

# Pricing update

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**Closed** Council briefing

24 March 2026

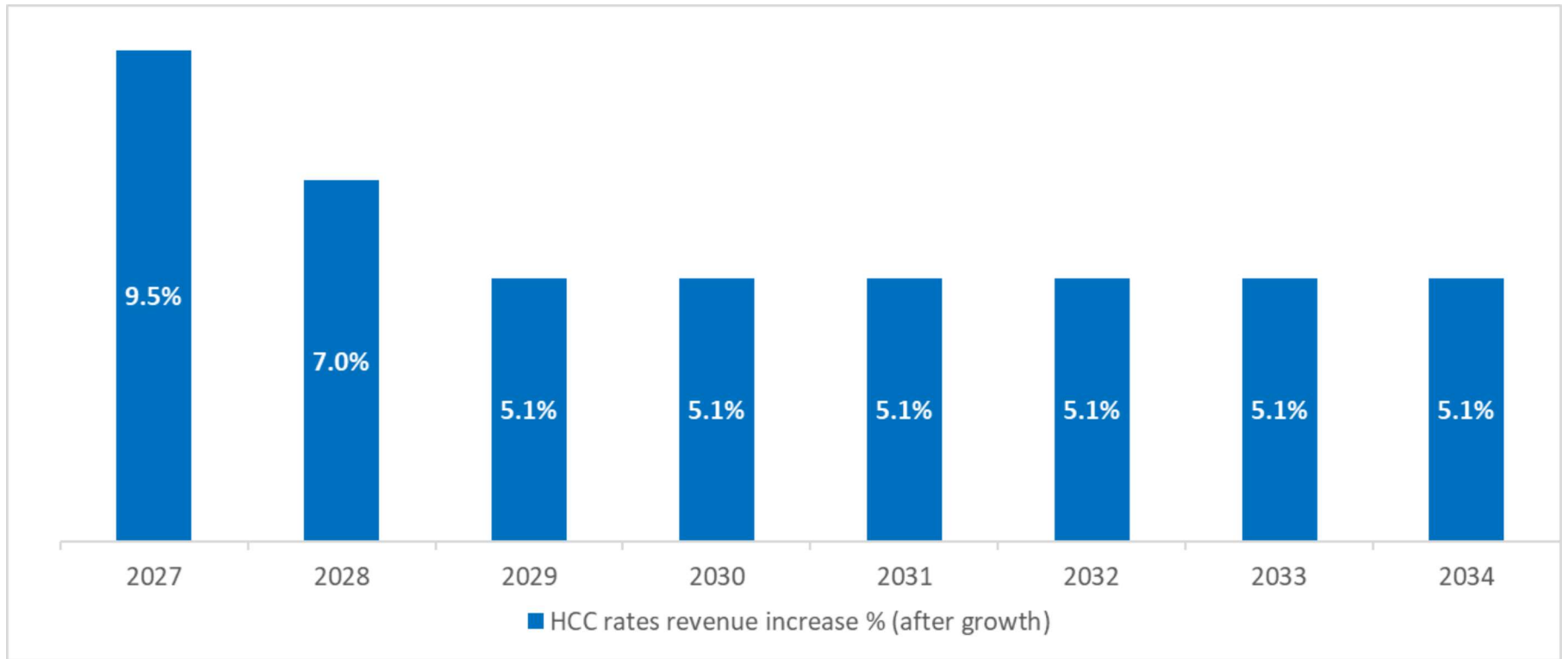
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## Context for pricing projections

- **Three yearly property revaluation – most recent 1 August 2025**  
Overall decrease in value of 7% since 2022 (Residential 11% decrease)
- **Property revaluation objections**  
Low rate at 550 objections or 1.3% of rating units
- **Rates projections for 2026/27**  
Reflect latest property data values from revaluation but excludes objection changes  
Includes projected changes to 30 June 2026 from QV data (new builds etc)
- **Tiaki Wai Draft Water Services Strategy**  
Public engagement starts 25 March  
Water price modelling



## Projected HCC rates increases per Draft Annual Plan 2026/27



Projections are based on current indicative increase assumptions per DAP27

## Indicative HCC rates 2026-27

With overall 9.5% rates revenue increase. Includes impact of the property revaluation changes. Water rates removed from 2025-26 to compare like for like.

Property Category	1 July 2025 Capital Value	2025-26 New Base	1 July 2026 Capital Value	2026-27 Indicative Rates	\$ Change Amount annual	\$ Change Amount weekly	Change Amount %
Residential	\$815,000	\$2,263	\$735,000	\$2,488	\$225	\$4.33	9.9%
Commercial central	\$2,350,000	\$20,546	\$2,149,000	\$22,445	\$1,899	\$36.52	9.2%
Commercial suburban	\$2,418,000	\$16,425	\$2,062,000	\$16,858	\$433	\$8.33	2.6%
Rural	\$1,247,000	\$2,536	\$1,107,000	\$2,754	\$218	\$4.19	8.6%
Non-Water Utilities	\$21,266,000	\$174,250	\$22,463,450	\$192,970	\$18,720	\$360.00	10.7%
Water Utilities	\$124,240,000	\$1,017,975	\$414,380,000	\$1,119,928	\$101,953	\$1,960.63	10.0%



## Projected Tiaki Wai price increases per draft WSS

Figure 7.3: Tiaki Wai indicative price increase (adjusted for growth)

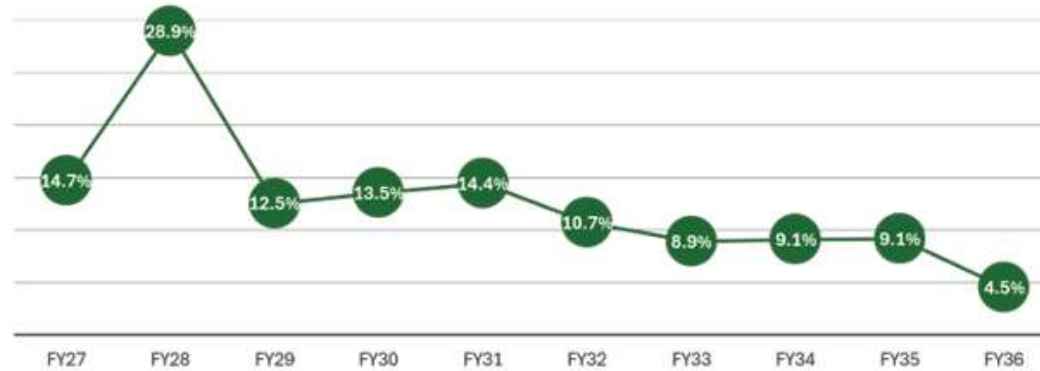
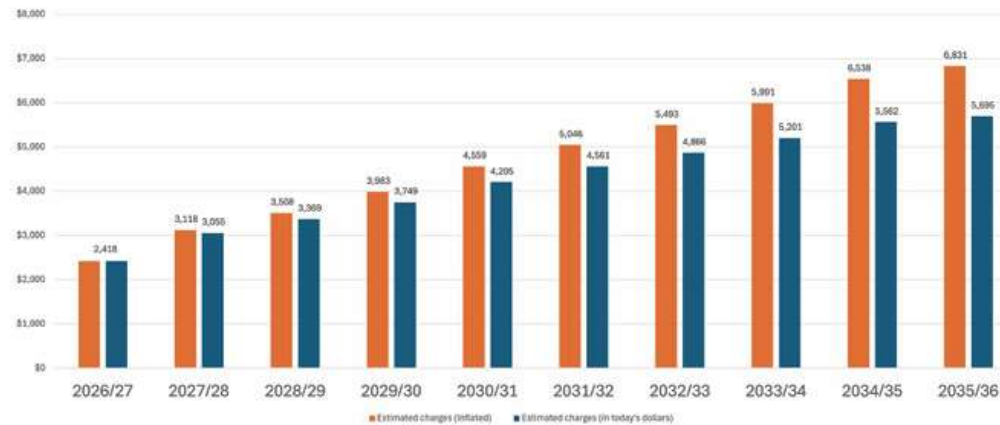


Figure 7.4: Tiaki Wai indicative residential charges

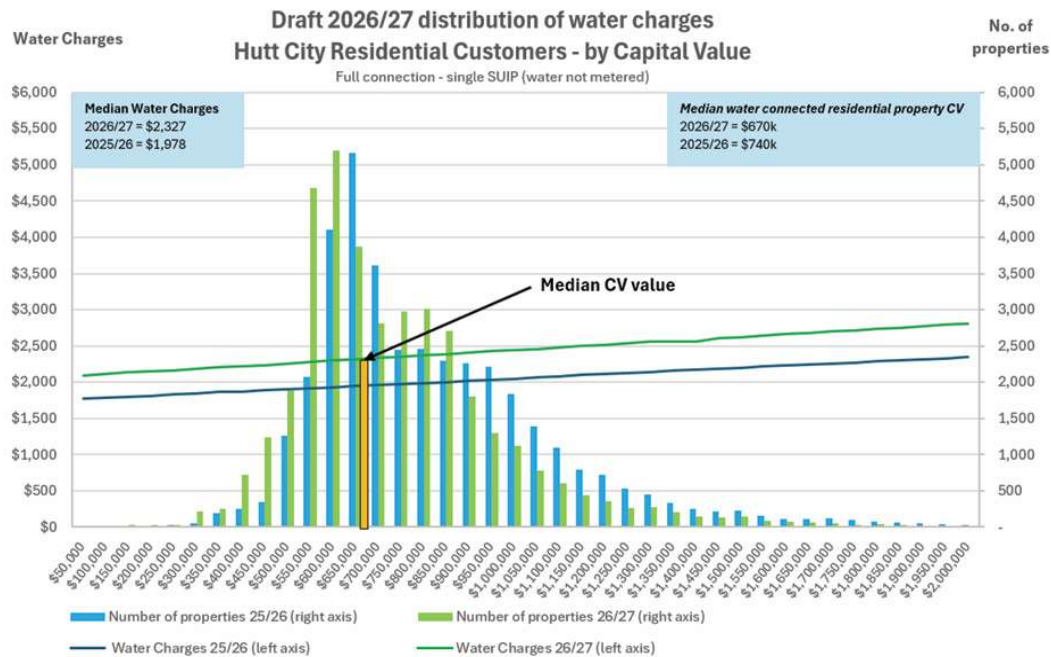


These projections are indicative for the purposes of this interim strategy and will be updated in future strategies as plans are further developed.



# Projected Tiaki Wai price increases per draft WSS

City	Median residential property CV 2025/26	2025/26 median annual water charges as part of rates	Median residential property CV 2026/27*	Indicative 2026/27 median annual water services charges	Increase
Hutt	\$740,000	\$1,978	\$670,000	\$2,327	\$349
Porirua	\$780,000	\$1,909	\$790,000	\$2,279	\$370
Upper Hutt	\$770,000	\$1,749	\$700,000	\$2,027	\$278
Wellington	\$920,000	\$2,144	\$920,000	\$2,419	\$275



## Lower Hutt charges for 2026–27 per draft WSS

Charge description	Hutt City Council 2025–26	Proposed Tiaki Wai 2026–27	\$ Increase	% Increase
Water supply fixed charge	\$884	\$1,015	\$131	14.8%
Wastewater fixed charge	\$876	\$1,027	\$151	17.2%

Property Category	New Stormwater Fixed Charge	New Stormwater CV charge	Total Stormwater Charge
Residential	\$40.90	\$270	\$311
Commercial Central	\$40.90	\$2,800	\$2,841
Commercial Suburban	\$40.90	\$2,111	\$2,152



## Average property water charges 2026-27 per draft WSS

Property Category	1 July 2026 Capital Value	Water fixed charge	Wastewater fixed charge	Stormwater fixed charge	Stormwater Capital Value charge	Total Tiaki Wai Charge 2026-27
Residential	\$735,000	\$1,015	\$1,027	\$40.90	\$270	\$2,353
Commercial Central	\$2,149,000	\$1,015	\$1,541	\$40.90	\$2,800	\$5,397
Commercial Suburban	\$2,062,000	\$1,015	\$1,541	\$40.90	\$2,111	\$4,708



**2026-27 total rates & water charges**

Av. residential – **\$4,841 (10.7%)**  
\$2,488 HCC + \$2,353 Tiaki Wai

Av. Commercial Central –  
**\$27,842 (8.6%)**  
\$22,445 HCC + \$5,397 Tiaki Wai

Av. Commercial Suburban –  
**\$21,566 (0.8%)**  
\$16,858 HCC + \$4,708 Tiaki Wai

**My current rates bill**



**Hutt City Council**

**My future bills from 1 July 2026**



**Hutt City Council**

**Tiaki Wai**  
Water services

**2025-26 HCC Rates incl. water**

Av. residential – **\$4,373**

Av. Commercial Central – **\$25,648**

Av. Commercial Suburban – **\$21,394**

## Projected rates and water charges per average Lower Hutt Household (per draft Water Services Strategy)

Projected to rise from \$4.4k in 2026 to \$9.6k by 2034 – 118%

