

EXAMPLE PROPERTIES

The Council uses example properties with different rating mixes and a range of property values to provide a general indication of the impact of the proposed rates across the District under our proposal.

A selection of 15 properties is shown here to demonstrate rates changes between the 2025/2026 year and the rates for the 2026/2027 year. The overall rates change for these example properties ranges from 1.91% to 13.28%.

COMMERCIAL AND RURAL RATES EXAMPLES



PASTORAL FARMING WAKEFIELD

% change for 2026/2027 **+1.91%**

CV: \$3,210,000

2025/2026 Actual rates: \$11,205

2026/2027 Proposed rates: \$11,419

Wai-iti Dam supply

Weekly increase **\$4.12**

COMMERCIAL HIGH STREET, MOTUEKA

% change for 2026/2027 **+9.36%**

CV: \$1,750,000

2025/2026 Actual rates: \$8,764

2026/2027 Proposed rates: \$9,584

No metered water

Weekly increase **\$15.77**

HORTICULTURAL RICHMOND

% change for 2026/2027 **+6.19%**

CV: \$1,335,000

2025/2026 Actual rates: \$5,333

2026/2027 Proposed rates: \$5,663

Metered water – uses 177m³ (not affiliated with Dam)

Weekly increase **\$6.35**

LIFESTYLE WAKEFIELD

% change for 2026/2027 **+8.79%**

CV: \$2,970,000

2025/2026 Actual rates: \$9,970

2026/2027 Proposed rates: \$10,845

Eighty-Eight Valley rural water supply –
3m³/day restrictor

Weekly increase **\$16.84**

LIFESTYLE HOPE

% change for 2026/2027 **+3.93**

CV: \$1,460,000

2025/2026 Actual rates: \$6,725

2026/2027 Proposed rates: \$6,990

Affiliated with Dam*

Weekly increase **\$5.08**

*Waimea Community Dam affiliated water consent holders

DAIRY FARM COLLINGWOOD, BAINHAM

% change for 2026/2027 **+4.09%**

CV: \$7,020,000

2025/2026 Actual rates: \$17,527

2026/2027 Proposed rates: \$18,245

No metered water

Weekly increase **\$13.80**

INDUSTRIAL CARGILL PLACE, RICHMOND

% change for 2026/2027 **+10.33%**

CV: \$1,290,000

2025/2026 Actual rates: \$6,265

2026/2027 Proposed rates: \$6,912

Metered water – uses 51m³

Weekly increase **\$12.44**

RESIDENTIAL RATES EXAMPLES



RESIDENTIAL MURCHISON

% change for 2026/2027 **+13.28%**

CV: \$420,000

2025/2026 Actual rates: \$4,002

2026/2027 Proposed rates: \$4,533

Metered water – uses 131m³

Weekly increase **\$10.22**

RESIDENTIAL TĀKAKA

% change for 2026/2027 **+12.31%**

CV: \$620,000

2025/2026 Actual rates: \$3,851

2026/2027 Proposed rates: \$4,325

No metered water

Weekly increase **\$9.12**

RESIDENTIAL WAKEFIELD

% change for 2026/2027 **+10.90%**

CV: \$780,000

2025/2026 Actual rates: \$5,343

2026/2027 Proposed rates: \$5,925

Metered water – uses 185m³

Weekly increase **\$11.20**

RESIDENTIAL MOTUEKA

% change for 2026/2027 **+12.99%**

CV: \$640,000

2025/2026 Actual rates: \$4,273

2026/2027 Proposed rates: \$4,828

Metered water – uses 87m³

Weekly increase **\$10.67**

RESIDENTIAL MĀPUA (with water services)

% change for 2026/2027 **+11.00%**

CV: \$720,000

2025/2026 Actual rates: \$5,173

2026/2027 Proposed rates: \$5,741

Metered water – uses 153m³

Weekly increase **\$10.94**

RESIDENTIAL MĀPUA (without water services)

% change for 2026/2027 **+7.38%**

CV: \$940,000

2025/2026 Actual rates: \$3,178

2026/2027 Proposed rates: \$3,413

No metered water or Council wastewater connection

Weekly increase **\$4.51**

RESIDENTIAL BRIGHTWATER

% change for 2026/2027 **+10.57%**

CV: \$750,000

2025/2026 Actual rates: \$5,262

2026/2027 Proposed rates: \$5,818

Metered water – uses 117m³

Weekly increase **\$10.70**

RESIDENTIAL RICHMOND

% change for 2026/2027 **+11.09%**

CV: \$880,000

2025/2026 Actual rates: \$5,352

2026/2027 Proposed rates: \$5,946

Metered water – uses 103m³

Weekly increase **\$11.41**

To see how these changes impact your property, see our rates calculator at tasman.govt.nz/rates-search.