SECTION 3:

Kā mihi tahua
Finances

He pūroko tahua, tūhurataka
Financial statements and disclosures

DUNEDIN CITY COUNCIL

Statement of Comprehensive Revenue and Expense for the Year Ended 30 June 2027

	Note	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Revenue from continuing operations				
Rates revenue	2	264,596	293,436	288,114
Development and financial contributions	3	3,856	3,856	3,856
Subsidies and grants	4	35,895	29,799	35,559
Financial revenue	5	20,660	21,258	24,080
Other revenue	6	90,773	88,830	89,193
Total operating revenue		**415,780**	**437,179**	**440,802**
Expenses				
Other expenses	7	174,721	179,518	176,937
Personnel expenses	8	88,076	90,560	91,837
Audit fees	9	404	584	706
Financial expenses	10	29,114	36,286	31,801
Depreciation and amortisation	11	123,715	127,897	128,426
Total operating expenses		**416,030**	**434,845**	**429,707**
Operating surplus/(deficit) from continuing operations		**(250)**	**2,334**	**11,095**
Surplus/(deficit) before taxation		**(250)**	**2,334**	**11,095**
Less taxation		(250)	(250)	(250)
Surplus/(deficit) after taxation		**-**	**2,584**	**11,345**

DUNEDIN CITY COUNCIL

Statement of Other Comprehensive Revenue and Expense for the Year Ended 30 June 2027

	Note	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Other comprehensive revenue and expense				
Gain/(loss) on property plant and equipment revaluations		**112,130**	**138,894**	**113,174**
Total other comprehensive revenue and expense		**112,130**	**138,894**	**113,174**
Net surplus/(deficit) for the year		-	2,584	11,345
Total comprehensive revenue and expense for the year		**112,130**	**141,478**	**124,519**

The accompanying notes and accounting policies form an integral part of these prospective financial statements.

DUNEDIN CITY COUNCIL

Statement of Changes in Equity for the Year Ended 30 June 2027

	Note	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Movements in equity				
Opening equity		4,553,882	4,666,012	4,666,012
Total comprehensive revenue and expense		112,130	141,478	124,519
Closing equity		4,666,012	4,807,490	4,790,531

The accompanying notes and accounting policies form an integral part of these prospective financial statements.

DUNEDIN CITY COUNCIL

Statement of Financial Position as at 30 June 2027

	Note	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Current assets				
Cash and cash equivalents	14	13,357	13,008	5,558
Other current financial assets	16	14,426	15,329	13,426
Trade and other receivables	15	33,245	33,003	24,697
Taxation refund receivable		250	250	250
Inventories		675	675	675
Prepayments		2,109	2,109	2,109
Total current assets		**64,062**	**64,374**	**46,715**
Non-current assets				
Other non-current financial assets	16	206,560	206,518	207,940
Shares in subsidiary companies		141,794	144,710	145,949
Intangible assets		5,382	8,028	8,523
Investment property		119,563	125,775	124,161
Property, plant and equipment	20	4,999,123	5,236,670	5,122,210
Total non-current assets		**5,472,422**	**5,721,701**	**5,608,783**
Total assets		**5,536,484**	**5,786,075**	**5,655,498**
Current liabilities				
Short term borrowings		6,230	9,072	6,339
Trade and other payables	17	40,639	41,779	36,676
Revenue received in advance		5,663	5,663	5,668
Employee entitlements	17	11,025	11,306	8,892
Total current liabilities		**63,557**	**67,820**	**57,575**
Non-current liabilities				
Term loans	18	783,173	887,239	785,780
Non-current employee entitlements	17	1,216	1,000	1,186
Provisions	19	22,206	22,206	20,106
Other non-current liabilities		320	320	320
Total non-current liabilities		**806,915**	**910,765**	**807,392**
Equity				
Accumulated funds	13	1,639,016	1,640,750	1,649,752
Revaluation reserves	13	3,016,192	3,155,086	3,129,366
Restricted reserves	13	10,804	11,654	11,413
Total equity		**4,666,012**	**4,807,490**	**4,790,531**
Total liabilities and equity		**5,536,484**	**5,786,075**	**5,655,498**

The accompanying notes and accounting policies form an integral part of these prospective financial statements.

DUNEDIN CITY COUNCIL

Statement of Cash Flows for the Year ended 30 June 2027

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Cashflow from Operating Activities			
Cash was provided from operating activities:			
Rates received	264,381	292,327	287,804
Other revenue	121,288	119,520	122,453
Interest received	8,313	8,752	8,545
Divided received	10,815	10,943	13,956
Intra-group tax payment	351	250	250
	405,148	431,792	433,008
Cash was applied to:			
Supplies and employees	(263,344)	(266,615)	(273,053)
Interest paid	(29,447)	(36,286)	(30,781)
	(292,791)	(302,901)	(303,834)
Net cash inflow (outflow) from operating activities	**112,357**	**128,891**	**129,174**
Cashflow from Investing Activities			
Cash was provided from investing activities:			
Sale of assets	120	120	120
Decrease in investments	18,000	-	18,000
	18,120	120	18,120
Cash was applied to:			
Increase in investments	(21,905)	(2,916)	(21,155)
Capital expenditure	(227,569)	(230,510)	(200,718)
	(249,474)	(233,426)	(221,873)
Net cash inflow (outflow) from investing activities	**(231,354)**	**(233,306)**	**(203,753)**
Cashflow from Financing Activities			
Cash was provided from financing activities:			
Loans raised	121,000	104,066	66,780
	121,000	104,066	66,780
Cash was applied to:			
Loans repaid	-	-	-
	-	**-**	**-**
Net cash inflow (outflow) from financing activities	**121,000**	**104,066**	**66,780**
Net increase/(decrease) in cash held	**2,003**	**(349)**	**(7,799)**
Opening cash and cash equivalents balance	**11,355**	**13,357**	**13,357**
Closing cash and cash equivalents balance	**13,357**	**13,008**	**5,558**

The accompanying notes and accounting policies form an integral part of these prospective financial statements.

DUNEDIN CITY COUNCIL

Notes to the Financial Statements for the Year Ended 30 June 2027

1 Statement of accounting policies

REPORTING ENTITY

Dunedin City Council (the Council) is a territorial local authority established under the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

These prospective financial statements are for the Dunedin City Council as a separate legal entity. Consolidated prospective financial statements comprising the Council and its subsidiaries have not been prepared as the services which Council provides to the City are fully reflected within the Council's financial statements.

The Council provides local infrastructure, local public services, and performs regulatory functions to the community. The Council does not operate to make a financial return. Therefore, the Council has designated itself as a public benefit entity (PBE).

The registered address of the Council is 50 The Octagon, Dunedin.

BASIS OF PREPARATION

Statement of compliance

These prospective financial statements have been prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice. The prospective financial statements have been prepared to comply with PBE Standards for a Tier 1 entity, including compliance with PBE FRS 42.

Prospective financial statements

The prospective financial statements have been prepared on the going concern basis, and the accounting policies have been applied consistently throughout the year.

These prospective financial statements comply with the requirements of the Local Government Act 2002, Part 6 Section 95 and Part 2 of Schedule 10 which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP) with the exception of the Funding Impact Statements (FIS).

In preparing these prospective statements, estimates and assumptions have been made concerning the future.

The prospective financial statements were issued by Council on 25 June 2026. The Council is responsible for the prospective financial statements including the appropriateness of assumptions underlying the prospective financial statements and all other disclosures. The prospective financial statements are calculated using forecast results for the 2026 financial year. There is no intention to update the prospective financial statement after the issue date.

Presentation currency and rounding

The financial statements are presented in New Zealand dollars because that is the currency of the primary economic environment in which the Council operates. All values are rounded to the nearest thousand dollars ($000).

Standards issued and not yet effective that have been early adopted

There were no standards issued and not yet effective that have been early adopted.

Other changes in accounting policies

There have been no changes in accounting policy in the current year.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Significant accounting policies are included in the notes to which they relate. Significant accounting policies that do not relate to a specific note are outlined below.

Foreign currency transactions

The individual financial statements of Council are presented in the currency of the primary economic environment in which the entity operates (its functional currency). For the purpose of the financial statements the results and financial position are expressed in New Zealand dollars, which is the functional currency of the Council.

Transactions in currencies other than New Zealand dollars are recorded at the rates of exchange prevailing on the dates of the transactions. At each balance sheet date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the balance sheet date. The Council does not hold non-monetary assets and liabilities denominated in foreign currencies.

Goods and services tax

Items in the financial statements are stated exclusive of GST, except for receivables and payables which are presented on a GST-inclusive basis. Where GST is not recoverable as input tax, it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the IRD is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from, the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Critical accounting estimates and assumptions

The Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to carrying amounts of assets and liabilities within the next financial year include:

- landfill provision;
- valuation of property, plant and equipment and investment properties;
- valuation of employee entitlements.

2 Rates revenue

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Rates revenue by type			
General rates	144,531	157,980	151,206
Community services rate	6,203	6,389	6,412
Kerbside recycling rate	15,697	16,252	16,025
Citywide water rate	36,852	44,164	44,691
Citywide drainage rate	61,024	68,422	69,559
Allanton drainage rate	19	19	19
Blanket Bay drainage rate	1	1	1
Curles Point drainage rate	1	1	1
Private street lighting rate	40	44	40
Warm Dunedin rate	228	164	160
	264,596	**293,436**	**288,114**
Rates revenue by activity			
City Properties	12,821	15,348	14,334
Community Recreation	38,467	40,607	40,081
Creative and Cultural Vibrancy	29,507	30,342	30,053
Governance and Support Services	653	1,450	-
Regulatory Services	6,037	6,215	6,307
Resilient City	11,600	11,661	12,033
Roading and Footpaths	38,215	43,714	42,689
Wastewater	47,598	51,850	52,712
Stormwater	13,446	16,592	16,867
Water Supply	36,852	44,164	44,691
Waste Minimisation	17,331	18,657	15,931
Treaty Partnership	921	948	926
Vibrant Economy	11,148	11,888	11,490
	264,596	**293,436**	**288,114**

Note: all rates revenue is shown gross of rates remissions.

Rating base information	As at June 2026
The number of rating units	59,353
The total capital value of the rating units	45,077,677,900
The total land value of the rating units	22,789,972,500

Note: all rates revenue is shown gross of rates remissions.

Relevant significant accounting policies

Rates are set annually by resolution from Council and relate to a financial year. All ratepayers are invoiced within the financial year to which the rates have been set. Rates revenue is recognised when payable.

Revenue from water rates by meter is recognised on an accrual basis based on usage. Unbilled usage, as a result of unread meters at year-end, is accrued on an average usage basis.

Revenue from rates penalties is recognised when the penalty is imposed.

Rates remissions are recognised as a reduction of rates revenue when the Council has received an application that satisfies its rates remission policy.

3 Development and financial contributions

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Development and financial contributions	3,856	3,856	3,856
	3,856	**3,856**	**3,856**

Relevant significant accounting policies

Development and financial contributions are recognised as revenue when the Council provides, or is able to provide, the services for which the contribution was charged. Otherwise, development and financial contributions are recognised as liabilities until such time as the Council provides, or is able to provide, the service.

4 Subsidies and grants

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
New Zealand Transport Agency new capital roading subsidies	6,843	2,355	8,213
New Zealand Transport Agency renewal roading subsidies	15,528	14,202	14,188
New Zealand Transport Agency operational roading subsidies	9,383	9,819	10,167
Government and government agency grants	3,791	3,063	2,511
Other grants	350	360	480
	35,895	**29,799**	**35,559**

Relevant significant accounting policies

The Council receives funding assistance from the New Zealand Transport Agency Waka Kotahi, which subsidises part of the costs of maintenance and capital expenditure on the local roading infrastructure. The subsidies are recognised as revenue upon entitlement, as conditions pertaining to eligible expenditure have been fulfilled.

Other grants received are recognised as revenue when they become receivable unless there is an obligation in substance to return funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

5 Financial revenue

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Gain on fair value of investments	1,333	1,563	1,380
Dividends received - Dunedin City Holdings Limited	9,000	9,000	12,000
Dividends received - Waipori Fund	1,735	1,943	1,876
Other dividends received	80	-	80
Interest received - Dunedin City Holdings Limited	5,902	5,902	5,902
Interest received - Waipori Fund	2,245	2,481	2,517
Other interest received	365	369	325
	20,660	**21,258**	**24,080**

Relevant significant accounting policies

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

6 Other revenue

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Rental from investment properties	9,331	9,611	9,654
Gain on fair value of investment property	5,800	2,018	2,018
Regulatory services rendered	5,891	6,068	5,891
Vested assets	3,000	3,000	3,000
Other fees and charges	66,751	68,133	68,630
	90,773	**88,830**	**89,193**

Relevant significant accounting policies

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts and GST.

The specific policies for significant revenue items included in other revenue are explained below:

Rental from investment and community housing properties

Lease rentals (net of any incentives given) are recognised on a straight line basis over the term of the lease.

Commercial and domestic waste disposal charges

Fees for disposing of waste at the Council's landfill are recognised as waste is disposed by users.

Regulatory services rendered

Fees and charges for building and resource consent services are recognised on a percentage completion basis with reference to the recoverable costs incurred at balance date.

Vested assets

For assets received for no or nominal consideration, the asset is recognised at its fair value when the Council obtains control of the asset. The fair value of the asset is recognised as revenue, unless there is a use or return condition attached to the asset.

Gain on fair value of investment property

Investment properties are held primarily to earn lease revenue and/or for capital growth. All investment properties are measured at fair value, determined annually by an independent registered valuer. Any gain or loss arising is recognised in the surplus or deficit for the period in which the gain or loss arises. Investment properties are not depreciated.

Other fees and charges

Entrance fees are charged to users of the Council's local facilities, such as pools, museum exhibitions and Dunedin Chinese Garden. Revenue from entrance fees is recognised upon entry to such facilities.

Infringement fees and fines which mostly relate to traffic and parking infringements, are recognised when the infringement notice is issued or when the fines/penalties are otherwise imposed.

Rental income from operating leases, such as community housing, is recognised on a straight line basis over the term of the relevant lease.

Revenue from the sale of goods is recognised when significant risks and rewards of owning the goods are transferred to the buyer, when the revenue can be measured reliably and when management effectively ceases involvement or control.

Revenue from other services rendered is recognised when it is probable that the economic benefits associated with the transaction will flow to the entity. The stage of completion at balance date is assessed based on the value of services performed to date as a percentage of the total services to be performed.

7 Other expenses

	Annual Plan Budget	9 Year Plan Budget	Annual Plan Budget
	2025/26	2026/27	2026/27
	$000	$000	$000
Operations and maintenance	95,571	98,004	97,775
Occupancy costs	37,763	38,774	39,808
Consumables and general	28,875	30,012	28,431
Grants and subsidies	12,512	12,728	10,923
	174,721	**179,518**	**176,937**

Relevant significant accounting policies

General grants

Non-discretionary grants are grants that awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when approved by the Council and the approval has been communicated to the applicant.

Operating lease expenses

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term. Lease incentives received are recognised in the surplus or deficit as a reduction of rental expense over the lease term.

Research and development

Expenditure on research activities is recognised as an expense in the period in which it is incurred.

Finance leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee whether or not title is eventually transferred.

Assets held under finance leases are recognised as assets at their fair value or, if lower, at the present value of the minimum lease payments, each determined at the inception of the lease. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability.

8 Personnel expenses

Relevant significant accounting policies

Salaries and wages are recognised as an expense as employees provide services.

9 Audit fees

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Fees paid to The Audit Office New Zealand on behalf of the Auditor-General for;			
Audit of the financial report*	404	416	456
Other audit or review related services			
Audit of the long-term plan	-	168	250
	404	**584**	**706**

**the fee for the audit of the financial report includes the fee for the audit of the summary annual report*

10 Financial expenses

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Interest paid to subsidiaries	29,114	36,286	31,801
	29,114	**36,286**	**31,801**

Relevant significant accounting policies

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised as an expense in the financial year in which they are incurred.

11 Depreciation and amortisation

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Depreciation and amortisation expense by group of activity			
City Properties	15,068	16,232	14,936
Community Recreation	7,988	8,940	7,803
Creative and Cultural Vibrancy	1,712	1,779	1,259
Governance and Support Services	2,969	3,009	2,491
Regulatory Services	19	20	8
Resilient City	32	16	32
Roading and Footpaths	32,125	33,006	33,377
Wastewater	24,400	24,617	27,912
Stormwater	11,242	11,396	13,323
Water Supply	26,365	26,900	25,380
Waste Minimisation	1,768	1,957	1,879
Treaty Partnership	-	-	-
Vibrant Economy	27	25	26
	123,715	**127,897**	**128,426**

12 Total group expenditure

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
City Properties	50,258	53,065	52,834
Community Recreation	45,804	48,163	47,789
Creative and Cultural Vibrancy	32,120	33,034	32,747
Governance and Support Services	53,501	54,676	53,892
Regulatory Services	22,395	22,970	23,162
Resilient City	11,996	12,070	12,435
Roading and Footpaths	67,602	72,222	69,491
Wastewater	54,995	56,836	58,644
Stormwater	19,326	19,910	22,768
Water Supply	53,277	56,039	52,795
Waste Minimisation	37,699	38,779	36,022
Treaty Partnership	921	948	926
Vibrant Economy	11,723	12,407	12,178
Total expenditure per activity	461,617	481,119	475,683
Less: Internal expenditure	(45,587)	(46,274)	(45,976)
Total expenditure per financial statements	**416,030**	**434,845**	**429,707**

13 Equity

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Accumulated funds			
Opening balance	1,639,216	1,639,016	1,639,016
Surplus/(deficit)	-	2,584	11,345
Net transfers from/(to) restricted reserves	(200)	(850)	(609)
Closing balance	**1,639,016**	**1,640,750**	**1,649,752**
Revaluation reserves			
Opening balance	2,904,062	3,016,192	3,016,192
Property plant and equipment revaluations	112,130	138,894	113,174
Closing balance	**3,016,192**	**3,155,086**	**3,129,366**
Restricted reserves			
Opening balance	10,604	10,804	10,804
Net transfers from/(to) accumulated funds	200	850	609
Closing balance	**10,804**	**11,654**	**11,413**
	4,666,012	**4,807,490**	**4,790,531**

Restricted reserves

Activity and output group	Opening Balance 2027 $000	Transfers Inwards 2027 $000	Transfers Outwards 2027 $000	Closing Balance 2027 $000
Roading and Footpaths				
Transport				
Roading property reserve for property purchases	177	724	(721)	180
Wastewater				
Wastewater				
Water development and operational reserves	50	2,560	(2,559)	51
Waste Minimisation				
Landfills				
Waste minimisation projects	296	2,331	(1,922)	705
Community Recreation				
Cemeteries and Crematorium				
To maintain cemeteries and specific burial plots and mausoleums	2,235	44	-	2,279
Dunedin Botanic Garden				
Aviary Bird Fund operations reserve	30	1	-	31
Clive R. B. Lister Capital to maintain the Clive Lister Garden	279	5	-	284
Mediterranean Garden development reserve	17	1	-	18
Parks and Recreation				
Reserve of development contributions for playgrounds, specific Parks and Subdivision reserves	(128)	278	(281)	(131)
To maintain specific reserve areas	1,362	26	-	1,388
City Properties				
Investment Property				
Endowment property investment reserve	1,251	24	-	1,275
Holding Property				
Air Development to develop the Taieri aerodrome	432	8	-	440
Community Housing				
Operational housing reserve	2,401	340	(295)	2,446
Creative and Cultural Vibrancy				
Dunedin Public Art Gallery				
Art Gallery funded operations reserves	1,132	21	-	1,153
Libraries and City of Literature				
To extend the Reed and other library collections	854	16	-	870
Toitū Otago Settlers Museum				
Museum funded operations reserves	3	-	-	3
Regulatory Services				
Animal Services				
Dog control operations reserve	15	-	-	15
Governance and Support Services				
Finance				
Insurance reserve	360	7	-	367
Other				
Hillary Commission General Subsidies Reserve	38	1	-	39
	10,804	**6,387**	**(5,778)**	**11,413**

Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into components. The components are accumulated funds, revaluation reserves and restricted reserves.

Relevant significant accounting policies

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves include those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without reference to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

14 Cash and cash equivalents

Relevant significant accounting policies

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

15 Trade and other receivables and term receivables

Relevant significant accounting policies

Trade and other receivables are stated at cost less any allowances for estimated irrecoverable amounts.

The carrying amount of trade and other receivables approximates their fair value.

Normally no interest is charged on the accounts receivable although in specific instances interest may be charged.

The Dunedin City Council does not provide for any impairment on rates receivable as it has various powers under the Local Government (Rating) Act 2002 to recover any outstanding debts. These powers allow the Council to commence legal proceedings to recover any rates that remain unpaid four months after the due date for payment. If payment has not been made within three months of the Court's judgement, then the Council can apply to the Registrar of the High Court to have the judgement enforced by sale or lease of the rating unit.

Rates are ""written-off":

- when remitted in accordance with the Council's rates and remission policy; and
- in accordance with the write-off criteria of sections 90A (where rates cannot be reasonably recovered) and 90B (in relation to Māori freehold land) of the Local Government (Rating) Act 2002.

Other receivables are written-off when there is no reasonable expectation of recovery.

16 Other financial assets

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Other current financial assets			
Waipori Fund interest bearing securities	14,426	15,329	13,426
	14,426	15,329	13,426
Other non-current financial assets			
Waipori Fund equity investments	56,068	57,632	59,480
Waipori Fund interest bearing securities	38,011	36,405	35,979
Other shares	481	481	481
Advances to subsidiaries	112,000	112,000	112,000
	206,560	206,518	207,940
	220,986	**221,847**	**221,366**

Relevant significant accounting policies

Investments are recognised and derecognised on a trade date where a purchase or sale of an investment is under a contract whose terms require delivery of the investment within the timeframe established by the market concerned, and are initially measured at cost, including transaction costs.

Investments in debt and equity securities are financial instruments classified as held for trading and are measured at fair value in the surplus or deficit at balance date. Any resultant gains or losses are recognised in the surplus or deficit for the period.

Loans and advances are financial instruments that are measured at amortised cost using the effective interest method. This type of financial instrument includes deposits, term deposits, inter company loans, community loans and mortgages.

17 Accounts payable, accrued expenditure and employee entitlements

Relevant significant accounting policies

Trade and other payables are stated at cost.

Current portion employee entitlements

Employee benefits that are expected to be settled wholly before twelve months after the reporting period in which the employees render the related service are measured based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date and annual leave earned to but not yet taken at balance date.

The Council recognises a liability for sick leave to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year.

The current portion of the retirement gratuities provision has been calculated on an actuarial basis and is based on the reasonable likelihood that it will be earned by employees and paid by the Council.

Non-current portion employee entitlements

Employee benefits that are not expected to be settled wholly before twelve months after the end of the reporting period in which the employees render the related service, such as long service leave and retirement gratuities, have been calculated on an actuarial basis. The calculations are based on:

- Likely future entitlements accruing to employees, based on years of service, years to entitlement, the likelihood that employees will reach the point of entitlement, and contractual entitlement information; and
- The present value of the estimated future cash flows.

Entitlements to the non-current portion of accrued long service leave and retirement gratuities are calculated on an actuarial basis and are based on the reasonable likelihood that they will be earned by employees and paid by the Council.

18 Term loans

Relevant significant accounting policies

Borrowings are initially recorded net of directly attributable transaction costs. Finance charges, premiums payable on settlement or redemption and direct costs are accounted for on an accrual basis to the surplus or deficit using the effective interest method.

19 Provisions

Relevant significant accounting policies

A provision is recognised in the balance sheet when the Council has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation.

Provisions for restructuring costs are recognised when the Council has a detailed formal plan for the restructuring that has been communicated to affected parties.

20 Property, plant and equipment

Relevant significant accounting policies

Property, plant and equipment are those assets held by the Council for the purpose of carrying on its business activities on an ongoing basis.

Operational assets

These include land, buildings, improvements, library books, plant and equipment, and motor vehicles.

Land and buildings

Land and buildings are stated at revalued amounts being fair value at date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The revaluations are performed by an independent valuer on a three yearly cycle.

Fixed plant and equipment

Fixed plant and equipment is stated at cost, less any subsequent accumulated depreciation and any accumulated impairment losses.

Vehicles, mobile plant

Motor vehicles and other mobile plant and equipment are stated at cost less any subsequent accumulated depreciation and any accumulated impairment losses.

Office equipment

Office equipment and fittings are stated at cost less any subsequent accumulated depreciation less any accumulated impairment losses.

Library collection

Library collections are stated at cost less any subsequent accumulated depreciation and any impairment losses.

Infrastructural assets

Infrastructure assets are the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function; for example, sewer reticulation includes reticulation piping and sewer pump stations.

Land is stated at revalued amounts being fair value at date of valuation less any subsequent accumulated impairment losses. The revaluations are performed by an independent valuer on a three yearly cycle.

Landfill assets being earthworks, plant and machinery and the estimate of site restoration, are stated at cost less any accumulated depreciation and any accumulated impairment losses.

Roadways and bridges have been stated at their revalued amounts being fair value based on depreciated replacement cost as at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Roadways and bridges are valued annually by an independent valuer.

Plant and facilities have been stated at their revalued amounts being fair value based on depreciated replacement cost as at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Plant and facilities are valued annually by an independent valuer. Additions are recorded at cost and depreciated.

Reticulation assets, being the reticulation system and networks of water and drainage, have been stated at their revalued amounts being fair value based on depreciated replacement cost as at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Reticulation assets are valued annually by an independent valuer.

Restricted assets

Restricted assets are parks and reserves owned by the Council which cannot be disposed of because of legal or other restrictions, and provide a benefit or service to the community.

Land, buildings and structures are stated at revalued amounts being fair value at date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The revaluations are performed by an independent valuer on a three yearly cycle.

Hard surfaces and reticulation systems are stated at revalued amounts being fair value at date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The revaluations are performed by an independent valuer on a three yearly cycle.

Road reserve land is stated at revalued amounts being fair value at date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are performed by an independent valuer on a three yearly cycle.

Playground and soft-fall areas are stated at revalued amounts being fair value at date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are performed by an independent valuer on a three yearly cycle.

Fixed plant and equipment has been stated at their deemed cost being fair value at the date of valuation based on depreciated replacement cost less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Additions are recorded at cost and depreciated.

Heritage assets

Heritage assets include, but are not limited to, assets held by the Council subject to deeds of agreement, terms and conditions of bequests, donations, trusts or other restrictive legal covenants. The Council's control of these assets is restricted to a management/custodial role.

Heritage assets included are the Art Gallery Collection at the Dunedin Public Art Gallery, the Theomin Collection at Olveston, the Toitū Otago Settlers Museum and the monuments, statues and outdoor art as well as land and buildings of the railway station and Olveston.

Except land and buildings, all other heritage assets are stated at cost less any subsequent accumulated depreciation and accumulated impairment losses.

Vested assets

Vested assets are fixed assets given to the Council by a third party and could typically include water, drainage and roading assets created in the event of a subdivision. Vested assets also occur in the event of the donation of heritage or art assets by third parties. The value of assets vested are recorded at fair value which could include as sale or acquisition the cost price to the third party to create or purchase that asset and equates to its fair value at the date of acquisition. Vested assets, other than those pertaining to collections, are subsequently depreciated.

Revaluations

Revaluations are performed with sufficient regularity such that the carrying amount does not differ materially from that which would be determined using fair values at the balance sheet date.

Revaluation increases and decreases relating to individual assets within a class of assets are offset. Revaluation increases and decreases in respect of assets in different classes are not offset.

Where the carrying amount of a class of assets is increased as a result of a revaluation, the net revaluation increase is credited to the revaluation reserve. The net revaluation increase shall be recognised in the surplus or deficit to the extent that it reverses a net revaluation decrease of the same class of assets previously recognised in the surplus or deficit. A net revaluation decrease for a class of assets is recognised in the surplus or deficit, except to the extent it reverses a revaluation increase previously recognised in the revaluation reserve to the extent of any credit balance existing in the revaluation reserve in respect of the same class of asset.

Derecognition

Items of property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset.

Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the surplus or deficit in the year the item is derecognised.

Depreciation

Depreciation has been charged so as to write off the cost or valuation of assets, other than land, properties under construction and capital work in progress, on the straight line basis (SL). Rates used have been calculated to allocate the asset's cost or valuation less estimated residual value over their estimated remaining useful lives.

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation commences when the assets are ready for their intended use.

Depreciation on revalued assets, excluding land, is charged to the Statement of Comprehensive Revenue and Expense. On the subsequent sale or retirement of a revalued asset, the attributable revaluation surplus remaining in the appropriate property revaluation reserve is transferred directly to retained earnings.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets, or where shorter, over the term of the relevant lease.

Depreciation rates and methods used are as follows:

	Rate	Method
Infrastructure assets		
Roadways and bridges	1% to 25%	SL
Water reticulation	1% to 10%	SL
Sewerage reticulation	1% to 3%	SL
Stormwater reticulation	1% to 3%	SL
Water treatment plants and facilities	1% to 8%	SL
Sewerage treatment plants and facilities	1% to 8%	SL
Stormwater treatment plants and facilities	1% to 7%	SL
Landfill provision capitalised	6%	SL
Landfill plant and facilities	3% to 20%	SL
Operational assets		
Buildings and structures	1% to 26%	SL
Plant and equipment	1% to 50%	SL
Motor vehicles	20%	SL
Office equipment and fittings	2% to 50%	SL
Library collections	20%	SL
Restricted assets		
Buildings and structures	0% to 50%	SL
Plant and equipment	2% to 25%	SL
Hard surfaces	2% to 33%	SL
Playground and soft-fall areas	3% to 11%	SL
Heritage assets	0% to 6%	SL

21 Investment property

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Rental from investment properties	9,331	9,611	9,654
Investment property operating expenses	(4,130)	(4,284)	(4,217)
	5,201	5,327	5,327
Plus internal rental for car-park buildings	1,113	1,146	1,179
Less internal management fees and salaries	(528)	(543)	(528)
	585	603	651
Net income	**5,786**	**5,930**	**5,978**

Relevant significant accounting policies

Investment property is property held to earn rentals and/or for capital appreciation. All investment properties are stated at fair value, as determined annually by independent valuers at the balance sheet date.

Gains or losses arising from changes in the fair value of investment properties are recognised in the surplus or deficit for the period in which the gain or loss arises.

22 Financial instruments

Financial assets and financial liabilities are recognised on the Statement of Financial Position when the Council becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Council after deducting all of its liabilities.

Under PBE IPSAS 41, all the financial assets and liabilities are measured at amortised cost, fair value through profit or loss, or fair value through other comprehensive income on the basis of the Council's business model for managing the financial instrument and the contractual cash flow characteristics of the financial instrument.

The Council enters into derivative financial instruments to manage its exposure to interest rate risks. Interest rate swap contracts are used to hedge these exposures. Interest rate swaps are fair valued using forward interest rates extracted from observable yield curves.

LGFA Borrower Notes are measured at amortised cost in accordance with PBE IPSAS 41.

The Council does not use derivative financial instruments for speculative purposes. However, any derivatives that do not qualify for hedge accounting, under the specific NZ IFRS rules, would be accounted for as trading instruments with fair value gains/losses being taken directly to the Statement of Comprehensive Revenue and Expense.

Derivative financial instruments are recognised at fair value on the date the derivative is entered into and are subsequently re-measured to their fair value. The fair value on initial recognition is the transaction price. Subsequent fair values are based on independent prices quoted in active markets.

The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Council designates certain derivatives as either:

• hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedges), or

• hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions (cash flow hedges).

The fair value of interest rate swaps is calculated based on pricing using independent data. Those quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

The gain or loss from re-measuring the hedging instrument at fair value, along with the changes in the fair value on the hedged item attributable to the hedged risk, is recognised in the surplus or loss. Fair value hedge accounting is applied only for hedging fixed interest risk on borrowings.

If the hedge relationship no longer meets the criteria for hedge accounting, the adjustment to the carrying amount of a hedged item for which the effective interest method is used is amortised to the surplus or loss over the period to maturity.

Changes in the fair value of derivative financial instruments that are designated and effective as hedges of future cash flows are recognised directly in equity with any ineffective portion recognised immediately in the Statement of Comprehensive Revenue and Expense. If the cash flow hedge of a firm commitment or forecasted transaction results in the recognition of an asset or a liability, then, at the time the asset or liability is recognised, the associated gains or losses on the derivative that had previously been recognised in equity are included in the initial measurement of the asset or liability. For hedges that do not result in the recognition of an asset or a liability, amounts deferred in equity are recognised in the Statement of Comprehensive Revenue and Expense in the same period in which the hedged item affects net surplus or loss.

Changes in the fair value of derivative financial instruments that do not qualify for hedge accounting are recognised in the Statement of Comprehensive Revenue and Expense as they arise. Derivatives not designated into an effective hedge relationship are classified as current assets or liabilities.

Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting. At that time, any cumulative gain or loss on the hedging instrument recognised in equity is retained in equity until the forecast transaction occurs. If a hedged transaction is no longer expected to occur, the net cumulative gain or loss recognised in equity is transferred to the income statement for the period.

Derivatives embedded in other financial instruments or other host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of host contracts and the host contracts are not carried at fair value with unrealised gains or losses reported in the income statement.

For an effective hedge of an exposure to changes in the fair value, the hedged item is adjusted for changes in fair value attributable to the risk being hedged with the corresponding entry in the Statement of Comprehensive Revenue and Expense via other comprehensive income. Gains or losses from re-measuring the derivative, or for non-derivatives the foreign currency component of its carrying amount, are recognised in the Statement of Comprehensive Revenue and Expense via other comprehensive income.

The fair value of a hedging derivative is classified as a non-current asset or liability if the remaining maturity of the hedge relationship is more than twelve months and as a current liability if the remaining maturity of the hedge relationship is less than twelve months.

Changes in the fair value of derivative financial instruments that do not qualify for hedge accounting are recognised in the Statement of Comprehensive Revenue and Expense as they arise. Derivatives not designated into an effective hedge relationship are classified as current assets or liabilities.

Annual plan disclosure statement

Annual Plan Disclosure Statement for the year ending 30 June 2027

What is the purpose of this Statement?

The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The 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	Note	Limit	Planned	Met
Rates affordability benchmark	1			Yes
Income		$300m	$288m	
Increases		12%	8.9%	
Debt affordability benchmark	2	$1,089m	$786m	Yes
Balanced budget benchmark	3	100%	100%	Yes
Essential services benchmark	4	100%	147%	Yes
Debt servicing benchmark	5	10%	7%	Yes

Notes

1 Rates Affordability Benchmark
- 1.1 For this benchmark —
  - a) the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's long-term plan; and
  - b) 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.
- 1.2 The Council meets the rates affordability benchmark if —
  - a) its planned rates income for the year equals or is less than each quantified limit on rates; and
  - b) its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2 Debt Affordability Benchmark
- 2.1 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.
- 2.2 The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

3 Balanced Budget Benchmark
- 3.1 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).
- 3.2 The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4 Essential Services Benchmark
- 4.1 For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.
- 4.2 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
- 5.1 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).
- 5.2 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 are equal or less than 10% of its planned revenue.

Te hōtaka haupū rawa
Capital expenditure programme

DUNEDIN CITY COUNCIL

Capital Expenditure Programme Summary

Group	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
TOTAL CAPITAL EXPENDITURE			
City Properties	22,388	16,529	17,465
Community Recreation	14,948	25,466	14,338
Creative and Cultural Vibrancy	2,220	2,393	2,326
Governance and Support Services	4,306	5,579	4,917
Regulatory Services	5	-	-
Resilient City	385	310	405
Roading and Footpaths	54,760	52,872	55,499
Vibrant Economy	-	-	-
Waste Minimisation	45,082	35,244	23,097
Timing Adjustment	-	-	(12,000)
Non-Waters Capital Expenditure	**144,094**	**138,393**	**106,047**
3 Waters	87,123	92,117	92,117
Total Capital Expenditure	**231,217**	**230,510**	**198,164**

DUNEDIN CITY COUNCIL

Capital Expenditure Programme by Expenditure Type

Group	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
NON-WATERS RENEWALS			
City Properties	19,643	16,529	16,995
Community Recreation	12,926	20,009	9,031
Creative and Cultural Vibrancy	1,241	1,878	1,811
Governance and Support Services	2,490	4,479	4,262
Regulatory Services	5	-	-
Resilient City	5	5	5
Roading and Footpaths	35,916	33,541	33,209
Vibrant Economy	-	-	-
Waste Minimisation	551	570	570
Total Non-Waters Renewals	**72,777**	**77,011**	**65,883**
NON-WATERS NEW CAPITAL			
City Properties	2,745	-	470
Community Recreation	2,022	5,457	5,307
Creative and Cultural Vibrancy	979	515	515
Governance and Support Services	1,816	1,100	655
Regulatory Services	-	-	-
Resilient City	380	305	400
Roading and Footpaths	18,844	16,855	19,814
Vibrant Economy	-	-	-
Waste Minimisation	44,531	34,674	22,527
Total Non-Waters New Capital	**71,317**	**58,906**	**49,688**
NON-WATERS GROWTH			
Roading and Footpaths	-	2,476	2,476
Total Non-Waters Growth	**-**	**2,476**	**2,476**
	144,094	**138,393**	**118,047**
Timing Adjustment	-	-	(12,000)
Total Non-Waters Capital Expenditure	**144,094**	**138,393**	**106,047**

DUNEDIN CITY COUNCIL

Capital Expenditure Programme by Expenditure Type (continued)

Group	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
3 WATERS RENEWALS			
Stormwater	8,182	5,810	5,159
Wastewater	25,568	20,477	25,945
Water Supply	30,638	35,770	43,490
Total 3 Waters Renewals	**64,388**	**62,057**	**74,594**
3 WATERS NEW CAPITAL			
Stormwater	3,313	2,175	1,975
Wastewater	6,601	11,431	6,595
Water Supply	10,368	15,033	6,939
Total 3 Waters New Capital	**20,282**	**28,639**	**15,509**
3 WATERS GROWTH			
Stormwater	437	-	-
Wastewater	741	814	814
Water Supply	1,275	607	1,200
Total 3 Waters Growth	**2,453**	**1,421**	**2,014**
Total 3 Waters Capital Expenditure	**87,123**	**92,117**	**92,117**
Total Capital Expenditure	**231,217**	**230,510**	**198,164**

DUNEDIN CITY COUNCIL

City Properties Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Community	Asset Renewals	100	103	100
	Community Hall Renewals	150	155	250
	Dunedin Railway Station	450	-	300
	Edgar Centre	860	3,000	2,000
	High Performance Sports	220	-	-
	Regent Theatre	-	464	-
	Roof Renewal Programme	250	258	-
	Sargood Centre	850	-	835
Community Total		**2,880**	**3,980**	**3,485**
Holding	Asset Renewals	575	515	500
	Former Forbury Park Raceway	-	-	100
Holding Total		**575**	**515**	**600**
Housing	Asset Renewals	500	515	1,150
	Housing Renewal	2,010	-	-
Housing Total		**2,510**	**515**	**1,150**
Investment	Asset Renewals	1,770	4,194	2,530
Investment Total		**1,770**	**4,194**	**2,530**
Operational	Asset Renewals	1,285	1,082	1,100
	Asset Renewals - Public Toilets	475	103	150
	Civic Centre	4,000	-	-
	Dunedin City Library	2,750	2,678	-
	Dunedin Public Art Gallery	215	438	80
	Furniture	50	52	-
	Olveston House Renewal	290	-	650
	Toitū Otago Settlers Museum	125	1,241	1,000
	Town Hall and Municipal Chambers Exterior Heritage Restoration	2,600	1,648	2,600
	Town Hall Interior Renewals	88	52	650
	Town Hall Seismic Remediation	-	-	2,500
Operational Total		**11,878**	**7,294**	**8,730**
Parking Operations	On and Off Street Parking Renewals	-	-	200
	Parking Meter Renewals	30	31	300
Parking Operations Total		**30**	**31**	**500**
Renewal Total		**19,643**	**16,529**	**16,995**
NEW CAPITAL				
Investment	Asset Renewals	-	-	50
Investment Total		**-**	**-**	**50**
Operational	Public Toilets Growth	375	-	-
	Public Toilets Marlow Park	-	-	420
	South Dunedin Library and Community Complex	2,370	-	-
Operational Total		**2,745**	**-**	**420**
New Capital Total		**2,745**	**-**	**470**
Grand Total		**22,388**	**16,529**	**17,465**

DUNEDIN CITY COUNCIL

Community Recreation Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Aquatic Services	Moana Pool Renewals	8,634	14,625	5,905
	Port Chalmers Pool Renewals	20	216	-
	St Clair Pool Renewals	40	82	82
	Te Puna o Whakaehu Renewals	-	93	93
Aquatic Services Total		**8,694**	**15,016**	**6,080**
Botanic Garden	Botanic Garden Renewals	552	255	255
Botanic Garden Total		**552**	**255**	**255**
Cemeteries and Crematorium	Structures Renewals	130	98	98
Cemeteries and Crematorium Total		**130**	**98**	**98**
Parks and Recreation	Greenspace Renewals	460	485	124
	Playground Renewals	1,425	1,254	672
	Recreation Facilities Renewals	1,665	2,901	1,802
Parks and Recreation Total		**3,550**	**4,640**	**2,598**
Renewal Total		**12,926**	**20,009**	**9,031**
NEW CAPITAL		2,510	515	1,150
Aquatic Services	Moana Pool Improvements	20	20	20
Aquatic Services Total		**20**	**20**	**20**
Botanic Garden	Botanic Garden Improvements	30	30	30
Botanic Garden Total		**30**	**30**	**30**
Cemeteries and Crematorium	Cemetery Development Plan	795	440	390
	City Wide Beam Expansion	230	150	150
Cemeteries and Crematorium Total		**1,025**	**590**	**540**
Parks and Recreation	Destination Playgrounds	200	4,420	4,420
	Playground Improvements	297	167	167
	Recreation Facilities Improvements	420	200	100
	Track Network Development	30	30	30
Parks and Recreation Total		**947**	**4,817**	**4,717**
New Capital Total		**2,022**	**5,457**	**5,307**
Grand Total		**14,948**	**25,466**	**14,338**

DUNEDIN CITY COUNCIL

Creative and Cultural Vibrancy Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Dunedin Public Art Gallery	Exhibition Lighting	-	567	567
	Heating and Ventilation System	30	31	31
Dunedin Public Art Gallery Total		**30**	**598**	**598**
Dunedin Public Libraries	Acquisitions - Operational Collection	996	996	864
	Minor Capital Equipment	55	57	57
Dunedin Public Libraries Total		**1,051**	**1,053**	**921**
Olveston House	Minor Capital Works	-	-	5
Olveston House Total		**-**	**-**	**5**
Toitū Otago Settlers Museum	Electronic Equipment and Technology Renewal	-	124	124
	Minor Equipment Renewals	100	103	103
	Plant Renewal	60	-	60
Toitū Otago Settlers Museum Total		**160**	**227**	**287**
Renewal Total		**1,241**	**1,878**	**1,811**
NEW CAPITAL		2,510	515	1,150
Dunedin Public Art Gallery	Acquisitions - Donation Funded	35	35	35
	Acquisitions - DPAG Society Funded	30	30	30
	Acquisitions - Rates Funded	130	140	140
	Collection Store Painting Racks	-	50	50
	Minor Capital Works/Equipment	100	100	100
Dunedin Public Art Gallery Total		**295**	**355**	**355**
Dunedin Public Libraries	Heritage Collection Purchases - Rates Funded	60	60	60
	Heritage Collection Purchases - Trust Funded	10	10	10
	South Dunedin Library Opening Collection	60	-	-
Dunedin Public Libraries Total		**130**	**70**	**70**
Toitū Otago Settlers Museum	Acquisitions - Rates Funded	50	50	50
	Minor Capital Works	40	40	40
	New Gallery Space - Theatrette	464	-	-
Toitū Otago Settlers Museum Total		**554**	**90**	**90**
New Capital Total		**979**	**515**	**515**
Grand Total		**2,220**	**2,393**	**2,326**

DUNEDIN CITY COUNCIL

Governance and Support Services Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Business Information Services	New & Refreshed Internal IT Systems	800	2,884	2,800
	Replacement & Upgrade Internal Legacy Systems	1,100	979	1,103
Business Information Services Total		**1,900**	**3,863**	**3,903**
Council Communications and Marketing	Street Banner Hardware	-	59	59
	Website Renewal	-	258	-
Council Communications and Marketing Total		**-**	**317**	**59**
Fleet Operations	General Replacement	590	299	300
Fleet Operations Total		**590**	**299**	**300**
Renewal Total		**2,490**	**4,479**	**4,262**
NEW CAPITAL		2,510	515	1,150
Business Information Services	eServices & Online Services	1,000	1,000	200
	New & Refreshed Internal IT Systems	466	-	300
	Replacement & Upgrade Internal Legacy Systems	100	100	100
Business Information Services Total		**1,566**	**1,100**	**600**
Customer Services	Minor Capital			5
Customer Services Total				**5**
Fleet Operations	EV Charging Infrastructure	250	-	50
Fleet Operations Total		**250**	**-**	**50**
New Capital Total		**1,816**	**1,100**	**655**
Grand Total		**4,306**	**5,579**	**4,917**

DUNEDIN CITY COUNCIL

Regulatory Services Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Animal Services	Dog Park & Stock Pound Maintenance & Upgrades	5	-	-
Animal Services Total		**5**	**-**	**-**
Renewal Total		**5**	**-**	**-**
Grand Total		**5**	**-**	**-**

DUNEDIN CITY COUNCIL

Resilient City Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Task Force Green	Minor Equipment Renewals	5	5	5
Task Force Green Total		**5**	**5**	**5**
Renewal Total		**5**	**5**	**5**
NEW CAPITAL				
City Development	Minor Streetscape Upgrades	300	300	300
	Street Trees and Furniture	25	-	-
City Development Total		**325**	**300**	**300**
Civil Defence	Plant Equipment	55	5	100
Civil Defence Total		**55**	**5**	**100**
New Capital Total		**380**	**305**	**400**
Grand Total		**385**	**310**	**405**

DUNEDIN CITY COUNCIL

Roading and Footpaths Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Transport	Coastal Plan	-	332	-
	Emergency Works	3,940	-	-
	Footpath Renewals	5,904	6,246	6,246
	Gravel Road Re-Metaling	1,219	1,292	1,292
	Major Drainage Control (Kerb and Channel, Culverts)	6,266	6,628	6,628
	Pavement Rehabilitations (Ground Stabilisation, Reconstruction)	3,335	3,528	3,528
	Pavement Renewals (Pre-Seal Repairs, Resealing/ Resurfacing)	11,135	11,805	11,805
	Structure Component Replacement (Retaining Walls, Bridge Components)	1,908	2,021	2,021
	Structure Component Replacement (Seawalls)	196	208	208
	Structure Component Replacement Seawalls Railings	400	-	-
	Traffic Services Renewal (Traffic/Streetlights, Signs, Long Life Markings)	1,613	1,481	1,481
Transport Total		**35,916**	**33,541**	**33,209**
Renewal Total		**35,916**	**33,541**	**33,209**
NEW CAPITAL				
Central City Upgrade	Central City Upgrade Bath Street	939	-	-
	Central City Upgrade Retail Quarter Transport	40	-	-
Central City Upgrade Total		**979**	**-**	**-**
Shaping Future Dunedin	Central City Cycle and Pedestrian Improvements (Albany Street)	3,000	-	2,864
	Central City Parking Management	1,200	200	200
	Harbour Arterial Efficiency Improvements	2,800	1,500	1,500
	Mosgiel Park and Ride	5,000	-	3,700
	Princes Street Bus Priority and Corridor Safety Plan	-	2,000	3,200
Shaping Future Dunedin Total		**12,000**	**3,700**	**11,464**
Transport	Coastal Plan	1,184	1,405	-
	Crown Resilience Programme 2024-27	750	750	1,000
	Dunedin Urban Cycleways Tunnels Trail	1,431	-	-
	Low Cost, Low Risk Improvements	1,000	1,000	1,000
	Peninsula Connection	-	8,000	3,000
	Peninsula Connection Boardwalk	1,500	2,000	3,350
Transport Total		**5,865**	**13,155**	**8,350**
New Capital Total		**18,844**	**16,855**	**19,814**
GROWTH				
Future Development Strategy	**Future Development Strategy**	-	2,476	2,476
Future Development Strategy Total		**-**	**2,476**	**2,476**
Growth Total		**54,760**	**52,872**	**55,499**
Grand Total		**54,760**	**52,872**	**55,499**

DUNEDIN CITY COUNCIL

Waste Minimisation Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Waste and Environmental Solutions	Green Island Landfill and Transfer Station	155	163	163
	Green Island Leachate System Pumps and Pumpstations	15	15	15
	Kerbside Bin Replacements	205	211	211
	Middlemarch Closed Landfill	11	-	-
	Public Place Recycling and Rubbish Bins	165	170	170
	Sawyers Bay Closed Landfill	-	11	11
Waste and Environmental Solutions Total		**551**	**570**	**570**
Renewal Total		**551**	**570**	**570**
NEW CAPITAL				
Waste and Environmental Solutions	Community Recycling Hubs	25	160	-
	Green Island Landfill Aftercare	1,577	1,577	1,577
	Green Island Landfill Gas Collection System	650	2,175	200
	Green Island Landfill Leachate System	-	750	750
	Green Island Landfill Southern Valley Leachate Drain	800	700	-
	Mobile Education Unit	-	80	-
Waste and Environmental Solutions Total		**3,052**	**5,442**	**2,527**
Waste Futures	2nd Rummage Store	-	750	-
	Bulk Waste System	500	1,750	-
	Community Recycling Centres	200	200	-
	Construction and Demolition Facility	400	2,200	-
	Glass Facility	2,525	789	-
	Material Recovery Facility	21,550	16,950	10,000
	Organics Facility	8,900	2,416	8,000
	Resource Recovery Park Precinct	7,404	4,177	2,000
Waste Futures Total		**41,479**	**29,232**	**20,000**
New Capital Total		**44,531**	**34,674**	**22,527**
Grand Total		**45,082**	**35,244**	**23,097**

DUNEDIN CITY COUNCIL

3 Waters Capital Expenditure Programme

Expenditure Type Activity	Project	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
RENEWAL				
Stormwater	Consequential Growth Renewals	1,900	-	-
	Mosgiel Stormwater Pumpstations and Network	625	651	-
	Other Stormwater Renewals	5,657	5,159	5,159
Stormwater Total		**8,182**	**5,810**	**5,159**
Wastewater	Consequential Growth Renewals	317	364	364
	Metro Wastewater Treatment Plant Resilience	3,953	3,374	5,207
	Musselburgh to Tahuna Link	8,000	-	1,855
	Other Wastewater Renewals	8,798	12,050	13,830
	Wastewater Pumpstation Renewals	4,500	4,689	4,689
Wastewater Total		**25,568**	**20,477**	**25,945**
Water Supply	Carbon Reduction	-	104	104
	Consequential Growth Renewals	547	271	271
	Other Water Renewals	13,765	26,417	27,073
	Port Chalmers Water Supply	8,976	6,387	7,900
	Water Supply Resilience	7,350	2,591	8,142
Water Supply Total		**30,638**	**35,770**	**43,490**
Renewal Total		**64,388**	**62,057**	**75,594**
NEW CAPITAL				
Stormwater	Mosgiel Stormwater Pumpstations and Network	1,616	-	-
	Mosgiel Stormwater Upgrades	625	625	-
	Network Resilience and Efficiency Improvements	50	50	675
	New Resource Consents	22	-	50
	South Dunedin Flood Alleviation	250	500	250
	South Dunedin Short Term Options	750	1,000	1,000
Stormwater Total		**3,313**	**2,175**	**1,975**
Wastewater	Bioresources Facility	300	2,000	1,500
	Metro Wastewater Treatment Plant Resilience	4,288	4,118	1,470
	Musselburgh to Tahuna Link	-	750	300
	Network Resilience and Efficiency Improvements	150	450	550
	Rural Wastewater Schemes	1,400	4,050	2,700
	Wastewater New Capital Other	463	63	75
Wastewater Total		**6,601**	**11,431**	**6,595**
Water Supply	Water Efficiency	1,390	3,647	700
	Water New Capital Other	5,601	1,501	1,405
	Water Supply Resilience	3,377	9,885	4,834
Water Supply Total		**10,368**	**15,033**	**6,939**
New Capital Total		**20,282**	**28,639**	**15,509**
GROWTH				
Stormwater	New Capital Supporting Growth	437	-	-
Stormwater Total		**437**	**-**	**-**
Wastewater	New Capital Supporting Growth	741	814	814
Wastewater Total		**741**	**814**	**814**
Water Supply	New Capital Supporting Growth	1,275	607	1,200
Water Supply Total		**1,275**	**607**	**1,200**
Growth Total		**2,453**	**1,421**	**2,014**
Grand Total		**87,123**	**92,117**	**92,117**

He pūroko rēti
Rating information

Funding Impact Statement for the Year Ended 30 June 2027 (Whole of Council)

Rating Method

Funding Impact Statement
for the Year Ended 30 June 2027 (Whole of Council)

	Annual Plan Budget 2025/26 $000	9 Year Plan Budget 2026/27 $000	Annual Plan Budget 2026/27 $000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	145,832	159,320	152,707
Targeted rates	120,064	135,456	136,907
Subsidies and grants for operating purposes	12,266	12,110	11,636
Fees and charges	77,514	79,314	79,138
Interest and dividends from investments	19,328	19,695	22,700
Local authorities fuel tax, fines, infringement fees, and other receipts	4,058	4,088	4,437
Total operating funding	**379,062**	**409,983**	**407,525**
Application of operating funding			
Payments to staff and suppliers	263,204	270,662	269,481
Finance costs	29,114	36,286	31,801
Other operating funding applications	-	-	-
Total application of operating funding	**292,318**	**306,948**	**301,282**
Surplus/(deficit) of operating funding	**86,744**	**103,035**	**106,243**
Sources of capital funding			
Subsidies and grants for capital expenditure	22,730	16,762	23,023
Development and financial contributions	3,856	3,856	3,856
Increase/(decrease) in debt	121,000	104,065	66,780
Gross proceeds from sale of assets	120	120	120
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
Total sources of capital funding	**147,706**	**124,803**	**93,779**
Application of capital funding			
Capital expenditure			
- to meet additional demand	14,829	14,184	14,775
- to improve the level of service	94,737	90,071	62,284
- to replace existing assets	121,651	126,255	121,105
Increase/(decrease) in reserves	(1,713)	(867)	409
Increase/(decrease) of investments	4,946	(1,805)	1,449
Total application of capital funding	**234,450**	**227,838**	**200,022**
Surplus/(deficit) of capital funding	**(86,744)**	**(103,035)**	**(106,243)**
Funding balance	**-**	**-**	**-**

He pūroko rēti
Rating method

The rating method refers to the ways that the Council uses the rating system to allocate rates among groups of ratepayers, and how the liability for rates will be distributed within each group.When considering the rating method, the Council takes into consideration the funding principles provided at the end of this section. It should be read in conjunction with the Revenue and Financing Policy and the Funding Principles.

Figures in this policy are GST inclusive.

The following rates will be set by the Council for the financial year commencing 1 July 2026 and ending 30 June 2027.

General Rate

A general rate based on the capital value of each rating unit in the district.

The general rate will be set on a differential basis based on land use (the categories are "residential", "lifestyle", "commercial", "farmland", "residential heritage bed and breakfasts", "stadium: 10,000+ seat capacity" and "water services utilities").

The rates (in cents per dollar of capital value) for the 2026/27 year are:

Table 1: General Rates

Categories	Rates, Cents in $ per Capital Value	Factor	Revenue Sought $	General Rate Share
Residential	0.3231	1.00	102,471,000	58.93%
Lifestyle	0.3070	0.95	9,364,000	5.38%
Commercial	0.8078	2.50	48,948,000	28.15%
Farmland	0.2585	0.80	5,825,000	3.35%
Residential Heritage Bed and Breakfasts	0.5654	1.75	13,000	0.01%
Stadium: 10,000+ Seat Capacity	0.0534	0.17	144,000	0.08%
Water Services Utilities	0.4330	1.34	7,122,000	4.10%

The objective of the differential rate is to provide a mechanism to charge general rates to the seven differential categories in a way that best achieves the 11 funding principles provided at the end of this section.

The Council uses the 'factor method' of setting the general rate differential. Under this method, a general rate factor is established which is simply the degree to which the rate (the cents in the dollar) on each category of property is higher or lower than residential property. In other words, the Council determines the degree to which the rate on a category of property is higher or lower than residential property.

The practical effect of the differential is that commercial properties pay more rates than would be expected under a "pure, undifferentiated" capital value (CV) system, and lifestyle, farmland and residential property owners pay less.

Uniform Annual General Charge

The Council will not be using a Uniform Annual General Charge.

Targeted Rates

Community Services

A targeted rate for community services. This rate will be set on a differential basis based on land use (the categories are "residential, residential heritage bed and breakfasts, lifestyle and farmland" and "commercial, stadium: 10,000+ seat capacity and water services utilities"). The rate will be charged on the following basis:

Table 2: Targeted Rate – Community Services

Categories	Rate/Liability Calculated	Revenue Sought $
Residential, Residential Heritage Bed and Breakfasts, Lifestyle and Farmland	$124.30 per separately used or inhabited part of a rating unit	7,025,000
Commercial, Stadium: 10,000+ Seat Capacity and Water Services Utilities	$124.30 per rating unit	349,000

The community services targeted rate will be used to fund part of the Parks and Reserves activity and the Botanic Garden.

Kerbside Collection

A targeted rate for a kerbside waste collection service. This rate will be set on a differential basis based on land use (the categories are "residential, residential heritage bed and breakfasts, lifestyle and farmland" and "commercial"). This rate applies to all separately used or inhabited parts of a rating unit or rating units that receive a kerbside waste collection service. The rate for the 2026/27 year is:

Table 3: Targeted Rate – Kerbside Collection

Categories	Rate/Liability Calculated	Revenue Sought $
Residential, Residential Heritage Bed and Breakfasts, Lifestyle and Farmland	$348.00 per separately used or inhabited part of a rating unit	18,296,000
Commercial	$348.00 per rating unit	133,000

Drainage

A targeted rate for drainage. Drainage is a combined targeted rate for sewage disposal and stormwater. Sewage disposal makes up 76% of the drainage rate, and stormwater makes up 24%. This rate will be set on a differential basis based on the provision of service (with the categories being "connected" and "serviceable") and on land use (with the categories being "residential, residential heritage bed and breakfasts, lifestyle and farmland", "commercial, residential institutions, schools and stadium: 10,000+ seat capacity" and "churches"). The rate will be charged on the following basis:

Table 4: Targeted Rate – Drainage Categories

Categories	Liability Calculated	Revenue Sought $
Residential, Residential Heritage Bed and Breakfasts, Lifestyle and Farmland	Per separately used or inhabited part of a rating unit	50,335,000
Commercial, Residential Institutions, Schools and Stadium: 10,000+ Seat Capacity	Per rating unit	2,850,000
Churches	Per rating unit	12,000

The rates for the 2026/27 year are:

Table 5: Targeted Rate – Drainage Rates

Residential, Residential Heritage Bed and Breakfasts, Lifestyle and Farmland	Rates $
Connected	1,000.00
Serviceable	500.00
Commercial, Residential Institutions, Schools and Stadium: 10,000+ Seat Capacity	**Rates $**
Connected	1,000.00
Serviceable	500.00
Churches	**Rates $**
Connected	102.25

Non–rateable land will not be liable for the stormwater component of the drainage targeted rate. Rates demands for the drainage targeted rate for non–rateable land will therefore be charged at 76%.

Rating units which are not connected to the scheme, and which are not serviceable, will not be liable for this rate.

Commercial Drainage – Capital Value

In addition, the Council proposes to set a capital value–based targeted rate for drainage on a differential basis based on land use (the categories are "commercial and residential institutions", "schools" and "stadium: 10,000+ seat capacity") and the provision of services (the categories being "connected" and "serviceable"). This rate shall not apply to properties in Karitane, Middlemarch, Seacliff, Waikouaiti and Warrington.

This rate shall not apply to churches.

The rates for the 2026/27 year are:

Table 6: Targeted Rate – Commercial Drainage Rates

Categories	Rates, Cents in $ per Capital Value		Revenue Sought $	
	Connected	*Serviceable*	*Connected*	*Serviceable*
Commercial and Residential Institutions	0.3377	0.1689	25,092,000	503,000
Schools	0.2533	0.1267	1,139,000	9,000
Stadium: 10,000+ Seat Capacity	0.0195	N/A	53,000	N/A

Non–rateable land will not be liable for the stormwater component of the drainage targeted rate. Rates demands for the drainage targeted rate for non–rateable land will therefore be charged at 76%.

Water

A targeted rate for water supply per separately used or inhabited part of a rating unit on all property either connected, or for which connection is available, to receive an ordinary supply of water within the meaning of the Dunedin City bylaws, excepting properties in Karitane, Merton, Rocklands/Pukerangi, Seacliff, Waitati, Warrington, East Taieri, West Taieri and North Taieri. This rate will be set on a differential basis based on the availability of service (the categories are "connected" and "serviceable").

Rating units which are not connected to the scheme, and which are not serviceable, will not be liable for this rate.

The rates for the 2026/27 year are:

Table 7: Targeted Rate – Water (Ordinary)

Categories	Rate/Liability Calculated	Revenue Sought $
Connected	$810.00 per separately used or inhabited part of a rating unit	40,439,000
Serviceable	$405.00 per separately used or inhabited part of a rating unit	269,000

A targeted rate for water supply that is based on the volume of water made available to all separately used or inhabited parts of a rating unit in Karitane, Merton, Seacliff, Waitati, Warrington, East Taieri, West Taieri and North Taieri. This rate will be set on a differential basis based on the availability of service (the categories are "connected" and "serviceable").

The rates for the 2026/27 year are:

Table 8: Targeted Rate – Water (Volume of Water)

Categories	Rate/Liability Calculated	Revenue Sought $
Connected	$810.00 per unit of water being one cubic metre (viz 1,000 litres) per day made available at a constant rate of flow during a full 24–hour period	1,610,000
Serviceable	$405.00 per separately used or inhabited part of a rating unit (note this rate shall not apply to the availability of water in Merton, Karitane or Seacliff)	32,000

Fire Protection

A targeted rate for rating units that receive a water supply for the provision of a fire protection service. The rate will be set on a differential basis based on land use on certain categories of property ("commercial", "residential institutions" and "stadium: 10,000+ seat capacity").

This rate will be based on capital value. This rate shall not apply to churches.

The rates for the 2026/27 year are:

Table 9: Targeted Rate – Fire Protection Capital Value

Categories	Rates, Cents in $ per Capital Value	Revenue Sought $
Commercial	0.1017	8,344,000
Residential Institutions	0.0763	629,000
Stadium: 10,000+ Seat Capacity	0.0079	21,000

A targeted rate for water supply for the provision of a fire protection service for each separately used or inhabited part of a rating unit within the "residential, residential heritage bed and breakfasts, lifestyle and farmland" categories that are not receiving an ordinary supply of water within the meaning of the Dunedin City bylaws.

The rate for the 2026/27 year is:

Table 10: Targeted Rate – Fire Protection

Categories	Rate/Liability Calculated	Revenue Sought $
Residential, Residential Heritage Bed and Breakfasts, Lifestyle and Farmland	$243.00 per separately used or inhabited part of a rating unit	51,000

Water – Quantity of Water

A targeted rate for the quantity of water provided, reconnection fee and special reading fee, to any rating unit fitted with a water meter, being an extraordinary supply of water within the meaning of the Dunedin City bylaws, according to the following scale of charges:

Table: 11: Targeted Rate – Quantity of Water

	Annual Meter Rental Charge $
20mm nominal diameter	194.78
25mm nominal diameter	250.06
30mm nominal diameter	277.71
40mm nominal diameter	314.54
50mm nominal diameter	636.99
80mm nominal diameter	787.02
100mm nominal diameter	830.46
150mm nominal diameter	1,193.69
300mm nominal diameter	1,549.04
Hydrant Standpipe 70mm	771.23
Reconnection Fee – includes the removal of water restrictors installed due to non-compliance of the water bylaw.	542.86
Special Reading Fee	73.77

	Backflow Prevention Charge $
Backflow Preventer Test Fee	154.15
Rescheduled Backflow Preventer Test Fee	92.01
Backflow Programme – incomplete application fee (hourly rate)	54.12

	Water Charge $
Merton, Hindon and individual farm supplied Bulk Water	0.17 per cubic metre
All other treated water per cubic metre	2.94 per cubic metre

	Network Contributions $
Disconnection of Water Supply (AWSCI to excavate)	302.31
Disconnection of Water Supply (DCC contractor to excavate)	1,184.48

Where the supply of a quantity of water is subject to this Quantity of Water Targeted Rate, the rating unit will not be liable for any other targeted rate for the supply of the same water.

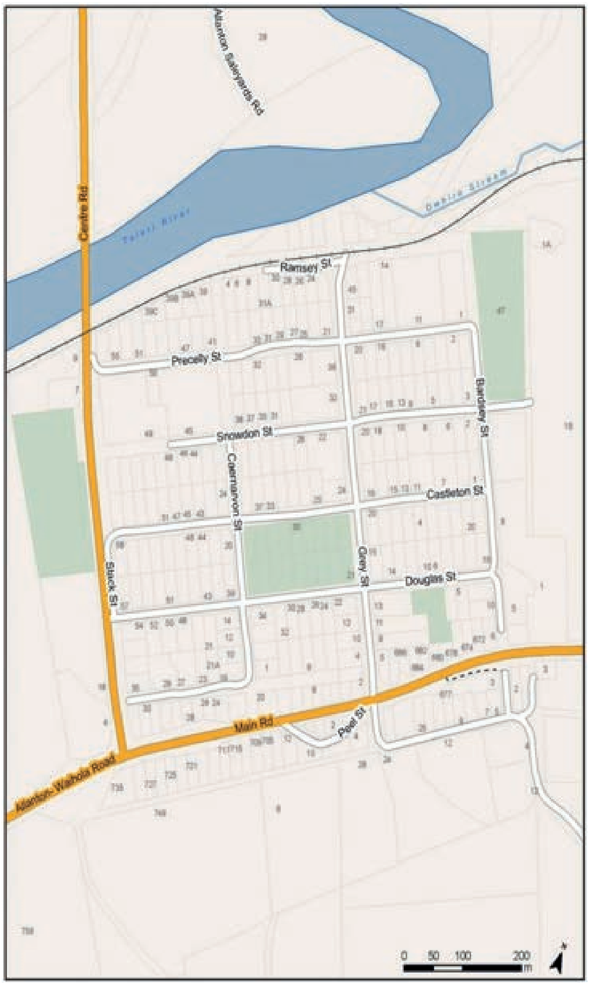
Allanton Drainage

A targeted rate for rating units within the Allanton area that are paying the capital contribution towards the Allanton Wastewater Collection System, as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of service to each rating unit.

The rate for the 2026/27 year is:

Liability Calculated	Rate	Revenue Sought $
Per rating unit	$411.00	21,000

The Allanton area is shown in the map below:



Blanket Bay Drainage

A targeted rate for rating units within the Blanket Bay area that are paying the capital contribution towards the Blanket Bay Drainage system, as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of the service to each rating unit.

The rate for the 2026/27 year is:

Liability Calculated	Rate	Revenue Sought $
Per rating unit	$636.00	1,000

The Blanket Bay area is shown in the map below:

Curles Point Drainage

A targeted rate for rating units within the Curles Point area that are paying the capital contribution towards the Curles Point Drainage System, as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of the service to each rating unit.

The rate for the 2026/27 year is:

Liability Calculated	Rate	Revenue Sought $
Per rating unit	$749.00	1,000

The Curles Point area is shown in the map below:

Warm Dunedin Targeted Rate Scheme

A targeted rate for each rating unit in the Warm Dunedin Targeted Rate Scheme. The revenue sought from this targeted rate is $184,000. The targeted rate scheme provides a way for homeowners to install insulation and/or clean heating. The targeted rate covers the cost and an annual interest rate. The interest rates have been and will be:

Rates commencing 1 July 2013 and 1 July 2014 8%;

Rates commencing 1 July 2015 and 1 July 2016 8.3%;

Rates commencing 1 July 2017 7.8%;

Rates commencing 1 July 2018 7.2%;

Rates commencing 1 July 2019 6.8%.

Rates commencing 1 July 2020 5.7%.

Rates commencing 1 July 2021 4.4%.

Table 13: Targeted Rate – Warm Dunedin Targeted Rate Scheme

Liability Calculated	Revenue Sought $
Per rating unit	184,000

Private Street Lighting

A targeted rate for street lighting in the private streets to which the Council supplies a private street lighting service. The targeted rate will be set on a differential basis based on land use (the categories are "residential", "lifestyle" and "commercial").

The rate for the 2026/27 year will be charged on the following basis:

Table 14: Targeted Rate – Private Street Lighting

Categories	Liability Calculated	Rate $	Revenue Sought $
Residential and Lifestyle	For each separately used or inhabited part of a rating unit in a private street the sum calculated on the formula of $156.80 per street light in a private street divided by the number of separately used or inhabited parts of a rating unit in the private street.	156.80 for each street light	38,000
Commercial	For each rating unit in a private street the sum calculated on the formula of $156.80 per street light in a private street divided by the number of rating units in the private street.	156.80 for each street light	8,000

The private street light addresses are as follows:

1	Achilles Avenue
1	Alton Avenue
2	Alton Avenue
2A	Alton Avenue
3	Alton Avenue
4	Alton Avenue
5	Alton Avenue
6	Alton Avenue
7	Alton Avenue
8	Alton Avenue
9	Alton Avenue
7	Angle Avenue
9	Angle Avenue
11	Angle Avenue
20	Angle Avenue
22	Angle Avenue
24	Angle Avenue
43	Arawa Street
47	Arawa Street
17	Awa Toru Drive Fairfield
19	Awa Toru Drive Fairfield
21	Awa Toru Drive Fairfield
23	Awa Toru Drive Fairfield
25	Awa Toru Drive Fairfield
27	Awa Toru Drive Fairfield
29	Awa Toru Drive Fairfield
31	Awa Toru Drive Fairfield
33	Awa Toru Drive Fairfield
35	Awa Toru Drive Fairfield
37	Awa Toru Drive Fairfield
39	Awa Toru Drive Fairfield
41	Awa Toru Drive Fairfield
43	Awa Toru Drive Fairfield
45	Awa Toru Drive Fairfield
47	Awa Toru Drive Fairfield
49	Awa Toru Drive Fairfield
51	Awa Toru Drive Fairfield
60	Balmacewen Road
60B	Balmacewen Road
62	Balmacewen Road
64	Balmacewen Road
1	Balmoral Avenue Mosgiel
2	Balmoral Avenue Mosgiel
3	Balmoral Avenue Mosgiel
4	Balmoral Avenue Mosgiel
5	Balmoral Avenue Mosgiel
6	Balmoral Avenue Mosgiel
7	Balmoral Avenue Mosgiel
8	Balmoral Avenue Mosgiel
9	Balmoral Avenue Mosgiel
10	Balmoral Avenue Mosgiel
11	Balmoral Avenue Mosgiel
12	Balmoral Avenue Mosgiel
17	Balmoral Avenue Mosgiel
19	Barclay Street
211	Bay View Road
211A	Bay View Road
211B	Bay View Road
1	Beaufort Street
3	Beaufort Street
119	Belford Street
12	Bell Crescent Green Island
14	Bell Crescent Green Island
24	Bell Crescent Green Island
26	Bell Crescent Green Island
12	Bewley Avenue Macandrew Bay
14	Bewley Avenue Macandrew Bay
21	Birchfield Avenue
7	Bishop Verdon Close Mosgiel
9	Bishop Verdon Close Mosgiel
10	Bishop Verdon Close Mosgiel
11	Bishop Verdon Close Mosgiel
12	Bishop Verdon Close Mosgiel
8	Bonnington Street
8a	Bonnington Street
10	Bonnington Street
20K	Brighton Road Green Island
20J	Brighton Road Green Island
20H	Brighton Road Green Island
20G	Brighton Road Green Island
20F	Brighton Road Green Island
20E	Brighton Road Green Island
20D	Brighton Road Green Island
20C	Brighton Road Green Island
20B	Brighton Road Green Island
20A	Brighton Road Green Island
20	Brighton Road Green Island
34	Burgess Street Green Island
36	Burgess Street Green Island
38	Burgess Street Green Island
40	Burgess Street Green Island
42	Burgess Street Green Island
44	Burgess Street Green Island

46	Burgess Street Green Island
48	Burgess Street Green Island
50	Burgess Street Green Island
8	Burkes Drive Ravensbourne
10	Burkes Drive Ravensbourne
181	Burt Street
183	Burt Street
185	Burt Street
7	Bush Road Mosgiel
80	Caldwell Street
82	Caldwell Street
1	Campbell Lane Mosgiel
4	Campbell Lane Mosgiel
5	Campbell Lane Mosgiel
6	Campbell Lane Mosgiel
7	Campbell Lane Mosgiel
8	Campbell Lane Mosgiel
9	Campbell Lane Mosgiel
10	Campbell Lane Mosgiel
11	Campbell Lane Mosgiel
12	Campbell Lane Mosgiel
13	Campbell Lane Mosgiel
14	Campbell Lane Mosgiel
15	Campbell Lane Mosgiel
30	Cardigan Street North East Valley
32	Cardigan Street North East Valley
34	Cardigan Street North East Valley
36	Cardigan Street North East Valley
3	Carnea Heights Mosgiel
4	Carnea Heights Mosgiel
5	Carnea Heights Mosgiel
6	Carnea Heights Mosgiel
7	Carnea Heights Mosgiel
8	Carnea Heights Mosgiel
10	Carnea Heights Mosgiel
12	Carnea Heights Mosgiel
22	Centennial Avenue Fairfield
24	Centennial Avenue Fairfield
26	Centennial Avenue Fairfield
28	Centennial Avenue Fairfield
150	Chapman Street
150A	Chapman Street
152	Chapman Street
12	Clearwater Street Broad Bay
14	Clearwater Street Broad Bay
16	Clearwater Street Broad Bay
18	Clearwater Street Broad Bay

20	Clearwater Street Broad Bay
22	Clearwater Street Broad Bay
24	Clearwater Street Broad Bay
26	Clearwater Street Broad Bay
28	Clearwater Street Broad Bay
30	Clearwater Street Broad Bay
32	Clearwater Street Broad Bay
34	Clearwater Street Broad Bay
36	Clearwater Street Broad Bay
22	Cole Street
11	Corstorphine Road
11A	Corstorphine Road
13	Corstorphine Road
15	Corstorphine Road
17	Corstorphine Road
21	Corstorphine Road
23	Corstorphine Road
25	Corstorphine Road
11	Craighall Crescent
15	Craighall Crescent
1	Dalkeith Road Port Chalmers
2	Dalkeith Road Port Chalmers
4	Dalkeith Road Port Chalmers
6	Dalkeith Road Port Chalmers
8	Dalkeith Road Port Chalmers
10	Dalkeith Road Port Chalmers
12	Dalkeith Road Port Chalmers
21	Davies Street
22	Davies Street
1	Devon Place Mosgiel
2	Devon Place Mosgiel
3	Devon Place Mosgiel
4	Devon Place Mosgiel
5	Devon Place Mosgiel
6	Devon Place Mosgiel
7	Devon Place Mosgiel
9	Devon Place Mosgiel
10	Devon Place Mosgiel
11	Devon Place Mosgiel
12	Devon Place Mosgiel
13	Devon Place Mosgiel
14	Devon Place Mosgiel
15	Devon Place Mosgiel
16	Devon Place Mosgiel
17	Devon Place Mosgiel
18	Devon Place Mosgiel
19	Devon Place Mosgiel

20	Devon Place Mosgiel
21	Devon Place Mosgiel
20	District Road Roseneath
24	District Road Roseneath
24A	District Road Roseneath
139b	Doon Street
139a	Doon Street
139	Doon Street
141	Doon Street
143	Doon Street
145	Doon Street
149	Doon Street
151	Doon Street
5	Dorset Street
7	Dorset Street
10	Dorset Street
11	Dorset Street
12	Dorset Street
14	Dorset Street
15	Dorset Street
16	Dorset Street
18	Dorset Street
20	Dorset Street
21	Dorset Street
17	Duckworth Street
19	Duckworth Street
21	Duckworth Street
35	Duckworth Street
37	Duckworth Street
39	Duckworth Street
39a	Duckworth Street
41	Duckworth Street
47	Duckworth Street
49	Duckworth Street
53	Duckworth Street
	Dunedin Airport
1–31	Eastbourne Street
2–31	Eastbourne Street
3–31	Eastbourne Street
4–31	Eastbourne Street
5–31	Eastbourne Street
6–31	Eastbourne Street
7–31	Eastbourne Street
8–31	Eastbourne Street
9–31	Eastbourne Street
10–31	Eastbourne Street
11–31	Eastbourne Street

12–31	Eastbourne Street
13–31	Eastbourne Street
14–31	Eastbourne Street
15–31	Eastbourne Street
16–31	Eastbourne Street
17–31	Eastbourne Street
18–31	Eastbourne Street
19–31	Eastbourne Street
20–31	Eastbourne Street
21–31	Eastbourne Street
22–31	Eastbourne Street
23–31	Eastbourne Street
24–31	Eastbourne Street
25–31	Eastbourne Street
26–31	Eastbourne Street
27–31	Eastbourne Street
28–31	Eastbourne Street
29–31	Eastbourne Street
30–31	Eastbourne Street
31–31	Eastbourne Street
32–31	Eastbourne Street
33–31	Eastbourne Street
34–31	Eastbourne Street
35–31	Eastbourne Street
36–31	Eastbourne Street
37–31	Eastbourne Street
38–31	Eastbourne Street
39–31	Eastbourne Street
40–31	Eastbourne Street
41–31	Eastbourne Street
42–31	Eastbourne Street
43–31	Eastbourne Street
46–31	Eastbourne Street
47–31	Eastbourne Street
50–31	Eastbourne Street
51–31	Eastbourne Street
16	Easther Crescent
16A	Easther Crescent
18	Easther Crescent
20	Easther Crescent
22	Easther Crescent
24	Easther Crescent
26	Easther Crescent
8	Echovale Avenue
10	Echovale Avenue
12	Echovale Avenue
45	Eglinton Road

2	Elbe Street
202	Elgin Road
204	Elgin Road
206	Elgin Road
208	Elgin Road
1	Eton Drive Mosgiel
4	Eton Drive Mosgiel
5	Eton Drive Mosgiel
6	Eton Drive Mosgiel
7	Eton Drive Mosgiel
8	Eton Drive Mosgiel
9	Eton Drive Mosgiel
10	Eton Drive Mosgiel
11	Eton Drive Mosgiel
12	Eton Drive Mosgiel
13	Eton Drive Mosgiel
14	Eton Drive Mosgiel
15	Eton Drive Mosgiel
16	Eton Drive Mosgiel
17	Eton Drive Mosgiel
18	Eton Drive Mosgiel
19	Eton Drive Mosgiel
20	Eton Drive Mosgiel
2	Everton Road
3	Everton Road
4	Everton Road
64	Every Street
66	Every Street
68	Every Street
70	Every Street
76	Every Street
7	Fern Road Ravensbourne
9	Fern Road Ravensbourne
11	Fern Road Ravensbourne
13	Fern Road Ravensbourne
15	Fern Road Ravensbourne
17	Fern Road Ravensbourne
19	Fern Road Ravensbourne
21	Fern Road Ravensbourne
19	Ferntree Drive
21	Ferntree Drive
23	Ferntree Drive
25	Ferntree Drive
43	Forfar Street
45	Forfar Street
47	Forfar Street
47a	Forfar Street

49	Forfar Street
51	Forfar Street
53	Forfar Street
53a	Forfar Street
2–80	Formby Street Outram Street
3–80	Formby Street Outram Street
4–80	Formby Street Outram Street
5–80	Formby Street Outram Street
6–80	Formby Street Outram Street
7–80	Formby Street Outram Street
8–80	Formby Street Outram Street
10–80	Formby Street Outram Street
12–80	Formby Street Outram Street
13–80	Formby Street Outram Street
14–80	Formby Street Outram Street
15–80	Formby Street Outram Street
16–80	Formby Street Outram Street
17–80	Formby Street Outram Street
18–80	Formby Street Outram Street
19–80	Formby Street Outram Street
20–80	Formby Street Outram Street
239	Fryatt Street
41	Fulton Road
43	Fulton Road
43A	Fulton Road
45	Fulton Road
45A	Fulton Road
47	Fulton Road
47A	Fulton Road
49	Fulton Road
49A	Fulton Road
51	Fulton Road
51A	Fulton Road
53	Fulton Road
248	George Street
559	George Street
150A	Gladstone Road North Mosgiel
150B	Gladstone Road North Mosgiel
150C	Gladstone Road North Mosgiel
150D	Gladstone Road North Mosgiel
150E	Gladstone Road North Mosgiel
152B	Gladstone Road North Mosgiel
152C	Gladstone Road North Mosgiel
152D	Gladstone Road North Mosgiel
152E	Gladstone Road North Mosgiel
154A	Gladstone Road North Mosgiel
214	Gladstone Road North Mosgiel

216	Gladstone Road North Mosgiel
218	Gladstone Road North Mosgiel
220	Gladstone Road North Mosgiel
222	Gladstone Road North Mosgiel
224	Gladstone Road North Mosgiel
226	Gladstone Road North Mosgiel
228	Gladstone Road North Mosgiel
230	Gladstone Road North Mosgiel
232	Gladstone Road North Mosgiel
234	Gladstone Road North Mosgiel
39	Glenbrook Drive Mosgiel
41	Glenbrook Drive Mosgiel
45	Glenbrook Drive Mosgiel
47	Glenbrook Drive Mosgiel
49	Glenbrook Drive Mosgiel
51	Glenbrook Drive Mosgiel
57	Glenbrook Drive Mosgiel
1	Glenfinnan Place
3	Glenfinnan Place
4A	Glenfinnan Place
4B	Glenfinnan Place
5	Glenfinnan Place
6	Glenfinnan Place
7	Glenfinnan Place
8A	Glenfinnan Place
8B	Glenfinnan Place
9A	Glenfinnan Place
9B	Glenfinnan Place
10A	Glenfinnan Place
10B	Glenfinnan Place
1	Glengarry Court Mosgiel
2	Glengarry Court Mosgiel
3	Glengarry Court Mosgiel
4	Glengarry Court Mosgiel
5	Glengarry Court Mosgiel
6	Glengarry Court Mosgiel
7	Glengarry Court Mosgiel
8	Glengarry Court Mosgiel
9	Glengarry Court Mosgiel
10	Glengarry Court Mosgiel
11	Glengarry Court Mosgiel
12	Glengarry Court Mosgiel
13	Glengarry Court Mosgiel
14	Glengarry Court Mosgiel
15	Glengarry Court Mosgiel
16	Glengarry Court Mosgiel
17	Glengarry Court Mosgiel

18	Glengarry Court Mosgiel
19	Glengarry Court Mosgiel
20	Glengarry Court Mosgiel
21	Glengarry Court Mosgiel
22	Glengarry Court Mosgiel
23	Glengarry Court Mosgiel
24	Glengarry Court Mosgiel
48	Glenross Street
50	Glenross Street
54	Glenross Street
56	Glenross Street
58	Glenross Street
60	Glenross Street
110	Glenross Street
114	Glenross Street
116	Glenross Street
230	Gordon Road Mosgiel
229	Gordon Road Mosgiel
34	Grandview Crescent
8	Grant Dalton Street North Taieri
12	Grant Dalton Street North Taieri
14	Grant Dalton Street North Taieri
15	Grant Dalton Street North Taieri
16	Grant Dalton Street North Taieri
17	Grant Dalton Street North Taieri
18	Grant Dalton Street North Taieri
19	Grant Dalton Street North Taieri
20	Grant Dalton Street North Taieri
21	Grant Dalton Street North Taieri
22	Grant Dalton Street North Taieri
26	Grant Dalton Street North Taieri
27	Grant Dalton Street North Taieri
28	Grant Dalton Street North Taieri
29	Grant Dalton Street North Taieri
10	Halsey Street
1	Hampton Grove Mosgiel
2	Hampton Grove Mosgiel
3	Hampton Grove Mosgiel
4	Hampton Grove Mosgiel
5	Hampton Grove Mosgiel
6	Hampton Grove Mosgiel
7	Hampton Grove Mosgiel
8	Hampton Grove Mosgiel
9	Hampton Grove Mosgiel
10	Hampton Grove Mosgiel
11	Hampton Grove Mosgiel
12	Hampton Grove Mosgiel

14	Hampton Grove Mosgiel
15	Hampton Grove Mosgiel
16	Hampton Grove Mosgiel
17	Hampton Grove Mosgiel
18	Hampton Grove Mosgiel
19	Hampton Grove Mosgiel
20	Hampton Grove Mosgiel
21	Hampton Grove Mosgiel
22	Hampton Grove Mosgiel
23	Hampton Grove Mosgiel
24	Hampton Grove Mosgiel
25	Hampton Grove Mosgiel
26	Hampton Grove Mosgiel
4	Harold Street
12	Harold Street
215a	Helensburgh Road
217a	Helensburgh Road
217b	Helensburgh Road
219	Helensburgh Road
219a	Helensburgh Road
219b	Helensburgh Road
221	Helensburgh Road
223	Helensburgh Road
49	Highcliff Road
49A	Highcliff Road
51	Highcliff Road
57	Highcliff Road
295	Highcliff Road
297	Highcliff Road
313	Highcliff Road
315a	Highcliff Road
315b	Highcliff Road
317	Highcliff Road
16	Highgate
18	Highgate
20	Highgate
34a	Highgate
34	Highgate
216	Highgate
218	Highgate
144A	Highgate
144B	Highgate
146	Highgate
146A	Highgate
148	Highgate
2	Hill Road Warrington
26	Ings Avenue

26A	Ings Avenue
26B	Ings Avenue
364	Kaikorai Valley Road
366	Kaikorai Valley Road
368	Kaikorai Valley Road
372	Kaikorai Valley Road
374	Kaikorai Valley Road
9	Kilgour Street
11	Kilgour Street
15	Kilgour Street
20	Kinvig Street
22	Kinvig Street
2	Koremata Street Green Island
4	Koremata Street Green Island
12	Koremata Street Green Island
32	Koremata Street Green Island
34	Koremata Street Green Island
6	Langham Terrace
3	Lawson Street
4	Leithton Close
6	Leithton Close
9	Leithton Close
10	Leithton Close
11	Leithton Close
14	Leithton Close
15	Leithton Close
18	Leithton Close
19	Leithton Close
21	Leithton Close
22	Leithton Close
23	Leithton Close
26	Leithton Close
27	Leithton Close
28	Leithton Close
29	Leithton Close
32	Leithton Close
33	Leithton Close
36	Leithton Close
5	Leven Street
2	Leyden Terrace
21	Lock Street
1–23	London Street
2–23	London Street
3–23	London Street
4–23	London Street
5–23	London Street
6–23	London Street

7–23	London Street
8–23	London Street
9–23	London Street
10–23	London Street
11–23	London Street
12–23	London Street
13–23	London Street
14–23	London Street
15–23	London Street
16–23	London Street
17–23	London Street
18–23	London Street
19–23	London Street
25	London Street
1–25	London Street
2–25	London Street
3–25	London Street
8	Lynwood Avenue
10	Lynwood Avenue
12	Lynwood Avenue
12a	Lynwood Avenue
12c	Lynwood Avenue
14	Lynwood Avenue
3	McAllister Lane Mosgiel
5	McAllister Lane Mosgiel
7	McAllister Lane Mosgiel
9	McAllister Lane Mosgiel
11	McAllister Lane Mosgiel
13	McAllister Lane Mosgiel
15	McAllister Lane Mosgiel
17	McAllister Lane Mosgiel
19	McAllister Lane Mosgiel
210	Main South Road Green Island
1	Mallard Place Mosgiel
2	Mallard Place Mosgiel
3	Mallard Place Mosgiel
4	Mallard Place Mosgiel
5	Mallard Place Mosgiel
6	Mallard Place Mosgiel
7	Mallard Place Mosgiel
8	Mallard Place Mosgiel
9	Mallard Place Mosgiel
10	Mallard Place Mosgiel
11	Mallard Place Mosgiel
12	Mallard Place Mosgiel
13	Mallard Place Mosgiel
14	Mallard Place Mosgiel

15	Mallard Place Mosgiel
11	Malvern Street
15	Malvern Street
17a	Malvern Street
30	Marne Street
32	Marne Street
42	Marne Street
44	Marne Street
46	Marne Street
48	Marne Street
50	Marne Street
2	Meldrum Street
10	Meldrum Street
33	Melville Street
14	Middleton Road
16	Middleton Road
18	Middleton Road
20	Middleton Road
22	Middleton Road
24	Middleton Road
26	Middleton Road
28	Middleton Road
30	Middleton Road
37	Middleton Road
37a	Middleton Road
39	Middleton Road
43	Middleton Road
47a	Middleton Road
19	Montague Street
21	Montague Street
23	Montague Street
29	Moray Place
407	Moray Place
29	Musselburgh Rise
31	Musselburgh Rise
33	Musselburgh Rise
35	Musselburgh Rise
35A	Musselburgh Rise
35B	Musselburgh Rise
72	Newington Avenue
51G	North Road
51H	North Road
51I	North Road
51J	North Road
51K	North Road
51L	North Road
53	North Road

57A	North Road
57B	North Road
57C	North Road
57D	North Road
57E	North Road
57F	North Road
59A	North Road
59B	North Road
59C	North Road
59D	North Road
59E	North Road
59F	North Road
59G	North Road
59H	North Road
59I	North Road
59J	North Road
59K	North Road
59L	North Road
59M	North Road
37	Norwood Street
41	Norwood Street
1	Pembrey Street
2	Pembrey Street
3	Pembrey Street
4	Pembrey Street
5	Pembrey Street
6	Pembrey Street
7	Pembrey Street
8	Pembrey Street
10	Pembrey Street
11	Pembrey Street
264	Pine Hill Road
264A	Pine Hill Road
266A	Pine Hill Road
266B	Pine Hill Road
268A	Pine Hill Road
268B	Pine Hill Road
270	Pine Hill Road
272	Pine Hill Road
274	Pine Hill Road
278A	Pine Hill Road
278B	Pine Hill Road
390	Pine Hill Road
409	Pine Hill Road
411	Pine Hill Road
5	Pinfold Place Mosgiel
6	Pinfold Place Mosgiel

8	Pinfold Place Mosgiel
9	Pinfold Place Mosgiel
10	Pinfold Place Mosgiel
11	Pinfold Place Mosgiel
12	Pinfold Place Mosgiel
13	Pinfold Place Mosgiel
14	Pinfold Place Mosgiel
15	Pinfold Place Mosgiel
30	Puketai Street
36	Puketai Street
38	Puketai Street
19	Queen Street
19A	Queen Street
1	Rata Court Mosgiel
2	Rata Court Mosgiel
3	Rata Court Mosgiel
4	Rata Court Mosgiel
5	Rata Court Mosgiel
6	Rata Court Mosgiel
223	Ravensbourne Road Ravensbourne
1	Rimu Court Mosgiel
2	Rimu Court Mosgiel
3	Rimu Court Mosgiel
4	Rimu Court Mosgiel
5	Rimu Court Mosgiel
87	Riselaw Road
89	Riselaw Road
89A	Riselaw Road
91	Riselaw Road
91A	Riselaw Road
93	Riselaw Road
93A	Riselaw Road
21	Rosebery Street
42	Roy Crescent
44	Roy Crescent
46	Roy Crescent
48	Roy Crescent
50	Roy Crescent
54	Roy Crescent
58	Roy Crescent
60	Roy Crescent
62	Roy Crescent
64	Roy Crescent
16	Selkirk Street
11	Shand Street Green Island
14	Sheen Street
6	Silver Springs Boulevard Mosgiel

8	Silver Springs Boulevard Mosgiel
10	Silver Springs Boulevard Mosgiel
12	Silver Springs Boulevard Mosgiel
14	Silver Springs Boulevard Mosgiel
16	Silver Springs Boulevard Mosgiel
20	Silver Springs Boulevard Mosgiel
22	Silver Springs Boulevard Mosgiel
24	Silver Springs Boulevard Mosgiel
26	Silver Springs Boulevard Mosgiel
28	Silver Springs Boulevard Mosgiel
1–27	St Albans Street
2–27	St Albans Street
3–27	St Albans Street
4–27	St Albans Street
5–27	St Albans Street
6–27	St Albans Street
7–27	St Albans Street
8–27	St Albans Street
9–27	St Albans Street
10–27	St Albans Street
11–27	St Albans Street
12–27	St Albans Street
13–27	St Albans Street
4	Stanley Square Mosgiel
5	Stanley Square Mosgiel
6	Stanley Square Mosgiel
7	Stanley Square Mosgiel
8	Stanley Square Mosgiel
9	Stanley Square Mosgiel
10	Stanley Square Mosgiel
11	Stanley Square Mosgiel
12	Stanley Square Mosgiel
365	Stuart Street
367	Stuart Street
367A	Stuart Street
55	Sunbury Street
57	Sunbury Street
59	Sunbury Street
59A	Sunbury Street
67	Tahuna Road
67A	Tahuna Road
67B	Tahuna Road
69	Tahuna Road
69A	Tahuna Road
69B	Tahuna Road
69C	Tahuna Road
1	Taupo Lane Ravensbourne

2	Taupo Street Ravensbourne
1	Thomas Square Mosgiel
2	Thomas Square Mosgiel
3	Thomas Square Mosgiel
4	Thomas Square Mosgiel
5	Thomas Square Mosgiel
6	Thomas Square Mosgiel
7	Thomas Square Mosgiel
8	Thomas Square Mosgiel
9	Thomas Square Mosgiel
4A	Totara Street Ravensbourne
44	Turnbull Street
46	Turnbull Street
85A	Victoria Road St Kilda
85B	Victoria Road St Kilda
85C	Victoria Road St Kilda
85D	Victoria Road St Kilda
85G	Victoria Road St Kilda
85H	Victoria Road St Kilda
85I	Victoria Road St Kilda
85J	Victoria Road St Kilda
85K	Victoria Road St Kilda
85L	Victoria Road St Kilda
85M	Victoria Road St Kilda
85N	Victoria Road St Kilda
85P	Victoria Road St Kilda
85Q	Victoria Road St Kilda
85R	Victoria Road St Kilda
85T	Victoria Road St Kilda
146	Victoria Road St Kilda
44	Waimea Avenue
46	Waimea Avenue
48	Waimea Avenue
50	Waimea Avenue
58	Waimea Avenue
62	Waimea Avenue
60	Wallace Street
18	Warwick Street
23	Warwick Street
1	Wenlock Square Mosgiel
2	Wenlock Square Mosgiel
3	Wenlock Square Mosgiel
4	Wenlock Square Mosgiel
5	Wenlock Square Mosgiel
6	Wenlock Square Mosgiel
7	Wenlock Square Mosgiel
8	Wenlock Square Mosgiel

9	Wenlock Square Mosgiel
10	Wenlock Square Mosgiel
11	Wenlock Square Mosgiel
12	Wenlock Square Mosgiel
14	Wenlock Square Mosgiel
15	Wenlock Square Mosgiel
17	Wenlock Square Mosgiel
18	Wenlock Square Mosgiel
19	Wenlock Square Mosgiel
20	Wenlock Square Mosgiel
21	Wenlock Square Mosgiel
72	Wesley Street
19	Woodside Terrace
20	Woodside Terrace
22	Woodside Terrace
23	Woodside Terrace
24	Woodside Terrace
25	Woodside Terrace
25A	Woodside Terrace
26	Woodside Terrace
27	Woodside Terrace
29	Woodside Terrace

Differential Matters and Categories

Where councils assess rates on a differential basis, the definition of differential categories is limited to the list of matters specified in Schedule 2 of the Local Government (Rating) Act 2002. The Council is required to state which matters will be used for definition of the categories, and the category or categories of any differentials.

The differential categories are determined in accordance with the Council's land use codes and the provision or availability of services. The land use code for each property is available from the Council's Customer Services Agency and on the website (on a property by property basis) at www.dunedin.govt.nz/services/rates-information.

The Council's land use codes are based on the land use codes set under the Rating Valuation Rules 2008, which are set out below:

Land Use Code	Land Use Description	Differential Category
0	Multi–use: Vacant/Indeterminate	Commercial
1	Multi–use: Rural Industry	Farmland
2	Multi–use: Lifestyle	Lifestyle
3	Multi–use: Transport	Commercial
4	Multi–use: Community Services	Commercial
5	Multi–use: Recreational	Commercial
6	Multi–use: Utility Services	Commercial
7	Multi–use: Industrial	Commercial
8	Multi–use: Commercial	Commercial
9	Multi–use: Residential	Residential
10	Rural: Multi–use within Rural Industry	Farmland
11	Rural: Dairy	Farmland
12	Rural: Stock Finishing	Farmland
13	Rural: Arable Farming	Farmland
14	Rural: Store Livestock	Farmland
15	Rural: Market Gardens and Orchards	Farmland
16	Rural: Specialist Livestock	Farmland
17	Rural: Forestry	Farmland
18	Rural: Mineral Extraction	Commercial
19	Rural: Vacant	Farmland
20	Lifestyle: Multi–use within Lifestyle	Lifestyle
21	Lifestyle: Single Unit	Lifestyle
22	Lifestyle: Multi–unit	Lifestyle
29	Lifestyle: Vacant	Lifestyle
30	Transport: Multi–use within Transport	Commercial
31	Transport: Road Transport	Commercial
32	Transport: Parking	Commercial
33	Transport: Rail Transport	Commercial
34	Transport: Water Transport	Commercial
35	Transport: Air Transport	Commercial

Land Use Code	Land Use Description	Differential Category
39	Transport: Vacant	Commercial
40	Community Services: Multi–use within Community Services	Commercial
41	Community Services: Educational	Commercial
42	Community Services: Medical and Allied	Commercial
43	Community Services: Personal and Property Protection	Commercial
44	Community Services: Religious	Commercial
45	Community Services: Defence	Commercial
46	Community Services: Halls	Commercial
47	Community Services: Cemeteries and Crematoria	Commercial
49	Community Services: Vacant	Commercial
50	Recreational: Multi–use within Recreational	Commercial
51	Recreational: Entertainment	Commercial
52	Recreational: Active Indoor	Commercial
53	Recreational: Active Outdoor	Commercial
54	Recreational: Passive Indoor	Commercial
55	Recreational: Passive Outdoor	Commercial
59	Recreational: Vacant	Commercial
60	Utility Services: Multi–use within Utility Services	Commercial
61	Utility Services: Communications	Commercial
62	Utility Services: Electricity	Commercial
63	Utility Services: Gas	Commercial
64	Utility Services: Water Supply	Water Services Utilities
65	Utility Services: Sanitary	Water Services Utilities
66	Utility Services: Other	Commercial
67	Utility Services: Post Boxes	Commercial
69	Utility Services: Vacant	Commercial
70	Industrial: Multi–use within Industrial	Commercial
71	Industrial: Food, Drink and Tobacco	Commercial
72	Industrial: Textiles, Leather and Fur	Commercial
73	Industrial: Timber Products and Furniture	Commercial
74	Industrial: Building Materials Other than Timber	Commercial
75	Industrial: Engineering, Metalworking, Appliances and Machinery	Commercial
76	Industrial: Chemicals, Plastics, Rubber and Paper	Commercial
77	Industrial: Other Industries – including Storage	Commercial
78	Industrial: Depots, Yards	Commercial
79	Industrial: Vacant	Commercial
80	Commercial: Multi–use within Commercial	Commercial
81	Commercial: Retail	Commercial
82	Commercial: Services	Commercial
83	Commercial: Wholesale	Commercial
84	Commercial: Offices	Commercial
85	Commercial: Carparking	Commercial
89	Commercial: Vacant	Commercial
90	Residential: Multi–use within Residential	Residential
91	Residential: Single Unit excluding Bach/Crib	Residential
92	Residential: Multi–unit	Residential
93	Residential: Public Communal – Unlicensed	Commercial
94	Residential: Public Communal – Licensed	Commercial
95	Residential: Special Accommodation	Residential
96	Residential: Communal Residence Dependent on Other Use	Residential
97	Residential: Bach/Crib	Residential
98	Residential: Carparking	Residential
99	Residential: Vacant	Residential

In addition to the categories set out above, the Council has established categories for residential institutions, residential heritage bed and breakfasts, the stadium: 10,000+ seat capacity, churches, and schools.

1 Differentials Based on Land Use

The Council proposes to use this matter to:

- differentiate the General Rate
- differentiate the Community Services Rate
- differentiate the Kerbside Collection Rate
- differentiate the Private Street Lighting Rate
- differentiate the Fire Protection Rate.

The differential categories based on land use are:

Residential – includes all rating units used for residential purposes including single residential, multi–unit residential, multi–use residential, residential special accommodation, residential communal residence dependent on other use, residential bach/cribs, residential carparking and residential vacant land.

Lifestyle – includes all rating units with Council land use codes 2, 20, 21, 22 and 29.

Commercial – includes all rating units with land uses not otherwise categorised as Residential, Lifestyle, Farmland, Stadium: 10,000+ Seat Capacity or Residential Heritage Bed and Breakfasts.

Farmland – includes all rating units used solely or principally for agricultural or horticultural or pastoral purposes.

Residential Heritage Bed and Breakfasts – includes all rating units meeting the following description:

1 Bed and Breakfast establishments; and

2 Classified as commercial for rating purposes due to the number of bedrooms (greater than 4); and

3 Either:

- the majority of the establishment is at least 80 years old; or
- the establishment has Heritage New Zealand Pouhere Taonga Registration; or
- the establishment is a Dunedin City Council Protected Heritage Building, as identified in the District Plan; and

4 The bed and breakfast owner lives at the facility.

Stadium: 10,000+ Seat Capacity – this includes land at 130 Anzac Avenue, Dunedin, Assessment 4026695, Valuation reference 27190–01403.

Water Services Utilities – this includes rating units with council land use codes 64 and 65.

2 Differentials Based on Land Use and Provision or Availability of Service

The Council proposes to use these matters to differentiate the drainage rate and commercial drainage rate.

The differential categories based on land use are:

Residential – includes all rating units used for residential purposes including single residential, multi–unit residential, multi–use residential, residential special accommodation, residential communal residence dependent on other use, residential bach/cribs, residential carparking and residential vacant land.

Lifestyle – includes all rating units with Council land use codes 2, 20, 21, 22 and 29.

Farmland – includes all rating units used solely or principally for agricultural or horticultural or pastoral purposes.

Commercial – includes all rating units with land uses not otherwise categorised as Residential, Lifestyle, Farmland, Stadium: 10,000+ Seat Capacity, Residential Heritage, Bed and Breakfasts, Residential Institutions, Churches or Schools.

Stadium: 10,000+ Seat Capacity – this includes land at 130 Anzac Avenue, Dunedin, Assessment 4026695, Valuation reference 27190–01403.

Residential Heritage Bed and Breakfasts – includes all rating units meeting the following description:

1 Bed and breakfast establishments; and

2 Classified as commercial for rating purposes due to the number of bedrooms (greater than 4); and

3 Either:

- the majority of the establishment is at least 80 years old; or
- the establishment has Heritage New Zealand Pouhere Taonga Registration; or
- the establishment is a Dunedin City Council Protected Heritage Building, as identified in the District Plan; and

4 The bed and breakfast owner lives at the facility.

Residential Institutions – includes only rating units with Council land use codes 95 and 96.

Churches – includes all rating units used solely or principally as places of religious worship.

Schools – includes only rating units used for schools that do not operate for profit.

The differential categories based on provision or availability of service are:

Connected – any rating unit that is connected to a public sewerage drain.

Serviceable – any rating unit that is not connected to a public sewerage drain but is capable of being connected to the sewerage system (being a property situated within 30 metres of a public drain).

3 Differentials Based on Provision or Availability of Service

The Council proposes to use these matters to differentiate the water rates.

The differential categories based on provision or availability of service are:

Connected – any rating unit that is supplied by the water supply system.

Serviceable – any rating unit that is not supplied but is capable of being supplied by the water supply system (being a rating unit situated within 100 metres of the nearest water supply).

Minimum Rates

Where the total amount of rates payable in respect of any rating unit is less than $5.00, the rates payable in respect of the rating unit shall be such amount as the Council determines, but not exceeding $5.00.

Low Value Rating Units

Rating units with a capital value of $8,500 or less will only be charged the general rate.

Separately Used or Inhabited Part of a Rating Unit

A separately used or inhabited part of a rating unit includes any portion inhabited or used by the owner/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.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are provided by the owner for rental (or other form of occupation) on an occasional or long term basis by someone other than the owner.

For the purpose of this definition, 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 separately used or inhabited part.

Lump Sum Contributions

No lump sum contributions will be sought for any targeted rate.

Rating by Instalments

All rates to be collected by the Council will be payable by four instalments according to the following schedule.

The City is divided into four areas based on Valuation Roll Numbers, as set out below:

Table 15: Rating Areas

Area 1	Area 2	Area 3	Area 3 continued
Valuation Roll Numbers:			
26700	26990	26500	27550
26710	27000	26520	27560
26760	27050	26530	27600
26770	27060	26541	27610
26850	27070	26550	27760
26860	27080	26580	27770
26950	27150	26590	27780
26960	27350	26620	27790
26970	27360	26640	27811
26980	27370	26651	27821
27160	27380	26750	27822
27170	27500	26780	27823
27180	27510	27250	27831
27190	27520	27260	27841
27200	27851	27270	27871
	27861	27280	27911
	27880	27450	27921
	27890	27460	27931
	27901	27470	27941
	28000		
	28010		
	28020		

Area 4 comprises ratepayers with multiple assessments who pay on a schedule.

Due Dates for Payments of Rates

All rates, with the exception of water rates which are charged based on water meter consumption, will be payable in four instalments, due on the dates shown below:

Table 16: Due Dates

Due Dates	Area 1	Areas 2 and 4	Area 3
Instalment 1	28/08/2026	11/09/2026	25/09/2026
Instalment 2	20/11/2026	04/12/2026	18/12/2026
Instalment 3	19/02/2027	26/02/2027	12/03/2027
Instalment 4	14/05/2027	21/05/2027	04/06/2027

Water meter invoices are sent separately from other rates. Where water rates are charged based on metered consumption using a meter other than a Smart Water Meter, invoices are sent on a quarterly or monthly basis and the due date for payment shall be on the 20th of the month following the date of the invoice as set out in the table below:

Date of Invoice	Date for Payment
July 2026	20 August 2026
August 2026	20 September 2026
September 2026	20 October 2026
October 2026	20 November 2026
November 2026	20 December 2026
December 2026	20 January 2027
January 2027	20 February 2027
February 2027	20 March 2027
March 2027	20 April 2027
April 2027	20 May 2027
May 2027	20 June 2027
June 2027	20 July 2027

Where water rates are charged based on consumption calculated using a Smart Water Meter, invoices will be sent out on a monthly basis, with the due date for payment being on the 20th of the month.

Example Rate Accounts

	Previous Capital Value	Current Capital Value	CV Change	2025/26 Rates	2026/27 Rates	Change $	Change %
Residential							
Example	490,000	475,000	(3.1%)	3,528	3,817	289	8.2%
Mode Value	550,000	530,000	(3.6%)	3,713	3,995	282	7.6%
Median Value	590,000	580,000	(1.7%)	3,836	4,156	320	8.3%
Average Value	658,337	643,183	(2.3%)	4,046	4,360	314	7.8%
Example	750,000	720,000	(4.0%)	4,328	4,609	281	6.5%
Example	910,000	890,000	(2.2%)	4,821	5,158	337	7.0%
Example	1,050,000	1,003,000	(4.5%)	5,251	5,523	272	5.2%
Commercial							
Example	355,000	368,000	3.7%	5,113	5,714	601	11.8%
Median Value	690,000	715,000	3.6%	8,989	10,042	1,053	11.7%
Example	1,600,000	1,670,000	4.4%	19,519	21,953	2,434	12.5%
Average Value	1,877,311	1,962,562	4.5%	22,728	25,601	2,873	12.6%
Example	3,150,000	3,080,000	(2.2%)	37,454	39,538	2,084	5.6%
Example	6,740,000	6,650,000	(1.3%)	78,994	84,063	5,069	6.4%
Example	7,890,000	7,710,000	(2.3%)	92,301	97,283	4,982	5.4%
Example	10,300,000	10,250,000	(0.5%)	120,187	128,962	8,775	7.3%
Farmland (General and Community Services Rates only)							
Median Value	787,500	782,000	(0.7%)	2,060	2,146	86	4.2%
Average Value	1,658,419	1,661,077	0.2%	4,204	4,418	214	5.1%
Example	1,900,000	1,889,000	(0.6%)	4,799	5,007	208	4.3%
Example	3,720,000	3,800,000	2.2%	9,280	9,947	667	7.2%
Example	4,010,000	4,005,000	(0.1%)	9,994	10,477	483	4.8%
Example	6,690,000	6,590,000	(1.5%)	16,592	17,159	567	3.4%
Example	10,020,000	10,015,000	(0.0%)	24,790	26,013	1,223	4.9%
Lifestyle (General, Community Services & Kerbside Collection Rates only)							
Example	625,000	605,000	(3.2%)	2,291	2,330	39	1.7%
Example	827,500	800,000	(3.3%)	2,883	2,928	45	1.6%
Median Value	1,140,000	1,090,000	(4.4%)	3,797	3,819	22	0.6%
Average Value	1,150,941	1,126,300	(2.1%)	3,829	3,930	101	2.6%
Mode Value	1,200,000	1,080,000	(10.0%)	3,972	3,788	(184)	(4.6%)
Example	1,420,000	1,375,000	(3.2%)	4,615	4,694	79	1.7%

Definitions

Mode – this is the most frequently occurring capital value.

Median – this capital value is the one in the middle of the list of individual capital values. Half of the values are above this amount, and half below.

Average – this is the capital value calculated if the whole value in each category was divided by the number of properties in each category.

Example – these properties provide additional example rate accounts.

Mix of Funding Mechanisms by Group Activity

The following funding mechanisms are applied to the Council's group activities. All mechanisms that have been used are in accordance with the Revenue and Financing Policy.

	General Rate	Community Services Rate	Kerbside Collection Rate	City–wide Water Rates	City–wide Drainage Rates	Allanton Drainage Rate	Blanket Bay Drainage Rate	Curles Point Drainage Rate	Private Street Lighting Rate	Warm Dunedin Rate	Revenue[1]	Loans Raised	Sale of Assets	Reduction in Loans and Advances	Dunedin City Holdings Limited Interest and Dividend	NZTA Waka Kotahi Income	Cash	Development Contributions
Community Recreation	■	■									■	■		■		■	■	■
Resilient City	■										■	■					■	
Creative and Cultural Vibrancy	■										■	■					■	
Water Supply				■							■	■					■	■
Waste Minimisation	■		■								■	■					■	
Wastewater					■	■	■	■			■	■				■	■	■
Stormwater					■						■	■					■	■
City Properties	■										■	■	■				■	■
Regulatory Services	■										■	■					■	
Vibrant Economy	■										■	■					■	
Roading and Footpaths	■								■		■	■				■	■	■
Treaty Partnership	■																■	
Governance and Support Services	■									■	■	■	■		■		■	

1 Revenue includes fees and charges, subsidies, capital revenue, interest and dividends (other than Dunedin City Holdings Limited dividends). Revenue also includes water rates based on quantity of water and any lump sum payments for the Blanket Bay and Curles Point drainage system.

Funding Principles

The Dunedin City Council, in adopting the rating method, takes into consideration the following funding principles:

1. That, in so far as possible, the rating method should be simple, efficient and understandable.
2. People who benefit (including secondary beneficiaries) should contribute to costs.
3. Capital value is the primary method of determining the rating method. Capital value is based on market value and reflects the property valuation.
4. Property rates are a mechanism, which contains principles of public benefit taxation. Rates are not a user–pays mechanism.
5. The application of funding mechanisms should not distort markets.
6. The funding of activities and services should have regard to the interests of residents and ratepayers, including future ratepayers.
7. The funding of services and activities should not make these unaffordable.
8. People who pollute or damage the environment should bear the cost of redress.
9. To promote fairness and equity in rating, fixed charges may be used.
10. Where changes are contemplated to the rating method, transition arrangements may be used.
11. Specific rating areas may be considered on a case–by–case basis.