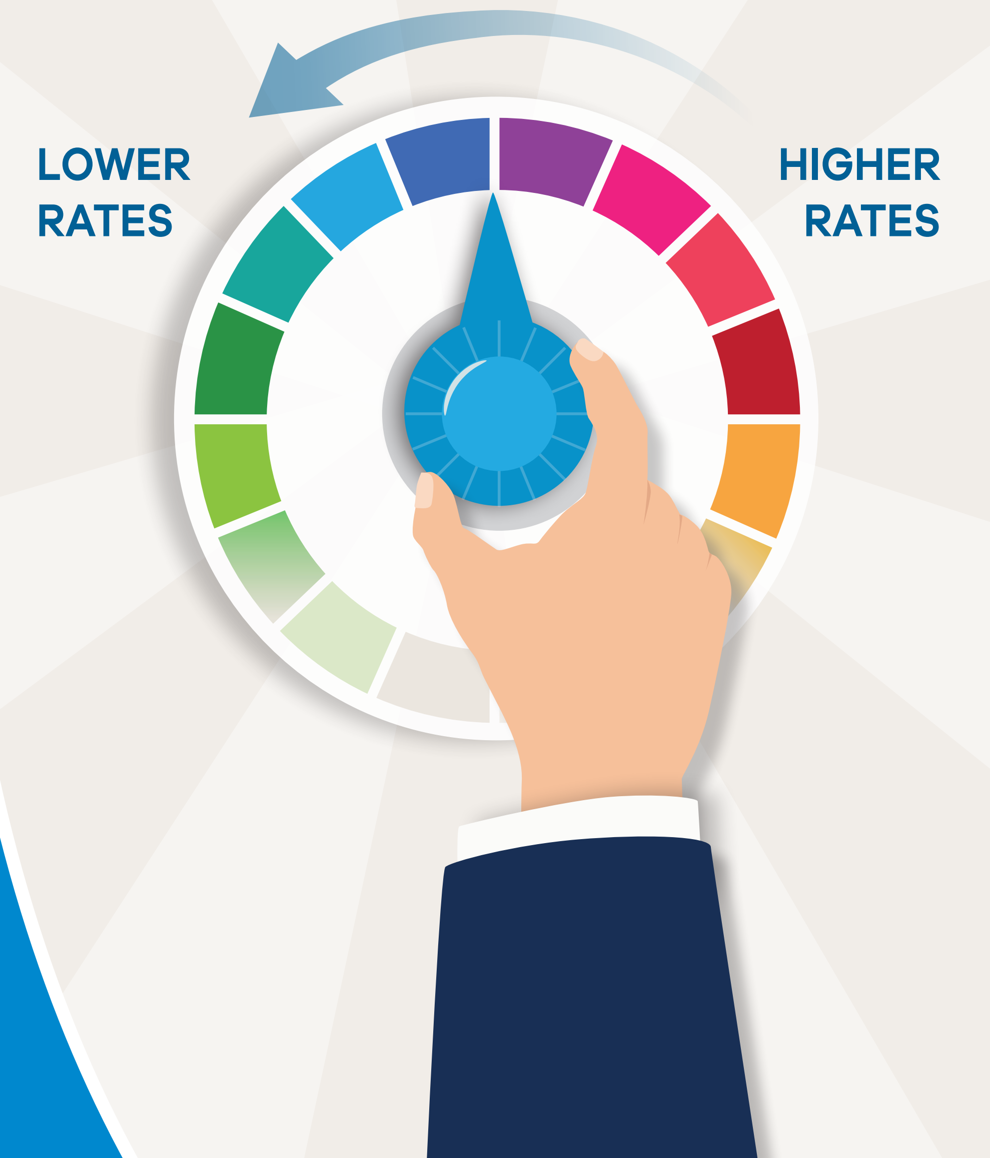
THAMES COROMANDEL DISTRICT COUNCIL

Tough Choices for Lower Rates:

THE 2026/27 ANNUAL PLAN

Kia Whakatau, Ka Whaipainga:

MAHERE Ā-TAU 2026/2027



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Part 1
Introduction

Mayor's message
He kupu nā te koromatua

During the election campaign in 2025, we heard clearly from our communities that rising living costs are putting real pressure on households. Rates are part of that picture, and we know there is little appetite for large increases.

At the same time, the Council has been facing significant cost pressures of its own. Many of these are outside our control — including higher costs for contracts, energy, and insurance, lower revenue than expected, the ongoing need to maintain and replace aging infrastructure, the cost of responding to more frequent storm events, and changes from central government.

In response, we have taken a careful look at what we do, what we can afford and what changes we can make in the short term. We have reviewed our work programmes, challenged our budgets, and made a range of adjustments. These have not been easy decisions but mean we have lowered next year's average rates increase to 3.97%.

It's important to note that this is an average. What you pay may be higher or lower than this, depending on your property. This is partly because we are using capital value (the value of your property, including land and buildings) to calculate rates. This change (approved by the Council in early 2025) shifts how costs are shared across different properties.

Some of the changes we've made focus on how we fund the organisation. We're investing in technology to help us work more efficiently in the medium- and long-run, with the aim of finding further cost efficiencies in the future, and we are using past council savings to pay for this. We're cutting our costs elsewhere by reducing internal budgets, including spending on consultants and some cross-council initiatives, adjusting how we manage borrowing and renewal funding, and scaling back early-stage project investigations.

Other changes will be more visible to you. We are reducing the operating hours of our smaller refuse and recycling transfer stations, increasing some fees to ensure they keep up with the costs of delivering the service, taking a firmer approach to fines, and reducing some of the rates remissions we offer.

Recent storms have continued to affect our district and require us to do ongoing repair work. We have been able to fund the repairs needed next year by using past council savings and subsidies from central government, while borrowing the remainder so we can pay it off over time. That gives us some protection, but it also highlights the importance of maintaining resilience for the future.

The result of all these changes is a more affordable plan that responds directly to what you have told us: that rates increases must be kept under control. While the overall increase is being limited, individual ratepayers may see different changes depending on their property.

This Annual Plan is an important step, but it is also part of a longer journey. The choices we've made now will shape not just the year ahead but are the first steps in determining our priorities as a council, and how we balance affordability with our district's needs.

Thank you to everyone who has shared their views and helped guide these decisions. Your feedback has played a key role in shaping this plan.

Peter Revell
Mayor

About this plan
Mō te mahere

In June 2024, we adopted our long-term plan where we forecast our budgeting and planning for the next ten to thirty years. But as we all know, things change. Our communities told us they were feeling the cost-of-living pressures, and it became more expensive for us to keep delivering our services. We also faced new and unanticipated costs that weren't budgeted for in 2024. For example, we were hit by more storms that needed millions of dollars in repairs, and had to find more funding for transitioning to a new water services delivery arrangement required by central government. We decided that it wasn't fair to pass on all the increased costs to ratepayers and looked at what we could do about it for the coming year, which runs from 1 July 2026 to 30 June 2027.

What you'll find in this plan

This plan sets out the changes we've made to our 2026/27 forecasts, how much they will cost, and how those costs will be funded.

It only notes the ***changes*** we've made to the LTP, not our full work programme for the year ahead. For the full picture, please have a read of our 2024-34 LTP.

Read ahead to find:

an overview of what's changed

We explain why 2026/27 looks a little different than how we thought it would back in 2024, and what adjustments we've made. You might notice some of these changes more than others.

We also give you a quick indication of what it all means in terms of what you pay for – from rates to user fees.

a more detailed financial view

For those that prefer to see the dollars, we then set out what we intend to spend and how we plan to fund it. We also let you know how we expect to perform against our key benchmarks and requirements. They aim to show you whether we're managing our money and assets responsibly.

This information is set out in the 'financial disclosure statement' and 'financial statements' sections.

The journey

Oct – Dec 2025

We opened our starting budget and reviewed whether it was still fit for purpose.

We set a limit on the amount we were prepared to let rates increase by. We were prepared to make tough decisions to get there.

Jan – Feb 2026

We looked at where we could reduce costs and increase income (without getting into a major long-term plan review).

We held council workshops to find ways to meet our goal. We looked at where we could reduce our ‘behind the scenes’ operational costs, reduce some of the services we provide, change some of our financial settings and where income could come from other than rates.

March – May 2026

We asked our communities for feedback on four proposals that would reduce the amount of rates we’d need to charge.

We asked whether our communities agreed with our proposed compromises:

- reducing mowing and gardening services
- reducing the opening hours of Matarangi, Pāuanui, and Coromandel Refuse and Recycling Transfer Stations (RTSs)
- increasing our user fees and introducing new charges
- reducing some of our rates subsidies.

May 2026

We made final decisions.

We considered feedback received on the proposals and made decisions to:

- stick to our existing mowing and gardening services (we withdrew our plan to reduce them) and find the savings elsewhere
- continue with reducing the opening hours of the three smaller RTS sites, but they will stay open seven days a week as we heard it’s a more convenient option
- increase the fees our users pay directly by an average of 13% and introduce some new charges
- reduce some of our rates subsidies.

30 June 2026

We adopted this Annual Plan.

We locked our decisions in so we could crack on with delivering our programme from 1 July 2026. Our fees also increased from 1 July.

Part 2
What's Changed?

Why were changes needed?

Ngā panonitanga matua

When we set our plans and budgets in 2024, we forecast that rates would continue to increase over the next ten years. For the 2026/27 year, we forecast an average 7.7% rates increase. When we updated our forecasts earlier this year, we faced an average rate increase of 13.4%.

What drove costs up?

For local councils, much like the general population, our costs aren't going down. Even when we reduce our spending, some costs continue to rise for a number of reasons we can't control. Here are some of the pressures affecting our organisation.

Inflation on contracts, materials, insurance, and energy continues to go up.

All our costs increase when inflation increases. The cost of maintaining and building assets tends to go up much higher than the general rate of inflation that households experience. The actual rate of inflation we face now is higher than we forecast.

Older infrastructure means we need to put more money aside to renew and replace it.

A lot of our infrastructure and facilities (things like water pipes and wharves) are reaching the end of their lives, which means they are more likely to break or stop working. We need to make sure there is enough money aside in future to repair or replace them.

Government changes put more costs on us, including the new three waters delivery structure.

The costs of transitioning to a new in-house water services business unit will see higher costs in 2026/27.

Lower-than-forecast revenue means we need to fund the shortfall from somewhere else.

We forecast the amount of revenue we'd receive from services where we charge direct fees (such as building consents, rubbish tags, and other fees/charges). We haven't seen the level of revenue we anticipated, and we're assuming that trend will continue, which means we have a shortfall in our income this year. We need to find more funding in 2026/27 to cover that.

The fees and rates we charged this year would also no longer cover our increased costs.

If we didn't increase the fees we charge to cover these cost hikes, ratepayers would cover the shortfall. We don't think that's fair or appropriate.

Recovering from the intense storms comes at a huge cost.

We hadn't budgeted for the scale of storm-related repairs we're facing.

These cost increases mean that, even after internal savings, a rates increase remains unavoidable in 2026/27.

We know an average rates increase of 13-14% would be tough for many households and businesses. As a newly elected council, we set a clear target to keep rates increases as low as possible. However, we could not continue delivering everything at the same level or fund things the same way and still keep rate increases manageable. We needed to make trade-offs. We worked hard to use the levers available to us to reduce the increase as much as we could without making major cuts to services.

What have we changed?

Ngā panonitanga ā-kaunihera

Here are the tools we decided to use to help reduce the projected increase.

Tightening our budgets

Tightening the belt means making tough decisions about what matters most, and where we will do less.

This approach reduces costs but means people will see some changes to the services they use or delays to projects they'd like to see happen.

Increasing 'user pays' charges to keep pace with rising service delivery costs

Some services are used by certain people more than others, so we split the cost between all ratepayers and those who directly use the service. As the costs of delivering these services have risen, the fees we currently charge users directly no longer cover them, which leaves us with a shortfall. We've increased our user fees so that ratepayers aren't picking it up.

A user pays approach means that people who directly use a service pay a greater share of the cost to deliver it.

Reducing some rates subsidies (remissions)

Rates remissions are discounts on rates in certain situations. While they're helpful to individuals who receive them, the cost of those remissions is shared by all ratepayers. To reduce the cost to them, we've reduced some remissions.

This reduces the burden on some ratepayers but removes some forms of financial relief for others.

Changing financial settings

The way we manage our money can spread costs over a longer time or reduce the amount we collect each year.

This helps reduce the short-term pressure on rates but might mean loans are repaid over a longer period, and there is some risk that we haven't saved quite enough for future years' work. We balance the impact on current and future ratepayers

Cutting back internally

We've decided to reduce some of our 'behind the scenes' budgets. These are the budgets that help the organisation focus on efficient service delivery but aren't as obviously delivering results on the ground.

This means we have less money and resource available to deliver services, respond to new requests and requirements, right-size projects before we start them, and access cross-council initiatives. While there are risks to tightening these budgets, we understand alleviating short-term pressures on rates is a high priority.

These changes have helped us reduce the level of rates increase for the year ahead.

The changes we've made

Here are the changes we've made to our original plans for 2026/27.

GOVERNANCE CHANGES

- We're reducing our spend on Council and committee meeting catering.
- We're reducing the Mayor's fund (a discretionary fund set aside to enable the Mayor to fund small projects, pieces of work or recognise groups and citizens for work and services undertaken in our district).

CORPORATE CHANGES

- We're shifting our IT focus towards developing a comprehensive IT strategy that identifies future improvement programs. This initiative will be funded through retained earnings, helping to reduce the impact on rates.
- We're reducing our budget for cross-Council efficiency initiatives (via Co-Lab, which is a council-controlled organisation owned by councils across the Waikato and Bay of Plenty).
- We're reducing our general administration budgets. This may mean we'll take longer to do things, and we won't be as responsive.

COMMUNITY FACILITIES CHANGES

- The Thames Sub-Regional Aquatic Facility project has been delayed due to ongoing planning complexities, meaning the on-the-ground works originally scheduled for this year cannot proceed right now. Because the project is advancing more slowly than we'd assumed, the funding we need in 2026/27 has reduced, with most of the budget deferred. A small portion has been retained to support continued planning and development.
- We're delaying some lower priority renewal work for public conveniences, including public toilets in Tairua-Pāuanui, and for cemeteries in Whangamatā and Coromandel.
- We've added funding for urgent repairs at our harbour and wharf facilities in Coromandel and Mercury Bay, along with additional funding for storm-related repairs to harbours and pontoons across the district. At the same time, we're delaying some of our harbour consent renewal works to focus on recovery repairs.
- We've added funding for the 24/7 Thames dump station project due to planning challenges in finding a suitable location.

LIBRARIES CHANGES

- We haven't made any changes.

PARKS AND OPEN SPACES CHANGES

- We've increased funding to make small improvements (requiring new equipment) across our Coromandel-Colville Ward.
- We've added funding to repair reserves and carparks as a result of the storms.

EMERGENCY MANAGEMENT CHANGES

- We're now funding emergency response kits to support communities during emergencies.

COASTAL AND HAZARD MANAGEMENT CHANGES

- We're continuing our work to protect coastal areas, but we've deferred two projects in Mercury Bay - as the Brophys sandbag wall and the Cooks Beach protection wall - are in better condition than expected.
- We're pausing the top-up of our disaster reserve. This doesn't mean we're no longer providing for the costs arising from unexpected weather events. Instead, we're reviewing what tools we have available to pay for future events.

COMMUNITY HEALTH AND SAFETY CHANGES

- We haven't made any changes.

DISTRICT AND STRATEGIC PLANNING CHANGES

- We're now funding our spatial planning work from retained earnings in 2026/27, rather than rates.

RESOURCE CONSENTS CHANGES

- We're toughening up on issuing fines when people don't follow the rules set in bylaws and other regulations.

BUILDING CONTROL CHANGES

- We're introducing a new fee for Project Information Memoranda for small standalone dwellings in response to new legislation.
- We're toughening up on issuing fines when people don't follow the rules set in bylaws and other regulations.
- Some of our building consent fees have increased due to changes in government charges. These are costs we incur when delivering building control services.

ECONOMIC DEVELOPMENT AND COMMUNITY DEVELOPMENT

We haven't made any changes.

ROADING CHANGES

- We're reducing our use of external consultants and scaling back on early-stage project investigations. This may mean some projects take longer to plan or deliver.
- We're delaying the Tapu-Coroglen and Coromandel Bypass roading projects as the funding from New Zealand Transport Agency | Waka Kotahi (NZTA) hasn't been confirmed.
- As a result of the storms we've experienced, and with assistance from the NZTA, we've added budget to repair our roads and associated infrastructure. We're delaying minor safety improvements and preventative maintenance on our roads and bridges across the district, which were supported by NZTA subsidies, in favour of addressing storm repairs.
- We're extending the timeframe for service upgrades in Tōtara Valley, Thames, and reviewing how we do this work. This reduces costs in 2026/27.
- We're delaying the upgrade to the Te Kōuma Road intersection from next year to 2027/28.
- We've received government funding to improve the resilience of Port Jackson Kennedy Bay Roads.

FOOTPATHS, CYCLEWAYS AND STREETLIGHTS

We haven't made any changes.

STORMWATER, WASTEWATER, AND WATER SUPPLY CHANGES

- We're reducing our external consultant spend and scaling back on early-stage project investigations. This may mean some projects take longer to plan or deliver.
- We've added funding to prepare for moving our water services into a new in-house business unit, as decided in 2025.
- We're delaying some non-urgent restoration works in Cooks Beach.
- We're spreading our timeframe for extending services in Tōtara Valley Road, Thames, and reassessing how we do this work. Costs have reduced in 2026/27 as a result.
- We're undertaking new repair works across the district as a result of the storms we've experienced, including at Tairua (Fantail Terrace and Paku Hill), Whitianga (Dundas Street), and Onemana.

SOLID WASTE CHANGES

- We're reducing the budgets we have available to use external consultants and scaling back on early-stage project investigations. This may mean some projects take longer to plan or deliver.
- We'd previously delayed the installation of a new weighbridge at Whangamatā and it will now start in 2026/27.
- We're saving some costs due to a decrease in government fees we have to pay for solid waste landfill disposal.
- We've changed the opening hours of the Refuse and Recycling Transfer Stations in Coromandel, Pāuanui, and Matarangi. They will still be open 7 days/week, but opening hours will be reduced to 10am – 3pm.
- We've budgeted more to maintain our waste drop off facilities, including fencing and equipment.

OTHER BUDGET CHANGES

- We're spreading borrowing over a longer period to better align with the life of our assets. This reduces short-term pressure on rates, but means loans are repaid over a longer timeframe.
- We're changing how we account for new assets that improve service levels. This reduces the amount we set aside each year for their future replacement.
- We're reducing our personnel costs by $1 million and other operating costs across a number of activities by $450,000.
- We have seen a significant downturn in fees and charges income with the changes in our economic environment. We're planning for a 13% average price rise in fees and charges to ensure that direct users keep paying their share of costs.
- We're reducing the amount we collect each year for asset replacement (depreciation). This lowers next year's rates requirement, but means less money is set aside annually for long-term renewals.
- We're reducing the rates remissions available for instances of excess water use and late payment penalties, and amending our Rates and Remissions Policy to reflect this.

More storm recovery costs
Ngā utu whakaora anō

Over January, March and April 2026, our district experienced more severe weather events. The damage was significant and widely felt across our communities, particularly at Tairua and Whitianga on the eastern side of the Peninsula. Aside from the residential and business properties that were bady affected, our own infrastructure and facilities were damaged and require major repairs. We are still assessing the full cost of recovery to council services, but in the next two years we've budgeted just under $25 million for this. We plan to spend $15.5 million of that in the 2026/27 year, and the remainder in 2027/28. About 80% of this bill is repairing our local roads, but a number of our other assets need fixing.

Our storm repair budget for 2026/27

Roading

$12 million for:

- clearing around 21,000m3 of overslip debris.
- repairing around 11,000 road scours.
- repairing 54 underslips.
- clearing and unblocking drains.
- hydroseeding.

Stormwater

$500,000 for repairs to stormwater network/drains.

Wastewater

$300,000 for repairs to pump stations and treatment plants, and dealing with overflow issues.

Water Supply

$1.4 million for repairing our water treatment plants.

Harbour Facilities

$292,000 for repairs to boat ramps, pontoons and other harbour facilities.

Parks and Open Spaces

$892,000 for:

- clearing debris and restoring our parks, trees, and tracks across the Peninsula.
- repairing tracks, bridges, and boardwalks in Mercury Bay, Tairua-Pāuanui, Whangamatā and Coromandel wards.
- repairing carpark drainage.
- repairing exposed sites of cultural significance on Paku Hill.
- repairing damage at Mercury Bay and Thames cemeteries.
- district-wide landslide susceptibility assessments.

Coastal and Hazard Management

$120,000 for assessing landslide risk across the district and our options to reduce it, starting with Paku Hill.

Coordinating the recovery efforts and initial geotechnical assessments

$495,000

TOTAL IN 2026/27:

$15.5 million

How are we funding the 2026/27 work?

Recovery from the storms is a significant job, but we're trying to keep rates as low as possible while still getting essential work done.

For pre-build work (for example, geotechnical assessments), we're using savings from previous years. This means we don't need to increase rates to cover these costs.

For the physical rebuilding – like repairing damaged roads and related infrastructure – we're sharing the cost. Through the NZ Transport Agency Waka Kotahi, the Government is contributing an average of 65% of the cost of eligible road repairs. This substantial contribution reduces the burden on our communities.

We're funding the remaining costs through loans that we'll pay off over time. This means we don't have to pay for everything upfront which better matches how long these assets will be used. In simple terms, people who benefit from these services in the future will help pay for them too.

This balanced approach means that, even though the storm recovery costs are more than $15 million, their contribution to the average rates increase for 2026/27 is limited to 0.2%.

While this helps manage the immediate financial impact, it also reinforces the importance of planning ahead. Investing in stronger, more resilient infrastructure is a key focus as we become better prepared for future events.

Where your money goes
Te haerenga ā-pūtea

This section shows what we're planning to spend on, where the money to pay for it will come from and how the decisions we've made affect the Council bills you pay (whether it be rates, user fees, or both).

After making choices about what we'll scale back on and how we'll pay for the work we'll do, we've developed a financial plan for the year ahead. Here's a snapshot that shows where we've landed, and how it compared to our earlier LTP forecasts).

AVERAGE rates increase

3.97%

This means the average rates per property is about $4,901 per year, which is an $186.95 increase on 2025/26 average rates. Per week, the average rates are $94. We'd originally forecast an increase of 7.7%.

Our borrowing to fund long-term projects will increase to

$243 million

total debt

That's around 140% of our total income, which is within our limit of 200% (and slightly higher than the 135% originally forecast). Our total net debt is $17 million lower than forecast in the LTP. However, our debt-to-income ratio has increased by 5% mainly because total income has reduced by $20 million. We're also spreading the cost of long-term projects over time rather than paying for everything upfront.

We will invest **$58.7 million** in infrastructure and facilities this year, including:

Replacing and renewing what we already have to keep delivering our services:

$38 million (compared to $28 million in our LTP)

Most of this increase will pay for fixing our storm-damaged infrastructure and facilities.

Improving our services:

$17.1 million (compared to $59.1 million in our LTP)

The drop is mainly due to some projects being pushed out (such as the Thames Pool). The costs haven't gone away — they will occur in future years instead. $23 million of the original spend would have only gone ahead if full Government funding was approved, so this change doesn't affect our bottom line.

Catering for increased use of our services:

$3.6 million (compared to $5.2 million in our LTP)

The drop in forecast capital spend is due to some of the Tōtara Valley Road upgrade project being pushed out.

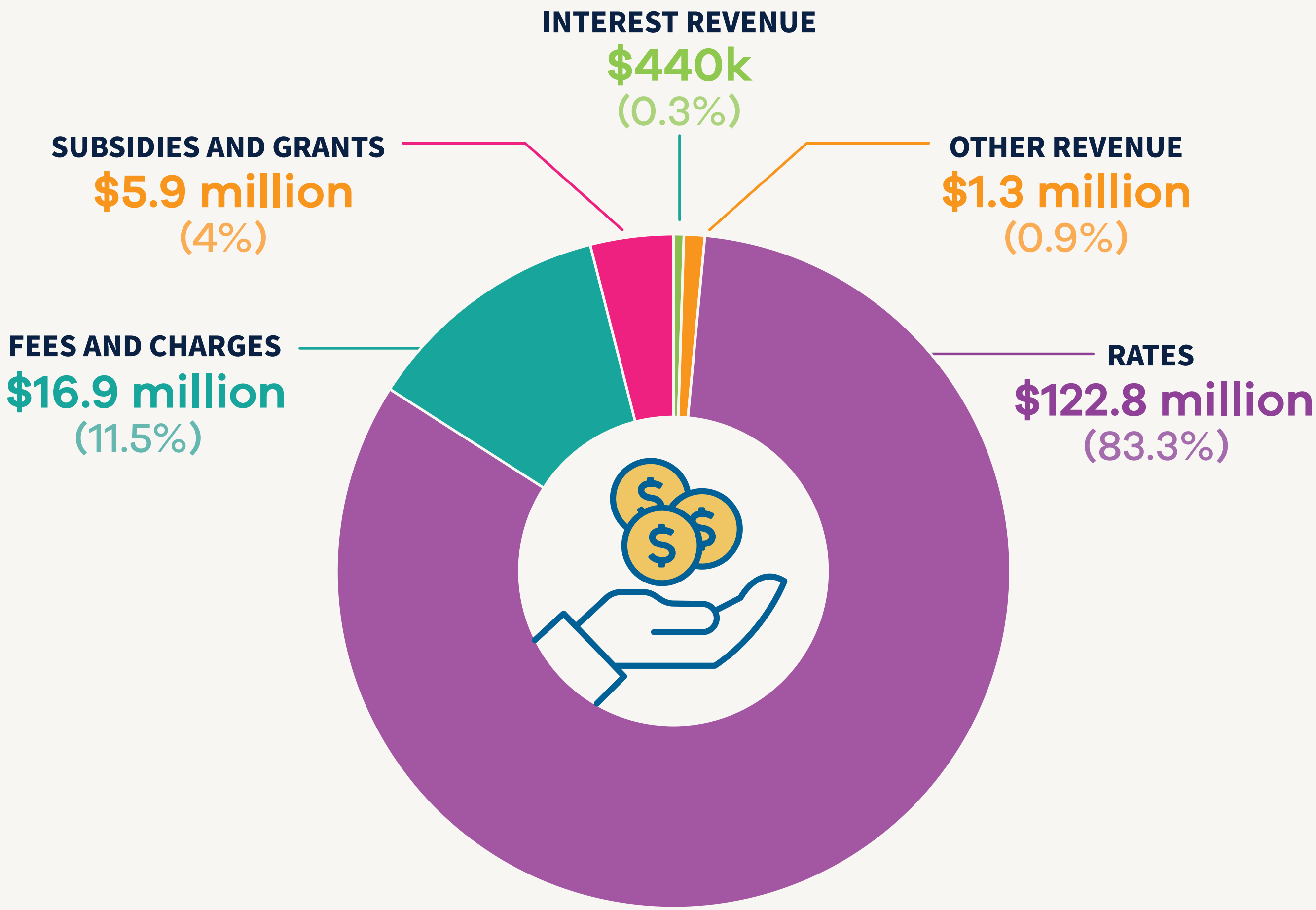
Jump to page 64 to see a breakdown of all the projects we're planning to work on in 2026/27.

What our income looks like

We don't have many funding tools to use, but we use a mix of them. Rates still make up the largest share of our revenue – around 83%. This reflects the wide range of services we provide for our communities' benefit.

The 'subsidies and grants' income we're forecasting to receive is funding committed by the Government to help us repair our infrastructure and spaces from storm damage.

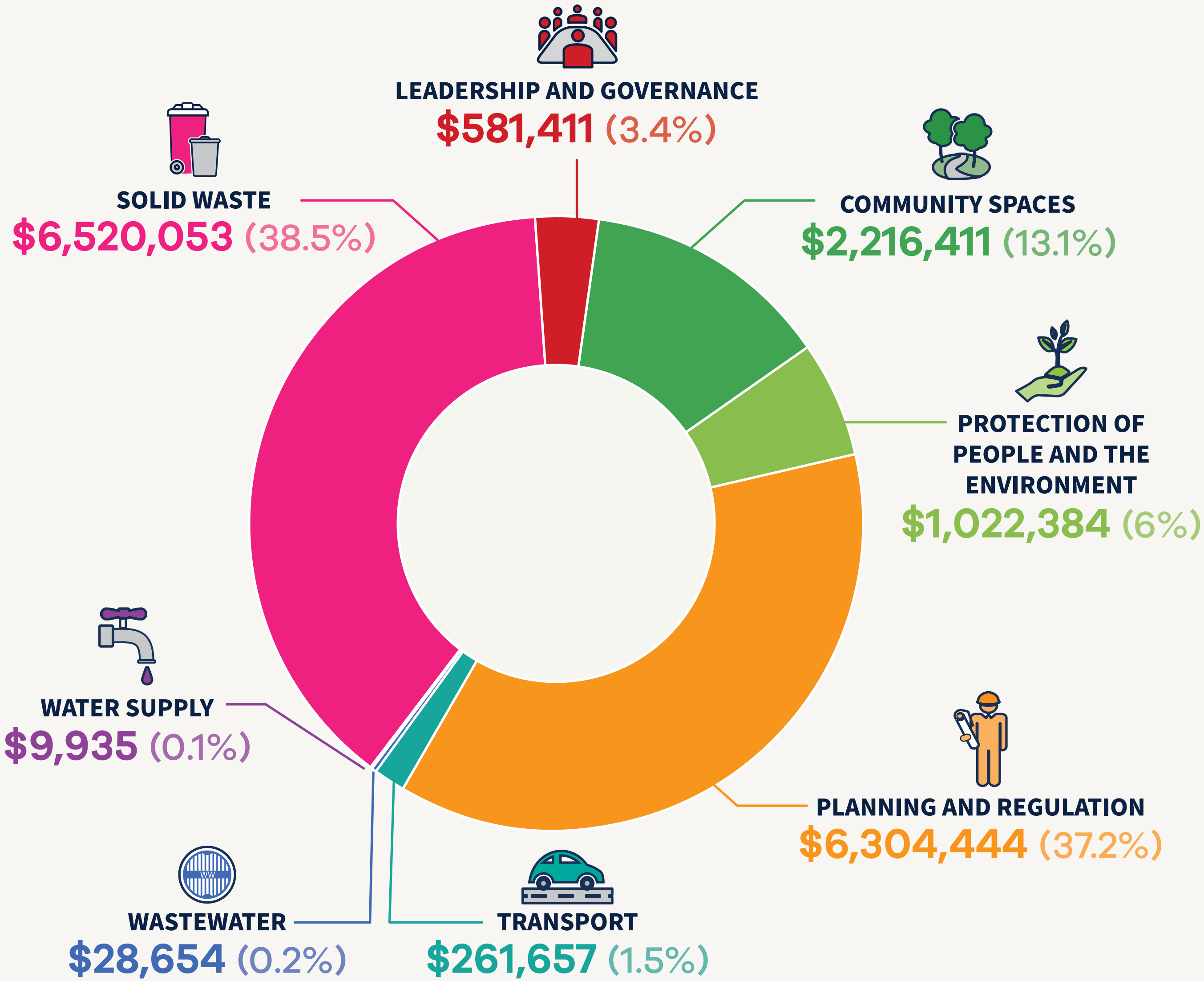
Our 'other revenue' is mainly from carrying out our enforcement activities, such as issuing fines.



Where we get our fees and charges income

Fees and charges help fund many (but not all) of our services.

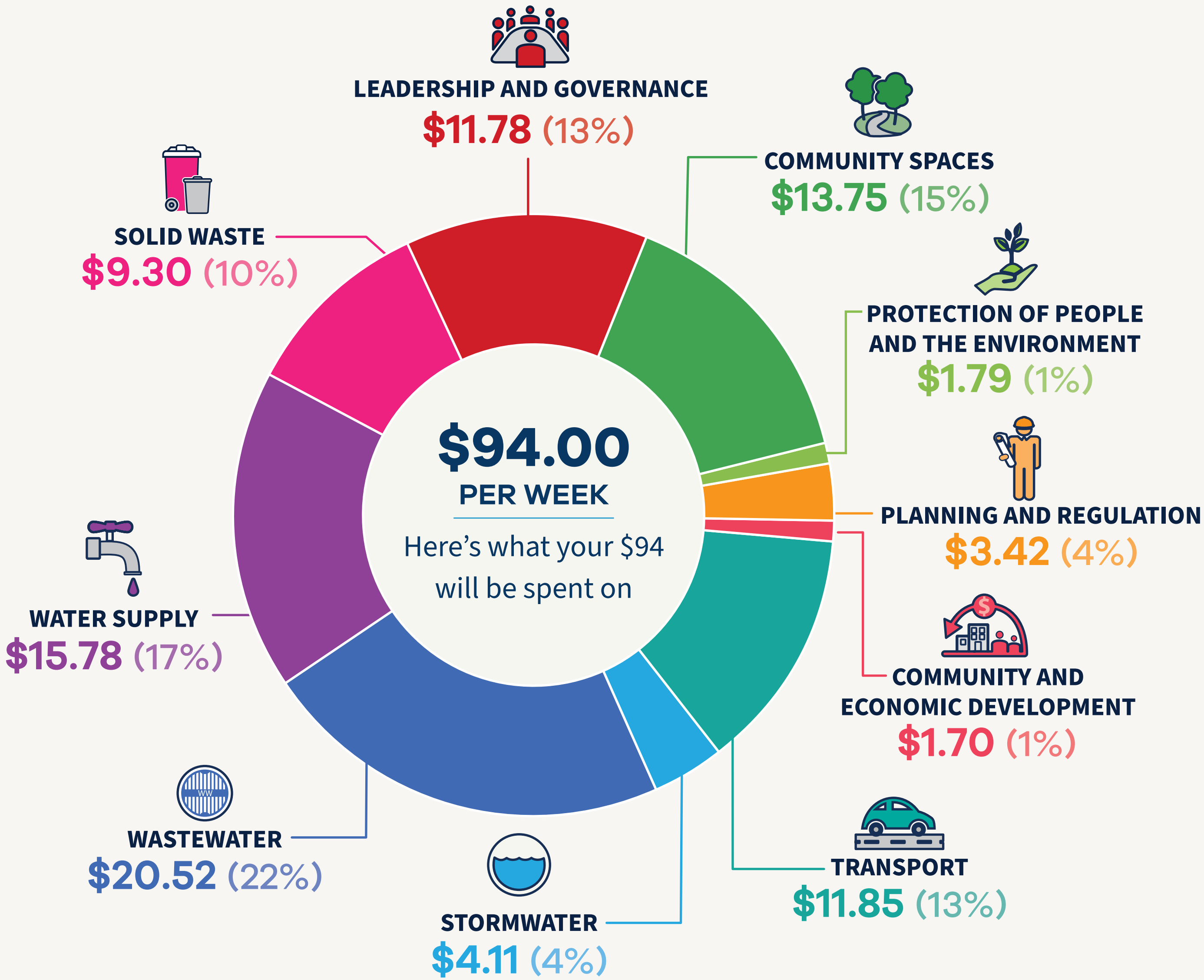
Overall, we've budgeted for user fees and charges to make up 11.5% of our total income (up slightly from our original forecast of 11.1%). Last year we didn't collect as much income from fees as we forecast in our LTP. We've seen a drop in building consent activity (so a drop in fees payable), use of the new Kōpū wharf and purchase of 'pay as you throw' rubbish tags than what we expected.



Where your rates go

Rates help pay for a range of the services we deliver from roads, water, and rubbish collection to community facilities and setting and enforcing local rules. How much each individual ratepayer pays will depend on how rate contributions are calculated. For example, some are based on the value of properties while others are equally spread across properties. Whether services are funded by the district as a whole or by small community areas such as a ward or catchment, and which services the properties receive access to, also affect your rates bill.

In 2026/27, the average rates bill will be $94 per week. This graph shows where that $94 goes.



Want to understand the dollars more?

The next sections provide more detail.

Part 3
Financial Information

Financial disclosures
Whakapuakanga pūtea

Financial reporting and prudence disclosure statement

Annual Plan disclosure statement for period commencing 1 July 2026

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	76%	Yes
Increases	Average cumulative district rate increase of less than or equal to LGCI plus 6.5%	3.97%	Yes
Debt affordability benchmark	Total net internal and external debt is less than 200% of total revenue	140%	Yes
Balanced budget benchmark	Greater than or equal to 100%	103%	Yes
Essential services benchmark	Greater than or equal to 100%	147%	Yes
Debt servicing benchmark	Less than or equal to 10%	3.2%	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.

Financial statements
Tauākī pūtea

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 2026 to 30 June 2027. 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.

The 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 30 June 2026.

The prospective financial statements have been prepared on a 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 the 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 the Council. However, given that the Council does not have an ownership interest in either trust and that no share of the profit or loss is made to the Council, it is impractical for the 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 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.
Revenue	**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..	

Item	Policy
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 recognized 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.		
	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		
	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

Item	Policy		
	Asset class	**Etimated 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.

Item	Policy
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 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Revenue			
Rates	117,517	128,196	122,828
Fees and charges	15,889	16,912	16,944
Development and financial contributions	3,049	3,572	2,359
Subsidies and grants	29,976	35,270	20,490
Interest revenue	440	295	440
Other revenue	8,834	9,025	9,726
Gains	175	74	382
Total revenue	**175,879**	**193,344**	**173,170**
Expenditure			
Personnel cost	28,788	28,601	27,566
Depreciation and amortisation expense	38,379	36,791	41,690
Finance costs	4,968	6,449	5,233
Other expenses	79,838	85,332	83,014
Total operating expenditure	**151,973**	**157,173**	**157,503**
Share of associate's surplus (deficit)	0	0	0
Surplus (deficit) before tax	23,907	36,171	15,667
Income tax expense	0	0	0
Surplus (deficit) after tax	**23,907**	**36,171**	**15,667**
Other comprehensive revenue and expense			
Gain on property revaluation	64,307	58,833	22,447
Total other comprehensive revenue and expense	**64,307**	**58,833**	**22,447**
Total comprehensive revenue and expense for the year	**88,215**	**95,003**	**38,114**

Prospective Statement of Changes in Equity

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Balance at 1 July	**2,209,799**	**2,336,335**	**2,194,504**
Total comprehensive income and expense for the year	88,215	95,003	38,114
Balance at 30 June	**2,298,014**	**2,431,338**	**2,232,618**

Prospective Statement of Financial Position

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan $(000)
Current assets			
Cash and cash equivalents	7,377	3,097	23,010
Debtors and other receivables	13,708	13,334	18,230
Investments	0	0	0
Inventories	150	167	148
Derivative financial investments	0	324	785
Total current assets	**21,235**	**16,923**	**42,173**
Non-current assets			
Postponed rates	714	762	762
Investments in joint ventures	540	540	1,117
Derivative financial investments	318	426	426
Investments	29,508	6,960	18,186
Other financial assets			
Investments in CCOs and similar entities	2,106	1,640	2,874
Investments in other entities	44	43	44
Total other financial assets	**2,150**	**1,683**	**2,918**
Intangible assets	6,085	8,625	7,012
Property, plant and equipment	2,377,363	2,573,724	2,312,088
Forestry assets	3,085	2,932	3,697
Total non-current assets	**2,419,762**	**2,595,652**	**2,346,206**
TOTAL ASSETS	**2,440,997**	**2,612,575**	**2,388,380**

Prospective Statement of Financial Position (continued)

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan $(000)
Current liabilities			
Creditors and other payables	23,291	26,852	22,788
Derivative financial instruments	83	0	0
Employee entitlements	3,050	3,021	3,020
Provisions	295	310	222
Borrowings	4,000	7,000	5,000
Total current liabilities	**30,719**	**37,183**	**31,030**
Non-current liabilities			
Derivative financial instruments	0	0	0
Employee entitlements	184	319	326
Provisions	5,041	6,879	4,671
Borrowings	107,038	136,857	119,735
Total non-current liabilities	**112,264**	**144,055**	**124,732**
TOTAL LIABILITIES	**142,983**	**181,237**	**155,762**
NET ASSETS (assets minus liabilities)	**2,298,014**	**2,431,338**	**2,232,618**
Equity			
Accumulated surplus (deficit)	481,976	474,825	469,213
Reserves	1,816,039	1,956,513	1,763,405
Total equity	**2,298,014**	**2,431,338**	**2,232,618**

Prospective Statement of Cash Flows

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Cash flows from operating activities			
Receipts from rates revenue	116,537	127,401	122,180
Interest received	440	295	440
Receipts from other revenue	49,761	56,609	41,103
Payments to suppliers and employees	(108,625)	(111,622)	(110,580)
Interest paid	(4,968)	(6,449)	(5,233)
Net cash flows from operating activities	**53,145**	**66,235**	**47,909**
Cash flows from investing activities			
Investments for renewals	(19,999)	0	(11,871)
Receipts from sale of property, plant and equipment	0	0	0
Purchase of property, plant and equipment	(42,054)	(91,405)	(68,381)
Purchase of intangible assets	(408)	(880)	(517)
Net cash flows from investing activities	**(62,462)**	**(92,286)**	**(80,770)**
Cash flows from financing activities			
Proceeds from borrowings	15,484	31,853	22,254
Repayment of borrowings	(3,744)	(4,035)	(4,569)
Net cash flows from financing activities	**11,740**	**27,818**	**17,685**
Net increase (decrease) in cash and cash equivalents	2,423	1,767	(15,175)
Cash and cash equivalents at the beginning of the year	4,954	1,330	38,186
Cash and cash equivalents at the end of the year	**7,377**	**3,097**	**23,010**

Prospective Funding Impact Statement - Whole of Council

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	35,010	40,259	26,052
Targeted rates	82,506	87,937	96,776
Subsidies and grants for operating purposes	5,740	6,070	5,966
Fees and charges	15,889	16,912	16,944
Interest and dividends from investments	440	295	440
Local authorities fuel tax, fines, infringement fees and other receipts	847	855	1,309
Total operating funding (A)	**140,432**	**152,328**	**147,488**
Applications of operating funding			
Payments to staff and suppliers	108,625	113,256	110,580
Finance costs	4,968	6,449	5,233
Other operating funding applications	0	0	0
Total applications of operating funding (B)	**113,593**	**119,705**	**115,813**
Surplus (deficit) of operating funding (A - B)	**26,839**	**32,623**	**31,675**

Prospective Funding Impact Statement - Whole of Council (continued)

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Sources of capital funding			
Subsidies and grants for capital expenditure	24,236	29,200	14,524
Development and financial contributions	3,049	3,572	2,359
Increase (decrease) in debt	11,740	37,833	15,260
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)	**39,025**	**70,605**	**32,143**
Applications of capital funding			
Capital expenditure			
- to meet additional demand	3,683	5,226	3,583
- to improve the level of service	31,045	59,071	17,082
- to replace existing assets	21,888	27,988	38,034
Increase (decrease) in reserves	9,248	10,942	5,119
Increase (decrease) in investments	0	0	0
Total applications of capital funding (D)	**65,864**	**103,228**	**63,818**
Surplus (deficit) of capital funding (C - D)	**(26,839)**	**(32,623)**	**(31,675)**
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 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Surplus/(deficit) of operating funding from prospective funding impact statement	**26,839**	**32,623**	**31,675**
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	24,236	29,200	14,524
Development and financial contributions	3,049	3,572	2,359
Non-cash items recognised in statement of comprehensive revenue and not included in funding impact statement			
Assets vested	7,987	8,169	8,417
Gain/(loss) on revaluation of swaps	30	(677)	209
Gain/(loss) on revaluation of forestry assets	145	74	174
Depreciation	(38,379)	(36,791)	(41,690)
Decrease/(increase) in provisions	0	0	0
Surplus/(deficit) before tax from statement of comprehensive revenue and expense	**23,907**	**36,171**	**15,667**

Statement of Financial Reserves

A forecast for the year ending 30 June 2027

Retained earnings reserves

	Activities to which the fund relates	Opening balance 2026/27 ($000)	Transfers in 2026/27 ($000)	Transfers out 2026/27 ($000)	Closing balance 2026/27 ($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	(8,087)	(244)	2,390	(5,940)
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	(40)	0	40	(0)
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences, Water Supply Loan	(303)	0	0	(303)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(85)	0	0	(85)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Cemeteries, Public Conveniences	(355)	0	0	(355)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Grants & Remissions, Harbours, Cemeteries, Public Conveniences	(230)	0	0	(230)
Total retained earnings reserves		**(9,101)**	**(244)**	**2,430**	**(6,914)**

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.

A forecast for the year ending 30 June 2027

Depreciation Reserves

	Activities to which the fund relates	Opening balance 2026/27 ($000)	Transfers in 2026/27 ($000)	Transfers out 2026/27 ($000)	Closing balance 2026/27 ($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	(80,203)	(34,312)	26,441	(88,075)
Thames Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Swimming Pool, Cemeteries, Public Conveniences	(7,054)	(2,454)	1,679	(7,828)
Coromandel-Colville Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(477)	(539)	685	(331)
Mercury Bay Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(4,581)	(2,661)	2,634	(4,608)
Tairua-Pāuanui Community Board	Airfield, Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(1,801)	(942)	1,857	(886)
Whangamatā Community Board	Halls, Harbour Facilities, Library, Local Roads and Footpaths, Parks & Reserves, Cemeteries, Public Conveniences	(2,406)	(782)	777	(2,410)
Total depreciation reserves		**(96,521)**	**(41,690)**	**34,072**	**(104,138)**

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

Statement of Financial Reserves (continued)

A forecast for the year ending 30 June 2027

Council created special reserves

	Activities to which the fund relates	Opening balance 2026/27 ($000)	Transfers in 2026/27 ($000)	Transfers out 2026/27 ($000)	Closing balance 2026/27 ($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.	(27,359)	(766)	0	(28,126)
Disaster reserve	Fund repairs to infrastructure caused by natural disasters after subsidies and insurance have been applied.	(1,014)	0	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.	(1,708)	0	5	(1,702)
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.	(1,948)	(600)	154	(2,394)
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.	(19)	0	0	(19)
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	(1,288)	(349)	0	(1,637)
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)

A forecast for the year ending 30 June 2027

Council created special reserves- continued

	Activities to which the fund relates	Opening balance 2026/27 ($000)	Transfers in 2026/27 ($000)	Transfers out 2026/27 ($000)	Closing balance 2026/27 ($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.	(670)	(326)	43	(953)
Hāhei parking reserve	Fund outstanding loans on the construction of car parks.	(167)	(87)	39	(215)
Whitianga Harbours Reserve	Fund Whitianga Harbour activities	(96)	(30)	0	(126)
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.	(490)	0	0	(490)
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		**(39,000)**	**(2,158)**	**242**	**(40,916)**

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.

Statement of Financial Reserves (continued)

A forecast for the year ending 30 June 2027

LGA contribution reserves

	Activities to which the fund relates	Opening balance 2026/27 ($000)	Transfers in 2026/27 ($000)	Transfers out 2026/27 ($000)	Closing balance 2026/27 ($000)
District	Representation, District Roads and Footpaths, Rubbish and Recycling, Wastewater, Water, Stormwater	(902)	(1,758)	1,732	(928)
Thames Community Board	Airfield, Library, Halls, Swimming Pool, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(272)	(195)	195	(272)
Coromandel-Colville Community Board	Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(133)	(74)	74	(133)
Mercury Bay Community Board	Library, Halls, Harbour, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(3,171)	(258)	222	(3,207)
Tairua-Pāuanui Community Board	Library, Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(207)	(24)	21	(210)
Whangamatā Community Board	Halls, Parks & Reserves, Local Roads and Footpaths, Public Conveniences, Cemeteries	(729)	(50)	50	(729)
Total LGA contribution reserves		**(5,414)**	**(2,359)**	**2,294**	**(5,479)**

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.

Commencing 1 July 2026, the Council's general rate is based on capital 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 capital 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 Rate 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 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, 04791/00102, 04791/00103, 04791/01401, 04791/01402, 04791/01403, 04791/01404, 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 collections and activity	Land drainage	Water by volume
Economic development	Moana-Taiari flood protection loan	District roading
Wastewater loan charges (Whangapoua Road, Cooks Beach existing users, Hāhei wastewater 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 collections, including administration,** 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 of refuse. 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.

The **targeted rate for rubbish and recycling activity** is a rate set as a fixed amount for every rateable rating unit in the District to fund the rubbish and recycling activity transfer stations and administration costs.

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 board area 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 capital 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 capital 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 Cycle 2	11 December 2026 21 May 2027	18 December 2026 28 May 2027
Thames urban	Cycle 1 Cycle 2	22 January 2027 28 May 2027	29 January 2027 4 June 2027
Thames rural	Cycle 1 Cycle 2	22 January 2027 28 May 2027	29 January 2027 4 June 2027
Coromandel	Cycle 1 Cycle 2	29 January 2027 11 June 2027	5 February 2027 18 June 2027
Whitianga	Cycle 1 Cycle 2	29 January 2027 11 June 2027	5 February 2027 18 June 2027

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.

District roading

A **targeted rate for roading** is to be set as a rate in the dollar on capital value on every rateable rating unit in the District. This policy provides for 100% of roads to be

	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, Tuateawa and Te Kōuma (this excludes rating units 399, 401, 403, 405 and 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

funded from a 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) includes:

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 includes:

- 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 SUIP's 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 meters 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 5.7% 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 2026	22 October 2026
Instalment 2	15 February 2027	22 February 2027
Instalment 3	15 May 2027	22 May 2027

Note – a further penalty of 10% will be applied to all rates (including volumetric water) that remain unpaid from previous years on 7 July 2026.

Rating Mechanisms

A forecast for the year ending 30 June 2027

	2025/26 Annual plan ($000)	2026/27 Long-term plan ($000)	2026/27 Annual plan ($000)
Rating mechanism			
General rate	16,584	19,325	8,484
Uniform annual general charge	18,893	21,664	17,680
Targeted rates			
Rubbish and recycling	9,386	10,345	0
Rubbish and recycling collections			5,271
Rubbish and recycling activity charge			5,045
Moana-Taiari flood protection loan	2	2	2
Land drainage	15	15	16
Local works and services (rate in $)	10,013	10,745	10,620
Local works and services (fixed charge)	9,877	10,527	10,366
Wastewater	24,800	26,840	26,775
Wastewater loans	62	63	60
Stormwater	3,504	3,863	3,770
Water	16,263	16,630	16,632
Water loans	46	46	46
Economic development	688	775	706
Roading and building control	5,109	5,341	0
District Roading			13,508
Sub total	**115,242**	**126,182**	**118,982**
Penalties	482	236	846
Sub total	**115,724**	**126,418**	**119,828**
Water supplied by volume	2,741	2,744	3,958
Sub total	**118,465**	**129,162**	**123,786**
Less internal rates charged	(948)	(966)	(958)
Total	**117,517**	**128,196**	**122,828**

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 footpaths, stormwater, property and landfill and community litter in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the $ on capital value	Farming and horticultural	Ratio 0.6	1,417,484,200	$0.000175	$248,447.65
			Rural other	Ratio 1.0	2,618,516,050	$0.000292	$764,928.16
			Industrial and commercial	Ratio 1.0	2,002,422,870	$0.000292	$584,953.31
			Commercial forestry	Ratio 1.0	67,917,000	$0.000292	$19,840.10
			Residential	Ratio 1.0	27,802,820,550	$0.000292	$8,121,836.90
			Off-shore island (used)	Ratio 0.5	114,913,000	$0.000146	$16,784.35
			Off-shore island (unused)	Ratio 0.1	33,000	$0.000029	$0.96
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 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			30,682	$662.68	$20,332,353.48
Targeted rates and activities funded							
Rubbish and recycling collections (Funds rubbish and recycling collections activity in compliance with the revenue and financing policy)	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	5,618	$202.52	$1,137,774.13
			Coromandel-Colville community	Ratio 1.0000	2,392	$202.52	$484,434.98
			Mercury Bay community	Ratio 1.0868	9,645	$220.10	$2,122,883.60
			Tairua/Pāuanui community	Ratio 1.1562	4,258	$234.16	$997,040.83
			Whangamatā community	Ratio 1.1562	5,637	$234.16	$1,319,943.44
Rubbish and recycling activity charge (Funds rubbish and recycling activity for transfer stations and administration in compliance with the revenue and financing policy)	Every rating unit in the district	Fixed amount for each rating unit			28,801	$201.43	$5,801,373.57

Rating Funding Impact Statement (continued)

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)
Moana-Taiari flood protection loan (Funds loan servicing for flood protection)	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	$200.48	$2,205.32
	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			2	$100.24	$200.48
Matatoki land drainage scheme (Funds land drainage)	Every rating unit in the defined drainage area	Rate in the $ on land value			82,377,000	$0.000114	$9,417.08
Hikutāia-Wharepoa land drainage	Every rating unit in the defined drainage area	Rate in the $ on land value			57,230,000	$0.000147	$8,420.91
Local works and services 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)	Every rating unit in the Thames community area	Rate in the $ on capital value	Farming and horticultural	Ratio 1.0	317,894,800	$0.000734	$233,464.23
			Rural other	Ratio 1.0	470,240,300	$0.000734	$345,347.87
			Industrial and commercial	Ratio 1.0	463,738,500	$0.000734	$340,572.90
			Commercial forestry	Ratio 1.0	4,805,000	$0.000734	$3,528.83
			Residential	Ratio 1.0	3,190,023,400	$0.000734	$2,342,776.18
		Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other and residential		5,596	$623.91	$3,491,390.71
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		405	$623.91	$252,682.85

Rating Funding Impact Statement (continued)

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)
Local works and services 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)	Every rating unit in the Coromandel-Colville community area Coromandel-Colville community area	Rate in the $ on capital value	Farming and horticultural	Ratio 1.0	243,668,500	$0.000314	$76,409.50
			Rural other	Ratio 1.0	522,475,800	$0.000314	$163,837.82
			Industrial and commercial	Ratio 1.0	111,236,000	$0.000314	$34,881.36
			Commercial forestry	Ratio 1.0	7,120,000	$0.000314	$2,232.69
			Residential	Ratio 1.0	1,551,804,200	$0.000314	$486,614.35
			Off-shore island used	Ratio 0.5	19,713,000	$0.000157	$3,090.80
			Off-shore island unused	Ratio 0.1	33,000	$0.000031	$1.03
		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	$340.24	$939,051.88
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		112	$340.24	$38,106.45
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 capital value	Farming and horticultural	Ratio 1.0	634,155,900	$0.000395	$250,291.43
			Rural other	Ratio 1.0	1,175,982,100	$0.000395	$464,141.77
			Industrial and commercial	Ratio 1.0	475,312,870	$0.000395	$187,598.57
			Commercial forestry	Ratio 1.0	21,461,000	$0.000395	$8,470.32
			Residential	Ratio 1.0	10,507,657,400	$0.000395	$4,147,208.28
			Off-shore Island used	Ratio 0.5	70,170,000	$0.000197	$13,847.50
		Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential and off-shore islands used		10,378	$338.97	$3,517,788.33
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		264	$338.97	$89,487.00

Rating Funding Impact Statement (continued)

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)
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 capital value	Farming and horticultural	Ratio 1.0	151,191,000	$0.000265	$39,998.78
			Rural other	Ratio 1.0	215,581,000	$0.000265	$57,033.66
			Industrial and commercial	Ratio 1.0	151,277,000	$0.000265	$40,021.53
			Commercial forestry	Ratio 1.0	13,020,000	$0.000265	$3,444.54
			Residential	Ratio 1.0	5,665,640,500	$0.000265	$1,498,890.03
			Off-shore Island used	Ratio 0.5	25,030,000	$0.000132	$3,310.94
			Off-shore Island unused	Ratio 0.1	0	$0.000026	$0.00
		Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other, residential, off-shore islands used and unused		4,708	$399.33	$1,880,051.62
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		99	$399.33	$39,533.80
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 capital value	Farming and horticultural	Ratio 1.0	70,574,000	$0.000196	$13,822.48
			Rural other	Ratio 1.0	234,234,100	$0.000196	$45,876.61
			Industrial and commercial	Ratio 1.0	271,493,500	$0.000196	$53,174.16
			Commercial forestry	Ratio 1.0	21,511,000	$0.000196	$4,213.10
			Residential	Ratio 1.0	6,886,120,050	$0.000196	$1,348,701.35
		Fixed amount for each separately used or inhabited part of a rating unit	Farming and horticultural, rural other and residential		5,573	$290.48	$1,618,831.44
		Fixed amount for each rating unit	Industrial and commercial and commercial forestry		184	$290.48	$53,447.87
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	19,818	$1,350.26	$26,759,478.19
			Non-residential uses:				
			1 water closet/urinal	Ratio 1.0	316	$1,350.26	$426,682.57
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.5	3,551	$675.13	$2,397,388.92
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 0.75	1,193	$1,012.70	$1,208,146.29

Rating Funding Impact Statement (continued)

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)
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	$357.88	$3,220.95
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	77	$638.61	$49,172.65
			Non-residential uses:				
			1 water closet/urinal	Ratio 1.0	1	$638.61	$638.61
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 1.0	4	$638.61	$2,554.42
	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	$319.30	$5,428.15
			Non-residential uses:				
			1 water closet/urinal	Ratio 0.5	1	$319.30	$319.30
			> 1 water closet/urinal for each water closet/urinal including the first	Ratio 0.25	9	$159.65	$1,436.86
		Fixed amount for each rating unit	The availability to the land of the wastewater service (not connected)	Ratio 0.5	0	$319.30	$0.00
Wastewater loan (Hāhei 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	$2,071.67	$6,215.01

Rating Funding Impact Statement (continued)

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)
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	24,971	$127.88	$3,193,378.02
		Fixed amount for each separately used or inhabited part of a rating unit		Ratio 0.60	842	$76.73	$64,606.73
		Rate in the $ on the value of improvements		Ratio 1.0	9,558,674,500	$0.000111	$1,062,482.40
				Ratio 0.60	229,841,500	$0.000067	$15,328.65
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	11,491	$597.14	$6,861,754.11
		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	9,326	$1,194.28	$11,137,885.10
		Fixed amount for each rating unit	The availability to the land of the water service (not connected)	Ratio 0.75	1,259	$895.71	$1,127,701.91
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			1,896,559	$2.40	$4,551,742.55

Rating Funding Impact Statement (continued)

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)
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	156	$324.84	$50,674.30
	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	$162.42	$1,461.76
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	$210.93	$632.80
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			1,171,621,000	$0.000693	$812,381.89
District roading (Funds district roading in compliance with the revenue and financing policy)	Every rating unit in the district	Rate in the $ on capital value			34,050,056,650	$0.000456	$15,534,066.34

Rating Funding Impact Statement (continued)

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)
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	$344.78	$344.78
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	$350.95	$350.95
						Total rate revenue required (including GST) (excluding penalties)	**141,381,487.99**

Proposed Rating examples by Community Board area (including GST)

Thames

Residential - Capital Value $715,201 Land Value $388,112 (2020 CV $557,107 LV $294,158)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	396.07	343.44	208.93
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	128.62	123.54	
District Roading			326.28
Works and services rate	522.71	471.77	525.25
Works and services charge	623.75	573.94	623.91
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	38.13	34.00	36.36
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,979.08**	**4,565.89**	**4,862.64**
Increase/(decrease)			**6.50%**

Residential - Capital Value $550,000 Land Value $300,000 (2020 CV $445,000 LV $240,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	306.15	265.47	160.43
UAGC	807.46	709.03	660.96
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	98.91	95.01	
District Roading			250.92
Works and services rate	404.04	364.67	404.70
Works and services charge	623.75	573.94	625.03
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	29.14	25.99	27.79
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,731.79**	**4,344.26**	**4,609.06**
Increase/(decrease)			**6.10%**

Residential - Capital Value $800,000 Land Value $435,000 (2020 CV $620,000 LV $325,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	443.92	384.93	233.70
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	143.87	138.19	
District Roading			364.97
Works and services rate	585.86	528.77	587.53
Works and services charge	623.75	573.94	623.91
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	42.55	37.94	40.57
Water (serviced and metered)	592.98	577.73	597.14
Total	**5,109.74**	**4,682.96**	**4,992.59**
Increase/(decrease)			**6.61%**

Industrial & Commercial - Capital Value $1,210,152 Land Value $573,117 (2020 CV $912,942 LV $421,485)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	584.87	507.15	353.51
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	217.63	209.04	
District Roading			552.09
Economic development rate	477.78	430.70	441.71
Works and services rate	771.88	696.66	888.74
Works and services charge	623.75	573.94	623.91
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	74.25	66.22	70.81
Water (serviced and metered)	592.98	577.73	597.14
Total	**6,019.96**	**5,502.90**	**6,072.69**
Increase/(decrease)			**10.35%**

Proposed Rating examples (Thames continued)

Farming and horticultural - Capital Value $1,784,037 Land Value $1,412,254 (2020 CV $1,449,366 LV $1,139,318)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	864.73	749.81	312.69
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Roading and building control CV	320.84	308.17	
District Roading			813.90
Land drainage	-	-	-
Works and services rate	1,902.03	1,716.68	1,310.21
Works and services charge	623.75	573.94	623.91
Water (serviced and metered)	592.98	577.73	597.14
Total	**5,505.04**	**4,996.62**	**4,724.49**
Increase/(decrease)			**-5.45%**

Rural Other - Capital Value $932,527 Land Value $561,267 (2020 CV $690,740 LV $415,607)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	572.78	496.66	272.41
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Roading and building control CV	167.70	161.08	
District Roading			425.43
Works and services rate	755.92	682.25	684.85
Works and services charge	623.75	573.94	623.91
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	43.28	38.59	41.27
Total	**3,494.92**	**3,141.42**	**3,242.39**
Increase/(decrease)			**3.21%**

Proposed Rating examples (continued)

Coromandel-Colville

Residential - Capital Value $844,854 Land Value $524,177 (2020 CV $643,704 LV $409,616)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	534.93	463.84	246.80
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	151.94	145.94	
District Roading			385.43
Works and services rate	253.67	234.97	264.93
Works and services charge	357.06	340.10	340.24
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	37.38	33.34	35.64
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,604.77**	**4,237.38**	**4,414.96**
Increase/(decrease)			**4.19%**

Residential - Capital Value $575,000 Land Value $365,000 (2020 CV $460,000 LV $290,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	372.49	322.99	167.97
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	103.41	99.32	
District Roading			262.32
Works and services rate	176.64	163.62	180.31
Works and services charge	357.06	340.10	340.24
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	24.48	21.83	23.34
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,303.87**	**3,967.05**	**4,116.10**
Increase/(decrease)			**3.76%**

Residential - Capital Value $1,000,000 Land Value $620,000 (2020 CV median $750,000 LV $485,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	632.71	548.63	292.12
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	179.84	172.74	
District Roading			456.21
Works and services rate	300.05	277.93	313.58
Works and services charge	357.06	340.10	340.24
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	44.29	39.50	42.24
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,783.75**	**4,398.10**	**4,586.31**
Increase/(decrease)			**4.28%**

Industrial & Commercial - Capital Value $1,056,235, Land Value $587,735 (2020 CV $929,505 LV $547,791)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	599.79	520.08	308.55
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	189.95	182.45	
District Roading			481.87
Economic development rate	351.38	316.75	324.85
Works and services rate	284.43	263.47	331.21
Works and services charge	357.06	340.10	340.24
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	54.61	48.70	52.08
Water (serviced and metered)	592.98	577.73	597.14
Total	**5,107.02**	**4,690.75**	**4,980.71**
Increase/(decrease)			**6.18%**

Proposed Rating examples (Coromandel-Colville continued)

Farming and horticultural - Capital Value $2,233,646 Land Value $1,867,027 (2020 CV $1,725,933 LV $1,439,662)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,143.19	991.27	391.50
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Roading and building control CV	401.69	385.84	
District Roading			1,019.02
Works and services rate	903.54	836.94	700.43
Works and services charge	357.06	340.10	340.24
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,599.18**	**4,202.16**	**4,114.95**
Increase/(decrease)			**-2.08%**

Rural Other - Capital Value $991,881 Land Value $735,128 (2020 CV $750,544 LV $568,366)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	750.20	650.51	289.75
UAGC	807.46	709.03	662.68
Rubbish and recycling	393.26	361.25	
Rubbish and recycling collections			202.52
Rubbish and recycling activity charge			201.43
Roading and building control CV	178.38	171.34	
District Roading			452.51
Works and services rate	355.76	329.54	311.03
Works and services charge	357.06	340.10	340.24
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	29.93	26.69	28.54
Total	**3,002.83**	**2,707.06**	**2,616.58**
Increase/(decrease)			**-3.34%**

Proposed Rating examples (continued)

Mercury Bay

Residential - Capital Value $1,156,461 Land Value $768,297 (2020 CV $855,958 LV $557,150)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	784.05	679.86	337.83
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	207.97	199.77	
District Roading			527.59
Works and services rate	426.77	427.26	456.44
Works and services charge	325.92	325.33	338.97
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	45.25	40.35	43.15
Water (serviced and metered)	592.98	577.73	597.14
Total	**5,097.59**	**4,723.12**	**4,863.47**
Increase/(decrease)			**2.97%**

Residential - Capital Value $740,000 Land Value $470,000 (2020 CV $580,000 LV $330,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	479.64	415.90	216.17
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	133.08	127.83	
District Roading			337.60
Works and services rate	261.07	261.37	292.07
Works and services charge	325.92	325.33	338.97
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	31.47	28.07	30.01
Water (serviced and metered)	592.98	577.73	597.14
Total	**4,538.81**	**4,209.05**	**4,374.31**
Increase/(decrease)			**3.93%**

Residential - Capital Value $1,330,000 Land Value $865,000 (2020 CV median $960,000 LV $630,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	882.74	765.43	388.52
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	239.18	229.74	
District Roading			606.76
Works and services rate	480.48	481.04	524.93
Works and services charge	325.92	325.33	338.97
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	54.20	48.34	51.69
Water (serviced and metered)	592.98	577.73	597.14
Total	**5,290.16**	**4,900.43**	**5,070.37**
Increase/(decrease)			**3.47%**

Industrial & Commercial - Capital Value $1,802,422 Land Value $1,136,701 (2020 CV $1,420,334 LV $820,383)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,160.01	1,005.86	526.53
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	324.14	311.35	
District Roading			822.29
Economic development rate	499.30	450.10	461.60
Works and services rate	631.41	632.14	711.39
Works and services charge	325.92	325.33	338.97
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	77.60	69.20	74.00
Water (serviced and metered)	592.98	577.73	597.14
Total	**6,326.00**	**5,844.52**	**6,094.26**
Increase/(decrease)			**4.27%**

Proposed Rating examples (Mercury Bay continued)

Farming and horticultural - Capital Value $3,002,191 Land Value $2,353,483 (2020 CV $2,222,588 LV $1,749,019)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,441.05	1,249.55	526.20
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Roading and building control CV	539.90	518.59	
District Roading			1,369.64
Works and services rate	1,307.30	1,308.81	1,184.92
Works and services charge	325.92	325.33	338.97
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**6,038.67**	**5,659.38**	**5,698.22**
Increase/(decrease)			**0.69%**

Rural Other - Capital Value $1,458,303 Land Value $1,006,693 (2020 CV $984,740 LV $665,225)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,027.34	890.81	426.00
UAGC	807.46	709.03	662.68
Rubbish and recycling	431.10	392.61	
Rubbish and recycling collections			220.10
Rubbish and recycling activity charge			201.43
Roading and building control CV	262.26	251.91	
District Roading			665.30
Works and services rate	559.19	559.84	575.57
Works and services charge	325.92	325.33	338.97
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	52.64	46.95	50.20
Total	**3,596.67**	**3,295.08**	**3,268.13**
Increase/(decrease)			**-0.82%**

Proposed Rating examples (continued)

Tairua-Pāuanui

Residential - Capital Value $1,282,245 Land Value $816,678 (2020 CV $932,926 LV $614,075)	**2026/27 LTP**	**2025/26 Ann Plan**	**2026/27 Ann Plan**
General rate	833.43	722.67	374.57
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	230.59	221.49	
District Roading			584.98
Works and services rate	357.31	322.83	339.23
Works and services charge	420.08	384.45	399.33
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	54.27	48.40	51.75
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**5,826.53**	**5,353.19**	**5,520.55**
Increase/(decrease)			**3.13%**

Residential - Capital Value $800,000 Land Value $500,000 (2020 CV $640,000 LV $400,000)	**2026/27 LTP**	**2025/26 Ann Plan**	**2026/27 Ann Plan**
General rate	510.25	442.45	233.70
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	143.87	138.19	
District Roading			364.97
Works and services rate	218.76	197.65	211.65
Works and services charge	420.08	384.45	399.33
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	34.97	31.19	33.35
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**5,258.78**	**4,847.27**	**5,013.69**
Increase/(decrease)			**3.43%**

Residential - Capital Value $1,460,000 Land Value $920,000 (2020 CV median $1,050,000 LV $700,000)	**2026/27 LTP**	**2025/26 Ann Plan**	**2026/27 Ann Plan**
General rate	938.87	814.10	426.50
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	262.56	252.20	
District Roading			666.07
Works and services rate	402.51	363.67	386.25
Works and services charge	420.08	384.45	399.33
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	62.94	56.13	60.02
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**6,017.82**	**5,523.91**	**5,708.87**
Increase/(decrease)			**3.35%**

Industrial & Commercial - Capital Value $1,555,594 Land Value $748,125 (2020 CV $1,212,990 LV $601,292)	**2026/27 LTP**	**2025/26 Ann Plan**	**2026/27 Ann Plan**
General rate	763.47	662.01	454.42
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	279.75	268.71	
District Roading			709.68
Economic development rate	605.61	545.93	559.88
Works and services rate	327.32	295.73	411.54
Works and services charge	420.08	384.45	399.33
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	94.12	83.94	89.75
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**6,421.19**	**5,894.12**	**6,395.31**
Increase/(decrease)			**8.50%**

Proposed Rating examples (Tairua-Pāuanui continued)

Farming and horticultural - Capital Value $2,462,764 Land Value $1,935,909 (2020 CV $2,018,345 LV $1,563,236)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,185.37	1,027.84	431.66
UAGC	807.46	709.03	662.68
Rubbish and recycling			-
Rubbish and recycling collections			-
Rubbish and recycling activity charge			201.43
Roading and building control CV	442.89	425.41	
District Roading			1,123.54
Works and services rate	846.99	765.26	651.54
Works and services charge	420.08	384.45	399.33
Water (serviced not metered)	1,185.95	1,155.46	1,194.28
Total	**4,888.74**	**4,467.46**	**4,664.47**
Increase/(decrease)			**4.41%**

Rural Other - Capital Value $1,427,732 Land Value $968,087 (2020 CV $1,109,033 LV $778,935)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	987.94	856.65	417.07
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Roading and building control CV	256.76	246.62	
District Roading			651.35
Works and services rate	423.55	382.68	377.72
Works and services charge	420.08	384.45	399.33
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	53.58	47.78	51.09
Total	**3,541.48**	**3,163.50**	**3,122.71**
Increase/(decrease)			**-1.29%**

Proposed Rating examples (continued)

Whangamatā

Residential - Capital Value $1,300,798 Land Value $939,931 (2020 CV $993,386 LV $741,155)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	959.21	831.74	379.99
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	233.93	224.70	
District Roading			593.44
Works and services rate	279.67	249.93	254.77
Works and services charge	311.93	284.71	290.48
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	42.06	37.51	40.11
Water	1,185.95	1,155.46	1,194.28
Total	**5,757.65**	**5,281.94**	**5,329.49**
Increase/(decrease)			**0.90%**

Residential - Capital Value $850,000 Land Value $590,000 (2020 CV $670,000 LV $500,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	602.10	522.09	248.30
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	152.86	146.83	
District Roading			387.78
Works and services rate	175.55	156.88	166.48
Works and services charge	311.93	284.71	290.48
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	30.31	27.03	28.90
Water	1,185.95	1,155.46	1,194.28
Total	**5,203.60**	**4,790.89**	**4,892.64**
Increase/(decrease)			**2.12%**

Residential - Capital Value $1,430,000 Land Value $960,000 (2020 CV $1,080,000 LV $780,000)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	979.69	849.50	417.74
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	257.17	247.02	
District Roading			652.38
Works and services rate	285.64	255.27	280.08
Works and services charge	311.93	284.71	290.48
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	54.78	48.86	52.24
Water	1,185.95	1,155.46	1,194.28
Total	**5,820.06**	**5,338.70**	**5,463.61**
Increase/(decrease)			**2.34%**

Industrial & Commercial - Capital Value $1,654,029 Land Value $1,039,471 (2020 CV $1,145,524 LV $700,653)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,060.79	919.82	483.18
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Wastewater	1,345.33	1,252.58	1,350.26
Roading and building control CV	297.45	285.71	
District Roading			754.59
Economic development rate	460.92	415.51	426.12
Works and services rate	309.28	276.40	323.95
Works and services charge	311.93	284.71	290.48
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	71.63	63.88	68.31
Water	1,185.95	1,155.46	1,194.28
Total	**6,442.87**	**5,899.38**	**6,117.33**
Increase/(decrease)			**3.69%**

Proposed Rating examples (Whangamatā continued)

Farming and horticultural - Capital Value $3,068,435 Land Value $2,592,174 (2020 CV $2,575,870 LV $2,162,609)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,587.20	1,376.28	537.82
UAGC	807.46	709.03	662.68
Rubbish and recycling	-	-	
Rubbish and recycling collections			-
Rubbish and recycling activity charge			201.43
Roading and building control CV	551.82	530.04	
District Roading			1,399.86
Works and services rate	771.27	689.27	600.98
Works and services charge	311.93	284.71	290.48
Total	**4,029.68**	**3,589.32**	**3,693.24**
Increase/(decrease)			**2.90%**

Rural Other - Capital Value $1,999,876 Land Value $1,462,376 (2020 CV $1,561,504 LV $1,193,996)	2026/27 LTP	2025/26 Ann Plan	2026/27 Ann Plan
General rate	1,492.37	1,294.04	584.21
UAGC	807.46	709.03	662.68
Rubbish and recycling	461.34	417.68	
Rubbish and recycling collections			234.16
Rubbish and recycling activity charge			201.43
Roading and building control CV	359.65	345.46	
District Roading			912.37
Works and services rate	435.12	388.85	391.69
Works and services charge	311.93	284.71	290.48
Stormwater - charge	130.78	118.61	127.88
Stormwater - rate	62.65	55.87	59.75
Total	**4,061.29**	**3,614.25**	**3,464.64**
Increase/(decrease)			**-4.14%**

Capital works programme

Ngā mahi ka taea

Community facilities

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Thames					
Community facilities	Thames	Halls	Thames War Memorial Civic Centre renewals	7,294	7,396
Community facilities	Thames	Harbours	January 26 Storm Event Thames Harbours		26,000
Community facilities	Thames	Public Conveniences	Thames Public Conveniences - Adams Road Renewals	141,992	143,980
Community facilities	Thames	Public Conveniences	Thames 24 hours /7 day dump station	62,517	184,393
Community facilities	Thames	Swimming Pool	Thames sub regional Aquatic Facility	18,234,209	500,000
Coromandel					
Community facilities	Coromandel	Halls	Coromandel Citizens Hall renewals	7,294	7,396
Community facilities	Coromandel	Harbours	Coromandel Wharf Renewal	-	70,000
Community facilities	Coromandel	Harbours	Harbour renewals	79,053	363,000
Community facilities	Coromandel	Harbours	January 26 Storm Event Coromandel Harbours		23,000
Mercury Bay					
Community facilities	Mercury Bay	Halls	Whitianga Hall renewals	7,294	7,396
Community facilities	Mercury Bay	Harbours	Harbour consent renewals	18,000	-
Community facilities	Mercury Bay	Harbours	Harbour renewals	69,595	200,000
Community facilities	Mercury Bay	Harbours	Whitianga Wharf Safety and Operational Improvements	-	170,000
Community facilities	Mercury Bay	Public Conveniences	Mercury Bay - Coroglen Toilet Upgrade	539,375	546,926
Community facilities	Mercury Bay	Public Conveniences	Mercury Bay - Moore Cres, Ōpito Bay - Public Convenience Renewal	338,226	385,107

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Tairua Pāuanui					
Community facilities	Tairua Pāuanui	Harbours	Harbour consent renewals	18,000	18,252
Community facilities	Tairua Pāuanui	Harbours	Harbour Renewals	15,586	15,804
Community facilities	Tairua Pāuanui	Harbours	Paku Boat Ramp Pontoon Installation	26,226	26,593
Community facilities	Tairua Pāuanui	Harbours	January 26 Storm Event Royal Billy Point Pontoon		223,300
Community facilities	Tairua Pāuanui	Public Conveniences	Pāuanui - South End Public Convenience Renewal	310,374	-
Community facilities	Tairua Pāuanui	Public Conveniences	Public Conveniences - Pāuanui Surf Club	477,483	553,993
Community facilities	Tairua Pāuanui	Public Conveniences	Tairua - Paku Memorial Reserve, Public Convenience Installation	230,946	262,956
Whangamatā					
Community facilities	Whangamatā	Halls	Whangamatā Hall renewals	7,294	7,396
Community facilities	Whangamatā	Harbours	Harbour renewals	5,558	5,636
Community facilities	Whangamatā	Harbours	January 26 Storm Event Whangamata Harbours		20,000
Total Community facilities				**$20,596,315**	**$3,768,524**

Libraries

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Thames					
Libraries	Thames		Library collection development	91,317	92,595
Libraries	Thames		Library furniture and fittings	6,163	6,249
Mercury Bay					
Libraries	Mercury Bay		Library collection development	55,500	56,277
Libraries	Mercury Bay		Library furniture and fittings	2,517	2,553
Tairua Pāuanui					
Libraries	Tairua Pāuanui		Library collection development	15,285	15,499
Libraries	Tairua Pāuanui		Library furniture and fittings	2,517	2,553
Total Libraries				**$173,300**	**$175,725**

Parks and open spaces

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Thames					
Parks and open spaces	Thames	Cemeteries	Cemeteries renewals	79,241	79,241
Parks and open spaces	Thames	Parks	Parks and reserves renewals	134,795	136,682
Parks and open spaces	Thames	Parks	Thames Carpark Reseals	166,065	168,390
Coromandel					
Parks and open spaces	Coromandel	Cemeteries	Cemeteries renewals	47,826	15,000
Parks and open spaces	Coromandel	Parks	Carpark reseals	5,712	5,792
Parks and open spaces	Coromandel	Parks	Parks and reserves renewals	53,372	54,120
Parks and open spaces	Coromandel	Parks	Coromandel Parks Improvement	`	14,386
Parks and open spaces	Coromandel	Parks	April 26 Cyclone Coromandel – Tucks Bay Coastal Walkway		85,000
Mercury Bay					
Parks and open spaces	Mercury Bay	Cemeteries	Cemeteries renewals	18,755	19,018
Parks and open spaces	Mercury Bay	Parks	Mercury Bay Carpark Reseals	90,586	91,854
Parks and open spaces	Mercury Bay	Parks	Ohuka/Brophy's Beach Playground Renewal	93,776	108,802
Parks and open spaces	Mercury Bay	Parks	Parks and reserves renewals	326,052	330,617
Parks and open spaces	Mercury Bay	Parks	Purangi Reserve Playground Renewal	308,319	357,723
Parks and open spaces	Mercury Bay	Parks	January 26 Storm Event – Mercury Bay Structures		100,000
Parks and open spaces	Mercury Bay	Parks	April 26 Cyclone Mercury Bay – Iti Lane Cooks Beach		140,000
Tairua Pāuanui					
Parks and open spaces	Tairua Pāuanui	Parks	Carpark Reseals	132,467	134,321
Parks and open spaces	Tairua Pāuanui	Parks	Parks and reserves renewals	181,720	184,264
Parks and open spaces	Tairua Pāuanui	Parks	Pāuanui skate bowl renewal	234,818	238,105
Parks and open spaces	Tairua Pāuanui	Parks	January 26 Storm Event – Tairua Pāuanui Repairs		377,000
Whangamatā					
Parks and open spaces	Whangamatā	Cemeteries	Cemeteries renewals	58,422	20,000
Parks and open spaces	Whangamatā	Parks	Carpark reseals	209,122	212,050
Parks and open spaces	Whangamatā	Parks	Parks and reserves renewals	203,873	206,728
Parks and open spaces	Whangamatā	Parks	January 26 Storm Event – Patiki Bay Reserve		150,000
Total Parks and open spaces				**$2,344,922**	**$3,229,092**

Emergency management

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Emergency Management	District		Emergency Management Renewals	-	10,000
Total Emergency Management				**$0**	**$10,000**

Coastal and hazard management

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Coastal and hazard management	District		Mercury Bay Coastal Protection Asset Renewals	229,230	100,000
Coastal and hazard management	District		Mercury Bay Dune Protection Projects	13,545	13,735
Coastal and hazard management	District		Tairua-Pāuanui Coastal Protection Bollards	25,007	25,357
Coastal and hazard management	District		Thames Coastal Protection Asset Renewals	20,839	21,131
Coastal and hazard management	District		Whangamatā Coastal Protection Bollards	25,007	25,357
Total Coastal and hazard management				**$313,628**	**$185,580**

Transport

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
District					
Roading	District		100% Crown Funded Resilience - Coromandel Bypass	10,620,000	-
Roading	District		100% Crown funded resilience - Tapu-Coroglen Road	13,425,000	-
Roading	District		Area wide pavement treatment (aligned with NZTA subsidy)	2,345,242	1,878,076
Roading	District		Bridge component replacement (aligned with NZTA subsidy)	474,412	481,054
Roading	District		Bridge Renewals	169,641	-
Roading	District		Crown Funded Resilienace - Port Jackson Road	-	350,000
Roading	District		Crown Funded Resilience - Kennedy Bay Road	-	100,000
Roading	District		Maintenance chip seals (aligned with NZTA subsidy)	2,204,578	2,735,442
Roading	District		Major drainage control (aligned with NZTA subsidy)	765,118	775,829
Roading	District		Minor safety projects (aligned with NZTA subsidy)	1,402,367	-
Roading	District		Preventative maintenance (aligned with NZTA subsidy)	343,126	-
Roading	District		Te Kōuma Road Intersection Upgrade	1,468,689	-
Roading	District		Thin AC surfacing	469,724	476,300
Roading	District		Traffic services (aligned with NZTA subsidy)	197,773	200,542
Roading	District		Unsealed road basecourse replacement	479,101	485,809
Roading	District		Unsealed road wearing course replacement (aligned with NZTA subsidy)	713,541	723,531
Roading	District		Low Cost Low Risk (LCLR) Improvement Project - Increased resilience	-	1,020,000
Roading	District		May 2025 Storm Event	-	1,320,000
Roading	District		Feb 23 Cyclone Gabrielle	-	460,000
Roading	District		July 23 Storm Event	-	390,000
Roading	District		January 26 Storm Event Phase 1	-	3,027,500
Roading	District		January 26 Storm Event Phase 2	-	8,428,000

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Thames					
Roading	Thames	Community Roading	Tōtara Valley Road services - roading (project rephased)	7,947,600	2,078,700
Footpaths, cycleways and streetlights	Thames	Community Roading	Footpath rehabilitation (aligned with NZTA subsidy)	70,228	71,211
Footpaths, cycleways and streetlights	Thames	Community Roading	Streetlight renewals	68,665	69,626
Footpaths, cycleways and streetlights	Thames	Community Roading	Pollen Street lighting upgrade	290,601	294,670
Coromandel					
Footpaths, cycleways and streetlights	Coromandel	Community Roading	Footpath rehabilitation	23,340	23,667
Footpaths, cycleways and streetlights	Coromandel	Community Roading	Streetlight renewals	18,130	18,384
Mercury Bay					
Footpaths, cycleways and streetlights	Mercury Bay	Community Roading	Footpath rehabilitation	79,084	80,192
Footpaths, cycleways and streetlights	Mercury Bay	Community Roading	Streetlight renewals	105,133	106,605
Tairua Pāuanui					
Footpaths, cycleways and streetlights	Tairua Pāuanui	Community Roading	Footpath rehabilitation	53,556	54,306
Footpaths, cycleways and streetlights	Tairua Pāuanui	Community Roading	Streetlight renewals	31,675	32,119
Whangamatā					
Footpaths, cycleways and streetlights	Whangamatā	Community Roading	Footpath rehabilitation	28,029	28,421
Footpaths, cycleways and streetlights	Whangamatā	Community Roading	Streetlight renewals	66,060	66,985
Total Transport				**43,860,415**	**25,776,969**

Stormwater

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Stormwater	District		Stormwater renewals	1,469,564	1,490,138
Stormwater	District		Stormwater consent renewals	73,190	74,215
Stormwater	District		Tōtara Valley Road services -stormwater	1,353,306	929,838
Stormwater	District		Whangamatā stormwater improvement	1,458,737	1,479,159
Stormwater	District		Cooks Beach Lakes riparian restoration plan	26,049	-
Stormwater	District		Stormwater treatment devices - consent	110,488	112,035
Stormwater	District		Matarangi stormwater improvements	416,782	422,617
Stormwater	District		Austin Drive stormwater improvements	356,349	361,337
Stormwater	District		Whitianga stormwater network improvements	1,472,528	1,493,143
Stormwater	District		January 26 Storm Event Fantail Terrace		500,000
Total Stormwater				**$6,736,993**	**$6,862,483**

Wastewater

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Wastewater	District		Wastewater renewals	1,541,151	1,365,798
Wastewater	District		Wastewater consent renewal	128,681	130,483
Wastewater	District		Wastewater process control upgrade	78,147	79,241
Wastewater	District		Whitianga Wastewater - Wharekaho Extension	260,489	264,136
Wastewater	District		Tōtara Valley Road - wastewater	444,885	221,052
Wastewater	District		Matarangi treatment plant upgrade	1,041,955	1,056,542
Wastewater	District		Cooks Beach treatment plant upgrade	208,391	211,308
Wastewater	District		Whangamatā Hetherington Road rising main	453,250	459,596
Wastewater	District		January 26 Storm Event Dundas Street		300,000
Wastewater	District		January 26 Storm Event Onemana		150,000
Wastewater	District		Pepe Bridge Pipe Relacement		196,929
Total Wastwater				**$4,156,949**	**$4,435,085**

Water supply

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Water	District		Water renewals	1,454,343	1,460,620
Water	District		Water consent renewals	98,986	100,372
Water	District		Water process control upgrade	78,147	79,241
Water	District		Tōtara Valley Rd services extension - water	375,900	224,094
Water	District		Thames South water - treatment plant Pūriri	5,209,774	5,282,711
Water	District		Thames WTP clarifier replacement	798,450	-
Water	District		Moewai Road Water Reservoir Replacement	312,586	-
Water	District		Watermain upgrade - Moewai Road to Captain Wood Avenue	1,041,955	1,056,542
Water	District		Whitianga Water - Wharekaho Water Supply Extension	333,426	338,093
Water	District		Universal metering district wide	1,850,902	1,876,815
Water	District		January 26 Storm Event Paku Hill		1,400,000
Water	District		Pepe Bridge Pipe Relacement		14,083
Total Water				**$11,554,468**	**$11,832,571**

Solid waste

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Solid waste	District		Solid waste renewals	-	831,930
Solid waste	District		Refuse and Recycling Transfer Stations (RTS) road renewals	210,900	-
Solid waste	District		RTS additional bunkers	163,587	165,877
Solid waste	District		RTS permanent dropoff facility	31,259	-
Solid waste	District		RTS compactor renewals	166,713	-
Solid waste	District		RTS fencing and security renewals	15,629	-
Solid waste	District		RTS hopper renewals	31,259	-
Solid waste	District		RTS electrical & minor civil renewals	52,098	-
Solid waste	District		RTS kiosk and equipment renewals	104,195	-
Solid waste	District		RTS pod renewals	83,356	-
Solid waste	District		RTS weighbridge renewals	156,293	-
Solid waste	District		RTS additional weighbridges	-	313,165
Solid waste	District		RTS greenwaste dropoff zones	72,937	-
Solid waste	District		Solid waste improvements	-	105,654
Total Solid Waste				**$1,088,226**	**$1,416,626**

Corporate

Activity	Ward	Focus area	Project Description	26/27 Long Term Plan	26/27 Proposed Annual Plan
Corporate	District		Computer software	468,880	-
Corporate	District		Computer hardware	375,104	380,355
Corporate	District	Property	Furniture and fittings	84,398	85,580
Corporate	District	Property	Motor vehicles	231,627	234,869
Corporate	District	Property	Property renewals	300,445	304,651
Total Corporate				**$1,460,453**	**$1,005,456**

CONTACT US | WHAKAPĀ MAI

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