



# Auckland Council rates

## Here's how it works ...

August 2025



# Agenda



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Introduction

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Why and how we set rates

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Revaluation and its impact

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Rating Policy

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Questions/Patai

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Summary and close



# Why and how we set rates

Ross Tucker

Group Chief Financial Officer



**PARKS**

**PUBLIC  
TRANSPORT**

**BILL**



**\$\$\$**

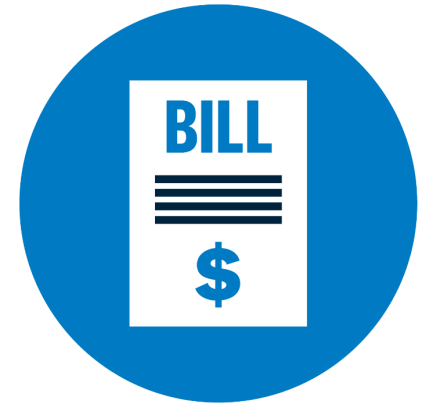
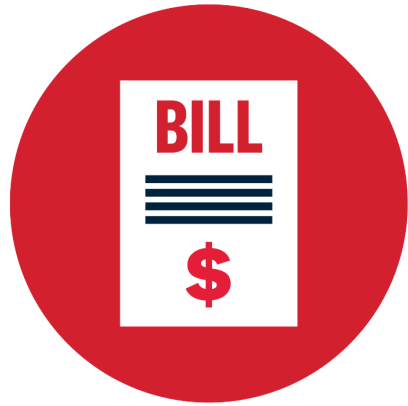
**ART  
GALLERIES**

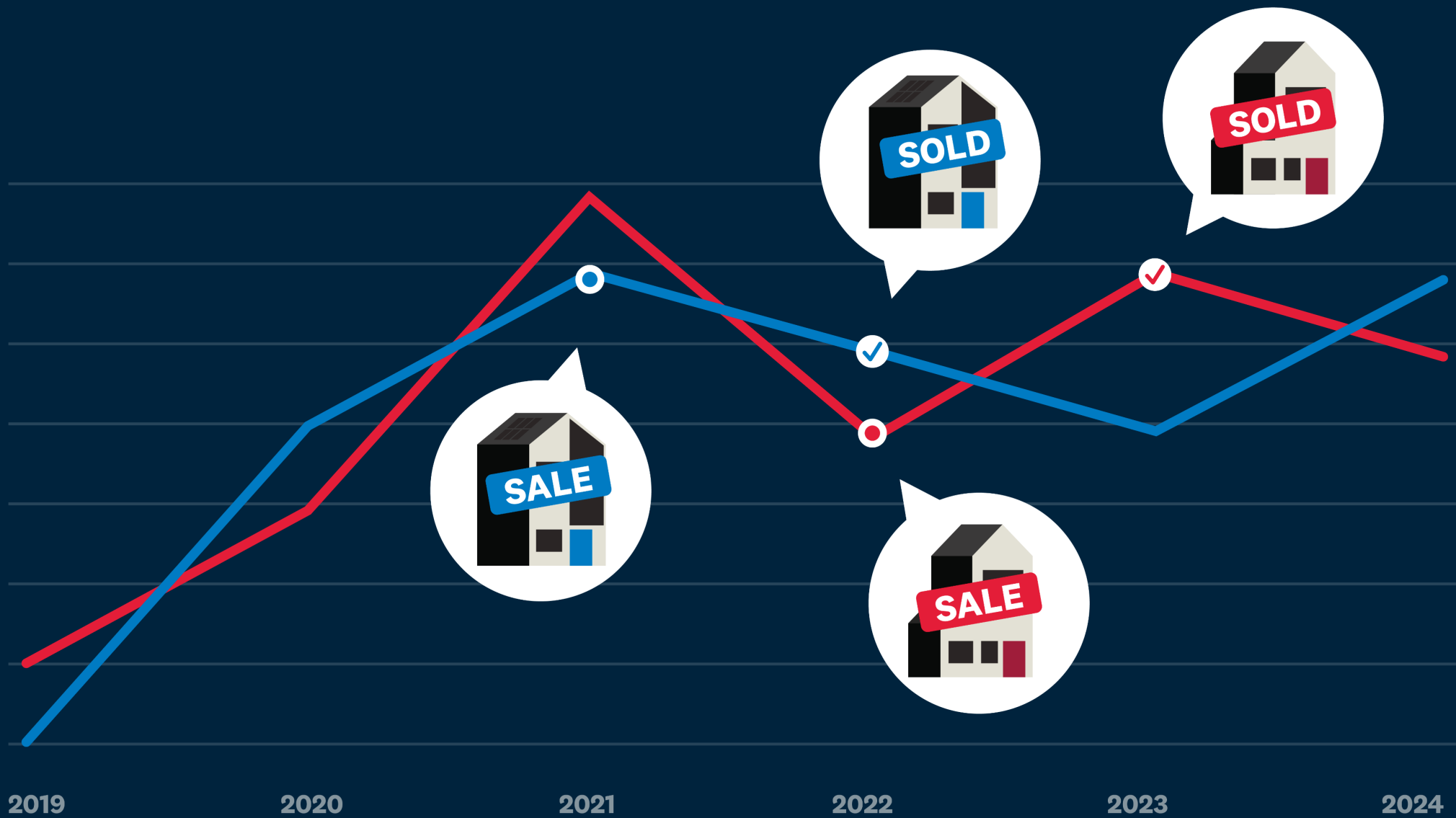
**COMMUNITY  
FACILITIES**

**MUSEUMS**

**RUBBISH  
COLLECTION**

**ENVIRONMENTAL  
SERVICES**





# CV CHANGE

# RATES

**Higher**



**More than  
5.8%**



**Average**



**5.8%**

**Lower**



**Less than  
5.8%**





## Assistance available

- Anyone concerned about paying rates is encouraged to get in touch.
- We have a range of assistance available:
  - a government-funded rates rebate scheme
  - a rates postponement scheme for residential properties
  - flexible payment options, such as direct debits offering weekly, fortnightly, monthly, quarterly, and annual payment.
- The rates rebate threshold for SuperGold card holders increased from \$31,510 to \$45,000. More ratepayers on NZ superannuation eligible for a rebate.
- [See the Auckland Council website](#) and our rates invoices for information on the support available.





## Further Information

Website: [aucklandcouncil.govt.nz](https://aucklandcouncil.govt.nz)

Email: [rateswebinar25@aucklandcouncil.govt.nz](mailto:rateswebinar25@aucklandcouncil.govt.nz)

For Annual Plan information:

[aucklandcouncil.govt.nz/AnnualPlan](https://aucklandcouncil.govt.nz/AnnualPlan)



# Revaluations and impacts

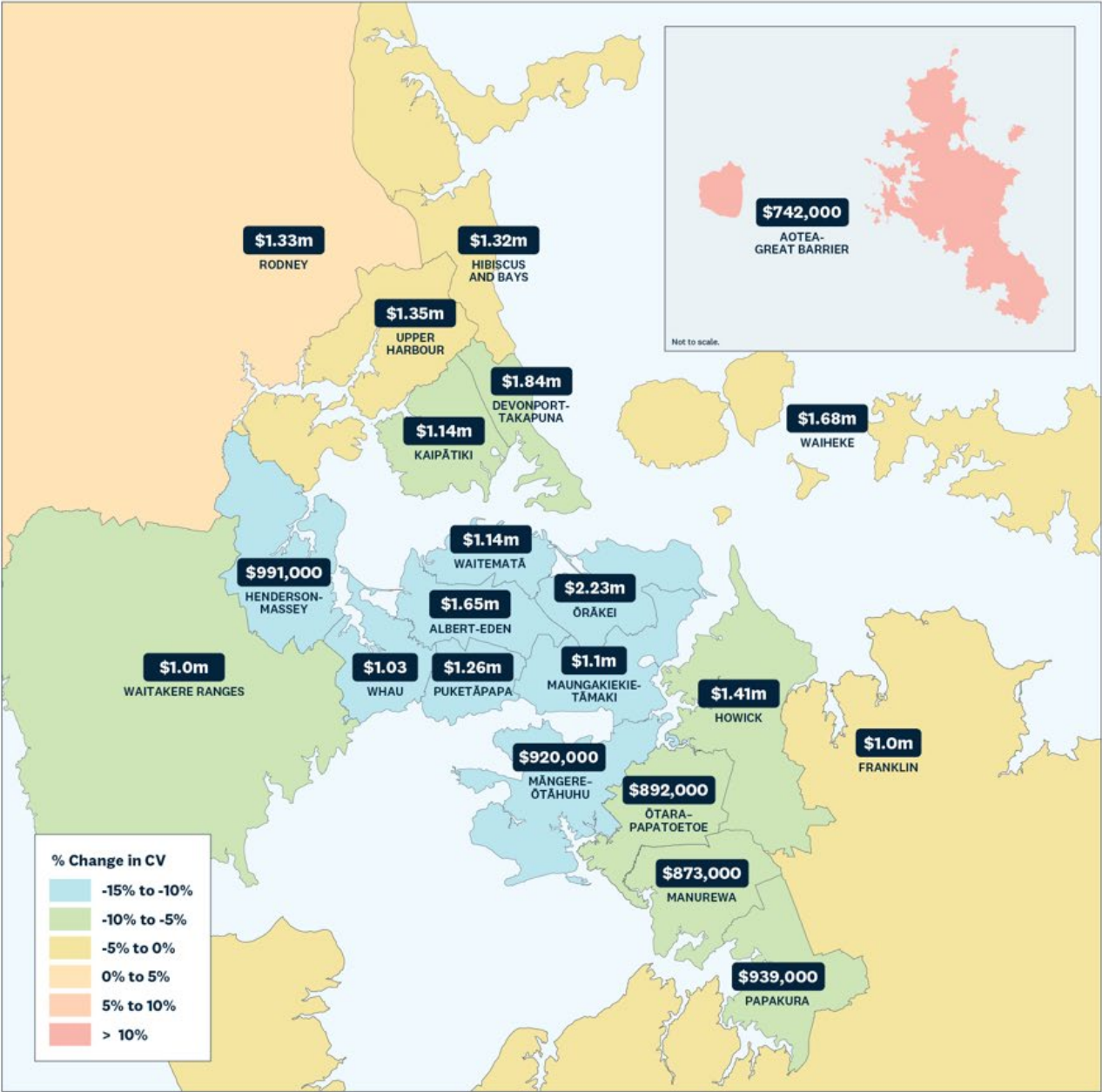
Rhonwen Heath

Head of Rates Valuations and Data Management



# Auckland rating valuation 2024

Average 2024 residential capital value movements by local boards, across Auckland. **The average CV for Auckland is now \$1.29m.**



## Percentage change in CV by local board since 2021

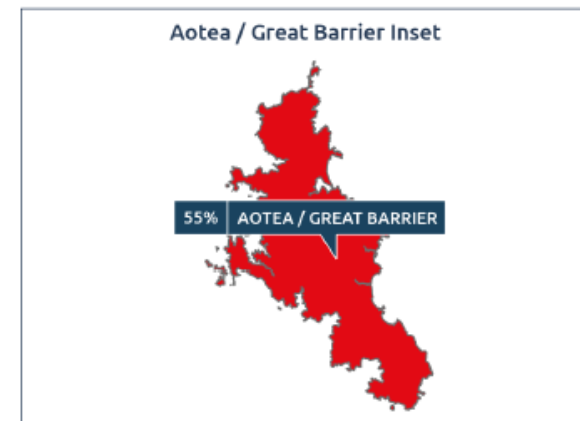
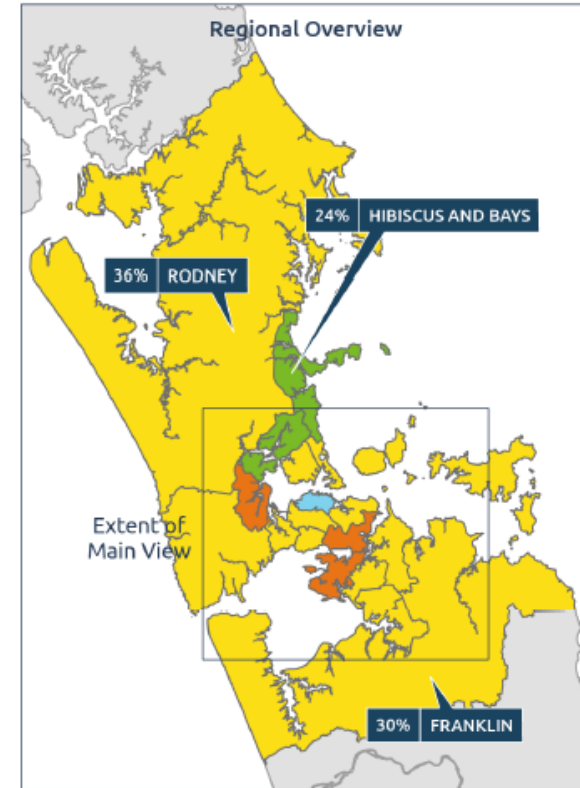
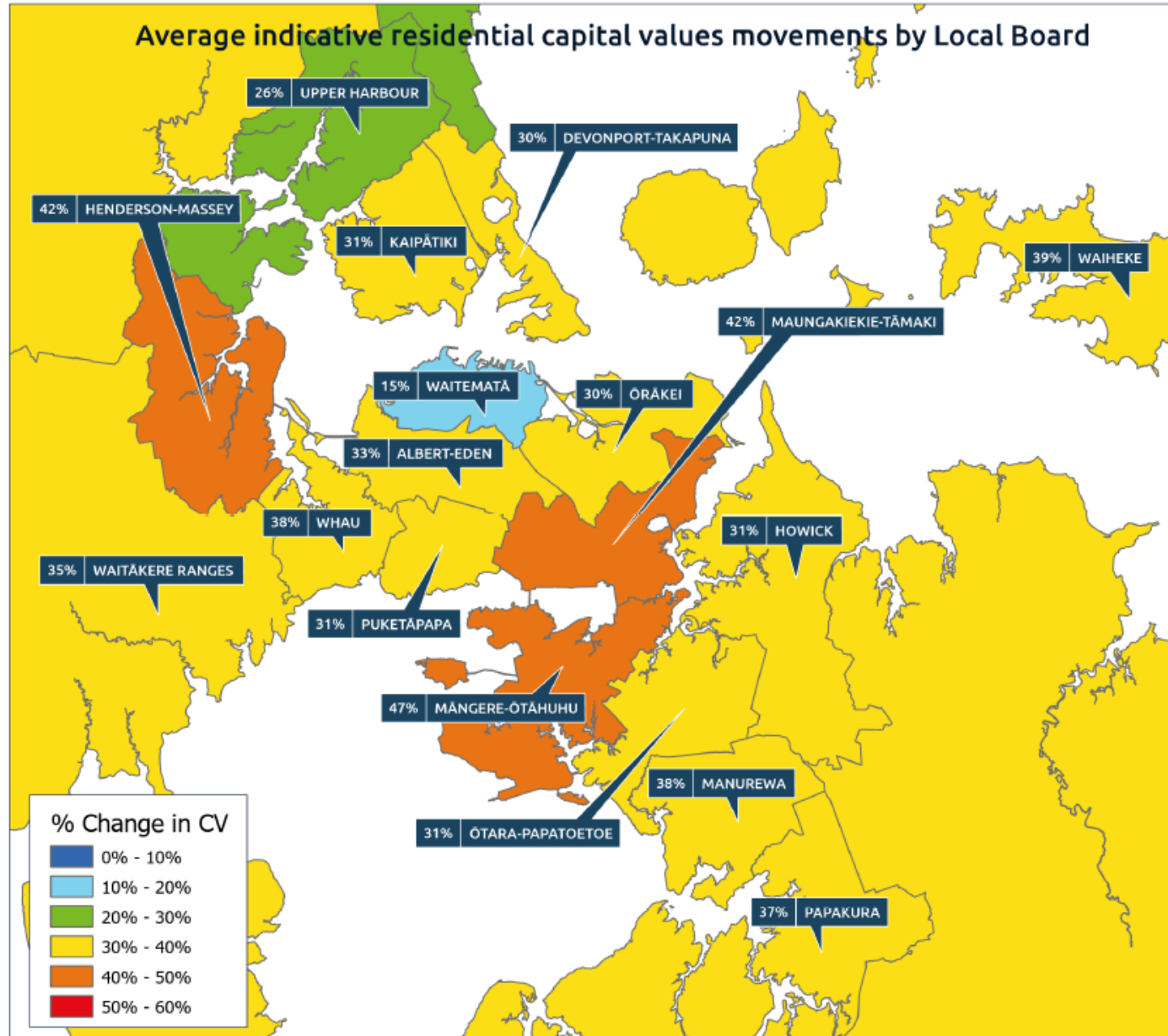
Albert-Eden	-13%
Aotea Great Barrier	+38%
Devonport-Takapuna	-9%
Franklin	-1%
Henderson-Massey	-12%
Hibiscus and Bays	-4%
Howick	-8%
Kaipātiki	-10%
Māngere-Ōtāhuhu	-13%
Manurewa	-8%
Maungakiekie-Tāmaki	-13%
Ōrākei	-11%
Ōtara-Papatoetoe	-7%
Papakura	-6%
Puketāpapa	-14%
Rodney	0%
Upper Harbour	-4%
Waiheke	-2%
Waitakere Ranges	-9%
Waitematā	-13%
Whau	-13%

## Valuation changes by sector

	% CV Change
Industrial	+5%
Lifestyle	+4%
Rural	+4%
Commercial	-5%
Residential	-9%



# Revaluation 2021



# Rating valuation 2024 - Notable Factors



- **Further from city centre held up slightly better**  
Papakura, Hibiscus & Bays, Upper Harbour and Franklin (-6% to -1% change).
- **Closer to the centre, above-average reductions**  
Albert-Eden, Puketāpapa, Maungakiekie-Tāmaki, Waitematā, Ōrākei and Whau (-11% to -14%).
- **Some have bucked the trend**  
Rodney has held its values (0%) and Great Barrier is up (+38%).
- **Reduced demand for redevelopment potential contributed to larger declines**  
Māngere, Henderson, Massey, Glen Innes, Point England and Panmure.
- **Land values are the driver**  
Residential land is down 13%. Commercial land is down 6%.
- **Storm-affected properties**  
Diverse trends that reflect the overall market. Muriwai (+12%), Henderson (-10%) and Sandringham (-16%).



# Rating Policy

Andrew Duncan

Manager Financial Policy





# Rating Policy

## Overall rating policy

- Revenue requirement
  - 31% from business (incl rural and urban)
  - 69% non-business (incl rural, urban and farm/lifestyle)

## Categories and Differentials

- Rural business and residential 90% of respective urban rates in the dollar
- Farm/lifestyle 73.8% of urban residential rate in the dollar

## Rubbish and other rates

- Overall waste management rates up 3%
- Some region wide value based targeted rates funding additional investment in water quality, natural environment, and climate investment
- New standardised rates funded rubbish collection



# Revaluation changes over time

Number (per cent) of rating units by CV change across different revaluation cycles

CV change category	2017 revaluation	2021 revaluation	2024 revaluation
Residential over 20 %	12,000 (3%)	51,000 (10%)	17,400 (3%)
Residential decrease	176,000 (37%)	138,000 (27%)	84,000 (15%)
Farm/lifestyle over 20 %	4,000 (15%)	2,000 (7%)	3,000 (9%)
Farm/lifestyle decrease	7,000 (24%)	12,000 (40%)	3,000 (9%)





# Impact of 2024 revaluations on rates in Rodney and Franklin

Local board	Average old CV	Average new CV	Average CV % change	Average total rates 24/25	Average total rates 25/26	Average rates change \$	Average rates change %	Average impact of rubbish rate	Average rates change % excluding rubbish
<b>Franklin</b>									
Farm and lifestyle	\$2.23m	\$2.26m	1%	\$4,516	\$5,053	\$537	11.9%	3.4%	8.5%
Residential	\$1.07m	\$1.05m	-2%	\$2,943	\$3,438	\$494	16.8%	5.2%	11.6%
<b>Rodney</b>									
Farm and lifestyle	\$2.09m	\$2.14m	2%	\$4,324	\$4,863	\$539	12.5%	3.4%	9.1%
Residential	\$1.34m	\$1.37m	2%	\$3,481	\$4,159	\$677	19.5%	4.7%	14.8%



# Impact of 2024 revaluations on rates

Example of properties that have gone up and down in Rodney and Franklin

Local board	Address	CV \$			Rates \$		
		Old	New	Change	24/25	25/26	Change
Franklin	Pukekohe	6,550,000	4,100,000	- 37%	11,460	8,245	-28%
	Drury	1,550,000	1,700,000	10%	3,298	3,986	21%
Rodney	Dairy Flat	2,300,000	1,445,000	-37%	4,611	3,605	-22%
	Pine Valley	1,575,000	1,750,000	11%	3,437	4,137	20%





**Pātai?**



# Summary and close

