LTP Steering Group 18

19 November

Agenda – 6hr meeting	Owner	Time
1. Potential Consultation Topics	Meaghan, Rebecca	1hr 10-11am
2. Revenue and Financing Policy	Katherine, Vanessa	1hr 11am-12pm
Break		30mins 12-12:30pm
2. Revenue and Financing Policy continued	Katherine, Vanessa	2hrs 12:30-2:30pm
3. Fees and charges	Tanea, Stephen	45mins 2:30-3:15pm
4. Rates Remission and Postponement Policy	Tanea, Victoria	15mins 3:15-3:30pm

The pathway forward

November 2026–June 2027

JUNE 2027

LTP adoption

19 NOV 2026

Steering Group

Finalise

3 DEC 2026

Steering Group

Finalise

END OF 2026

Draft document

MID JAN–MID FEB 2027

Audit

MARCH 2027

LTP Consultation Document adopted

MARCH–APRIL 2027

Consultation

MAY 2027

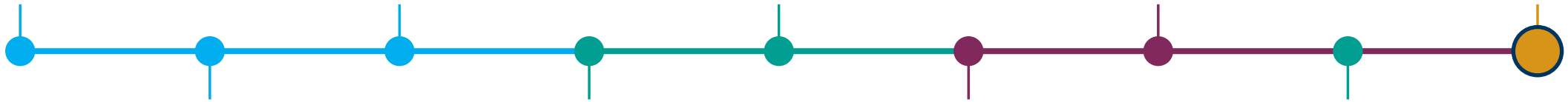
Hearings & deliberations

LATE MAY/EARLY JUNE

Final audit

JUNE 2027

LTP adoption



Potential consultation topics

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Consultation topics should focus on genuine choices

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We have a lot of hot topics – but not everything needs a consultation question.

Consultation topics should:

- ✓ Involve a genuine choice
- ✓ Be strategically significant
- ✓ Have meaningful financial or service impacts
- ✓ Be capable of being influenced by feedback

Hot topics should:

- ✓ Be proactively communicated
- ✓ Be explained clearly
- ✓ Be addressed through supporting collateral and engagement activities

Consultation topic shortlist

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The following shortlisted topics have been assessed against four key criteria for meaningful consultation.

Topic	Genuine choice for community?	Strategic significance	Material financial / service impact	Can feedback influence outcome?	Recommended treatment
Rates Review	✓	✓	✓	✓	Key consultation topic
Fees and Charges	Limited	Limited	✓	Limited	Key consultation topic
Wānaka Performing Arts Precinct	✓	✓	✓	✓	Potential key consultation topic
Ratepayer Assistance Scheme	✓	✓	✓	Partial	Potential key consultation topic
Skippers Road and Bridge	Partial	Partial	✓	Limited	Hot topic
Arthurs Point Crossing	✗	✓	✓	✗	Hot topic and proactive communications
Time of Use Charging	✗	✓	✓	✓	Hot topic – warm up for future consultation
Community Investment Policy	✓	✓	✓	✓	Potential Key consultation topic
Development Contributions Policy	Limited	✓	✓	✓	Key consultation topic with targeted stakeholder engagement

Shortlist comments

Topic	Recommended treatment	Comments
Rates Review (Revenue & Financing Policy)	**Key consultation topic**	Significant financial implications / options for a revised rating model. Requires a special consultative procedure. Separate statement of proposal to be developed due to complexity but highlighted as a key topic in the LTP consultation doc. Ensure alignment with Alpine Waters messaging. Also to include signposting of separate Alpine Waters consultation on Water Services Strategy.
Fees and Charges	**Key consultation topic**	Required component of annual planning processes.
Wānaka Performing Arts Precinct	**Potential key consultation topic**	Subject to CE assessment following 12 November Council decision.

Shortlist comments

Topic	Recommended treatment	Comments
Ratepayer Assistance Scheme	**Potential key consultation topic**	Further confirmation required regarding consultation obligations and decision points.
Skippers Road and Bridge	**Hot topic**	High public interest but the strategic significance and ability for options to be influenced through community feedback is limited.
Arthurs Point Crossing	**Hot topic and proactive communications**	The replacement bridge is a priority project, required for network resilience – consultation is unlikely to influence decision-making on this.

Shortlist comments

Topic	Recommended treatment	Comments
Time of Use Charging	**Hot topic and proactive communications**	Inform on investigation and warm up for further consultation in the future.
Community Investment Policy	**Potential key consultation topic**	Influences Council's future approach to funding, property and community investment decisions.
Development Contributions Policy	**Key consultation topic with targeted stakeholder engagement**	Consult on latest changes to the policy. The water programme still in DC policy – will need to be explained.

Hot topics

There's plenty to share and talk about right across our communities. The consultation document and supporting LTP campaign will include the following hot topics:

1. **Bridges (Edith and Skippers)**
2. **Alternative Funding**
3. **Capital Programme (inc focus on small communities)**
4. **Transport (district-wide, inc Active Travel)**
5. **Wānaka Airport Masterplan**
6. **Rates capping**
7. **Regional Deal / Regional Spatial Plan**
8. **Reform**
9. **Alpine Waters**
10. **Climate adaptation and resilience**
11. **Significance and Engagement Policy**
12. **Infrastructure Strategy**

Are there any gaps?

Discussion

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?

Does the consultation topic shortlist focus on genuine community choices? What's missing?

?

Have we missed any hot topics

Revenue and Financing Policy

Why we started the review

Change is needed: the current policy has not kept pace with legislation or with how Council is changing

1

The approach built over time, and not reviewed in a long time

The current rating model has built up gradually over many years and has not had a full review for a long time.

THE ISSUE
Overdue review

2

Water moving to a CCO pushes fixed charges over the 30% cap

Once water goes to a Council-controlled organisation (CCO), we have too many fixed charges in the remaining rates, which takes us over the 30% cap.

THE ISSUE
Over the 30% cap

3

The funding needs analysis was non-compliant

The funding needs analysis did not refer to the Local Government Act 2002, so it did not meet the legislative requirements.

THE ISSUE
Non-compliant FNA

Legal process: the current policy must be updated to meet current legislation

Change is needed: this review follows each step the LGA 2002 requires

1

Recap the process

Recap of the process and the Revenue and financing policy requirements that the current policy must meet.

LEGAL BASIS
LGA 2002 s103

2

Funding Needs Analysis

Review of Funding Need Analysis (FNA) based on your considerations (Council) as required by section 101(3)(a) LGA2002 that was considered in previous workshops. Indicative rates and fees & charges identified.

LEGAL BASIS
LGA 2002 s101(3)(a)

3

Overall impacts

Section 101(3)(b) requires your consideration (Council) of the overall impacts of any allocation of your liability for your current and future communities (as amended by the systems improvement amendment act 2006).

LEGAL BASIS
LGA 2002 s101(3)(b)

Legal requirements: the current policy needs to be updated

As per LGA section 103 - Revenue and financing policy

The sources referred to in subsection (1) are as follows:

(a)	**general rates**, including	*LGRA sections 13 to 15*
(i)	choice of valuation system; and	*LGRA section 13 (3)*
(ii)	differential rating; and	*LGRA section 14*
(iii)	uniform annual general charges:	*LGRA section 15*
(b)	**targeted rates**:	*LGRA sections 16 to 18*
(ba)	lump sum contributions:	*LGRA sections 117A to N*
(c)	**fees and charges**:	
(d)	interest and dividends from investments:	
(e)	**borrowing**:	
(f)	proceeds from asset sales:	
(g)	**development contributions**: (development levies)	
(h)	financial contributions under the Resource Management Act 1991:	
(i)	**grants and subsidies**:	
(j)	any other source.	

Section 103 sets the funding sources the policy must address; the current policy must be updated to meet it

Calculating targeted rates: what current legislation allows

A targeted rate can be:

A A fixed dollar amount per rating unit

B A fixed charge per factor, e.g. per dollar of property value

C A differential charge per factor, e.g. different rates per dollar, per hectare, per number of connections

If a targeted rate is levied differentially, it must comply with both:

Schedule 2

(matters or **who**) that may be used to define categories of rateable land)

Schedule 3

(factors or **how much**) that may be used in calculating liability for targeted rates)

Schedules 2 and 3 of the Rating Act set the categories and factors that may be used; the policy must be updated to meet them

Current Status

1

Have a compliant Funding Needs Analysis

2

Using the completed a review of the Funding Needs Analysis

Provide direction the tools and that can be used, considering the high-level impacts of different groups

Agree in principle the what are groups of ratepayers

3

Agreement as to direction and next steps

4

Legal review completed on FNA and policy

Progress so far: a simpler rating system

13 → 7
46% fewer

Fewer rating groups

Change rating groups from 13 to 7, creating simplicity on a complex subject.

11 → 4
64% fewer

Fewer targeted rates

Reduce from 11 targeted rates down to 4.

192 → 59
69% fewer

Rating charges

Reducing the total rating charges from 192 down to 59 to create an easier to understand rating system and easier to administer

UAGC
A levelling tool

UAGC as a levelling tool

Use the uniform annual general charge to be a piece of the general rate, not to fund specific costs.

Rating groups: old vs new

Old	New
Aquatic	Emergency Weather Events
Event	Transport
Governance	Waste Management
Recreation	Destination Management
Regulatory	UAGC
Roading	General Rates
Solid Waste	
Sports Halls & Libraries	
Tourism	
Transport	
UAGC	
General Rates	

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FOUR MODELS | AT A GLANCE

TWO CHOICES: UAGC setting + accommodation differentials

MODEL	Model A	Model B	Model C	Model D
UAGC	**None ($0)**	**$300**	**None ($0)**	**$300**
DIFFERENTIALS | relative weighting factors				
Commercial	1.50×	1.50×	1.50×	1.50×
Residential Visitor Accommodation	2.00×	2.00×	1.50×	1.50×
Commercial Accommodation	3.00×	3.00×	2.00×	2.00×
Rural	0.85×	0.85×	0.85×	0.85×
All Others	1.00×	1.00×	1.00×	1.00×

HOW TO EXPLAIN THE DIFFERENCES

A → B / C → D	Add a $300 UAGC; differential settings stay the same.
A → C / B → D	Lower the two accommodation differentials; other listed settings stay the same.

Why the rates move: the rationale

Community

is the primary beneficiary of many activities in the benefit assessment

Step 1: who benefits

General Rate

funding shifted to the rate set on capital value

Step 2: how it is funded

Mostly CV

fixed charges now make up a much smaller part of the rates

Step 3: what ratepayers see

Why some pay less and others pay more

- **Lower capital value, lower bill.** Rates used to be a mix of fixed charges and CV. With the weight now on CV, lower-value properties see decreases.
- **Higher capital value, higher bill.** Higher-value properties carry more of the General Rate and see increases.
- **Differentials reflect the benefit assessment.** Part of the assessment stated that some areas benefit to a different degree. Therefore commercial, commercial accommodation and residential visitor accommodation carry a slightly larger share, still spread over capital value.
- **Same total, different split.** The review changes who pays, not how much is collected. Utilities are the exception: a standard differential of 1 on very high CVs means larger increases.

Shared in line with benefit

The benefit assessment found the community is the primary beneficiary of many activities, so the cost is shared across all ratepayers by capital value. The insight slides and modelling that follow show who is affected, and why.

The four models come from the previous five meetings, where direction was set. These models encompass the direction given and rationale provided up to this point.

Modelling – high level

RATEPAYER IMPACT			
Model	Increase >$500 AND >10%	Positive Original assessments	Percentage of ratepayers increasing both $500+ and 10%+
Model A	5,204	33,250	**15.7%**
Model B	4,662	33,250	**14.0%**
Model C	4,168	33,250	**12.5%**
Model D	3,633	33,250	**10.9%**

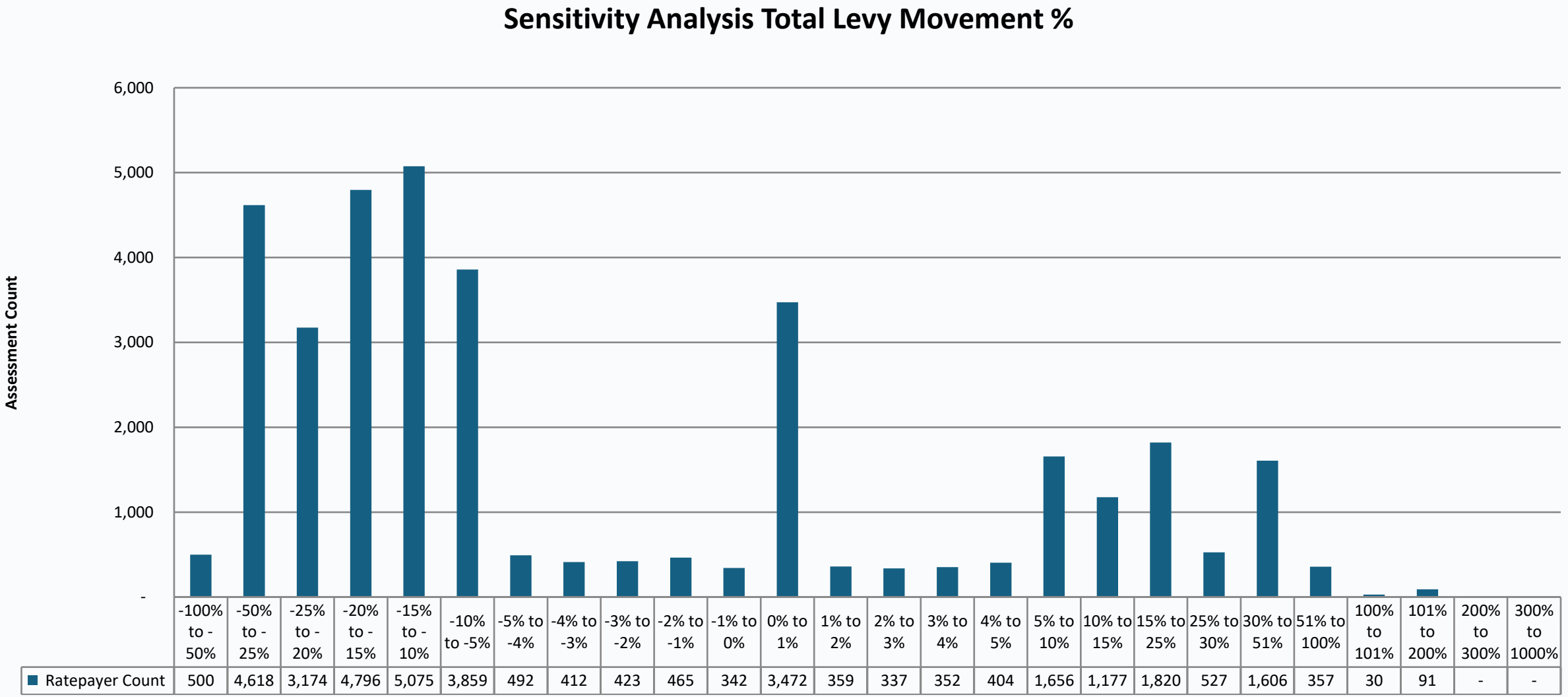
High-level impact only

This slide shows the overall impact on ratepayers across each model.

The following slides break this down further.

The size of the pie hasn't changed; it is how it is sliced.

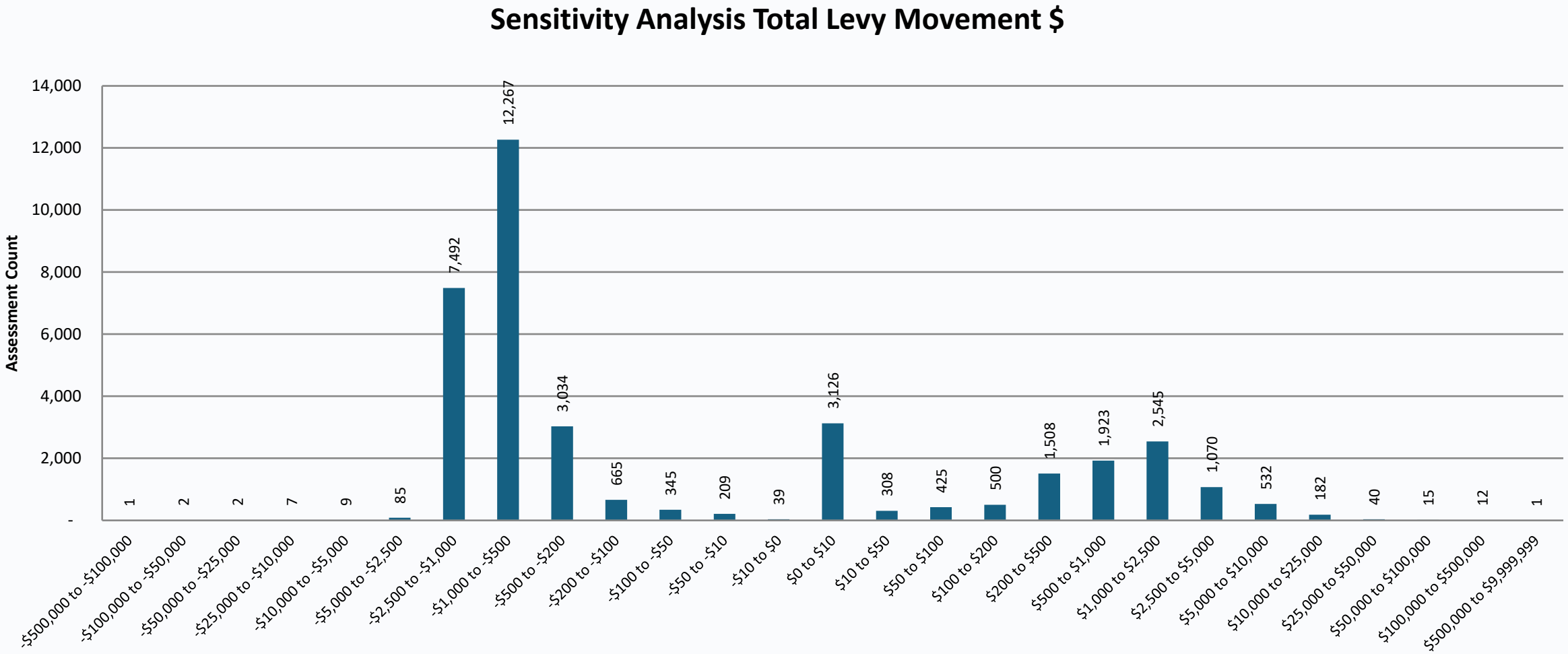
Model A: total levy movement by percentage



	-100% to -50%	-50% to -25%	-25% to -20%	-20% to -15%	-15% to -10%	-10% to -5%	-5% to -4%	-4% to -3%	-3% to -2%	-2% to -1%	-1% to 0%	0% to 1%	1% to 2%	2% to 3%	3% to 4%	4% to 5%	5% to 10%	10% to 15%	15% to 25%	25% to 30%	30% to 51%	51% to 100%	100% to 101%	101% to 200%	200% to 300%	300% to 1000%
Ratepayer Count	500	4,618	3,174	4,796	5,075	3,859	492	412	423	465	342	3,472	359	337	352	404	1,656	1,177	1,820	527	1,606	357	30	91	-	-

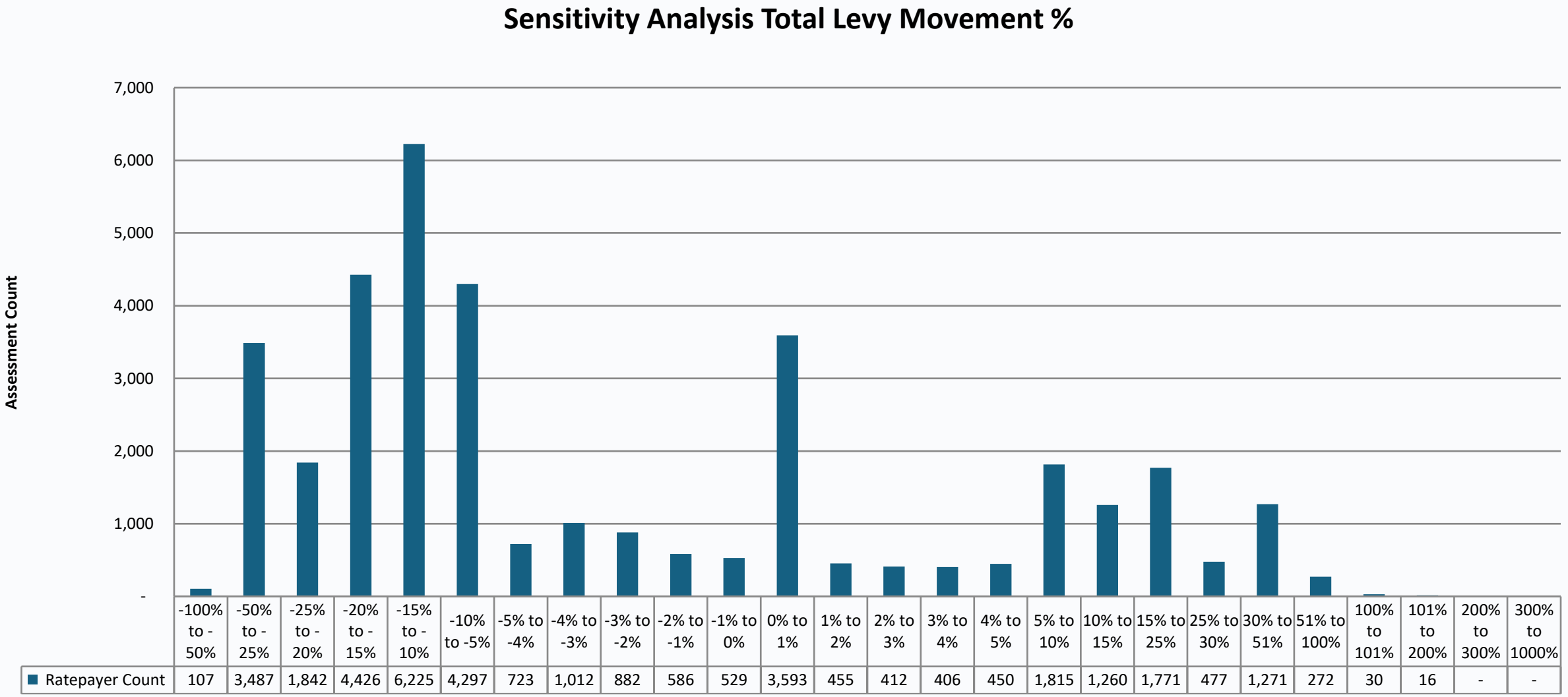
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Model A: total levy movement in dollars



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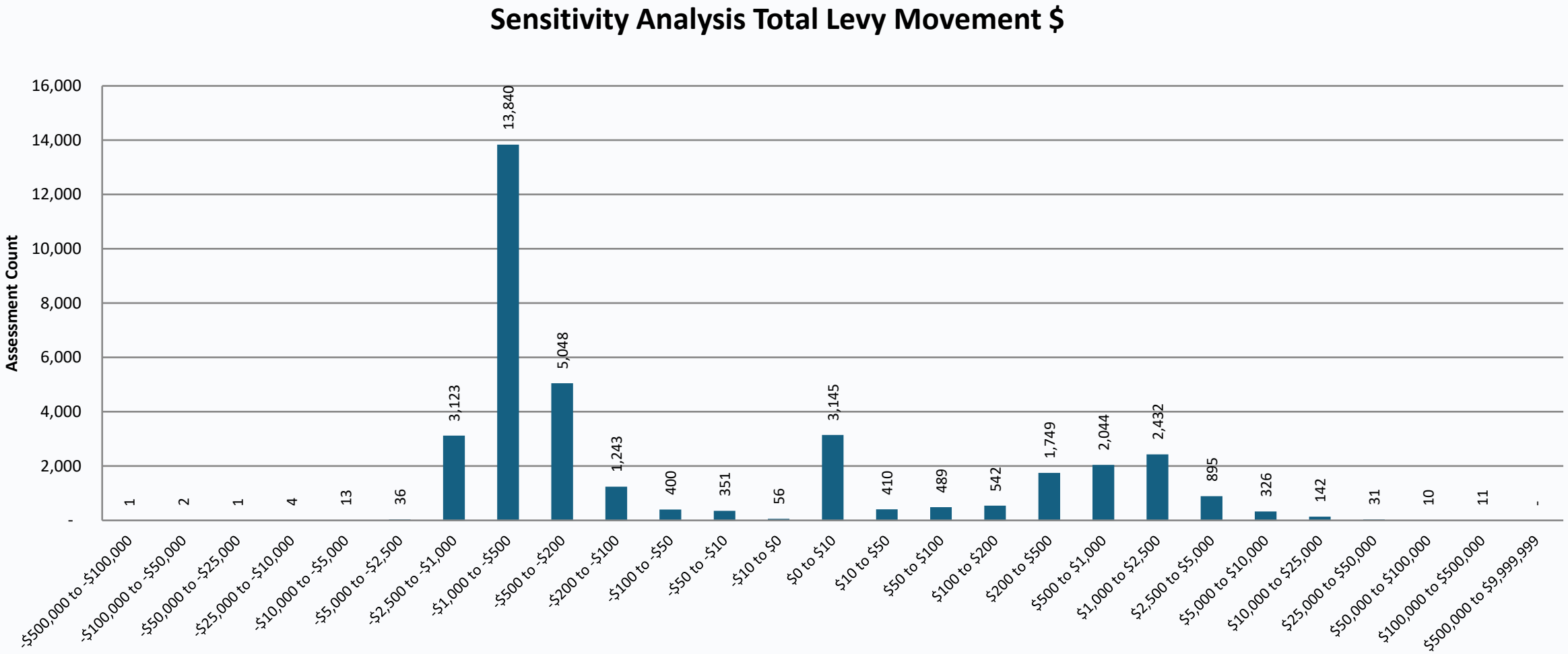
Model B: total levy movement by percentage



	-100% to -50%	-50% to -25%	-25% to -20%	-20% to -15%	-15% to -10%	-10% to -5%	-5% to -4%	-4% to -3%	-3% to -2%	-2% to -1%	-1% to 0%	0% to 1%	1% to 2%	2% to 3%	3% to 4%	4% to 5%	5% to 10%	10% to 15%	15% to 25%	25% to 30%	30% to 51%	51% to 100%	100% to 101%	101% to 200%	200% to 300%	300% to 1000%
Ratepayer Count	107	3,487	1,842	4,426	6,225	4,297	723	1,012	882	586	529	3,593	455	412	406	450	1,815	1,260	1,771	477	1,271	272	30	16	-	-

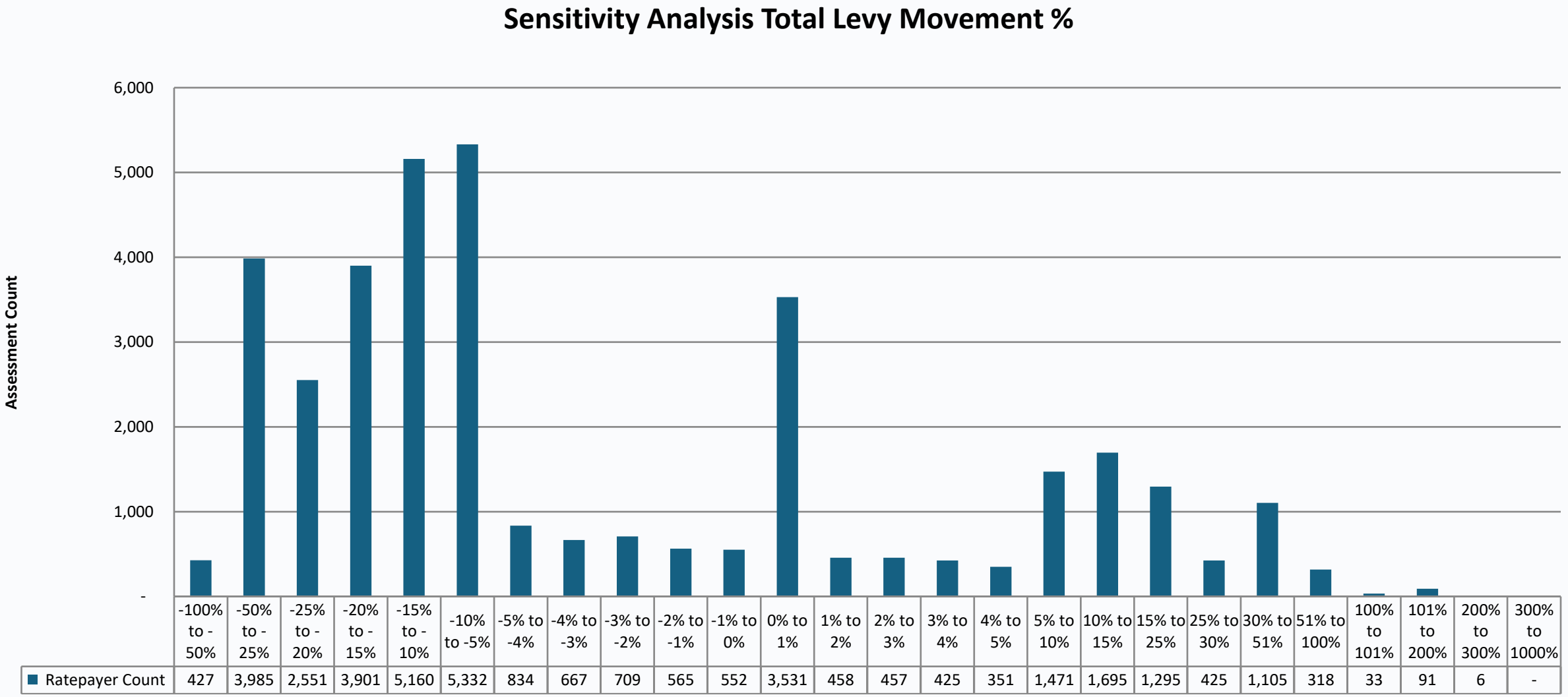
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Model B: total levy movement in dollars



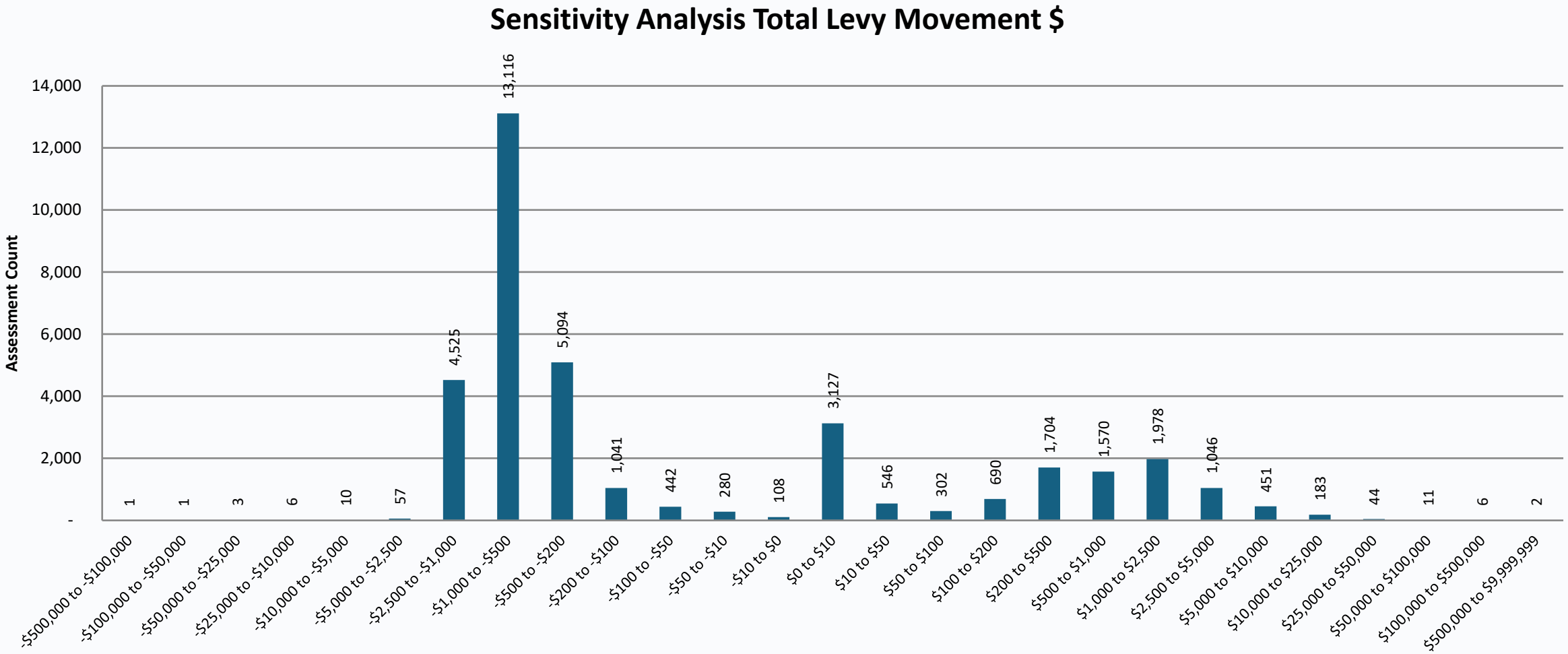
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Model C: total levy movement by percentage



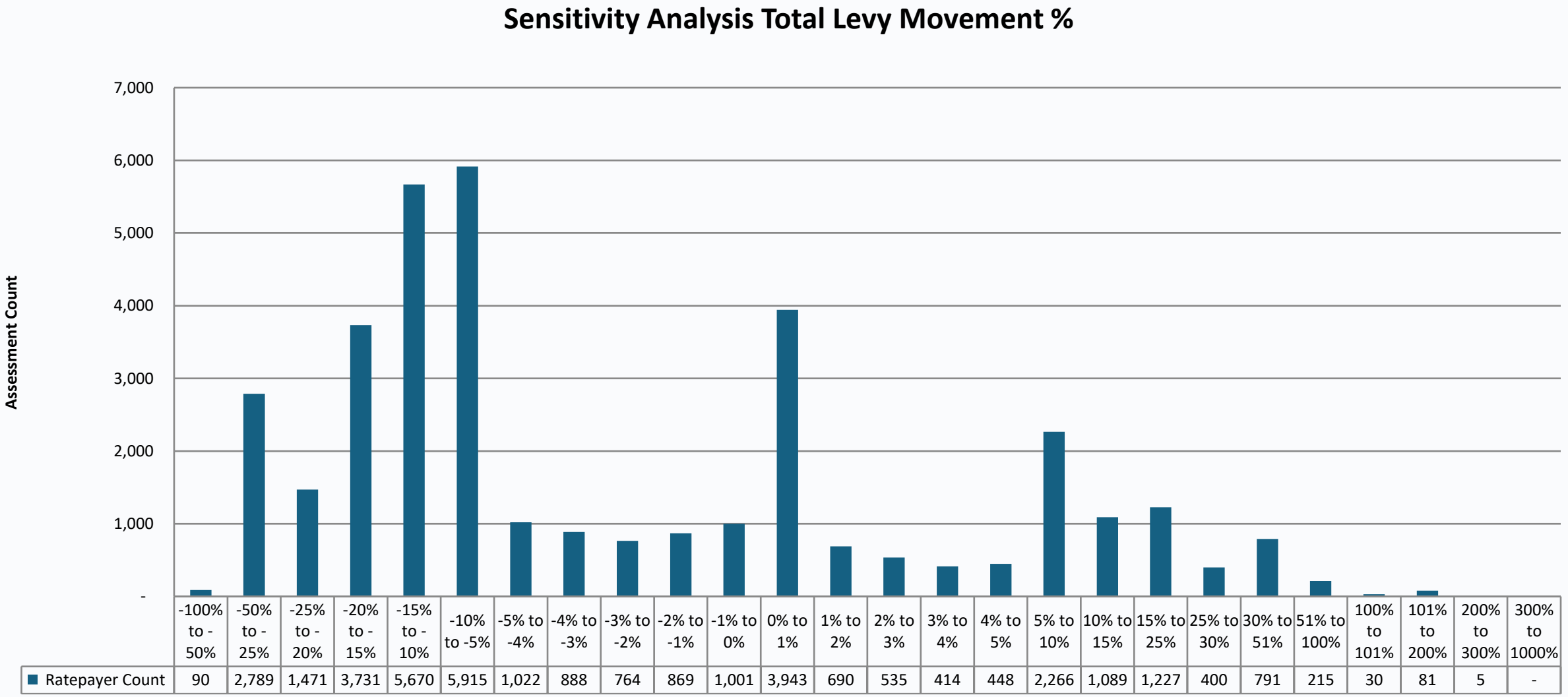
	-100% to -50%	-50% to -25%	-25% to -20%	-20% to -15%	-15% to -10%	-10% to -5%	-5% to -4%	-4% to -3%	-3% to -2%	-2% to -1%	-1% to 0%	0% to 1%	1% to 2%	2% to 3%	3% to 4%	4% to 5%	5% to 10%	10% to 15%	15% to 25%	25% to 30%	30% to 51%	51% to 100%	100% to 101%	101% to 200%	200% to 300%	300% to 1000%
Ratepayer Count	427	3,985	2,551	3,901	5,160	5,332	834	667	709	565	552	3,531	458	457	425	351	1,471	1,695	1,295	425	1,105	318	33	91	6	-

Model C: total levy movement in dollars



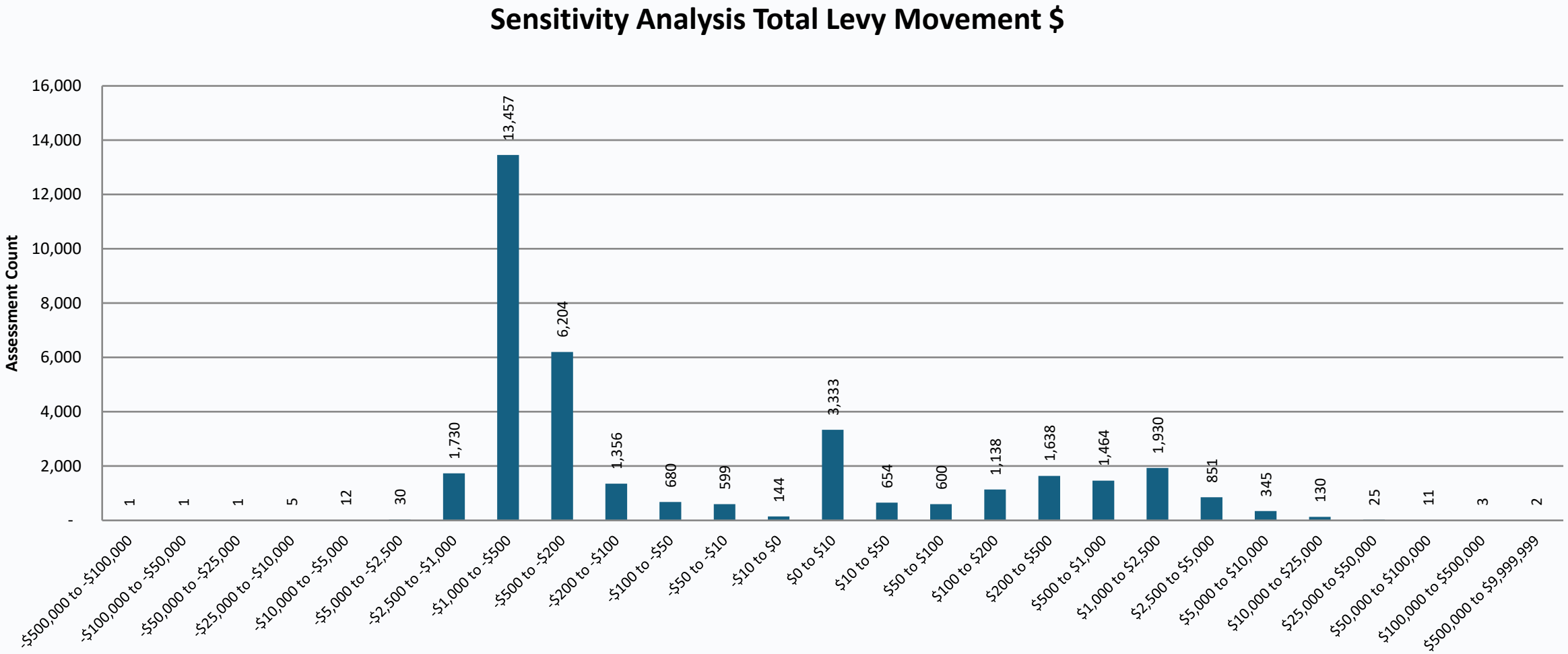
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Model D: total levy movement by percentage



	-100% to -50%	-50% to -25%	-25% to -20%	-20% to -15%	-15% to -10%	-10% to -5%	-5% to -4%	-4% to -3%	-3% to -2%	-2% to -1%	-1% to 0%	0% to 1%	1% to 2%	2% to 3%	3% to 4%	4% to 5%	5% to 10%	10% to 15%	15% to 25%	25% to 30%	30% to 51%	51% to 100%	100% to 101%	101% to 200%	200% to 300%	300% to 1000%
Ratepayer Count	90	2,789	1,471	3,731	5,670	5,915	1,022	888	764	869	1,001	3,943	690	535	414	448	2,266	1,089	1,227	400	791	215	30	81	5	-

Model D: total levy movement in dollars



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Two-thirds pay less under every model: rates now follow capital value

36,344

assessments in every model, including 3,094 non-rateable with no rates

Slides 17 to 24

66%–68%

of all assessments pay less under every model (24,118–24,684)

Slides 18–24. Rateable only: ~73% (slide 28)

4,761

ratepayers rise by more than $500 under Model D, against 6,320 under A

Dollar charts, slides 18 and 24

What the model charts show

- **The overall picture is similar.** Around two-thirds pay less under each model; the $0 to $10 band (about 3,100–3,300) includes the 3,094 non-rateable.
- **Increases above $500 differ.** A 6,320, B 5,891, C 5,291, D 4,761.
- **Increases above 10% differ too.** A 5,608, B 5,097, C 4,968, D 3,838.
- **The movement reflects the rationale.** The community as a whole benefits, so more is funded through the General Rate, set on capital value. The further modelling breaks down who is affected and why.

Model D is the most contained

It has the fewest large increases, by both dollars and percentage, and the most ratepayers in the 0% to 1% band (3,943). Model A has the most increases above 10%.

Modelling – dollar change bands

Count of dollar change vs original	Model A	Model B	Model C	Model D
Decrease > $2,000	281	115	207	87
Decrease > $1,000–$2,000	7,317	3,065	4,396	1,693
Decrease > $500–$1,000	12,267	13,840	13,116	13,457
Decrease > $0–$500	4,292	7,098	6,965	8,983
Increase > $0–$500	2,799	3,267	3,301	4,295
Increase > $500–$1,000	1,906	2,027	1,554	1,448
Increase > $1,000–$2,000	1,986	1,974	1,499	1,509
Increase > $2,000	2,402	1,864	2,212	1,778
TOTAL	**33,250**	**33,250**	**33,250**	**33,250**

Percentage of dollar change vs original	Model A	Model B	Model C	Model D
Decrease > $2,000	0.8%	0.3%	0.6%	0.3%
Decrease > $1,000–$2,000	22.0%	9.2%	13.2%	5.1%
Decrease > $500–$1,000	36.9%	41.6%	39.4%	40.5%
Decrease > $0–$500	12.9%	21.3%	20.9%	27.0%
Increase > $0–$500	8.4%	9.8%	9.9%	12.9%
Increase > $500–$1,000	5.7%	6.1%	4.7%	4.4%
Increase > $1,000–$2,000	6.0%	5.9%	4.5%	4.5%
Increase > $2,000	7.2%	5.6%	6.7%	5.3%

Fewer properties  More properties

Modelling – percentage change bands

Count of percentage change vs original	Model A	Model B	Model C	Model D
Decrease > 20%	8,298	5,437	6,963	4,393
Decrease > 10%–20%	9,868	10,650	9,061	9,364
Decrease > 5%–10%	3,859	4,301	5,333	5,914
Decrease > 0%–5%	2,132	3,730	3,327	4,549
Increase > 0%–5%	1,859	2,250	2,157	2,956
Increase > 5%–10%	1,656	1,815	1,471	2,266
Increase > 10%–20%	2,082	2,373	2,458	1,782
Increase > 20%	3,496	2,694	2,480	2,026
TOTAL ASSESSMENTS	**33,250**	**33,250**	**33,250**	**33,250**

Percentage of percentage change vs original	Model A	Model B	Model C	Model D
Decrease > 20%	25.0%	16.4%	20.9%	13.2%
Decrease > 10%–20%	29.7%	32.0%	27.3%	28.2%
Decrease > 5%–10%	11.6%	12.9%	16.0%	17.8%
Decrease > 0%–5%	6.4%	11.2%	10.0%	13.7%
Increase > 0%–5%	5.6%	6.8%	6.5%	8.9%
Increase > 5%–10%	5.0%	5.5%	4.4%	6.8%
Increase > 10%–20%	6.3%	7.1%	7.4%	5.4%
Increase > 20%	10.5%	8.1%	7.5%	6.1%

Fewer properties  More properties

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Most ratepayers pay less because rates now rest on capital value

~73%

of ratepayers pay less in every model

72.5%–74.2% of 33,250 rateable, Models A to D

25.0% → 13.2%

decrease of more than 20%

Model A vs Model D (slide 27)

10.5% → 6.1%

increase of more than 20%

Model A vs Model D (slide 27)

What the bands show

- **Most ratepayers pay less.** Mostly by $500–$1,000, as lower-CV properties carry less of the General Rate, now set on capital value.
- **Model A has the widest spread.** One in four ratepayers falls by more than 20%.
- **Models B and C sit in between.** They differ in how many ratepayers see large moves, not in how many decrease: the rationale is the same, the spread differs.
- **A continuation of the previous slide.** It shows the percentage and count of ratepayers affected in a different way, so the picture is clearer.

Model D is the most stable

Fewest large moves up or down.

Modelling – CV banding with increase percentage

ALL CATEGORIES Both >$500 and >10%					
CV band	**Assessments**	**Model A**	**Model B**	**Model C**	**Model D**
Under $500k	2,495	11.2%	10.3%	0.1%	0.0%
$500k–<$1m	6,184	2.7%	2.5%	0.2%	0.1%
$1m–<$1.5m	8,503	5.4%	4.9%	0.8%	0.3%
$1.5m–<$2m	6,311	10.9%	10.1%	1.6%	1.1%
$2m–<$3m	4,525	15.5%	15.2%	9.0%	7.0%
$3m–<$5m	3,092	37.7%	33.5%	52.9%	42.9%
$5m–<$10m	1,537	80.4%	67.3%	91.8%	88.6%
$10m and above	603	85.6%	73.6%	88.9%	86.4%
TOTAL ASSESSMENTS	**33,250**	**15.7%**	**14.0%**	**12.5%**	**10.9%**

Lower increase  Higher increase

Impact rises with property value

15.7% → 10.9%

of ratepayers rise by more than $500 and 10%

Model A vs Model D (slide 29)

11.2% → 0.0%

of ratepayers under $500k CV face a large increase

Model A vs Model D (slide 29)

86%–92%

of ratepayers at $5m+ CV face a large increase in Models C and D

Slide 29: $5m+ bands

What the CV bands show

- **Impact climbs with capital value.** Under $2m CV, at most 11% face a large increase (over $500 and 10%); above $5m, 67%–92%.
- **Models A and B reach lower-value properties.** Over 10% of ratepayers under $500k face a large increase, against almost none in C and D. A and B used higher differentials for a few sectors, so more cost went to them, and spreading it over CV could not fully even it out due to the amount of ratepayers in the sectors.
- **Models C and D focus on high-value properties.** About 86%–88% of ratepayers facing a large increase are $3m+ CV.
- **Digging deeper.** This modelling shows how the movement ties to the rationale: the community as a whole benefits, so rates shifted to the General Rate, set on capital value. Higher CV properties see increases.

Fewest affected: Model D

10.9% of ratepayers face a large increase, against 15.7% in Model A.

But those affected are mostly higher-value properties: 86%–92% of ratepayers at $5m+ CV face a large increase in Model D, and about 86%–88% of all those affected are $3m+ CV.

Modelling – high level breakdown by sector

Category	Assessments	Model A	Model B	Model C	Model D
Residential	25,188	6.9%	5.9%	10.1%	8.8%
Commercial	1,766	24.2%	14.7%	44.5%	41.2%
Rural	277	57.8%	56.3%	62.8%	62.1%
Other	259	5.8%	5.4%	8.5%	7.7%
Utilities	36	44.4%	44.4%	44.4%	44.4%
Commercial Accommodation	3,505	45.8%	43.5%	2.6%	0.7%
Residential Visitor Accommodation	2,219	56.2%	54.6%	24.7%	20.5%

Lower increase  Higher increase

Modelling – CV comparison to percentage increases banding comparison (1 of 2)

Category	CV band	Assessments	Model A	Model B	Model C	Model D
Residential	Under $500k	687	0.0%	0.0%	0.0%	0.0%
	$500k–<$1m	4,768	0.0%	0.0%	0.1%	0.0%
	$1m–<$1.5m	7,172	0.1%	0.0%	0.3%	0.0%
	$1.5m–<$2m	5,263	0.2%	0.1%	0.2%	0.2%
	$2m–<$3m	3,587	0.5%	0.5%	2.8%	2.1%
	$3m–<$5m	2,329	24.1%	21.2%	45.9%	36.0%
	$5m–<$10m	1,118	78.7%	65.6%	95.9%	92.4%
	$10m and above	264	95.8%	86.0%	97.3%	97.0%
Commercial	Under $500k	318	0.3%	0.0%	0.6%	0.3%
	$500k–<$1m	216	0.0%	0.0%	1.4%	0.9%
	$1m–<$1.5m	233	0.9%	0.0%	0.9%	0.9%
	$1.5m–<$2m	123	3.3%	2.4%	33.3%	25.2%
	$2m–<$3m	254	23.6%	20.1%	75.2%	64.2%
	$3m–<$5m	245	46.9%	23.7%	83.7%	79.6%
	$5m–<$10m	175	68.0%	37.1%	90.3%	89.1%
	$10m and above	202	62.9%	40.6%	90.6%	87.6%

Category	CV band	Assessments	Model A	Model B	Model C	Model D
Rural	Under $500k	26	0.0%	0.0%	0.0%	0.0%
	$500k–<$1m	16	12.5%	6.3%	12.5%	12.5%
	$1m–<$1.5m	22	4.5%	4.5%	4.5%	4.5%
	$1.5m–<$2m	13	7.7%	7.7%	7.7%	7.7%
	$2m–<$3m	31	9.7%	9.7%	12.9%	12.9%
	$3m–<$5m	54	75.9%	70.4%	96.3%	92.6%
	$5m–<$10m	53	96.2%	96.2%	100.0%	100.0%
	$10m and above	62	98.4%	98.4%	98.4%	98.4%
Other	Under $500k	103	0.0%	0.0%	0.0%	0.0%
	$500k–<$1m	20	0.0%	0.0%	0.0%	0.0%
	$1m–<$1.5m	10	0.0%	0.0%	0.0%	0.0%
	$1.5m–<$2m	13	0.0%	0.0%	15.4%	15.4%
	$2m–<$3m	12	8.3%	8.3%	25.0%	16.7%
	$3m–<$5m	12	50.0%	50.0%	66.7%	66.7%
	$5m–<$10m	6	50.0%	50.0%	66.7%	50.0%
	$10m and above	5	100.0%	80.0%	100.0%	100.0%
	No positive CV recorded	78	0.0%	0.0%	0.0%	0.0%

Lower increase — Higher increase

QUEENSTOWN LAKES DISTRICT COUNCIL

Modelling – CV comparison to percentage increases banding comparison (2 of 2)

Category	CV band	Assessments	Model A	Model B	Model C	Model D
Utilities	Under $500k	10	0.0%	0.0%	0.0%	0.0%
	$500k–<$1m	9	0.0%	0.0%	0.0%	0.0%
	$1m–<$1.5m	1	0.0%	0.0%	0.0%	0.0%
	$1.5m–<$2m	1	100.0%	100.0%	100.0%	100.0%
	$2m–<$3m	3	100.0%	100.0%	100.0%	100.0%
	$3m–<$5m	2	100.0%	100.0%	100.0%	100.0%
	$5m–<$10m	3	100.0%	100.0%	100.0%	100.0%
	$10m and above	7	100.0%	100.0%	100.0%	100.0%
Commercial Accommodation	Under $500k	1,269	21.3%	19.5%	0.0%	0.0%
	$500k–<$1m	999	16.1%	15.0%	0.1%	0.1%
	$1m–<$1.5m	478	87.9%	77.4%	5.9%	0.6%
	$1.5m–<$2m	356	99.4%	99.2%	7.9%	1.4%
	$2m–<$3m	168	99.4%	99.4%	3.6%	2.4%
	$3m–<$5m	120	100.0%	100.0%	10.8%	9.2%
	$5m–<$10m	67	100.0%	100.0%	11.9%	3.0%
	$10m and above	48	100.0%	100.0%	16.7%	0.0%

Category	CV band	Assessments	Model A	Model B	Model C	Model D
Residential Visitor Accommodation	Under $500k	4	0.0%	0.0%	0.0%	0.0%
	$500k–<$1m	156	0.6%	0.6%	0.0%	0.0%
	$1m–<$1.5m	587	4.9%	7.8%	2.6%	3.1%
	$1.5m–<$2m	542	58.7%	50.7%	3.3%	3.3%
	$2m–<$3m	470	95.7%	94.5%	21.3%	14.3%
	$3m–<$5m	330	97.3%	96.4%	86.7%	67.9%
	$5m–<$10m	115	98.3%	98.3%	98.3%	97.4%
	$10m and above	15	100.0%	100.0%	100.0%	100.0%

Lower increase — Higher increase

Capital value drives the increases across sectors

95%–98%

of affected residential ratepayers are $3m+ CV

Slide 32: residential by CV band (assessments × %)

0.2% or less

of residential ratepayers under $2m CV are affected

All four models (slide 32)

66%–97%

of residential ratepayers at $5m+ CV are affected

All four models (slide 32)

What the sector and CV breakdown shows

- **Higher CV means paying more.** Properties under $2m CV are barely affected; most above $5m are, because rates now rest mostly on CV.
- **Commercial and accommodation: the top end rises.** Higher differentials apply, but it is the larger CVs within each sector that pay more. Little impact below $1.5m CV, large from $3m.
- **Rural: CV is the driver.** Its 277 ratepayers are mostly $3m+ CV, so the increase is predominantly due to capital value.
- **Accommodation differs under Models A and B.** At $1m–$2m CV, 77%–99% of commercial accommodation face a large increase (commercial: 3.3% or less). Under C and D: 0.6%–7.9%.

Why: benefit and differentials

The funding needs analysis found the community as a whole benefits from many activities, so funding now sits in the General Rate, set on capital value.

It also found some sectors benefit more, so they have higher differentials. The rate is still spread by capital value within each sector, so those with higher CVs pay more.

Utilities (36 ratepayers) are the one exception. Their differential was 0.01 to 0.5 depending on the rate and is now a standard 1, much higher than before. Combined with much higher CVs, this leads to larger increases.

Modelling – top 10 and bottom 10 affected by area

Lower increase / decrease — Higher increase

MEDIAN DOLLAR CHANGE | HIGHEST 10						
Area	**Assessments**	**Model A**	**Model B**	**Model C**	**Model D**	**Average CV**
MILLBROOK	212	+$2,334	+$1,876	+$2,640	+$2,199	$6,327,453
GLENDHU BAY	84	+$1,885	+$1,619	+$2,475	+$2,157	$6,243,190
SPEARGRASS FLAT	353	+$1,482	+$1,199	+$1,863	+$1,571	$5,255,996
DALEFIELD	248	+$982	+$799	+$1,464	+$1,248	$4,817,810
ARROW JUNCTION	172	+$425	+$362	+$852	+$729	$3,658,331
DRIFT BAY	83	+$310	+$269	+$716	+$633	$3,937,795
QUEENSTOWN HILL	80	+$381	+$330	+$267	+$184	$2,748,225
KAWARAU FALLS	800	+$766	+$591	+$226	+$112	$1,361,771
CLOSEBURN	100	-$280	-$247	+$101	+$42	$2,752,435
BEN LOMOND	100	-$288	-$223	-$28	+$21	$3,191,610

MEDIAN DOLLAR CHANGE | LOWEST 10						
Area	**Assessments**	**Model A**	**Model B**	**Model C**	**Model D**	**Average CV**
MAKARORA	106	-$1,235	-$1,008	-$1,158	-$938	$1,169,714
CARDRONA	196	-$1,082	-$881	-$967	-$786	$2,026,566
KINGSTON	347	-$1,078	-$875	-$966	-$777	$1,318,970
LUGGATE	369	-$1,055	-$863	-$933	-$761	$1,307,322
LAKE HAWEA	1,727	-$1,050	-$874	-$921	-$756	$1,194,232
GLENORCHY	527	-$1,050	-$857	-$936	-$748	$1,495,771
SUNSHINE BAY	253	-$932	-$765	-$777	-$627	$1,252,273
FERNHILL	958	-$897	-$740	-$741	-$599	$1,584,253
ALBERT TOWN	1,402	-$853	-$724	-$714	-$594	$1,733,181
QUEENSTOWN	4,622	-$317	-$212	-$625	-$573	$2,342,975

Modelling – top 10 and bottom 10 affected by area

Lower increase / decrease — Higher increase

MEDIAN PERCENTAGE CHANGE | HIGHEST 10

Area	Assessments	Model A	Model B	Model C	Model D	Average CV
GLENDHU BAY	84	34.8%	29.9%	45.2%	39.5%	$6,243,190
MILLBROOK	212	27.9%	22.5%	32.5%	27.2%	$6,327,453
SPEARGRASS FLAT	353	22.1%	17.8%	31.6%	26.2%	$5,255,996
DALEFIELD	248	17.6%	14.5%	25.8%	22.0%	$4,817,810
ARROW JUNCTION	172	9.1%	8.3%	17.9%	15.8%	$3,658,331
DRIFT BAY	83	7.1%	6.0%	16.1%	14.2%	$3,937,795
KAWARAU FALLS	800	47.1%	38.1%	13.0%	6.4%	$1,361,771
QUEENSTOWN HILL	80	5.8%	4.5%	3.4%	3.9%	$2,748,225
CLOSEBURN	100	-5.3%	-5.9%	1.7%	0.7%	$2,752,435
BEN LOMOND	100	-7.6%	-6.0%	-0.6%	0.4%	$3,191,610

MEDIAN PERCENTAGE CHANGE | LOWEST 10

Area	Assessments	Model A	Model B	Model C	Model D	Average CV
MAKARORA	106	-46.8%	-38.0%	-44.0%	-35.4%	$1,169,714
KINGSTON	347	-37.2%	-30.2%	-33.4%	-26.7%	$1,318,970
GLENORCHY	527	-25.4%	-20.6%	-22.2%	-17.7%	$1,495,771
CARDRONA	196	-23.3%	-18.9%	-20.5%	-16.6%	$2,026,566
LAKE HAWEA	1,727	-22.4%	-18.6%	-19.6%	-16.1%	$1,194,232
LUGGATE	369	-21.3%	-17.4%	-18.9%	-15.3%	$1,307,322
SUNSHINE BAY	253	-18.4%	-15.0%	-15.4%	-12.3%	$1,252,273
FERNHILL	958	-17.2%	-14.2%	-14.2%	-11.4%	$1,584,253
HAWEA FLAT	289	-18.5%	-14.8%	-14.5%	-11.1%	$2,300,606
FRANKTON	2,743	-14.7%	-11.5%	-13.6%	-10.9%	$2,078,646

Area results follow capital value: lower-CV areas fall, higher-CV areas rise

$4.8m+

average CV in the four areas with the highest increases

Slides 35 and 36

$799–$2,640

median dollar increase in those four areas

Slide 35, depending on the model

16%–47% less

median change in Makarora, Kingston, Glenorchy, Lake Hawea

Slide 36, depending on the model

How the rationale plays out by area

- **Rates now follow capital value.** The community as a whole benefits, so costs moved to the General Rate, charged on capital value. An area's result largely reflects its average CV.
- **Higher-CV areas pay more.** Millbrook and Glendhu Bay have average CV above $6.2m and rise most in dollars under every model.
- **Lower-CV areas pay less.** Makarora, Kingston, Glenorchy and Lake Hawea have average CV of $1.2m–$1.5m and fall under every model.
- **The largest areas mostly fall.** Queenstown (4,622 ratepayers) falls $212–$625 and Frankton (2,743) falls 10.9%–14.7%.

Kawarau Falls: a wide CV range

Its 800 properties range from $35k to $45.6m CV, and many are commercial accommodation. The average CV of $1.4m hides this spread. Because rates rest mostly on CV, the range of CVs drives the range of change: 47.1% under Model A and 38.1% under B, falling to 13.0% and 6.4% under C and D.

Modelling – samples: CV selections by category (1 of 4)

Selection reason	Category	Area	CV	Original rates	Model A	Model B	Model C	Model D
Low CV	Residential	FRANKTON	$740,000	$3,656.52	**$2,424.30** -$1,232.22 | -33.7%	**$2,637.08** -$1,019.44 | -27.9%	**$2,525.41** -$1,131.11 | -30.9%	**$2,730.16** -$926.36 | -25.3%
Medium CV	Residential	JACKS POINT	$1,490,000	$6,685.04	**$6,008.61** -$676.44 | -10.1%	**$6,432.99** -$252.05 | -3.8%	**$6,212.19** -$472.85 | -7.1%	**$6,620.41** -$64.63 | -1.0%
High CV	Residential	ARROWTOWN	$3,700,000	$8,898.55	**$9,184.71** $286.16 | 3.2%	**$9,048.51** $149.96 | 1.7%	**$9,690.25** $791.70 | 8.9%	**$9,513.90** $615.35 | 6.9%
Low CV	Commercial	FRANKTON	$130,000	$1,285.57	**$578.63** -$706.95 | -55.0%	**$855.66** -$429.91 | -33.4%	**$616.24** -$669.33 | -52.1%	**$891.16** -$394.41 | -30.7%
Medium CV	Commercial	JACKS POINT	$1,950,000	$4,920.04	**$5,233.42** $313.37 | 6.4%	**$5,188.59** $268.55 | 5.5%	**$5,797.64** $877.60 | 17.8%	**$5,721.08** $801.03 | 16.3%
High CV	Commercial	WANAKA	$10,900,000	$35,894.88	**$41,158.40** $5,263.52 | 14.7%	**$39,530.78** $3,635.91 | 10.1%	**$43,910.31** $8,015.43 | 22.3%	**$42,105.28** $6,210.40 | 17.3%
Low CV	Rural	JOHN CREEK	$600,000	$2,503.46	**$1,168.61** -$1,334.85 | -53.3%	**$1,408.51** -$1,094.95 | -43.7%	**$1,231.33** -$1,272.13 | -50.8%	**$1,465.70** -$1,037.77 | -41.5%
Medium CV	Rural	HAWEA FLAT	$3,860,000	$2,297.98	**$4,770.41** $2,472.43 | 107.6%	**$4,383.59** $2,085.60 | 90.8%	**$5,173.88** $2,875.90 | 125.1%	**$4,751.45** $2,453.47 | 106.8%
High CV	Rural	WANAKA	$15,760,000	$15,821.22	**$20,758.42** $4,937.21 | 31.2%	**$20,079.14** $4,257.92 | 26.9%	**$22,405.74** $6,584.52 | 41.6%	**$21,581.09** $5,759.87 | 36.4%
Low CV	Other	JACKS POINT	$108,000	$1,843.09	**$400.49** -$1,442.60 | -78.3%	**$687.78** -$1,155.31 | -62.7%	**$415.24** -$1,427.85 | -77.5%	**$701.37** -$1,141.72 | -61.9%
Medium CV	Other	WANAKA	$230,000	$2,283.19	**$711.35** -$1,571.84 | -68.8%	**$988.33** -$1,294.86 | -56.7%	**$735.39** -$1,547.80 | -67.8%	**$1,010.25** -$1,272.94 | -55.8%
High CV	Other	WANAKA	$3,510,000	$8,604.28	**$8,697.43** $93.16 | 1.1%	**$8,583.64** -$20.64 | -0.2%	**$9,129.06** $524.78 | 6.1%	**$8,977.18** $372.90 | 4.3%

Model columns show the resulting rate (top) and the change in $ and % against original rates (bottom). Green = decrease, red = increase.

Modelling – samples: CV selections by category (2 of 4)

Selection reason	Category	Area	CV	Original rates	Model A	Model B	Model C	Model D
Low CV	Utilities	N/A	$20,000	$1,002.60	**$245.42** -$757.17 | -75.5%	**$543.10** -$459.50 | -45.8%	**$248.20** -$754.39 | -75.2%	**$545.66** -$456.94 | -45.6%
Medium CV	Utilities	ARTHURS POINT	$950,000	$3,314.99	**$2,285.43** -$1,029.55 | -31.1%	**$2,490.26** -$824.73 | -24.9%	**$2,395.77** -$919.22 | -27.7%	**$2,591.83** -$723.16 | -21.8%
High CV	Utilities	N/A	$83,760,000	$54,804.61	**$158,808.48** $104,003.87 | 189.8%	**$149,233.29** $94,428.68 | 172.3%	**$176,295.95** $121,491.34 | 221.7%	**$165,811.90** $111,007.29 | 202.6%
Low CV	Commercial Accommodation	FRANKTON	$250,000	$3,787.61	**$3,168.28** -$619.33 | -16.4%	**$3,379.88** -$407.73 | -10.8%	**$2,835.68** -$951.93 | -25.1%	**$3,071.33** -$716.28 | -18.9%
Medium CV	Commercial Accommodation	ARTHURS POINT	$750,000	$5,848.27	**$6,148.40** $300.13 | 5.1%	**$6,183.16** $334.89 | 5.7%	**$5,150.60** -$697.67 | -11.9%	**$5,257.51** -$590.77 | -10.1%
High CV	Commercial Accommodation	GLENORCHY	$2,270,000	$13,536.02	**$16,631.31** $3,095.29 | 22.9%	**$16,128.45** $2,592.43 | 19.2%	**$13,611.30** $75.29 | 0.6%	**$13,326.81** -$209.21 | -1.5%
Low CV	Residential Visitor Accommodation	QUEENSTOWN	$1,070,000	$5,746.46	**$5,644.27** -$102.20 | -1.8%	**$5,691.99** -$54.47 | -0.9%	**$5,124.48** -$621.99 | -10.8%	**$5,217.86** -$528.60 | -9.2%
Medium CV	Residential Visitor Accommodation	WANAKA	$1,825,000	$8,432.27	**$9,457.10** $1,024.83 | 12.2%	**$9,626.82** $1,194.56 | 14.2%	**$8,568.38** $136.12 | 1.6%	**$8,815.99** $383.72 | 4.6%
High CV	Residential Visitor Accommodation	WANAKA	$4,150,000	$12,399.25	**$16,533.72** $4,134.46 | 33.3%	**$15,855.19** $3,455.93 | 27.9%	**$14,512.81** $2,113.55 | 17.0%	**$14,011.37** $1,612.11 | 13.0%

Model columns show the resulting rate (top) and the change in $ and % against original rates (bottom). Green = decrease, red = increase.

Modelling – samples: regional and percentile selections (3 of 4)

Selection reason	Category	Area	CV	Original rates	Model A	Model B	Model C	Model D
Wanaka Low CV	Residential	WANAKA	$850,000	$4,712.05	**$3,567.97** -$1,144.08 | -24.3%	**$3,767.78** -$944.27 | -20.0%	**$3,672.49** -$1,039.56 | -22.1%	**$3,863.08** -$848.97 | -18.0%
Wanaka Medium CV	Residential	WANAKA	$1,620,000	$5,897.22	**$5,114.63** -$782.59 | -13.3%	**$5,223.66** -$673.56 | -11.4%	**$5,313.84** -$583.38 | -9.9%	**$5,405.30** -$491.93 | -8.3%
Wanaka High CV	Residential	WANAKA	$3,800,000	$9,252.65	**$9,493.49** $240.85 | 2.6%	**$9,345.51** $92.86 | 1.0%	**$9,960.78** $708.14 | 7.7%	**$9,771.56** $518.91 | 5.6%
Whakatipu Low CV	Residential	FRANKTON	$750,000	$3,670.50	**$2,441.61** -$1,228.89 | -33.5%	**$2,653.21** -$1,017.29 | -27.7%	**$2,544.08** -$1,126.42 | -30.7%	**$2,747.55** -$922.95 | -25.1%
Whakatipu Medium CV	Residential	JACKS POINT	$1,540,000	$6,757.82	**$6,105.08** -$652.75 | -9.7%	**$6,523.57** -$234.25 | -3.5%	**$6,315.49** -$442.33 | -6.5%	**$6,717.27** -$40.55 | -0.6%
Whakatipu High CV	Residential	QUEENSTOWN	$3,980,000	$9,206.90	**$9,625.73** $418.83 | 4.5%	**$9,456.52** $249.62 | 2.7%	**$10,169.52** $962.63 | 10.5%	**$9,957.13** $750.23 | 8.1%
Residential 90th percentile CV	Residential	SPEARGRASS FLAT	$11,500,000	$12,306.40	**$17,641.54** $5,335.14 | 43.4%	**$16,585.73** $4,279.33 | 34.8%	**$19,212.82** $6,906.42 | 56.1%	**$18,032.23** $5,725.82 | 46.5%
Residential 75th percentile CV	Residential	SPEARGRASS FLAT	$8,120,000	$9,238.04	**$12,581.99** $3,343.95 | 36.2%	**$11,924.68** $2,686.64 | 29.1%	**$13,691.45** $4,453.41 | 48.2%	**$12,946.03** $3,707.99 | 40.1%

Model columns show the resulting rate (top) and the change in $ and % against original rates (bottom). Green = decrease, red = increase.

Modelling – samples: largest change examples (4 of 4)

Selection reason	Category	Area	CV	Original rates	Model A	Model B	Model C	Model D
Large change example $	Commercial	ARROWTOWN	$3,550,000	$2,224.41	**$4,516.92** $2,292.51 | 103.1%	**$4,161.16** $1,936.75 | 87.1%	**$4,929.21** $2,704.80 | 121.6%	**$4,540.71** $2,316.30 | 104.1%
Large change example %	Commercial	QUEENSTOWN	$7,030,000	$21,344.78	**$14,659.21** -$6,685.57 | -31.3%	**$14,337.61** -$7,007.16 | -32.8%	**$15,676.26** -$5,668.52 | -26.6%	**$15,297.45** -$6,047.32 | -28.3%
Large change example $	Rural	WANAKA	$543,000	$2,469.53	**$1,098.17** -$1,371.36 | -55.5%	**$1,343.78** -$1,125.74 | -45.6%	**$1,154.93** -$1,314.60 | -53.2%	**$1,395.53** -$1,074.00 | -43.5%
Large change example %	Rural	ARROW JUNCTION	$6,400,000	$6,080.35	**$8,570.28** $2,489.93 | 41.0%	**$8,228.94** $2,148.59 | 35.3%	**$9,313.56** $3,233.21 | 53.2%	**$8,913.19** $2,832.84 | 46.6%
Large change example $	Other	GLENORCHY	$139,000	$2,157.24	**$603.96** -$1,553.28 | -72.0%	**$890.06** -$21,267.18 | -58.7%	**$620.10** -$1,537.14 | -71.3%	**$904.92** -$1,252.32 | -58.1%
Large change example %	Other	FRANKTON	$5,250,000	$41,780.38	**$29,597.88** -$12,182.50 | -29.2%	**$31,979.20** -$9,801.18 | -23.5%	**$30,315.20** -$11,465.17 | -27.4%	**$32,639.55** -$9,140.83 | -21.9%
Large change example $	Utilities	N/A	$417,800,000	$269,407.10	**$791,294.74** $521,887.63 | 193.7%	**$742,336.61** $472,929.51 | 175.5%	**$878,523.32** $609,116.22 | 226.1%	**$825,031.69** $555,624.59 | 206.2%
Large change example $	Commercial Accommodation	CLOSEBURN	$3,100,000	$6,670.09	**$16,387.70** $9,717.61 | 145.7%	**$15,591.27** $8,921.18 | 133.7%	**$12,263.47** $5,593.38 | 83.9%	**$11,765.25** $5,095.16 | 76.4%
Large change example %	Commercial Accommodation	QUEENSTOWN	$1,460,000	$13,388.68	**$11,229.87** -$2,158.81 | -16.1%	**$11,013.50** -$2,375.18 | -17.7%	**$9,287.48** -$4,101.19 | -30.6%	**$9,211.56** -$4,177.11 | -31.2%
Large change example $	Residential Visitor Accommodation	WANAKA	$4,000,000	$5,755.29	**$11,690.22** $5,934.93 | 103.1%	**$10,747.03** $4,991.74 | 86.7%	**$9,742.35** $3,987.06 | 69.3%	**$8,969.85** $3,214.57 | 55.9%
Large change example %	Residential Visitor Accommodation	FRANKTON	$7,780,000	$62,034.48	**$52,193.21** -$9,841.27 | -15.9%	**$54,259.08** -$7,775.41 | -12.5%	**$48,413.80** -$13,620.68 | -22.0%	**$50,811.66** -$11,222.82 | -18.1%

Model columns show the resulting rate (top) and the change in $ and % against original rates (bottom). Green = decrease, red = increase.

Sample properties confirm CV drives the change

18%–34% less

for residential samples at low CV ($740k–$850k)

Slides 38 and 40 samples, all four models

1%–10.5% more

for residential samples at $3.7m–$4.0m CV

Slides 38 and 40 samples, all four models

29%–56% more

for residential samples at $8.1m–$11.5m CV

Slide 40 samples (75th and 90th percentile)

What the sample properties show

- **Low CV pays less; high CV pays more.** Samples in every category fall at low CV and mostly rise at high CV.
- **Area matters less than CV.** Wanaka and Whakatipu residential samples both fall at low and medium CV and rise at high CV.
- **Utilities rise most: very high CV and a higher differential.** The $83.8m and $417.8m CV samples rise 172%–226% across the models. Their differential was 0.01 to 0.5 and is now 1, which compounds the effect of their very high CVs.

Where Model D fits

These samples are for illustration and do not rank the models. At high CV, C and D rise more than A and B, with D milder than C (an $8.1m CV residential property: A 36%, B 29%, C 48%, D 40%). Model D's strength is across all properties: the fewest large increases.

Summary: the rationale and what the modelling shows

18%–34% less

residential samples at low CV ($740k–$850k)

Lower CV pays less (slide 42)

~73%

of rateable ratepayers pay less under every model

29%–56% more

residential samples at $8.1m–$11.5m CV

Higher CV pays more (slide 42)

Rationale and what the modelling shows

- **Benefit assessed, rates shifted.** The funding needs analysis and benefit assessment found the community is the primary beneficiary of many activities, so more now sits in the General Rate, set on capital value.
- **CV decides who pays more.** Under $2m CV, 0.2% or less of residential ratepayers are affected; 95%–98% of those affected are $3m+ CV.
- **Differentials reflect the benefit assessment.** Some people benefit differently than others as per the benefit assessment. Sectors that benefit more carry a slightly larger share, but it is spread over CV, so higher CV properties pay most.

Utilities: the exception

Their differential rose from 0.01–0.5 to 1, on top of very high CVs. The $83.8m and $417.8m CV samples rise 172%–226% across the models.

Rates bill mock-up: the same property, before and after, current year vs proposed next year

$2.25m

capital value of the example Wanaka property

Slides 45 and 46

$6,867 → $6,667

annual rates, original to draft bill (2.9% less)

Slides 45 and 46

15 → 9

lines on the bill, original to draft

Slides 45 and 46

What the next two slides show

- **One property, two bills.** The same Wanaka property is shown on a Rates Assessment Notice under the original (2026/27) and draft (2027/28) rates.
- **Original bill (slide 45). 2026/27 current rates with fixed charges and capital value rates mixed together. Total $6,866.91.**
- **Draft bill (slide 46). Proposed 2027/28 rates set out in the simpler rating system. Total $6,667.11.**

A working example

Property details are placeholders, and the draft figures are modelled estimates, not the final 2027/28 rates.

Original rates bill 2026/27

Rates Assessment Notice

Rating Period 01-Jul-2026 to 30-Jun-2027

PROPERTY DETAILS

Valuation Number	XXXXXXXXXX
Property Location	XXXXXXXX
Legal Description	XXXXXXXX

RATEABLE VALUE

Land Value	1,000,000
Improvements	1,250,000
Capital Value	2,250,000
Area	0.xxxx sq m

Description of Rates	Category	Factor	Value of Factor	Rate	Total for Year
Uniform Annual General Charge	District Wide	Fixed $	1	267.79	267.79
General Rate	Land Use	Capital Value	2,250,000	0.00000503	11.33
Water Wanaka Annual Charge	Connected/Serviceable	Fixed $	1	260.00	260.00
Water Wanaka Residence	Land Use	Capital Value	2,250,000	0.00029216	657.36
Sewerage Wanaka	Connected	Serviceable	1	1173.51	1,173.51
Waste Management Charge	District Wide	Fixed $	1	404.01	404.01
Stormwater Wanaka	Land Use	Capital Value	2,250,000	0.00026254	590.72
Roading Wanaka	Land Use	Capital Value	2,250,000	0.00024329	547.41
Recreation & Events Charge	Land Use	Fixed $	1	137.04	137.04
Aquatic Centre Charge Wanaka	Land Use/Location	Fixed $	1	293.05	293.05
Governance & Regulatory Charge	District Wide	Fixed $	1	203.44	203.44
Sports Halls & Libraries	Land Use	Fixed $	1	664.90	664.90
Governance	Land Use	Capital Value	2,250,000	0.00021734	489.03
Recreation	Land Use	Capital Value	2,250,000	0.00029071	654.11
Regulatory	Land Use	Capital Value	2,250,000	0.00022810	513.22

Total Annual Rates (GST inclusive) $6,866.91

QUEENSTOWN LAKES DISTRICT COUNCIL

Draft rates bill 2027/28

Rates Assessment Notice

Rating Period 1 July 2027 – 30 June 2028

WORKING EXAMPLE

PROPERTY DETAILS

Valuation Number	XXXXXXXXXX
Property Location	XXXXXXXX
Legal Description	XXXXXXXX

RATEABLE VALUE

Land Value	1,000,000
Improvements	1,250,000
Capital Value	2,250,000
Area	0.xxxx sq m

Annual charges (GST incl.)	Category	Factor	Value of factor	Rate	Annual amount
General Rate	Land Use	Capital Value	2,250,000	0.00125864	2,831.94
UAGC	District Wide	Fixed $	1	300.03	300.03
Waste Management Charge	District Wide	Fixed $	1	427.10	427.10
Transport	Land Use	Capital Value	2,250,000	0.00018742	421.69
Emergency Weather Events	Land Use	Capital Value	2,250,000	0.00000211	4.75
Stormwater	Land Use	Capital Value	2,250,000	0.00026254	590.72
Sewerage	Connected	Serviceable	1	1,173.51	1,173.51
Water Wanaka Residential	Land Use	Capital Value	2,250,000	0.00029216	657.36
Water Wanaka annual charge	Connected/Serviceable	Fixed $	1	260.00	260.00

Total Annual Rates (GST inclusive) $6,667.11

QUEENSTOWN LAKES DISTRICT COUNCIL

The draft rates bill is simpler to read

15 → 9

line items on the bill (40% fewer for this example)

Original bill (slide 45) vs draft bill (slide 46)

Why the draft bill is easier to understand

- **Fewer lines to read.** 9 charges instead of 15, so ratepayers can see what they pay at a glance.
- **Familiar names.** General Rate, UAGC, Transport and Waste Management say what they are, replacing separate Governance, Recreation, Regulatory, Roading and Sports Halls lines.
- **Same detail where it counts.** Water, sewerage and stormwater stay as individual lines, so targeted charges remain visible.

Detail sits in the pamphlet

A pamphlet will accompany the rates bill and explain what the General Rate is made up of.

The bill stays simple; ratepayers who want the breakdown can find it there.

Lookup Tool: see your own rates under the proposal

Rates estimator

an online tool where ratepayers look up their own property

Built for the R&F review consultation

2 steps

find a property, then see its rates estimate

Slides 49 and 50

Indicative

figures are modelled estimates, not the final 2027/28 rates

Notice shown on the landing page

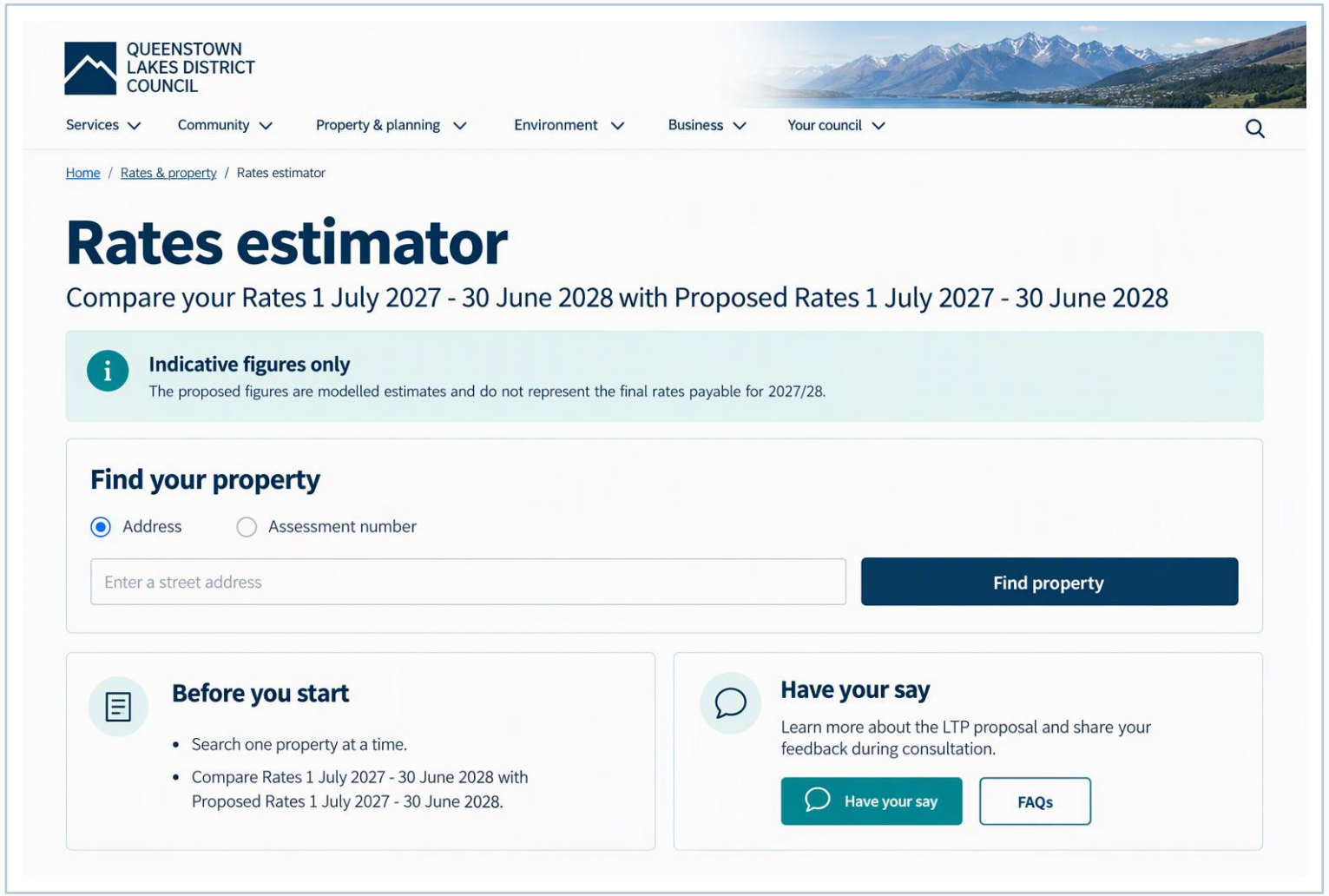
How it works

- **Look up a property.** Ratepayers search one property at a time on the landing page.
- **See the result.** Current and proposed rates, the change and the quarterly instalment.
- **Have their say.** Feedback is invited as part of the consultation.

Why we built it

To let ratepayers see what the proposed changes mean for their own property while the R&F review is out for consultation.

Lookup Tool: the ratepayer landing page



1

Find your property

Ratepayers search by street address or assessment number.

2

Indicative figures only

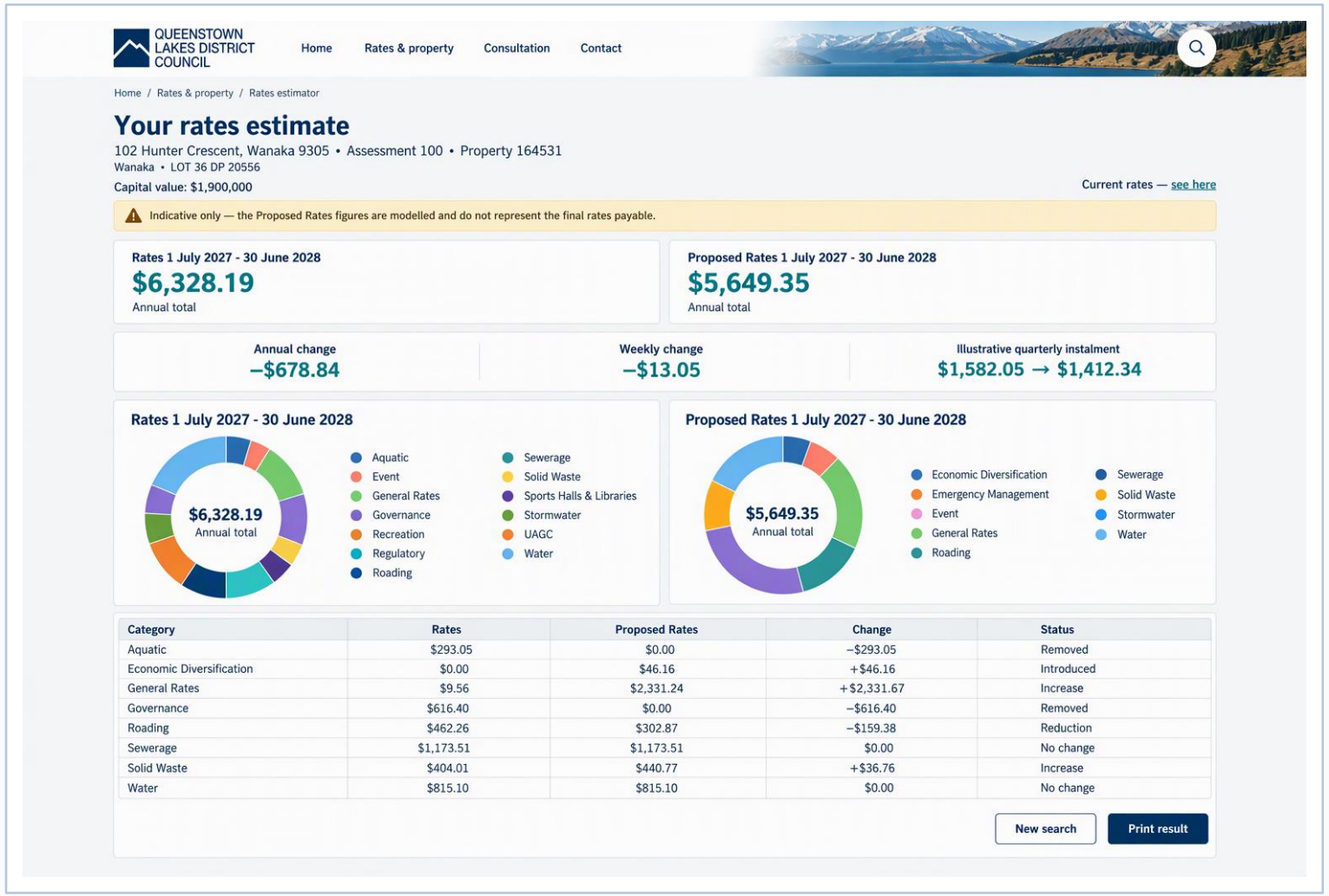
The notice sits above the search box, so ratepayers see it before they look anything up.

3

Have your say

Links to the LTP proposal, feedback and FAQs, which explain the changes in plain language.

Lookup Tool: what the ratepayer sees



EXAMPLE PROPERTY

Your rates estimate at a glance

Current vs proposed rates

Side-by-side annual totals, with the annual and weekly change.

Breakdown by rate type

Charts and a table show which rates are driving the change.

Quarterly instalment

Indicative amounts show what a ratepayer could expect to pay if the preferred model proceeds.

QUEENSTOWN LAKES DISTRICT COUNCIL

Summary (1 of 2): what councillors asked for

Residential pays less

0.2% or less

of residential ratepayers under $2m CV face a large increase

Low-CV residential samples fall 18%–34%.

Slides 34 and 42

Less reliance on fixed charges

192 → 59

charges across the rating system

Rates now rest mostly on CV, with the Uniform Annual General Charge (UAGC) as a levelling tool.

Slides 13 and 34

A simpler system

13 → 7

rating groups

The draft bill has 9 lines instead of 15.

Slides 13 and 47

How to read the models

- **Why the rates move.** The benefit assessment found the community is the primary beneficiary, so rates shifted to the General Rate, set on CV. Lower-CV properties pay less and higher-CV more.
- **Most ratepayers pay less.** About 73% of rateable ratepayers pay less under every model (72.5%–74.2%, slide 28).
- **Same total, different split.** Models A to D come from the previous five meetings, where direction was set. The size of the pie hasn't changed; it is how it is sliced.

Terms used

CV: capital value (council valuation).

Large increase: over $500 and 10%.

UAGC: fixed charge per property.

General Rate: rate set on capital value.

Summary (2 of 2): comparing the models

Group	Ratepayers	A	B	C	D
All ratepayers	**33,250**	**15.7%**	**14.0%**	**12.5%**	**10.9%**
Residential	25,188	6.9%	**5.9%**	10.1%	8.8%
Commercial	1,766	24.2%	**14.7%**	44.5%	41.2%
Rural	277	57.8%	**56.3%**	62.8%	62.1%
Other	259	5.8%	**5.4%**	8.5%	7.7%
Utilities	36	44.4%	44.4%	44.4%	44.4%
Commercial accommodation	3,505	45.8%	43.5%	2.6%	**0.7%**
Residential visitor accommodation	2,219	56.2%	54.6%	24.7%	**20.5%**

Share with a large increase (over $500 and 10%). Green = lowest. Source: slides 16, 31.

Which model has the fewest large increases?

Overall, Model D (10.9%, against 15.7% in A). Compared with A, D has about 2,370 fewer large increases in the two accommodation groups.

Accommodation: under C and D, commercial accommodation is the least affected group (0.7%–2.6%), and residential visitor accommodation falls from over 54% under A and B to 20.5%–24.7%.

For residential, commercial, rural and other, Model B is lowest. D has about 480 more large increases in residential and 300 more in commercial than A. This is driven by the capital values of the properties.

Decision needed: councillors are asked to indicate a preferred model, so the 2027/28 budget can be run through it for the 3 December meeting.

Next steps required

NEXT MEETING

3

December

Final review of the modelling

1

Run the new budget through the model

Using the preferred model, the new budget dollars for 2027/28 will be run through the model.

2

Bring it back for final review

Brought back to the 3 December meeting as a final review of the modelling.

3

Full visibility of the impact

Enabling visibility over the full impact.

QUEENSTOWN LAKES DISTRICT COUNCIL

Fees and Charges

Where fees fit in the LTP

How fees connect to the Revenue and Financing Policy and the LTP timeline

Revenue & Financing Policy

Sets where Council's money comes from, and who pays for what.

Funding Needs Analysis

Sets the share of each activity's cost met by user fees.

Cost recovery

Fees recover service costs from users, rather than subsidy from ratepayers.

17 SEP 2026

Funding ranges agreed by Steering Group

SEP–OCT 2026

Finance and fee owners update fee schedules

THIS SESSION

Direction on fees and pricing approach

3 DEC 2026

Financial metrics and rates model options

March – April 2027

Draft fees go out in LTP consultation

Fees and Charges

Revenue generated and where it comes from

$77.0M

Total fees and charges revenue in 27/28

3.2%

Change vs previous year

46%

Non-rates income in 26/27

Where it comes from (top 3)

Waste Management	**$16.4M**
Resource Consents	**$12.3M**
Regulatory & Enforcement	**$10.1M**

Fees and Charges

Assumptions

- Local Government Cost Index (LCGI) per BERL has been applied to inflate fees & charges (approx. 2% pa)
- Effective date is 1 July each year unless otherwise stated
- Fees & charges are inclusive of GST

Revenue and Financing Policy Assessment

Activity	Income $000	Expenses $000	Fee Funded %	Target %
Building Services	$9,647	$11,702	82%	80%
District Plan Planning Policy	$189	$5,828	3%	1-5%
Libraries	$112	$6,486	2%	2-5%
Parks & Reserves	$6,891	$27,158	25%	20-30%
Property	$4,218	$10,782	39%	25-35%
Regulatory & Enforcement	$10,079	$12,040	84%	70%
Resource Consents	$12,829	$16,036	80%	80%
Sport, Rec, Community Facilities	$9,493	$24,233	39%	25-50%
Transport - Parking	$6,701	$1,249	536%	>100%
Waste Management	$16,415	$24,060	68%	70-80%

8
Targets achieved

1
Within 1% of target

1
Targets not achieved

Fees and Charges

Fees for discussion today

1 **We'll talk through the fees we have identified as outliers or need more discussion**

- Transfer Station
- Parking
- Cemeteries
- Libraries – Visitor Memberships
- Community Services – Casual shower

2 **Let us know of any others you'd like to discuss**

Fees and Charges

Particular fee for discussion: Fee 1

1 Transfer Station

CHANGE

0%

Why it needs discussion

- Deep dive work is underway on waste management operations including a review of fees & charges
- Impact on users – significant increase @ transfer station gate charges

Fees and Charges

Particular fee for discussion: Fee 2

1 Parking

CHANGE

0%

Why it needs discussion

- Parking fees were reviewed in depth for the last annual plan
- Current Transport Strategy work will consider potential increases to parking fees

Fees and Charges

Particular fee for discussion: Fee 3

1 Cemeteries

Average Change

5.8%

- **Most fees have increased by 5.8% in Year 1, but have no additional increases in Years 2 &3. Policy is to increase fees on a 3 year cycle**
- **Disinterment fees haven’t increased in proportion to contractor's service cost increases for several years, so we are no longer fully cost recovering. Fee increase is a one off “catch up” in 2027/28**

Fees and Charges

Particular fee for discussion: Fee 4

1 Libraries

AVERAGE CHANGE

6.0%

- **Most fees have increased by CPI but there are a small number of outliers:**
  - **Libraries Visitor Memberships (new fee)**
  - **USB flash drive 14.2% ($1.50)**
  - **Repair charge 8.0% ($0.80)**

Fees and Charges

Particular fee for discussion: Fee 5

1 Community Services

AVERAGE CHANGE

3.3%

- **Most fees have increased by CPI but there are a small number of outliers:**
  - **Casual shower Queenstown Event Centre & Wanaka Rec Centre 27.3% ($1.50 increase)**
  - **Club hire driving range 33.3% ($1.00 increase)**
  - **Climbing Wall average 7.8% increase (average $6.00 increase)**
  - **Private swim lessons average 11.8% increase (average $6.17 increase)**
  - **Other increases above average relate to rounding to the nearest monetary unit as some services can be paid in cash**

Fees & Charges: Next Steps

- Draft fees and charges incorporated into the draft LTP for consultation in **March 2027**

Rates Remission and Postponement Policy

Rates Remission and Postponement Policy

1 Review context

- Must be reviewed at least every six years (LGA s102)
- Current limited use ie Community & Sports Remission (38 properties, $132,844)
- Proposed policy presented at Smart Finance Committee in September
- Policies have been compared to other Councils

2 Proposed review direction

- Determine remission vs postponement categorisation
- All water services references have been removed
- Remove provisions no longer required or are non-compliant
- Align approval and decision-making authorities

3 Next steps

- Update for any required alterations resulting from the Revenue & Financing Policy review
- Obtain a legal review
- Include revised policy in the LTP Consultation

4 Feedback sought

- Agree the completion of the revised policy

Rates Remission and Postponement Policy

Policy provision (LTP 2024–2034 page)	Direction	Proposed change
Community, Sporting & Other Organisations (p.341)	**AMEND**	Clarify “non-commercial”; remove water references; reapply every 3 years; officer approval
Land Protected for Conservation Purposes (pp.341–342)	**AMEND**	Replace special valuation with a specified rates reduction; officer approval
Land Affected by Natural Calamity (p.342)	**AMEND**	Define calamity, eligibility and evidence; specified remission; Council approval retained
Contiguous Units in Separate Ownership (pp.342–343)	**REVIEW**	Retain or remove; provision is unused, no current recipients
Rate Penalties (p.343)	**RETAIN**	Retain the policy and confirm officer delegation
Sundry Remissions (p.343)	**RETAIN**	Retain the policy and confirm officer delegation
Māori Freehold Land (pp.343–344)	**REVIEW**	Full legal review of objectives, criteria, terminology, settings and decision-making

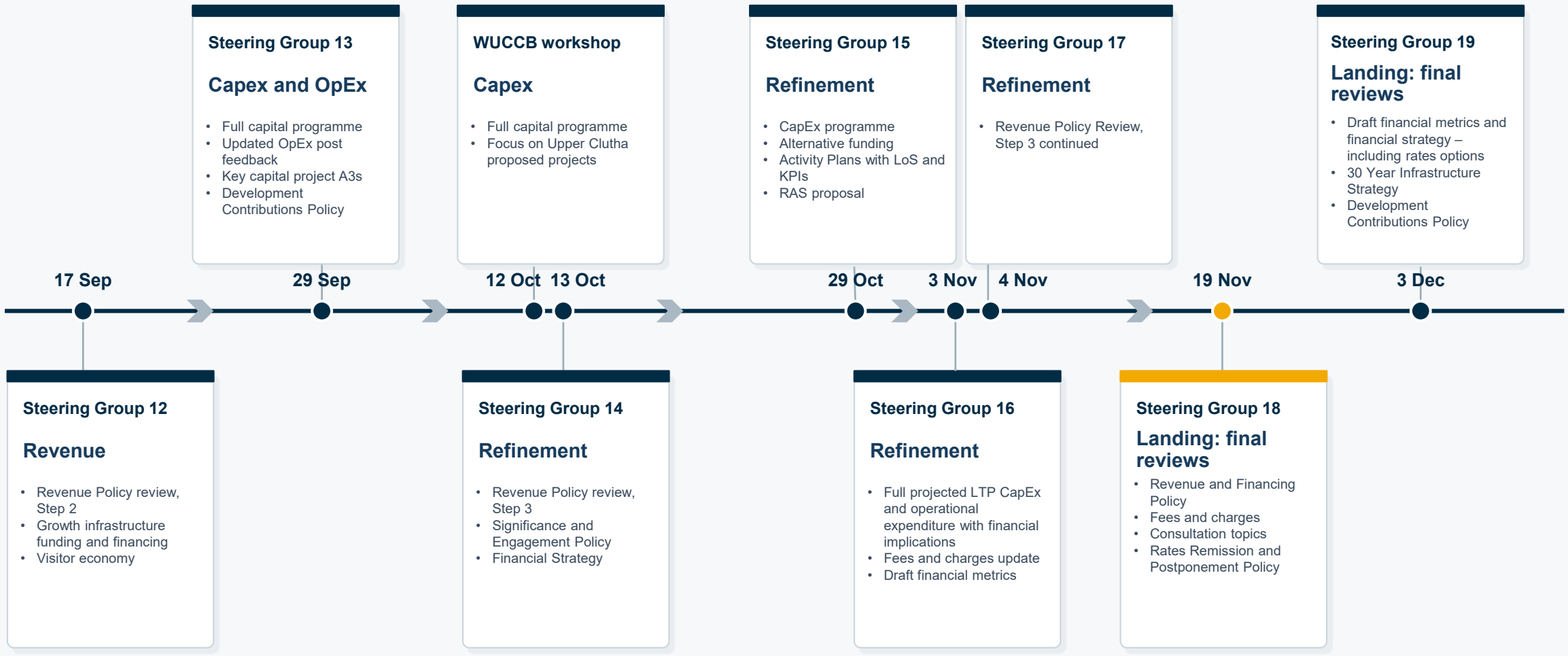
Rates Remission and Postponement Policy

Policy provision (LTP 2024–2034 page)	Direction	Proposed change
Remission of Postponed Rates (p.344)	REVIEW	Is write-off still appropriate alongside the redesigned postponement policies?
Land with Lump Sum Contributions (p.344)	REMOVE	Remove when water and wastewater rating responsibilities transfer
Separately Used or Inhabited Parts (p.345)	RECLASSIFY	Move definition to the Funding Impact Statement; no intended change to who is charged
Residential Land Subject to Zone Changes (pp.345–346)	RECLASSIFY	Replace postponement with remission for Council-initiated zone changes
Postponement – Extreme Financial Hardship (pp.346–347)	AMEND	Residential only; annual review; reassess if a national Rates Assistance Scheme commences
Rate Postponement for Farmland (pp.347–348)	REMOVE	Remove; unused, inconsistent with current valuation requirements
Rate Postponement for Elderly (pp.348–349)	REWRITE	Rewrite for current practice, costs, security and land-charge requirements

LTP27 Steering Group Work Programme

Version as at
11 November 2026

QUEENSTOWN LAKES DISTRICT COUNCIL



SETTING THE BASE

REFINE

LAND