

Funding Impact Statement

Funding Impact Statement

This Funding Impact Statement sets out the sources of operational and capital funding Council will use to fund its activities over the 2026/27 financial year, and how these funds will be applied. These funding sources were developed from an analysis of the Council activities and funding requirements which is set out in the Revenue and Financing Policy in the 2024-34 Long Term Plan.

Changes between the Long Term Plan and the 2026/27 Annual Plan are explained in the Financial Overview.

Detailed information about sources of operating and capital funding are contained in the Funding Impact Statement of the Long Term Plan.

Annual Plan 2025/26		Long Term Plan 2026/27	Annual Plan 2026/27	Variance to LTP
	\$000			
Sources of operating funding				
496,391	General rates, uniform annual general charges, rates penalties	544,639	550,315	5,676
340,626	Targeted rates	356,983	362,291	5,308
43,320	Subsidies and grants for operating purposes	45,548	41,657	(3,891)
128,001	Fees, charges	130,097	136,699	6,602
102,261	Interest and dividends from investments	105,952	92,288	(13,664)
26,139	Local authorities fuel tax, fines, infringement fees, and other receipts	15,000	27,313	12,313
1,136,738	Total operating funding	1,198,219	1,210,563	12,344
Applications of operating funding				
666,298	Payments to staff and suppliers	643,322	680,227	36,905
134,516	Finance costs	154,315	133,061	(21,254)
70,534	Other operating funding applications	70,763	90,266	19,503
871,348	Total applications of operating funding	868,400	903,554	35,154
265,390	Surplus (deficit) of operating funding	329,819	307,009	(22,810)
Sources of capital funding				
50,359	Subsidies and grants for capital expenditure	73,447	39,869	(33,578)
24,237	Development and financial contributions	24,651	26,219	1,568
102,724	Net increase (decrease) in debt	239,231	67,245	(171,986)
3,829	Gross proceeds from sale of assets	18,193	18,407	214
1,266	Other dedicated capital funding	1,287	1,306	19
182,415	Total sources of capital funding	356,809	153,046	(203,763)
Applications of capital funding				
Capital expenditure				
338,015	- to replace existing assets	361,456	374,781	13,325
267,831	- to improve the level of service	267,818	181,787	(86,031)
41,976	- to meet additional demand	56,345	42,333	(14,012)
(17,017)	Increase (decrease) in reserves	17,194	17,239	45
(183,000)	Increase (decrease) of investments	(16,185)	(156,085)	(139,900)
447,805	Total applications of capital funding	686,628	460,055	(226,573)
(265,390)	Surplus (deficit) of capital funding	(329,819)	(307,009)	22,810
-	Funding balance	-	-	-

Where our funding will come from

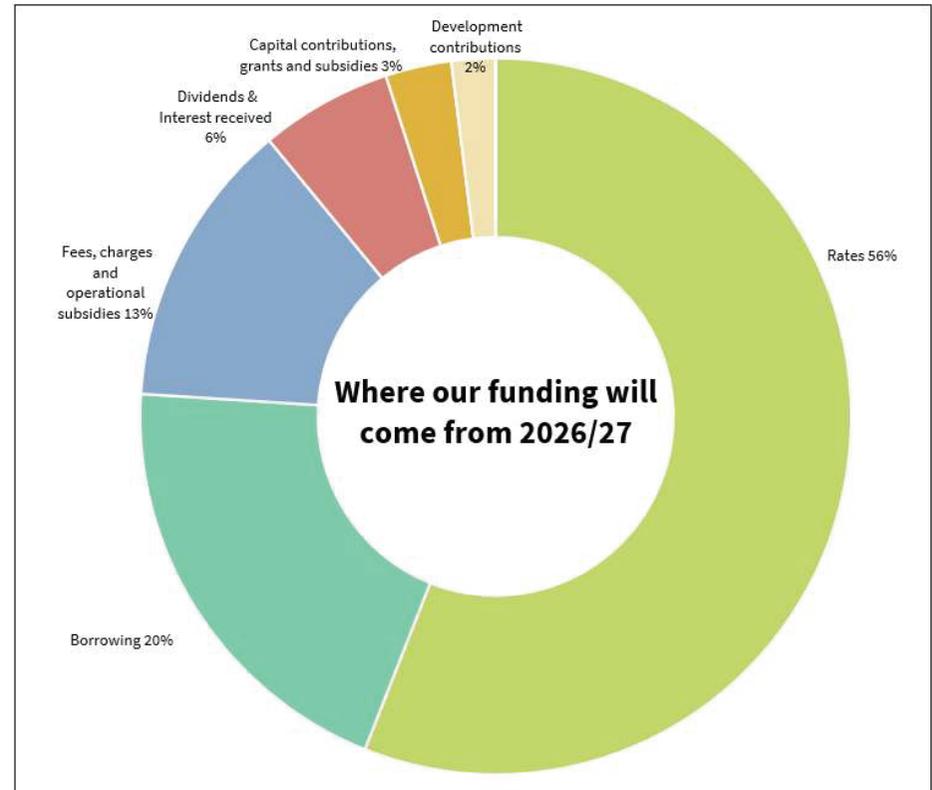
Rates are the main source of funding for the Council’s activities. In the 2026/27 financial year, the Council is proposing to collect \$912.6 million in rates to help pay for essential services such as water supply, roading and wastewater treatment, as well as capital renewal and replacement projects and events and festivals.

This income is supplemented with funding from fees and charges, Government subsidies, development contributions, interest and dividends from subsidiaries. Borrowing provides the funding for a significant portion of the capital programme.

The Council owns shares in major local companies through its wholly-owned subsidiary Christchurch City Holdings Limited (CCHL). The significant companies include Christchurch International Airport, City Care, Lyttelton Port Company, Orion, Eco Central, and Enable Services. CCHL is forecasting to pay a dividend of \$65 million in 2026/27.

Where our funding will come from:

Funding Sources 2026/27	%	\$000
Rates	56%	912,606
Borrowing	20%	314,427
Fees, charges and operational subsidies	13%	205,670
Dividends & Interest received	6%	92,288
Capital contributions, grants and subsidies	3%	41,174
Development contributions	2%	26,219
Asset Sales	<1%	18,407
	100%	1,610,791



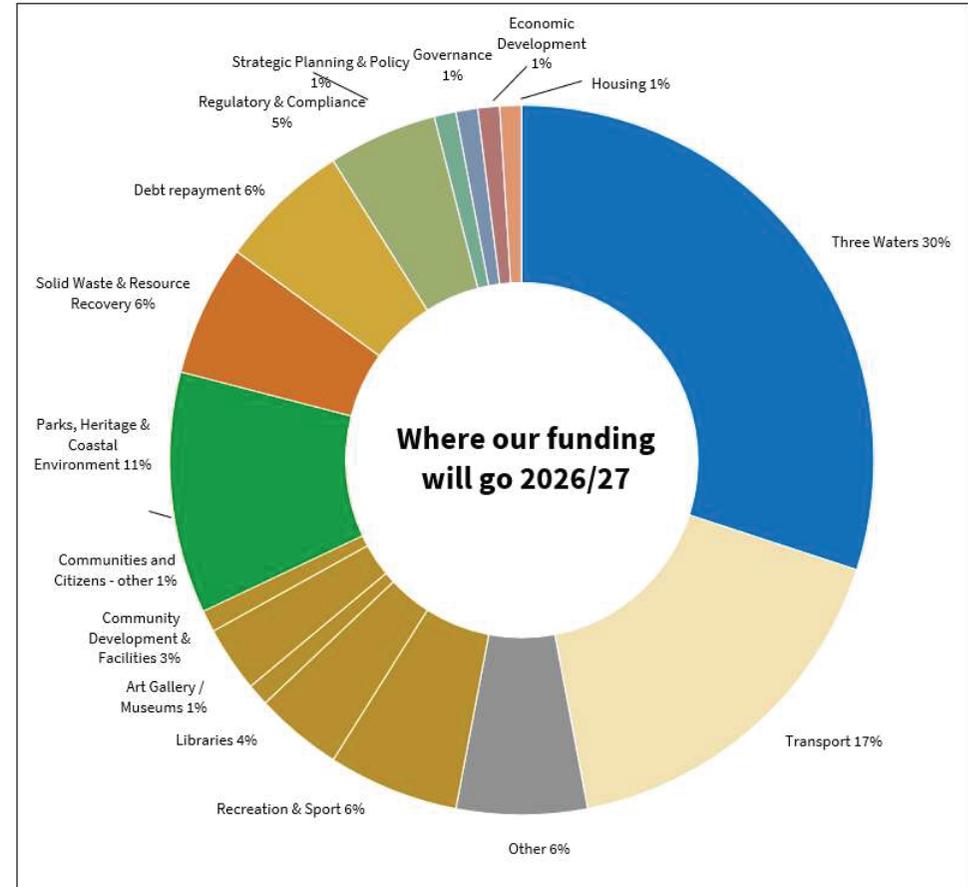
Where our funding will go

Much of the Council’s spending goes toward providing essential services to keep the city running smoothly. This includes maintaining sewerage and drainage systems, water supply, our roads and parks.

The table and graph below show where the Council proposes to spend the funding collected during 2026/27. These include both day to day operational expenditure and capital expenditure.

The ‘Other’ classification includes capital expenditure for One New Zealand Stadium at Te Kaha (\$12 million), IT projects (\$7 million), Corporate Facilities projects (\$10 million), and Interest costs either externally recovered or not allocated to Groups of Activities (\$72 million).

<u>Planned Spend 2026/27</u>	<u>%</u>	<u>\$000</u>
Three Waters	30%	470,350
Transport	17%	262,872
Other	6%	101,765
Communities and Citizens:		
Recreation & Sport	6%	95,788
Libraries	4%	69,975
Art Gallery / Museums	1%	16,165
Community Development & Facilities	3%	54,559
Communities and Citizens - other	1%	16,631
Parks, Heritage & Coastal Environment	11%	163,806
Solid Waste & Resource Recovery	6%	97,096
Debt repayment	6%	91,097
Regulatory & Compliance	5%	75,158
Strategic Planning & Policy	1%	20,958
Governance	1%	20,564
Economic Development	1%	16,597
Housing	1%	20,171
Transfer to Reserves	<1%	17,239
	100%	1,610,791



Rating Information

Income from Rates

We use rates to fund the balance of our costs once all other funding sources are taken into account.

The total rates required to be assessed for the rating year beginning on 1 July 2026 is \$900.9 million (excluding GST). Two items of rating income are excluded from this figure:

- Excess water rates – excluded because it is dependent on actual volumes consumed during the year. Excess water rates for the rating year are budgeted to be \$6.0 million (excluding GST).
- Late payment penalties and arrears penalties – excluded because they are dependent on actual late rates payments occurring during the year, or arrears from previous years remaining outstanding during the year. Late payment penalties and arrears penalties for the rating year are budgeted to be \$5.5 million (excluding GST).

Income Collected from Rates (including GST)

	2026/27 (\$000s)
Rates Collected	
General Rates:	
Value-based General Rate	584,064
Uniform Annual General Charge	42,257
	626,321
Targeted Rates	
Water Supply:	
-- Normal Supply	128,665
-- Restricted Supply	315
-- Excess Supply ¹	-
-- Fire Service Connection	165
Land Drainage	76,541
Sewerage	167,547
Waste Minimisation	31,777
Active Travel	3,968
Central City Business Association	345
Special Heritage (Arts Centre)	467
Total Including GST	1,036,110
<i>Includes GST of</i>	<i>135,145</i>
Total Excluding GST	900,965
¹ Excess Water depends on actual volumes consumed	

Rating Base

The rates assessed for the 1 July 2026 to 30 June 2027 year are based on the following rating base:

	Forecast as at 30 June 2026
Number of rating units	185,942
Number of Separately-Used or Inhabited Parts (SUIPs) of rating units	198,390
Total capital value of rating units	\$186.9 billion
Total land value of those rating units	\$94.9 billion

Valuation system used for rating

We set rates under section 23 of the Local Government (Rating) Act 2002.

Some of our rates are in the form of fixed charges, but most are charged in proportion to each rating unit's rating valuation, where:

- A rating unit is the property which is liable for rates (usually a separate property with its own certificate of title), and
- Rating valuations are set by independent valuers, based on property market conditions as at a specified date (currently

1 August 2025) – their purpose is to enable councils to allocate rates equitably between properties across the District; they are *not* intended to be an indication of current market value or cost of construction.

We use capital value for rating purposes (commonly thought of as the value of the land plus any improvements).

Where parts of a rating unit can be allocated to different categories (Standard, Business, City Vacant and Remote Rural), we may apportion the rateable value of that rating unit among those parts in order to calculate the overall liability for the rating unit.

Legislation requires that rating valuations be updated at least every three years, so that the distribution of value-based rates reasonably reflects property market conditions. The 2025 valuations are used as the basis of rates calculations from 1 July 2026 until 30 June 2029.

Valuation adjustments during the rating year

Rating valuations must be adjusted whenever there is a significant change to the property (such as new building work or demolition), but:

- These adjustments must still be based on 2025 market prices, to maintain consistency across the tax base; and
- Rates charges cannot be changed to reflect the adjusted valuation until the next rating year (i.e. from 1 July)

Inspection of rates information

For every rating unit, information from the District Valuation Roll and Rating Information Database (including Capital Value and liability for current-year rates) is available for inspection on the Council’s Internet site (www.ccc.govt.nz, under the heading ‘Rates search’), or by enquiry at any Council Service Centre.

Rates for 2026/27

All of the rates and amounts set out in this document apply to the rating year commencing 1 July 2026 and ending 30 June 2027, and include GST of 15 percent.

Some of our rates are set as a uniform amount per Separately Used or Inhabited Part of a rating unit (SUIP). In such cases, a SUIP is defined as a part which can be separately let and permanently occupied. Where the occupancy is an accessory to, or is ancillary to, another property or part thereof, then no separately used part exists. For example:

- not separately used parts of a rating unit include:
 - a residential sleep-out or granny flat without independent kitchen facilities;
 - rooms in a hostel with a common kitchen;
 - a hotel room with or without kitchen facilities;
 - motel rooms with or without kitchen facilities;
 - individual storage garages/sheds/partitioned areas of a warehouse;
 - individual offices/premises of partners in a partnership.
- separately used parts of a rating unit include:
 - flats/apartments;
 - flats which share kitchen/bathroom facilities;
 - separately leased commercial areas even though they may share a reception.

General rates

General rates are collected in the form of both a value-based General Rate and a Uniform

Annual General Charge (UAGC). The value-based General Rate is set on capital values on a differential basis under the Local Government (Rating) Act 2002.

Purpose of general rates:

General rates, including the UAGC, provide the majority of our total rates requirement, and are calculated as the net rate requirement after targeted rates are determined. General rates (including the UAGC) therefore fund all our activities except to the extent they are funded by targeted rates or by other sources of funding.

Value-based General Rate Differentials

Differentials are applied to the value-based General Rate. The objective of these differentials is to collect more from identified Business and City Vacant properties and less from identified Remote Rural properties than would be the case under an un-differentiated value-based General Rate. This is in accordance with our Revenue & Financing Policy.

The differential categories are defined as follows:

Standard

Any rating unit which is:

- (a) used for residential purposes (including home-ownership flats); or

- (b) a Council-operated utility network; or
- (c) land not otherwise classified as Business, City Vacant or Remote Rural.

Business

Any rating unit (not being a City Vacant rating unit) which is:

- (a) used for a commercial or industrial purpose (including short term accommodation as described below, hotels and motels, special purpose accommodation, offices and administrative and associated functions, commercially-owned and operated utility networks, and quarrying operations); or
- (b) land zoned Commercial or Industrial in the District Plan, situated anywhere in the District, except where the principal use is residential.

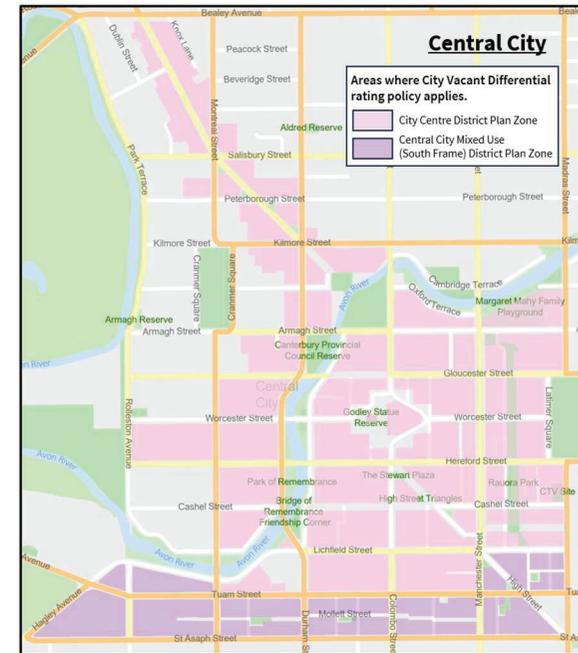
For the purpose of (a) above, a residential rating unit is used for short-term accommodation if its primary use is for short-term accommodation (hosted or un-hosted), or if it has a Resource Consent for such use.

City Vacant

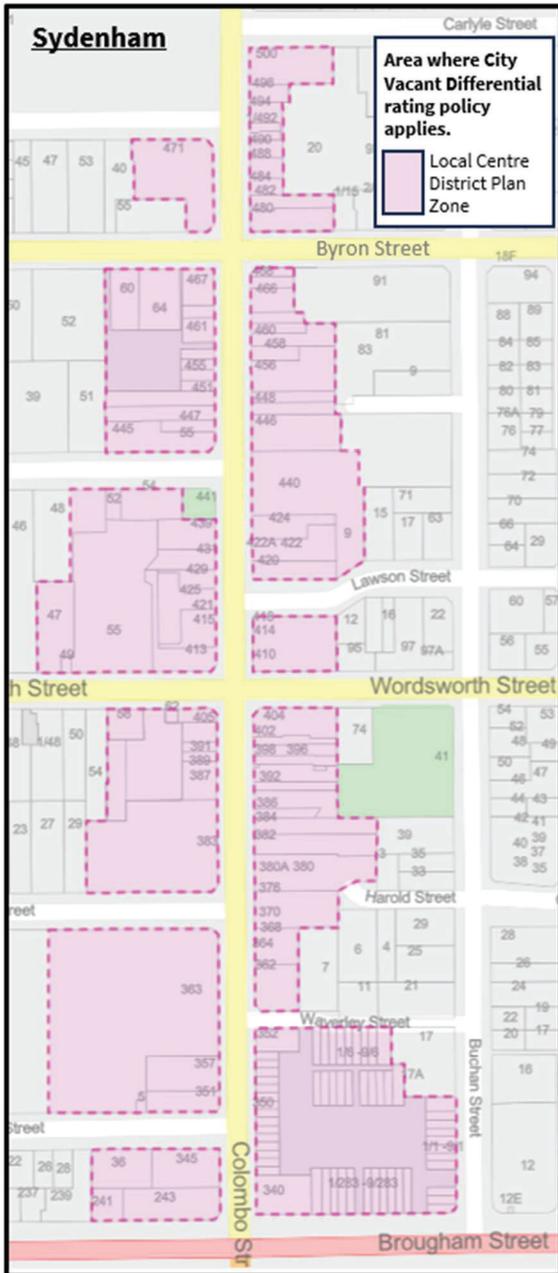
Any rating unit:

- (a) which is located entirely or predominantly in the following areas:

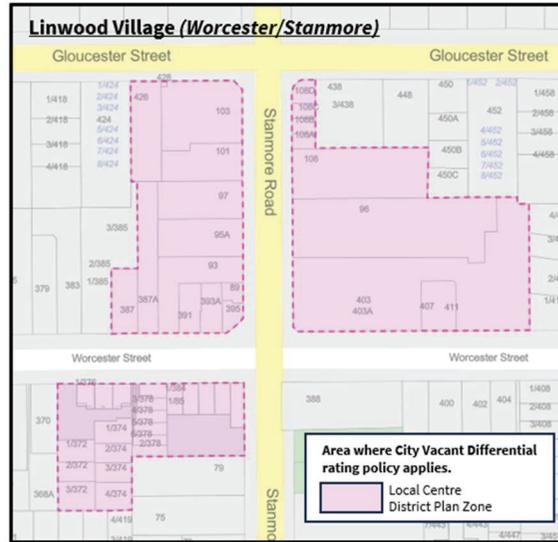
- i. Central City: properties in the area bounded by St Asaph St, Madras St, Bealey Ave, and Hagley Park which are zoned City Centre or Central City Mixed Use (South Frame) in the District Plan (see the map below)



- ii. Sydenham: properties in the Sydenham area located south of Carlyle St and north of Brougham St which are zoned Local Centre in the District Plan (see the map below)



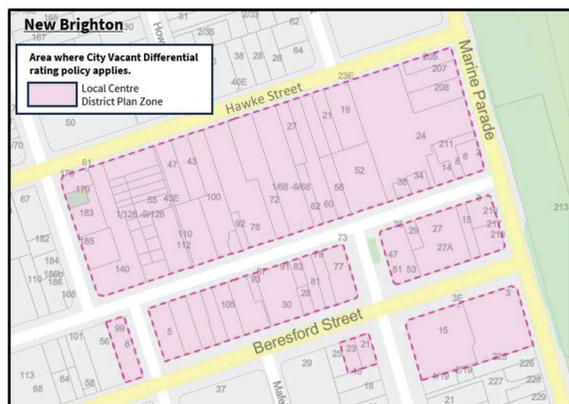
- iii. Linwood Village: properties in the Linwood area located between Gloucester St and Hereford St which are zoned Local Centre in the District Plan (see the map below)



- iv. Lyttelton: properties in Lyttelton which are zoned Commercial Banks Peninsula in the District Plan (see the map below)



- v. New Brighton: properties in New Brighton within 500m west of Marine Parade which are zoned Local Centre in the District Plan (see the map below)



AND

- (b) where no active or consented use is being made of the land, as further described below.

An active or consented use is being made of the land where:

- (a) it is developed (has a building on it), or is under construction, or
- (b) in a temporary use that:
 - i. is a permitted activity under rules in the District Plan (e.g. used as a support site for adjacent construction); or
 - ii. has an approved and fully implemented resource consent (e.g. open-air carpark).

Properties liable for the City Vacant differential may also qualify for Remission 8 of the Council’s Rates Remissions Policy.

Remote Rural

Any rating unit which is:

- (a) zoned residential or rural in the District Plan, *and*
- (b) either
 - i. greater than 20 hectares in size; or
 - ii. situated outside the serviced area defined for the Sewerage Targeted rate (below), *and*

(c) either:

- i. used solely or principally for agricultural, horticultural, pastoral, or forestry purposes or the keeping of bees or poultry; or
- ii. vacant land not otherwise used.

For the purpose of clarity the Remote Rural category does not include any rating unit which is:

- (a) used principally for industrial (including quarrying) or commercial purposes (as defined in Business above); or
- (b) used principally for residential purposes (including home-ownership flats).

For the purpose of these differential sector definitions, the District Plan means our operative District Plan.

Liability for the value-based General Rate is calculated as a number of cents per dollar of capital value:

Differential category	Rates (cents / \$)	Differential factor	Rev (\$000)
Standard	0.278100	1.000	385,588
Business	0.556199	2.000	188,802
City Vacant	1.133256	4.075	2,264
Remote Rural	0.208575	0.750	7,410

Uniform Annual General Charge (UAGC)

A portion of general rates is assessed as a UAGC, which is set under section 15(1)(b) of the Local Government (Rating) Act 2002.

Purpose of the UAGC: The UAGC modifies the impact of rating on a city-wide basis by ensuring that all rating units are charged a fixed amount to recognize the costs, associated with each property, which are uniformly consumed by the inhabitants of the community.

Liability for the UAGC is calculated as a uniform dollar amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in District	SUIP	213.00	42,257

Targeted rates

Targeted rates are set under sections 16, 18, and 19, and schedules 2 and 3 of the Local Government (Rating) Act 2002. We do not accept Lump Sum Contributions (as defined by Section 117A of the Local Government (Rating) Act 2002) in respect of any targeted rate.

Targeted rates may be applied either uniformly on all rating units or only on an identified group of ratepayers, depending on our determinations under s101(3) of the Local Government Act 2002. The definition and objective of each of the Targeted rates is described below.

Water Supply Targeted Rate:

The purpose of this rate (in conjunction with the separate targeted rates for Restricted Water Supply, Fire Connection, and Excess Water Supply described below) is to recover the cash operating cost of Council’s water supply activity (including interest costs on related borrowing), plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation – the balance being borrowed for) over the planning period.

It is assessed on every rating unit located within the serviced area, where the serviced area includes all rating units that are actually

connected to the on-demand water reticulation system, those that have a connection kit installed at the boundary, and those located within a specified distance of any part of the on-demand water reticulation system, **except** where connection of properties within the specified distance is not possible for technical reasons (for example, if connection would require crossing third party land or if we do not permit connection due to capacity constraints). For developed properties the specified distance is 100 metres, measured from the water reticulation system to a building on the land. For undeveloped properties the specified distance is 30 metres, measured from the water reticulation system to the property boundary.

The serviced area does not include rating units supplied by a registered drinking-water supplier other than Council. Those drinking water suppliers are Christchurch International Airport, Devondale Estate, Living Springs and Waterloo Business Park.

The Water Supply Targeted Rate is set differentially, depending on whether a rating unit is actually connected – connected rating units are charged at the “Connected” differential, and non-connected rating units are charged the “Serviceable” differential which is set at half of the Connected differential.

Liability for the Water Supply Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Differential Factor	Rev (\$000)
Connected	0.073804	1.00	127,143
Serviceable	0.036902	0.50	1,522

Restricted Water Supply Targeted Rate:

The purpose of this rate is to contribute to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by charging a uniform amount to properties not located within the Water Supply Targeted Rate serviced area but receiving a restricted water supply. It is assessed on every rating unit receiving the standard level of restricted service (being 1,000 litres of water supplied per 24-hour period). Where a rating unit receives multiple levels of service, they will be assessed multiple Restricted Water Supply Targeted Rates.

Liability for the Restricted Water Supply Targeted Rate is calculated as a uniform dollar amount for each standard level of service received by a rating unit.

Categories	Rates (\$)	Revenue (\$000)
Connected	419.00	315

Water Supply Fire Connection Rate

The purpose of the Water Supply Fire Connection Rate is to contribute to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by charging a uniform amount to properties benefitting from a fire service connection. It is assessed on all rating units connected to the service on a per-connection basis.

Liability for the Water Supply Fire Connection Rate is calculated as a uniform dollar amount for each connection:

Categories	Rates (\$)	Revenue (\$000)
Connected	140.00	165

Excess Water Supply Commercial Targeted Rate

The purpose of this targeted rate is for commercial properties that place an unusually high demand on the water supply system to contribute an additional amount to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above).

It is set under section 19 of the Local Government (Rating) Act 2002 and assessed as the water meters are read on every liable rating unit (see below), with invoices sent after each reading.

Liability for the Excess Water Supply Commercial Targeted Rate is calculated as a number of dollars per cubic metre of water consumed in excess of the water supply targeted rate allowance for that rating unit:

Categories	Rates (\$ per m ³ of excess water supplied)	Revenue (\$000)
Liable	1.52	3,858

This rate will be charged to all rating units which receive a commercial water supply as defined in the Water Supply and Wastewater Bylaw 2022, **plus:**

- (a) boarding houses
- (b) motels
- (c) rest homes

Each liable rating unit has a water supply targeted rate allowance. Water used in excess of this allowance will be charged at the stated rate per cubic metre.

The water supply targeted rate allowance for each property is effectively the amount of water already paid for under the Water Supply Targeted Rate – i.e. the total Water Supply Targeted Rate payable, divided by the above cubic-metre cost, then divided by 365 to give a daily cubic metre allowance. The Excess Water Supply Targeted Rate will be charged if

actual use exceeds this calculated daily allowance, **provided that** all properties will be entitled to a minimum allowance of 0.6986 cubic metres per day.

For example, if a rating unit is assessed \$1,000 for the Water Supply Targeted Rate, that rating unit's water supply targeted rate allowance for the year is 657.9 cubic metres (\$1,000 divided by \$1.52/m³), which is 1.80 cubic metres per day. If the meter readings are 91 days apart then the allowance is 164.0 cubic metres for that billing period (1.80 m³/day x 91 days). Liability for the Excess Water Supply Commercial Targeted Rate for that billing period is for any consumption by that rating unit over 164.0 cubic metres. So, if 300 cubic metres were used in that billing period, the liability for the Excess Water Supply Commercial Targeted Rate for that billing period would be \$206.72 incl. GST, which is the excess usage of 136.0 cubic metres (300m³ – 164.0m³) times the rate of \$1.52/m³.

The annual rates assessment identifies those ratepayers who are potentially liable for the Excess Water Supply Commercial Targeted Rate. It does not include the calculated liability as the water reading does not coincide with the assessment. Water meters are read progressively throughout the year. Following each reading, a water-excess charge invoice is issued for those rating units which are liable. The invoice will refer to the assessment and

will bill for the consumption for the period of the reading.

The latest water supply targeted rate allowance will be used, calculated on a daily basis.

Excess Water Supply Residential Targeted Rate

This targeted rate also contributes to the cost recovery of the activities described as being funded by the Water Supply Targeted Rate (above), by assessing additional charges on those residential properties placing an unusually high demand on the water supply system.

It is set under section 19 of the Local Government (Rating) Act 2002 and assessed as the water meters are read on every liable rating unit (see below), with invoices sent after each reading.

Liability for the Excess Water Supply Residential Targeted Rate is calculated as a number of dollars per cubic metre of water used in excess of an allowance of 0.9 cubic metres per day per separately used or inhabited part (SUIP) of a rating unit.

Categories	Rates (\$ per m ³ of excess water supplied)	Revenue (\$000)
Liable	1.52	2,988

This rate will be charged to all metered residential rating units where the meter records usage for a single rating unit. The rate will also be charged where the meter records usage for multiple rating units where there is a special agreement in force specifying which rating unit/ratepayer is responsible for payment.

The annual rates assessment identifies those ratepayers who are potentially liable for the Excess Water Supply Residential Targeted Rate. It does not include the calculated liability as the water reading does not coincide with the assessment. Water meters are read progressively throughout the year. Following each reading, a water-excess charge invoice is issued for those rating units which are liable. The invoice will refer to the assessment and will invoice for the consumption for the period of the reading.

Land Drainage Targeted Rate

The purpose of this rate is to recover the cash operating cost of Council's stormwater drainage, and flood protection & control works groups of activities (including interest costs on related borrowing), plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation – the balance being borrowed for) over the planning period. The rate is assessed on every rating unit which is within the serviced area. The serviced area includes

all developed land within the District or where there is a land drainage service.

Liability for the Land Drainage Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
Within serviced area	0.045103	76,541

Sewerage Targeted Rate

The purpose of this rate is to recover the cash operating cost of Council’s wastewater collection, treatment, and disposal activities (including interest costs on related borrowing), plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation – the balance being borrowed for) over the planning period. It is assessed on every rating unit located within the serviced area, where the serviced area includes all rating units that are actually connected to the wastewater network, those with a connection kit installed at the boundary, and those located within a specified distance of any part of the wastewater network **except** where connection of properties within the specified distance is not possible for technical reasons (for example, if connection would require crossing third party land or if we do not permit connection due to capacity constraints). For

developed properties, the specified distance is 100 metres, measured from the wastewater network to a building on the land. For undeveloped properties, the specified distance is 30 metres measured from the wastewater network to the property boundary.

Liability for the Sewerage Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
Within serviced area	0.093059	167,547

Active Travel Targeted Rate

The purpose of this rate is to contribute to the operating cost of the Active Travel Programme (including pedestrian networks and cycleways). It is assessed on all rating units in the District.

Liability for the Active Travel Targeted Rate is calculated as a uniform amount for each separately used or inhabited part of a rating unit:

Land	Basis	Rates (\$)	Revenue (\$000)
All land in District	SUIP	20.00	3,968

Special Heritage (Arts Centre) Targeted Rate

The purpose of this rate is to fund a \$5.5 million grant to the Arts Centre paid over three years. The rate will recover this cost over 10 years.

The rate is planned to cease in 2031/32. It is assessed on all rating units in the District.

Liability for the Special Heritage (Arts Centre) Targeted Rate is calculated as a number of cents per dollar of capital value.

Categories	Rates (cents / \$)	Revenue (\$000)
All land in District	0.000264	467

Waste Minimisation Targeted Rate

The purpose of this rate is to recover the cash operating cost of the collection and disposal of recycling and organic waste, plus a significant share of the expected cost of related asset renewal and replacement (charged in lieu of depreciation) over the planning period.

The Waste Minimisation Targeted Rate applies to all land within the District except for:

- Properties in the CBD area that receive the inner city bag collection service (refer to map below):

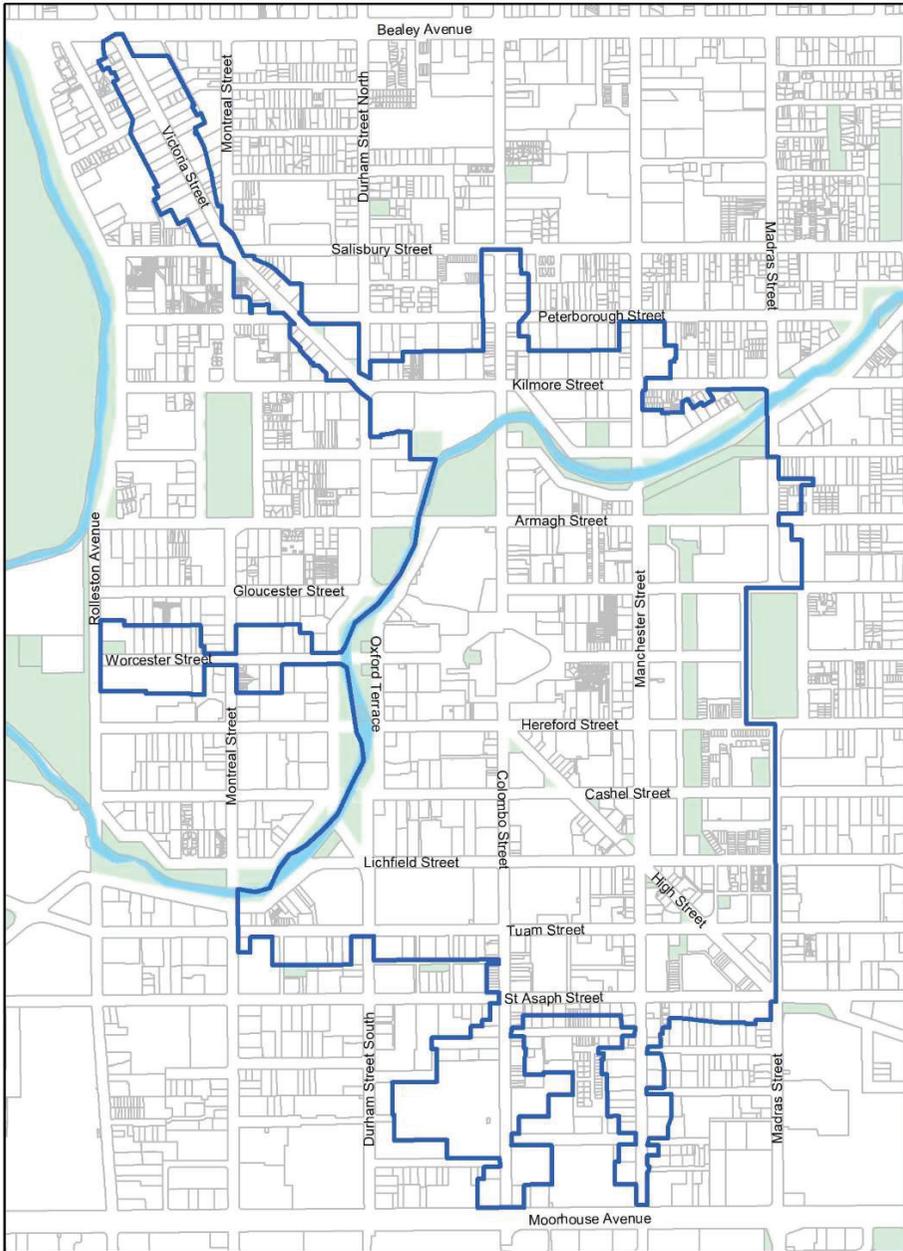
- land which does not have improvements recorded,
- land with a storage shed only and the capital value is less than or equal to \$175,000.

The Waste Minimisation Targeted Rate is set differentially, based on location within or outside our kerbside collection area – rating units located within this area are charged at the Full Charge differential, and those located outside this area are charged at the Part Charge differential which is set at 75 per cent of the Full Charge differential. The kerbside collection area is shown in the map below, and can be viewed interactively on the Council’s website.

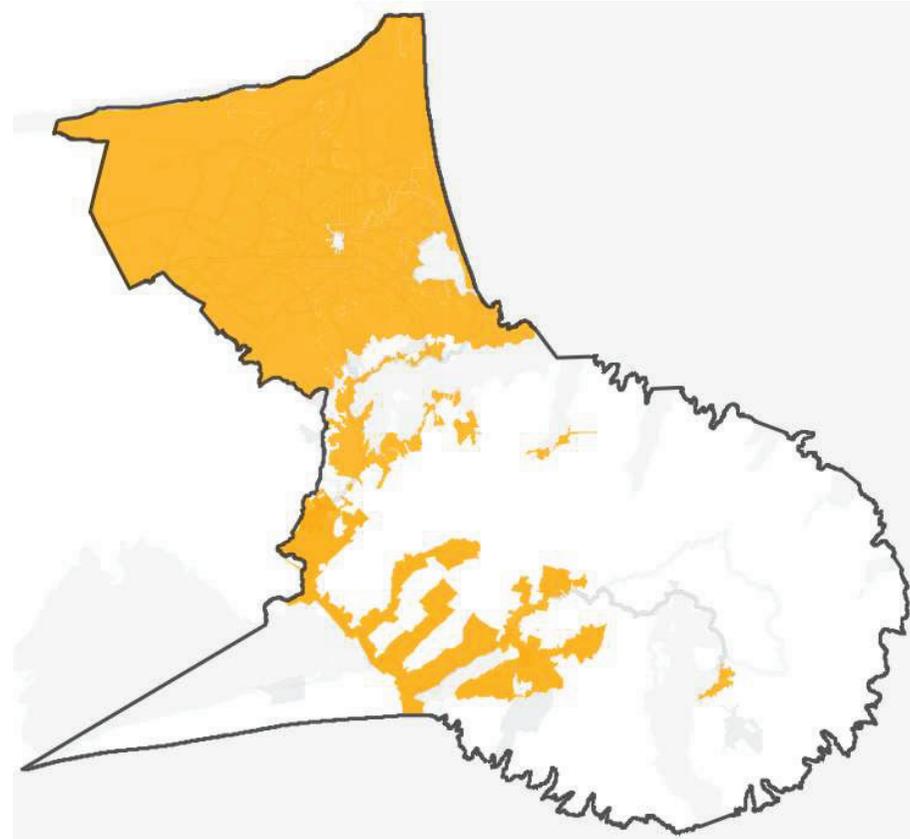
Liability for the Waste Minimisation Targeted Rate is calculated as a fixed dollar amount for each separately used or inhabited part of a rating unit that is within the land described above and assessed for the UAGC.

Categories	Basis	Rates (\$)	Revenue (\$000)
Full charge	SUIP	170.82	31,589
Part charge	SUIP	128.12	188

Inner City Bag Collection Service Area



Kerbside Collection Area



Central City Business Association Targeted Rate

The purpose of this rate is to fund a \$300,000 (plus GST if any) grant to the Central City Business Association (CCBA) to support their activities.

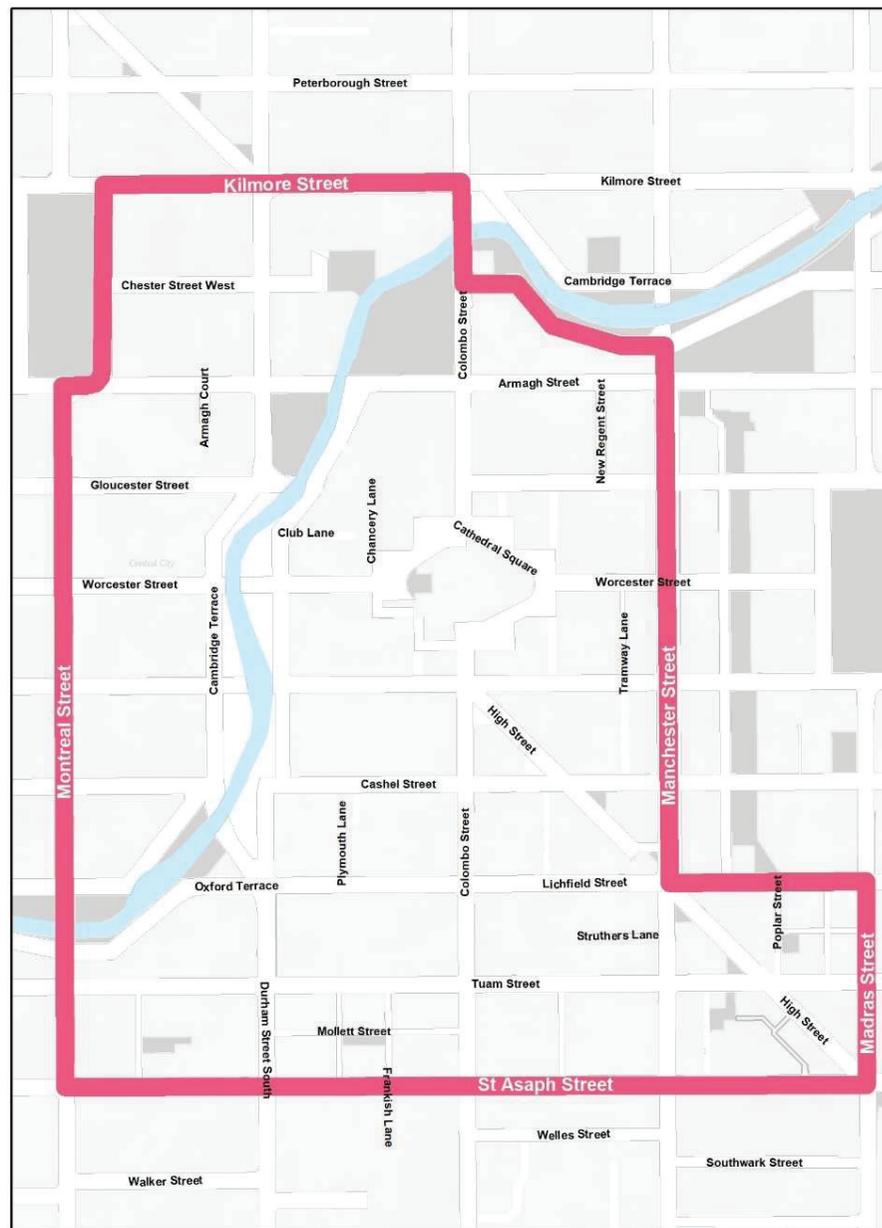
It is assessed on all business rating units in the CCBA Area that have a land value greater than or equal to \$90,000.

The CCBA Area is the land within the red boundary defined shown in the map.

Liability for the CCBA Targeted Rate is calculated as a uniform dollar amount for each rating unit.

Land	Basis	Rates (\$)	Revenue (\$000)
Business rating units within the CCBA Area with a land value greater than or equal to \$90,000	Rating Unit	633.03	345

CCBA Area



Penalties

The following penalties on unpaid rates will be added in accordance with sections 57 and 58 of the Local Government (Rating) Act 2002:

Late payment penalty: A penalty of 10 per cent will be added to any portion of an invoiced amount not paid on or by the due date. The date on which these penalties will be added is specified in Council resolutions.

First arrears penalty: An additional penalty of 10 per cent will be added on 1 October 2026 to any rates assessed, and any penalties added, before 1 July 2026 and which remain unpaid on 1 October 2026.

Second arrears penalty: A further penalty of 10 per cent will be added if any rates to which the first arrears penalty has been added remain unpaid on 1 April 2027.

Indicative rates

The overall average rates increase to existing ratepayers this year is 7.96%.

The rates increase experienced by each individual property will differ from this overall average, depending on:

- (a) The property's classification (whether it's a standard, business, city vacant, or remote rural property, per the Differential definitions in the General Rates section above).
- (b) Which rates the property pays (for example, a property only pays the sewerage rate if it's within the sewerage serviced area).
- (c) The capital value of the property.
- (d) How many 'separately used or inhabited parts' (SUIPs) the property has. Fixed rates are paid based on the number of SUIPs. For example, a property with two flats will pay two fixed charges. Most residential properties have only one SUIP.

In addition, each property's market value will change over time. Rates are calculated using a Rating Valuation that is updated every three years. This year, we will change from our old 2022 valuations (which reflected property market conditions on 01 August 2022) to new valuations that reflect property market conditions on 01 August 2025. Generally:

- if a property's valuation has gone up by more than average, then its rates will go up by more than average;
- if its valuation has gone up by less than average, then its rates will go up by less than average (and may even go down).

For illustrative purposes, the tables below show the rates increase for a typical house, business, and Remote Rural property:

- each table includes the average-value property, plus properties with capital values of (respectively) double the average and half the average.
- for simplicity, it is assumed that all Capital Values increase by the approximate sector average i.e standard (including residential), business and remote rural.

All rates figures include GST, but exclude Ecan Regional Council rates.

Standard Properties (including houses)

Around 164,000 properties pay the Standard General Rate (mostly houses). They typically pay:

- **Value-based rates:** general (standard), water supply (connected), land drainage, sewerage, and special heritage (Arts Centre).
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (full), and active travel.

For an average-value residential house, Capital Value has increased from around \$830,000 in 2022 to around \$845,000 in 2025 (1.8%); rates charges have increased from \$4,231.84 last year to \$4,547.11 this year (7.4%, or \$6.06 per week).

Illustrative changes are shown below.

Standard (including Residential)					
	2022 CV	2025/26 Rates	2025 CV	2026/27 Rates	Rates Change
Average Value	830,000	\$ 4,231.84	845,000	\$ 4,547.11	7.4%
Double the Average	1,660,000	\$ 8,074.55	1,690,000	\$ 8,690.39	7.6%
Half the Average	415,000	\$ 2,310.49	422,500	\$ 2,475.47	7.1%

Businesses Properties

Around 14,000 properties pay the Business General Rate. They typically pay:

- **Value-based rates:** general (business), water supply (connected), land drainage, sewerage, and special heritage (Arts Centre).
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (full), and active travel rates.

The average business property has increased from around \$2.49 million in 2022 to around \$2.73 million in 2025 (9.8%); rates charges have increased from \$19,692.64 last year to \$21,412.68 this year (8.7%, or \$33.08 per week).

Illustrative changes are shown below.

Business					
	2022 CV	2025/26 Rates	2025 CV	2026/27 Rates	Rates % change
Average Value	2,490,000	\$ 19,692.64	2,734,000	\$ 21,412.68	8.7%
Double the Average	4,980,000	\$ 38,996.15	5,468,000	\$ 42,421.53	8.8%
Half the Average	1,245,000	\$ 10,040.89	1,367,000	\$ 10,908.25	8.6%

Remote Rural Properties (includes farms and some lifestyle blocks)

Around 2,000 properties pay the Remote Rural General Rate. They typically pay:

- **Value-based rates:** general (remote rural), and special heritage (Arts Centre).
- **Fixed rates:** the uniform annual general charge (UAGC), waste minimisation (part), and active travel.

For an average-value remote rural property, Capital Value has decreased from around \$1.910 million in 2022 to around \$1.905 million in 2025 (-0.3%); rates charges have increased from \$4,016.93 last year to \$4,339.49 this year (8.0%, or \$6.20 per week).

Illustrative changes are shown below.

Remote Rural					
	2022 CV	2025/26 Rates	2025 CV	2026/27 Rates	Rates % change
Average Value	1,910,000	\$ 4,016.93	1,905,000	\$ 4,339.49	8.0%
Double the Average	3,820,000	\$ 7,688.76	3,810,000	\$ 8,317.86	8.2%
Half the Average	955,000	\$ 2,181.01	952,500	\$ 2,350.30	7.8%

Comparison for average-value properties

The table below shows the individual rates charges for the three average-value properties described above, along with the overall effective tax rate (ie. total rates charges as a percentage of 2025 Capital Value).

	Standard	Business	Remote Rural
Average Capital Value (CV)	845,000	2,734,000	1,905,000
Fixed Rates			
UAGC	\$ 213.00	\$ 213.00	\$ 213.00
Waste Minimisation:			
-- Full Charge	\$ 170.82	\$ 170.82	-
-- Part Charge	-	-	\$ 128.12
Restricted Water Supply	-	-	-
Fire Connection	-	-	-
Active Travel Rate	20.00	20.00	20.00
Central City Business Association	-	-	-
	\$ 403.82	\$ 403.82	\$ 361.12
Value-Based Rates			
General Rate:			
-- Standard	\$ 2,349.94	-	-
-- Business	-	\$ 15,206.48	-
-- Remote Rural	-	-	\$ 3,973.35
-- City Vacant	-	-	-
Water Supply			
-- Connected	\$ 623.64	\$ 2,017.80	-
-- Not Connected	-	-	-
Land Drainage	\$ 381.12	\$ 1,233.12	-
Sewerage	\$ 786.35	\$ 2,544.24	-
Special Heritage (Arts Centre)	\$ 2.23	\$ 7.21	\$ 5.02
	\$ 4,143.28	\$ 21,008.85	\$ 3,978.37
Total Rates for 2026/27	\$ 4,547.11	\$ 21,412.68	\$ 4,339.49
Effective Tax Rate (% of CV)	0.538%	0.783%	0.228%

