

## Estimated payments for councils

The below table explains what incentive payments councils might get from 1 April 2027, based on indicative modelling.

These estimated payments are based on modelling using projections of building consents likely to be issued during the year to March 2027, based on BRANZ estimates of national consent volumes.

For each territorial authority (local council), the estimated number of residential dwellings in a particular area is calculated using the 2023 Census, updated with the actual number of building consents issued in subsequent years, and then adjusted to discount expected demolitions and non-completions.

The average national dwelling value used in these calculations uses actual average consent value for the year to March 2026, adjusted for expected construction cost increases.

Councils' actual payments will ultimately depend on the number of dwellings consented in the year to January 2027 relative to a revised count of existing dwellings each year.

<b>COUNCIL</b>	<b>FORECAST PAYMENT (2027)</b>
Ashburton District	<b>\$0.55m</b>
Auckland	<b>\$32.39m</b>
Buller District	<b>\$0.06m</b>
Carterton District	<b>\$0.05m</b>
Central Hawke's Bay District	<b>\$0.05m</b>
Central Otago District	<b>\$0.42m</b>
Chatham Islands Territory	<b>&lt;\$10k</b>
Christchurch City	<b>\$9.09m</b>
Clutha District	<b>\$0.07m</b>
Dunedin City	<b>\$0.56m</b>
Far North District	<b>\$0.25m</b>
Gisborne District	<b>\$0.22m</b>
Gore District	<b>\$0.05m</b>
Grey District	<b>\$0.05m</b>
Hamilton City	<b>\$0.96m</b>

Hastings District	<b>\$0.36m</b>
Hauraki District	<b>\$0.06m</b>
Horowhenua District	<b>\$0.29m</b>
Hurunui District	<b>\$0.23m</b>
Invercargill City	<b>\$0.25m</b>
Kaikoura District	<b>\$0.04m</b>
Kaipara District	<b>\$0.11m</b>
Kapiti Coast District	<b>\$0.34m</b>
Kawerau District	<b>&lt;\$10k</b>
Lower Hutt City	<b>\$0.44m</b>
Mackenzie District	<b>\$0.15m</b>
Manawatu District	<b>\$0.15m</b>
Marlborough District	<b>\$0.22m</b>
Masterton District	<b>\$0.19m</b>
Matamata-Piako District	<b>\$0.43m</b>
Napier City	<b>\$0.29m</b>
Nelson City	<b>\$0.40m</b>
New Plymouth District	<b>\$0.38m</b>
Opotiki District	<b>\$0.05m</b>
Otorohanga District	<b>\$0.03m</b>
Palmerston North City	<b>\$0.54m</b>
Porirua City	<b>\$0.42m</b>
Queenstown-Lakes District	<b>\$7.51m</b>
Rangitikei District	<b>\$0.05m</b>
Rotorua District	<b>\$0.42m</b>
Ruapehu District	<b>\$0.05m</b>
Selwyn District	<b>\$8.37m</b>
South Taranaki District	<b>\$0.06m</b>
South Waikato District	<b>\$0.09m</b>
South Wairarapa District	<b>\$0.06m</b>
Southland District	<b>\$0.18m</b>

Stratford District	<b>\$0.04m</b>
Tararua District	<b>\$0.04m</b>
Tasman District	<b>\$0.33m</b>
Taupo District	<b>\$0.40m</b>
Tauranga City	<b>\$0.79m</b>
Thames-Coromandel District	<b>\$0.20m</b>
Timaru District	<b>\$0.15m</b>
Upper Hutt City	<b>\$0.40m</b>
Waikato District	<b>\$1.06m</b>
Waimakariri District	<b>\$1.77m</b>
Waimate District	<b>\$0.02m</b>
Waipa District	<b>\$0.89m</b>
Wairoa District	<b>\$0.03m</b>
Waitaki District	<b>\$0.10m</b>
Waitomo District	<b>\$0.02m</b>
Wellington City	<b>\$0.45m</b>
Western Bay of Plenty District	<b>\$0.34m</b>
Westland District	<b>\$0.06m</b>
Whakatane District	<b>\$0.16m</b>
Whanganui District	<b>\$0.18m</b>
Whangarei District	<b>\$0.46m</b>