



**Te Kaunihera
o Te Hiku o te Ika**
Far North District Council

**PROPOSED FUNDING IMPACT
STATEMENT - RATES
2026/27**

| Rate | Basis of Assessment | Rates 2026/27 | | Rates 2025/26 |
|--------------------------------------|--------------------------|----------------|--------------|---------------|
| | | Rate (GST Inc) | Total Rate | GST Inc |
| General Rates | | | | |
| Uniform Annual General Charge | Per SUIP | \$450.00 | \$17,592,525 | \$450.00 |
| General Differential | Per \$ of Land Value | \$0.0038162 | \$64,108,364 | \$0.0033654 |
| Commercial Differential | Per \$ of Land Value | \$0.0104946 | \$9,013,612 | \$0.0092549 |
| Targeted Ward Service Rate | | | | |
| BOI - Whangaroa Ward Differential | Per SUIP | \$465.70 | \$8,508,106 | \$485.60 |
| Te Hiku Ward Differential | Per SUIP | \$385.00 | \$5,006,540 | \$497.10 |
| Kaikohe - Hokianga Ward Differential | Per SUIP | \$526.20 | \$4,112,253 | \$584.10 |
| Targeted Rooding Rates | | | | |
| Uniform Rooding Rate | Per SUIP | \$100.00 | \$3,909,550 | \$100.00 |
| Rooding Differential Rate | | | | |
| Residential | Per \$ of Land Value | \$0.0000967 | \$734,709 | \$0.0000954 |
| Lifestyle | Per \$ of Land Value | \$0.0001062 | \$506,696 | \$0.0001052 |
| Farming Gen | Per \$ of Land Value | \$0.0001349 | \$405,357 | \$0.0001309 |
| Horticulture | Per \$ of Land Value | \$0.0000832 | \$25,335 | \$0.0000807 |
| Dairy | Per \$ of Land Value | \$0.0002328 | \$177,344 | \$0.0002244 |
| Forestry | Per \$ of Land Value | \$0.0015447 | \$329,352 | \$0.0016441 |
| Commercial | Per \$ of Land Value | \$0.0002718 | \$177,344 | \$0.0002666 |
| Industrial | Per \$ of Land Value | \$0.0002312 | \$50,670 | \$0.0002265 |
| Mining/Quarry | Per \$ of Land Value | \$0.0088814 | \$101,339 | \$0.0092693 |
| Other | Per \$ of Land Value | \$0.0002084 | \$25,335 | \$0.0002052 |
| Stormwater Targeted Rates | | | | |
| Stormwater Differential Rate | | | | |
| Commercial Differential | Per rating unit | \$375.00 | \$560,625 | \$375.00 |
| General Differential | Per rating unit | \$187.50 | \$2,719,688 | \$187.50 |
| Stormwater Public Good Rate | | | | |
| Uniform Charge | Per rating unit | \$10.00 | \$351,425 | \$10.00 |
| Targeted Development Rates | | | | |
| Paihia CBD Development Rate | | | | |
| General Differential | Per SUIP | \$18.00 | \$38,601 | \$18.00 |
| Commercial Differential | Per SUIP | \$56.00 | \$19,208 | \$56.00 |
| Kaitāia BID Rate | | | | |
| Kaitāia BID Rate | Per \$ of Land Value | \$0.0007351 | \$57,500 | \$0.0007369 |
| BOI Recreation Centre rate | | | | |
| Uniform Targeted Rate | Per SUIP | \$5.00 | \$24,540 | \$5.00 |
| Sewerage Targeted Rates | | | | |
| Sewerage Capital Rates | | | | |
| Ahipara | | | | |
| Ahipara Connected | Per SUIP | \$362.47 | \$206,970 | \$344.07 |
| Ahipara Availability | Per rating unit | \$362.47 | \$40,234 | \$344.07 |
| Ahipara Additional Pans | Per Sub Pan ² | \$217.48 | \$12,396 | \$206.44 |
| East Coast** | | | | |
| East Coast* Connected | Per SUIP | \$356.76 | \$576,881 | \$320.26 |
| East Coast* Availability | Per rating unit | \$356.76 | \$140,563 | \$320.26 |
| East Coast* Additional Pans | Per Sub Pan | \$214.06 | \$31,895 | \$192.16 |
| Hihi | | | | |
| Hihi Connected | Per SUIP | \$1,288.37 | \$210,004 | \$1,302.32 |
| Hihi Availability | Per rating unit | \$1,288.37 | \$28,344 | \$1,302.32 |
| Hihi Additional Pans | Per Sub Pan | \$773.02 | \$5,411 | \$781.39 |
| Kaeo | | | | |
| Kaeo Connected | Per SUIP | \$800.49 | \$140,086 | \$762.14 |
| Kaeo Availability | Per rating unit | \$800.49 | \$16,810 | \$762.14 |
| Kaeo Additional Pans | Per Sub Pan | \$480.29 | \$40,344 | \$457.28 |
| Kaikohe | | | | |
| Kaikohe Connected | Per SUIP | \$276.46 | \$503,157 | \$247.16 |
| Kaikohe Availability | Per rating unit | \$276.46 | \$17,141 | \$247.16 |
| Kaikohe Additional Pans | Per Sub Pan | \$165.88 | \$127,230 | \$148.30 |
| Kaitāia & Awanui | | | | |
| Kaitāia & Awanui Connected | Per SUIP | \$536.91 | \$1,421,738 | \$464.60 |

| Rate | Basis of Assessment | Rates 2026/27 | | Rates 2025/26 |
|-----------------------------------|---------------------|----------------|--------------|---------------|
| | | Rate (GST Inc) | Total Rate | GST Inc |
| Kaitiāia & Awanui Availability | Per rating unit | \$536.91 | \$73,020 | \$464.60 |
| Kaitiāia & Awanui Additional Pans | Per Sub Pan | \$322.15 | \$275,760 | \$278.76 |
| Kawakawa | | | | |
| Kawakawa Connected | Per SUIP | \$589.29 | \$342,967 | \$598.61 |
| Kawakawa Availability | Per rating unit | \$589.29 | \$7,071 | \$598.61 |
| Kawakawa Additional Pans | Per Sub Pan | \$353.57 | \$61,521 | \$359.17 |
| Kerikeri | | | | |
| Kerikeri Connected | Per SUIP | \$625.36 | \$1,200,066 | \$628.31 |
| Kerikeri Availability | Per rating unit | \$625.36 | \$101,308 | \$628.31 |
| Kerikeri Additional Pans | Per Sub Pan | \$375.22 | \$169,599 | \$376.99 |
| Kohukohu | | | | |
| Kohukohu Connected | Per SUIP | \$1,256.28 | \$110,553 | \$1,079.28 |
| Kohukohu Availability | Per rating unit | \$1,256.28 | \$12,563 | \$1,079.28 |
| Kohukohu Additional Pans | Per Sub Pan | \$753.77 | \$12,060 | \$647.57 |
| Ōpononi | | | | |
| Ōpononi Connected | Per SUIP | \$389.24 | \$161,535 | \$265.38 |
| Ōpononi Availability | Per rating unit | \$389.24 | \$35,421 | \$265.38 |
| Ōpononi Additional Pans | Per Sub Pan | \$233.54 | \$21,953 | \$159.23 |
| Paihia | | | | |
| Paihia Connected | Per SUIP | \$520.39 | \$1,121,961 | \$520.41 |
| Paihia Availability | Per rating unit | \$520.39 | \$104,078 | \$520.41 |
| Paihia Additional Pans | Per Sub Pan | \$312.23 | \$382,170 | \$312.25 |
| Rangiputa | | | | |
| Rangiputa Connected | Per SUIP | \$279.47 | \$29,903 | \$280.05 |
| Rangiputa Availability | Per rating unit | \$279.47 | \$4,472 | \$280.05 |
| Rangiputa Additional Pans | Per Sub Pan | \$167.68 | \$671 | \$168.03 |
| Rawene | | | | |
| Rawene Connected | Per SUIP | \$682.11 | \$164,389 | \$524.00 |
| Rawene Availability | Per rating unit | \$682.11 | \$20,463 | \$524.00 |
| Rawene Additional Pans | Per Sub Pan | \$409.27 | \$19,236 | \$314.40 |
| Russell | | | | |
| Russell Connected | Per SUIP | \$559.31 | \$340,059 | \$555.69 |
| Russell Availability | Per rating unit | \$559.31 | \$75,507 | \$555.69 |
| Russell Additional Pans | Per Sub Pan | \$335.58 | \$48,995 | \$333.42 |
| Whangaroa | | | | |
| Whangaroa Connected | Per SUIP | \$723.96 | \$10,135 | \$807.56 |
| Whangaroa Availability | Per rating unit | \$723.96 | \$3,620 | \$807.56 |
| Whangaroa Additional Pans | Per Sub Pan | \$434.38 | \$4,778 | \$484.54 |
| Whatuwhiwhi | | | | |
| Whatuwhiwhi Connected | Per SUIP | \$412.23 | \$340,502 | \$399.88 |
| Whatuwhiwhi Availability | Per rating unit | \$412.23 | \$136,860 | \$399.88 |
| Whatuwhiwhi Additional Pans | Per Sub Pan | \$247.34 | \$4,452 | \$239.93 |
| Sewerage Public Good Rate | | | | |
| Uniform Charge | Per rating unit | \$15.00 | \$527,153 | \$15.00 |
| Sewerage Operating Rate | | | | |
| Connected Rate (All Schemes) | Per SUIP | \$999.66 | \$13,945,320 | \$917.06 |
| Subsequent Pan Rate (All Schemes) | Per Sub Pan | \$599.80 | \$2,462,774 | \$550.23 |
| Water Targeted Rates | | | | |
| Water Capital Rates | | | | |
| Kaikohe | | | | |
| Kaikohe Connected | Per SUIP | \$407.85 | \$824,265 | \$399.92 |
| Kaikohe Availability | Per rating unit | \$407.85 | \$20,393 | \$399.92 |
| Kaitiāia | | | | |
| Kaitiāia Connected | Per SUIP | \$486.97 | \$1,290,957 | \$538.76 |
| Kaitiāia Availability | Per rating unit | \$486.97 | \$42,366 | \$538.76 |
| Kawakawa | | | | |
| Kawakawa Connected | Per SUIP | \$496.04 | \$596,736 | \$468.18 |
| Kawakawa Availability | Per rating unit | \$496.04 | \$15,377 | \$468.18 |
| Kerikeri | | | | |

| Rate | Basis of Assessment | Rates 2026/27 | | Rates 2025/26 |
|--------------------------------|---------------------|----------------|--------------|---------------|
| | | Rate (GST Inc) | Total Rate | GST Inc |
| Kerikeri Connected | Per SUIP | \$267.70 | \$840,846 | \$238.15 |
| Kerikeri Availability | Per rating unit | \$267.70 | \$39,887 | \$238.15 |
| Okaihau | | | | |
| Okaihau Connected | Per SUIP | \$472.27 | \$86,898 | \$410.99 |
| Okaihau Availability | Per rating unit | \$472.27 | \$6,612 | \$410.99 |
| Omapere/Ōpononi | | | | |
| Omapere/Ōpononi Connected | Per SUIP | \$782.69 | \$334,991 | \$681.73 |
| Omapere/Ōpononi Availability | Per rating unit | \$782.69 | \$50,875 | \$681.73 |
| Paihia | | | | |
| Paihia Connected | Per SUIP | \$308.76 | \$684,521 | \$242.33 |
| Paihia Availability | Per rating unit | \$308.76 | \$27,171 | \$242.33 |
| Rawene | | | | |
| Rawene Connected | Per SUIP | \$314.36 | \$103,739 | \$266.94 |
| Rawene Availability | Per rating unit | \$314.36 | \$5,344 | \$266.94 |
| Uniform Charge | Per rating unit | \$15.00 | \$527,153 | \$15.00 |
| Water by Meter Rates | | | | |
| Potable Water | | \$4.78 | \$10,888,161 | \$4.62 |
| Non-potable Water | | \$3.11 | \$3,109 | \$3.00 |
| Non-Metered Rates | | | | |
| Non-metered Potable Rate | Per SUIP | \$1,586.92 | \$90,454 | \$1,527.92 |
| Non-metered non-potable Rate | Per SUIP | \$1,168.42 | \$0 | \$1,123.84 |
| Drainage Targeted Rates | | | | |
| | Per Ha of Land Area | \$17.77 | \$161,349 | \$13.00 |
| Kaikino | | | | |
| Kaikino A | Per Ha of Land Area | \$8.35 | \$3,137 | \$7.64 |
| Kaikino B | Per Ha of Land Area | \$4.18 | \$1,572 | \$3.82 |
| Kaikino C | Per Ha of Land Area | \$1.39 | \$1,833 | \$1.28 |
| Motutangi | | | | |
| Motutangi A | Per Ha of Land Area | \$39.16 | \$18,665 | \$32.05 |
| Motutangi B | Per Ha of Land Area | \$19.58 | \$9,658 | \$16.03 |
| Motutangi C | Per Ha of Land Area | \$6.54 | \$10,178 | \$5.35 |
| Waiharara | | | | |
| Waiharara A | Per Ha of Land Area | \$9.50 | \$1,367 | \$8.21 |
| Waiharara B | Per Ha of Land Area | \$4.75 | \$3,643 | \$4.11 |
| Waiharara C | Per Ha of Land Area | \$1.59 | \$818 | \$1.37 |

Example of rates on different land uses and values

| Land Values | General Rates | UAGC | Road UAGC | Roading Rate | Ward Rate Average | Public Good Rate | Wastewater Average | Water Average (Excluding Usage) | Final Rates 2026/27 | AP 2025/26 |
|------------------------------|---------------|--------|-----------|--------------|-------------------|------------------|--------------------|---------------------------------|---------------------|------------|
| Residential | | | | | | | | | | |
| \$100,000 | \$ 382 | \$ 450 | \$ 100 | \$ 10 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 3,316 | \$ 3,199 |
| \$250,000 | \$ 954 | \$ 450 | \$ 100 | \$ 24 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 3,903 | \$ 3,718 |
| \$500,000 | \$ 1,908 | \$ 450 | \$ 100 | \$ 48 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 4,882 | \$ 4,584 |
| \$750,000 | \$ 2,862 | \$ 450 | \$ 100 | \$ 73 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 5,860 | \$ 5,449 |
| \$1,000,000 | \$ 3,816 | \$ 450 | \$ 100 | \$ 97 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 6,838 | \$ 6,314 |
| Rural & Lifestyle | | | | | | | | | | |
| \$100,000 | \$ 382 | \$ 450 | \$ 100 | \$ 11 | \$ 451 | \$ 40 | - | - | \$ 1,433 | \$ 1,446 |
| \$250,000 | \$ 954 | \$ 450 | \$ 100 | \$ 27 | \$ 451 | \$ 40 | - | - | \$ 2,022 | \$ 1,967 |
| \$500,000 | \$ 1,908 | \$ 450 | \$ 100 | \$ 53 | \$ 451 | \$ 40 | - | - | \$ 3,002 | \$ 2,834 |
| \$750,000 | \$ 2,862 | \$ 450 | \$ 100 | \$ 80 | \$ 451 | \$ 40 | - | - | \$ 3,983 | \$ 3,702 |
| \$1,000,000 | \$ 3,816 | \$ 450 | \$ 100 | \$ 106 | \$ 451 | \$ 40 | - | - | \$ 4,963 | \$ 4,570 |
| Commerical | | | | | | | | | | |
| \$100,000 | \$ 1,049 | \$ 450 | \$ 100 | \$ 27 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 4,002 | \$ 3,805 |
| \$250,000 | \$ 2,624 | \$ 450 | \$ 100 | \$ 68 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 5,617 | \$ 5,234 |
| \$500,000 | \$ 5,247 | \$ 450 | \$ 100 | \$ 136 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 8,308 | \$ 7,614 |
| \$750,000 | \$ 7,871 | \$ 450 | \$ 100 | \$ 204 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 11,000 | \$ 9,994 |
| \$1,000,000 | \$ 10,495 | \$ 450 | \$ 100 | \$ 272 | \$ 451 | \$ 40 | \$ 1,493 | \$ 391 | \$ 13,691 | \$ 12,375 |

Notes:

1. Land Values are indicative amounts only.
2. Public Good Rate if for sewage, water and stormwater.