171.58	156.88
Works and services charge	302.18	305.27	284.71
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	25.33	26.96	27.03
Water	874.47	1,030.05	1,155.46
Total	4,396.85	4,794.81	4,790.89
Increase/(decrease)			8.96%

Industrial & Commercial - Capital Value \$1,654,029 Land Value \$1,039,471 (2020 CV \$1,145,524 LV \$700,653)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	949.78	1,006.45	919.82
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Wastewater	1,085.51	1,189.30	1,252.58
Roading and building control CV	252.20	273.43	285.71
Economic development rate	482.41	468.06	415.51
Works and services rate	299.30	302.29	276.40
Works and services charge	302.18	305.27	284.71
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	59.86	63.73	63.88
Water	874.47	1,030.05	1,155.46
Total	5,576.50	5,998.46	5,899.38
Increase/(decrease)			5.79%

Farming and horticultural - Capital Value \$3,068,435 Land Value \$2,592,174 (2020 CV \$2,575,870 LV \$2,162,609)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,421.10	1,505.89	1,376.28
UAGC	735.06	790.03	709.03
Roading and building control CV	467.87	507.24	530.04
Works and services rate	746.38	753.83	689.27
Works and services charge	302.18	305.27	284.71
Total	3,672.59	3,862.26	3,589.32
Increase/(decrease)			-2.27%

Rural Other - Capital Value \$1,999,876 Land Value \$1,462,376 (2020 CV \$1,561,504 LV \$1,193,996)	2024/25 LTP	2025/26 LTP	2025/26 Ann Plan
General rate	1,336.19	1,415.92	1,294.04
UAGC	735.06	790.03	709.03
Rubbish and recycling	426.27	453.38	417.68
Roading and building control CV	304.94	330.60	345.46
Works and services rate	421.07	425.27	388.85
Works and services charge	302.18	305.27	284.71
Stormwater - charge	109.46	116.46	118.61
Stormwater - rate	52.35	55.74	55.87
Total	3,687.53	3,892.67	3,614.25
Increase/(decrease)			-1.99%

Capital expenditure

Ward	Sub activity	Project	2025/2026 Long Term Plan (\$000)	2025/2026 Annual Plan (\$000)	2025/2026 Variance (\$000)
Thames	Ctty Roothing	Footpath rehabilitation	\$69	\$23	-\$46
Thames	Ctty Roothing	Tōtara Valley Road services - roading	\$315	\$2,004	\$1,689
Thames	Ctty Roothing	Pollen Street lighting upgrade	\$287	\$0	-\$287
Thames	Cemeteries	Cemeteries renewals	\$54	\$54	\$1
Thames	Halls	Thames War Memorial Civic Centre renewals	\$7	\$7	\$0
Thames	Libraries	Library collection development	\$90	\$91	\$1
Thames	Libraries	Library furniture and fittings	\$6	\$6	\$0
Thames	Parks	Parks and reserves renewals	\$133	\$135	\$2
Thames	Parks	Ngarimu Bay Domain playground renewal	\$32	\$33	\$0
Thames	Pub Conv	Thames: 24 hours /7 day dump station	\$36	\$36	\$0
Thames	Swimming Pool	Thames sub regional Aquatic Facility	\$257	\$261	\$3
Coromandel	Ctty Roothing	Footpath rehabilitation	\$23	\$8	-\$15
Coromandel	Cemeteries	Cemeteries renewals	\$40	\$40	\$1
Coromandel	Halls	Coromandel Citizens Hall renewals	\$7	\$7	\$0
Coromandel	Harbours	Harbour renewals	\$142	\$144	\$2
Coromandel	Parks	Parks and reserves renewals	\$53	\$53	\$1
Coromandel	Parks	Carpark reseals	\$144	\$146	\$2
Coromandel	Parks	Hauraki House carpark resurfacing	\$183	\$185	\$2
Mercury Bay	Ctty Roothing	Footpath rehabilitation	\$78	\$26	-\$52
Mercury Bay	Cemeteries	Cemeteries renewals	\$84	\$85	\$1
Mercury Bay	Halls	Whitianga Hall renewals	\$165	\$167	\$2
Mercury Bay	Harbours	Harbour renewals	\$79	\$80	\$1
Mercury Bay	Harbours	Harbour consent renewals	\$18	\$18	\$0
Mercury Bay	Harbours	Whitianga Wharf safety and operational improvements	\$929	\$941	\$12
Mercury Bay	Libraries	Library collection development	\$54	\$55	\$1
Mercury Bay	Libraries	Library furniture and fittings	\$2	\$3	\$0

Ward	Sub activity	Project	2025/2026 Long Term Plan	2025/2026 Annual Plan	2025/2026 Variance
Mercury Bay	Parks	Parks and reserves renewals	\$322	\$326	\$4
Mercury Bay	Parks	Carpark reseals	\$156	\$158	\$2
Mercury Bay	Parks	Critical structures renewals	\$135	\$137	\$2
Mercury Bay	Parks	Whitanga Wharf pontoon replacement	\$927	\$939	\$12
Tairua Pāuanui	Ctty Roding	Footpath rehabilitation	\$53	\$18	-\$35
Tairua Pāuanui	Harbours	Harbour Renewals	\$3	\$3	\$0
Tairua Pāuanui	Harbours	Harbour consent renewals	\$18	\$18	\$0
Tairua Pāuanui	Libraries	Library collection development	\$15	\$15	\$0
Tairua Pāuanui	Libraries	Library furniture and fittings	\$2	\$0	-\$2
Tairua Pāuanui	Parks	Parks and reserves renewals	\$180	\$182	\$2
Tairua Pāuanui	Parks	Pāuanui skate bowl renewal	\$232	\$235	\$3
Whangamatā	Ctty Roding	Footpath rehabilitation	\$28	\$9	-\$18
Whangamatā	Cemeteries	Cemeteries renewals	\$29	\$30	\$0
Whangamatā	Halls	Whangamatā Hall renewals	\$7	\$7	\$0
Whangamatā	Harbours	Harbour renewals	\$33	\$33	\$0
Whangamatā	Parks	Parks and reserves renewals	\$201	\$204	\$3
Whangamatā	Parks	Carpark reseals	\$195	\$197	\$3
District	Council	Computer software	\$463	\$101	-\$362
District	Council	Computer hardware	\$371	\$375	\$5
District	Property	Furniture and fittings	\$83	\$84	\$1
District	Property	Motor vehicles	\$260	\$264	\$3
District	Property	Property renewals	\$280	\$284	\$4
District	Hazards	Mercury Bay dune protection projects	\$16	\$17	\$0
District	Roding	Minor safety projects	\$1,386	\$0	-\$1,386
District	Roding	Major drainage control	\$756	\$875	\$119
District	Roding	Maintenance chip seals	\$2,085	\$2,203	\$119
District	Roding	Bridge component replacement	\$454	\$582	\$128
District	Roding	Preventative maintenance	\$339	\$0	-\$339

Ward	Sub activity	Project	2025/2026 Long Term Plan	2025/2026 Annual Plan	2025/2026 Variance
District	Roading	Traffic services	\$195	\$198	\$2
District	Roading	Unsealed road wearing course replacement	\$705	\$887	\$182
District	Roading	Area wide pavement treatment	\$2,270	\$2,618	\$348
District	Roading	School speed signs (new project, legislative requirement)	\$0	\$1,900	\$1,900
District	Roading	Crown Funded Resilience - Snake Gully Hahei	\$0	\$365	\$365
District	Roading	July 23 storm event	\$4,816	\$1,841	-\$2,975
District	Roading	29 to 31 October 23 storm event	\$0	\$260	\$260
District	Roading	21 May 2024 storm event Coromandel	\$0	\$162	\$162
District	Solid Waste	Solid waste renewals	\$0	\$644	\$644
District	Solid Waste	RTS road renewals	\$294	\$0	-\$294
District	Solid Waste	RTS additional bunkers	\$83	\$84	\$1
District	Solid Waste	RTS permanent dropoff facility	\$31	\$0	-\$31
District	Solid Waste	RTS compactor renewals	\$161	\$0	-\$161
District	Solid Waste	RTS fencing and security renewals	\$15	\$0	-\$15
District	Solid Waste	RTS hopper renewals	\$31	\$0	-\$31
District	Solid Waste	RTS electrical & minor civil renewals	\$51	\$0	-\$51
District	Solid Waste	RTS pod renewals	\$82	\$0	-\$82
District	Solid Waste	RTS additional weighbridges	\$309	\$0	-\$309
District	Solid Waste	Solid waste improvements	\$0	\$31	\$31
District	Solid Waste	Whitianga Refuse Station	\$7,574	\$7,672	\$98
District	Stormwater	Stormwater renewals	\$1,457	\$1,476	\$19
District	Stormwater	Stormwater consent renewals	\$98	\$99	\$1
District	Stormwater	Tōtara Valley Road services -stormwater	\$210	\$897	\$687
District	Stormwater	Whangamatā stormwater improvement	\$1,441	\$1,460	\$19
District	Stormwater	Cooks Beach Lakes riparian restoration plan	\$26	\$26	\$0
District	Stormwater	Stormwater treatment devices - consent	\$107	\$109	\$1
District	Stormwater	Matarangi stormwater improvements	\$257	\$261	\$3
District	Stormwater	Austin Drive stormwater improvements	\$352	\$357	\$5

Ward	Sub activity	Project	2025/2026 Long Term Plan	2025/2026 Annual Plan	2025/2026 Variance
District	Stormwater	Whitianga stormwater network improvements	\$145	\$147	\$2
District	Wastewater	Wastewater renewals	\$1,537	\$1,557	\$20
District	Wastewater	Wastewater consent renewal	\$127	\$0	-\$127
District	Wastewater	Wastewater process control upgrade	\$77	\$78	\$1
District	Wastewater	Tōtara Valley Road - wastewater	\$53	\$213	\$161
District	Wastewater	Matarangi treatment plant upgrade	\$750	\$760	\$10
District	Wastewater	Cooks Beach treatment plant upgrade	\$206	\$0	-\$206
District	Wastewater	Whangamatā Hetherington Road rising main	\$448	\$454	\$6
District	Water	Water renewals	\$1,447	\$1,466	\$19
District	Water	Water consent renewals	\$98	\$99	\$1
District	Water	Water process control upgrade	\$77	\$78	\$1
District	Water	Tōtara Valley Rd services extension - water	\$53	\$215	\$163
District	Water	Thames South water - treatment plant Pūriri	\$5,147	\$1,688	-\$3,459
District	Water	Drinking water plant upgrades	\$3,555	\$0	-\$3,555
District	Water	Thames WTP clarifier replacement	\$851	\$862	\$11
District	Water	Watermain upgrade - Moewai Road to Captain Wood Avenue	\$332	\$336	\$4
District	Water	Universal metering district wide	\$1,045	\$1,059	\$14
			\$48,835	\$42,269	-\$6,566
Ward funded streetlight renewals, thin AC surfacing and unsealed road basecourse replacement projects have not changed from the 2024/2034 LTP, this is due to NZTA funding. The roading project for Tapu Coroglen Road has not altered due to uncertainty of funding. The total for these projects is \$14.3m. Details of these projects can be found in the 2024/2034 LTP.			\$14,348	\$14,348	\$0
			\$63,183	\$56,617	-\$6,566



Whakapā mai | **Contact us**



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