

Setting of rates, due dates, and penalties for 2026-2027

That, in accordance with Section 23 of the Local Government (Rating) Act 2002 (the Act), Council sets the rates as described below for the rating year starting on 1 July 2026 and ending on 30 June 2027.

All rates and charges are shown inclusive of GST.

General Rates

Uniform Annual General Charge (UAGC)

In accordance with Section 15 of the Act a Uniform Annual General Charge will be set per Separately Used on Inhabitable Part (SUIP) on every rateable rating unit.

	Basis of Assessment	Rate
Uniform Annual General Charge (UAGC)	Per SUIP	\$491.47

General Rate

In accordance with Section 13 of the Act a General Rate will be set per dollar of rateable capital value.

No differentials are to be applied to the General Rate, i.e., every rateable property in the district is rated the same amount per dollar of capital value.

	Basis of Assessment	Rate
General Rate	Per \$ of Capital Value	\$0.00135912

Targeted Rates

In accordance with Section 16 of the Act the following targeted rates will be set.

Footpaths

A rate will be set per dollar of rateable capital value, on properties within the urban zones of the district, according to the district plan.

	Basis of Assessment	Rate
Footpath Rate	Per \$ of Capital Value	\$0.00004196

Infrastructure resilience

A rate will be set per dollar of rateable capital value, on a uniform basis across the district.

	Basis of Assessment	Rate
Infrastructure Resilience Rate	Per \$ of Capital Value	\$0.00008208

Refuse & recycling

A uniform targeted rate will be set per rating unit that is serviced by, or capable of being serviced by, the districts refuse & recycling scheme. Ratepayers who request additional wheelie bins will incur an additional charge per bin requested.

	Basis of Assessment	Rate
Refuse & Recycling Rate	Per rating unit	\$542.06
Additional wheelie bin rate	Per additional bin	\$542.06

Roading

Uniform roading rate

A uniform targeted rate will be set per Separately Used on Inhabitable Part (SUIP) on every rateable rating unit.

	Basis of Assessment	Rate
Roading Charge	Per SUIP	\$190.62

Roading rate

A rate will be set per dollar of rateable capital value, on a uniform basis across the district.

	Basis of Assessment	Rate
Roading Rate	Per \$ of Capital Value	\$0.00041453

Stormwater

A rate will be set per dollar of rateable capital value, on properties within the urban zones of the district, according to the district plan.

	Basis of Assessment	Rate
Stormwater Rate	Per \$ of Capital Value	\$0.00026091

Wastewater

A uniform targeted rate will be set on every rating unit that is connected to, or capable of being connected to, the district wastewater network.

In addition to the differential rate, where the total number of toilets or urinals connected either directly or indirectly in a rating unit exceeds two per SUIP an additional pan rate will be assessed in respect of the third and every subsequent water closet or urinal (pan) per SUIP.

Differential	Basis of Assessment	Rate
Wastewater – Serviced	Per connected SUIP	\$1,290.00
Wastewater - Serviceable	Per rating unit	\$645.00
Additional pan rate	Per toilet or urinal	\$1,290.00

Water Supply

A uniform targeted rate will be set on every rating unit that is connected to, or capable of being connected to, the district water supply network as follows:

Differential	Basis of Assessment	Rate
Water Supply - Serviced	Per connected SUIP	\$1,350.15
Water Supply - Serviceable	Per rating unit	\$675.08

Water Supply by Meter

An additional targeted rate is proposed where the volume of metered water exceeds 250 m3 per year for all metered connections. This charge will be \$2.63 per m3 for the 2026-27 year.

Water Races

A rate will be set per dollar of rateable land value of each rating unit in the district that is serviced, or capable of being serviced, by the district's rural water races, on a differential basis according to provision of service.

Differential	Basis of Assessment	Rate
Water Race - Longwood	Per \$ of Land Value	\$0.00170022
Water Race - Moroa	Per \$ of Land Value	\$0.00037276

Due dates for payment of rates (excluding metered water usage)

In accordance with Section 24 of the Act all rates, excluding those set for metered water per Section 19 of the Act, are charged by way of four equal instalments.

Each instalment is to be paid on or before the due dates below.

Under section 57 and 58 of the Local Government (Rating) Act 2002, a 10 percent (10%) penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown below.

Rate Instalment	Due Date	Penalty Date
First instalment	20 th August 2026	31 st August 2026
Second instalment	20 th November 2026	30 th November 2026
Third instalment	20 th February 2027	26 th February 2027
Fourth instalment	20 th May 2027	31 st May 2027

Arrears penalties

Under section 57 and 58 of the Local Government (Rating) Act 2002, an additional 10 percent (10%) penalty will be added on to any rates remaining unpaid from previous financial years on the dates below.

	Arrears Penalty Date
First arrears penalty	2 nd July 2026
Second arrears penalty	5 th January 2027

Due dates for payment of rates for metered water usage

Water meters will be read annually in June. Rates set for metered water per Section 19 of the Act, are charged by way of an annual instalment. Each instalment is to be paid on or before the due dates below.

Under section 57 and 58 of the Local Government (Rating) Act 2002, a 10 percent (10%) penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown below.

Rate Instalment	Due Date	Penalty Date
Annual reading to June 2027	20 th August 2027	31 st August 2027

Properties with high metered water usage will have an additional reading completed in January 2026.

Rate Instalment	Due Date	Penalty Date
High use reading to December 2026	20 th February 2027	26 th February 2027
Annual reading to June 2027	20 th August 2027	31 st August 2027

2026/27 RATES ASSESSMENT/INVOICE NOTICE – Part B

SOUTH WAIRARAPA DISTRICT COUNCIL
AND
GREATER WELLINGTON REGIONAL COUNCIL

The information set out below and overleaf forms part of the annual rates assessment for this rating unit.

Inspection of the Rating Information Database and Rate Records

Under sections 28 and 38 of the Local Government (Rating) Act 2002, the Rating Information Database (RID) and Rate Records may be inspected at:

- South Wairarapa District Council situated at 19 Kitchener St, Martinborough during the hours of 8.30am to 4.00pm Monday to Friday,
- Featherston Library, 70 Fitzherbert Street, Featherston during the hours of 9.30am to 5.00pm Monday, Tuesday, Thursday, Friday and Saturday from 9.30am to 12pm
- Greytown Town Centre & Library, 89 Main Street, Greytown during the hours of 9.30am to 5.00pm, Monday, Tuesday, Wednesday, Friday and Saturday from 9.30am to 12pm
- Greater Wellington Regional Council situated at 100 Cuba Street, Te Aro, Wellington or 35-37 Chapel Street, Masterton during the hours of 8.00am to 5.00pm, Monday to Friday.

Owners' right to withhold certain information from Public Rating Information Database

Under section 28C of the Local Government (Rating) Act 2002, ratepayers have the right to request that South Wairarapa District Council or Greater Wellington Regional Council withhold their name or postal address from the public rating information database. Requests should be made in writing to the Council.

Objections to the Rating Information Database and Rate Records

Under sections 29 and 39 of the Local Government (Rating) Act 2002, ratepayers may object to the information contained in these records by lodging a written objection to either South Wairarapa District Council or Greater Wellington Regional Council, clearly setting out the reasons for the objection.

Goods and Services Tax

South Wairarapa District Council struck their rates including GST at 15%.

Water Meters

Water meters are generally read annually in June (high users may be read more frequently) and as part of a sales settlement. If you exceed 250 cubic metres for the year you will be charged at the rate of \$2.63 per cubic metre (incl. GST) and sent a separate invoice.

Sale of Rating Unit

If you receive an assessment/invoice notice still in your name after you have sold your property, it may mean that Council has not yet received notification of the sale from your Solicitor. Please advise your Solicitor to issue the notice of sale and return the invoice to Council. If you are selling your property and pay the rates by direct debit, please phone us on (06) 306 9611 and we will cancel the direct debit.

Subdivisions

Rates are calculated on a property as at 1 July, therefore, if you have subdivided a property or purchased a subdivided property, a rates invoice will not be issued on the subdivided properties, until the following rating year.

Rate Rebates

Ratepayers on low incomes may be eligible for a government rebate on their rates. For further information on the rebate scheme, please contact the Council office on (06) 306 9611 or www.swdc.govt.nz/services/rates/ you can also visit The Department of Internal Affairs website www.dia.govt.nz.

Payment Methods

If you wish to pay by direct debit (weekly, fortnightly, monthly or quarterly), please contact the Council office or website www.swdc.govt.nz/services/rates/ for the relevant forms.

Payments can be made by internet banking to Council's bank account – 02-0680-0027337-000 (Bank of New Zealand). Please put your rates valuation number in the reference field.

Payments can be made by debit or credit card on SWDC's website

<https://swdc.govt.nz/pay-for-something/pay-for-your-rates/>

You can also pay in person by cash or eftpos (excluding Credit Card) at:

- SWDC Council Office, 19 Kitchener Street, Martinborough,
- Featherston Library, 70 Fitzherbert St, Featherston
- Greytown Library, 89 Main St, Greytown, or
- Greater Wellington Regional Council offices located at 100 Cuba Street, Te Aro, Wellington or 35-37 Chapel Street, Masterton.

General Rates

General Rate

A General Rate is set under section 13 of the Act as an amount in the dollar of capital value on each rateable rating unit as follows:

	Basis of Assessment	Rate
General Rate	Cents Per \$ of Capital Value	\$0.05959

Targeted Rates

Public Transport

The Public Transport Rate uses a targeted differential which is set under sections 16, 17 and 18 of the Act as an amount in the dollar of capital value, based on the location for each rateable rating unit as follows:

	Basis of Assessment	Rate
Business	Cents Per \$ of Capital Value	\$0.07264
Residential	Cents Per \$ of Capital Value	\$0.03632
Rural	Cents Per \$ of Capital Value	\$0.01816

Stadium Rate

The following targeted rates set under sections 16, 17 and 18 of the Act as an amount in the dollar of capital value on each rateable rating unit as follows:

Targeted River Management Rate	Basis of Assessment	Rate
Stadium Purposes - Rural	Cents Per \$ of Capital Value	\$0.00016
Stadium Purposes - Residential	Cents Per \$ of Capital Value	\$0.00016
Stadium Purposes - Business	Cents Per \$ of Capital Value	\$0.00016

Flood Protection

The following tables are targeted rates set under sections 16, 17 and 18 of the Act as an amount in the dollar of capital value (CV) (or land value (LV) where there is no capital value present) on each rateable rating unit as follows:

Targeted River Management Rate	Basis of Assessment	Rate
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Greytown Ward	Cents Per \$ of Capital Value	\$0.00973
Featherston Urban: Donalds Creek Stopbank	Cents Per \$ of Land Value	\$0.00109
Waiohine FMP scheme	Cents Per \$ of Capital Value	\$0.01233

The following targeted rates set under sections 16, 17 and 18 of the Act as dollar amount per hectare on each rateable rating unit as follows:

Targeted Area	Class	\$ Per Hectare
Waiohine Rural	A	\$72.37764
	B	\$60.31481
	C	\$48.25171
	D	\$36.18902
	E	\$24.12592
	S	\$1,206.29462

The following targeted rates set under sections 16, 17 and 18 of the Act as a dollar amount per point on each rateable rating unit or a fixed charged per SUIP of a rateable unit used for residential use (dwelling) within the classified scheme area as follows:

Targeted Area	\$ Per SUIP	\$ Per Point ¹
Lower Wairarapa Valley – A	-	\$0.40449
Development Scheme – Sa	\$33.79735	-
– Sb	\$67.64264	-

¹ The Lower Wairarapa Valley Development Flood Protection Scheme uses both “Per Dwelling” and a “Per Point” funding method. The “Per Point” method is one point, per hectare, allocated to each property comprising of direct and indirect benefits in the scheme area. These have been mapped as a series of layers on the Council’s GIS

Pump Drainage Schemes

The following targeted rates are set under sections 16, 17 and 18 of the Act as an amount per hectare on each rateable rating unit in the classified scheme area as follows:

Scheme Area	Class	\$ Per Hectare
Te Hopai	A	\$70.85300
Moonmoot Pump	A	\$207.73460
Onoke Pump	A	\$99.58173
Pouawha Pump	A	\$150.22578

Gravity Drainage Schemes

The following targeted rates are set under sections 16, 17 and 18 of the Act as an amount per hectare on each rateable rating unit in the classified scheme area as follows:

Scheme Area	Class	\$ Per Hectare
Okawa	A	\$19.37175
East Pukio	A	\$105.64005
Ahikouka	A	\$67.70594
Battersea	A	\$58.21281
	B	\$48.19770
	C	\$37.55656
	D	\$22.53396
	E	\$19.40419
	F	\$18.77841
Whakawiriwiri	A	\$30.41829

Catchment Schemes

The following targeted rates are set under sections 16, 17 and 18 of the Act as an amount per hectare on each rateable rating unit in the classified scheme area as follows:

Catchment schemes # 1

Scheme Area	Class	\$ Per Hectare
Maungaraki	A	\$1.35452
	B	\$0.63742

The following targeted rates are set under sections 16, 17 and 18 of the Act as an amount in the dollar of land value on each rateable rating units as follows:

Catchment schemes # 2

Scheme Area	Cents Per \$ of Rateable Land Value
Awhea-Opouawe	\$0.00807

The following targeted rates are set under sections 16, 17 and 18 of the Act as a fixed charge per SUIP of a rateable unit used for residential use (dwelling) within the classified scheme area, as follows:

Catchment schemes # 3

Scheme Area	\$ Per SUIP
Awhea-Opouawe ²	\$196.4975
	+ \$98.3668 (additional dwellings)
Maungaraki	\$47.88

² Awhea-Opouawe has two dwelling charges to reflect the protection provided to residents and landowners as it affects the social and infrastructural assets of the district such as roading and bridges. To this end, a rating for each dwelling-house has been set for the first house on each rating assessment, plus an additional charge for each additional dwelling.

The following targeted rate set under sections 16, 17 and 18 of the Act of any rateable unit in the classified scheme area, calculated as cents per meter of the river frontage:

Catchment schemes # 4

Scheme Area	Cents per metre of river frontage
Maungaraki	\$0.04469

Warm Greater Wellington

The Warm Wellington targeted rate is set under the Act as a rate based on the extent of the service provided (dollars), calculated as a percentage of the service. This is in respect to those properties who have taken up and been approved the Warm Greater Wellington Scheme.

Each ratepayer in the scheme is required to pay back the total funded, plus seven percent interest. The amount owing per year will be calculated on a maximum lending period of nine years. Ratepayers in the scheme cannot be charged the targeted rate after nine years of contributing to the scheme.

Wellington Regional Economic Development

The Wellington Regional Economic Development targeted rate is set under sections 16, 17 and 18 of the Act as an amount in the dollar of capital value for the “business and CBD: category, and a fixed amount per rating unit for the “residential” and “rural” categories.

Category	Basis of Assessment	Rate
Residential	\$ Per Rating Unit	\$17.25
Rural	\$ Per Rating Unit	\$17.25
Business	Cents Per \$ of Capital Value	\$0.00699