

Western Bay of Plenty District Council - (Sample Assessments)

Rates GST Inclusive

The tables below set out what the draft budget means for rates in 2025/26 year across sample properties, selected by ward, type and capital value quartile.

Katikati / Waihī Beach Ward

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Residential - Katikati / Waihī Beach													
Lower Quartile - CV \$750,000													
Current Year 2024-25	\$634	\$560	\$285	\$23	\$24	\$48	\$436	\$1,215	\$735	\$120	\$180	\$4,260	
Proposed Year 2025 - 26	\$733	\$700	\$288		\$24	\$49	\$398	\$1,322	\$538	\$97	\$175	\$4,324	1.5%
Medium Quartile - CV \$1,010,000													
Current Year 2024-25	\$854	\$560	\$495	\$30	\$19	\$22	\$436	\$1,215	\$752	\$120	\$180	\$4,683	
Proposed Year 2025 - 26	\$987	\$700	\$502		\$18	\$23	\$398	\$1,322	\$554	\$97	\$175	\$4,776	2.0%
Upper Quartile - CV \$3,250,000													
Current Year 2024-25	\$2,749	\$560	\$2,366	\$30	\$19	\$22	\$436	\$1,215	\$752	\$120	\$180	\$8,449	
Proposed Year 2025 - 26	\$3,174	\$700	\$2,396		\$18	\$23	\$398	\$1,322	\$554	\$97	\$175	\$8,858	4.9%
Commercial / Industrial - Katikati / Waihī Beach													
Lower Quartile - CV \$770,000													
Current Year 2024-25	\$651	\$560	\$2,100	\$30	\$19	\$343	\$436	\$1,215	\$752	\$120		\$6,226	
Proposed Year 2025 - 26	\$752	\$700	\$2,126		\$18	\$371	\$398	\$1,322	\$554	\$97		\$6,340	1.8%
Medium Quartile - CV \$1,160,000													
Current Year 2024-25	\$981	\$560	\$3,016	\$30	\$19	\$343	\$436	\$1,215	\$752	\$120		\$7,472	
Proposed Year 2025 - 26	\$1,133	\$700	\$3,055		\$18	\$371	\$398	\$1,322	\$554	\$97		\$7,649	2.4%
Upper Quartile - CV \$1,560,000													
Current Year 2024-25	\$1,320	\$560	\$4,288	\$30	\$19	\$343	\$436	\$1,215	\$752	\$120	\$180	\$9,262	
Proposed Year 2025 - 26	\$1,524	\$700	\$4,342		\$18	\$371	\$398	\$1,322	\$554	\$97	\$175	\$9,502	2.6%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Rural - Katikati / Waihi Beach													
Lower Quartile - CV \$1,080,000													
Current Year 2024-25	\$846	\$560	\$1,162	\$30	\$20	\$22			\$752	\$120		\$3,510	
Proposed Year 2025 - 26	\$976	\$700	\$1,176		\$18	\$23			\$554	\$97		\$3,547	1.0%
Medium Quartile - CV \$1,360,000													
Current Year 2024-25	\$1,150	\$560	\$1,265	\$23	\$24	\$48				\$120		\$3,191	
Proposed Year 2025 - 26	\$1,328	\$700	\$1,281		\$24	\$49				\$97		\$3,479	9.0%
Upper Quartile - CV \$1,850,000													
Current Year 2024-25	\$1,565	\$560	\$1,265	\$23	\$24	\$48	\$436			\$120	\$120	\$4,161	
Proposed Year 2025 - 26	\$1,807	\$700	\$1,281		\$24	\$49	\$398			\$97	\$116	\$4,473	7.5%
Rural Orchards - Katikati / Waihi Beach													
Lower Quartile - CV \$2,040,000													
Current Year 2024-25	\$1,726	\$560	\$1,272	\$23	\$24	\$48	\$436			\$120	\$120	\$4,329	
Proposed Year 2025 - 26	\$1,993	\$700	\$1,289		\$24	\$49	\$398			\$97	\$116	\$4,666	7.8%
Medium Quartile - CV \$2,910,000													
Current Year 2024-25	\$2,462	\$560	\$1,553	\$23	\$24	\$48	\$436			\$120	\$120	\$5,346	
Proposed Year 2025 - 26	\$2,842	\$700	\$1,573		\$24	\$49	\$398			\$97	\$116	\$5,800	8.5%
Upper Quartile - CV \$4,040,000													
Current Year 2024-25	\$3,417	\$560	\$2,367	\$23	\$24	\$48	\$436			\$120	\$120	\$7,115	
Proposed Year 2025 - 26	\$3,946	\$700	\$2,397		\$24	\$49	\$398			\$97	\$116	\$7,727	8.6%
Lifestyle - Katikati / Waihi Beach													
Lower Quartile - CV \$935,000													
Current Year 2024-25	\$791	\$560	\$932	\$30	\$19	\$22	\$436		\$752	\$120	\$120	\$3,782	
Proposed Year 2025 - 26	\$913	\$700	\$944		\$18	\$23	\$398		\$554	\$97	\$116	\$3,765	-0.4%
Medium Quartile - CV \$1,065,000													
Current Year 2024-25	\$901	\$560	\$925	\$23	\$24	\$48				\$120	\$120	\$2,721	
Proposed Year 2025 - 26	\$1,040	\$700	\$937		\$24	\$49				\$97	\$116	\$2,963	8.9%
Upper Quartile - CV \$1,700,000													
Current Year 2024-25	\$1,438	\$560	\$1,228	\$23	\$24	\$48				\$120	\$120	\$3,562	
Proposed Year 2025 - 26	\$1,660	\$700	\$1,244		\$24	\$49				\$97	\$116	\$3,891	9.2%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Post Harvest - Katikati / Waihi Beach													
Lower Quartile - CV \$900,000													
Current Year 2024-25	\$761	\$560	\$1,686	\$23	\$24	\$48	\$436			\$120	\$120	\$3,778	
Proposed Year 2025 - 26	\$879	\$700	\$1,707		\$24	\$49	\$398			\$97	\$116	\$3,970	5.1%
Medium Quartile - CV \$6,700,000													
Current Year 2024-25	\$5,668	\$560	\$2,573	\$23	\$24	\$48	\$436			\$120		\$9,451	
Proposed Year 2025 - 26	\$6,544	\$700	\$2,605		\$24	\$49	\$398			\$97		\$10,417	10.2%
Upper Quartile - CV \$17,430,000													
Current Year 2024-25	\$14,744	\$560	\$5,116	\$23	\$24	\$48	\$436			\$120		\$21,071	
Proposed Year 2025 - 26	\$17,025	\$700	\$5,181		\$24	\$49	\$398			\$97		\$23,473	11.4%
Forestry - Katikati / Waihi Beach													
Lower Quartile - CV \$1,022,000													
Current Year 2024-25	\$865	\$560	\$1,065									\$2,490	
Proposed Year 2025 - 26	\$998	\$700	\$1,079									\$2,777	11.5%
Medium Quartile - CV \$1,720,000													
Current Year 2024-25	\$1,455	\$560	\$1,080		\$51							\$3,146	
Proposed Year 2025 - 26	\$1,680	\$700	\$1,094		\$50							\$3,524	12.0%
Upper Quartile - CV \$3,900,000													
Current Year 2024-25	\$3,299	\$560	\$3,128	\$23	\$24	\$48				\$120		\$7,203	
Proposed Year 2025 - 26	\$3,809	\$700	\$3,168		\$24	\$49				\$97		\$7,847	8.9%

Kaimai Ward

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Residential - Kaimai													
Lower Quartile - CV \$850,000													
Current Year 2024-25	\$719	\$560	\$270	\$35	\$21		\$436	\$1,215	\$735	\$88	\$180	\$4,257	
Proposed Year 2025 - 26	\$830	\$700	\$273		\$20		\$398	\$1,322	\$538	\$50	\$175	\$4,306	1.1%
Medium Quartile - CV \$1,070,000													
Current Year 2024-25	\$905	\$560	\$407	\$35	\$21		\$436	\$1,215	\$735	\$88	\$180	\$4,580	
Proposed Year 2025 - 26	\$1,045	\$700	\$412		\$20		\$398	\$1,322	\$538	\$50	\$175	\$4,660	1.7%
Upper Quartile - CV \$1,300,000													
Current Year 2024-25	\$1,100	\$560	\$436	\$35	\$21		\$436	\$1,215	\$735	\$88	\$180	\$4,804	
Proposed Year 2025 - 26	\$1,270	\$700	\$442		\$20		\$398	\$1,322	\$538	\$50	\$175	\$4,914	2.3%
Commercial / Industrial - Kaimai													
Lower Quartile - CV \$1,380,000													
Current Year 2024-25	\$1,167	\$560	\$2,454		\$57						\$120	\$4,359	
Proposed Year 2025 - 26	\$1,348	\$700	\$2,486		\$45						\$116	\$4,695	7.7%
Medium Quartile - CV \$1,820,000													
Current Year 2024-25	\$1,540	\$560	\$2,395		\$58							\$4,552	
Proposed Year 2025 - 26	\$1,778	\$700	\$2,426		\$48							\$4,951	8.8%
Upper Quartile - CV \$3,710,000													
Current Year 2024-25	\$3,138	\$560	\$4,938		\$57		\$897	\$608				\$10,199	
Proposed Year 2025 - 26	\$3,624	\$700	\$5,001		\$49		\$820	\$661				\$10,855	6.4%
Rural - Kaimai													
Lower Quartile - CV \$1,180,000													
Current Year 2024-25	\$998	\$560	\$1,125		\$21		\$436				\$120	\$3,259	
Proposed Year 2025 - 26	\$1,153	\$700	\$1,139		\$20		\$398				\$116	\$3,526	8.2%
Medium Quartile - CV \$1,560,000													
Current Year 2024-25	\$1,320	\$560	\$984		\$28							\$2,892	
Proposed Year 2025 - 26	\$1,524	\$700	\$997		\$28							\$3,248	12.3%
Upper Quartile - CV \$2,070,000													
Current Year 2024-25	\$1,751	\$560	\$984									\$3,295	
Proposed Year 2025 - 26	\$2,022	\$700	\$997									\$3,719	12.9%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Rural Orchards - Kaimai													
Lower Quartile - CV \$2,180,000													
Current Year 2024-25	\$1,844	\$560	\$1,442		\$57		\$436				\$120	\$4,460	
Proposed Year 2025 - 26	\$2,129	\$700	\$1,461		\$49		\$398				\$116	\$4,854	8.8%
Medium Quartile - CV \$6,750,000													
Current Year 2024-25	\$5,710	\$560	\$2,914		\$58							\$9,241	
Proposed Year 2025 - 26	\$6,593	\$700	\$2,951		\$48							\$10,292	11.4%
Upper Quartile - CV \$9,930,000													
Current Year 2024-25	\$8,400	\$560	\$4,096		\$21		\$545				\$120	\$13,741	
Proposed Year 2025 - 26	\$9,699	\$700	\$4,149		\$20		\$498				\$116	\$15,182	10.5%
Lifestyle - Kaimai													
Lower Quartile - CV \$1,160,000													
Current Year 2024-25	\$981	\$560	\$473		\$57		\$436				\$120	\$2,628	
Proposed Year 2025 - 26	\$1,133	\$700	\$479		\$49		\$398				\$116	\$2,876	9.4%
Medium Quartile - CV \$1,990,000													
Current Year 2024-25	\$1,683	\$560	\$1,405		\$57		\$436				\$120	\$4,262	
Proposed Year 2025 - 26	\$1,944	\$700	\$1,424		\$49		\$398				\$116	\$4,631	8.7%
Upper Quartile - CV \$3,650,000													
Current Year 2024-25	\$3,088	\$560	\$1,102		\$57		\$436				\$120	\$5,363	
Proposed Year 2025 - 26	\$3,565	\$700	\$1,117		\$49		\$398				\$116	\$5,945	10.9%
Post Harvest - Kaimai													
Medium Quartile - CV \$4,390,000													
Current Year 2024-25	\$3,714	\$560	\$2,809		\$32						\$120	\$7,235	
Proposed Year 2025 - 26	\$4,288	\$700	\$2,845		\$31						\$116	\$7,981	10.3%
Upper Quartile - CV \$16,620,000													
Current Year 2024-25	\$14,059	\$560	\$9,670		\$57		\$897					\$25,244	
Proposed Year 2025 - 26	\$16,234	\$700	\$9,793		\$49		\$820					\$27,595	9.3%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Forestry - Kaimai													
Lower Quartile - CV \$860,000													
Current Year 2024-25	\$727	\$560	\$1,051		\$51							\$2,389	
Proposed Year 2025 - 26	\$840	\$700	\$1,064		\$50							\$2,654	11.1%
Medium Quartile - CV \$1,650,000													
Current Year 2024-25	\$1,396	\$560	\$1,354		\$28							\$3,337	
Proposed Year 2025 - 26	\$1,612	\$700	\$1,371		\$28							\$3,711	11.2%
Upper Quartile - CV \$2,920,000													
Current Year 2024-25	\$2,470	\$560	\$2,440		\$58							\$5,528	
Proposed Year 2025 - 26	\$2,852	\$700	\$2,472		\$48							\$6,072	9.8%

Te Puke / Maketu Ward

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Residential - Te Puke / Maketu													
Lower Quartile - CV \$650,000													
Current Year 2024-25	\$550	\$560	\$370	\$32	\$51	\$17	\$436	\$1,215	\$735	\$87	\$180	\$4,232	
Proposed Year 2025 - 26	\$635	\$700	\$374		\$50	\$18	\$398	\$1,322	\$538	\$82	\$175	\$4,292	1.4%
Medium Quartile - CV \$780,000													
Current Year 2024-25	\$660	\$560	\$274	\$32	\$51	\$17	\$436	\$1,215	\$735	\$87	\$180	\$4,246	
Proposed Year 2025 - 26	\$762	\$700	\$277		\$50	\$18	\$398	\$1,322	\$538	\$82	\$175	\$4,322	1.8%
Upper Quartile - CV \$950,000													
Current Year 2024-25	\$804	\$560	\$421	\$32	\$51	\$17	\$436	\$1,215	\$735	\$87	\$180	\$4,537	
Proposed Year 2025 - 26	\$928	\$700	\$427		\$50	\$18	\$398	\$1,322	\$538	\$82	\$175	\$4,638	2.2%
Commercial / Industrial - Te Puke / Maketu													
Lower Quartile - CV \$660,000													
Current Year 2024-25	\$558	\$560	\$1,745	\$32	\$51	\$274	\$436	\$2,248	\$735	\$87		\$6,725	
Proposed Year 2025 - 26	\$645	\$700	\$1,767		\$50	\$295	\$398	\$2,446	\$538	\$82		\$6,921	2.9%
Medium Quartile - CV \$1,100,000													
Current Year 2024-25	\$931	\$560	\$3,016	\$32	\$51	\$274	\$1,742	\$1,215	\$735	\$87		\$8,643	
Proposed Year 2025 - 26	\$1,074	\$700	\$3,055		\$50	\$295	\$1,592	\$1,322	\$538	\$82		\$8,708	0.8%
Upper Quartile - CV \$1,820,000													
Current Year 2024-25	\$1,540	\$560	\$3,135	\$32	\$51	\$274	\$545	\$2,248	\$735	\$87		\$9,205	
Proposed Year 2025 - 26	\$1,778	\$700	\$3,174		\$50	\$295	\$498	\$2,446	\$538	\$82		\$9,561	3.9%
Rural - Te Puke / Maketu													
Lower Quartile - CV \$977,000													
Current Year 2024-25	\$826	\$560	\$1,136			\$9				\$87		\$2,619	
Proposed Year 2025 - 26	\$954	\$700	\$1,151			\$9				\$82		\$2,896	10.6%
Medium Quartile - CV \$1,420,000													
Current Year 2024-25	\$1,201	\$560	\$910			\$9				\$87		\$2,767	
Proposed Year 2025 - 26	\$1,387	\$700	\$922			\$9				\$82		\$3,100	12.0%
Upper Quartile - CV \$2,090,000													
Current Year 2024-25	\$1,768	\$560	\$1,014		\$57							\$3,398	
Proposed Year 2025 - 26	\$2,041	\$700	\$1,027		\$49							\$3,818	12.3%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Rural Orchards - Te Puke / Maketu													
Lower Quartile - CV \$2,950,000													
Current Year 2024-25	\$2,495	\$560	\$1,420		\$56	\$9				\$87		\$4,627	
Proposed Year 2025 - 26	\$2,881	\$700	\$1,439		\$49	\$9				\$82		\$5,160	11.5%
Medium Quartile - CV \$4,290,000													
Current Year 2024-25	\$3,629	\$560	\$1,834	\$32	\$51	\$17				\$87	\$120	\$6,330	
Proposed Year 2025 - 26	\$4,190	\$700	\$1,858		\$50	\$18				\$82	\$116	\$7,014	10.8%
Upper Quartile - CV \$6,770,000													
Current Year 2024-25	\$5,727	\$560	\$2,455	\$32	\$51	\$17	\$436			\$87	\$120	\$9,485	
Proposed Year 2025 - 26	\$6,613	\$700	\$2,487		\$50	\$18	\$398			\$82	\$116	\$10,464	10.3%
Lifestyle - Te Puke / Maketu													
Lower Quartile - CV \$1,440,000													
Current Year 2024-25	\$1,218	\$560	\$895	\$32	\$51	\$17				\$87		\$2,860	
Proposed Year 2025 - 26	\$1,407	\$700	\$907		\$50	\$18				\$82		\$3,163	10.6%
Medium Quartile - CV \$1,570,000													
Current Year 2024-25	\$1,328	\$560	\$1,250	\$32	\$51	\$17				\$87		\$3,325	
Proposed Year 2025 - 26	\$1,534	\$700	\$1,266		\$50	\$18				\$82		\$3,650	9.8%
Upper Quartile - CV \$2,600,000													
Current Year 2024-25	\$2,199	\$560	\$1,953	\$32	\$51	\$17				\$87		\$4,899	
Proposed Year 2025 - 26	\$2,540	\$700	\$1,978		\$50	\$18				\$82		\$5,367	9.6%
Post Harvest - Te Puke / Maketu													
Lower Quartile - CV \$800,000													
Current Year 2024-25	\$677	\$560	\$1,183	\$32	\$51	\$17				\$87	\$120	\$2,726	
Proposed Year 2025 - 26	\$781	\$700	\$1,198		\$50	\$18				\$82	\$116	\$2,946	8.0%
Medium Quartile - CV \$9,830,000													
Current Year 2024-25	\$8,315	\$560	\$2,928		\$38	\$9	\$436			\$87		\$12,372	
Proposed Year 2025 - 26	\$9,601	\$700	\$2,965		\$35	\$9	\$398			\$82		\$13,790	11.5%
Upper Quartile - CV \$16,700,000													
Current Year 2024-25	\$14,127	\$560	\$6,210		\$56	\$9				\$87		\$21,048	
Proposed Year 2025 - 26	\$16,312	\$700	\$6,289		\$49	\$9				\$82		\$23,441	11.4%

	General Rates	UAGC	Roading	Community Board	Hall	Promotion	Water	Waste Water	Storm Water	Solid Waste	Kerbside	Grand Total	% Increase
Forestry - Te Puke / Maketu													
Lower Quartile - CV \$1,214,000													
Current Year 2024-25	\$1,027	\$560	\$1,295	\$32	\$51	\$17				\$87		\$3,068	
Proposed Year 2025 - 26	\$1,186	\$700	\$1,311		\$50	\$18				\$82		\$3,347	9.1%
Medium Quartile - CV \$1,830,000													
Current Year 2024-25	\$1,548	\$560	\$1,731	\$32	\$51	\$17				\$87		\$4,026	
Proposed Year 2025 - 26	\$1,787	\$700	\$1,753		\$50	\$18				\$82		\$4,390	9.1%
Upper Quartile - CV \$3,820,000													
Current Year 2024-25	\$3,231	\$560	\$3,091		\$63	\$9				\$87		\$7,041	
Proposed Year 2025 - 26	\$3,731	\$700	\$3,131		\$30	\$9				\$82		\$7,683	9.1%