



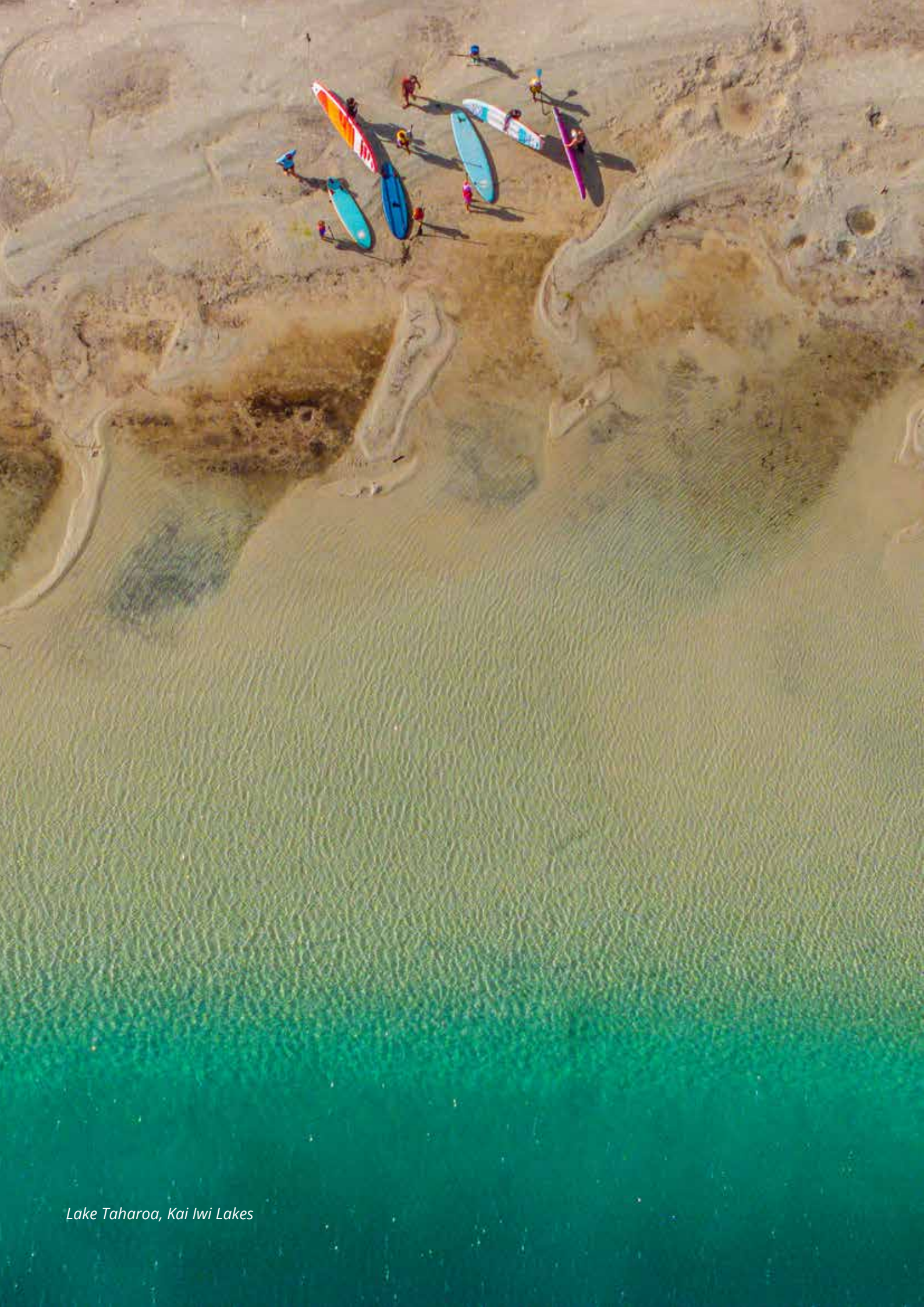
KAIPARA
DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

MAHERE Ā-TAU ANNUAL PLAN 2026/2027

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Lake Taharoa, Kai Iwi Lakes



He Pānui mai te Koromatua Mayor's message

It's my pleasure to share our Annual Plan for 2026/2027 with you. This plan reflects a careful balance, continuing to invest in the services and infrastructure our communities rely on, while recognising that many households are under financial pressure.

I know that rates are front of mind for so many people in our community. We signalled an average rates increase of 8.9% after growth in our Long Term Plan for this year. Following a line-by-line budget review this was reduced to 7.9%. Ratepayers continued to raise concerns with me about affordability with many households feeling the pinch as a result of rising living costs including fuel prices. I raised a notice of motion late in the process to bring the average rates increase down a further 4%. This initiative was successful and on average, rates will now increase by 3.9% across the district this year (after growth). While any rates increase is challenging, this is a significant reduction from the original proposal. This decision reflects a conscious effort to provide some relief where we can. We still need to invest in our district, we still need to keep delivering services that meet the needs of our community, but we must be realistic about what people can afford. This way forward reflects that balance.

I am genuinely excited about so much of our work planned this year, not least the major investment we continue to make in our roading

network. We know reliable roading makes a real difference to everyday life in Kaipara, whether it's getting to work, school, or moving goods around our district. That's why we continue to prioritise roading, with funding set aside for major resilience and sealing projects to speed up improvements across the district and make the most of external funding. This sits alongside our broader capital works programme and ongoing maintenance work.

Alongside this, we also have a \$54 million capital works programme planned. This is delivering growth infrastructure, renewing essential assets, and improving the services we provide to our communities. These are long-term investments in our district's future, and they're critical to supporting a growing and resilient district.

Kaipara is making solid progress, and there's real momentum behind us. With a clear direction and our communities alongside us, we're well placed to keep building a district that works for everyone.

Thank you for your ongoing engagement and support.

Jonathan Larsen
Mayor, Kaipara District Council

He Pānui mai te Tumu Whakarae Chief executive's message



It's a privilege to be writing to you for the first time here as chief executive of Kaipara District Council. While I've only been in the role for a short time, I've already seen the powerful sense of community that makes Kaipara such a special place, people who care deeply about where they live and who are willing to dig in and get involved to shape its future. Kaipara is fortunate to have elected members and a community backing them who are so passionate.

Across the country, local government is evolving, with central government signalling reforms aimed at simplifying how councils operate and how services are delivered. At the same time, changes to the Resource Management Act will reshape how we plan for growth, manage our environment, and work alongside our communities and partners. These reforms are multi-year and will take time to land, but they will influence the decisions that are made now and into the future.

We are also well into the transition of our waters services to Northland Waters. This is a major piece of work for our council and our staff, as we prepare for a regional council-controlled organisation to be fully operational by 1 July 2027. It's a complex programme that requires careful coordination, but it is also an opportunity to strengthen how water services are delivered for our communities over the long term.

Through all of this change, our focus is clear: to support our elected members to represent your voices, to keep delivering the services you rely on every day, and to continue building on what Kaipara does well. We are about delivering change at a pace that is sustainable and affordable, while keeping a close eye on the basics. That includes maintaining and improving our local roads, keeping parks and reserves maintained, making sure rubbish is collected, progressing key infrastructure projects and building in resilience where possible.

I've been impressed by the capability of our staff and the energy of the Kaipara community. There's a strong foundation here, and a real opportunity to keep building on it.

I'm proud to be part of this organisation and to serve Kaipara.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Jazz Singh
Chief Executive Kaipara District Council

Ngā Kaikaunihera o te Kaipara Kaipara District Council elected members



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He aha he Mahere ā-tau? What is an Annual Plan?

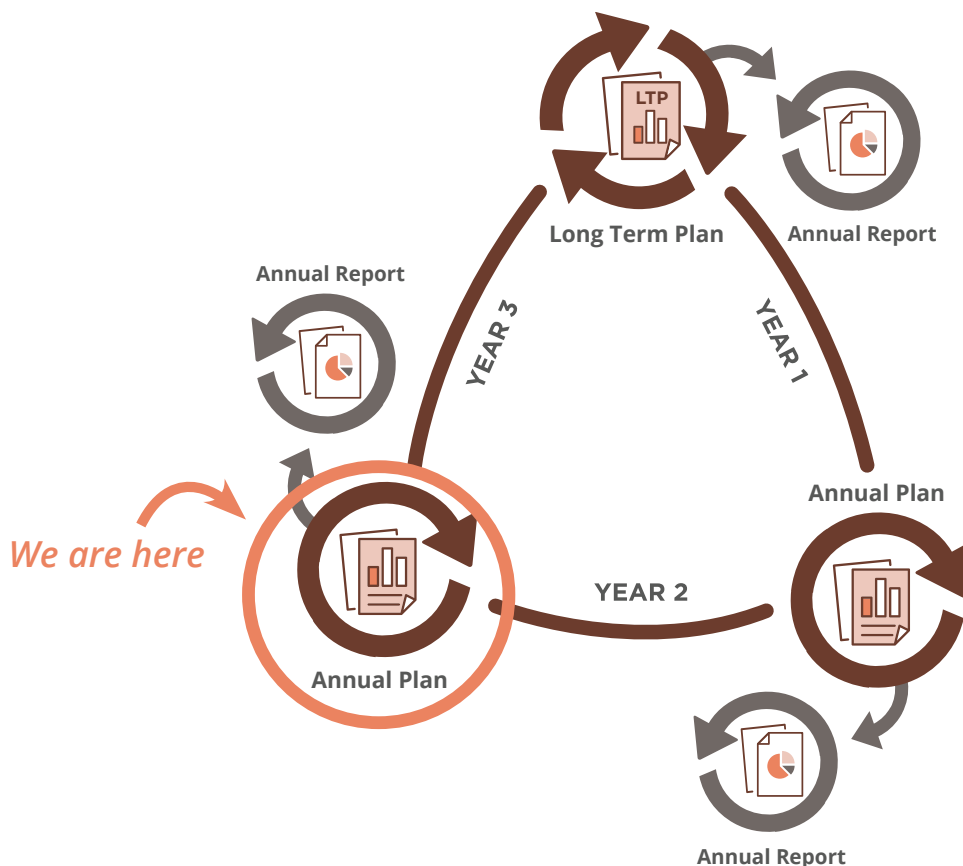
Every three years we consult with the community and develop a Long Term Plan (LTP). The LTP sets our vision, direction, our budgets, and our work plans for the years ahead.

Due to the significant impact of Cyclone Gabrielle and other 2023 extreme weather events to our district, central government offered us a breather in the form of the Severe Weather Emergency Recovery (Local Government) Order 2023. We are one of eight councils around New Zealand who were able to adopt a three year LTP with a focus on recovery. The LTP we are currently working from covers the period 2024 to 2027, and was adopted in June 2024.

The LTP is our lead document and should be the first port of call if you are after additional information on any of our planned activities. You can find it online at www.kaipara.govt.nz

In each of the two years between adopting an LTP, we prepare an Annual Plan. The Annual Plan is a yearly update against what has been set out through the LTP, including any changes to budgets and work plans for that one year. If there are any significant or material changes in the Annual Plan, we consult with the community to ensure we are on the right path.

This Annual Plan 2026/2027 is the third year of our current LTP 2024–2027 and looks at the period from July 2026 through to the end of June 2027.



He aha ka ārahi ā mātou hōtaka mahi

What drives our work programmes

Elected members agreed on a vision and community outcomes for the Long Term Plan 2024–2027. The vision and outcomes set the direction we all work towards and guides our work programmes.

Our strategic direction - our vision and community outcomes

HEALTHY ENVIRONMENT

- Support the minimisation of waste and its impact on the environment
- Ensure maintenance and resilience of flood protection systems
- Balance growth with climate adaptation

PROSPEROUS ECONOMY

- Actively promote Kaipara as the place to be
- Promote pro-growth and business friendly initiatives
- Ensure infrastructure keeps pace with growth, utilising economies of scale
- Support tourism and industry with Kaipara as a destination of choice



VIBRANT COMMUNITIES

- Attract and welcome new residents to our district
- Advocate for inclusive communities
- Empower our communities to contribute and thrive

DEPENDABLE ROADING

- Provide tangible roading maintenance improvements
- Improve public access for safe and reliable travel between and within our towns and communities
- Enable seal extension opportunities
- Footpaths are properly maintained and safe
- Crossings are fit for purpose for property type

AFFORDABLE LIVING

- Facilitate growth, accessibility and affordability with land zoning and desirable lot sizes
- Increase affordable land supply through rural and urban growth whilst carefully managing current high growth areas
- Create and promote systems for affordable housing design and pre-approval
- Minimise consenting requirements and costs and streamline consent processes



WĀHANGA TAHI

He aha kei te haere

SECTION ONE

What's happening



Pouto

He aha ngā mea tīni mai te Mahere Pae Tawhiti What's changed from the Long Term Plan?

Under the Long Term Plan 2024 – 2027, average rates for the 2026/2027 year were set at 8.9% after growth. Council has since approved changes to the budgets for the Annual Plan 2026/2027, reducing the average rates increase to 3.9% after growth. These changes are outlined below.

We carried out a detailed, line-by-line review of the budget. This identified savings in activities such as solid waste and treasury. These savings help offset increased costs in other areas, including open spaces maintenance and staffing, where demand continues to grow.

We have also included a small number of new items. These include \$1.5 million (debt funded) for the Te Tai Tokerau Water Trust pipeline to support economic development, and \$2 million for the Kaihu Valley Trail to help position the project for potential central government funding.

Forestry budgets have been updated to reflect the beginning of planned harvesting in 2027. The expected net return of \$1.7 million will go back into reserves to support future funding needs.

We have also reviewed and rephased some capital projects. The most significant change is deferring most of the proposed Mangawhai Library development to 2028, reducing planned spend in this period by \$4.5 million. A remaining \$1.5 million is retained in this period as the project spans multiple years. Funding for the Maungatūroto treatment plant has also been adjusted, with \$400,000 removed as the project is now expected to be funded through a subsidy rather than rates.

Roading remains a key priority. We've added and adjusted a number of programmes, using existing budgets, savings from other areas, and some additional borrowing. This includes \$3 million for district-wide road sealing, \$8.2 million for targeted low-cost, low-risk improvements, and \$5.5 million for traction sealing to help improve safety and resilience across the network.

After these changes, an overall average rates reduction of 1% was achieved.

Elected members also considered the cost-of-living crisis being experienced by so many in the community. In May staff were asked to do further work to reduce the average rates rises down a further 4%, achieved by funding some roading renewal capital works through debt rather than rates, with the cost spread over 10 years and the option to repay earlier using future surpluses.

It is important to note that debt-funded projects included in the Annual Plan 2026/2027 do not immediately impact rates. Under the budget model, repayments and full interest costs commence in the year following a project entering the work programme, although this may not occur if surpluses are utilised.

Following all of the above changes, average rates will increase by 3.9% after growth, 5% lower than originally planned in the Long Term Plan. This is an average, meaning some across the district will experience a higher change than that and others lower. You can find examples of properties impacts in Section three of this document.

The Water by Meter charge, for those on water supply has remained fairly stable. The first cubic meter charge is increasing by \$10.25 (5%) and .24c (4.57%) for the usage beyond the first. For properties not connected to water supply but connectable, the rate has increased by \$7.68 (5%).

We are projecting year-end debt levels at \$72 million and cash reserves at \$6 million, contingent on completing capital projects from 2025 and 2026 that are still underway.

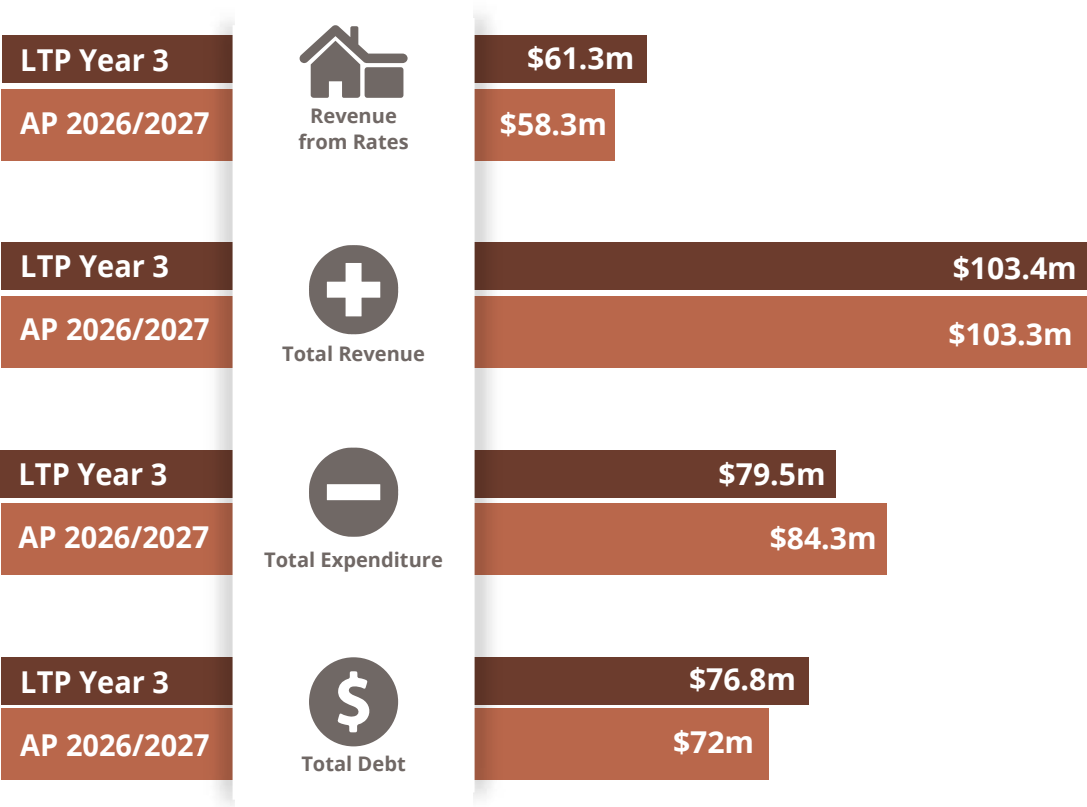


Council continues to be in a relatively strong and manageable debt position compared to many other councils. While debt is projected at \$72 million, this reflects a planned and prudent approach to funding long-term infrastructure and community assets. Importantly, a significant share of our capital programme is supported by external funding, which reduces the burden on ratepayers. We also maintain strong cash reserves, providing a buffer for unexpected costs. Overall, our debt levels remain within sustainable limits, giving us confidence that we can continue investing in essential services and growth while keeping affordability front of mind.

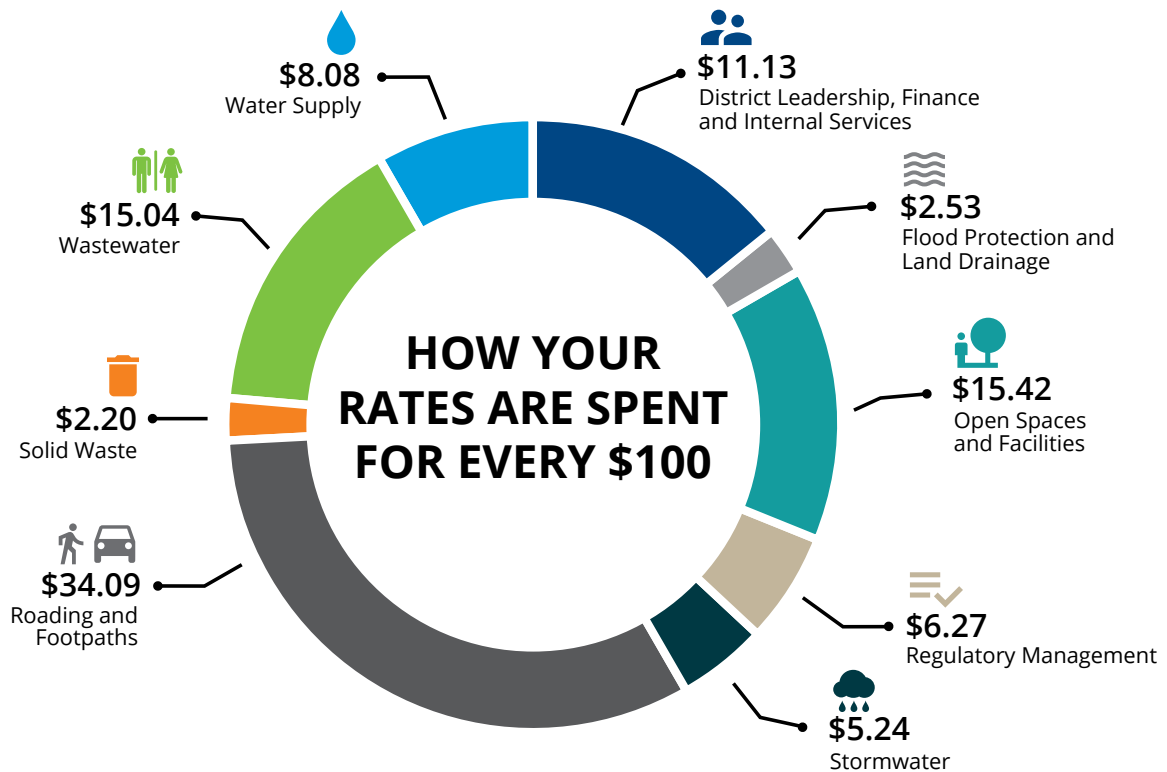
We have \$54 million planned for capital projects across our work programmes, with a significant portion of this funded by external sources such as New Zealand Transport Agency (NZTA). There will also be additional capital project costs, currently estimated to be \$29 million, which are projects we are still working on carried forward from the 2025/2026 year.

Whakarāpopoto ngā mahi | Operational summary

This chart shows the comparison between Year 3 of our LTP 2024–2027 versus the planned budget for this Annual Plan 2025/2026. More detailed financial information is included in Section Two of this document.



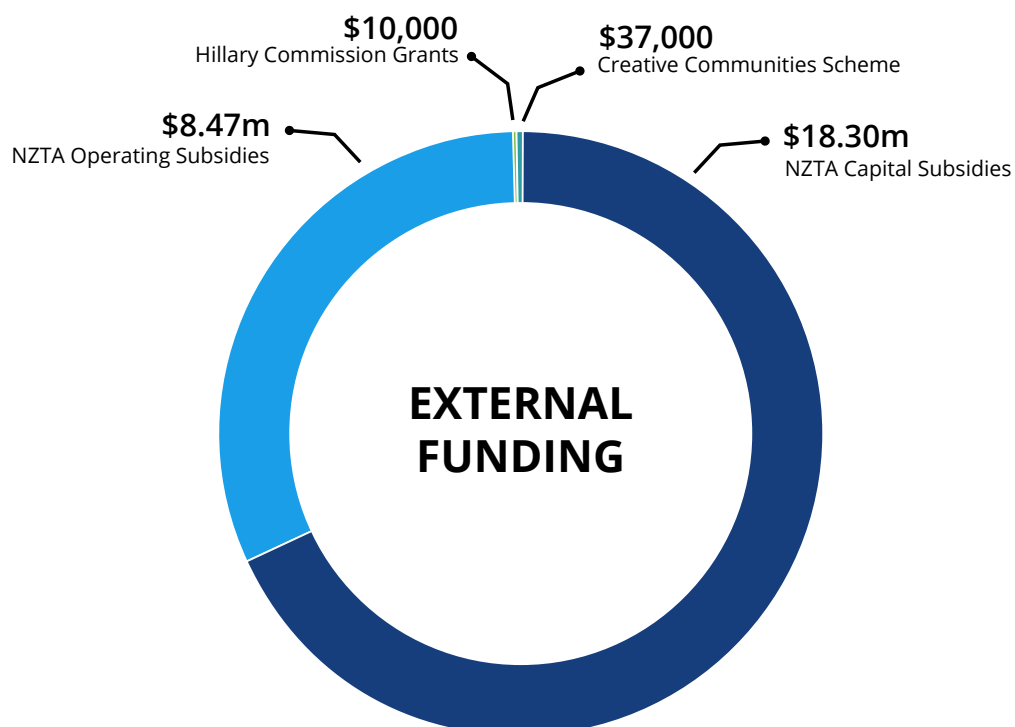
Pēhea ka pau āu reiti | How your rates are spent



This table show overall council expenditure. Some of these rates do not apply to all ratepayers, such as water supply.

Pūtea mōwaho | External funding

Some of our projects are supported by central government funding. Without this funding many of our major infrastructure projects would not be possible.



Kaupapa matua pūtea | Key financials

Operational summary	LTP Budget Year 3 2026/2027 (\$000s)	Annual Plan 2026/2027 (\$000s)	Notes
Rates	61,300	58,328	Reduced rates to below what was projected in the LTP 2024 – 2027 via February's line by line review and drawing 4% from debt to fund roading renewals. This amount includes water supply targeted rates and penalty revenue
Other revenue (including activity income, contribution revenue and investments and other income)	13,196	18,187	Increase of activity revenue of \$5.075m relates to expected sale of timber from the catchment forest in 2027
Subsidies and grants received	28,911	26,813	Less subsidies than what was projected in the LTP, largely as a result of NZTA capping their budgets after LTP adopted at lower levels than what we had planned for
Total operating revenue including grants	103,407	103,329	
Activity costs	40,149	42,182	Increase in activity costs of \$3.979m relates to cost of sales for the forestry catchment activity
Employee benefits	17,308	17,494	Inclusion of new roles – Digital Services, Planning and Policy Administrator, Economic Development staff and Events Coordinator
Finance costs	3,563	3,746	Higher as a result of new debt funded projects
Depreciation	18,527	20,860	Increased to more accurate prediction of depreciation per known asset values. Not all depreciation is funded
Total operating expenses	79,547	84,282	
Surplus/(deficit)	23,860	19,047	Most of the surplus goes to fund the roading capital programme
Average rates increase (after 1% growth)	8.9%	3.9%	
Closing balance net debt as at 30 June 2027	76,780	72,064	This level of debt is dependent on the capital works programme being achieved, including the projects currently underway in 2025/2026. Some projects have been rephased as council focus has been on improving project planning

Reforms affecting local councils

In November 2025, central government announced proposals to simplify local government, including changes to regional governance arrangements and new expectations for how councils plan and deliver services at a regional level.

Simplifying local government

Following consultation, central government refined its approach to a staged pathway to reform, which includes:

- a voluntary Head Start pathway for councils that are willing and able to progress reorganisation early, with outline proposals for potential new unitary authorities due by August 2026, and final policy decisions on detailed proposals expected in early 2027
- a backstop approach of wider local government reform after the 2028 local elections for those councils who do not take part in the Headstart pathway, replacing regional councillors with an interim governance arrangement (such as a board of mayors, Crown commissioners, or a hybrid model), with final decisions on the approach to be made next year.

Northland councils are working together to understand the implications of the reforms for communities, services and decision-making.

At its May meeting, elected members confirmed Kaipara District Council participation in a Local Government Reform Elected Member Steering Group and nominated Councillor Craig Jepson and Councillor Gordon Lambeth to represent the district, alongside Mayor Jonathan Larsen (automatically a member under the group's terms of reference). The steering group brings together elected representatives from all four councils across Northland to provide regional leadership and oversight of work exploring how local government could be organised in the future.

While it does not make decisions on behalf of councils, the group will provide recommendations for each council to consider.

At this stage, no changes are required to council's current services or activities. We will keep the community informed as the reform programme progresses.

Northland Waters

Whangārei, Kaipara and Far North district councils have agreed to establish a Northland-wide council-controlled organisation (CCO) to deliver drinking water and wastewater services from July 2027.

Northland Waters will be a specialist, region-wide water services provider, delivering these services on behalf of all three councils.

It will bring together expertise, scale and investment capability to deliver safe, reliable and resilient water services, while remaining responsive to local community needs.

This change is coming as a result of the Local Water Done Well reforms driven by central government, which aim to address New Zealand's long-standing drinking, wastewater and stormwater challenges.

The government's framework is designed to enable councils to deliver water services in a way that is financially sustainable, compliant with regulatory standards and responsive to local community needs.



It provides flexibility for councils to collaborate regionally to achieve the scale and capability required for effective service delivery, while maintaining local ownership.

Under this framework, councils needed to develop water services plans that demonstrate their ability to meet these requirements, encouraging them to work with neighbouring districts on solutions that could benefit larger regions.

All going as planned and the CCO is up and running 1 July 2027, this Annual Plan 2026/2027 year will be the last year that water and wastewater services will be included in council services.

For this period, staff will focus on transitioning services to the new CCO. Council has used surplus funds to help cover its share of the establishment costs, which will be reimbursed once the transition to the new water services organisation is complete.

Resource Management Act 1991 (RMA) Reform

Central government is progressing significant reform of New Zealand's resource management system, with the Resource Management Act 1991 expected to be repealed and replaced in 2026. In December 2025, Parliament introduced two replacement Bills, the Planning Bill and the Natural Environment Bill, which together set out a new framework for land use planning, infrastructure development and environmental protection.

In May, elected members agreed to join the Northland Joint Resource Management Committee to work together on implementing Resource Management Act (RMA) reforms.

They also committed \$125,000 in 2026/2027 – a quarter share funding contribution to the establishment and delivery of the programme, to be sourced from surplus from the previous years' budget.

During this Annual Plan period, the focus is expected to shift from legislation to transition and implementation, including the development of national direction, standards and guidance, and early work on regional combined plans. Existing district and regional plans, consents and processes are expected to continue operating during the transition period while the new system is phased in, with full implementation anticipated later in the decade.

Alongside these reforms, the government is also progressing changes to local government funding and financing including rates capping, climate adaptation, emergency management and infrastructure delivery. As the details becomes clearer, we will work through what it means for future plans, investment, and services.

Rates capping and emergency management reforms are expected to begin transitioning from 2027, while climate adaptation reforms remain under development and are not expected to have immediate operational impacts in the 2026/2027 financial year.



Kaupapa Matua 2026/2027 | Key projects 2026/2027

The table below shows projects \$250,000 and above that are planned in the coming year. Additional financial information can be found in Section Two of this document and in our Long Term Plan 2024–2027.

Capital Projects (Budgeted cost of \$250,000 and above)	Budget (\$) 2026/2027	Funded with
Roading and footpaths		
District-wide bridge and structure renewals	2,375,333	Rates and subsidies
District-wide road drainage renewals	1,191,060	Loans and subsidies
District-wide sealed road resurfacing renewals	3,359,400	Loans and subsidies
District-wide unsealed road rehabilitations	2,714,667	Loans and rates and subsidies
District-wide structure components replacement renewals	1,309,855	Rates and subsidies
District-wide sealed road pavement rehabilitation renewals	3,054,000	Rates and subsidies
Mangawhai Alamar Crescent, Olsen Avenue area wide upgrade	600,000	Financial contributions reserves
Kaihu Valley Trail walking and cycling improvements stage 2	2,000,000	Loans
District-wide LCLR local road improvements targeted fund	9,740,000	Loans and rates and subsidies
District-wide unsubsidised road sealing	3,000,000	Loans
District-wide road traction seal works	5,500,000	Loans and rates and subsidies
Water Supply		
District-wide water reticulation renewals	1,500,000	Depreciation reserves
Dargaville Waitua Dam water storage upgrade	500,000	Loans
Stormwater		
Dargaville stormwater network improvements	500,000	Development contributions reserve
District-wide stormwater network renewals	650,000	Depreciation reserves
Mangawhai stormwater network improvements	700,000	Development contributions reserve
Wastewater		
Dargaville - PS1 & PS4 Upgrades	1,000,000	Depreciation reserves
District-wide wastewater reticulation system renewals	1,000,000	Depreciation reserves
Mangawhai new wastewater effluent transfer and storage system golf course	4,500,000	Development contributions reserve
Solid Waste		
Closed landfill upgrades	600,000	Provisional expenditure reserves
Dargaville transfer station upgrades	700,000	Loans
Eastern Kaipara transfer station development	1,500,000	Loans
Open Spaces and Facilities		
Mangawhai library new build	1,500,000	Loans and development contributions reserve
District-wide parks hard surface renewals	293,000	Depreciation reserves
Lincoln Downs outdoor pursuits park development	350,000	Financial contributions reserves
District Leadership, Finance and Internal Services		
District-wide IT equipment upgrades and replacements	356,000	Depreciation reserves
District-wide council vehicle renewals	320,000	Depreciation reserves



Kaunihera Whakaarotau 2026/2027

Council priorities for 2026/2027

Our shortened Long Term Plan 2024–2027 focussed on getting our roading and infrastructure back to pre-weather event standards, maintaining level of service and making improvements where needed in other areas, with funds retained for selected priority projects.

We've highlighted some of the work that reflects these priorities below. Further information can be found in the financial section (Section Two) or check our Long Term Plan 2024–2027.

We'll keep you updated as projects progress. We'll be communicating what we're doing to make sure you're aware of how your money is spent, and what the work means for your community and future residents of Kaipara.



Roading and footpaths

Roading remains council's largest area of investment and a key priority. In 2026/2027, we plan to invest \$35.5 million in roading capital works, alongside a significant operations and maintenance programme to keep the network safe and reliable.

This Annual Plan includes several one-off resilience and sealing initiatives designed to accelerate improvements across the district and maximise external funding. A key component is the Low Cost, Low Risk (LCLR) local road improvements programme, which will deliver around \$9.74 million of resilience sealing works with a 62% NZTA subsidy.

Works included in the LCLR programme span the district and focus on improving safety, resilience and whole of life value. Sites completed or underway this year (2025/2026) include Glinks Road, Mangarata Block Road, Tara Road (drainage improvements), Brown Road (drainage improvements) and several smaller locations. Further sites to be delivered over the next 14 months include Avoca North Road, Girls High School Road, Golden Stairs Road, Heatley Road, Houto Road, Mountain Road and Wintle Street.

Council is also progressing a \$3 million unsubsidised sealing initiative funded through debt, to address priority roads that meet a selection criteria but are not eligible for NZTA subsidy. A proposed \$5.5 million traction sealing programme has also been allocated in the Annual Plan, though final approval is subject to NZTA review of national fuel supply constraints later in the year. The subsidy is dependent on the work being carried out.

Funding of \$2 million has also been included to enable completion of the Kaihu Valley Trail, unlocking significant central government investment and delivering long term benefits for safety, connectivity and economic development. Spending the funding will be dependent on accessing government subsidy.

While these initiatives will incur additional debt of approximately \$7.9 million, they are time limited investments that leverage substantial external funding and deliver long-term improvements to the safety, resilience and performance of our roading network.

Flood protection and land drainage



Council continues to invest in flood protection and land drainage to reduce flood risk to communities, protect productive land and improve resilience to extreme weather events.

In partnership with the Te Tai Tokerau Water Trust, council is supporting the delivery of a new 22 kilometre water pipeline from the Te Waihekeora Reservoir at Redhill to Dargaville, scheduled to be completed in 2027. This project is being delivered alongside the \$7.8 million Dargaville to Te Kopuru

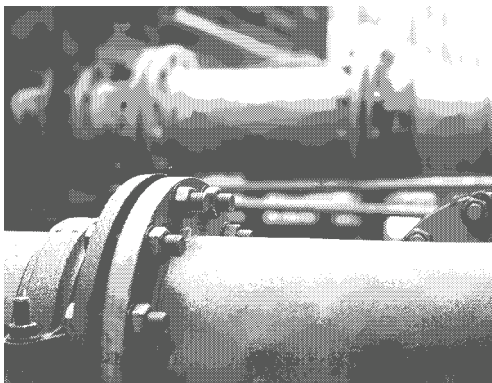
stopbank upgrade funded through the Regional Infrastructure Fund, which will allow these two projects to be constructed together and minimise disruption.

Through this partnership, council has already contributed \$1 million toward strengthening the existing stopbank between Dargaville and Te Kōpuru by increasing its height and width, with the Te Tai Tokerau Water Trust funding and completing the balance of the works as part of the combined programme. A further \$1.5 million is being contributed to the water pipeline for economic development.

For this Annual Plan, our flood protection and land drainage programme also includes renewals of floodgates at Aratapu and Mangatara. These renewals are part of our ongoing programme to maintain and modernise critical flood infrastructure across the district.

Building on the successful completion of the G Canal floodgate, which provided significant improvements in flood protection and resilience, we are now progressing the design of the K Canal floodgate. We are actively seeking external funding to enable construction once design work is complete.

Together, these projects support reliable flood protection networks, safeguard communities and highly productive land, and strengthen the district's resilience to future weather events.



Water Supply

We are carrying out a number of district-wide water reticulation renewals, continually improving our water supply network so we can deliver safe, clean, drinking water to our community on water supply. In Dargaville, works will start soon to replace approximately 2.4km of watermains between the treatment plant and Logan Street – via Station Road, Edward Street, Day Street, Beach Road and the Kaihu River bridge on State Highway 12. An additional 300 metres of water lines exiting the treatment plant at Hokianga Road will also be replaced.

Waiatua Dam (Opanake Road) is an important part of our water supply network. We use the dam reserves to release water back into the Kaihu River as part of our resource consent, so we can provide a consistent water supply in times of low flow. To continue operating like this, we need to keep the dam in good working order. The funds set aside this year allow for maintenance works, including addressing a number of issues that have emerged over the years through regular dam safety reports.



Stormwater

We're renewing parts of the stormwater network district-wide, replacing ageing infrastructure where we can. We have stormwater network improvements planned in Dargaville and Mangawhai. Work is also underway to model stormwater reticulation across Dargaville.

Wastewater

Across the district we are carrying out renewals of our wastewater network where needed.

In Dargaville we are upgrading one of our pump stations on Victoria Street, and relocating it to council land. In Mangawhai, the population is growing in different places and in certain areas we need to upgrade the pipes and pump stations.

Alongside this, in response to the town's overall growth, we are working with the Mangawhai golf club to utilise treated wastewater effluent for the golf course. Funding for this has been over a number of years starting with the utilisation of development contributions in the 2024/2025 year.



Photo: Mangawhai Wastewater treatment plant

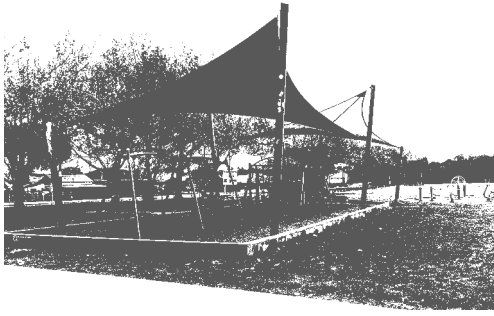
Solid waste

Council continues to invest in solid waste infrastructure to support safe, efficient and fair disposal services across the district.

In the coming year, work will progress on improvements to the Dargaville Transfer Station, reconfiguring the site to make it more efficient. This will enable more accurate measurement of waste volumes and ensure disposal charges better reflect actual use of the facility.

Council is also progressing the development of an Eastern Kaipara transfer station at Hakaru, which has been leased for several years, providing long term certainty for the future operation and development of the site.

Open Spaces and Facilities



Council continues to invest in open spaces, libraries, playgrounds and community facilities to support wellbeing, recreation and connection across the district.

In the coming year, capital works will focus on renewing existing assets, maintaining service levels, and delivering targeted new developments where demand is growing. The largest planned investment is the new Mangawhai Library, with \$1.5 million allocated to progress the build in this year.

District-wide renewals form a significant part of this activity, including replacement of library books, refurbishments of parks infrastructure, hard surfaces, playgrounds, and wastewater assets, ensuring facilities remain safe, functional and fit for purpose. Funding is also included for closed loop system improvements, such as water consent renewals for Lake Taharoa.

Specific local projects include preliminary carpark and access routes for the proposed outdoor pursuits park at Lincoln Down/Browns Rd. Council is also putting significant focus on the renewal of carparks and access roads within several reserves, including Harding Park, and other well utilised hard surfaces across the district.

District Leadership, Finance and Internal Services

Proposed District Plan

The District Plan is the 'rule book' for the district, managing subdivision, use and development, activities as well as our district's natural environment. Under the Resource Management Act, every council is required to have a district plan and review it every 10 years, to ensure the needs of the community and legislative requirements are met.

Following the release of a 'Draft' District Plan in 2022, Council stood up (in 2023) a District Plan Working Party to prepare the Proposed District Plan. A direction was set for a "simple and enabling" new District Plan that aimed to remove red tape, provide opportunities for growth and balance the need to protect our special places whilst allowing appropriate development.

The Proposed District Plan was publicly notified last year. Kaipara District Council is notifying specific submission points from two submissions and two new complete submissions on the Proposed District Plan (PDP). This is to provide the public with an opportunity to either oppose or support points that were either not included in the original summary of submissions notified by Council on 1 December 2025 or require corrections.

Once any appeals are resolved and finalised, the process to make the District Plan operative can start. Once it is fully operative the existing District Plan will be revoked.

Relationship agreements with iwi

Council has historically maintained a Mana Enhancing Agreement with Te Roroa and a Memorandum of Understanding with Te Uri o Hau, providing a structured framework for engagement, clarifying roles and responsibilities, and supporting iwi participation in council decision-making and service delivery. Discussions are now progressing toward new agreements that better reflect current expectations and the statutory context.

Both Te Roroa and Te Uri o Hau have initiated Mana Whakahono ā Rohe agreements under the Resource Management Act, enabling council and iwi to formally agree on how they will work together on resource management processes, roles, and engagement pathways. These agreements are subject to an 18-month statutory timeframe, with completion required by October 2027 for Te Roroa and December 2027 for Te Uri o Hau.





WĀHANGA RUA
Pūtea taipitopito
SECTION TWO
Financials in detail



Pouto Lighthouse

Prospective Statement of Comprehensive Revenue and Expense

Prospective Statement of Comprehensive Revenue and Expense	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Revenue and expense				
Revenue				
Rates	51,345	55,604	61,300	58,328
Subsidies and grants	29,802	25,241	28,911	26,813
Activity income	6,278	8,341	8,074	13,149
Contributions	4,798	4,616	4,616	4,129
Investments and other income	2,650	546	506	909
Total revenue	94,873	94,348	103,407	103,329
Expenditure				
Activity costs	35,679	37,699	40,149	42,182
Employee benefits	15,694	17,229	17,308	17,494
Finance costs	2,598	2,847	3,563	3,746
Impairment	571	-	-	-
Depreciation	16,761	17,465	18,527	20,860
Total expenses	71,305	75,239	79,547	84,282
Surplus/(deficit) for the period	23,568	19,108	23,860	19,047
Other comprehensive revenue and expense				
Other comprehensive revenue and expense (Items that will not be reclassified subsequently to surplus)				
Gain on revaluation	86,632	50,000	50,000	50,000
Share of associates income	3	-	-	-
Share of associates equity movement	(17)	-	-	-
Other comprehensive revenue and expense	86,618	50,000	50,000	50,000
Total comprehensive revenue and expense for the period	110,187	69,108	73,860	69,047



Prospective Statement of Financial Position

Prospective Statement of Financial Position	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Equity				
Net assets/equity				
Accumulated comprehensive revenue and expense	513,189	568,601	569,658	445,839
Asset revaluation reserves	708,560	621,928	695,636	938,701
Restricted reserves	6,499	6,526	6,720	6,826
Council created reserves	(4,632)	(26,965)	(26,807)	(14,387)
Total net/assets equity	1,223,615	1,170,091	1,245,207	1,376,979
Total equity	1,223,615	1,170,091	1,245,207	1,376,979
Working capital/(deficit)				
represented by Current assets				
Cash and cash equivalents	22,084	4,021	4,000	6,048
Short term investments	-	-	-	-
Trade and other receivables	8,464	7,602	7,700	8,464
Accrued revenue	6,422	2,672	500	6,422
Inventory	281	-	-	281
LGFA borrower notes	156	-	-	156
Other financial assets	8	121	130	8
Total current assets	37,416	14,415	12,330	21,379
less Current liabilities				
Trade and other payables	21,437	15,911	15,911	21,437
Provisions	344	306	306	344
Employee entitlements	1,266	1,168	1,200	1,266
Public debt	7,000	7,000	7,000	7,000
Total current liabilities	30,048	24,385	24,417	30,048
Working capital/(deficit)	7,368	(9,970)	(12,087)	(8,668)
Non current				
plus Non current assets				
Property, plant, equipment	1,253,564	1,239,308	1,327,684	1,450,382
LGFA borrower notes	1,057	929	1,000	1,703
Biological assets	1,069	1,030	1,090	1,069
Derivative financial assets	-	817	-	-
Other financial assets	270	856	300	270
Investment in associate	53	-	-	53
Total non current assets	1,256,013	1,242,940	1,330,074	1,453,477
less Non current liabilities				
Public debt	37,000	60,427	69,780	65,064
Provisions	1,946	2,452	2,500	1,946
Derivative financial liabilities	820	-	500	820
Total non current liabilities	39,766	62,880	72,780	67,830
Total non current	1,216,247	1,180,060	1,257,294	1,385,647
Net assets	1,223,615	1,170,091	1,245,207	1,376,979

Prospective Statement of Changes in Equity

Prospective Statement of Changes in Equity	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Equity				
<i>Balance at 1 July</i>	1,113,428	1,100,983	1,171,348	1,307,932
Other comprehensive revenue and expense for the period				
Surplus for the period	23,555	19,108	23,860	19,047
Surplus on revaluation of infrastructure	86,632	50,000	50,000	50,000
<i>Total comprehensive revenue and expense for the period</i>	110,187	69,108	73,860	69,047
<i>Equity for the year ended 30 June</i>	1,223,615	1,170,091	1,245,208	1,376,979



Prospective Cash Flow Statement

Prospective Cash Flow Statement	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Cash flow from operating activities				
Receipts:				
Rates	50,982	55,101	61,300	58,328
Fees, charges and other	14,185	13,847	12,690	17,666
Grants and subsidies	29,246	25,241	28,911	26,813
Interest received	1,306	159	506	521
sub total	95,719	94,348	103,407	103,329
less Payments:				
Suppliers and employees	51,343	54,927	57,457	59,727
Taxes (including the net effect of GST)	603	-	-	-
Interest expense	2,598	2,847	3,563	3,746
Sub total	54,544	57,774	61,020	63,473
Net cash flow from/(to) operating activities	41,174	36,573	42,387	39,856
Cash flow from investing activities				
Receipts:				
Sale of property, plant and equipment	365	-	-	-
Short term investments	9,750	-	-	-
Sub total	10,115	-	-	-
less Payments:				
Short term investments	-	352	-	-
Property, plant and equipment	39,254	50,508	53,447	53,533
Sub total	39,254	50,860	53,447	53,533
Net cash flow from/(to) investing activities	(29,139)	(50,860)	(53,447)	(53,533)
Cash flow from financing activities				
Receipts:				
Loans raised	7,000	14,087	11,060	12,334
Sub total	7,000	14,087	11,060	12,334
less Payments:				
Loan repayment	17,000	-	-	-
LGFA Borrower notes	(59)	-	-	308
Sub total	16,941	-	-	308
Net cash flow from/(to) financing activities	(9,941)	14,087	11,060	12,026
Total movement of cashflow	2,094	(200)	-	(1,650)
Cash balance				
Cash and cash equivalents at beginning of period	19,989	4,220	4,000	5,425
Net increase/(decrease) in cash and cash equivalents	2,094	(200)	-	623
Cash and cash equivalents at end of period	22,083	4,020	4,000	6,048

Whole of Council - Prospective Funding Impact Statement

Whole of Council - Prospective Funding Impact Statement	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Operating funding				
Sources of operating funding				
General rates, uniform annual general charges, rate penalties	29,816	33,733	39,075	35,284
Targeted rates	21,529	21,871	22,225	23,045
Subsidies and grants for operating purposes	8,924	8,257	10,072	8,515
Fees and charges	6,278	8,341	8,074	13,149
Interest and dividends from investments	1,306	159	119	521
Local authorities fuel tax, fines, infringement fees and other receipts	399	387	387	387
Total operating funding (A)	68,252	72,748	79,952	80,901
Applications of operating funding				
Payments to staff and suppliers	49,557	54,927	57,457	59,676
Finance costs	2,598	2,847	3,563	3,746
Other operating funding applications	-	-	-	-
Total applications of operating funding (B)	52,156	57,774	61,020	63,422
Surplus (deficit) of operating funding (A - B)	16,096	14,974	18,932	17,479
Capital funding				
Sources of capital funding				
Subsidies and grants for capital expenditure	20,877	16,984	18,839	18,299
Development and financial contributions	4,798	4,616	4,616	4,129
Increase (decrease) in debt	(10,000)	14,087	4,274	13,105
Gross proceeds from sale of assets	365	-	-	-
Lump sum contributions	-	-	-	-
Other dedicated capital funding	-	-	-	-
Total sources of capital funding (C)	16,041	35,687	27,729	35,533
Applications of capital funding				
Capital expenditure - to meet additional demand	1,071	7,190	10,350	9,800
Capital expenditure - to improve the level of service	21,810	20,795	15,960	22,648
Capital expenditure - to replace existing assets	16,372	22,523	27,137	21,084
Increase (decrease) in reserves	2,634	153	(6,786)	(521)
Increase (decrease) of investments	(9,750)	-	-	-
Total applications of capital funding (D)	32,137	50,661	46,661	53,012
Surplus (deficit) of capital funding (C - D)	(16,096)	(14,974)	(18,932)	(17,479)
Funding balance ((A - B) + (C - D))	-	-	-	-



Reconciliation of Prospective Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense

Reconciliation of Prospective Funding Impact Statement to Prospective Statement of Comprehensive Revenue and Expense	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Surplus/(deficit) per Statement of Comprehensive Revenue and Expenditure	23,568	19,108	23,860	19,047
Items recognised as revenue in the Statement of Comprehensive Revenue and Expenditure and as capital expenditure funding sources in the Summary Funding Impact Statement:				
Subsidies and grants for capital expenditure	(20,877)	(16,984)	(18,839)	(18,299)
Development and financial contributions	(4,798)	(4,616)	(4,616)	(4,129)
Non-cash items recognised in the Statement of Comprehensive Revenue and Expenditure and not included in the Summary Funding Impact Statement:				
Gain on disposal of assets	(164)	-	-	-
Depreciation and amortisation expense	16,761	17,465	18,527	20,860
Vested asset revenue	(222)	-	-	-
Impairment of assets	571	-	-	-
Gifts received	(452)	-	-	-
Forgiveness of loans	100	-	-	-
Bad debts written off	129	-	-	-
Write offs	406	-	-	-
Employee benefits - provisions	27	-	-	-
Gains on derivatives	1,132	-	-	-
Other items	(84)	-	-	-
Surplus/(deficit) of operating funding per council summary funding impact statement	16,096	14,974	18,932	17,479

Prospective Depreciation Summary

Prospective Depreciation Summary	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
by Groups of activities				
Open Spaces and Facilities	441	620	632	441
Regulatory Functions	3	-	-	3
District Leadership, Finance and Internal Services	745	1,144	1,167	745
Solid Waste	-	2	2	-
Roading and Footpaths	10,399	11,085	11,646	14,239
Stormwater	940	885	973	986
Flood Protection and Land Drainage	91	96	110	178
Wastewater	2,566	2,075	2,283	2,643
Water Supply	1,577	1,559	1,715	1,626
Depreciation	16,761	17,466	18,528	20,860

Prospective Statement of Financial Reserves

Prospective Statement of Reserve Fund Activities	Annual Report	Annual Plan	Long Term Plan	Annual Plan
For the year ended: 30 June	2024/2025 \$'000	2025/2026 \$'000	2026/2027 \$'000	2026/2027 \$'000
Restricted Reserve Mangawhai Endowment Lands Account				
Opening balance	6,351	6,150	6,530	6,695
Deposited	147	466	235	246
Withdrawn	-	(90)	(45)	(115)
Closing balance	6,499	6,526	6,720	6,826
Depreciation Reserve				
Opening balance	13,768	7,747	9,208	15,981
Deposited	5,057	10,554	5,512	6,013
Withdrawn	(2,183)	(10,893)	(4,863)	(6,560)
Closing balance	16,641	7,408	9,857	15,434
Development Contributions Reserve				
Opening balance	(30,727)	(32,428)	(36,373)	(33,523)
Deposited	1,922	2,772	2,772	1,740
Withdrawn	(1,152)	(6,870)	(6,883)	(6,950)
Closing balance	(29,957)	(36,754)	(40,484)	(38,733)
Financial Contributions Reserve				
Opening balance	6,633	1,479	3,509	7,255
Deposited	2,876	1,844	1,844	2,389
Withdrawn	(1,643)	(3,033)	(1,533)	(950)
Closing balance	7,866	1,068	3,819	8,694
Provision Expenditure Reserve				
Opening balance	531	1,313	-	818
Deposited	300	-	-	-
Withdrawn	(13)	-	-	(600)
Closing balance	818	1,313	-	218



Te Tauāki Tawhiti | Disclosure Statement

Annual Plan disclosure statement for year ending 30 June 2027

The purpose of this statement is to disclose council's planned financial performance in relation to various benchmarks to enable the assessment of whether council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings. Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Quantified limit	Planned	Met
Rates affordability benchmark:	\$56,101,944	\$ 53,316,162	Yes
• income (quantified limit on rates excluding water by meter and penalties)			
• increases (quantified limit on rates increases). This is a council imposed limit and not statutory	9.9%	4.9%	Yes
Debt affordability benchmark (quantified limit on borrowing)	170%	67%	Yes
Balanced budget benchmark	100%	118%	Yes
Essential services benchmark	100%	257%	Yes
Debt servicing benchmark	10%	4%	Yes

Notes

1 Rates affordability benchmark

(1) For this benchmark:-

- the council's planned rates income for the year is compared with a quantified limit on rates contained in the council's long term plan; and
- the council's planned rates increases for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in the council's long term plan.

(2) The council meets the rates affordability benchmark if—

- its planned rates income for the year equals or is less than each quantified limit on rates; and
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2 Debt affordability benchmark

- For this benchmark, the council's planned borrowing is compared with a quantified limit on borrowing contained in the financial strategy included in the council's long term plan.
- The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

3 Balanced budget benchmark

- (1) For this benchmark, the council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).
- (2) The council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4 Essential services benchmark

- (1) For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.
- (2) The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5 Debt servicing benchmark

- (1) For this benchmark, the council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).
- (2) Because Statistics New Zealand projects that the council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

The full benchmark analysis, including graphs for each measure are included in the LTP 2024-2027.





WĀHANGA TORU

He aha aronga mō ngā reiti

SECTION THREE

What this means for rates



Mangawhai

Ngā panga ā-moni – ngā rauemi rēti

Funding impact statement – rating tools

The Whole of Council Funding Impact Statement as required under the Local Government (Financial Reporting and Prudence) Regulations 2014 can be found on page 25 of this plan.

The following information sets out the revenue and financing mechanisms that council will use, including information about the different rates council will set for 2026/2027.

The Definition of a Separately Used or Inhabited Part of a Rating Unit (SUIP)

Council will apply uniform charging on a Separately Used or Inhabited Part of a Rating Unit (SUIP) basis for the following rates:

- wastewater targeted rates on residential properties.

Separately Used or Inhabited Part of a Rating Unit includes any portion inhabited or used by a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement. For the purpose of this Policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'. For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one SUIP.

The following are examples of rating units with more than one SUIP where the above requirements are met:

- single dwelling with flat attached
- two or more houses, flats or apartments on one Record of Title (rating unit)
- business premise with flat above
- commercial building leased to multiple tenants
- farm property with more than one dwelling
- council property with more than one lessee
- where part of a rating unit is subject to a right of exclusive occupation.

General rates

Background

General rates are appropriate for funding activities or providing services where there is a significant public good element or where a private good generates positive externalities or benefits for the wider community. General rates can also be appropriate in situations where funding a capital project, where imposing the cost on those who would benefit from the project, would otherwise place too great a burden on them.

Local authorities can set general rates either as a uniform or differential rate on property value (land, capital or annual value) and/or a Uniform Annual General Charge (UAGC) as a fixed amount per rating unit or SUIP.

Council will apply a differential rate in the dollar on land value. The UAGC will continue to be applied to each rating unit.



Activities funded

All activities that are not funded by fees and charges, targeted rates, borrowings or any other income are funded out of the general rates.

Please refer to the Revenue and Financing Policy prepared for the Long Term Plan 2024–2027 for a full list of activities funded by general rates.

Land liable for the rate

All land within the Kaipara District is liable for the rate.

Rates differential definitions

Council has defined its rates differential categories using the use to which the land is put. The definition for each rates differential category is listed in the table below.

Differential category	Definition
Residential and small sized lifestyle properties	All land that is used exclusively, or almost exclusively, for residential purposes including investment flats or used for lifestyle purposes and is less than two hectares
Other	All land that is not included in the definition of “residential and small lifestyle properties”. It includes land used exclusively, or almost exclusively, for dairy, horticultural, forestry, pastoral and specialist purposes, commercial, industrial or mining purposes and as a utility asset. Commercial includes resthomes and short stay accommodation such as motels and hotels.

How the rate is assessed

The general rate is assessed on all rating units in the district on the following basis:

- A fixed amount per rating unit of \$725.00 (UAGC) including GST. The UAGC will generate approximately \$11,222,624 (including GST).
- A differential rate in the dollar on land value.

Differential category	Rates differential	Rate in the dollar of land value for 2026/2027 (incl GST)	Indicative revenue value-based rate (incl GST)
Residential and small sized lifestyle properties	100%	\$0.0023823	\$11,773,193
Other	155%	\$0.0036926	\$17,235,621
All properties			\$29,008,815

Collectively, general rates represent 60% of council's total rates revenue.

Targeted rates

Targeted rates may be used to fund specific council activities. Targeted rates are appropriate for services or activities where a specific group of ratepayers benefit from that service or where the revenue collected is targeted towards funding a specific type of expenditure.

Lump sum contributions will not be invited in relation to any of the council's targeted rates.



Wastewater targeted rates – all networks

Background

Council provides wastewater collection and treatment systems in Dargaville, Glinks Gully, Te Kōpuru, Maungatūroto, Kaiwaka and Mangawhai. A targeted rate will be assessed on land connected, or able to be connected to the wastewater network.

Costs will be shared across all schemes, with all schemes being assessed the same rate in 2026/2027. This approach recognises that the service being received by the end user is the same irrespective of location and hence the costs should be the same.

Previous years have seen 5% of the wastewater budget funded by general rates. This has been reduced to 2.5% as a staged approach in anticipation of the transition to Northland Waters in July 2027, when the general rate will not be available to subsidise the wastewater rates. This decision was made by council at the 25 March 2026 council meeting. This change is within the allowable tolerance in the Revenue and Financing Policy.

The wastewater targeted rates will generate around \$9.8 million (including GST) in rates revenue in 2026/2027.

For the purposes of calculating the targeted rate, defined operating costs and capital costs are aggregated across all wastewater schemes and divided by the total number of properties connected, plus those capable of connection to the wastewater networks.

Activities funded

The expenses in maintaining the wastewater treatment plant, pump stations, reticulation repairs and minor upgrades including renewals of the respective systems.

Land liable for the rates

The targeted rates apply to all properties connected or capable of connection to the following wastewater networks:

- Dargaville
- Glinks Gully
- Te Kōpuru
- Mangawhai
- Kaiwaka
- Maungatūroto (Station Village)
- Maungatūroto (Township)

How the rates are assessed

The rates are assessed on a differential basis. Council has defined its differential categories being the use to which a rating unit is put (as a residence or not) and whether the service is provided or available. The liability factors used are per SUIP of a rating unit for properties used primarily as a residence, and per rating unit and per pan or urinal for all other properties.

The targeted rates are assessed on the following basis:

Properties not connected to the wastewater network as at 30 June 2026 but are capable of being connected (i.e. service available)

- A fixed amount per SUIP to all units used primarily for residential purposes; and
- A fixed amount per rating unit to all other units.

Properties capable of connection are defined as being within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.

The fixed amount for units that are not connected to the relevant wastewater network as at 30 June



2026 but are capable of being connected is equivalent to 75% of the corresponding fixed amount applied to properties connected to the wastewater network.

Properties that are connected to the wastewater network as at 30 June 2026 (i.e. service provided)

- A fixed amount per SUIP to all units used primarily for residential purposes;
- A fixed amount per rating unit to all other units; and
- An additional charge per pan (urinal or water closet) to all other units for each pan after the second.

The additional pan charge for connected non-residential units with three or more pans is equivalent to 50% of the corresponding fixed amount applied to properties connected to the wastewater network.

Wastewater Network	Primary use of land	Units connected to the relevant wastewater network	Units capable of connection to the relevant wastewater network, as at 30 June 2026 ¹	Units connected to the relevant wastewater network, not primarily used for residential purposes, as at 30 June 2026 ²	All units
		Charge ³ (incl GST)	Charge ³ (incl GST)	Charge per pan (incl GST)	Indicative contribution to wastewater targeted rate (incl GST)
Dargaville Glinks Gully Kaiwaka Mangawhai Maungatūroto Te Kōpuru	Residence	\$1,435.93	\$1,076.95	Not applicable	\$8,353,551
	Other	\$1,435.93	\$1,076.95	\$717.97	\$1,505,219
Total					\$9,858,770

- 1 Situated within 30 metres of a public sewerage drain to which it is capable of being effectively connected, either directly or through a private drain.*
- 2 This is an additional pan charge for the third or more pan. It is in addition to the fixed amount per rating unit that applies to all connected properties of the relevant wastewater network as at 30 June 2026.*
- 3 Fixed amount per SUIP for units used primarily as a residence and fixed amount per rating unit for other units. The fixed amount per SUIP and per rating unit are the same amount.*

Wastewater targeted rate – Mangawhai Wastewater Capital Contribution A

Background

Council introduced targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the scheme. The Mangawhai Wastewater Capital Contribution A targeted rate applies to those who prior to 30 June 2013 had not previously been invoiced for any capital contribution, either as a targeted rate or as a development contribution and were charged the targeted rate in 2013/2014.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2013, where there had been no previous targeted rate for the capital costs of the scheme set on the property (previously known as a one-off targeted rate) or where council had not invoiced the land for a development contribution.

An indicative map of Mangawhai Wastewater Capital Contribution A and the affected properties can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$676.00 (including GST). This amount is calculated from a principal amount of \$8,397 (including GST), payable over 30 years from 1 July 2013 at an annual interest rate of 6.99%. Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$201,449 (including GST) in rates revenue in 2026/2027.



Wastewater targeted rate – Mangawhai Wastewater Capital Contribution D

Background

Council introduced targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the scheme.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for four instalments, amounting to \$2,186.50 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

An indicative map of the Mangawhai Wastewater Capital Contribution D network and the affected properties can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$569.95 (including GST). This amount is calculated from a principal amount of \$6,210.50 (including GST), payable over 21 years from 1 July 2013 at an annual interest rate of 6.99%. Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$17,099 (including GST) in rates revenue in 2026/2027.



Wastewater targeted rate – Mangawhai Wastewater Capital Contribution E

Background

Council introduced six targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the scheme.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for three previous instalments, amounting to \$1,668.90 including GST (or the equivalent), and had not subsequently paid the initial capital contribution in full.

An indicative map of the Mangawhai Wastewater Capital Contribution E network and the affected properties can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$606.31 (including GST). This amount is calculated from a principal amount of \$6,728.10 (including GST), payable over 22 years from 1 July 2013 at an annual interest rate of 6.99%. Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$43,048 (including GST) in rates revenue in 2026/2027.



Wastewater targeted rate – Mangawhai Wastewater Capital Contribution F

Background

Council introduced targeted rates in 2013/2014 to fund the capital cost of the Mangawhai Community Wastewater Scheme (MCWWS) and to ensure equity amongst current and future users of the scheme.

Activities funded

Capital expenses in developing the wastewater treatment plant and pump stations to provide wastewater services to the Mangawhai area.

Land liable for the rate

The targeted rate applies to all properties connected or capable of connection to the Mangawhai wastewater network as at 30 June 2012, whereas at 30 June 2013 the property had been invoiced for two previous instalments, amounting to \$1,135.70 including GST, (or the equivalent) and had not subsequently paid the initial capital contribution in full.

An indicative map of the Mangawhai Wastewater Capital Contribution F network and the affected properties can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is a fixed amount per rating unit to all land liable for the rate within the Mangawhai wastewater network of \$643.26 (including GST). This amount is calculated from a principal amount of \$7,261.30 (including GST), payable over 23 years from 1 July 2013 at an annual interest rate of 6.99%. Council's Early Payment of Rates for Subsequent Years Policy applies to this rate.

The rate will generate around \$9,006 (including GST) in rates revenue in 2026/2027.



Stormwater targeted rates – all networks

Background

Council provides urban stormwater networks in Baylys Beach, Dargaville, Kaiwaka, Mangawhai and Te Kōpuru. Stormwater systems predominantly incorporated into the road network are provided in Glinks Gully, Kelly's Bay, Pahi, Whakapirau, Tinopai, Paparoa and Maungatūroto. Stormwater for Ruawai is incorporated in the Raupō Drainage District.

Council has set rates so that 10% of the stormwater network costs are funded by all ratepayers through the general rate. The remaining 90% of costs continue to be funded by the targeted rate.

Operating costs for stormwater (except interest and depreciation) are split evenly between individual networks based upon land values. The operating costs (excluding interest and depreciation) are then combined with the capital costs (including interest, funded depreciation and loan repayments) in each individual scheme to calculate the rate payable for those connected to each scheme. This reflects a move towards equalising the rate payable for the service being received irrespective of location. This approach recognises that the service being received by the end user is the same irrespective of location and hence the costs should be similar.

Activities funded

The expenses in running and maintaining the following stormwater networks:

- Baylys Beach
- Dargaville
- Te Kōpuru
- Kaiwaka
- Mangawhai

Land liable for the rates

The targeted rates apply to all land in the following stormwater networks:

- Baylys Beach
- Dargaville
- Te Kōpuru
- Kaiwaka
- Mangawhai

Indicative maps of the areas of the respective stormwater networks can be viewed in the appendix of this document.

How the rates are assessed

The targeted rates are assessed on the land value of all rating units located within the stormwater networks and applied as a uniform rate in the dollar on land value.

Stormwater network	Rate in the dollar of land value for 2026/2027 (incl GST)	Total indicative revenue (incl GST)
Baylys Beach	\$0.0008237	\$86,224
Dargaville	\$0.0015981	\$840,734
Kaiwaka	\$0.0006072	\$37,085
Mangawhai	\$0.0007140	\$1,948,816
Te Kōpuru	\$0.0007585	\$30,007
Total		\$2,942,866



Land drainage targeted rate – Raupō

Background

Kaipara District is a rural production area that supports farming and cropping communities on low lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stopbanks. This is likely to improve the productivity of land normally affected by high groundwater levels or ponded water following heavy rainfall events and tidal fluctuations.

Activities funded

The targeted rate for the Raupō Land Drainage Scheme is used to fund the operations in maintaining the Raupō Land Drainage Scheme. This includes maintenance of drains and outlets by weed spraying and machine cleaning, maintenance and, if necessary, replacement of floodgates.

Land liable for the rates

All land located within the Raupō Land Drainage Scheme.

An indicative map of the Raupō Land Drainage Scheme and the areas where the differentials apply can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rates are assessed

The targeted rate is assessed on the following basis:

- A differential rate in the dollar on land value across all properties located within the Raupō Land Drainage Scheme area.

The table below shows the rates differentials that council has applied in 2026/2027.

Rates differential definitions and rates

Council has defined its rates differential categories based on the location of the land within the scheme.

Differential category	Differential factor	Rate in the dollar of land value for 2026/2027 (incl GST)	Indicative revenue from land drainage scheme targeted rate (incl GST)	Share of land drainage scheme targeted rate
Raupō Rural	90%	\$0.0027243	\$667,862	83%
Raupō Township	100%	\$0.0030271	\$136,369	17%
All properties			\$804,231	100%

Land drainage targeted rates – other schemes

Background

Kaipara District is a rural production area that supports farming and cropping communities on low lying land near rivers, streams and canals. These communities are prone to flooding during heavy weather events and tidal fluctuations. Land drainage work is undertaken to maintain and improve the current capacity of its land drainage network and stopbanks. This is likely to improve the productivity of land normally affected by high ground water levels or ponded water following heavy rainfall events and tidal fluctuations.

Land drainage work is undertaken in 29 other drainage districts of various sizes with administrative and technical support from council. Each of these schemes is self-funding.

Activities funded

The targeted rates for each land drainage scheme are used to fund the operations in maintaining the 29 respective schemes. This includes maintenance of drains and outlets by weed spraying and machine cleaning, maintenance and if necessary, replacement of floodgates, drain cleaning and stopbank maintenance.

Land liable for the rates

The targeted rates apply to all land in each of the following land drainage schemes:

- | | | | |
|-------------------|----------------|----------------------|------------------|
| • Aoroa | • Hoanga | • Notorious | • Tatarariki No1 |
| • Arapohue No1 | • Horehore | • Oruariki | • Tatarariki No2 |
| • Arapohue No2 | • Kaihu | • Otiria | • Tatarariki No3 |
| • Aratapu Village | • Kopuru Swamp | • Owairangi | • Te Hapai |
| • Aratapu Swamp | • Koremoa | • Tangowahine No1 | • Tikinui |
| • Awakino Point | • Mangatara | • Tangowahine No2 | • Whakahara |
| • Awakino Valley | • Manganui | • Tangowahine Valley | |
| • Greenhill | • Mititai | | |

Indicative maps of the respective land drainage scheme areas can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.



The targeted rate for each land drainage scheme is assessed as a uniform rate in the dollar on land value.

A table of the rates.

Land drainage scheme	Rate in the dollar of land value for 2026/2027 (incl GST)	Indicative revenue from land drainage targeted rates (incl GST)
Aoroa	\$0.0022451	\$7,642
Arapohue No1	\$0.0005656	\$9,534
Arapohue No2	\$0.0007639	\$14,775
Aratapu Swamp	\$0.0005875	\$23,613
Aratapu Village	\$0.0006815	\$12,091
Awakino Point	\$0.0006543	\$23,115
Awakino Valley	\$0.0006803	\$75,798
Greenhill	\$0.0005134	\$7,564
Hoanga	\$0.0026706	\$48,205
Horehore	\$0.0004726	\$35,946
Kaihu	\$0.0003867	\$47,954
Kopuru Swamp	\$0.0008287	\$14,677
Koremoa	\$0.0005789	\$8,144
Mangatara	\$0.0003415	\$19,672
Manganui	\$0.0000819	\$13,226
Mititai	\$0.0006036	\$10,067
Notorious	\$0.0005244	\$23,553
Oruariki	\$0.0011582	\$28,818
Otiria	\$0.0012682	\$18,135
Owairangi	\$0.0018499	\$37,813
Tangowahine No1	\$0.0008811	\$14,237
Tangowahine No2	\$0.0007751	\$8,238
Tangowahine Valley	\$0.0001588	\$5,496
Tatarariki No1	\$0.0004120	\$8,336
Tatarariki No2	\$0.0013259	\$11,469
Tatarariki No3	\$0.0007624	\$14,622
Te Hapai	\$0.0011050	\$10,674
Tikinui	\$0.0010911	\$6,501
Whakahara	\$0.0007309	\$7,888
Total		\$567,803



Water supply targeted rate

Background

Council provides reticulated water supplies to Dargaville (including Baylys Beach), Glinks Gully, Ruawai, Maungatūroto (Station Village), Maungatūroto (Township) and Mangawhai. Costs will be shared across all schemes, with all schemes being assessed the same rate in 2026/2027. This approach recognises that the service being received by the end user is the same irrespective of location and hence the costs should be the same.

Activities funded

The expenses in maintaining each of the water supply networks. In particular, the costs associated in treating the water for domestic consumption.

Land liable for the rates

The targeted rates apply to all land in defined areas in the following water supply networks:

- Dargaville (including Baylys Beach)
- Glinks Gully
- Ruawai
- Maungatūroto (Station Village)
- Maungatūroto (Township)
- Mangawhai

Properties within 30 metres of the water reticulation network in the above areas are liable for the rate.

Rates differential definitions

These rates are assessed on a differential basis. Council has defined its rates differential categories based on the provision or availability to the land of the water supply service provided by, or on behalf of, the council.

Differential category	Definition
Metered properties	Land that is connected to the relevant water supply network as at 30 June 2026 irrespective of how much water is consumed.
Other properties	Land that is not connected to the relevant water supply network as at 30 June 2026 (other than the Mangawhai scheme), but is situated within 30 metres of a water supply network to which it is capable of being effectively connected.

The definition for each rates differential category is listed in the table below.

The targeted rate for water supply is assessed on the following differential basis:

Metered properties

- A scale of charges based on the per cubic metre amount of water consumed or supplied. The charge for up to the first cubic metre of water supplied is calculated on 15% of the average costs across all water supply networks.



Other properties

- A fixed amount per rating unit. The rate set is equivalent to 75% of the volumetric charge for a metered property for up to the first cubic metre of water consumed or supplied.

The table below lists the water charges and rates that will apply:

	Metered properties		Other properties	All units
	Volumetric charge (up to and including the first cubic metre) (incl GST)	Volumetric charge (per cubic metre beyond the first cubic metre) (incl GST)	Fixed amount per Rating Unit (incl GST)	Indicative revenue from water supply targeted rate (incl GST)
Dargaville, Glinks Gully, Mangawhai, Maungatūroto (Station Village), Maungatūroto (Township), Ruawai	\$209.22	\$5.39	\$156.91	\$5,419,104

Mangawhai Harbour restoration targeted rate

Background

The targeted rate for the Mangawhai Harbour restoration commenced on 1 July 1996. It funds a grant to the Mangawhai Harbour Restoration Society Inc to assist it in financing the operations required to maintain the harbour at a quality suitable for the water recreational activities it provides to the community it serves.

Activities funded

The grant funded by this targeted rate is used to finance the operations of the society's annual dredging programme, the annual planting of native grasses on the distal spit and other activities required to assist in the stabilisation of this spit so that a functioning harbour can be sustained for future generations to enjoy.

Land liable for the rates

All land that is located within the Mangawhai Harbour restoration area.

An indicative map of the Mangawhai Harbour restoration area can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units located within the Mangawhai Harbour restoration area of \$80.00 (including GST).

The rate will generate around \$431,879 (including GST) in rates revenue in 2026/2027.



Closed Circuit Television (CCTV) Dargaville targeted rate

Background

The Closed Circuit Television (CCTV) targeted rate commenced on 1 July 2021 for both Dargaville and Ruawai ratepayers. It now funds a grant to the Dargaville Community Development Board (DCDB) to assist with the ongoing costs, expansion and maintenance of the CCTV network in Dargaville.

Activities funded

The grant funded by the targeted rate also funds the ongoing costs, expansion and maintenance of the CCTV network in Dargaville.

Land liable for the rates

All land that is located within the Dargaville, Central, West Coast and North areas.

An indicative map of the CCTV targeted rate area can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units in the identified areas above. The rate is \$7.70 (including GST).

The rate will generate around \$41,118 (including GST) in rates revenue in 2026/2027.

Closed Circuit Television (CCTV) Ruawai targeted rate

Background

The Closed Circuit Television (CCTV) targeted rate commenced on 1 July 2021 for both Dargaville and Ruawai ratepayers. It now funds a grant to the Ruawai Promotions and Development Group to assist with the ongoing costs, expansion and maintenance of the CCTV network in Ruawai.

Activities funded

The grant funded by the targeted rate also funds the ongoing costs, expansion and maintenance of the CCTV network in Ruawai.

Land liable for the rates

All land that is located within the Ruawai Tokatoka Hall targeted rate area.

An indicative map of the CCTV targeted rate area can be viewed in the appendix of this document. Please contact council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units in the identified areas above. The rate is \$10.35 (including GST).

The rate will generate around \$4,864 (including GST) in rates revenue in 2026/2027.



Ruawai Tokatoka Hall targeted rate

Background

The Ruawai Tokatoka Hall rate was introduced in 2009/2010 to fund the maintenance of the Ruawai Tokatoka Community Hall. The targeted rate is consistent with council's Halls Policy that community halls be managed and maintained by the community.

Activities funded

The operating costs of maintaining the Ruawai Tokatoka Hall.

Land liable for the rates

All land that is located within the Ruawai Tokatoka Hall targeted rate area.

An indicative map of the Ruawai Tokatoka Hall targeted rate area can be viewed in the appendix of this document.

Please contact the council if you would like confirmation whether a property is within the rating area or not.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units located within the Ruawai Tokatoka Hall targeted rate area of \$36.70 (including GST).

The rate will generate around \$17,250 (including GST) in rates revenue in 2026/2027.



Forestry roading targeted rate

Background

The forestry roading targeted rate was introduced in 2015/2016 for six years to 2021 in order to partially fund the impact of forestry and logging trucks and maintain current standards on council roads. The rate has been extended to 2027/2028. NZTA will also contribute.

The rate was previously calculated on land value and through the Long Term Plan 2024–2027 consultation has now been changed to be calculated on the land area.

Activities funded

The costs of funding the impact of forestry and logging trucks and maintaining current standards on council roads.

Land liable for the rates

All land that is located within the forestry roading targeted rate area.

A map of the forestry roading targeted rate area can be viewed in the appendix of this document.

How the rate is assessed

The targeted rate is assessed as a rate in the dollar on land area (hectares) across all properties predominantly used for growing exotic trees and are identified in the forestry roading targeted rate area. The targeted rate is \$10.13 (including GST) per hectare of the rating unit.

The rate will generate around \$506,000 (including GST) in rates revenue in 2026/2027.



Parks and libraries targeted rate

Background

The parks and libraries targeted rate was introduced as part of the Long Term Plan 2024–2027. This funding was previously part of the general rate however after consultation with the community council decided to have a fixed rate across all rating units in the district.

Activities funded

The costs of providing and maintaining parks and libraries across the Kaipara District.

Land liable for the rates

The parks and libraries rate is assessed on all rating units in the district as a fixed amount per rating unit.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units in the district. The rate is \$367.65 (including GST).

The rate will generate around \$5,691,037 (including GST) in rates revenue in 2026/2027.

Museums targeted rate

Background

This targeted rate was introduced in 2025/2026 to support three of the district's museums.

Activities funded

The grant provides funding support for the Mangawhai, Kauri and Dargaville museums to assist with the sustainability of the museums.

Land liable for the rates

The museums rate is assessed on all rating units in the district as a fixed amount per rating unit.

How the rate is assessed

The targeted rate is assessed as a fixed amount per rating unit to all units in the district. The rate is \$14 (including GST).

The rate will generate around \$216,714 (including GST) in rates revenue in 2026/2027.



Rating Information

Due date for payment of rates

All rates, with the exception of water charges for metered properties, will be payable in four equal instalments due on:

Instalment Number	Due Date
Instalment 1	20 August 2026
Instalment 2	20 November 2026
Instalment 3	20 February 2027
Instalment 4	20 May 2027

Water charges – metered properties

Water meters are read and invoices sent on a six monthly cycle. The amount payable is due on the 20th of the month following the month that the invoice was dated. The due dates are set out in more detail below.

Penalties

Pursuant to section 132 and to sections 57 and 58 of the Local Government (Rating) Act 2002, council delegates the authority to the Revenue Services Manager and the Revenue Officer - Property to apply the following penalties on unpaid rates:

- a) A penalty of 10% of the rates (other than water by meter rates) assessed in the 2026/2027 financial year that are unpaid after the due date for each instalment will be added on the relevant penalty date for each instalment stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority and honours that arrangement. For each instalment the date the penalty will be added is as follows:

Instalment Number	Penalty Date
Instalment 1	21 August 2026
Instalment 2	21 November 2026
Instalment 3	21 February 2027
Instalment 4	21 May 2027; and

- b) A penalty of 10% of the amount of all rates (including any penalties) other than water by meter rates from any previous financial years that are unpaid on 3 July 2026 will be added on 6 July 2026; and
- c) A penalty of 10% of the amount of all rates to which a penalty has been added under (b) and which remain unpaid on 5 January 2027 will be added on 6 January 2027; and
- d) Water charges – metered properties
A penalty of 10% of the water by meter rates charged per invoice that are outstanding after the due date for payment will be added on the relevant penalty date for each billing month and area stated below, except where a ratepayer has entered into an arrangement by way of direct debit authority and honours that arrangement. For each billing month and area, the due date and the date the penalty will be added is as follows:

Water-by-meter rates area	Billing month	Due date	Penalty date
Dargaville (Hokianga Road and side streets) and Glinks Gully	July 2026 January 2027	20 August 2026 20 February 2027	21 August 2026 21 February 2027
Dargaville (Station and Beach Roads) and Mangawhare	August 2026 February 2027	20 September 2026 20 March 2027	21 September 2026 21 March 2027
Dargaville Township East	September 2026 March 2027	20 October 2026 20 April 2027	21 October 2026 21 April 2027
Dargaville (Awakino Road and Main Street) and Ruawai	October 2026 April 2027	20 November 2026 20 May 2027	21 November 2026 21 May 2027
Dargaville (Ranfurly, Plunket and Tirarau Streets) and Maungatūroto Railway; Maungatūroto Township, and Mangawhai	November 2026 May 2027	20 December 2026 20 June 2027	21 December 2026 21 June 2027
North Dargaville to Kaihu, Awakino Point and Baylys Beach	December 2026 June 2027	20 January 2027 20 July 2027	21 January 2027 21 July 2027

Payment of rates

Rates payments can be made:

1. By direct debit.
2. By online banking.
3. By telephone banking.
4. By credit card online, MasterCard and Visa only. There is a transaction fee for payments by credit card online.
5. By automatic payment.
6. In person (EFTPOS, MasterCard, Visa, or cash). There is a transaction fee for payments by credit card at council's offices. Payment of rates will be accepted during normal business hours at either of the following two council offices:
 - a. Dargaville: 32 Hokianga Road;
 - b. Mangawhai: Unit 6, The Hub, 6 Molesworth Drive

Any payments of rates due will be credited first to the oldest amounts due.





Sample Properties 2026/2027														
District Area	Land Value 2025/2026	Total Rates 2025/2026	Rates 2026/2027								\$ change (per year)	Amount of change per week	% change	
			Land Value 2026/2027	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2026/2027				Amount per week
Residential Properties														
Baylys Beach	255,000	1,909	255,000	607	725	210	-	-	389	1,932	37	23	0.43	1.18%
	355,000	2,215	355,000	846	725	292	-	-	389	2,252	43	38	0.73	1.71%
	495,000	2,642	495,000	1,179	725	408	-	-	389	2,701	52	59	1.14	2.25%
Dargaville	100,000	2,855	100,000	238	725	160	1,436	-	389	2,948	57	93	1.80	3.27%
	205,000	3,239	205,000	488	725	328	1,436	-	389	3,366	65	127	2.44	3.92%
	285,000	3,532	285,000	679	725	455	1,436	-	389	3,685	71	152	2.93	4.31%
Glinks Gully	280,000	3,118	280,000	667	725	-	1,436	-	389	3,217	62	100	1.91	3.19%
	380,000	3,342	380,000	905	725	-	1,436	-	389	3,456	66	113	2.18	3.38%
	435,000	3,466	435,000	1,036	725	-	1,436	-	389	3,587	69	121	2.32	3.48%
Kaiwaka	250,000	3,155	250,000	596	725	152	1,436	-	382	3,290	63	135	2.59	4.27%
	330,000	3,408	330,000	786	725	200	1,436	-	382	3,529	68	121	2.33	3.56%
	450,000	3,745	450,000	1,072	725	273	1,436	-	382	3,888	75	143	2.75	3.82%
Mangawhai	445,000	3,822	445,000	1,060	725	318	1,436	-	462	4,000	77	178	3.42	4.66%
	580,000	4,205	580,000	1,382	725	414	1,436	-	462	4,418	85	213	4.11	5.08%
	1,900,000	7,946	1,900,000	4,526	725	1,357	1,436	-	462	8,506	164	559	10.76	7.04%
Maungatūroto	250,000	3,043	250,000	596	725	-	1,436	-	382	3,138	60	95	1.84	3.14%
	305,000	3,166	305,000	727	725	-	1,436	-	382	3,269	63	103	1.98	3.25%
	350,000	3,267	350,000	834	725	-	1,436	-	382	3,376	65	109	2.10	3.34%

Sample Properties 2026/2027														
District Area	Land Value 2025/2026	Total Rates 2025/2026	Rates 2026/2027								\$ change (per year)	Amount of change per week	% change	
			Land Value 2026/2027	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2026/2027				Amount per week
Residential Properties (continued)														
Pahi	320,000	1,842	320,000	762	725	-	-	-	382	1,869	36	27	0.52	1.45%
	425,000	2,078	425,000	1,012	725	-	-	-	382	2,119	41	41	0.79	1.98%
	600,000	2,471	600,000	1,429	725	-	-	-	382	2,536	49	65	1.25	2.62%
Paparoa	190,000	1,550	190,000	453	725	-	-	-	382	1,559	30	9	0.18	0.59%
	295,000	1,786	295,000	703	725	-	-	-	382	1,809	35	23	0.45	1.31%
	420,000	2,067	420,000	1,001	725	-	-	-	382	2,107	41	40	0.78	1.95%
Ruawai	160,000	2,019	160,000	381	725	-	-	-	484	2,019	39	1	0.01	0.03%
	180,000	2,125	180,000	429	725	-	-	-	545	2,127	41	3	0.06	0.14%
	225,000	2,363	225,000	536	725	-	-	-	681	2,371	46	8	0.15	0.33%
Te Kōpuru	130,000	2,833	130,000	310	725	99	1,436	-	389	2,959	57	126	2.42	4.45%
	155,000	2,899	155,000	369	725	118	1,436	-	389	3,037	58	138	2.66	4.78%
	220,000	3,071	220,000	524	725	167	1,436	-	389	3,241	62	171	3.28	5.56%
Tinopai	180,000	1,528	180,000	429	725	-	-	-	382	1,535	30	8	0.15	0.51%
	310,000	1,820	310,000	739	725	-	-	-	382	1,845	35	25	0.49	1.40%
	455,000	2,145	455,000	1,084	725	-	-	-	382	2,191	42	45	0.87	2.10%
Lifestyle Properties														
Kaiwaka	355,000	2,359	355,000	1,311	725	-	-	-	382	2,418	46	58	1.12	2.47%
	450,000	2,690	450,000	1,662	725	-	-	-	382	2,768	53	78	1.50	2.90%
	1,030,000	4,710	1,030,000	3,803	725	-	-	-	382	4,910	94	200	3.85	4.25%





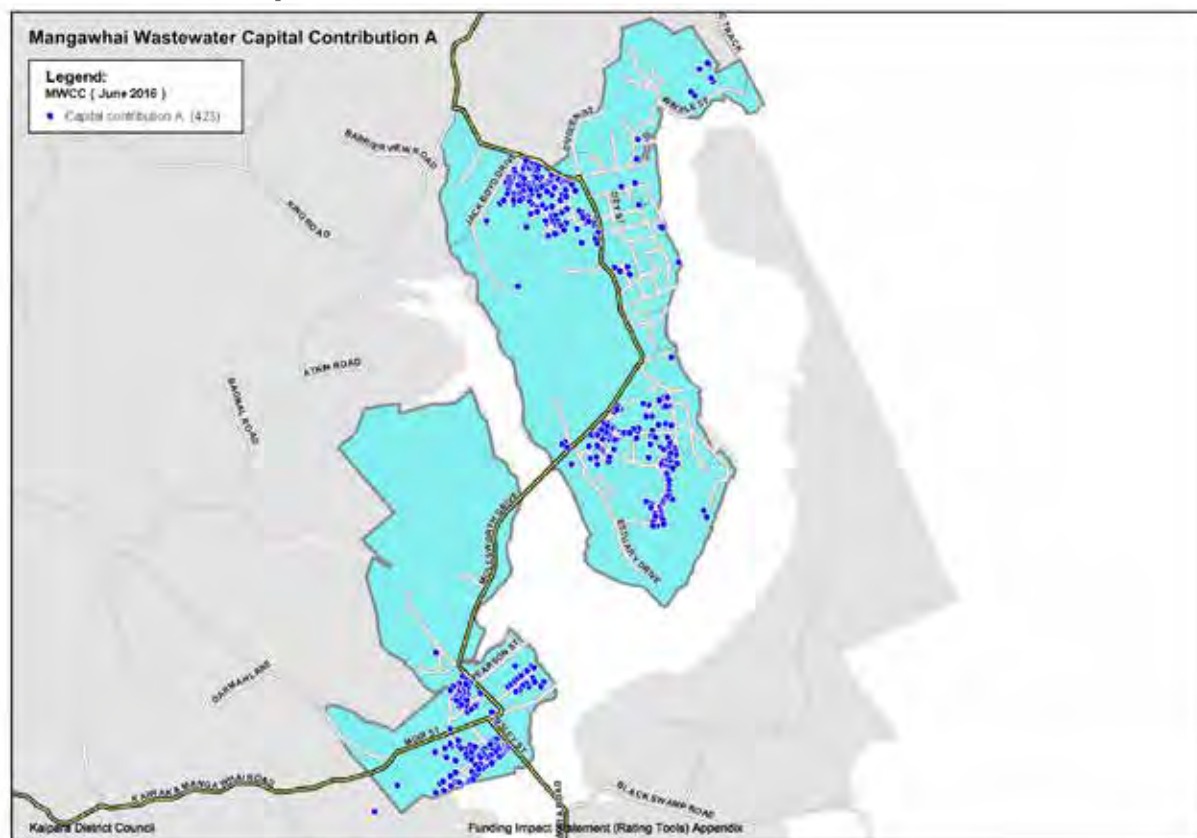
Sample Properties 2026/2027														
District Area	Land Value 2025/2026	Total Rates 2025/2026	Rates 2026/2027								\$ change (per year)	Amount of change per week	% change	
			Land Value 2026/2027	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2026/2027				Amount per week
Lifestyle Properties (continued)														
Mangawhai	460,000	2,805	460,000	1,699	725	-	-	-	462	2,885	55	80	1.54	2.86%
	730,000	3,745	730,000	2,696	725	-	-	-	462	3,882	75	137	2.64	3.66%
Maungatūroto	310,000	2,203	310,000	1,145	725	-	-	-	382	2,251	43	49	0.93	2.21%
	440,000	2,655	440,000	1,625	725	-	-	-	382	2,731	53	76	1.46	2.86%
Paparoa	620,000	3,282	620,000	2,289	725	-	-	-	382	3,396	65	114	2.19	3.47%
	290,000	2,133	290,000	1,071	725	-	-	-	382	2,177	42	44	0.85	2.08%
	390,000	2,481	390,000	1,440	725	-	-	-	382	2,547	49	65	1.26	2.64%
	540,000	3,004	540,000	1,994	725	-	-	-	382	3,101	60	97	1.87	3.23%
Pastoral Properties														
Kaihu	404,000	2,538	404,000	1,492	725	-	-	-	389	2,606	50	68	1.32	2.70%
Kaiwaka	2,200,000	8,784	2,200,000	8,124	725	-	-	-	382	9,230	178	447	8.59	5.09%
Pouto	1,860,000	7,607	1,860,000	6,868	725	-	-	-	389	7,983	154	375	7.21	4.93%
Waihue	1,310,000	6,497	1,310,000	4,837	725	-	-	-	891	6,843	132	346	6.65	5.32%
Dairy Properties														
Maungatūroto	1,990,000	8,052	1,990,000	7,348	725	-	-	-	382	8,455	163	403	7.74	5.00%
Pouto	2,480,000	11,506	2,480,000	9,158	725	-	-	-	1,273	11,545	222	39	0.75	0.34%
Ruawai	2,350,000	15,798	2,350,000	8,678	725	-	-	-	6,402	16,233	312	436	8.38	2.76%
Tokatoka	1,580,000	6,625	1,580,000	5,834	725	-	-	-	382	6,941	133	316	6.08	4.77%

Sample Properties 2026/2027														
District Area	Land Value 2025/2026	Total Rates 2025/2026	Rates 2026/2027								\$ change (per year)	Amount of change per week	% change	
			Land Value 2026/2027	Value-based general rate	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates 2026/2027				Amount per week
Horticultural Properties														
Central	495,000	3,226	495,000	1,828	725	-	-	280	389	3,222	62	-4	-0.08	-0.13%
Forestry Properties														
Waipoua	1,980,000	17,099	1,980,000	7,311	725	-	-	-	9,120	17,156	330	57	1.10	0.34%
Pouto	3,300,000	45,803	3,300,000	12,186	725	-	-	-	32,524	45,435	874	-368	-7.09	-0.80%
Tinopai	5,700,000	34,688	5,700,000	21,048	725	-	-	-	13,667	35,439	682	751	14.45	2.17%
Commercial Properties														
Dargaville	90,000	2,930	90,000	332	725	144	1,436	-	389	3,026	58	97	1.86	3.31%
	205,000	3,493	205,000	757	725	328	1,436	-	389	3,635	70	142	2.73	4.07%
	850,000	6,651	850,000	3,139	725	1,358	1,436	-	389	7,047	136	396	7.62	5.96%
Mangawhai	2,350,000	12,125	2,350,000	8,678	725	1,678	1,436	-	462	12,978	250	853	16.40	7.03%
	235,000	3,517	235,000	868	725	168	1,436	-	462	3,658	70	141	2.70	4.00%
	3,100,000	15,178	3,100,000	11,447	725	2,213	1,436	-	462	16,283	313	1,105	21.26	7.28%
Maungatūroto	305,000	3,543	305,000	1,126	725	-	1,436	-	382	3,669	71	126	2.42	3.55%
Industrial Properties														
Dargaville	315,000	4,031	315,000	1,163	725	503	1,436	-	389	4,217	81	186	3.57	4.60%



Āpitihaanga mahere rēti | Appendix indicative rating maps

Wastewater Capital Contribution Rates



Valuation Location

122001352 - 49 Jack Boyd Drive
 122010203 - Wintle Street
 122010206 - Wintle Street
 122010211 - Wintle Street
 122010213 - Wintle Street
 122010215 - Wintle Street
 122010226 - Wintle Street
 122010228 - Wintle Street
 122010229 - Wintle Street
 122010230 - Wintle Street
 122010232 - Wintle Street
 122010233 - Wintle Street
 122010234 - Wintle Street
 122011305 - 61 Mangawhai Heads Road
 122011354 - 31A Jack Boyd Drive
 122011378 - 48A Driftwood Place
 122011381 - 44 Driftwood Place
 122011384 - 38 Driftwood Place
 122011385 - 36 Driftwood Place
 122011386 - 34 Driftwood Place
 122011387 - 32 Driftwood Place
 122011388 - 30 Driftwood Place
 122011392 - 27 Driftwood Place
 122011396 - 35 Driftwood Place
 122011398 - 2 Driftwood Place
 122011417 - 24 Driftwood Place
 122011419 - 19 Driftwood Place
 122011422 - 13 Driftwood Place
 122011430 - 7 Sandy Lane
 122011437 - 7 Marram Place
 122011444 - 48E Driftwood Place
 122011453 - 27 Spinifex Road
 122011458 - 17 Spinifex Road
 122011460 - 13 Spinifex Road
 122011465 - 3 Spinifex Road
 122011468 - 6 Spinifex Road
 122011470 - 10 Spinifex Road
 122011474 - 10 Marram Place
 122011476 - 16 Marram Place
 122011479 - 22 Marram Place
 122011487 - 3 Anchorage Road
 122011499 - 79B/1 Jack Boyd Drive
 122011516 - 63 Mangawhai Heads Road

Valuation Location

122011518 - 67 Mangawhai Heads Road
 122011519 - 69 Mangawhai Heads Road
 122011521 - 5 Parklands Ave
 122011522 - 7 Parklands Ave
 122011523 - 9 Parklands Ave
 122011524 - 11 Parklands Ave
 122011525 - 13 Parklands Ave
 122011526 - 15 Parklands Ave
 122011527 - 19 Parklands Ave
 122011528 - 21 Parklands Ave
 122011529 - 23 Parklands Ave
 122011530 - 25 Parklands Ave
 122011531 - 27 Parklands Ave
 122011532 - 29 Parklands Ave
 122011535 - 196 Thelma Road North
 122011537 - 200 Thelma Road North
 122011538 - 202 Thelma Road North
 122011541 - 208 Thelma Road North
 122011542 - 210 Thelma Road North
 122011545 - 214 Thelma Road North
 122011546 - 216 Thelma Road North
 122011547 - 18 Parklands Ave
 122011553 - 10 Hillside Ave
 122011555 - 6 Hillside Ave
 122011557 - 89 Mangawhai Heads Road
 122011558 - 87 Mangawhai Heads Road
 122011559 - 85 Mangawhai Heads Road
 122011560 - 83 Mangawhai Heads Road
 122011561 - 81 Mangawhai Heads Road
 122011564 - 4 Hillside Avenue
 122011566 - 2 Hillside Avenue
 122011567 - 14 Parklands Ave
 122011568 - 12 Parklands Ave
 122011569 - 10 Parklands Ave
 122011570 - 8 Parklands Ave
 122011574 - 209 Thelma Road North
 122011576 - 207 Thelma Road North
 122011577 - 205 Thelma Road North
 122011579 - 9 Jack Boyd Drive
 122011580 - 203 Thelma Road North
 122011581 - 201 Thelma Road North
 122011582 - 11 Jack Boyd Drive
 122011583 - 13 Jack Boyd Drive

Valuation Location

122011584 - 199 Thelma Road North
 122011585 - 197 Thelma Road North
 122011588 - 195 Thelma Road North
 122011589 - 193 Thelma Road North
 122011592 - 191 Thelma Road North
 122011599 - 183 Thelma Road North
 122011601 - 38 Mangawhai Heads Road
 122011605 - 190 Thelma Road North
 122011606 - 5 Thelma Road South
 122011607 - 7 Thelma Road South
 122011608 - 9 Thelma Road South
 122011610 - 13 Te Whai Street
 122011612 - 10 Thelma Road South
 122011613 - 8 Te Whai Street
 122011615 - 4 Te Whai Street
 122011617 - 186 Thelma Road North
 122011618 - 184 Thelma Road North
 122011619 - 182 Thelma Road North
 122011620 - 14 Te Whai Street
 122011621 - 5 Anchorage Road
 122011622 - 7A Anchorage Road
 122011624 - 9 Anchorage Road
 122011625 - 7C Anchorage Road
 122011627 - 3 Beachcomber Road
 122011628 - 5 Beachcomber Road
 122011629 - 7 Beachcomber Road
 122011630 - 9 Beachcomber Road
 122011633 - 4B Beachcomber Road
 122011634 - 4A Beachcomber Road
 122011640 - 23 Anchorage Road
 122011644 - 10 Anchorage Road
 122011645 - 8 Anchorage Road
 122011646 - 6 Anchorage Road
 122011648 - Thelma Road South
 122011654 - 16 Te Whai Street
 122011655 - 18 Te Whai Street
 122011695 - 17 Parklands Ave
 122011696 - Parklands Ave
 122011702 - 297 Molesworth Drive
 122011703 - 297A Molesworth Drive
 122011704 - 285B Molesworth Drive
 122011705 - 285A Molesworth Drive
 122011706 - Molesworth Drive

Valuation Location

122011713 - 4 Sailrock Drive
 122011714 - 6A Sailrock Drive
 122011716 - 6C Sailrock Drive
 122011718 - 6E Sailrock Drive
 122011719 - 6F Sailrock Drive
 122011720 - 8 Sailrock Drive
 122011812 - 289 Molesworth Drive
 122011870 - Molesworth Drive
 122011871 - 13 Sailrock Drive
 122011873 - 9 Sailrock Drive
 122011875 - 5 Sailrock Drive
 122011876 - 3 Sailrock Drive
 122012005 - 8 Thelma Road South
 122012006 - 6 Thelma Road South
 122012008 - 2 Thelma Road South
 122014257 - 4A Kahu Drive
 122100302 - 145C Wintle Street
 122100303 - 145D Wintle Street
 122100800 - 97 Wintle Street
 122101700 - 115 Wintle Street
 122105900 - 89 Wintle Street
 122116700 - 1A Doris Street
 122117800 - 8 Wintle Street
 122119802 - 53 Olsen Avenue
 122122702 - 37 Olsen Avenue
 122126600 - 25-29 Wharfedale Crescent
 122136900 - 264 Molesworth Drive
 122137101 - Molesworth Drive
 122138104 - 8A Fagan Place
 122138105 - Fagan Place
 122148301 - 34 North Avenue
 122148302 - 36 North Avenue
 122148303 - 38 North Avenue
 122150800 - Robert Street
 122168301 - 26 Heather Street
 122182414 - 48 Lincoln Street
 122182418 - 67A Lincoln Street
 122183601 - 26 Estuary Drive
 122183700 - 75 Moir Point Road
 122183703 - 104 Moir Point Road
 122183704 - 106 Moir Point Road
 122183705 - 108 Moir Point Road
 122183713 - Jordan Street
 122183715 - 6 Devon Street
 122183716 - 53 Moir Point Road
 122183717 - 10 Devon Street
 122183718 - 12 Devon Street
 122183719 - 55 Moir Point Road
 122183723 - 7B Cornwall Way
 122183724 - 9B Cornwall Way
 122183727 - 11 Cornwall Way
 122183728 - 9A Cornwall Way
 122183729 - 7A Cornwall Way
 122183731 - Devon Street
 122183732 - 18 Devon Street
 122183733 - 14 Cornwall Way
 122183735 - 10 Cornwall Way
 122183736 - 8 Cornwall Way
 122183737 - 6 Cornwall Way
 122183738 - 4 Cornwall Way
 122183744 - Moir Point Road
 122183745 - Moir Point Road
 122183746 - Moir Point Road
 122183748 - 85 Moir Point Road
 122183750 - Moir Point Road
 122183751 - Moir Point Road
 122183752 - Moir Point Road
 122183754 - Moir Point Road
 122183755 - Moir Point Road
 122183756 - 101 Moir Point
 122183757 - Moir Point Road
 122183758 - 3 Jordan Street
 122183759 - 5 Jordan Street
 122183760 - 7 Jordan Street
 122183761 - 9 Jordan Street
 122183762 - 11 Jordan Street
 122183763 - 13 Jordan Street
 122183764 - 15 Jordan Street
 122183766 - 4 Molesworth Drive
 122183768 - 10 Jordan Street
 122183770 - 14 Jordan Street
 122183771 - 10 Jordan Street
 122183808 - 7 Nautical Heights

Valuation Location

122183810 - 11 Kawau Lane
 122183811 - 13 Nautical Heights
 122183813 - 17 Nautical Heights
 122183814 - 19 Nautical Heights
 122183815 - 21 Nautical Heights
 122183817 - 22 Nautical Heights
 122183818 - 20 Nautical Heights
 122183819 - 18 Nautical Heights
 122183820 - 16 Nautical Heights
 122183821 - 14 Nautical Heights
 122183822 - 12 Nautical Heights
 122183823 - 10 Nautical Heights
 122183824 - 8 Nautical Heights
 122183825 - 6 Nautical Heights
 122183826 - 4 Nautical Heights
 122183827 - 2 Nautical Heights
 122183828 - 1 Kawau Land
 122183830 - 5 Kawau Lane
 122183831 - 7 Kawau Lane
 122183832 - 8 Kawau Lane
 122183833 - 9 Kawau Lane
 122183834 - 6 Kawau Lane
 122183835 - 4 Kawau Lane
 122183860 - 10 Norfolk Drive
 122183874 - 18B Norfolk Drive
 122183881 - 24E Norfolk Drive
 122183885 - 23 Norfolk Drive
 122183895 - 9A Norfolk Drive
 122183901 - 2 Quail Way
 122183902 - 45 Seabreeze Road
 122183906 - 56 Norfolk Drive
 122183909 - 16 Quail way
 122183912 - 13-17 Quail Way
 122183914 - 1 Quail Way
 122183918 - 48 Moir Point Road
 122183923 - 5 Quail Way
 122183924 - 3 Quail Way
 122183927 - 40C Moir Point Road
 122183928 - 40A Moir Point Road
 122183930 - 38 Moir Point Road
 122183943 - 19 Quail Way
 122183945 - 56A Moir Point Road
 122183946 - 56 Moir Point Road
 122183948 - 52 Moir Point Road
 122183949 - 50 Moir Point Road
 122183963 - 18C Quail Way
 122183977 - 31 Seabreeze Road
 122183978 - 29D Seabreeze Road
 122183981 - 29A Seabreeze
 122183986 - 34 Seabreeze
 122183992 - 46 Seabreeze
 122183993 - 48 Seabreeze
 122183994 - 50 Seabreeze Road
 122183998 - 58 Seabreeze Road
 122184018 - 28 Norfolk Drive
 122184021 - 33 Norfolk Drive
 122184022 - 35 Norfolk Drive
 122184023 - 37 Norfolk Drive
 122184024 - 39 Norfolk Drive
 122184029 - 46D Norfolk Drive
 122184035 - 40C Norfolk Drive
 122184044 - 34D Norfolk Drive
 122184071 - 4 Quail Way
 122184074 - 4 Bodan Lane
 122184075 - 3 Bodan Lane
 122184076 - 1 Bodan Lane
 122184082 - 8 Quail Way
 122184084 - 40 Moir Point Road
 122184090 - Moir Point Road
 122184101 - 3 Seabreeze
 122184102 - 5B Seabreeze Road
 122184103 - 5A Seabreeze
 122184104 - 7 Seabreeze Road
 122184105 - 9B Seabreeze Road
 122184106 - 9A Seabreeze Road
 122184108 - 13 Seabreeze Road
 122184109 - 15 Seabreeze Road
 122184110 - 17 Seabreeze Road
 122184111 - 19 Seabreeze Road
 122184113 - 23 Seabreeze Road
 122184120 - 18 Seabreeze Road
 122184121 - 20 Seabreeze Road
 122184124 - 10 Seabreeze Road

Valuation Location

122184125 - 8 Seabreeze Road
 122184126 - 6 Seabreeze Road
 122184218 - 2 Seabreeze Road
 122186400 - 40 Pearson Street
 122188700 - 5 Dune View Drive
 122188706 - 6 Moir Street
 122188712 - 9 Dune View Drive
 122188713 - 11 Dune View Drive
 122188714 - 13 Dune View Drive
 122188715 - 15 Dune View Drive
 122188716 - 17 Dune View Drive
 122188717 - 19 Dune View Drive
 122188718 - 21 Dune View Drive
 122188719 - 23 Dune View Drive
 122188720 - 25 Dune View Drive
 122188721 - 24 Dune View Drive
 122188722 - 22 Dune View Drive
 122188723 - 18 Dune View Drive
 122188724 - 20 Dune View Drive
 122188725 - 3/16 Dune View Drive
 122188726 - 14 Dune View Drive
 122188732 - Dune View Drive
 0122191100B - 43 Moir Street
 0122191100C - 43 Moir Street
 0122191100D - 43 Moir Street
 122191600 - 14 Insley Street
 122191601 - 16A Insley Street
 122191602 - 16B Insley Street
 122191608 - 30 Insley Street
 122191610 - 3 Kedge Drive
 122191611 - 5 Kedge Drive
 122191612 - 7 Kedge Drive
 122191613 - 9 Kedge Drive
 122191614 - 11 Kedge Drive
 122191618 - 19 Kedge Drive
 122191619 - 4 Kedge Drive
 122191620 - 6 Kedge Drive
 122191621 - 8A Kedge Drive
 122191622 - 8B Kedge Drive
 122191623 - 10 Kedge Drive
 122191624 - 12 Kedge Drive
 122191625 - 14 Kedge Drive
 122191628 - 6 Halyard Way
 122191630 - 8B Halyard Way
 122191631 - 8C Halyard Way
 122191632 - 10 Halyard Way
 122191636 - 7 Halyard Way
 122191638 - 7A Halyard Way
 122191641 - 20 Kedge Drive
 122191642 - 22 Kedge Drive
 122191643 - 24 Kedge Drive
 122191645 - 28 Kedge Drive
 122191646 - 30A Kedge Drive
 122191647 - 30B Kedge Drive
 122191648 - 32 Kedge Drive
 122191651 - 36B Kedge Drive
 122191654 - 42 Kedge Drive
 122191659 - 21 Kedge Drive
 122191663 - 27B Kedge Drive
 122191664 - 27C Kedge Drive
 122191667 - 33 Kedge Drive
 122191669 - 37 Kedge Drive
 122191675 - 5 Spinnaker Lane
 122191677 - 11-13 Spinnaker Lane
 122191679 - 20 Spinnaker Lane
 122191680 - 18 Spinnaker Lane
 122191681 - 14-16 Spinnaker Lane
 122191684 - 10 Spinnaker Lane
 122191685 - 6 Spinnaker Lane
 122191687 - 6B Spinnaker Lane
 122191688 - 6A Spinnaker Lane
 122191691 - 53 Kedge Drive
 122191692 - 55-61 Kedge Drive
 122191693 - 65-68 Kedge Drive
 122191695 - 69 Kedge Drive
 122191696 - 71 Kedge Drive
 122191698 - 74 Kedge Drive
 122191699 - 71 Kedge Drive
 122191706 - 62-64 Kedge Drive
 122191707 - 60 Kedge Drive



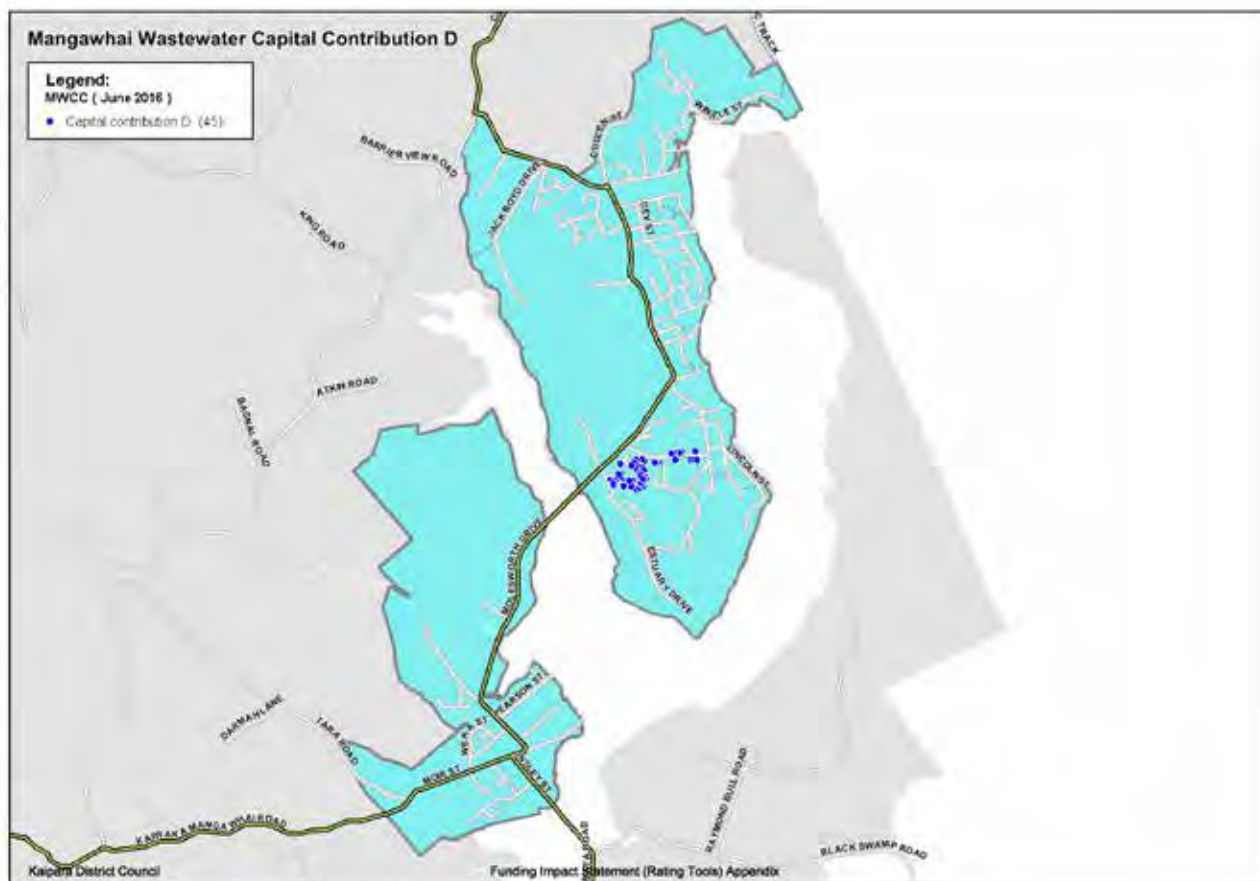
Valuation Location

122191711 - 66 Kedge Drive
122193402 - 4 Ruby Lane
122193403 - 6 Ruby Lane
122193405 - 1 Herons Lane
122193407 - 2 Herons Lane
122193409 - 9 Herons Lane
122193411 - 3 Ruby Lane
122193412 - 1 Ruby Lane
122194001 - 8 Kagan Ave
122194003 - 61 Moir Street
122194006 - 7 Kagan Ave
122194007 - 9 Kagan Ave
122194009 - 15 Kagan Ave
122194010 - 17 Kagan Ave
122194018 - 6 Kagan Ave
122194026 - 61D Moir Street
122194027 - 61E Moir Street
122194200 - 71 Moir Street
122194201 - 71 Moir Street
122194202 - 69 Moir Street
122194203 - 69 Moir Street
122195101 - Moir Street
122195400 - 42 Moir Street
122195606 - 19 Longview Street
122195607 - 21 Molesworth Drive
122195609 - 17 Molesworth Drive
122195610 - 15 Molesworth Drive
122195611 - Molesworth Drive
122195612 - 9 Longview Street
122195613 - 11 Longview Street
122195615 - 15 Longview Street
122195618 - 14 Longview Street
122195619 - 16 Longview Street
122195620 - 15 Weka Street
122195621 - 13 Weka Street
122195622 - 11 Weka Street
122195623 - 9 Weka Street
122195624 - 2 Kakapo Place
122195625 - 4 Kakapo Place
122195626 - 6 Kakapo Place
122195629 - 9 Kakapo Place
122195630 - 7 Kakapo Place
122195633 - 1 Kakapo Place
122195634 - 2 Longview Street
122195640 - 8 Weka Street
122195641 - 10 Weka Street
122195642 - 12 Weka Street
122195643 - 14 Weka Street
122195644 - 4 Takahe Place
122195645 - 6A Takahe Place
122195646 - 6B Takahe Place
122195647 - 8 Takahe Place
122195652 - 7 Takahe Place
122195654 - 3B Takahe Place
122195655 - 3A Takahe Place
122195656 - 18 Weka Street
122195659 - 22B Weka Street
0122195666 - 70 Moir Street
0122191100B - 1 Moir Street
0122191100C - 1 Moir Street
0122191100D - 1 Moir Street
122011391 - 25 Driftwood Place
122011410 - 20F Driftwood Place
122011414 - 20B Driftwood Place
122011416 - 22 Driftwood Place
122011471 - 12 Spinifex Road
122011536 - 198 Thelma Road North
122011539 - 204 Thelma Road North
122011540 - 206 Thelma Road North
122011548 - 16 Parklands Avenue
122011571 - 6 Parklands Avenue
122011578 - 7 Jack Boyd Drive
122011595 - 25 Jack Boyd Drive
122011647 - 4 Anchorage Road
122011717 - 6D Sailrock Drive

Valuation Location

122011872 - 11 Sailrock Drive
122011874 - 7 Sailrock Drive
122104400 - 8 Pearl Street
122166200 - 216 Molesworth Drive
122182218 - 27C Devon Street
122183726 - 65 Moir Point Road
122183734 - 12 Cornwall Way
122183740 - 22 Devon Street
122183753 - Moir Point Road
122183767 - 6 Jordan Street
122183867 - 8D Norfolk Drive
122183903 - Moir Point Road
122183916 - 40B Moir Point Road
122183929 - 36 Moir Point Road
122183947 - 54 Moir Point Road
122184033 - 42 Norfolk Drive
122184107 - 11 Seabreeze Road
122191604 - 20 Insley Street
122191617 - 17 Kedge Drive
122191649 - 34 Kedge Drive
122191657 - 48 Kedge Drive
122191658 - 50 Kedge Drive
122191670 - 39 Kedge Drive
122191708 - 56 Kedge Drive
122191709 - 52-54 Kedge Drive
122193410 - 5 Ruby Lane
122194013 - 16 Kagan Avenue
122194025 - 61C Moir Street
122195614 - 13 Longview Street
122195665 - 26 Weka Street



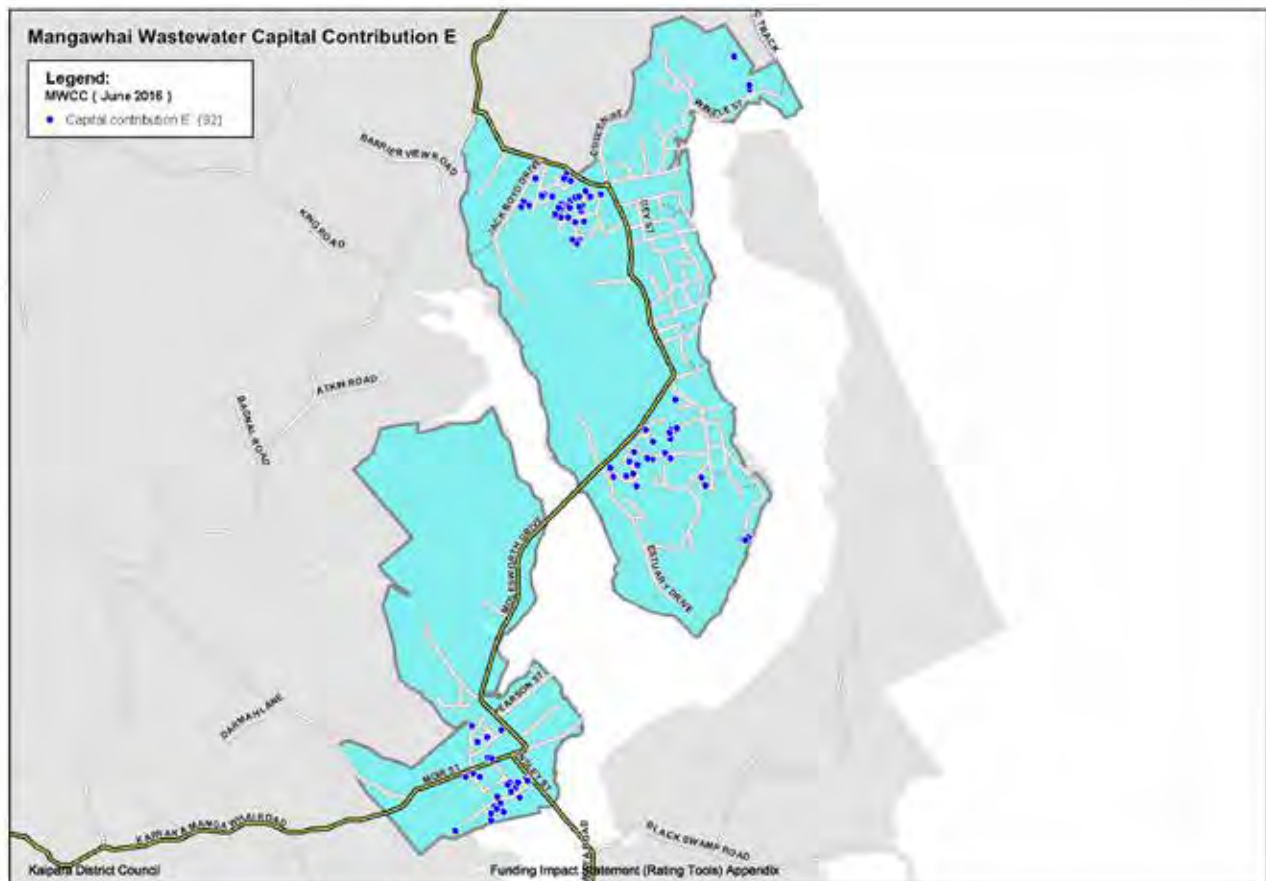


Valuation Location

0122183861 - 6 Norfolk Drive, Mangawhai
0122183863 - 2 Norfolk Drive, Mangawhai
0122183864 - 8A Norfolk Drive, Mangawhai
0122183865 - 8B Norfolk Drive, Mangawhai
0122183873 - 16 Norfolk Drive, Mangawhai
0122183876 - 22 Norfolk Drive, Mangawhai
0122183878 - 24B Norfolk Drive, Mangawhai
0122183880 - 24D Norfolk Drive, Mangawhai
0122183883 - 27 Norfolk Drive, Mangawhai
0122183884 - 25 Norfolk Drive, Mangawhai
0122183888 - 19 Norfolk Drive, Mangawhai
0122183889 - 17 Norfolk Drive, Mangawhai
0122183891 - 15A Norfolk Drive, Mangawhai
0122183892 - 13 Norfolk Drive, Mangawhai
0122183944 - 59 Seabreeze Road, Mangawhai
0122183968 - 43 Seabreeze Road, Mangawhai
0122183969 - 41 Seabreeze Road, Mangawhai
0122183975 - 35 Seabreeze Road, Mangawhai
0122183976 - 33 Seabreeze Road, Mangawhai
0122183989 - 40 Seabreeze Road, Mangawhai
0122183995 - 52 Seabreeze Road, Mangawhai
0122183996 - 54 Seabreeze Road, Mangawhai
0122183997 - 56 Seabreeze Road, Mangawhai
0122184015 - 30C Norfolk Drive, Mangawhai
0122184016 - 30B Norfolk Drive, Mangawhai
0122184017 - 30A Norfolk Drive, Mangawhai
0122184027 - 45 Norfolk Drive, Mangawhai
0122184031 - 46B Norfolk Drive, Mangawhai

Valuation Location

0122184032 - 46A Norfolk Drive, Mangawhai
0122184037 - 40A Norfolk Drive, Mangawhai
0122184038 - 38 Norfolk Drive, Mangawhai
0122184040 - 34H Norfolk Drive, Mangawhai
0122184041 - 34G Norfolk Drive, Mangawhai
0122184043 - 34E Norfolk Drive, Mangawhai
0122184045 - 34C Norfolk Drive, Mangawhai
0122184046 - 34B Norfolk Drive, Mangawhai
0122184047 - 34A Norfolk Drive, Mangawhai
0122184048 - 32 Norfolk Drive, Mangawhai
0122184049 - 30F Norfolk Drive, Mangawhai
0122184051 - 44 Norfolk Drive, Mangawhai
0122184114 - 28 Seabreeze Road, Mangawhai
0122184115 - 26 Seabreeze Road, Mangawhai
0122184116 - 24 Seabreeze Road, Mangawhai
0122184122 - 14 Seabreeze Road, Mangawhai
0122184123 - 12 Seabreeze Road, Mangawhai
0122183866 - 8C Norfolk Drive, Mangawhai
0122183868 - 8E Norfolk Drive, Mangawhai
0122183890 - 15B Norfolk Drive, Mangawhai
0122183896 - 7 Norfolk Drive, Mangawhai
0122183973 - 39A Seabreeze Road, Mangawhai



Valuation Location

0122010201 - Wintle Street, Mangawhai
 0122011377 - 48B Driftwood Place, Mangawhai
 0122011379 - 48 Driftwood Place, Mangawhai
 0122011380 - 46 Driftwood Place, Mangawhai
 0122011383 - 40 Driftwood Place, Mangawhai
 0122011389 - 28 Driftwood Place, Mangawhai
 0122011393 - 29 Driftwood Place, Mangawhai
 0122011400 - 43 Driftwood Place, Mangawhai
 0122011439 - 11 Marram Place, Mangawhai
 0122011446 - 52 Driftwood Place, Mangawhai
 0122011447 - 54 Driftwood Place, Mangawhai
 0122011452 - 29 Spinifex Road, Mangawhai
 0122011454 - 25 Spinifex Road, Mangawhai
 0122011455 - 23 Spinifex Road, Mangawhai
 0122011456 - 21 Spinifex Road, Mangawhai
 0122011457 - 19 Spinifex Road, Mangawhai
 0122011459 - 15 Spinifex Road, Mangawhai
 0122011461 - 11 Spinifex Road, Mangawhai
 0122011462 - 9 Spinifex Road, Mangawhai
 0122011467 - 4 Spinifex Road, Mangawhai
 0122011472 - 14 Spinifex Road, Mangawhai
 0122011477 - 18 Marram Place, Mangawhai
 0122011484 - 17 Marram Place, Mangawhai
 0122011534 - 33 Parklands Avenue, Mangawhai
 0122011562 - 79 Mangawhai Heads Road, Mangawhai
 0122011565 - 4A Hillside Avenue, Mangawhai
 0122011572 - 4 Parklands Avenue, Mangawhai
 0122011575 - 5 Jack Boyd Drive, Mangawhai
 0122011593 - 189 Thelma Road North, Mangawhai
 0122011594 - 23 Jack Boyd Drive, Mangawhai
 0122011596 - 187 Thelma Road North, Mangawhai
 0122011598 - 29 Jack Boyd Drive, Mangawhai
 0122011603 - 194 Thelma Road North, Mangawhai
 0122011609 - 11 Te Whai Street, Mangawhai

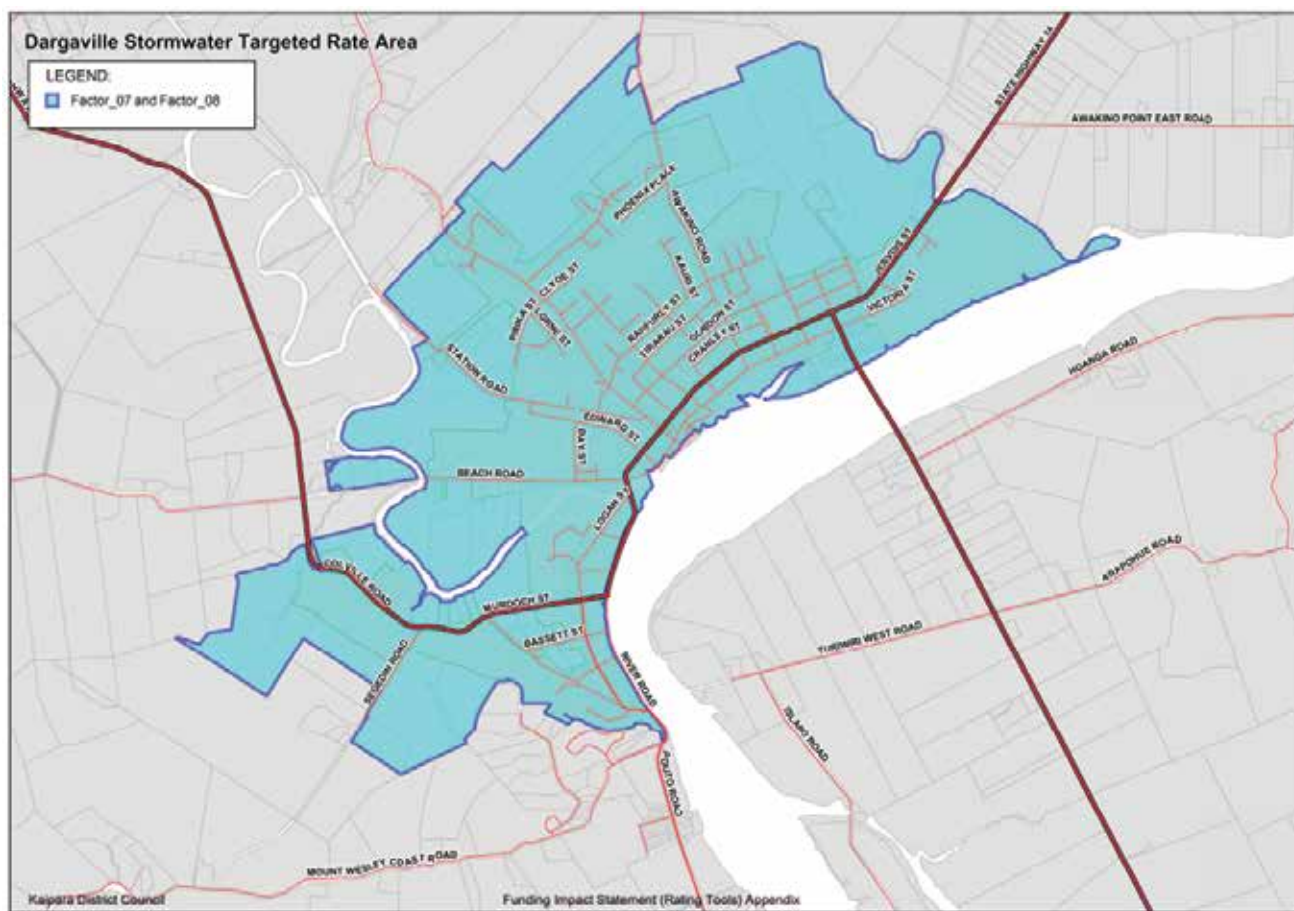
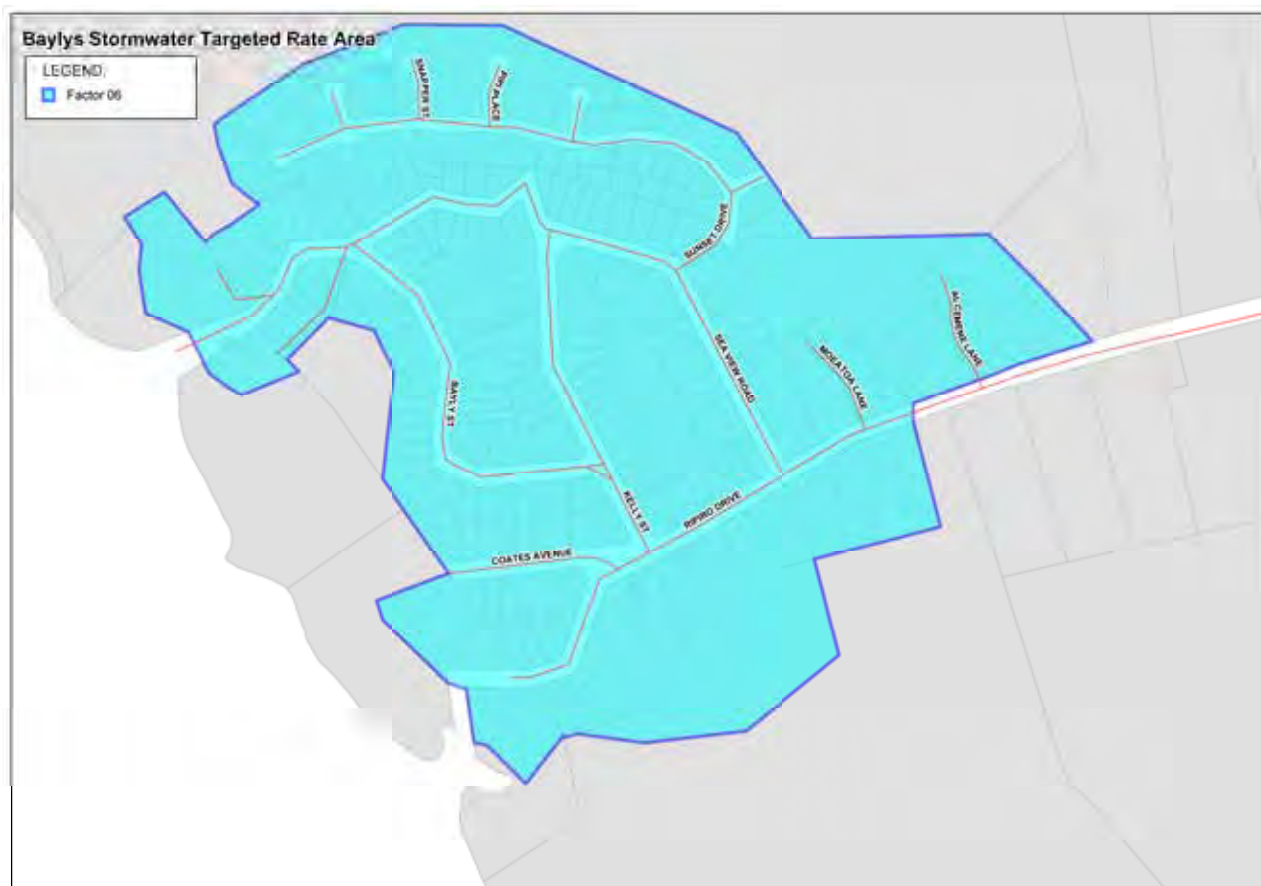
Valuation Location

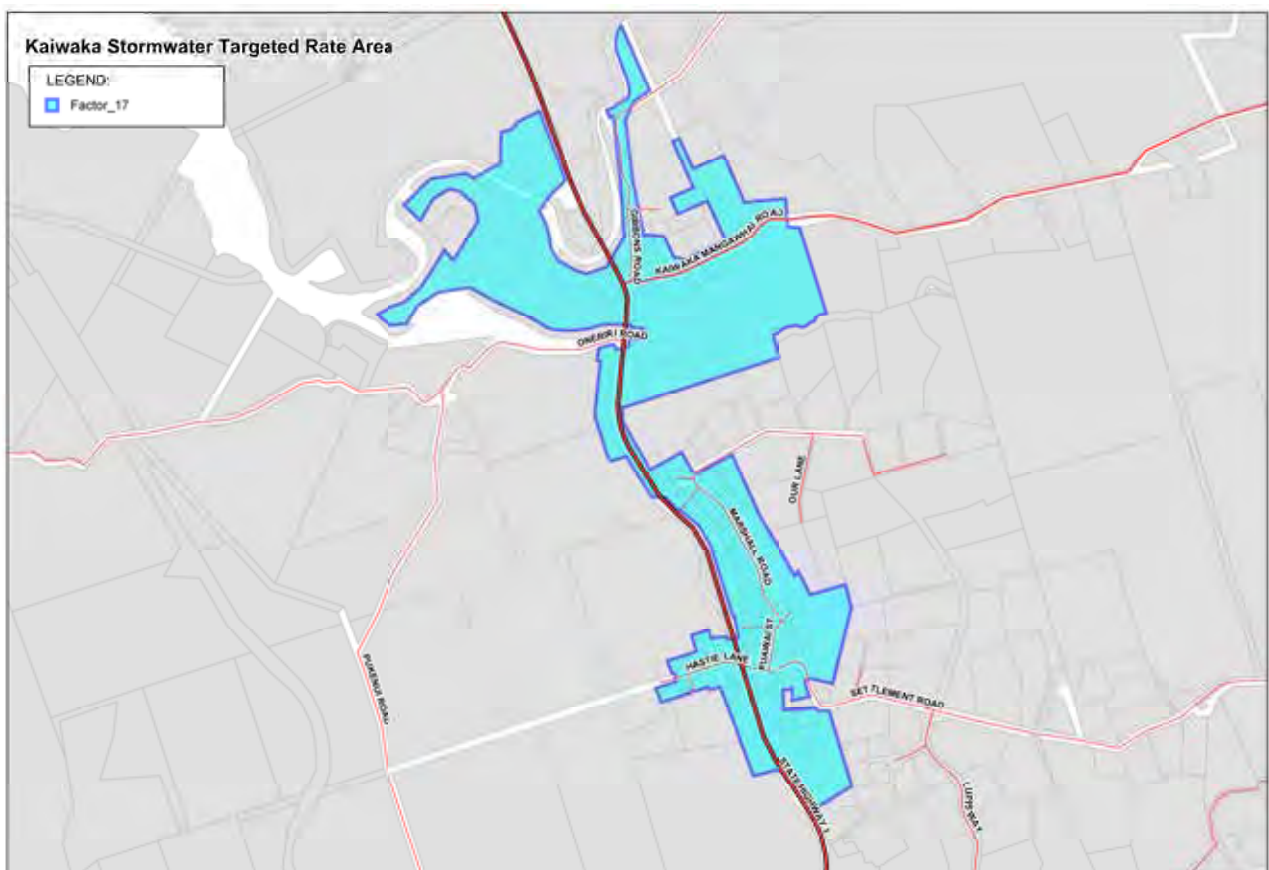
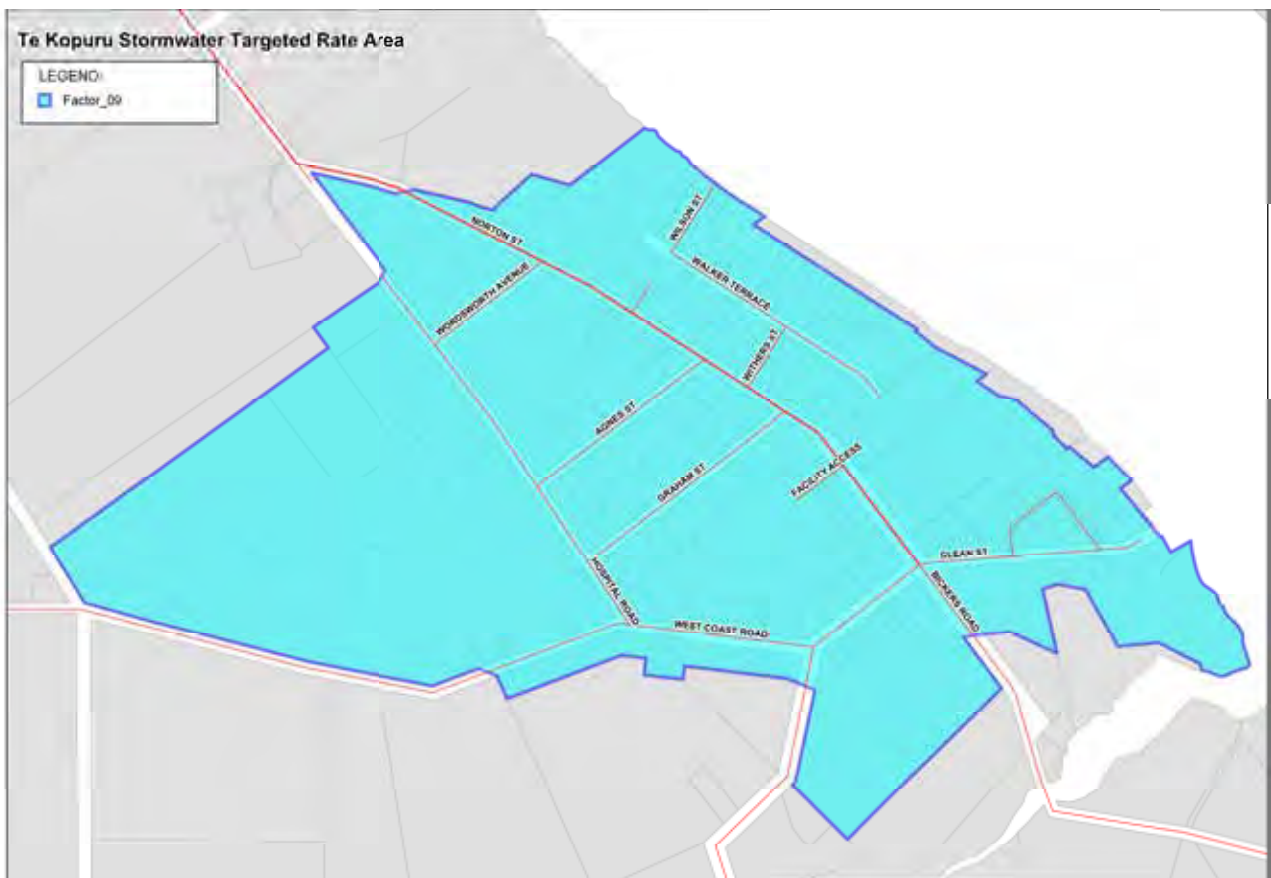
0122011635 - 2 Beachcomber Road, Mangawhai
 0122011636 - 17 Anchorage Road, Mangawhai
 0122011637 - 19 Anchorage Road, Mangawhai
 0122011642 - 14 Anchorage Road, Mangawhai
 0122100300 - 145 Wintle Street, Mangawhai
 0122100301 - 145B Wintle Street, Mangawhai
 0122169802 - Moir Point Road, Mangawhai
 0122182415 - 65 Lincoln Street, Mangawhai
 0122182420 - Lincoln Street, Mangawhai
 0122182421 - 65 Lincoln Street, Mangawhai
 0122183720 - 61 Moir Point Road, Mangawhai
 0122183730 - 20A Cornwall Way, Mangawhai
 0122183807 - 5 Nautical Heights, Mangawhai
 0122183829 - 3 Kawai Lane, Mangawhai
 0122183862 - 4 Norfolk Drive, Mangawhai
 0122183879 - 24C Norfolk Drive, Mangawhai
 0122183887 - 21A Norfolk Drive, Mangawhai
 0122183887 - 21A Norfolk Drive, Mangawhai
 0122183894 - 9B Norfolk Drive, Mangawhai
 0122183907 - Molesworth Drive, Mangawhai
 0122183911 - 31 Quail Way, Mangawhai
 0122183925 - 22 Quail Way, Mangawhai
 0122183926 - 24 Quail Way, Mangawhai
 0122183934 - 28 Quail Way, Mangawhai
 0122183960 - 5 Sandpiper Lane, Mangawhai Heads
 0122183967 - 20 Quail Way, Mangawhai
 0122183982 - 27 Seabreeze Road, Mangawhai
 0122183987 - 36 Seabreeze Road, Mangawhai
 0122184020 - 31 Norfolk Drive, Mangawhai
 0122184028 - 48 Norfolk Drive, Mangawhai
 0122184034 - 40D Norfolk Drive, Mangawhai
 0122184118 - 22A Seabreeze Road, Mangawhai
 0122184119 - 16 Seabreeze Road, Mangawhai
 0122184127 - 4 Seabreeze Road, Mangawhai

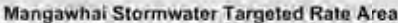
Valuation Location

0122191605 - 22 Insley Street, Mangawhai
 0122191606 - 24 Insley Street, Mangawhai
 0122191616 - 15 Kedge Drive, Mangawhai
 0122191627 - 4 Halyard Way, Mangawhai
 0122191629 - 8A Halyard Way, Mangawhai
 0122191633 - 12 Halyard Way, Mangawhai
 0122191635 - 9 Halyard Way, Mangawhai
 0122191640 - 3 Halyard Way, Mangawhai
 0122191652 - 38 Kedge Drive, Mangawhai
 0122191668 - 35 Kedge Drive, Mangawhai
 0122191671 - 41 Kedge Drive, Mangawhai
 0122191674 - 3 Spinnaker Lane, Mangawhai
 0122191676 - 9 Spinnaker Lane, Mangawhai
 0122191678 - 22 Spinnaker Lane, Mangawhai
 0122191683 - 12 Spinnaker Lane, Mangawhai
 0122191697 - 78 Kedge Drive, Mangawhai
 0122194000 - 1 Kagan Avenue, Mangawhai
 0122194020 - 65 Moir Street, Mangawhai
 0122194023 - 61A Moir Street, Mangawhai
 0122194024 - 61B Moir Street, Mangawhai
 0122195001 - 58 Moir Street, Mangawhai
 0122195006 - 56 Moir Street, Mangawhai
 0122195628 - 11 Kakapo Place, Mangawhai
 0122195632 - 3 Kakapo Place, Mangawhai
 0122195635 - 4 Longview Street, Mangawhai
 0122195658 - 22A Weka Street, Mangawhai
 0122011394 - 31 Driftwood Place, Mangawhai
 0122011438 - 9 Marram Place, Mangawhai
 0122011563 - 77 Mangawhai Heads Road, Mangawhai
 0122011587 - 17 Jack Boyd Drive, Mangawhai
 0122183936 - 32 Quail Way, Mangawhai
 0122195651 - 9A Takahe Place, Mangawhai

Stormwater





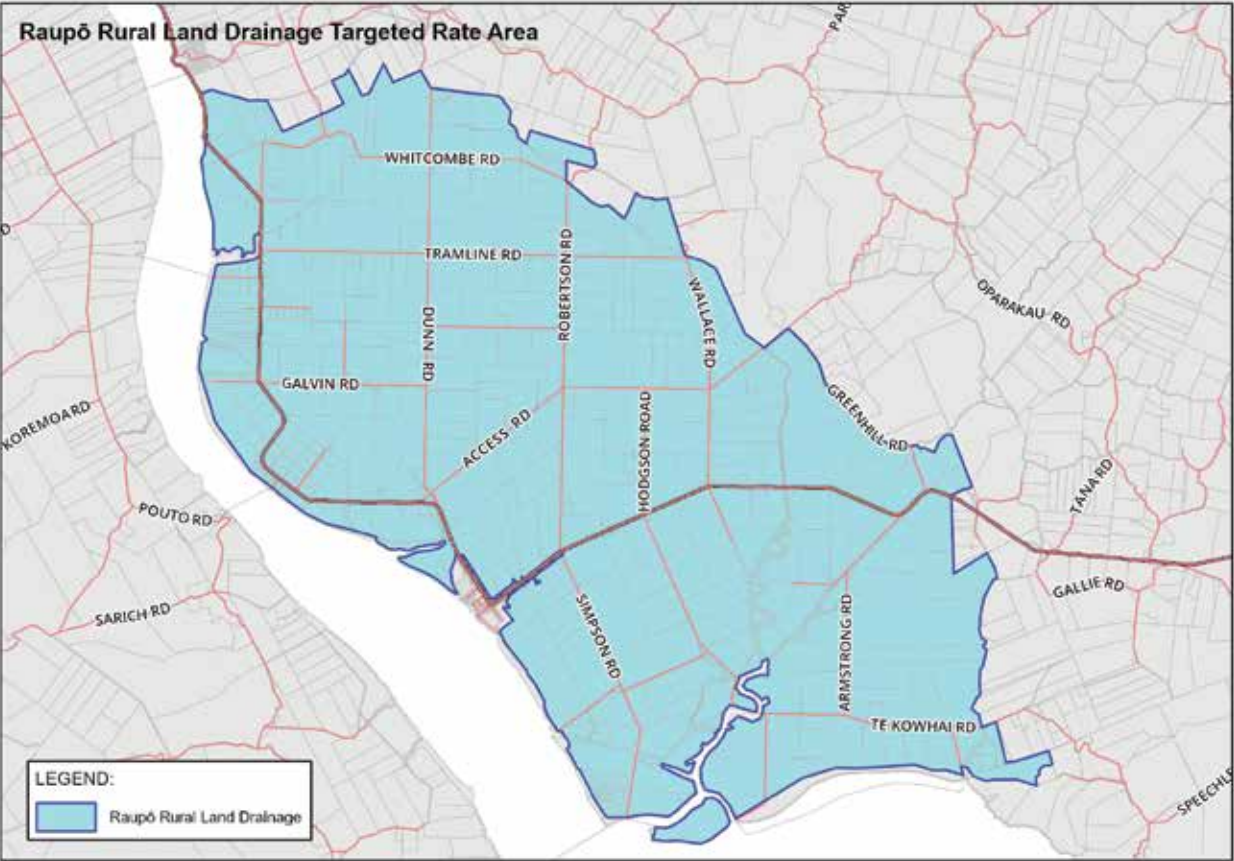


LEGEND:

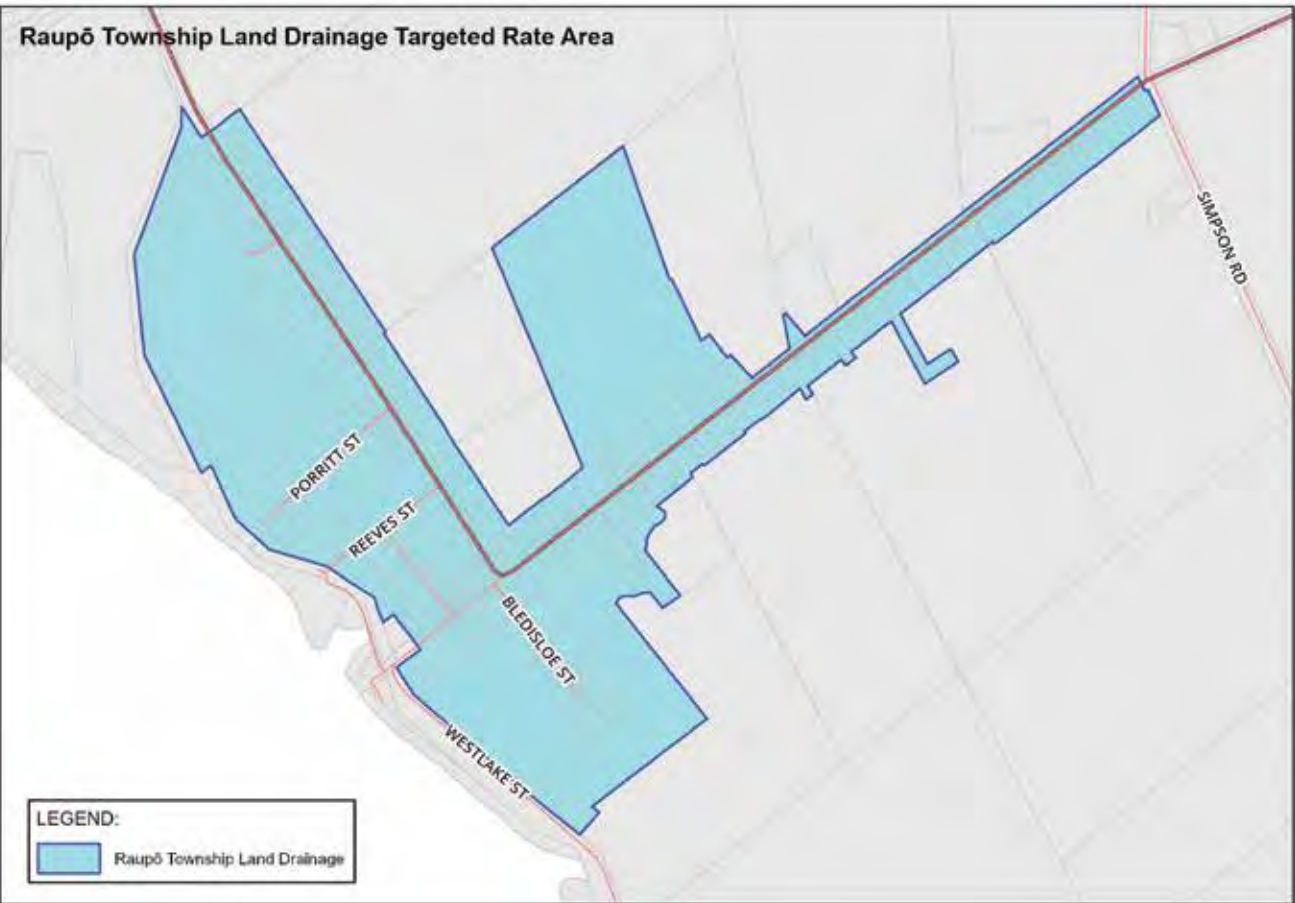
Factor_12

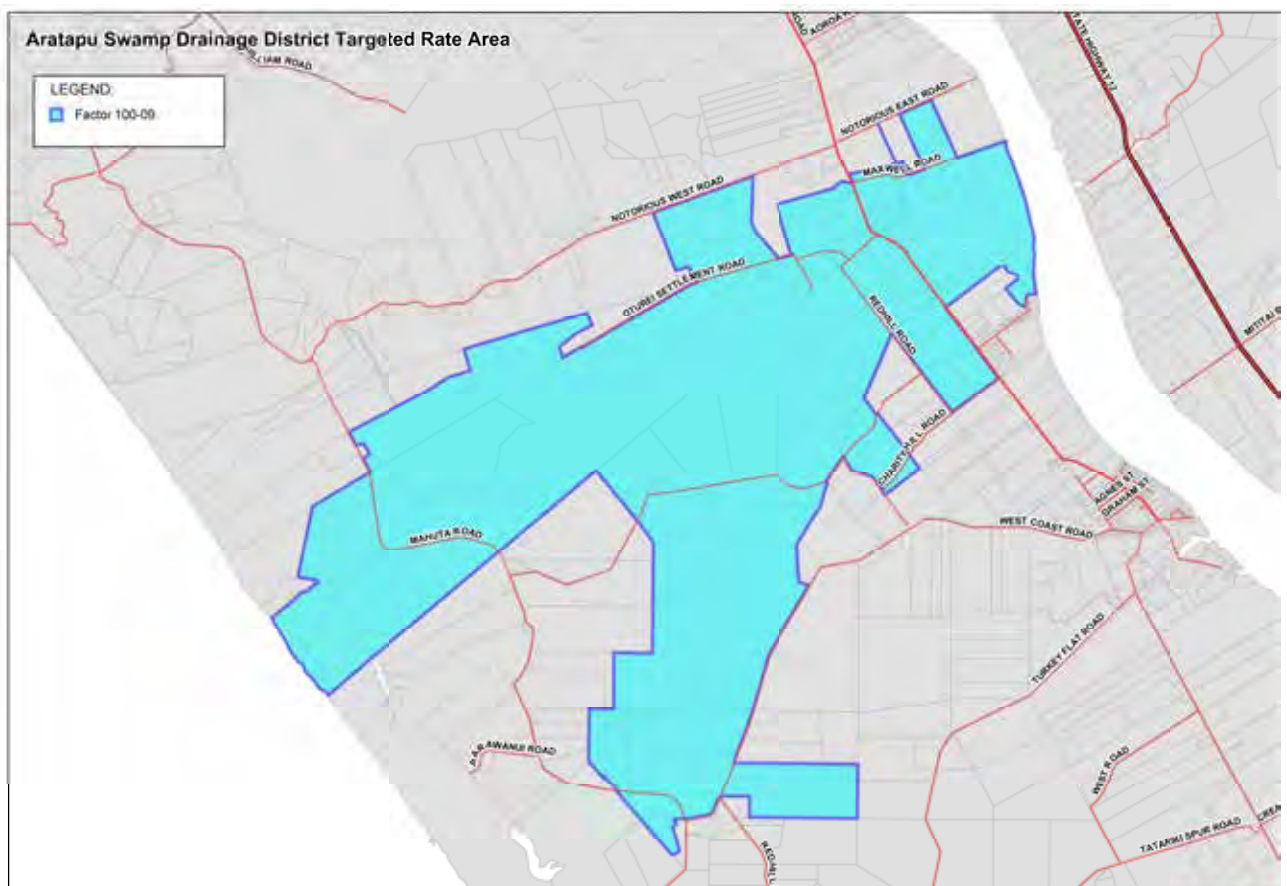
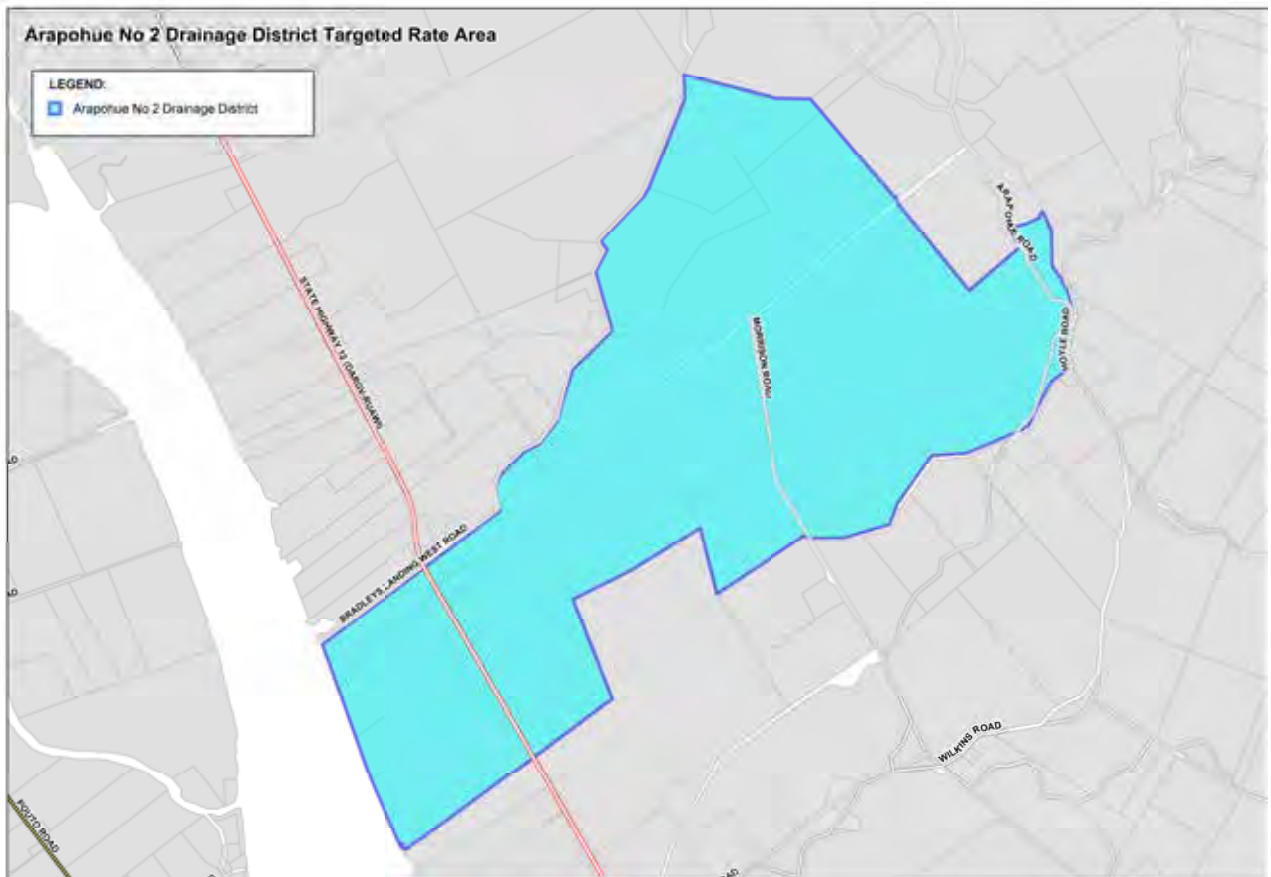
Drainage

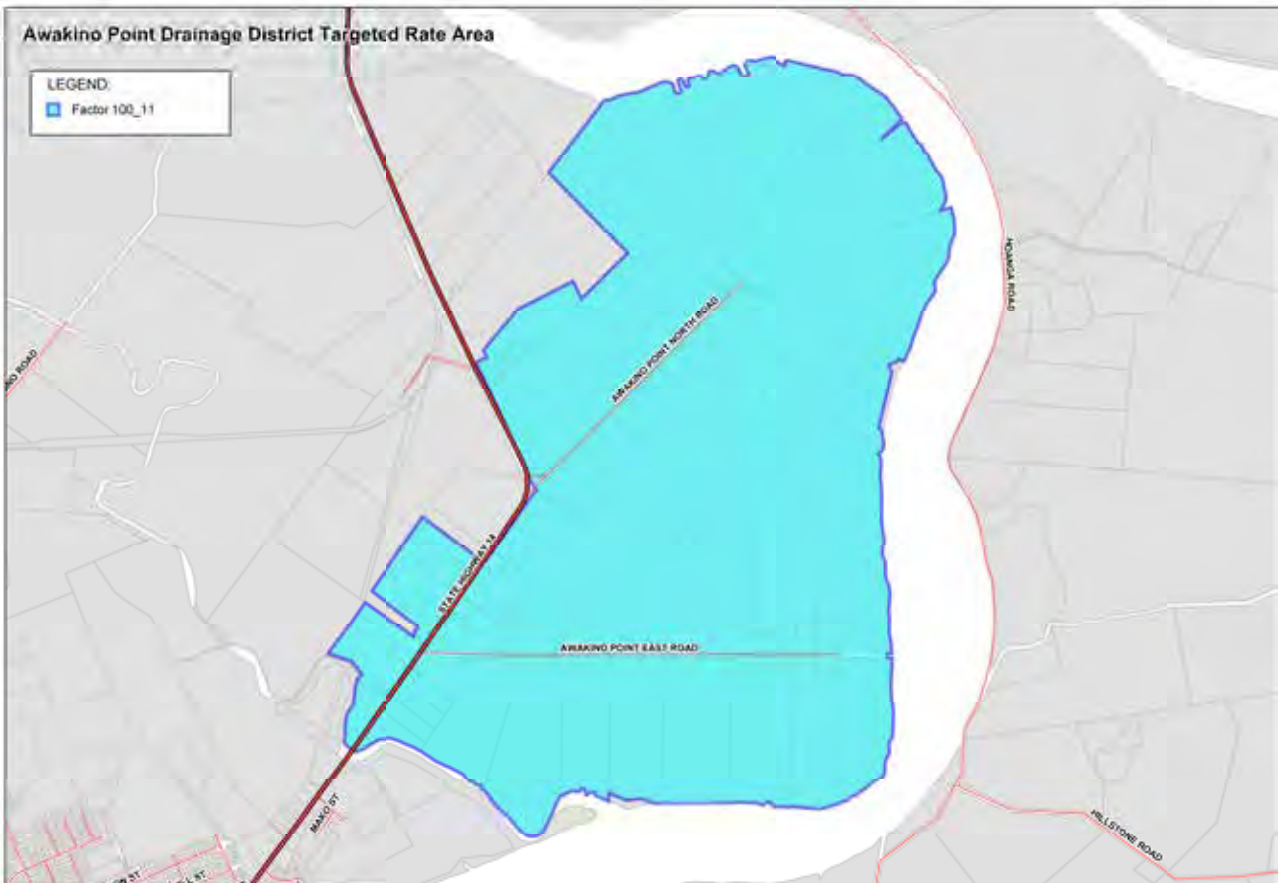
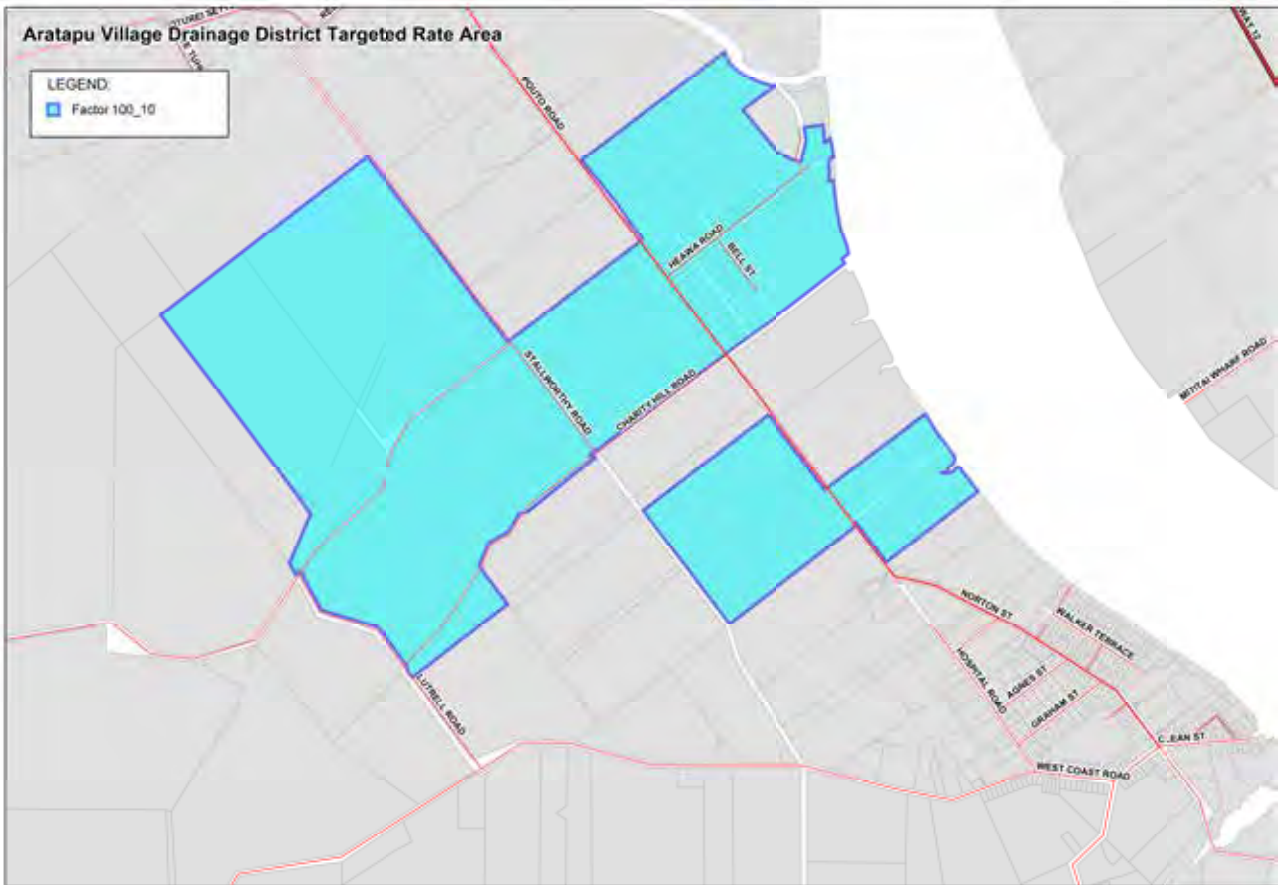
Raupō Rural Land Drainage Targeted Rate Area

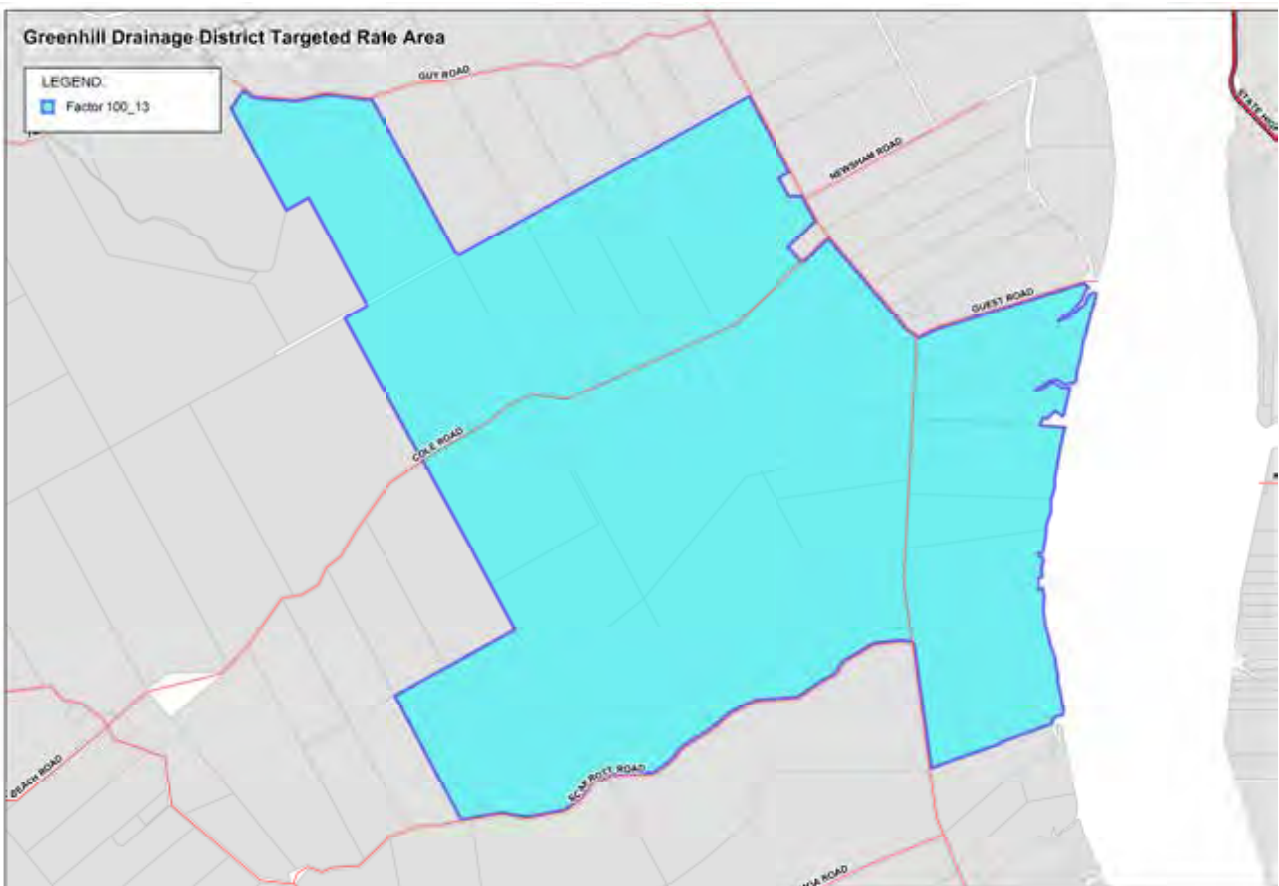
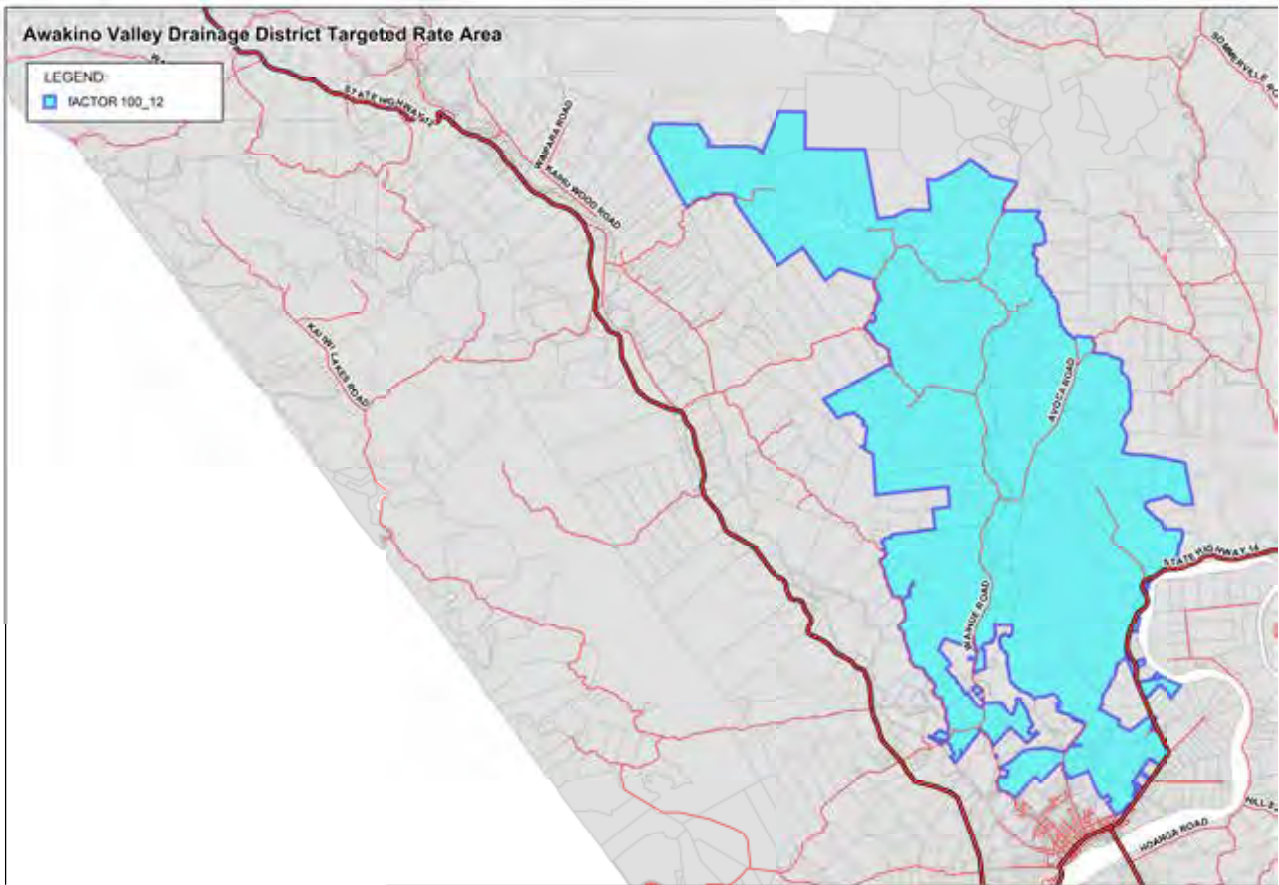


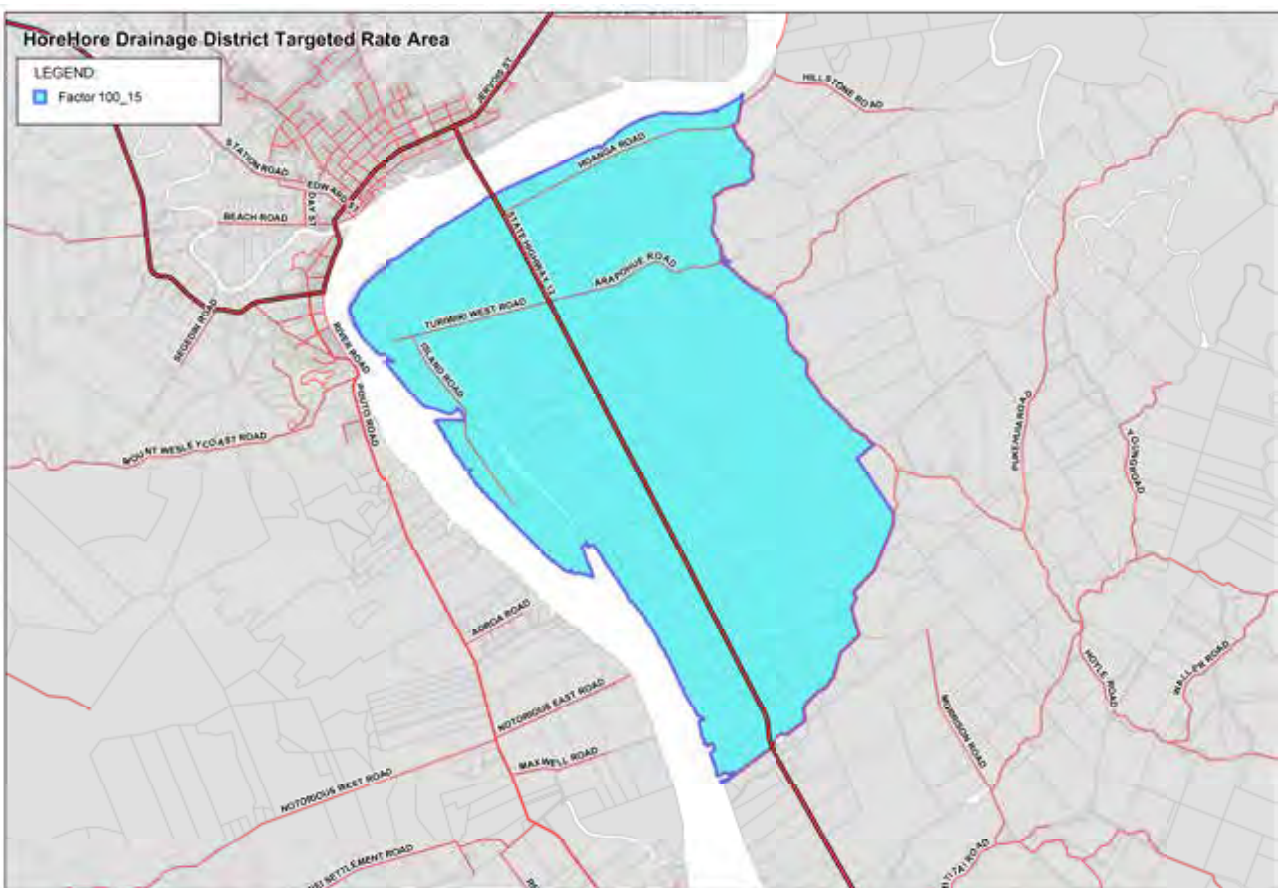
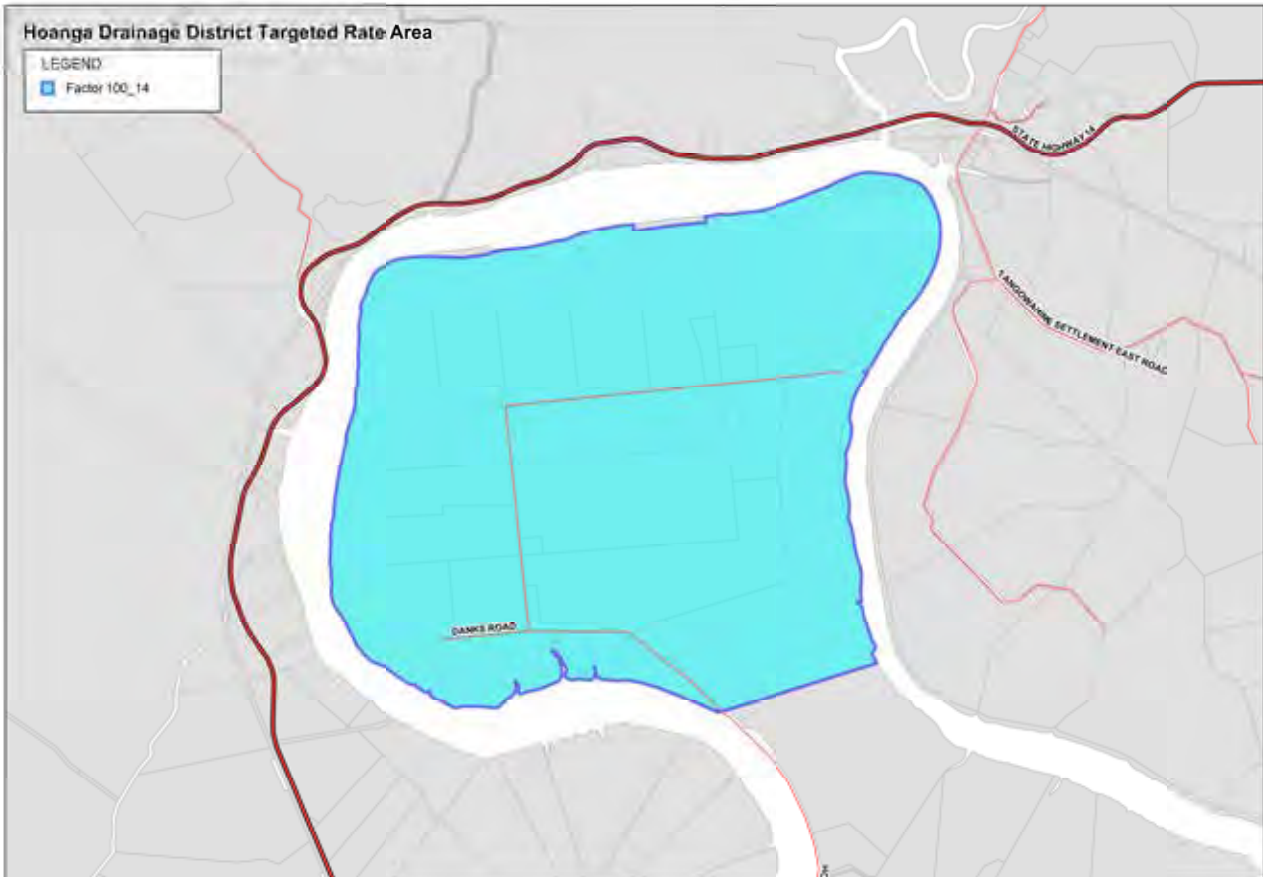
Raupō Township Land Drainage Targeted Rate Area

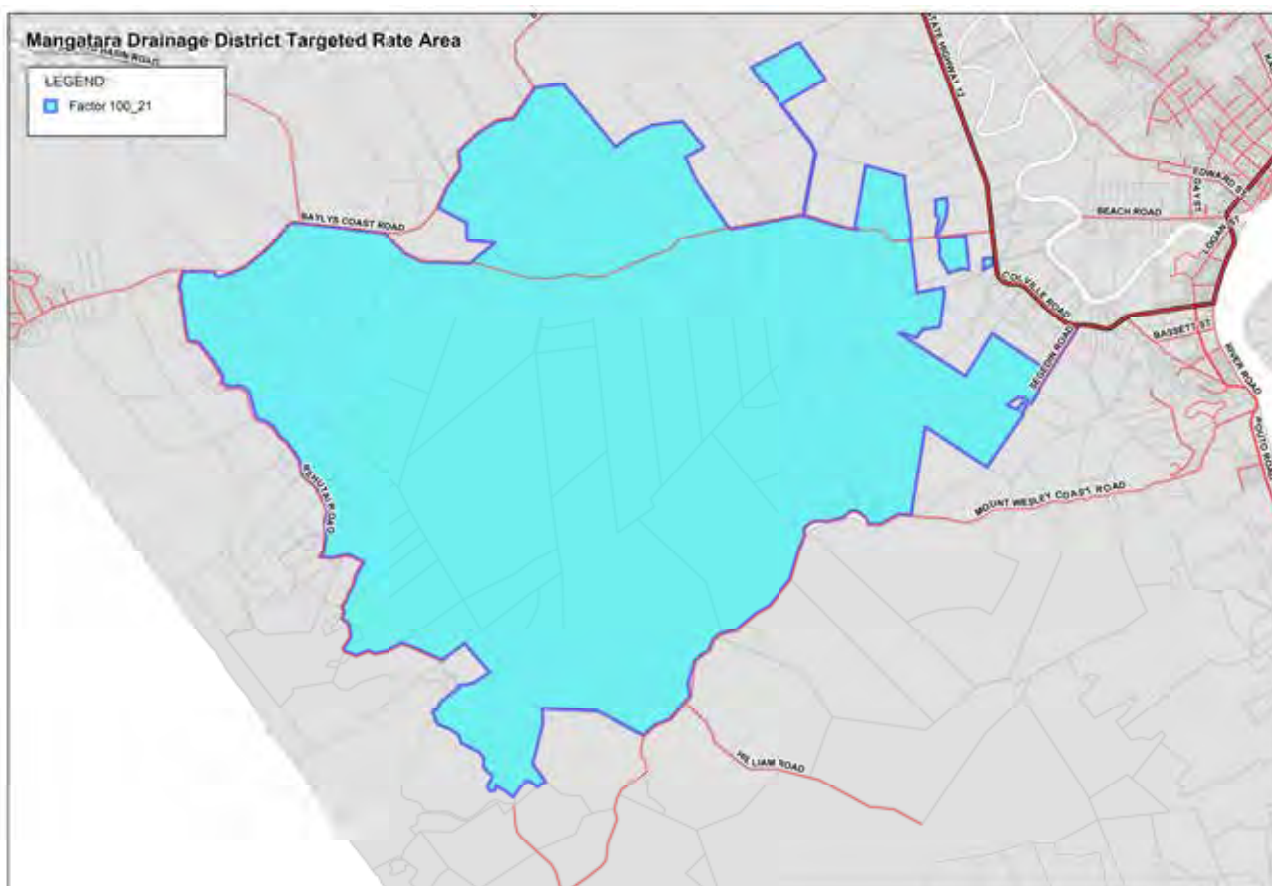
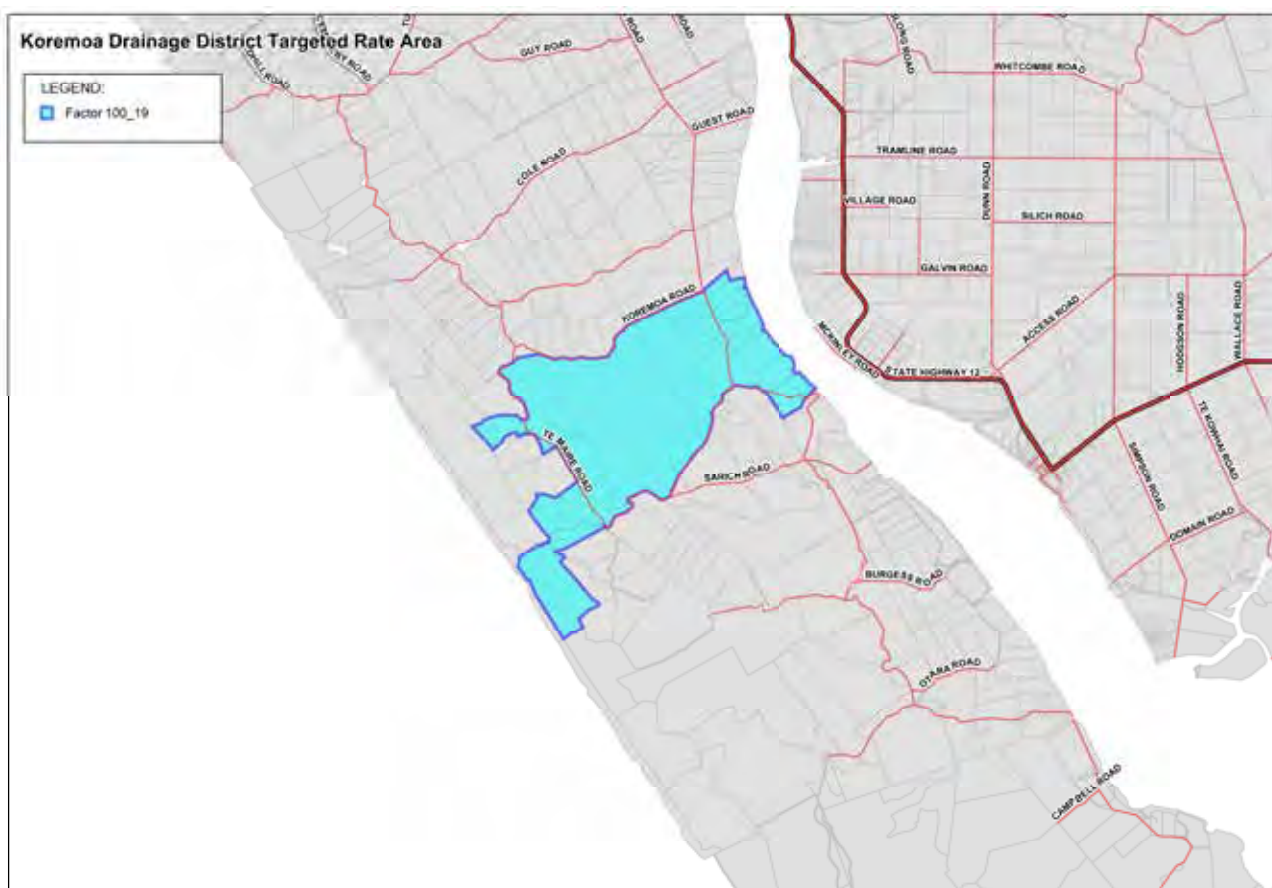


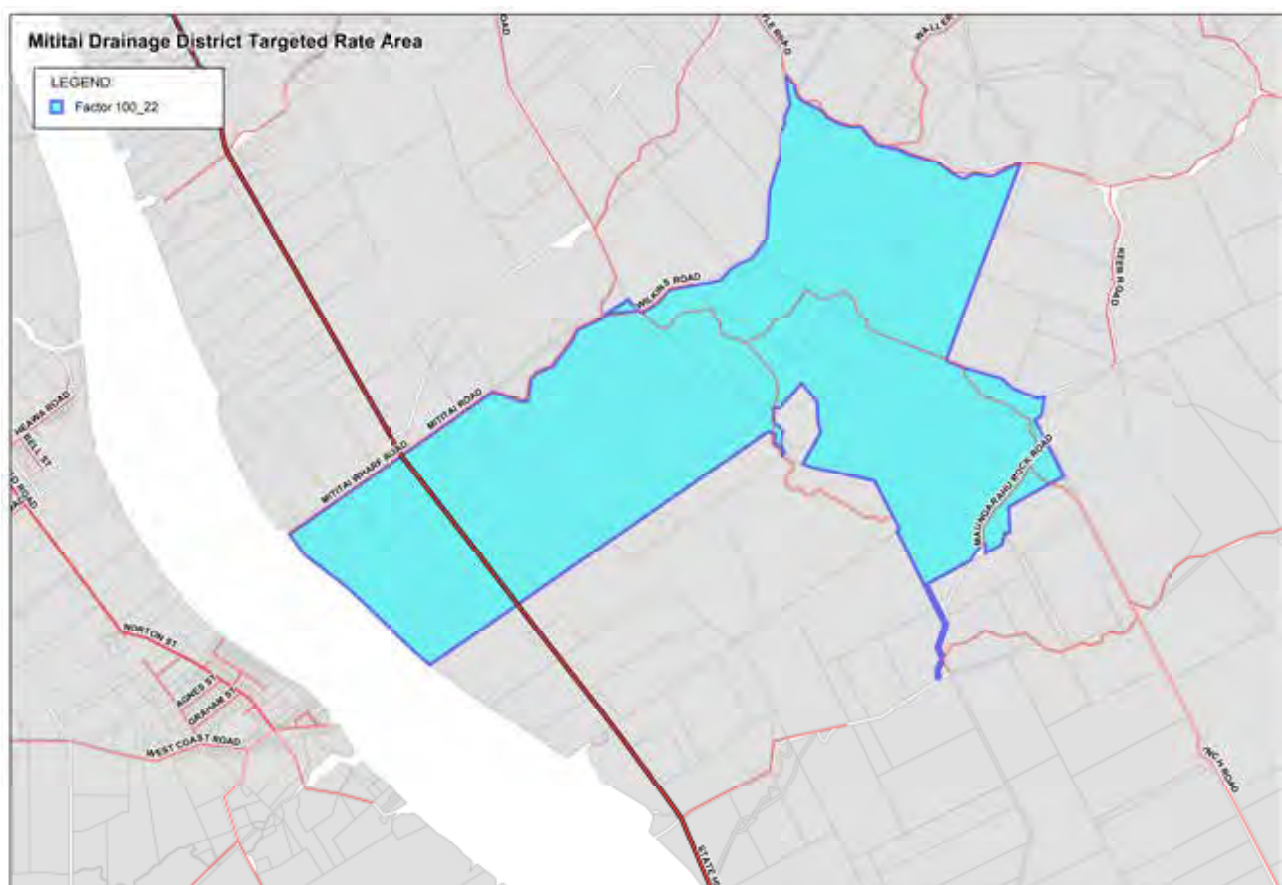
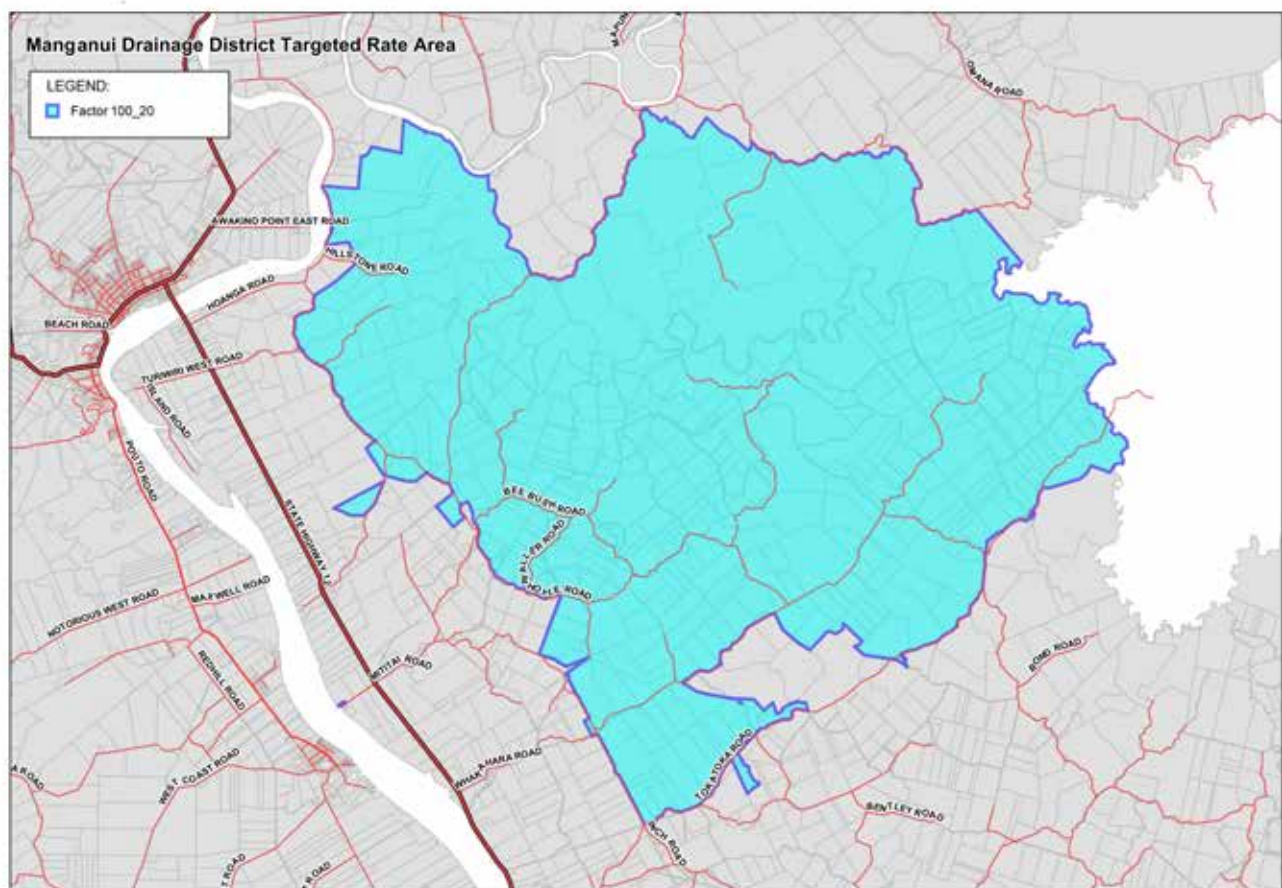


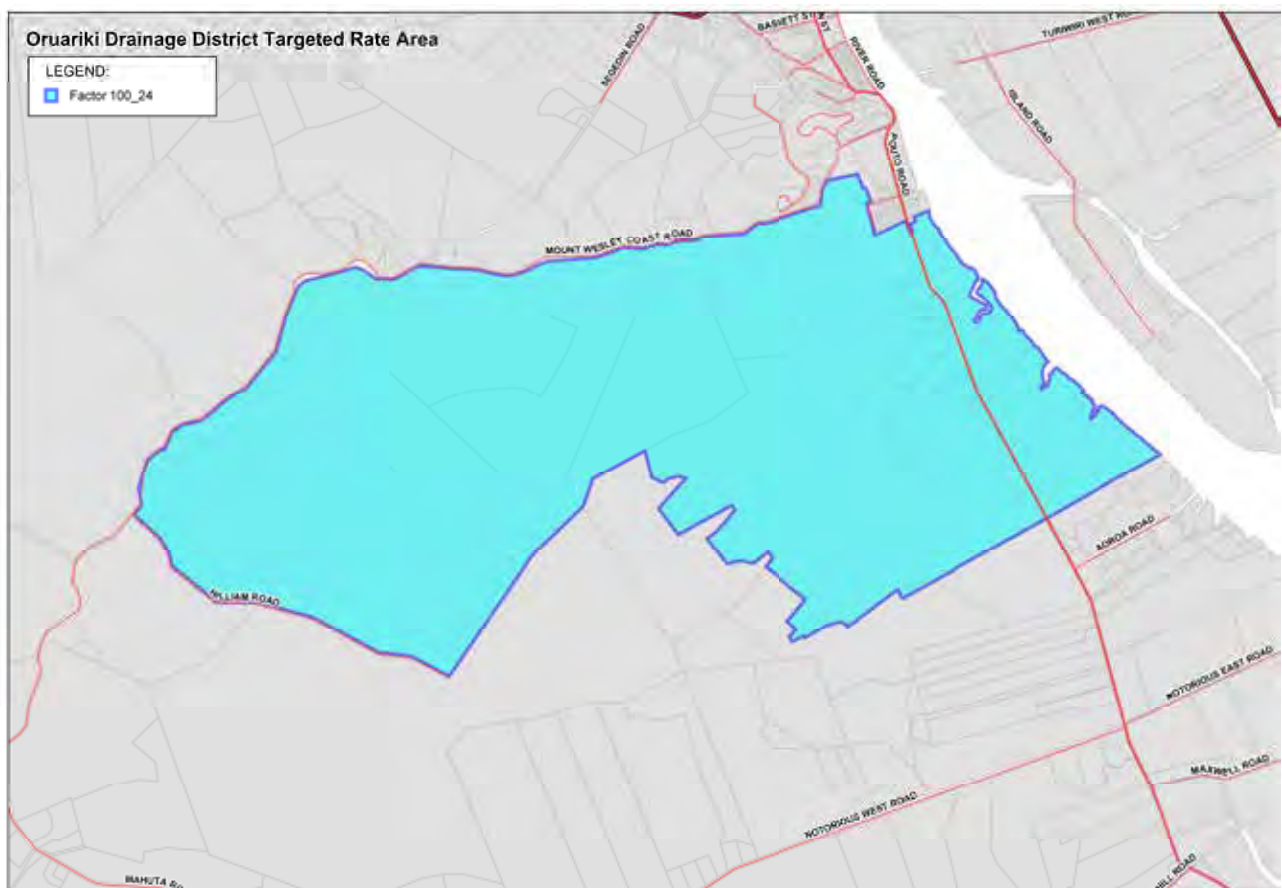
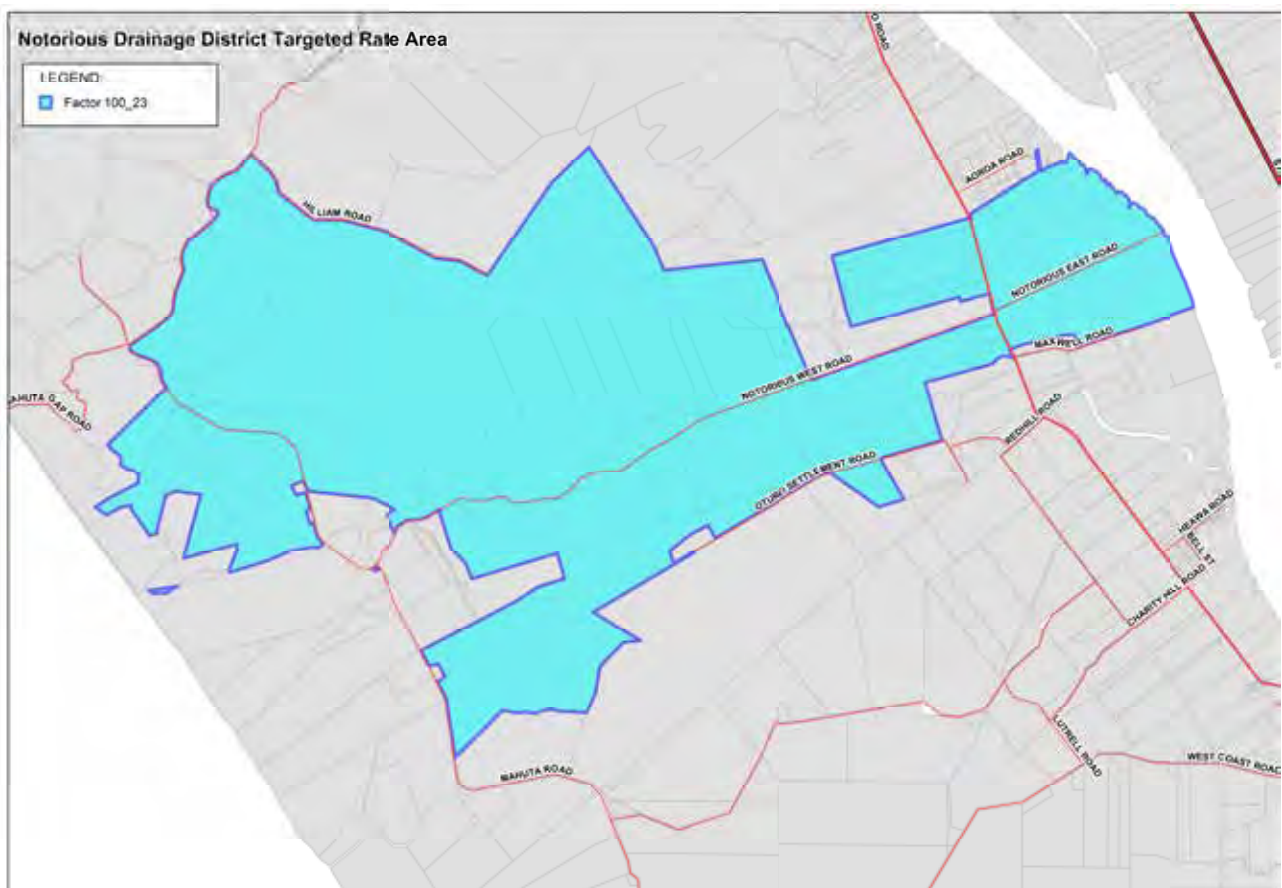


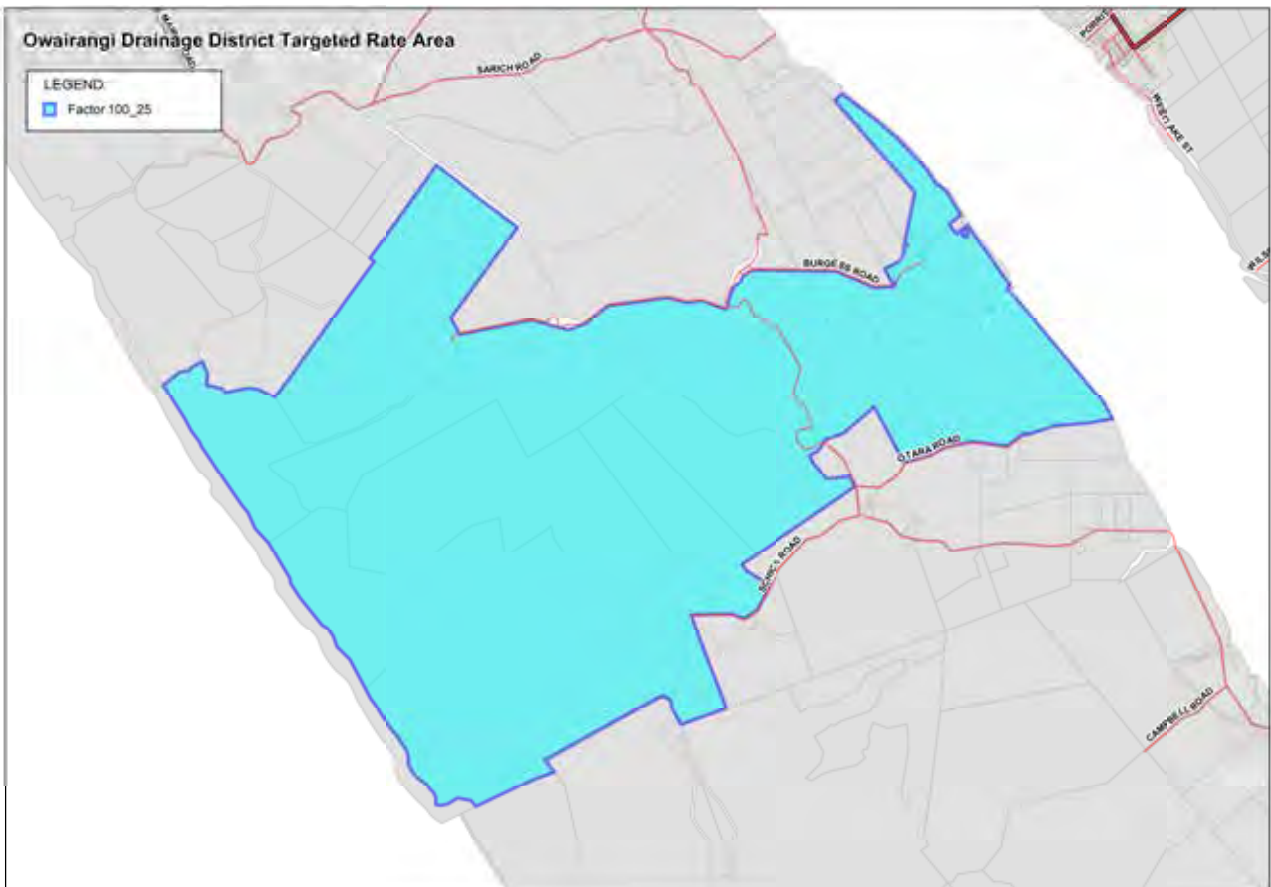
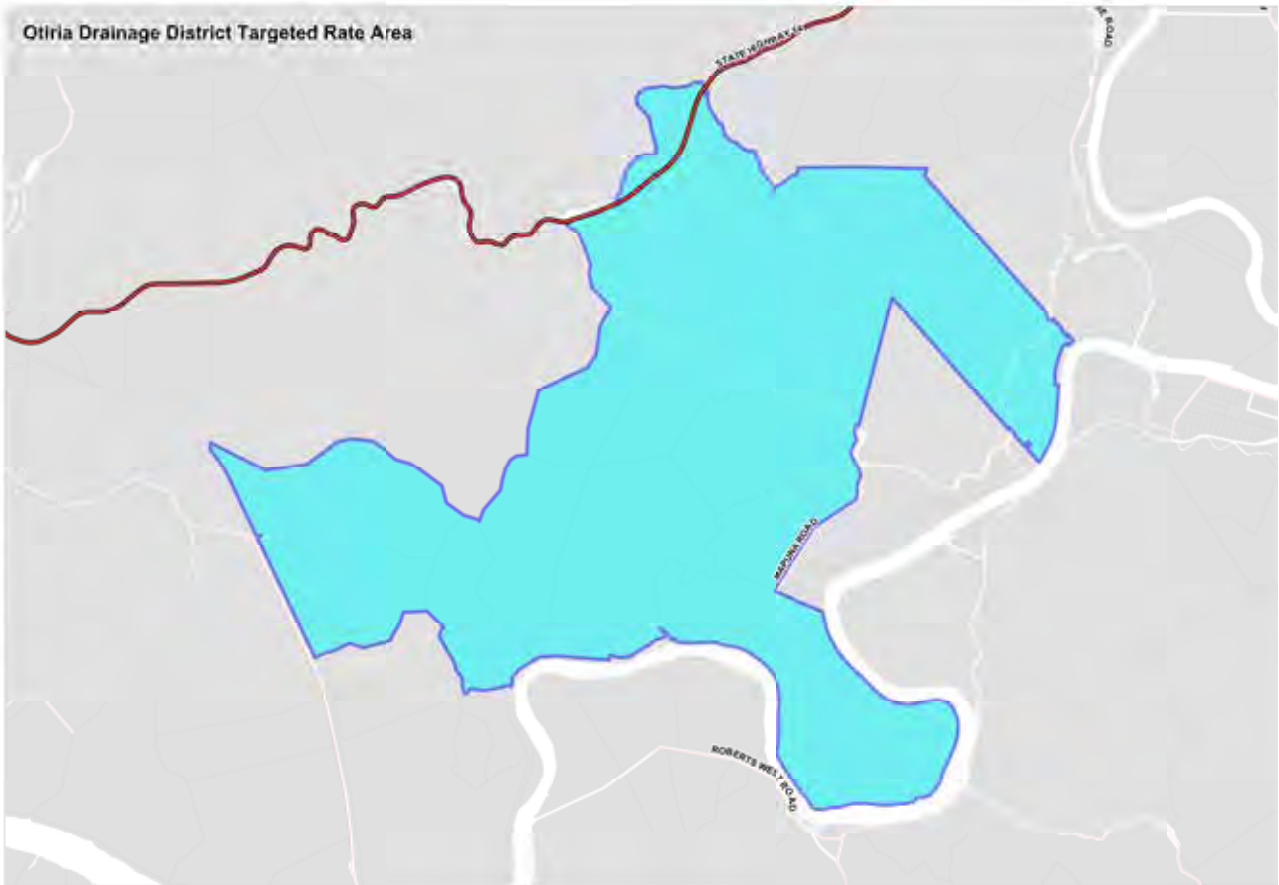


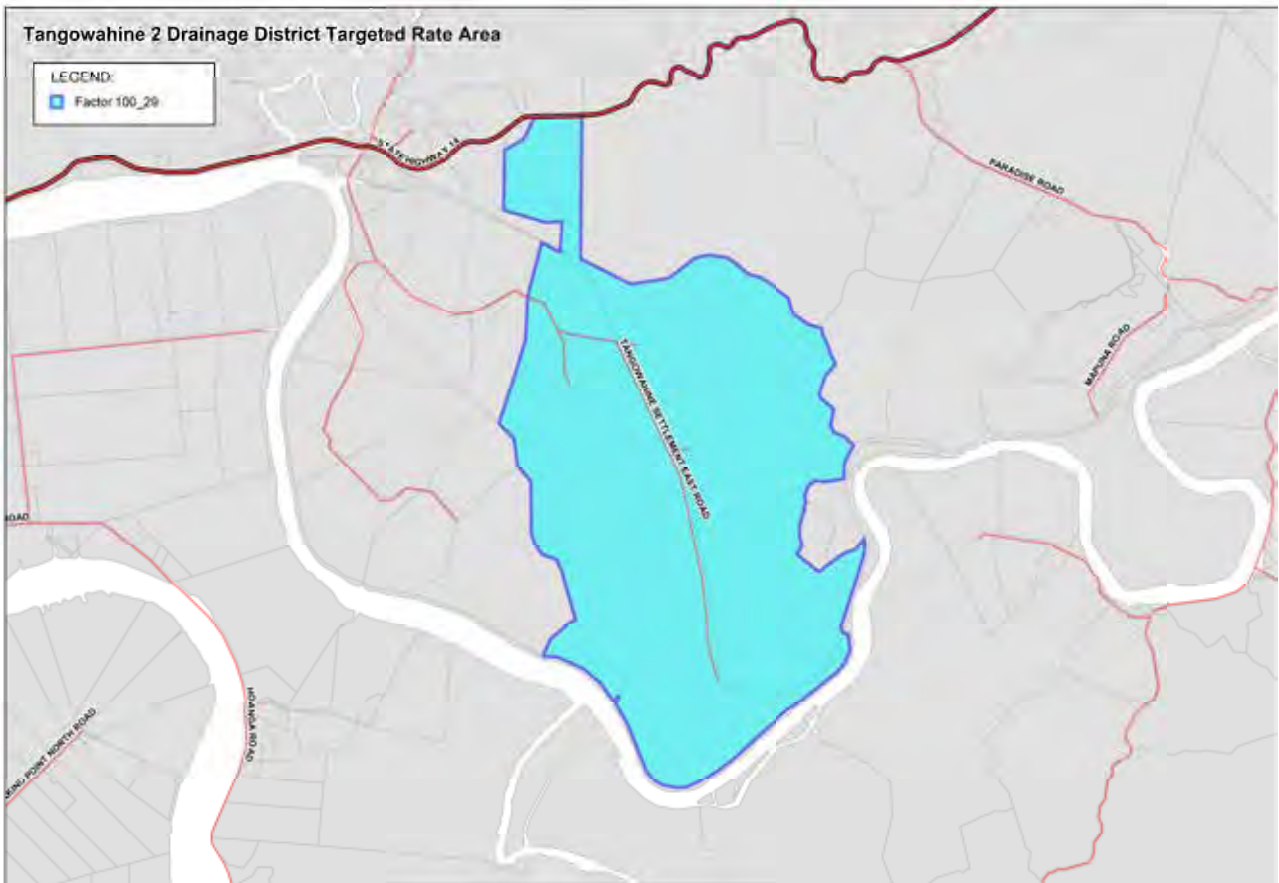
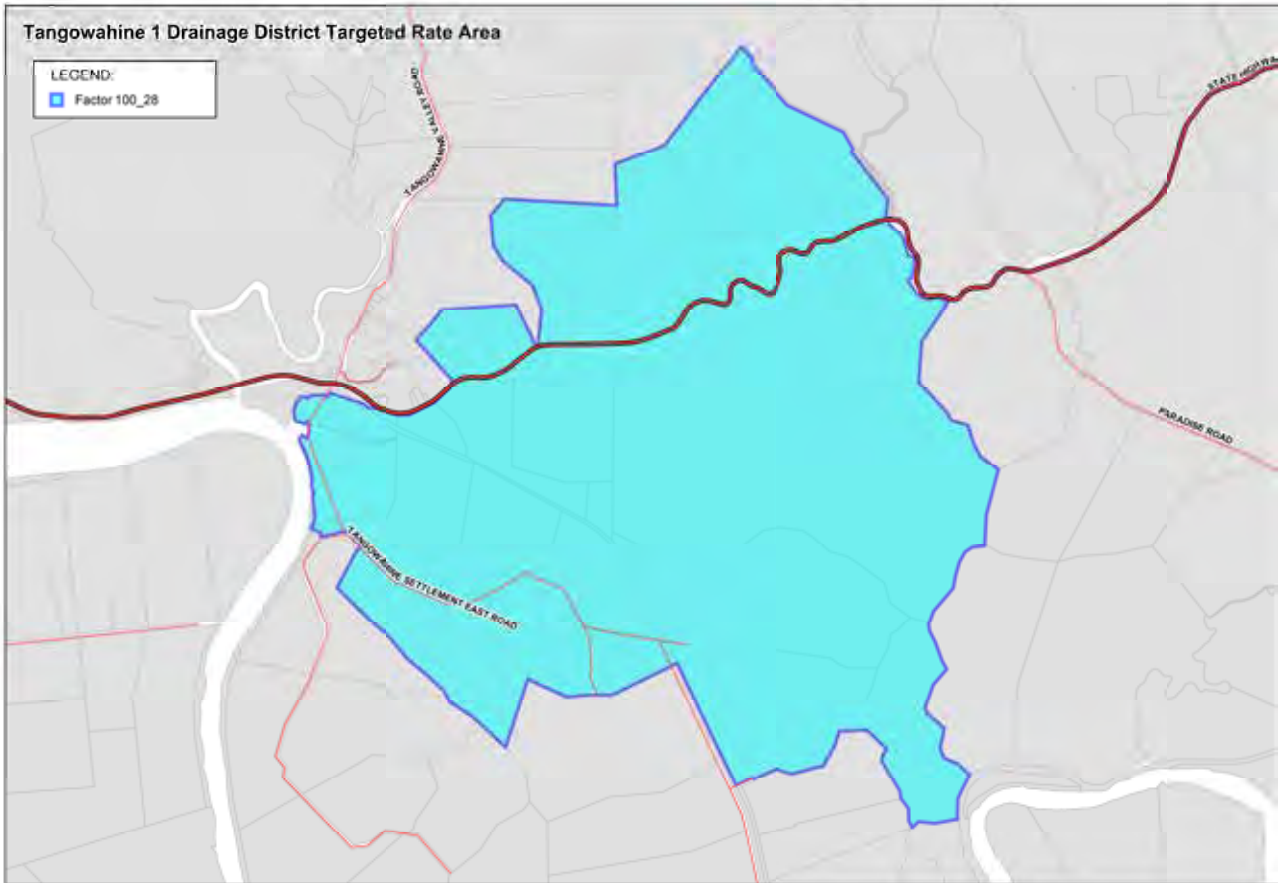


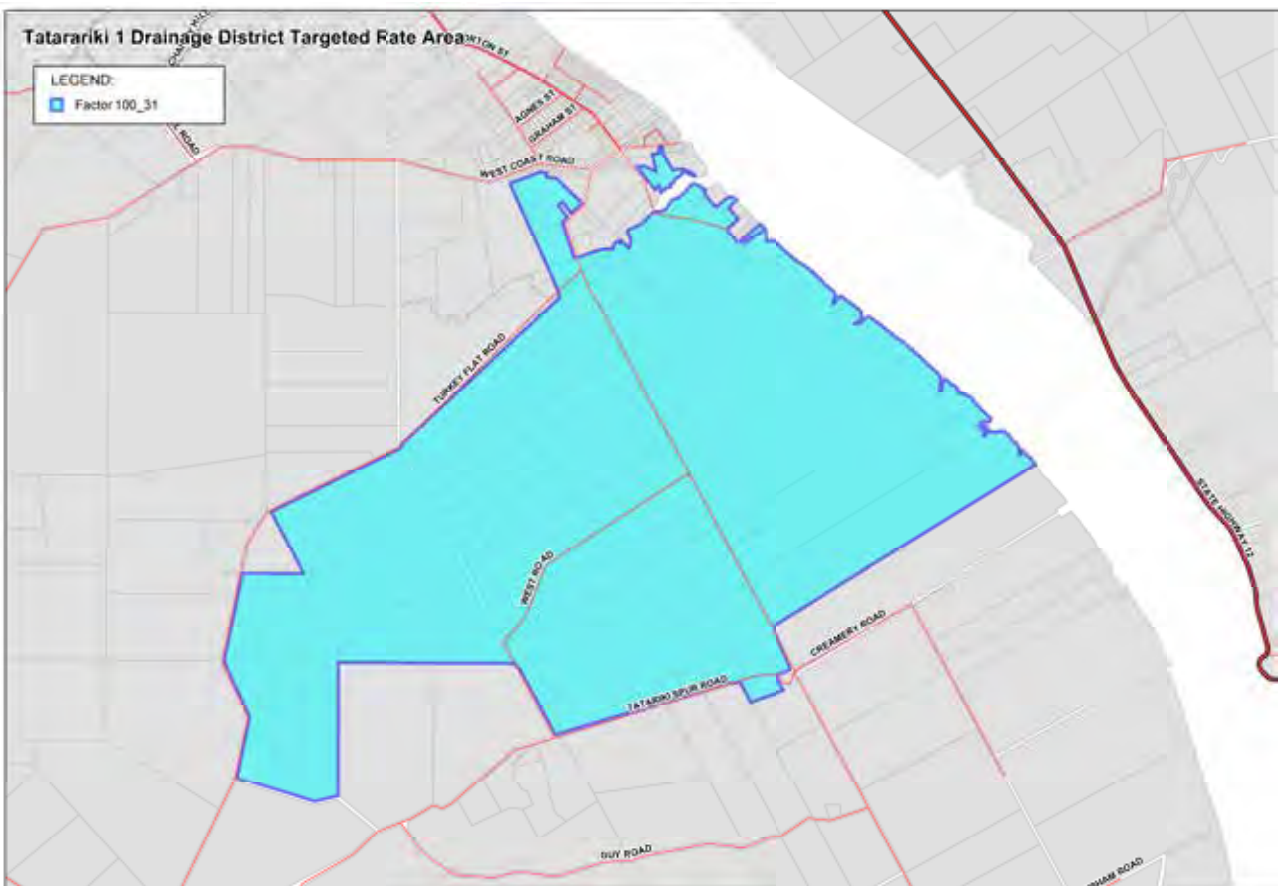
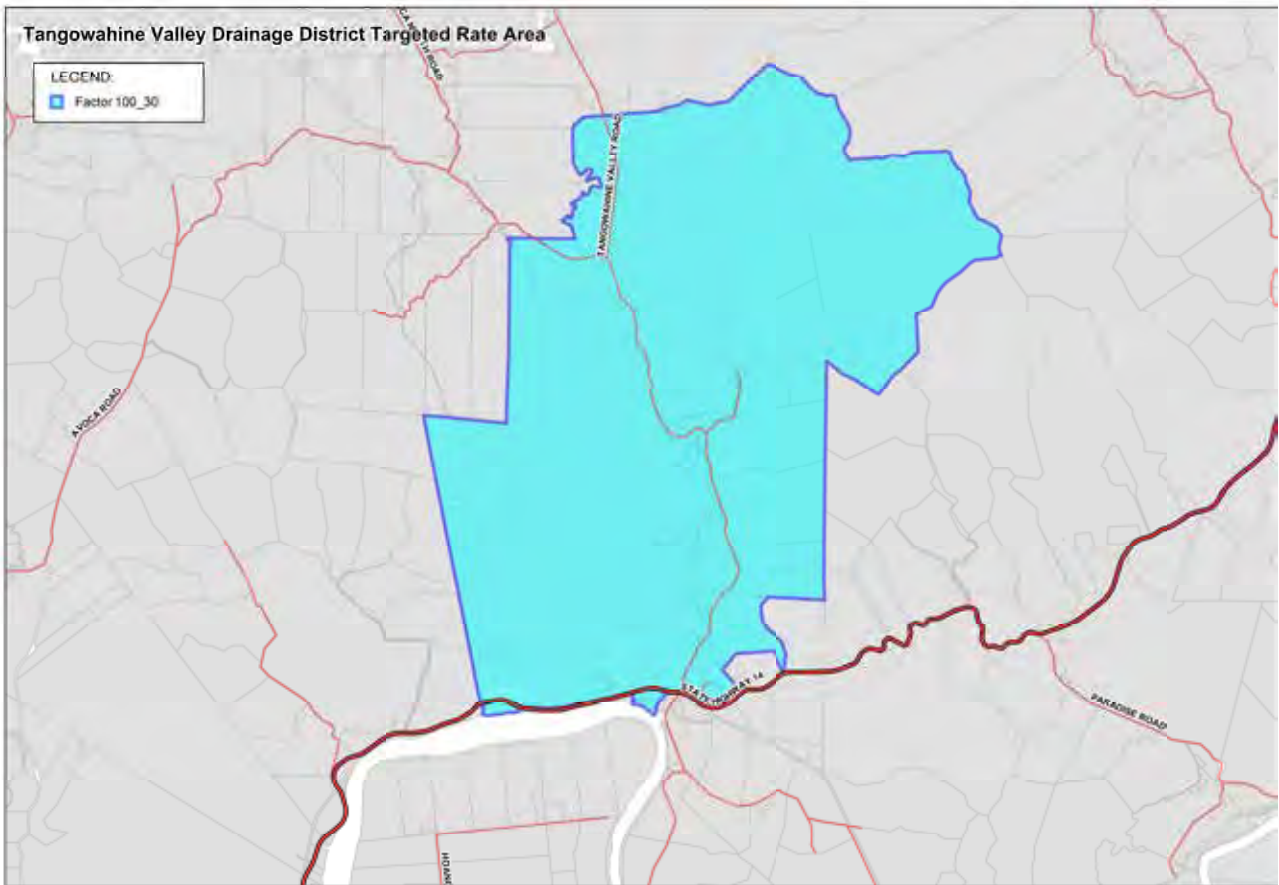


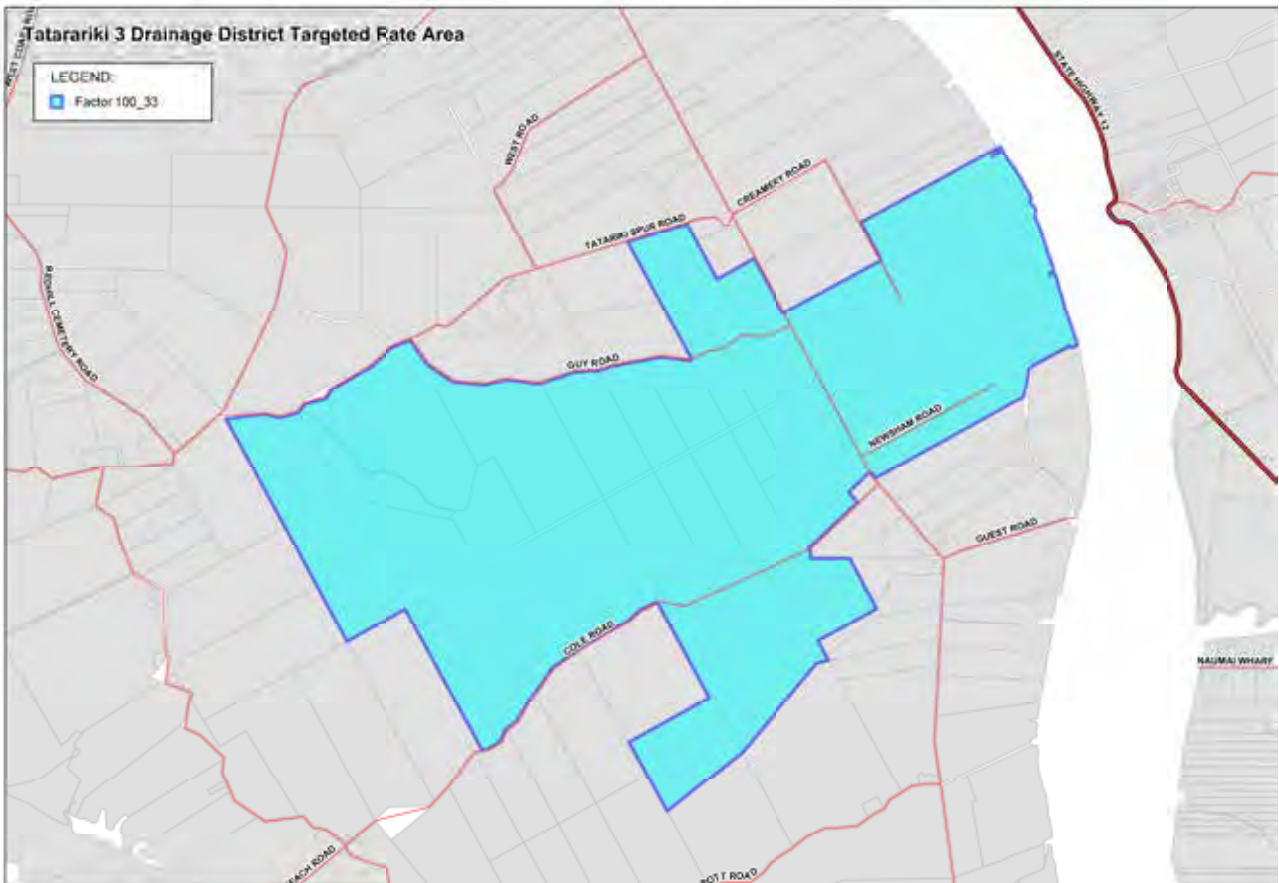
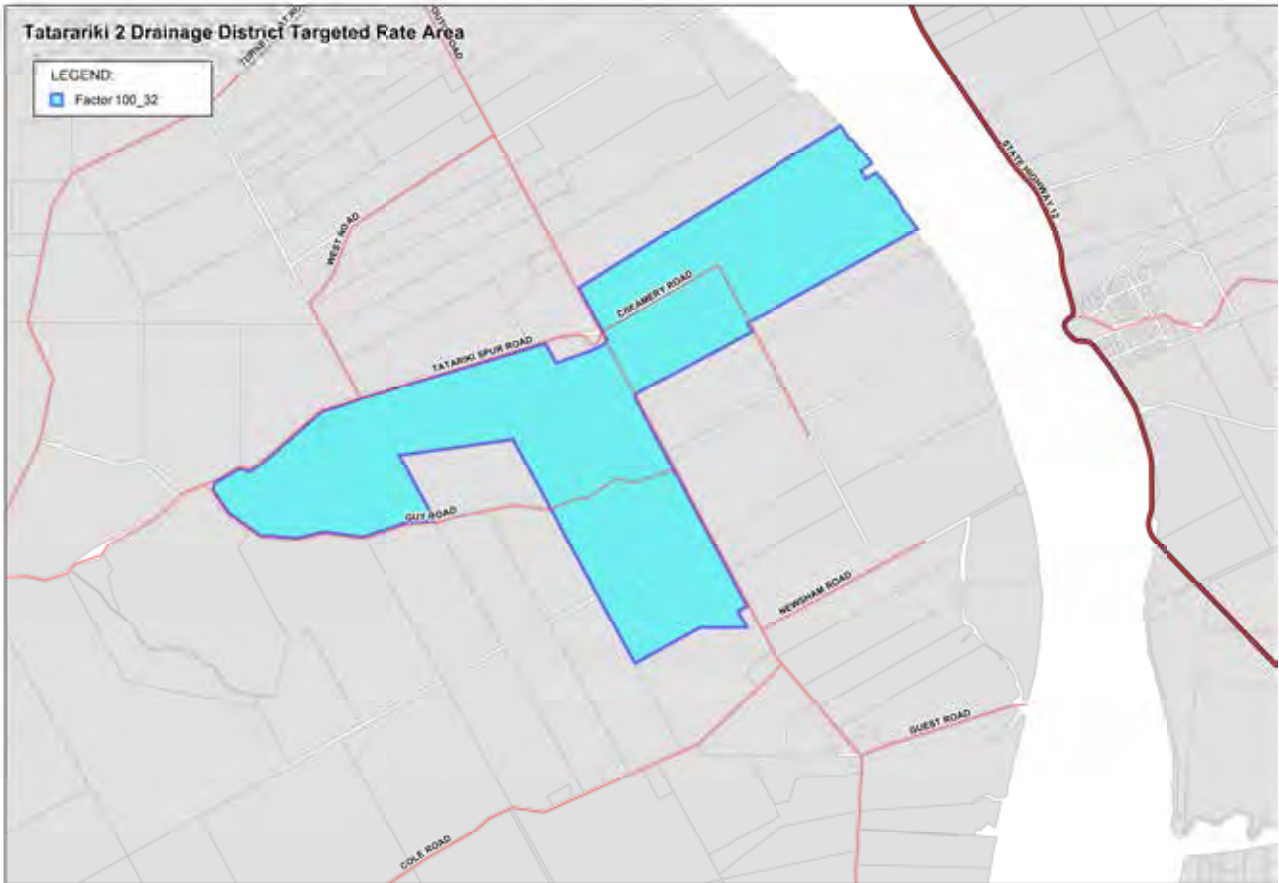


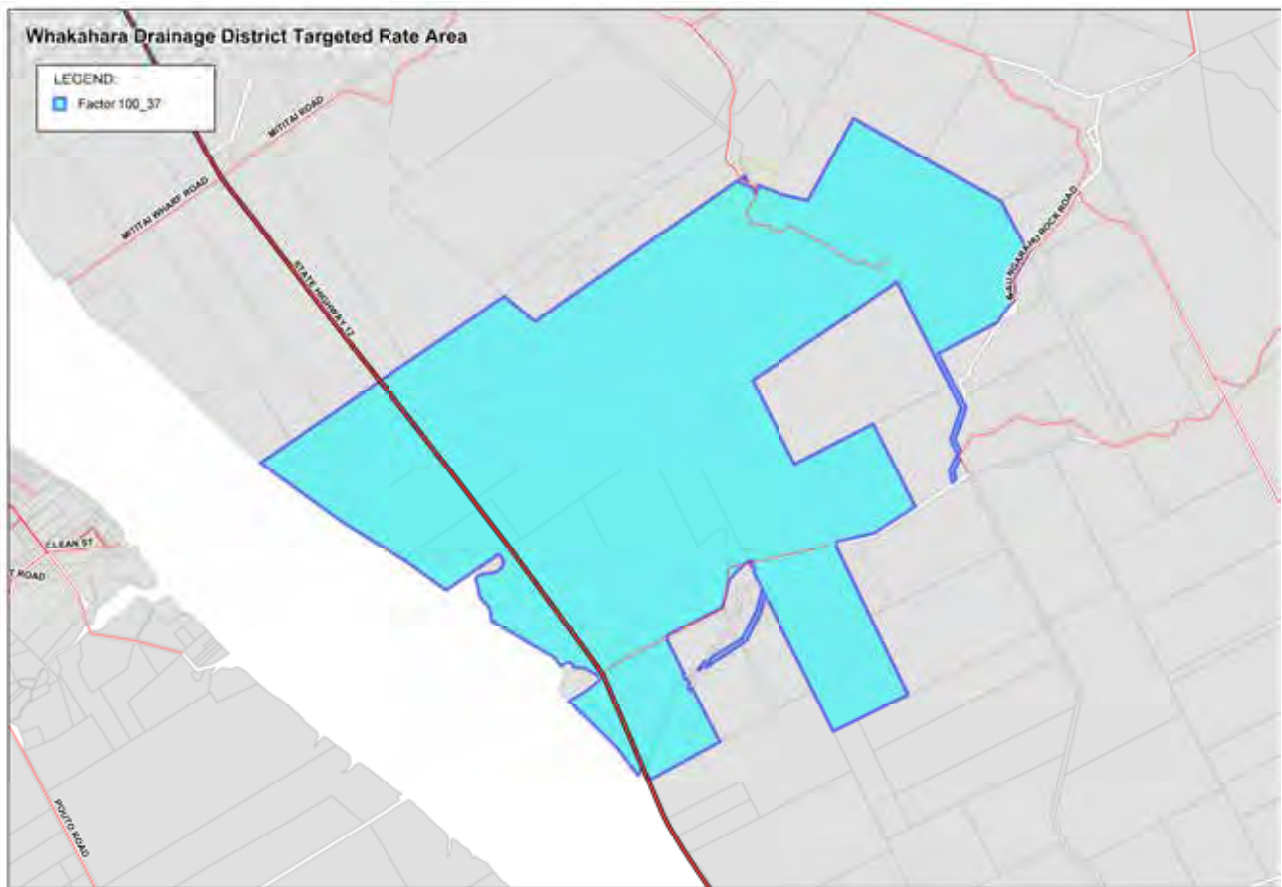




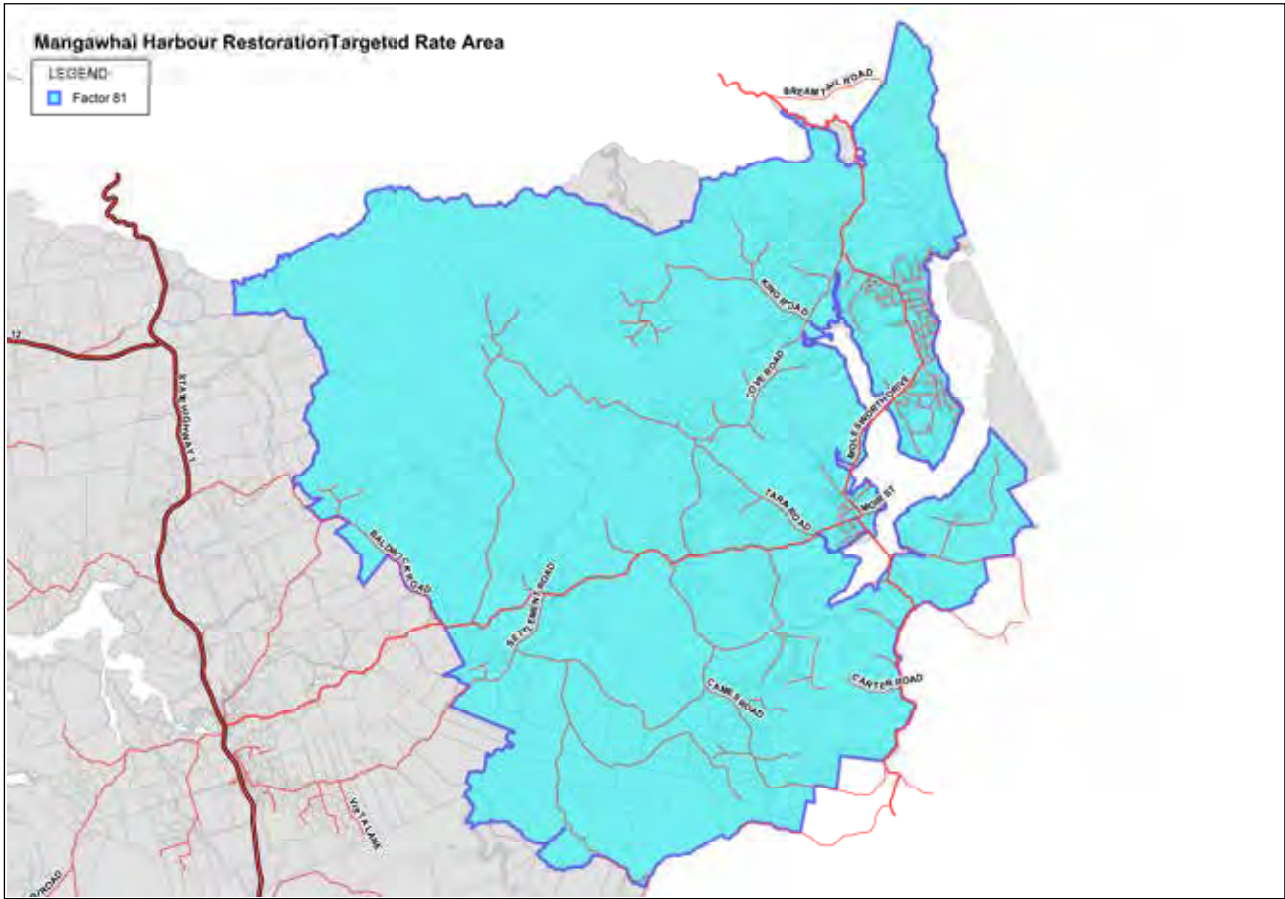




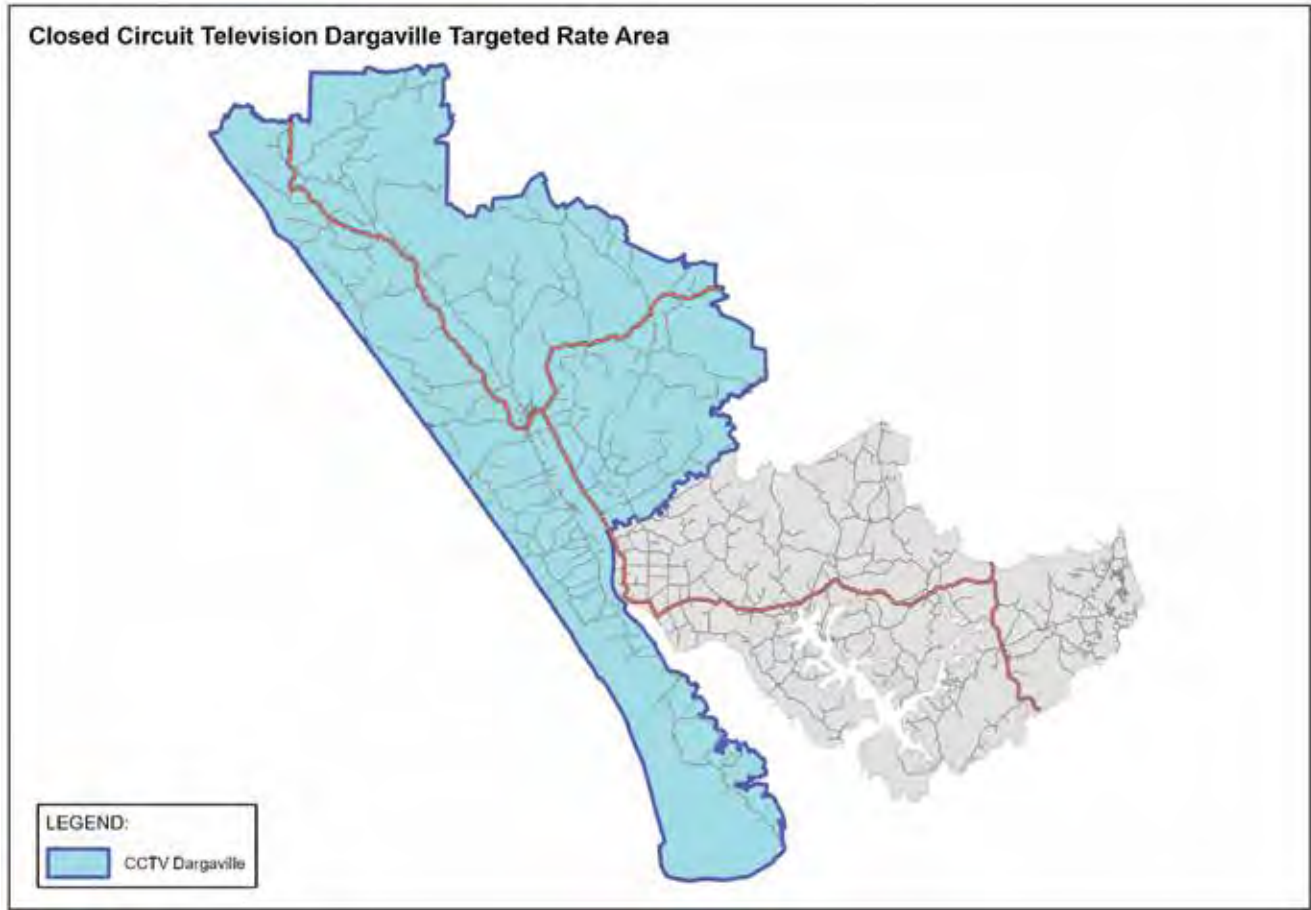




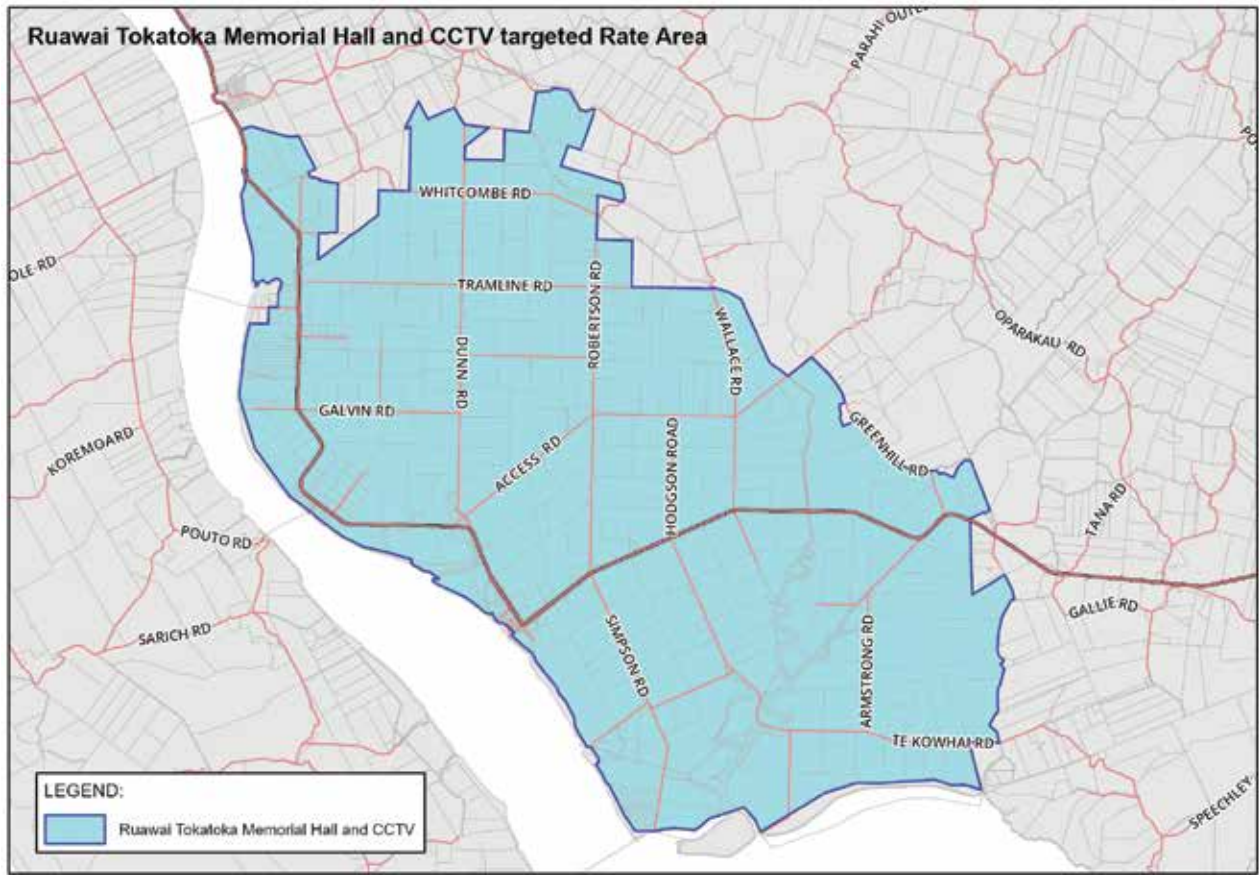
Harbour Restoration



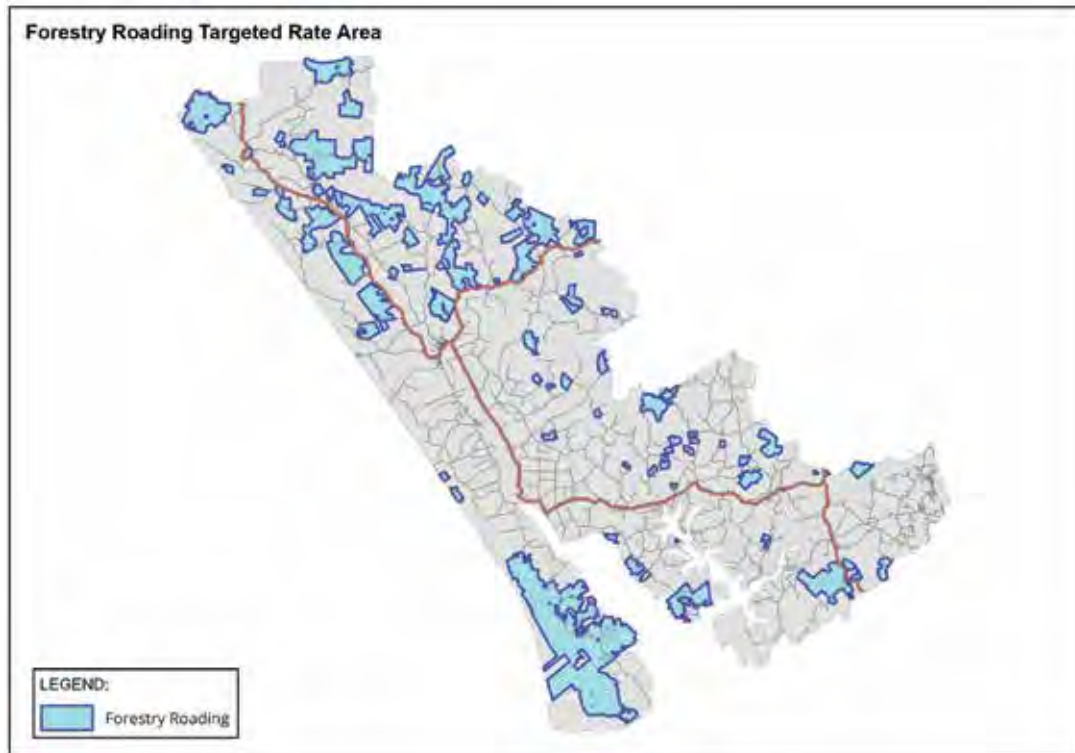
Halls and Closed Circuit Television (CCTV)



Ruawai Tokatoka Memorial Hall and Closed Circuit Television (CCTV) targeted rate area



Forestry



Valuation Location

0099000200B 435 Waipoua Settlement Road, Katui
 0099002100 Waikara Road, Waikara
 0099002200 Waikara Road, Waikara
 0099003001 SH12 Dargaville-Waipoua, West Coast
 0099005303 149 Waitapu Road, Aranga
 0099013902 Monteith Road, Aranga
 0099014604 413 Monteith Road, Aranga
 0099017200 16 Monteith South Road, Aranga
 0099022900 Monteith South Road, Aranga
 0099023400 Monteith Road, Aranga
 0099023752 672 Omamari Road, Omamari
 0099024000 Omamari Road, Omamari
 0099024400 SH12 Dargaville-Waipoua, West Coast
 0099028600 1345 SH12 Dargaville-Waipoua, West Coast
 0099029800 SH12 Dargaville-Waipoua, West Coast
 0099030800 Babylon Coast Road, Omamari
 0099030814 320 Babylon Coast Road, Omamari
 0099030817 Babylon Coast Road, Omamari
 0100005700 322 Jones Road, Mangatu
 0100006100 Waimatenui East Road, Waimatenui
 0100006300 Kaikohe Road, Tutamoe
 0100006302 2097 Kaikohe Road, Tutamoe
 0100006800 Waiotekumurau Road, Waimatenui
 0100009000 409 Mangatu Road, Donnelly's Crossing
 0100009101 Mangatu Road, Donnelly's Crossing
 0100010811 Opouteke Road, Whatoro
 0100010812 Opouteke Road, Whatoro
 0100014800 Baker Road, Kaihu
 0100015600 Opouteke Road, Whatoro
 0100016900 Waipara Road, Kaihu
 0100017100 Waipara Road, Kaihu
 0100017800 Kaihu Wood Road, Kaihu
 0100018100 63 Kaihu Wood Road, Kaihu
 0100018104 63 Kaihu Wood Road, Kaihu
 0100018105 63 Kaihu Wood Road, Kaihu
 0100020800 Shepherd Road, Mamaranui
 0100022200 374 Maropiu Road, Maropiu
 0100022400 Maropiu Road, Maropiu
 0100022401 Maropiu Road, Maropiu
 0100024500 Waimata Road, Waihue
 0100024704 857 Opanake Road, Parore
 0101000800 Nichols Road, Kairara
 0101001200 Swamp Road, Mareretu
 0101002602 Waihue Road, Waihue
 0101005800 Waihue Road, Waihue
 0101006300 200 Avoca Road, Avoca
 0101007900A State Highway 14, Central
 0101013400 State Highway 14, Central
 0102000100 Tangowahine Valley Road, Avoca

Valuation Location

0102000600 1889 Tangowahine Valley Road, Avoca
 0102000608 1889 Tangowahine Valley Road, Avoca
 0102000707 Murray Road, Tangowahine
 0102000911 Murray Road, Tangowahine
 0102000912 Murray Road, Tangowahine
 0102002100 1191 Tangowahine Valley Road, Avoca
 0102002105 Avoca North Road, Avoca
 0102002600 Tangowahine Valley Road, Avoca
 0102005900 Avoca North Road, Avoca
 0102007001 State Highway 14, Central
 0102007204 Tangowahine Valley Road, Avoca
 0102007411 4586 State Highway 14, Central
 0103000200 473 Sommerville Road, Tangowahine Vall
 0103000800 1000 Houto Road, Kirikopuni
 0103002302 Houto Road, Kirikopuni
 0103002400B 137 Paerata Road, Tangiteroria
 0103002402 1043 Houto Road, Kirikopuni
 0103002500 Houto Road, Kirikopuni
 0103003101 1302 Kirikopuni Valley Road, Kirikopuni
 0103003800 1612 Kirikopuni Valley Road, Kirikopuni
 0103005611A State Highway 14, Central
 0103005621 State Highway 14, Central
 0103006900 4098 State Highway 14, Central
 0103009900 State Highway 14, Central
 0103015400 Child Road, Tangiteroria
 0104000100 Basin Road, Omamari
 0104000913 Babylon Coast Road, Omamari
 0106000213 1667 Pukehuia Road, Pukehuia
 0106008415 Omana Road, Omana
 0106011901 1408 Omana Road, Omana
 0108002500 Mititai Road, Mititai
 0108003403 Hoyle Road, Arapohue
 0108003500 Hoyle Road, Arapohue
 0108004100 Mititai Road, Mititai
 0109000900 108 Te Maire Road, Te Maire
 0110004803 149 Te Maire Beach Road, Te Maire
 0110005202 Schick Road, Pouto Peninsula
 0110010600 Pouto Road, Pouto Peninsula
 0110012300B Pouto Road, Pouto Peninsula
 0110012303 Ari Ari Road, Pouto Peninsula
 0110012500 Ari Ari Road, Pouto Peninsula
 0112002700 Te Kowhai Road, Ruawai
 0112004900 Gee Road, Hukatere
 0112006500 51 Summer Road, Hukatere
 0112006701 Tinopai Road, Tinopai Peninsula
 0112006800 944 Tinopai Road, Tinopai Peninsula
 0112007000 Tinopai Road, Tinopai Peninsula
 0112009601 Karakanui Road, Hukatere
 0112014700 Tinopai Road, Tinopai Peninsula

Valuation Location

0113000400 Lusk Road, Parahi
 0113013401 130 Simpkin Road, Rehia
 0115000902 Ararua Road, Matakohē
 0115003709 Porter Road, Ararua
 0115005005 293 Lindquist Road, Ararua
 0115024600 Ovens Road, Matakohē
 0115026000 117A Ups And Downs Road, Ararua
 0115026100 Pasley Road, Ararua
 0115027002 Ups And Downs Road, Ararua
 0116000405 Bull Road, Maungaturoto
 0116003302 Bull Road, Maungaturoto
 0116003303 Bull Road, Maungaturoto
 0116003304 1290 Bull Road, Maungaturoto
 0116003305 Bull Road, Maungaturoto
 0116003306 Bull Road, Maungaturoto
 0116003307 Arcadia Road, Paparoa
 0116003308 Arcadia Road, Paparoa
 0116003309 Arcadia Road, Paparoa
 0116003312 Bull Road, Maungaturoto
 0116003313 Bull Road, Maungaturoto
 0116003314 Bull Road, Maungaturoto
 0116003321 371 Arcadia Road, Paparoa
 0116003322 Bull Road, Maungaturoto
 0117000103 Arcadia Road, Paparoa
 0117000600 473 Golden Stairs Road, Maungaturoto
 0117000706 Paparoa-Oakleigh Road, Paparoa
 0117010604 121 Wearmouth Road, Paparoa
 0118000308 Dodd Road, Maungaturoto
 0118001100 Finlayson Brook Road, Maungaturoto
 0118006622 726 Paparoa Station Road, Paparoa
 0118010307 State Highway 1, Kaiwaka
 0118011700 State Highway 1, Kaiwaka
 0119012900 Bickerstaffe Road, Maungaturoto
 0119012904 Bickerstaffe Road, Maungaturoto
 0119012906 Bickerstaffe Road, Maungaturoto
 0119012910 Bickerstaffe Road, Maungaturoto
 0119012911 888 Bickerstaffe Road, Maungaturoto
 0120007111 State Highway 1, Kaiwaka
 0120023700 Pritchard Road, Hakeru
 0120026703 Otioro Road, Topuni
 0120027300 State Highway 1, Kaiwaka
 0122000400 Brown Road, Tara



Glinks Gully



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