

Wāhanga tuatoru: Ō reiti me ētahi atu tūemi

Part three: Your rates and other items

Your rates pay for a wide range of day-to-day services and support investment in Auckland's infrastructure.

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Your rates

Our proposed Annual Plan 2025/2026 includes a proposed overall rates increase of 5.80 per cent for the average value residential property for 2025/2026, or around \$223 a year (\$4.29 a week). This is in line with what we said in the LTP.

The proposed rates increase includes:

- an average general rates increase of 6.40 per cent for existing ratepayers
- an average increase of 3.5 per cent to the Natural Environment Targeted Rate (NETR) and Climate Action Transport Targeted Rate (CATTR) for existing ratepayers, as set out in the LTP
- an average increase of \$2.12 in the Water Quality Targeted Rate (WQTR) to cover the operating and interest costs for the programme, as set out in the LTP
- a 3.3 per cent increase to the overall Waste Management Targeted Rate for standard refuse, recycling and food scraps services (excluding changes to the refuse component as part of the rollout of rates funded refuse), below the 4.93 per cent forecast in the LTP.

The LTP provided for 31 per cent of general rates and the WQTR, NETR, and CATTR to be collected from business properties. The growth in the value of business properties has been lower than growth for non-business properties. To maintain business properties 31 per cent share of these rates, we will be making an additional increase to business rates for 2025/2026.

We expect the rates increase for the average-value business property to be 6.8 per cent for 2025/2026, subject to the impact of the revaluation as discussed below.

Rates increases may need to be adjusted based on the final budget.

Revaluation

We are currently undertaking our three-yearly revaluation of properties. We are required by law to undertake the revaluation every three years. This ensures that properties of similar values pay similar rates as property values move over time. The rates increases for individual properties will depend on how the value of each property moves in relation to the overall movement in value for properties.

The council will set and charge rates for the 2025/2026 rating year based on these new values – not the current ones.

However, because the revaluation is not yet complete, we don't yet know the property values that will determine:

- exactly how much each individual ratepayer will pay in 2025/2026,
- what the average increase for each property category will be in 2025/2026 (with the exception of our proposed 5.8 per cent average rates increase for residential properties, as projected in our LTP),
- the rate in the dollar for capital value based rates.

We have therefore included below estimated average capital values and rates increases based on the current (2021) rating valuations.

While this analysis gives an indication of how rates may change based on the best information we have available at the time of this consultation, we note that the new values from the ongoing revaluation may result in changes to the average capital values. It may also result in changes to the projected rates increase for the average value business property shown in the analysis.

The revaluation will not affect the proposed rates increase for the average value residential property.

You can find more information about revaluation at <https://www.aucklandcouncil.govt.nz/property-rates-valuations/our-valuation-of-your-property/Pages/general-property-revaluation.aspx>



Total rates change for 2025/2026

We calculate rates increases for average-value properties in the residential and business categories as set out in the following table.

Proposed rates changes for residential and business property	Residential \$	Business \$
Average CV	1,416,000	3,777,500
Total rates 2024/2025	3,845.07	20,715.61
Breakdown of changes to 2024/2025 rates		
General rates increase	203.33	1,372.36
Change to Waste Management Minimum Base Service rate	-16.18	-16.18
Change to Waste Management Standard Recycling rate	12.32	12.32
Change to Waste Management Standard Refuse rate	19.64	n/a
Change to Waste Management Food Scraps rate	-1.94	n/a
Change to Climate Action Transport Targeted Rate	2.26	16.06
Change to Natural Environment Targeted Rate	1.44	10.27
Change to Water Quality Targeted Rate	2.12	13.34
Total rates 2025/2026	4,068.06	22,123.78
\$Annual change	222.99	1,408.17
\$Weekly change	4.29	27.08
Annual change per cent	5.80%	6.80%

The following graphics show proposed rates increases in 2025/2026 for residential and business ratepayers for a range of property values. The figures are estimates.

The actual rates changes to individual properties will depend on the outcome of the revaluation.

Estimated increases for residential ratepayers 2025/2026



Estimated increases for business ratepayers 2025/2026





Other changes to rates

Proposed changes to Waste Management targeted rates and charges

We are continuing to implement a standardised waste management collection service and to standardise how these services are paid for. The rates-funded refuse collection presently available in the former Auckland City and Manukau City council areas is being rolled out to the North Shore, Waitākere and Papakura this financial year, and Rodney and Franklin next financial year.

Residential and lifestyle properties in Franklin and Rodney will be charged a refuse targeted rate for the first time in 2025/2026. We are proposing that:

- the refuse targeted rate for Franklin be calculated on the basis of a full 12 months service
- the refuse targeted rate for Rodney be around 83 per cent of the full year charge, reflecting the scheduled start date of early September 2025.

From July 2025 waste management services and targeted rates will be extended to the commercial areas in Manukau where the service isn't presently available.

Other proposed changes to rates

We also propose to:

- establish Business Improvement Districts (BID) and associated targeted rates in Takanini and Grey Lynn
- consider the future of the Hunters Corner and Māngere East Village BID.

Changes to fees and charges

In addition to most fees and charges which we are adjusting in line with inflation, we propose specific changes to the following fees to help cover the costs of providing these services:

- dog adoption fee and vet fee
- fees for some cemetery and cremation services
- realign bach fees into pricing tiers based on occupancy levels, capacity, and location
- align staff charge-out rates with staff pay bands for services in regional parks

For further information on these proposed changes please see section three of the Supporting Information.

Notes to the rates increase analyses presented in this section

- The indicative rates shown in the table and graphics in this section include general rates, the Water Quality Targeted Rate, the Natural Environment Targeted Rate, the Waste Management Minimum Base Service Rate, the Standard Recycling Rate, the Standard Refuse Rate (included for residential properties only), the Food Scraps Rate (included for residential properties only), and the Climate Action Transport Targeted Rate.
- We include the Standard Refuse Rate for residential properties as it provides a useful indication of these costs across the region including areas where this rate is not applied or will only be available for part of the year and charged on a pro-rata basis. We also assume that the average-value residential property is paying the full standard refuse targeted rate in both years, to ensure a like for like comparison of rates between years. The refuse targeted rate is not included for business properties as it only applies to some business properties in the former Auckland City Council area. We have proposed a number of other changes to our rating policy that may affect individual

properties. For more information, see section three of the Supporting Information.

- The rates shown above do not include water or wastewater charges which will be set by Watercare in March 2025. It is currently expected that these charges will increase by around 7.2 per cent. You can see more information on the Watercare website: www.watercare.co.nz
- The rates numbers included in this document are based on property information held by the council as of November 2024 and cost information (including inflation assumptions) available at the time the consultation materials were developed. They are subject to change.
- The final rates will be adopted in June 2025 after taking into consideration any cost changes since consultation including more up-to-date forecasts on inflation. In a worst-case scenario, the council might consider a rates increase for the average residential property by 1-2 per cent more than projected in the LTP.

➤ Question 3: Changes to other rates, fees and charges

What do you think of these proposals? (see feedback form on page 37 of this document)