Rates and Charges for 2026/27

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 September 2024 are to be used for the 2026/27 rating year. All rates in the section that follows are inclusive of GST.

Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council proposes to set a uniform annual general charge of $267.79 on each separately used of inhabited part of every rating unit in the district.

The uniform annual general charge revenue ($9,811,882) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community development and grants.
- Property including housing, Wanaka airport and 50% of costs to defend legal claims related to alleged building defects
- A general contribution to the promotion of the district.

General Rate

Pursuant to Sections 13 and 14 of the Act, Council proposes to set a differential general rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00000503	per $ of capital value
2.	Residence plus Flat	0.00000503	per $ of capital value
3.	Hydro Electric/Utilities	0.00000252	per $ of capital value
4.	Vacant Sections	0.00000503	per $ of capital value
5.	Accommodation	0.00000604	per $ of capital value
6.	CBD Accommodation	0.00000604	per $ of capital value
7.	Commercial	0.00000503	per $ of capital value
8.	CBD Commercial	0.00000503	per $ of capital value
9.	Primary Industry	0.00000604	per $ of capital value
10.	Country Dwelling	0.00000604	per $ of capital value
11.	Country Dwelling plus Flat	0.00000604	per $ of capital value
12.	Other	0.00000503	per $ of capital value

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The general rate revenue ($392,339) will be used to fund the costs associated with the following activities:

- Provision of emergency services (civil defence & rural fire).
- Waste management including landfill establishment.
- Forestry including wilding pine control

Sports, Halls & Libraries Annual Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted annual charge on each separately used or inhabited part of every rating unit in the following categories as follows:

1.	Residential	$664.90
2.	Residence plus Flat	$930.86
3.	Vacant Sections	$664.90
4.	Primary Industry	$332.45
5.	Country Dwelling	$664.90
6.	Country Dwelling plus Flat	$930.86
7.	Mixed Use Apportioned	$664.90

The targeted Sports, Halls & Libraries Annual charge revenue ($20,029,603) will be used to fund the costs associated with the following activities:

- Community grants (for recreational activities).
- District library services.
- Public halls and other community facilities.
- Active recreation facilities including sports fields and community swimming pools (excludes Alpine Aqualand and Wanaka Aquatic Centre).

Governance Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential governance rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00021734	per $ of capital value
2.	Residence plus Flat	0.00021734	per $ of capital value
3.	Hydro Electric/Utilities	0.00010867	per $ of capital value
4.	Vacant Sections	0.00021734	per $ of capital value
5.	Accommodation	0.00021734	per $ of capital value
6.	CBD Accommodation	0.00021734	per $ of capital value
7.	Commercial	0.00021734	per $ of capital value
8.	CBD Commercial	0.00021734	per $ of capital value
9.	Primary Industry	0.00016301	per $ of capital value
10.	Country Dwelling	0.00021734	per $ of capital value
11.	Country Dwelling plus Flat	0.00021734	per $ of capital value
12.	Other	0.00021734	per $ of capital value
13.	Mixed Use Apportioned	See note (i)	

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The governance rate revenue ($15,672,302) will be used to fund 80% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.

Regulatory Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential regulatory rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00022810	per $ of capital value
2.	Residence plus Flat	0.00022810	per $ of capital value
3.	Hydro Electric/Utilities	0.00012021	per $ of capital value
4.	Vacant Sections	0.00022810	per $ of capital value
5.	Accommodation	0.00023928	per $ of capital value
6.	CBD Accommodation	0.00023928	per $ of capital value
7.	Commercial	0.00023928	per $ of capital value
8.	CBD Commercial	0.00023928	per $ of capital value
9.	Primary Industry	0.00017107	per $ of capital value
10.	Country Dwelling	0.00022810	per $ of capital value
11.	Country Dwelling plus Flat	0.00022810	per $ of capital value
12.	Other	0.00022810	per $ of capital value
13.	Mixed Use Apportioned	See note (i)	

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The regulatory rate revenue ($16,610,289) will be used to fund 80% of the costs associated with the following activities:

- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing 50% of costs to defend legal claims related to alleged building defects.

Governance & Regulatory Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Governance & Regulatory Charge on each separately used or inhabited part of every rating unit as follows:

1.	Residential	$203.44
2.	Residence plus Flat	$274.65
3.	Hydro Electric/Utilities	$386.54
4.	Vacant Sections	$203.44
5.	Accommodation	$274.65
6.	CBD Accommodation	$274.65
7.	Commercial	$386.54
8.	CBD Commercial	$386.54
9.	Primary Industry	$406.88
10.	Country Dwelling	$203.44
11.	Country Dwelling plus Flat	$274.65
12.	Other	$203.44
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Governance & Regulatory Charge revenue ($8,070,647) will be used to fund 20% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.
- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

Recreation & Events Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential recreation and events rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.00029071	per $ of capital value
2.	Residence plus Flat	0.00029071	per $ of capital value
3.	Hydro Electric/Utilities	0.00014536	per $ of capital value
4.	Vacant Sections	0.00029071	per $ of capital value
5.	Accommodation	0.00116286	per $ of capital value
6.	CBD Accommodation	0.00116286	per $ of capital value
7.	Commercial	0.00029071	per $ of capital value
8.	CBD Commercial	0.00029071	per $ of capital value
9.	Primary Industry	0.00005814	per $ of capital value
10.	Country Dwelling	0.00017443	per $ of capital value
11.	Country Dwelling plus Flat	0.00017443	per $ of capital value
12.	Other	0.00029071	per $ of capital value
13.	Mixed Use Apportioned	See note (i)	

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events rate revenue ($24,514,399) will be used to fund 80% of the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non-residents

Recreation & Events Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a new differential targeted Recreation & Events Charge on each separately used or inhabited part of every rating unit as follows:

1.	Residential	$137.04
2.	Residence plus Flat	$191.86
3.	Hydro Electric/Utilities	$137.04
4.	Vacant Sections	$137.04
5.	Accommodation	$548.17
6.	CBD Accommodation	$548.17
7.	Commercial	$137.04
8.	CBD Commercial	$137.04
9.	Primary Industry	$109.63
10.	Country Dwelling	$109.63
11.	Country Dwelling plus Flat	$153.49
12.	Other	$137.04
13.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events charge revenue ($6,128,599) will be used to fund 20% of the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non residents

Roading Rate (Wanaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Wanaka-Upper Clutha Ward on the Queenstown Lakes District as follows:

1.	Residential	0.00024329	per $ of capital value
2.	Residence plus Flat	0.00024329	per $ of capital value
3.	Hydro Electric	0.00006082	per $ of capital value
4.	Utilities	0.00001946	per $ of capital value
5.	Vacant Sections	0.00036494	per $ of capital value
6.	Accommodation	0.00097317	per $ of capital value
7.	CBD Accommodation	0.00097317	per $ of capital value
8.	Commercial	0.00060823	per $ of capital value
9.	CBD Commercial	0.00060823	per $ of capital value
10.	Primary Industry	0.00019707	per $ of capital value

11.	Country Dwelling	0.00024329	per $ of capital value
12.	Country Dwelling plus Flat	0.00024329	per $ of capital value
13.	Other	0.00024329	per $ of capital value
14.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wanaka roading rate revenue ($7,814,262) will be used to fund the costs associated with the following activities:

- Wanaka wards roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Roading Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward of the Queenstown Lakes District as follows:

1.	Residential	0.00028189	per $ of capital value
2.	Residence plus Flat	0.00028189	per $ of capital value
3.	Hydro Electric	0.00007047	per $ of capital value
4.	Utilities	0.00004792	per $ of capital value
5.	Vacant Sections	0.00042283	per $ of capital value
6.	Accommodation	0.00112755	per $ of capital value
7.	CBD Accommodation	0.00112755	per $ of capital value
8.	Commercial	0.00070472	per $ of capital value
9.	CBD Commercial	0.00070472	per $ of capital value
10.	Primary Industry	0.00022833	per $ of capital value
11.	Country Dwelling	0.00028189	per $ of capital value
12.	Country Dwelling plus Flat	0.00028189	per $ of capital value
13.	Other	0.00028189	per $ of capital value
14.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Whakatipu roading rate revenue ($20,791,247) will be used to fund the costs associated with the following activities:

- Queenstown-Whakatipu Ward and the Arrowtown-Kawarau ward's roading network, which includes footpaths and other amenities within the road reserve.
- Queenstown Town Centre Street Upgrade element of the Queenstown Integrated Transport Strategy (QITS) (35%)
- The maintenance and upgrading of roading drainage systems.

Queenstown CBD Transport Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the wider Queenstown CBD (note ii) of the Queenstown Lakes District as follows:

1.	Residential	0.00004542	per $ of capital value
2.	Residence plus Flat	0.00004542	per $ of capital value
3.	Hydro Electric/Utilities	0.00011355	per $ of capital value
4.	Vacant Sections	0.00006813	per $ of capital value
5.	Accommodation	0.00018167	per $ of capital value

6.	CBD Accommodation	0.00018167	per $ of capital value
7.	Commercial	0.00011355	per $ of capital value
8.	CBD Commercial	0.00011355	per $ of capital value
9.	Other	0.00004542	per $ of capital value
10.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed-use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.
Note (ii) The wider Queenstown CBD is the area including the Town Centre zone and surrounding area which has been identified as the prime area of benefit for the Queenstown Integrated Transport Strategy Programme (see map in later section under Targeted Rates Based on Location).

The Queenstown CBD Transport rate revenue ($783,714) will be used to fund the costs associated with the following activities:

- Queenstown Town Centre Street Upgrade element of the Queenstown Integrated Transport Strategy (QITS) (65%)

Stormwater Rate (Wanaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a uniform targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Wanaka-Upper Clutha Ward of the Queenstown Lakes District as follows:

1.	Residential	0.00026254	per $ of capital value
2.	Residence plus Flat	0.00026254	per $ of capital value
3.	Hydro Electric/Utilities	0.00002363	per $ of capital value
4.	Vacant Sections	0.00026254	per $ of capital value
5.	Accommodation	0.00026254	per $ of capital value
6.	CBD Accommodation	0.00026254	per $ of capital value
7.	Commercial	0.00026254	per $ of capital value
8.	CBD Commercial	0.00026254	per $ of capital value
9.	Other	0.00026254	per $ of capital value
10.	Mixed Use Apportioned	0.00026254	per $ of capital value

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wanaka stormwater rate revenue ($5,306,275) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems within the Wanaka-Upper Clutha Ward

Stormwater Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a uniform targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward of the Queenstown Lakes District as follows:

1.	Residential	0.00023399	per $ of capital value
2.	Residence plus Flat	0.00023399	per $ of capital value
3.	Hydro Electric/Utilities	0.00003744	per $ of capital value
4.	Vacant Sections	0.00023399	per $ of capital value
5.	Accommodation	0.00023399	per $ of capital value
6.	CBD Accommodation	0.00023399	per $ of capital value
7.	Commercial	0.00023399	per $ of capital value
8.	CBD Commercial	0.00023399	per $ of capital value

9.	Other	0.00023399	per $ of capital value
10.	Mixed Use Apportioned	0.00023399	per $ of capital value

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Whakatipu/Arrowtown stormwater rate revenue ($8,146,007) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems within the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward

Tourism Promotion Rate (Wanaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Wanaka-Upper Clutha Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.00054921	per $ of capital value
2.	CBD Accommodation	0.00054921	per $ of capital value
3.	Commercial	0.00054921	per $ of capital value
4.	CBD Commercial	0.00054921	per $ of capital value
5.	Hydro Electric/Utilities	0.00004119	per $ of capital value
6.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wanaka tourism promotion rate revenue ($1,513,528) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism

Tourism Promotion Rate (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Whakatipu Ward and the Arrowtown-Kawarau Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.00055659	per $ of capital value
2.	CBD Accommodation	0.00055659	per $ of capital value
3.	Commercial	0.00055659	per $ of capital value
4.	CBD Commercial	0.00055659	per $ of capital value
5.	Hydro Electric/Utilities	0.00008905	per $ of capital value
6.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Whakatipu tourism promotion rate revenue ($5,923,026) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

Tourism Promotion Rate (Arrowtown)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Arrowtown Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.00053397	per $ of capital value
2.	CBD Accommodation	0.00053397	per $ of capital value
3.	Commercial	0.00053397	per $ of capital value
4.	CBD Commercial	0.00053397	per $ of capital value
5.	Hydro Electric/Utilities	0.00000700	per $ of capital value
6.	Mixed Use Apportioned	See note (i)	

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Arrowtown tourism promotion rate revenue ($385,420) will be used to fund the costs associated with financing the following activities:

- To finance promotional activities of the Arrowtown Promotion Association.

Waste Management Charges

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted waste management charge on each separately used or inhabited part of every rating unit in the district, as follows:

1.	Residential	$404.01
2.	Residence plus Flat	$606.01
3.	Hydro Electric/Utilities	$202.00
4.	Vacant Sections	$202.00
5.	Accommodation	$202.00
6.	CBD Accommodation	$202.00
7.	Commercial	$202.00
8.	CBD Commercial	$202.00
9.	Primary Industry	$404.01
10.	Country Dwelling	$404.01
11.	Country Dwelling plus Flat	$606.01
12.	Other	$202.00
13.	Mixed Use Apportioned	$404.01

The Waste Management Charge revenue ($12,344,696) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the transfer stations and the recycling initiatives in the Waste Management Strategy.

Aquatic Centre Charge (Whakatipu)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Queenstown-Whakatipu Ward and the Arrowtown- Kawarau Ward as follows:

1.	Residential	$216.93
2.	Residence plus Flat	$303.70
3.	Vacant Sections	$216.93
4.	Primary Industry	$216.93
5.	Country Dwelling	$216.93
6.	Country Dwelling plus Flat	$303.70
7.	Mixed Use Apportioned	$216.93

The Aquatic Centre Charge revenue ($3,864,514) will be used to fund the costs associated with the following activities:

- To fund the operating shortfall of Alpine Aqualand attributable to residents

Aquatic Centre Charge (Wanaka)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Wanaka-Upper Clutha Ward as follows:

1.	Residential	$293.05
2.	Residence plus Flat	$410.26
3.	Vacant Sections	$293.05
4.	Primary Industry	$293.05
5.	Country Dwelling	$293.05
6.	Country Dwelling plus Flat	$410.26
7.	Mixed Use Apportioned	$293.05

The Aquatic Centre Charge revenue ($3,600,734) will be used to fund the costs associated with the following activities:

- To fund the operating shortfall of Wanaka Aquatic Centre attributable to residents

Water Supply Rates

Queenstown and District Water Supply, Arrowtown Water Supply and Wanaka Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted rate for water supply on each separately used of inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply:	$340.00
Arrowtown water supply:	$280.00
Wanaka and District water supply:	$260.00
Arthurs Point water supply:	$420.00
Glenorchy water supply:	$550.00
Hawea water supply:	$280.00

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas.

	Queenstown (per $ of capital value)	**Arrowtown** (per $ of capital value)	**Wanaka** (per $ of capital value)	**Arthurs Pt** (per $ of capital value)	**Glenorchy** (per $ of capital value)	**Hawea** (per $ of capital value)
1. Residential	0.00019846	0.00026092	0.00029216	0.00032657	0.00089313	0.00022431
2. Residential plus Flat (ii)	0.00019846	0.00026092	0.00029216	0.00032657	0.00089313	0.00022431
3. Accommodation	0.00035723	0.00046966	0.00052589	0.00058783	0.00160763	0.00040377
4. CBD Accommodation	0.00035723	0.00046966	0.00052589	-	-	-
5. Commercial	0.00031754	0.00041747	0.00046746	0.00052252	0.00142901	0.00035890
6. CBD Commercial	0.00031754	0.00041747	0.00046746	-	-	-
7. Primary Industry	0.00014686	0.00019308	0.00021620	0.00024167	0.00066092	0.00016599
8. Country Dwelling	0.00016274	0.00021395	0.00023957	0.00026779	0.00073237	0.00018394
9. Country Dwelling plus Flat (ii)	0.00016274	0.00021395	0.00023957	0.00026779	-	0.00018394
10. Other	0.00019846	0.00026092	0.00029216	0.00032657	0.00089313	0.00022431
11. Mixed Use Apportioned	See note (i)	See note (i)	See note (i)	See note (i)	See note (i)	See note (i)

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential (or plus Flat) or Country Dwelling (or plus Flat) as appropriate.

Note (ii) those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

Other Water Supplies

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a differential targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.

Water Supply	Full Charge ($)	Half Charge ($)
Lake Hayes	794.00	397.00
Luggate	900.00	450.00
Cardrona (note ii)	800.00	400.00

The Targeted Water Supply Rates revenue ($23,502,851) will be used to fund the costs associated with the following activities:

(i) To provide supplies of potable (drinkable) water to the above communities.
(ii) Properties outside of the Mount Cardrona Station development may connect to the water supply scheme by application. Those properties not electing to connect will not be charged an availability charge.

Note : those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

Water Supply Scheme Loan Rates

(i) Cardrona Water Supply Area (Capital Rate)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted water supply scheme loan rate on every serviceable rating unit within the Cardrona Water Supply scheme area noting the excluded rating units below, on the basis of one charge per connection capable of being connected of $1,163.00 and $581.50 for each subsequent connection.

Note:

- The targeted water supply scheme loan rate will not apply to those properties in respect of which the rating unit has already paid a full development contribution for Cardrona Water Supply; and
- The targeted water supply scheme loan rate will not apply to those properties that have not elected to connect to the Cardrona Water Supply; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.
- Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

The Targeted Water Supply Scheme Loan Rates revenue ($8,723) will be used to fund the costs associated with the following activities:

- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of the water supply scheme.

Sewerage Rates

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan or urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note (i): every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Note (ii) those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate a factor of 1.5.

Sewerage Scheme	Charge for 1st pan connected ($)	Half Charge capable of connection ($)	Charge per pan after 1 connected ($)
Wanaka/Albert Town	1,173.51	586.76	586.76
Cardrona	1,300.46	650.23	650.23
Arrowtown	1,107.88	553.94	553.94
Arthurs Point	1,037.05	518.52	518.52
Hawea	893.55	446.77	446.77
Lake Hayes	875.18	437.59	437.59
Luggate	1,095.37	547.69	547.69
Queenstown	1,179.78	589.89	589.89

The Targeted Sewerage Rates revenue ($34,874,748) will be used to fund the costs associated with providing public sewerage services to the above communities.

Sewerage Scheme Loan Rates

(i) Cardrona Sewerage Area (Capital Rate)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Cardrona Sewerage scheme area, on the basis of one charge per pan or urinal connected or per connection capable of being connected of $1,054.00, on the first pan or urinal, and $527.00 for each subsequent pan or urinal.

Note:

- The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer has already paid a full development contribution for Cardrona Wastewater; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.
- Those properties comprising a Residence plus Flat and Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

The Targeted Sewerage Scheme Loan Rates revenue ($95,914) will be used to fund the costs associated with the following activities:

- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

Due Dates for Payments

The Council proposes that the above rates and charges for the financial year commencing on the 1st day of July 2026 are payable in four instalments, the due dates and dates on which penalties will be added being as follows: :

	Instalment Date	Due Date	Penalty Date
Instalment One	3 August 2026	20 August 2026	25 August 2026
Instalment Two	2 November 2026	20 November 2026	25 November 2026
Instalment Three	1 February 2027	22 February 2027	26 February 2027
Instalment Four	3 May 2027	20 May 2027	25 May 2027

Payment of Rates

Rates payments can be made during normal office hours at:

- Civic Centre, 10 Gorge Road, Queenstown
- Wanaka Service Centre, Ardmore Street, Wanaka

Or by direct debit and internet banking.

Penalties

Pursuant to Sections 24, 57 and 58 of the Act, Council proposes that the following penalties will apply under delegated authority to the Rating Administrator:

- A penalty of 5% will be added to the rates and charges assessed in each instalment which remains unpaid on the day after the date on which penalties will be added as shown above (i.e. the penalty will be added on 25 August 2026, 25 November 2026, 26 February 2027, and 25 May 2027 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) assessed in any previous financial year and remaining unpaid on 30 September 2026.
- A second penalty of 10% will be added to the amount of rates or instalments (including penalties) assessed in any previous financial year which remains unpaid on 31 March 2027.

Differential Matters Used to Define Categories of Rateable Land

Where Council's propose to assess rates on a differential basis they are limited to the list of matters specified in Schedule Two of the Local Government (Rating) Act 2002. Council is required to state which matters will be used for what purpose, and the category or categories of any differentials.

Differentials by Land Use

The categories are:

1. Residential
   All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 9 (Primary Industry), clause 10 (Country Dwelling) or to clause 13 (Mixed Use Apportioned).

2. Residential Plus Flat
   All rating units comprising a single dwelling and one or more residential flat which are used exclusively or principally for residential purposes, but excluding properties categorised as clause 11 (Country Dwelling plus Flat).

3. Hydro Electric/ Utilities
   All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power and all rating units used exclusively or principally for network utility services including water supply, wastewater, stormwater, electricity, gas & telecommunications.

4. Vacant Sections
   All rating units which are vacant properties

5. Accommodation
   All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned) or clause 6 (CBD Accommodation).

6. CBD Accommodation
   All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan corrected as at 30 June of the prior rating year; but excluding properties categorised as pursuant to clause 13 (Mixed Use Apportioned).

7. Commercial
   All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but excluding properties categorised as Hydro-Electric Power, Accommodation, CBD Accommodation, Primary Industry, or pursuant to clause 13 (Mixed Use Apportioned) or clause 8 (CBD Commercial).

8. CBD Commercial
   All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan corrected as at 30 June of the prior rating year; but excluding properties categorised as CBD Accommodation or pursuant to clause 13 (Mixed Use Apportioned).

9. Primary Industry
   All rating units used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan corrected as at 30 June of the prior rating year.

10. Country Dwelling
    All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wanaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east and the land zoned as Rural General off Mt Iron Drive comprising of Liverpool Way; Cascade Drive; Bevan Place and Islington Place) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Shotover Country; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.

11. Country Dwelling Plus Flat
    All rating units comprising a single dwelling pursuant to clause 10 and one or more residential flat which are used exclusively or principally for residential purposes.

12. Other
    Any rating unit not classified under any of the other categories.

13. Mixed Use Apportioned
    All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by:

    a. The physical portion of the rating unit used for the purpose, or
    b. The amount of time (on an annual basis) that the rating unit is used for the purpose.

Note: the Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for up to 28 days in any rating year.

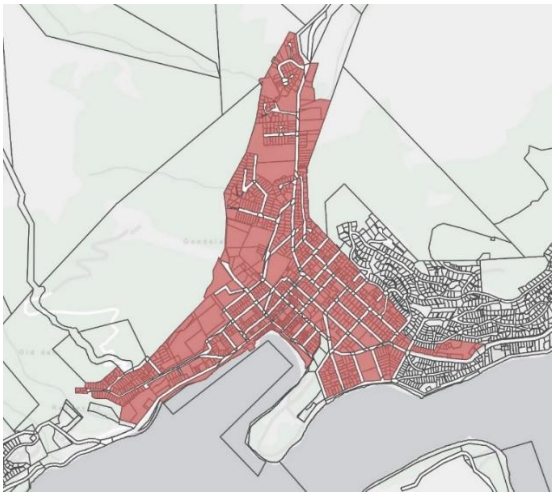
These categories are used to differentiate the following rates:

- general rate, targeted rates: sports halls & libraries charge; governance rate; regulatory rate; recreation & events rate; governance & regulatory charge; recreation & events charge; roading rate; stormwater rate; tourism promotion rates; waste management charge; aquatic centre charges; water supply rates.

Targeted Rates Based on Location

The categories are:

1. Location within the Wanaka-Upper Clutha Ward.
2. Location within the combined Queenstown-Whakatipu and the Arrowtown- Kawarau wards
3. Location within the area comprising the former Arrowtown ward..
4. Location within the wider Queenstown CBD area (see map below):



These categories are used to differentiate the following targeted rates:

- Roading rate; Stormwater rate; Tourism promotion rates; Aquatic centre charges; Queenstown CBD transport rate.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected
   Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.

2. Serviceable
   Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

These categories are used to differentiate the following targeted rates:

- water supply rates, water scheme loan rates, sewerage rates, sewerage scheme loan rates.

Definition of "Separately Used or Inhabited Parts of a Rating Unit"

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definitions will apply:

- Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.
- Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used parts of a rating unit:

- Individual flats or apartments
- Separately leased commercial areas which are leased
- Vacant rating units
- Single rating units which contain multiple uses such as a shop with a dwelling or commercial activity with a dwelling
- A residential building or part of a residential building that is used, or can be used as an independent residence.

An independent residence is defined as a liveable space with its own kitchen, living and toilet/bathroom facilities that can be deemed to be a secondary unit to the main residence. Note: the definition of a kitchen comes from the District Plan.

The following are not considered to be separately used parts of a rating unit:

- A residential sleep-out or granny flat that does not meet the definition of an independent residence
- A hotel room with or without kitchen facilities
- A motel room with or without kitchen facilities
- Individual storage garages/sheds/portioned areas of a warehouse
- Individual offices or premises of business partners.

District Plan definition of a Kitchen:

Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dishwasher and other kitchen appliances.