



16 February 2026

New Zealand Taxpayers' Union (NZ TPU)
ratepayersreport2026@taxpayers.org.nz

Tēnā koe NZ TPU,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 20 January 2026, seeking information on average residential and non-residential rates and charges for the 2024-25 and 2025-26 financial years. Specifically, you requested:

"I request the following information for the 2024/25 and 2025/26 Financial Year:

1. *Average residential rates*

- *The average (mean) residential costs of rates and other Council charges, where average residential costs = $(A + B) / C$. Please ensure that the figures used (A, B, and C) are disclosed in the response, where:*
- *A is the total of all rates (general and targeted) charged by the Council to residential rating units (inclusive GST);*
- *B is the total amount of user charges or levies applicable to residential rating units (for example charges relating to metered water, infrastructure contributions, refuse collection, fire protection etc.); and*
- *C is the number of residential rating units (however defined by the Council) within the Council's district or city. If the Council does not have a classification for residential, please use the closest definition (such as urban).*

- Please do not include Council charges that are not part of the rates demand (for example retail sales of Council rubbish bags).
- If possible, the median residential rates payment (inclusive GST) by residential units.

Please include all residential rates in this calculation, regardless of location, as we are aiming to compare residential rating units (i.e. non-income producing) to non-residential (commercial/rural, income-producing).

2. Average non-residential rates

- The average non-residential costs of rates and other Council charges, where average non-residential costs = $(X + Y) / Z$. Please ensure that the figures used (X, Y, and Z) are disclosed in the response, where:
- X is the total of all rates (general and targeted) (inclusive GST) charged by the Council to rating units except those defined as residential*;
- Y is the total amount of user charges or levies applicable to rating units except those defined as residential* (for example, charges related to metered water, infrastructure contributions, refuse collection, fire protection etc); and
- Z is the number of rating units except those defined as residential* (however defined by the Council) within the Council's district or city. If the Council does not have a classification for non-residential, please use the closest definition (such as commercial).
- Please do not include Council charges that are not part of the rates demand (for example, retail sales of Council rubbish bags).
- If possible, the median (inclusive GST) non-residential rates payment for the council.

*Please ensure that this definition matches that used to calculate average residential rates so that the respective X values of both requests add up to total rates income for the 2024/25 and 2025/26 Financial Year".

Answer:

In response to your first question, please refer to **Table 1** below, which sets out the rates information for residential properties in the way you have requested for the 2024-25 and 2025-26 financial years.

Regarding your second question, please see **Table 2** below, which sets out the rates information for non-residential properties for the same period.

You also asked for median residential and non-residential rates payments. Council does not track or report median rates figures, so we are unable to provide this information.

Please note that the method you requested for calculating average rates differs from the method Council uses to calculate its published average rates for each property category. The published figures for both years are available on page 116 of the [2025-26 Annual Plan](#).

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [Office of the Ombudsman - Complaints](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui



Rebekah van der Splinter

Senior Advisor, Official Information and Privacy

Table 1: Average Residential Rates (2024/25 and 2025/26)

	2024/25	2025/26
A: Total Residential Rates (GST incl.)	160,010,811	182,060,005
B: User Charges	-	-
C: Residential Units	39,958	40,425
Average Residential Cost*	4,004.47	4,503.65

*Average Residential costs = (A+B)/C

Table 2: Average Non-Residential Rates (2024/25 and 2025/26)

	2024/25	2025/26
X: Total Non-Residential Rates (GST incl.) *	60,148,442	66,427,593
Y: User Charges	-	-
Z: Non-Residential Units	3,742	3,860
Average Non-Residential Cost*	16,073.88	17,209.22

*General and Targeted

*Average Non-Residential costs = (X+Y)/Z

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