

Statement of proposal

Lower Clutha/Mata-Au and Lower
Taieri Flood Protection and Drainage
Scheme Rating Model Review

September 2026



Otago
Regional
Council

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1 Executive summary

Otago Regional Council owns and manages flood protection and drainage schemes in Otago, including the Lower Clutha/Mata-Au and Lower Taieri Flood Protection and Drainage Schemes. These schemes reduce flood risk to land and property, support community resilience, and enable productive use of low-lying land.

The current rating models for these schemes have developed over many years. Some parts of the existing models are based on historical arrangements that are difficult to explain and do not always clearly reflect the benefits different properties receive or the demand different land uses place on infrastructure.

Council is proposing to replace the current rating models for the schemes with a differential targeted rating model. The proposed model is **Option 4 (Differential targeted rate – benefitted properties /exacerbators pay)** as a model that allocates flood protection costs based on benefit zones and allocates drainage costs based on land area and land-use factors that reflect drainage demand.

This proposal is about how the cost of flood protection and drainage schemes is shared between properties. It is not, by itself, a proposal to change the level of service provided by the schemes or to increase the total scheme fundings.

This proposal deals with the method of collection for targeted rate funding for each scheme consistent with Council's current Funding and Finance Policy, it does not propose any change to the current proportion of general rate and targeted funding for the schemes.

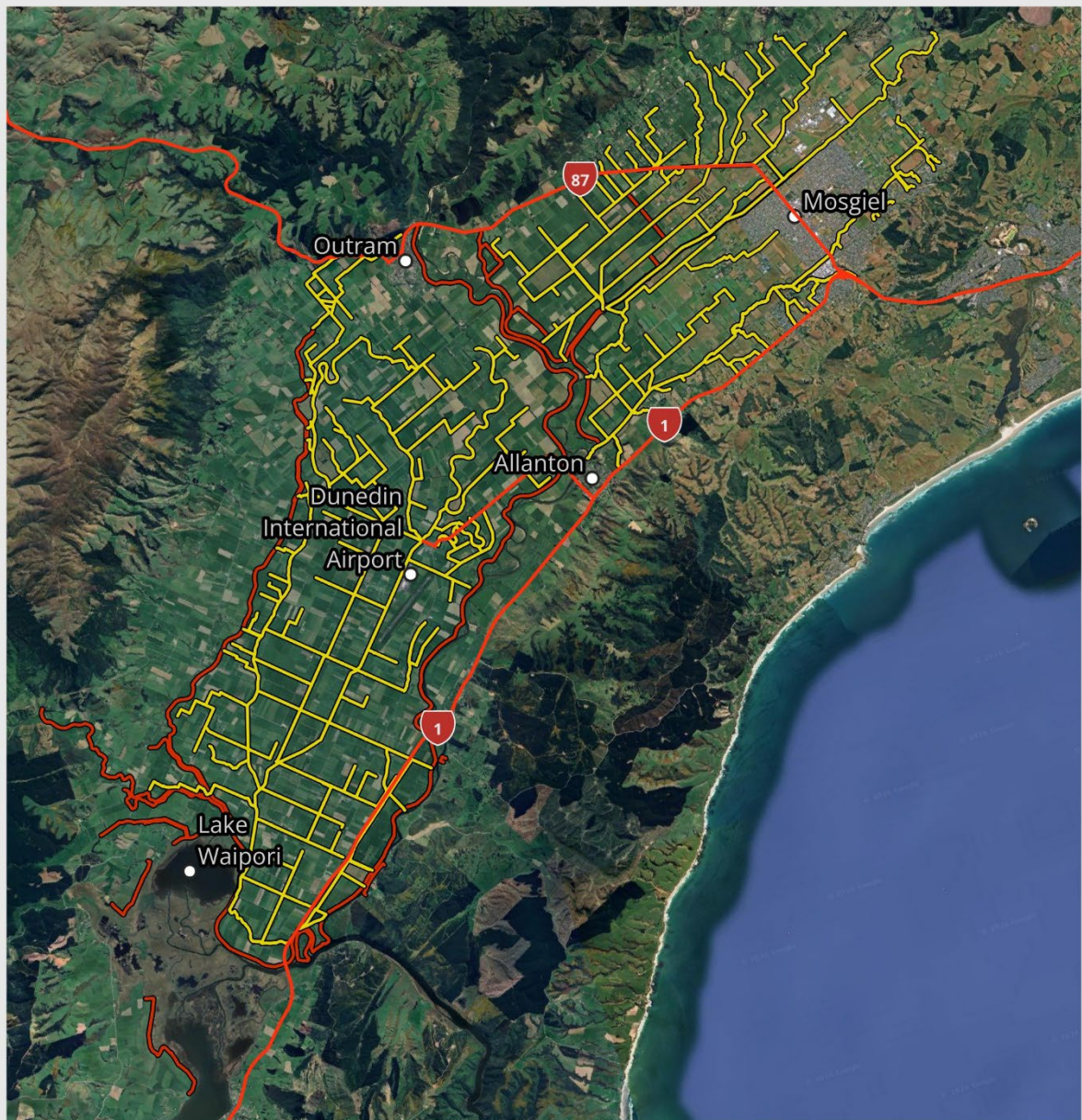
Under the proposed model, properties that receive higher flood protection benefits, or place greater demand on drainage infrastructure, would generally pay a higher share of the relevant scheme costs. Properties that receive lower benefits, or place lower demand on drainage infrastructure, would generally pay a lower share.

Council is seeking feedback on whether this proposed approach strikes the right balance between fairness, transparency, simplicity, workability and long-term sustainability.

An indicative rates comparison tool has been developed so property owners can see estimated rates changes for their own property and compare the proposed model with the current approach.

The tool is available online at **orc.govt.nz/schemerates**

Lower Taieri Flood Protection and Drainage Schemes



Scheme Infrastructure:

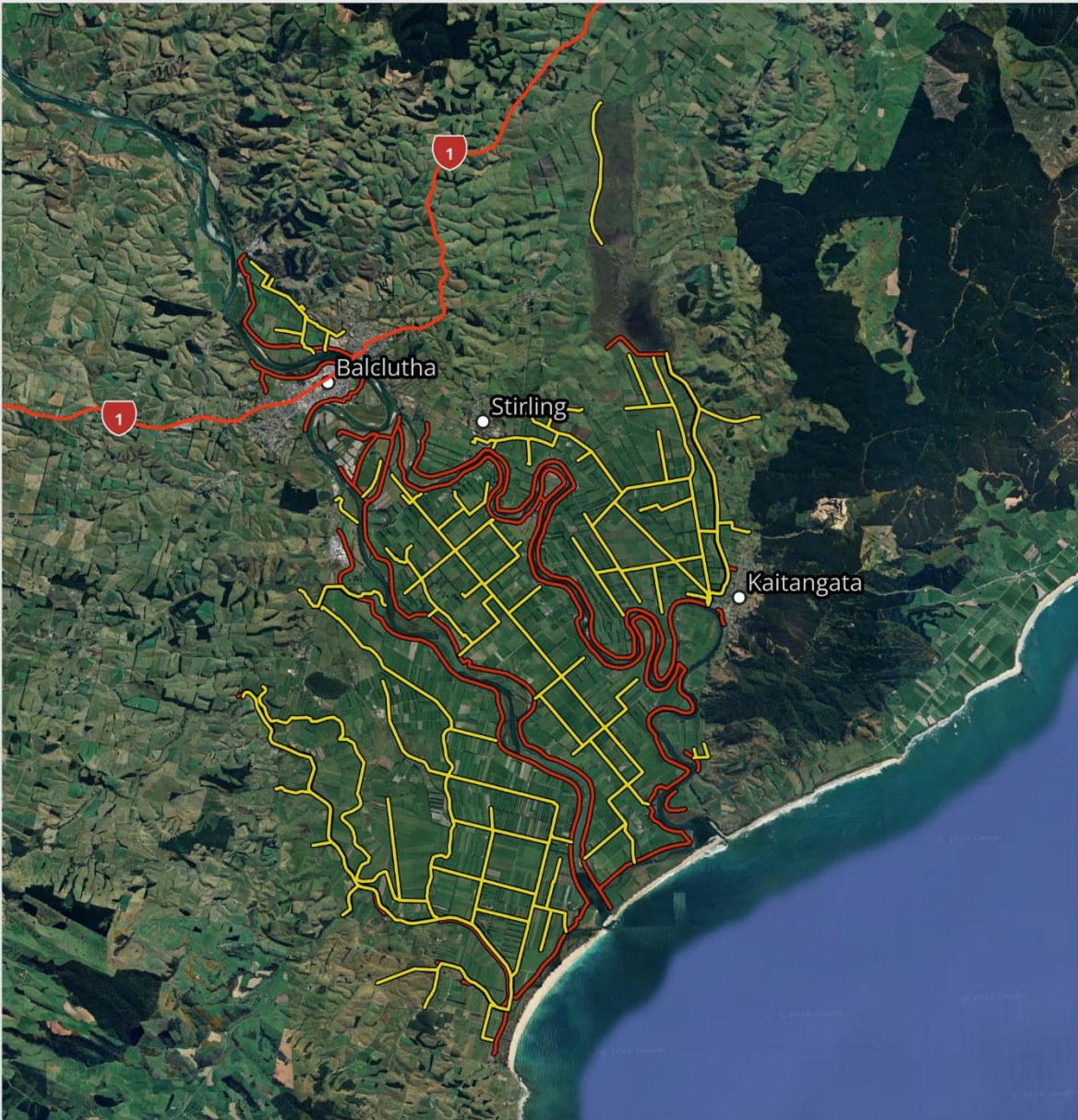
— Drains — Floodbanks



0 1.5 3 4.5 6
Kilometers

Figure 1: Lower Taieri Scheme Overview

Lower Clutha Flood Protection Scheme



Scheme Infrastructure:

— Drains — Floodbanks

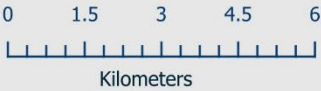


Figure 2: Lower Clutha Scheme Overview

2 About this Statement of Proposal

This Statement of Proposal has been prepared for consultation on the review of the rating model for the Lower Clutha/Mata-Au and Lower Taieri Flood Protection and Drainage Schemes.

Council is using the Special Consultative Procedure under the Local Government Act 2002 for this consultation. For a proposal of this type, the Statement of Proposal should provide a detailed statement of the proposal, the reasons for the proposal, an analysis of reasonably practicable options, and any other information Council identifies as relevant.

2.1 What this consultation is about

This consultation seeks feedback on proposed changes to the rating models for the Lower Clutha/Mata-Au and Lower Taieri Flood Protection and Drainage Schemes.

The review aims to develop a rating model that is transparent, easy to understand, and fair to scheme users, while remaining practical and cost-effective to administer.

Community feedback will help inform Council's final decision and the development of a preferred model for inclusion in the 2027–37 Long-Term Plan.

2.2 What this consultation is not about

This consultation is not a detailed review of scheme levels of service, engineering design standards, or flood bank alignments, unless Council determines otherwise through separate future processes.

It is also not a rates-setting exercise. Final rates will be determined through the 2027–37 Long-Term Plan, Funding Impact Statement, and annual rates resolution processes.

The purpose of this consultation is solely to seek feedback on how the costs of the flood protection and drainage schemes are allocated among ratepayers.

2.3 The Proposal at a glance

What	How
Preferred option	Option 4 - differential targeted rate based on properties that benefit from flood protection and land-use that places differing demands on drainage infrastructure.
Flood protection	Use benefit zones identified through flood modelling and apply a capital-value-based targeted rate to reflect protection of assets.
Drainage	Use a land-area-based targeted rate, adjusted by land-use/exacerbator factors to reflect relative drainage demand and runoff.
Implementation timing	Intended to inform the 2027-37 Long-Term Plan.
Rates estimator	An online estimator will show indicative property-level impacts.
Consultation period	Consultation opens on Monday 10 August 2026 and closes at 11:59pm on Friday 25 September 2026.

3 Scope

This proposal covers the rating model for the following flood protection and drainage schemes:

- Lower Clutha/Mata-Au Flood Protection and Drainage Scheme
- Lower Taieri Flood Protection Scheme
- East Taieri Drainage Scheme
- West Taieri Drainage Scheme

3.1 Lower Clutha/Mata-Au Flood Protection and Drainage Scheme

The Lower Clutha flood protection and drainage scheme is in place to protect an area of approximately 9,300 hectares and includes:

- 110 km of floodbanks
- 153 km of open drains
- 189 culverts
- Five pump stations
- Four bridges

The scheme plays a vital role in managing flood risk and ensuring productive land use in the Lower Clutha area in Otago. The scheme extends from four kilometres north of the Balclutha township and ends at the sea. It was built over several decades between 1960 and 1991 to protect the towns of Balclutha, Kaitangata and Stirling as well as low-lying farmland.

The Clutha River/Mata Au is the second longest river in New Zealand, and the largest by mean flow. Its headwaters are in the Southern Alps above lakes Whakatipu, Wānaka and Hāwea. The Clutha River splits into two just downstream of Balclutha. Between 60% and 70% of the flow goes down the Koau Branch and 30% to 40% down the Matau Branch. Between the branches is an island called Inch Clutha – at the top of this is a floodway (an area designed to carry floodwaters when the river level rises).

The scheme comprises both flood protection and drainage assets. Flood banks around the Clutha River, and other tributaries, prevent water from flooding onto low lying land. A comprehensive network of drainage infrastructure, including pumps, channels, and culverts, is in place to manage internal runoff and maintain arable land conditions.

Lower Clutha Flood Protection Scheme

Existing Benefit Zones

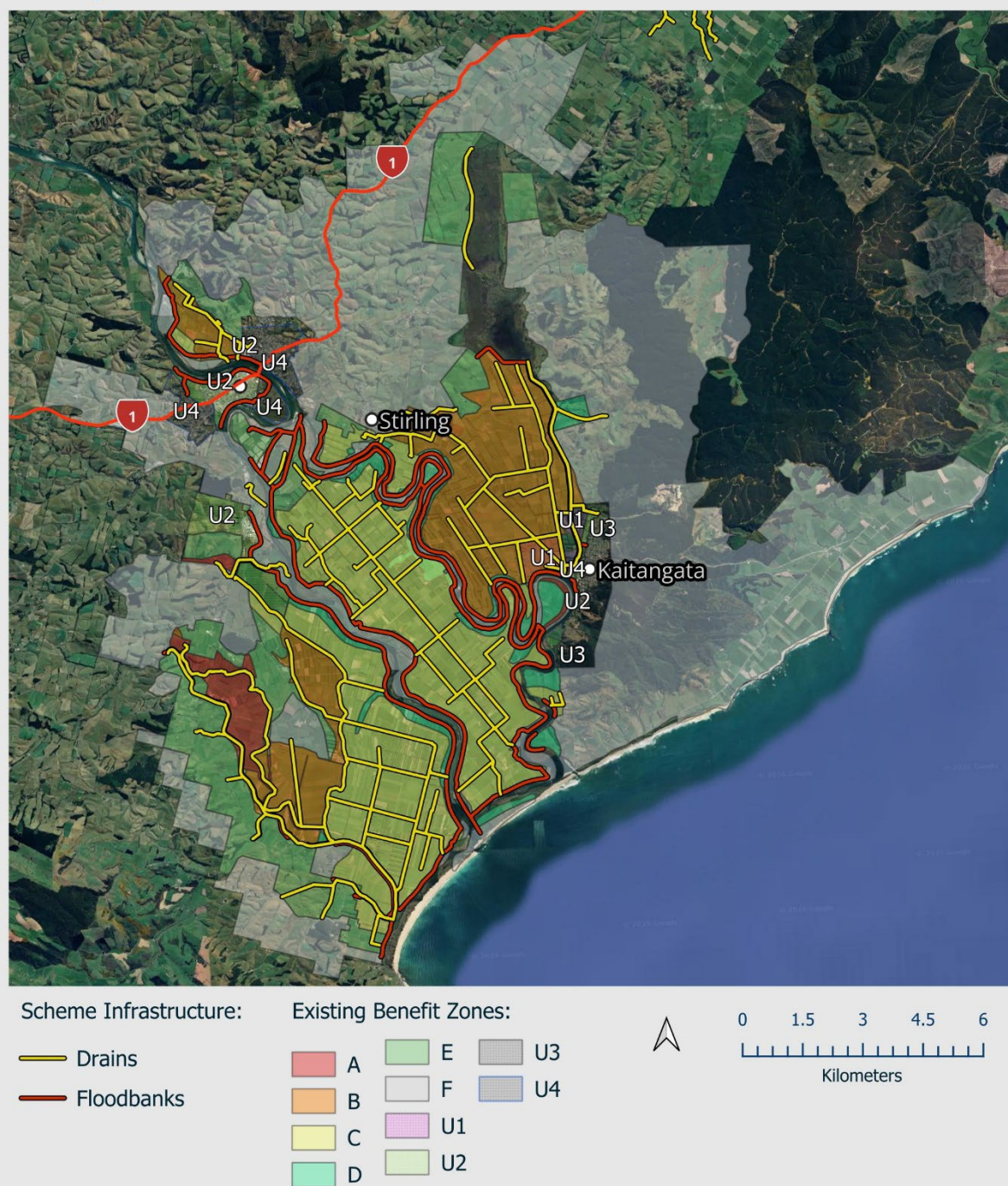


Figure 3: Lower Clutha/Mata-Au Flood Protection and Drainage Scheme – existing boundaries and benefit zones

3.2 Lower Taieri Flood Protection and Drainage Schemes

The Lower Taieri Flood Protection Scheme, East Taieri Drainage Scheme and West Taieri Drainage Scheme outlined below is in place to protect an area of approximately 25,900 hectares and includes:

These schemes include the following infrastructure:

- 272 km of open drains
- 107 km of flood banks
- 106 culverts
- 6 pump stations
- 21 bridges

3.2.1 LOWER TAIERI FLOOD PROTECTION SCHEME

The Lower Taieri Flood Protection Scheme mitigates the risk of flooding to the Taieri plain, including the townships of Mosgiel, Outram and Henley. It also protects critical infrastructure such as key transport routes (state highway and railway networks), Dunedin airport, electricity and three waters infrastructure.

Along with the East and West Taieri drainage schemes, the Lower Taieri Flood Protection Scheme was the first to be developed in Otago – works started in 1870. It is a complex network affected by many rivers. The scheme uses ponding areas to detain peak flows and ease pressure on the schemes downstream, minimising the risk that the schemes will fail. Silver Stream, Waipori River and the Ōwhiro Stream are tributaries to this lower portion of the Taieri/Taieri River.

Lower Taieri Flood Protection Scheme

Existing Benefit Zones

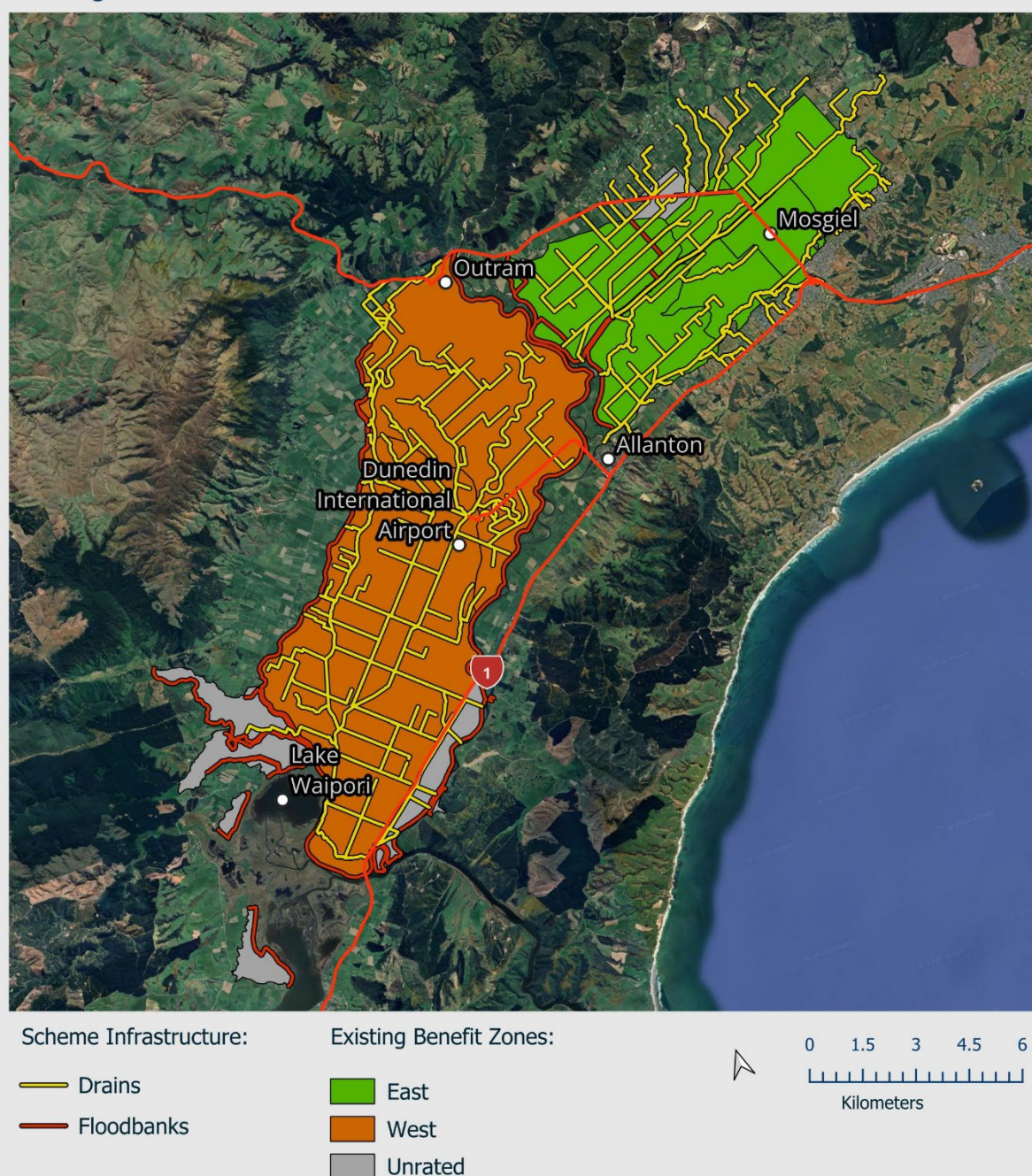


Figure 4: Lower Taieri Flood Protection Scheme – existing boundaries

3.2.2 EAST TAIERI DRAINAGE SCHEME

The East Taieri Drainage Scheme is split into two areas by the Silver Stream, which flows south-west across the Taieri Plain. Drains on the northern side of the Silver Stream generally flow toward what is called the Upper Ponding area.

Drains on the southern side of the Silver Stream flow toward the Lower Ponding area. When the flow of the Taieri/Taieri River is low, these drains flow out to the river by gravity. Gravity gates close and pump stations are used when flows in the Taieri/Taieri River are high.

Lower Taieri Drainage Scheme

Existing Benefit Zones

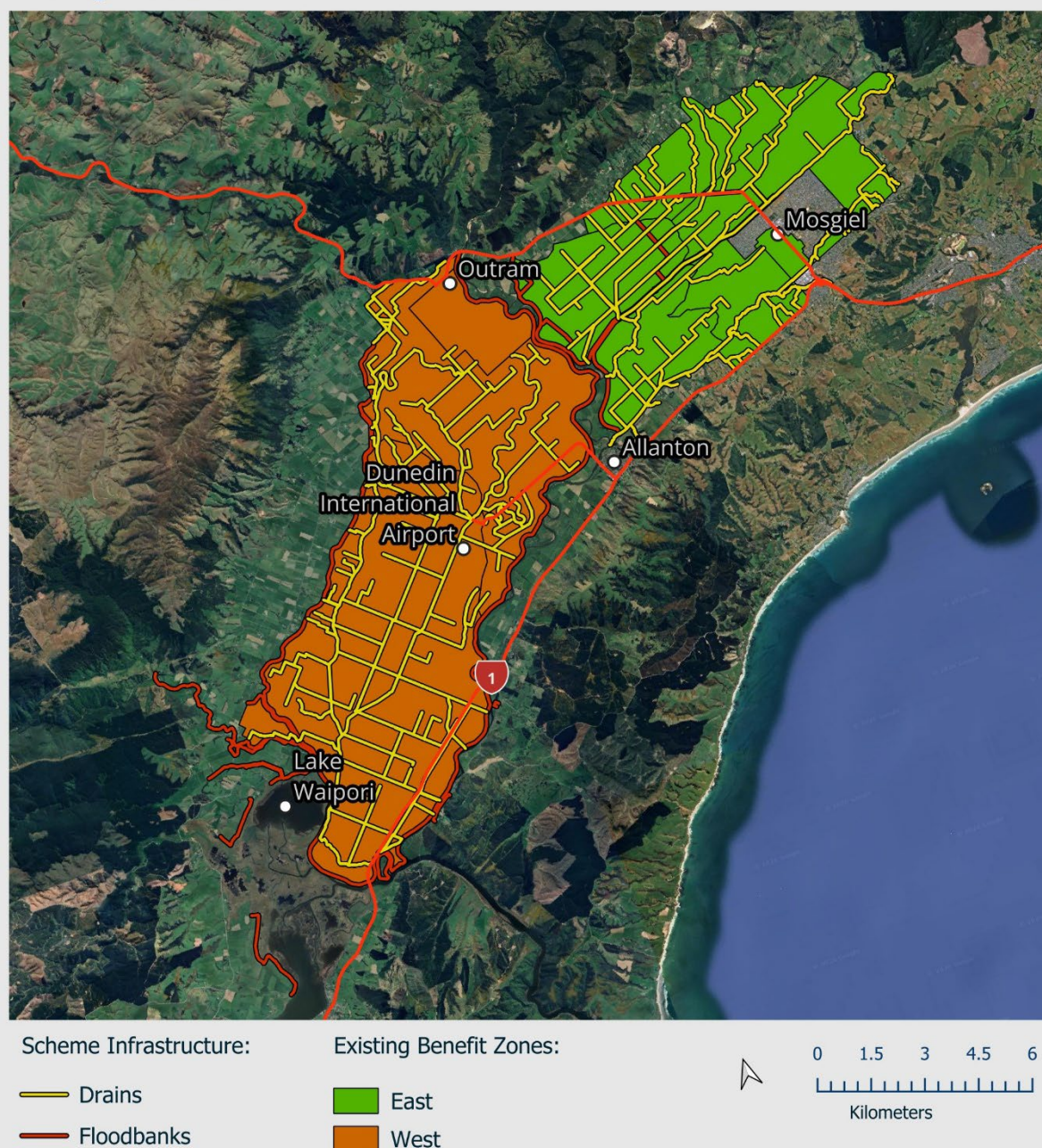


Figure 5: Lower Taieri Drainage Scheme- existing East and West boundaries

3.2.3 WEST TAIERI DRAINAGE SCHEME

The West Taieri Drainage Scheme drains part of the Lower Taieri Flood Protection Scheme – the area bounded by the Taieri/Taieri River, Lake Waipori and the West Taieri Contour Channel. A small part of this scheme lies in the Henley Floodway.

The West Taieri area differs from the other drainage scheme areas in that water must be pumped out – gravity cannot be used to drain water out of the scheme because a significant portion lies at or below 1 m of sea level. Pump stations at Waipori, Henley and Lake Ascog are used to drain the scheme.

3.3 Activities and costs covered

The proposal is intended to apply to targeted rates used to fund flood protection and drainage activities for all of the schemes. The proposal has not included a review of the current proportion of general rate and targeted funding for the schemes set through Councils Funding and Finance Policy.

3.4 Properties and boundaries covered

The proposal applies to rating units within the relevant scheme rating areas and any additional areas Council proposes to include because they receive benefit from, or place demand on, the schemes.

The below maps outline the areas where boundary changes have been proposed.

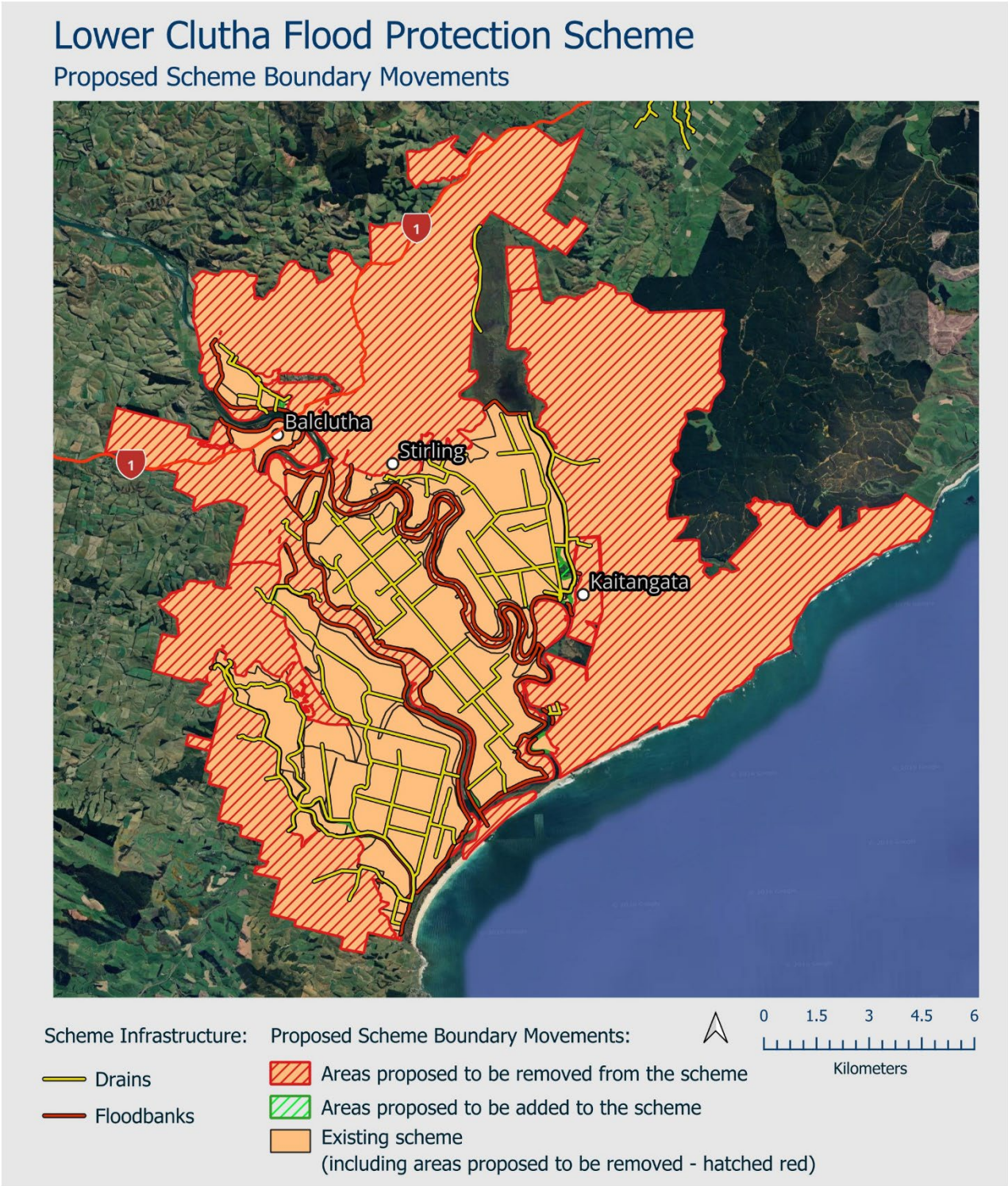


Figure 6: Proposed scheme boundary changes to Lower Clutha Flood Protection scheme

Lower Clutha Drainage Scheme

Proposed Scheme Boundary Movements

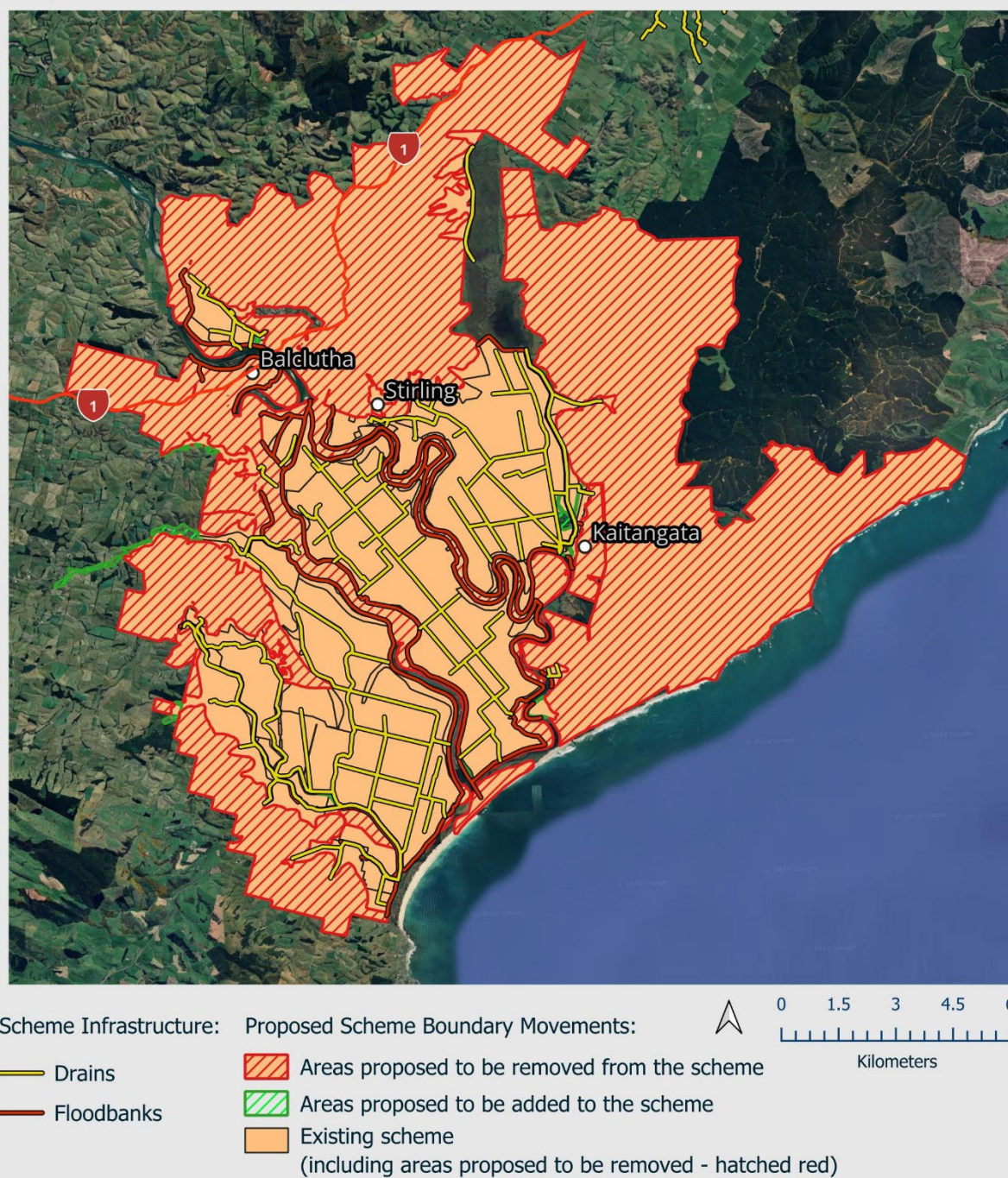


Figure 7: Proposed scheme boundary changes to Lower Clutha Drainage scheme

Lower Taieri Flood Protection Scheme

Proposed Scheme Boundary Movements

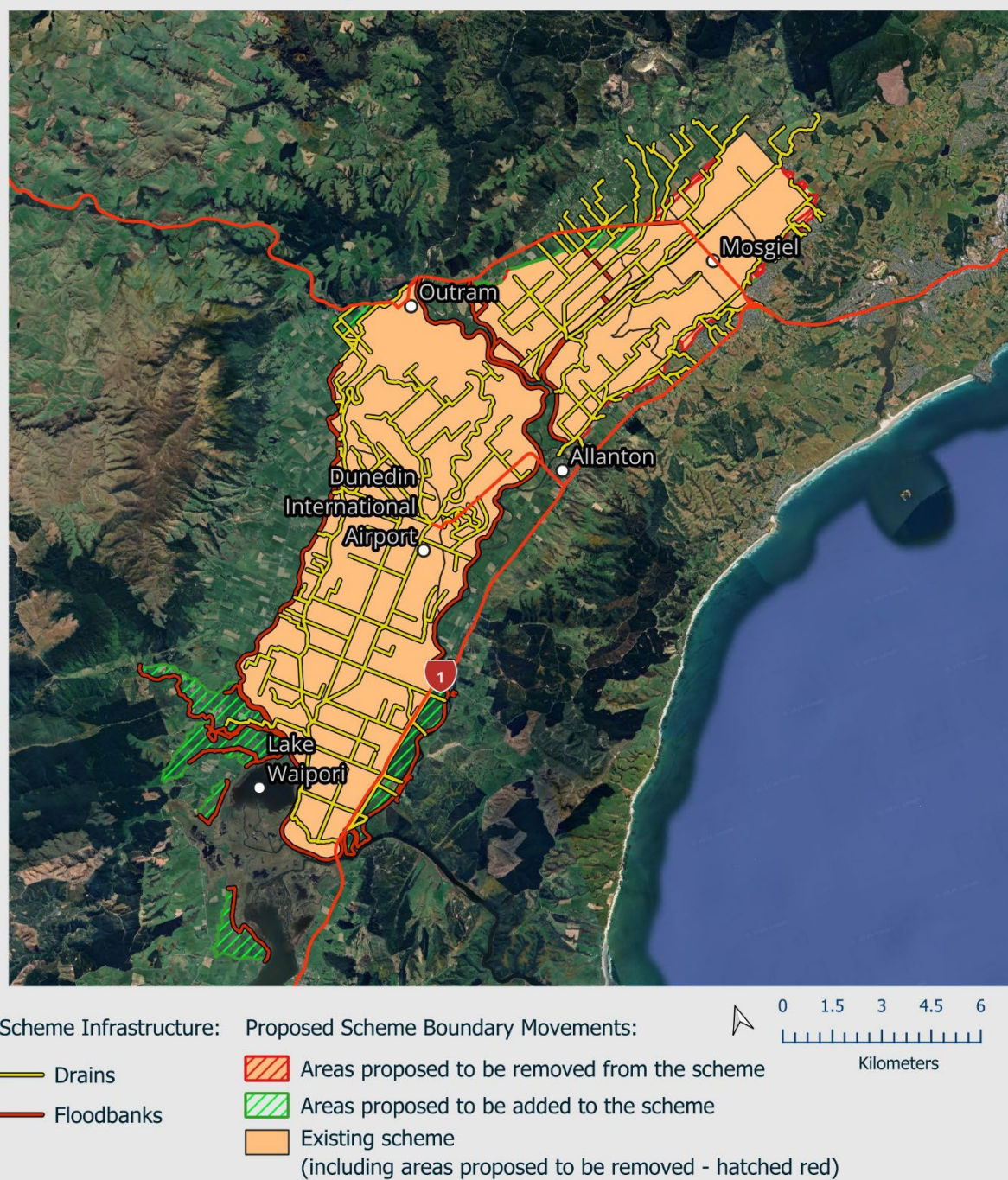


Figure 8: Proposed scheme boundary changes to Lower Taieri Flood Protection scheme

Lower Taieri Drainage Scheme

Proposed Scheme Boundary Movements

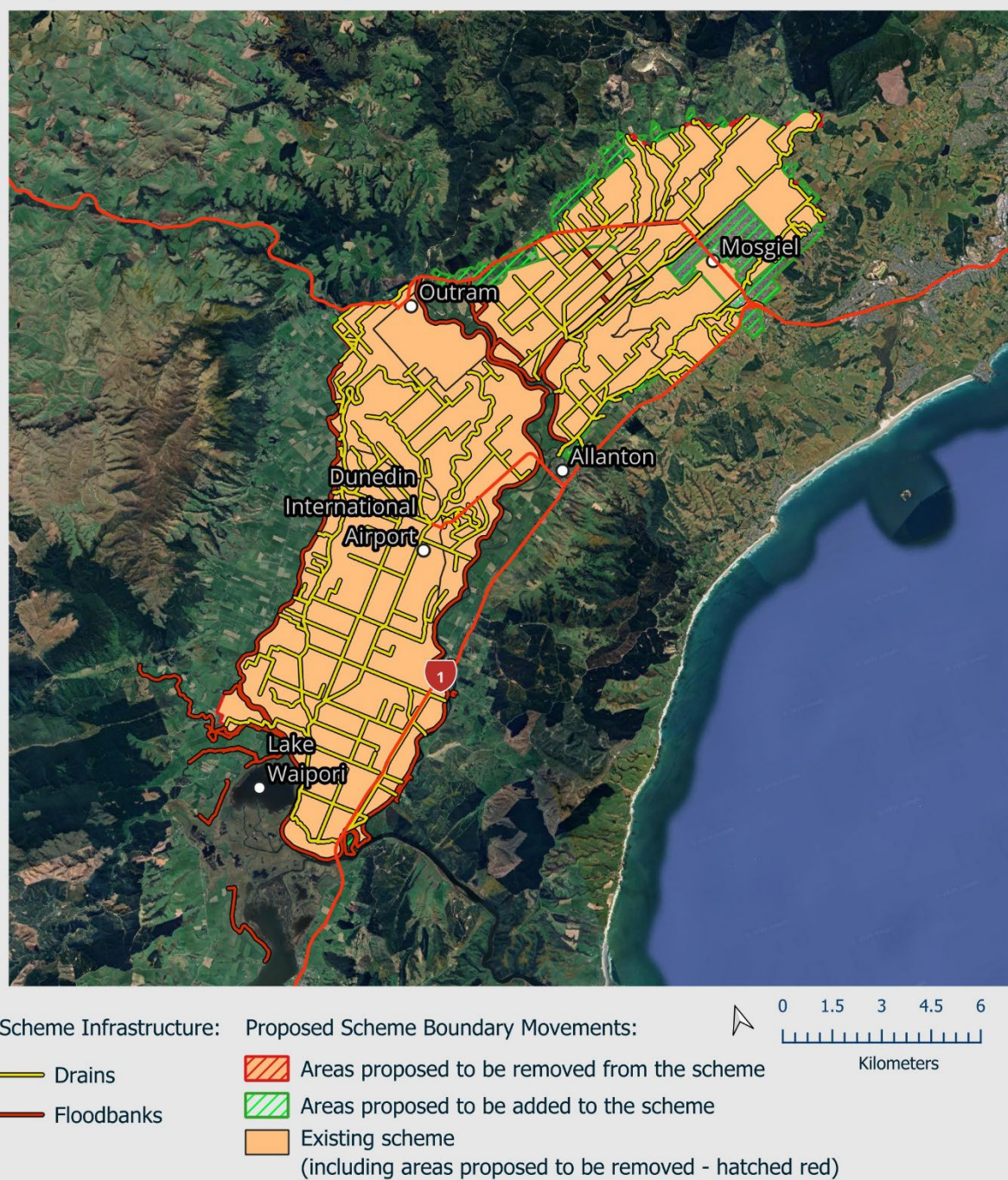


Figure 9: Proposed scheme boundary changes to Lower Taieri Drainage scheme

4 Why Council is reviewing the rating models

Local ratepayers fund the majority of the development, operation and maintenance of the schemes.

Over time, the rating models have evolved in ways that are difficult for ratepayers and stakeholders to understand. Some cost allocations are based on historical arrangements or calculations that are no longer easy to explain or justify.

Council has identified the need for a clearer, more transparent and more defensible approach that can be understood by the communities served by the schemes and included in the 2027-37 Long-Term Plan.

4.1 Objectives of the review

- Develop transparent and easy-to-understand rating model options.
- Balance technical fairness with model simplicity and administrative efficiency.
- Prepare robust documentation for Council endorsement and future implementation.
- Provide a clear basis for inclusion in the 2027-37 Long-Term Plan.

5 How the current rating models work

The current rating models were developed and modified over several decades, and have evolved in ways that are no longer fit for purpose. This has created confusion for ratepayers and stakeholders. Existing allocation models, some of which rely on outdated or arbitrary splits, lack transparency and can be difficult to justify, particularly when communities question how costs are apportioned. Council has identified the need for a clear, defensible, and easily communicated ratings approach, with a recent opportunity for community consultation.

The Lower Clutha and Lower Taieri flood protection and drainage schemes are currently funded via a combination of general rates and targeted rates, as shown in the figure below.

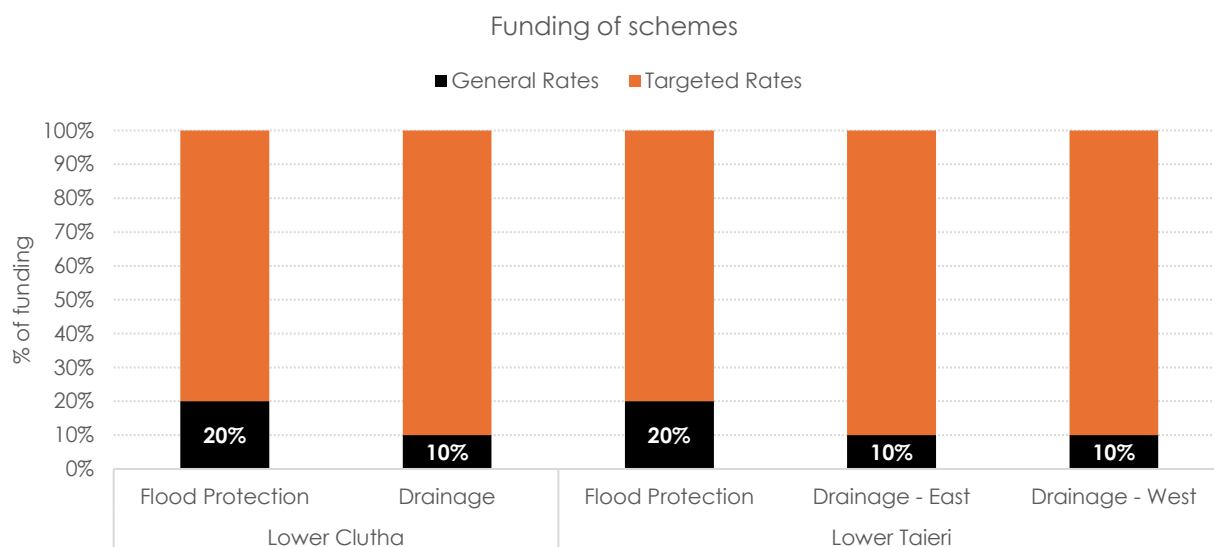


Figure 10: general and targeted rates funding level for each scheme

The Lower Clutha area currently has one combined scheme for flood protection and drainage, with properties rated based on capital value to reflect the protection of assets. There are four urban benefit zones, U1 to U4, and six rural benefit zones, A to F.

The scheme captures a wider area of indirect effects through Zone F, which has a substantially lower rate differential and was designed to account for indirect impacts. However, because a significant portion of scheme funding currently comes from general rates, 20% for flood protection and 10% for drainage, the use of Zone F has become somewhat obsolete. The proposed scheme boundaries reflect this through a reduced scheme area.

The Lower Taieri area currently has one flood protection scheme and two separate drainage schemes, East Taieri and West Taieri. The flood protection scheme has two benefit zones, with a differential applied across them. Units are rated based on capital value, reflecting the protection of assets. In contrast, the two drainage schemes apply a uniform rate across each scheme, with units rated based on land area to reflect land productivity.

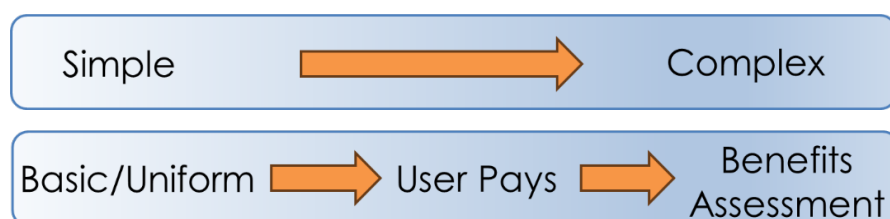
6 The proposed rating model – options development

6.1 How the options have been developed

Council has evaluated a range of options, that range from simple and equitable, to complex and fairer.

We have aimed to:

- Develop transparent and easy-to-understand rating model options.
- Balance technical fairness with model simplicity and administrative efficiency.



By reviewing the current rating models that underpin the schemes, Council is seeking to strike a balance between simplicity and fairness across all of the schemes.

6.2 The options considered

We have developed and assessed seven options, ranging from retaining the status quo through to a model that calculates individual property rates based on land area, cost allocation and the level of protection offered.

These options are summarised below:

Option	summary
Status quo	Retains the current rating model with no changes. While familiar and requiring no changes to implementation, the model is based on historic calculations that are difficult to explain and no longer provide a transparent basis for allocating costs.
Option 1: Uniform targeted rate with merged activities (flood protection and drainage)	Applies a single uniform rate across each scheme for both flood protection and drainage, regardless of property size, location or level of benefit. This is the simplest option to administer and understand, but it does not distinguish between the different services properties receive or the varying levels of benefit across a scheme.
Option 2: Uniform targeted rate with separate activities (flood protection and drainage separated)	Applies separate uniform rates for flood protection and drainage, recognising the two services independently while maintaining a simple rating approach. Rates remain uniform within each service, regardless of differences in the level of benefit received.
Option 3: Differential targeted rate – user pays	Allocates costs across geographic benefit zones based on the cost of managing each zone. This creates a closer link between costs and where they are incurred but requires costs to be tracked at the zone level and may not fully reflect differences in the level of benefit received by individual properties.
Option 4: Differential targeted rate – benefiting	Preferred Option Allocates costs across geographic benefit zones according to the extent to which properties benefit from flood protection or contribute to drainage

properties and contributors to drainage pay	requirements. This provides a more targeted approach to cost allocation that reflects the characteristics of each scheme, although it is more detailed and complex to implement than a uniform rating model.
Option 5: Differential targeted rate – user pays and benefitted properties pay	Combines a user-pays approach with consideration of the benefits received, allocating costs based on geographic zone, level of protection and land use. This provides a highly targeted allocation of costs but increases the complexity and administration required.
Option 6: Differential targeted rate – user pays and detailed benefits assessment	Builds on Option 5 by including a detailed assessment of benefits within each geographic zone. This provides the most targeted allocation of costs but is also the most resource-intensive, complex and costly option to administer.

6.3 Identification of the preferred option

In the initial analysis, Option 2 (Uniform targeted rate with separate activities) scored the highest, but further analysis showed it created significant imbalance between some properties, particularly between those in rural and urban areas.

LOWER CLUTHA AND LOWER TAIERI FLOOD PROTECTION AND DRAINAGE SCHEME LIAISON GROUPS

Following discussions with both the Lower Clutha and Lower Taieri Flood Protection and Drainage Scheme Liaison Groups, it was agreed to move forward with **Option 4 (Differential targeted rate – benefiting properties/exacerbators pay)** as the preferred option, as although it is slightly more complex, it creates a fairer outcome across all users.

7 Option 4 - Differential targeted rate (benefiting properties/exacerbators pay)

Council proposes to replace the current targeted rating allocation models for the Lower Clutha/Mata-Au and Lower Taieri Flood Protection and Drainage Schemes with Option 4: a differential targeted rating model based on the benefits properties receive from flood protection and the demand properties place on drainage infrastructure.

The proposed model separates flood protection and drainage because the two activities provide different types of benefit and are driven by different cost factors.

Activity	Proposed rating approach	Rating calculation basis	Rationale
Flood protection	Benefit-zone-based targeted rate	Capital value, adjusted by benefit zone / level of protection	Reflects protection of homes, businesses, productive land, infrastructure and other assets from flood risk
Drainage	Land-area-based targeted rate	Land area, adjusted by land-use/exacerbator factor	Reflects the land productivity benefit from drainage and the relative runoff/drainage demand generated by different land uses

To summarise, the proposed model means:

- Properties receiving a higher level of flood protection would generally pay a higher share of flood protection costs.
- Properties receiving a lower level of flood protection would generally pay a lower share of flood protection costs.

- Properties with land uses that create more runoff or drainage demand would generally pay a higher share of drainage costs.
- Properties with land uses that create less runoff or drainage demand would generally pay a lower share of drainage costs.

7.1 Flood Protection Benefit Zones

For flood protection, benefit zones have been developed based on flood modelling. The draft model uses Average Recurrence Interval (ARI) bands to describe the level of flood protection or benefit received. ARI is the average time between floods of a certain size. A larger ARI event is generally less frequent but larger in scale.

For example, a 200-year ARI flood has a 1-in-200 chance of occurring in any given year. This does not mean it can only happen once every 200 years; the probability resets each year.

Benefit Zone (ARI Bands)	Assumed benefit received
100+ Year	100%
40 – 100 Years	50%
10 – 40 Years	25%
10 Years	10%
< 10 Years	5%
Minimal or no protection	0%

7.2 Drainage Exacerbators

Exacerbators reflect how individual properties increase drainage demand and operating costs. Things such as land use, runoff generation, impervious surfaces, and benefit received are weighted so properties contributing more to drainage pressures pay a higher share of the scheme's costs.

An exacerbator factor is a weighting percentage applied to different land uses to reflect their relative contribution to runoff and demand on the drainage network, and is calculated by comparing the estimated volume of stormwater runoff generated by each land-use type relative to a baseline land use.

The below table outlines how exacerbator factors have been calculated for the rating model.

Land Use Type	Run-off Coefficient	Exacerbator Factor
Business (Commercial/Industrial)	0.65	217%
Residential	0.55	183%
Lifestyle	0.45	150%
Rural	0.30	100%

7.3 Rating boundaries and newly included areas

As shown in Section 3.4, there are a number of proposed boundary changes.

7.3.1 LOWER CLUTHA BOUNDARY CHANGES

Council's flood hazard layers have been used as the new basis for defining the scheme boundaries.

The proposed changes for Lower Clutha reflect a reduction in scheme boundaries, primarily through the removal of the previously used Zone F which captured indirect effects and applied a very low rate differential.

The only significant additions to the scheme boundaries are a small number of parcels just west of Kaitangata, across the stream, and, for drainage, a gully west of Finegand which forms part of the Council flood hazard layer and is considered to drain into a drainage asset. Notably, the proposed drainage scheme excludes both Balclutha and Finegand, as neither town is serviced by council drainage infrastructure.

7.3.2 LOWER TAIERI BOUNDARY CHANGES

The proposed changes for the Lower Taieri includes the addition of part of the North Taieri alluvial fans, which were not included in the existing boundaries. Land in this part of the North Taieri area is considered to drain into, and contribute to the use of, drainage infrastructure.

Another important change is the proposed inclusion of urban areas in Mosgiel and immediately south of Mosgiel. District Plan residential zones have been used to identify these areas for inclusion, with residential development considered to exacerbate drainage demand. Properties south of Owhiro Stream have also been added to reflect the extent of the drainage network.

For the Lower Taieri Flood Protection Scheme, significant additions include land northwest of Outram and land just south of the intersection of Outram-Mosgiel Road with Riccarton Road West. The addition of these areas is a result of alignment to Council's current flood hazard layer.

Other important proposed additions for the Lower Taieri include areas around Waipori and Waihola. These areas were part of the existing scheme as zones WF3 to WF8, but were previously not rated. Given the presence of floodbanks protecting these areas, they are proposed to now be included in the scheme.

Proposed exclusions from the Lower Taieri Flood Protection Scheme include the North Taieri alluvial fans, the area south of Owhiro Stream, and the alluvial fan and flood transition areas near the coastal hills just south of Mosgiel.

7.4 Properties that fall partially within the scheme

Some properties extend across a scheme boundary, or more than one flood protection benefit zone. Under the proposed model, the targeted rate would be apportioned to reflect the part of the property that falls within each relevant area.

For flood protection, the property's capital value would be apportioned based on the proportion of its land area within the scheme. Where a property falls within more than one benefit zone, the capital value would be apportioned between those zones on the same basis. For drainage, only the land area within the drainage scheme boundary would be included in the rates calculation.

A simpler approach was considered, under which properties would be rated in full if more than half of their land area fell within the scheme and not rated if half or less fell within it. However, this could create unfair outcomes for properties near the boundary, particularly large properties where a substantial area may receive a scheme benefit despite representing less than half of the total property.

Also considered was the option of separately valuing the part of each property that falls within a flood protection scheme. While this may provide a more precise measure of the capital value protected, it would be costly and complex to administer. These valuations would also need to be reviewed following each three-yearly rating valuation. The proposed area-based apportionment provides a reasonable balance between fairness, simplicity and administrative efficiency.

7.5 Indicative rates impacts

The below tables outline how proposed changes to the rating model will impact various property types. As can be seen in both tables, option four has been selected as the preferred option, as it is the most balanced in terms of the impacts on both rural and urban properties.

7.5.1 LOWER TAIERI RATES IMPACT

The following figures show the proposed scheme boundaries and preliminary rate impacts calculated based on 2025/26 rates requirements.

Lower Taieri Flood Protection Scheme

Proposed Benefit Zones

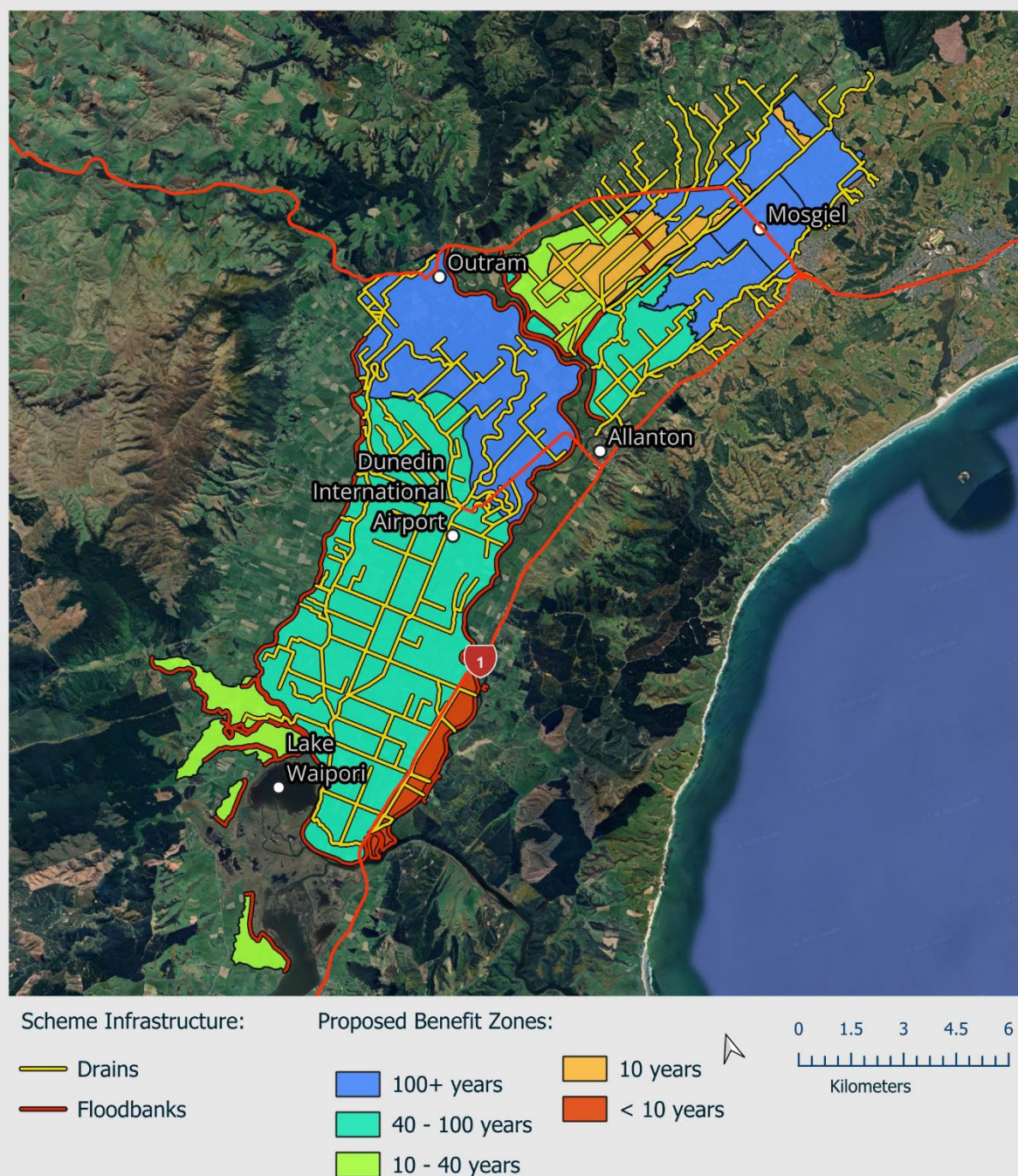


Figure 11: Proposed Lower Taieri Flood Protection scheme boundaries and Benefit Zones

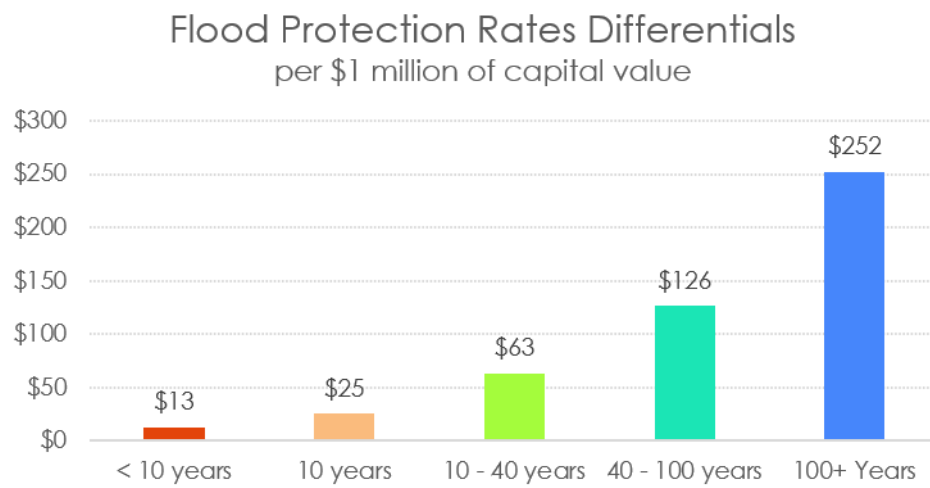


Figure 12: Indicative Lower Taieri Flood Protection scheme rate differentials based on proposed boundaries and Benefit Zones and 2025/26 rates requirement

Lower Taieri Drainage Scheme

Proposed Benefit Zones

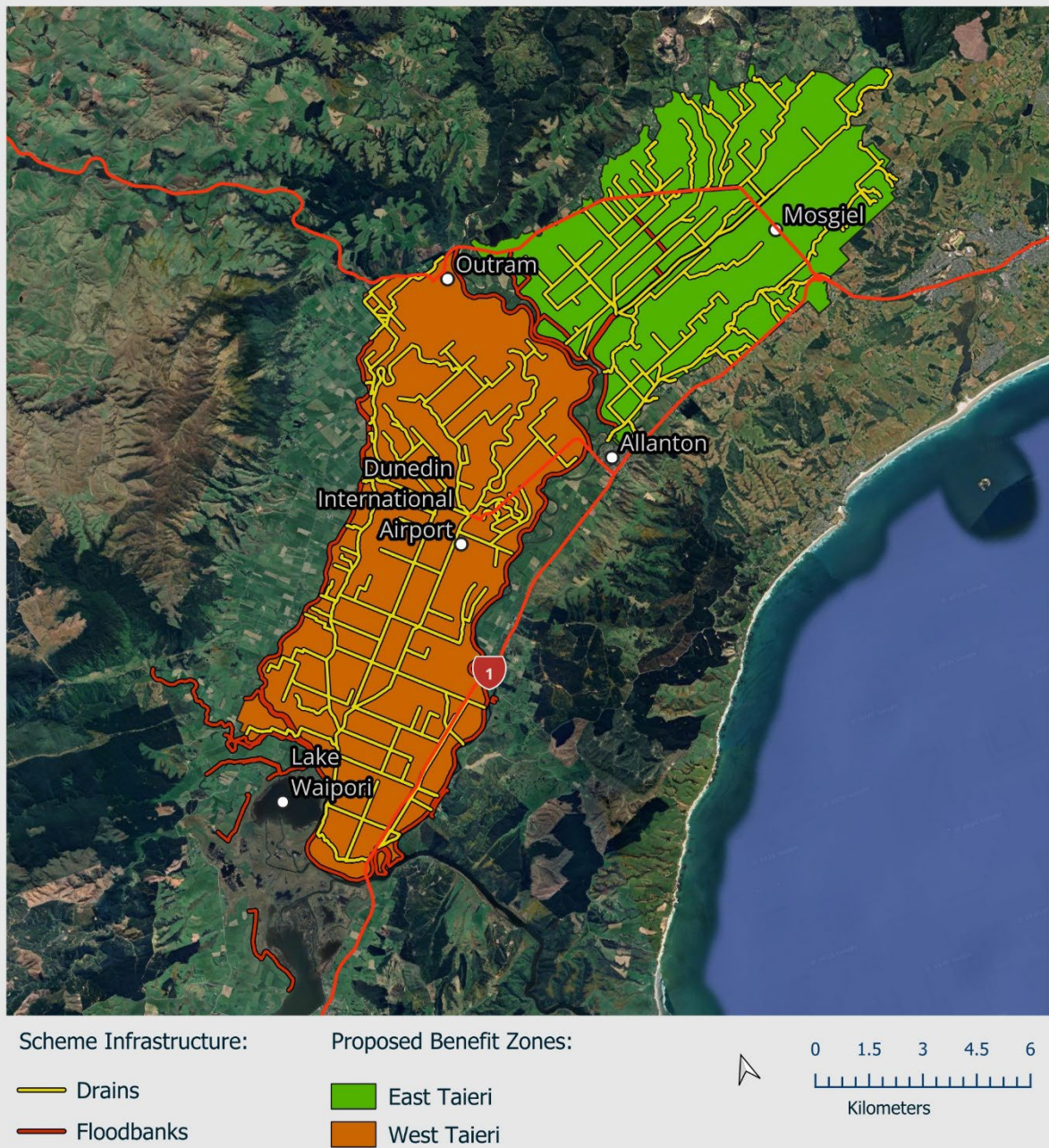


Figure 13: Proposed Lower Taieri Drainage scheme boundaries

Drainage Rates Differentials per hectare of land



Figure 14: Indicative Lower Taieri Drainage scheme rate differentials based on proposed boundaries and 2025/26 rates requirement

The following table provides indicative rates impact for a typical property across different areas in the scheme.

Table 1: Preliminary rates impact comparison for typical properties in Lower Taieri

	Status Quo	Option 1	Option 2	Option 4 (preferred)
	Uniform Targeted Rate	Uniform Targeted Rate	Uniform Targeted Rate	Differential Targeted Rate
	Status Quo	Merged Activities	Separate Activities	Benefiting properties/Exacerbators Pay
Typical Residential Property CV: \$500,000 LA: 750m2				
Mosgiel	\$30	\$290	\$130	\$140
Outram	\$720	\$290	\$130	\$140
Typical Rural Property CV: \$2,000,000 LA: 500,000m2				
East Taieri - 100+yr area	\$8,350	\$1,170	\$6,530	\$5,410
East Taieri - 40-100yr (Lower Ponding)	\$8,350	\$1,170	\$6,530	\$5,150
East Taieri - 10-40yr	\$8,350	\$1,170	\$6,530	\$5,030
East Taieri - 10yr area	\$8,350	\$1,170	\$6,530	\$4,950
West Taieri - 100+yr area	\$9,340	\$1,170	\$6,660	\$6,500
West Taieri - 40-100yr area	\$9,340	\$1,170	\$6,660	\$6,250
West Taieri - 10-40yr area	\$9,340	\$1,170	\$6,660	\$6,130
West Taieri < 10yr area	\$9,340	\$1,170	\$6,660	\$6,030

7.5.2 LOWER CLUTHA RATES IMPACT

The following figures show the proposed scheme boundaries and preliminary rate impacts calculated based on 2025/26 rates requirements.

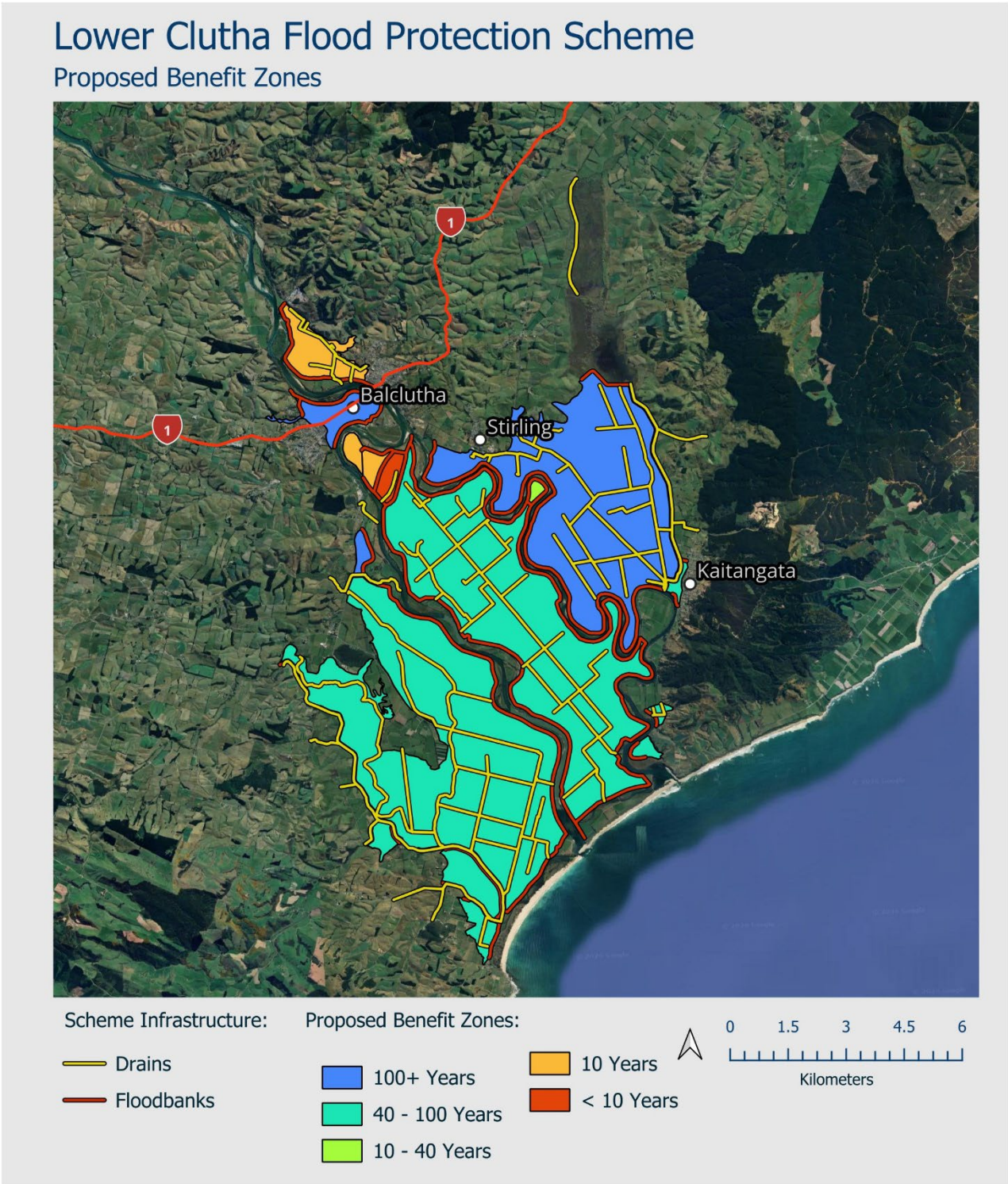


Figure 15: Proposed Lower Clutha Flood Protection scheme boundaries and benefit zones

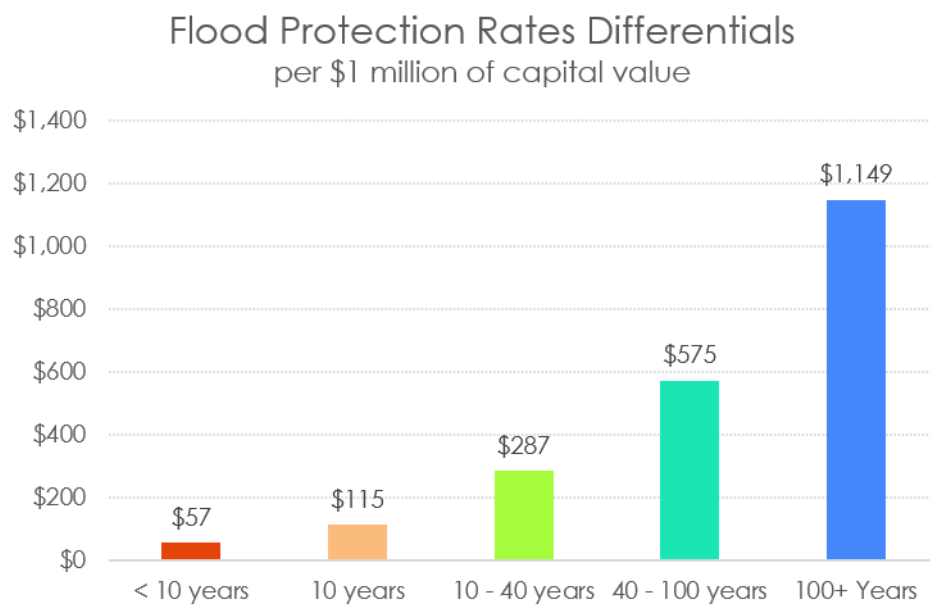


Figure 16: Indicative Lower Clutha Flood Protection scheme rate differentials based on proposed scheme boundaries and benefit zones and 2025/26 rates requirement

Lower Clutha Drainage Scheme

Proposed Benefit Zones

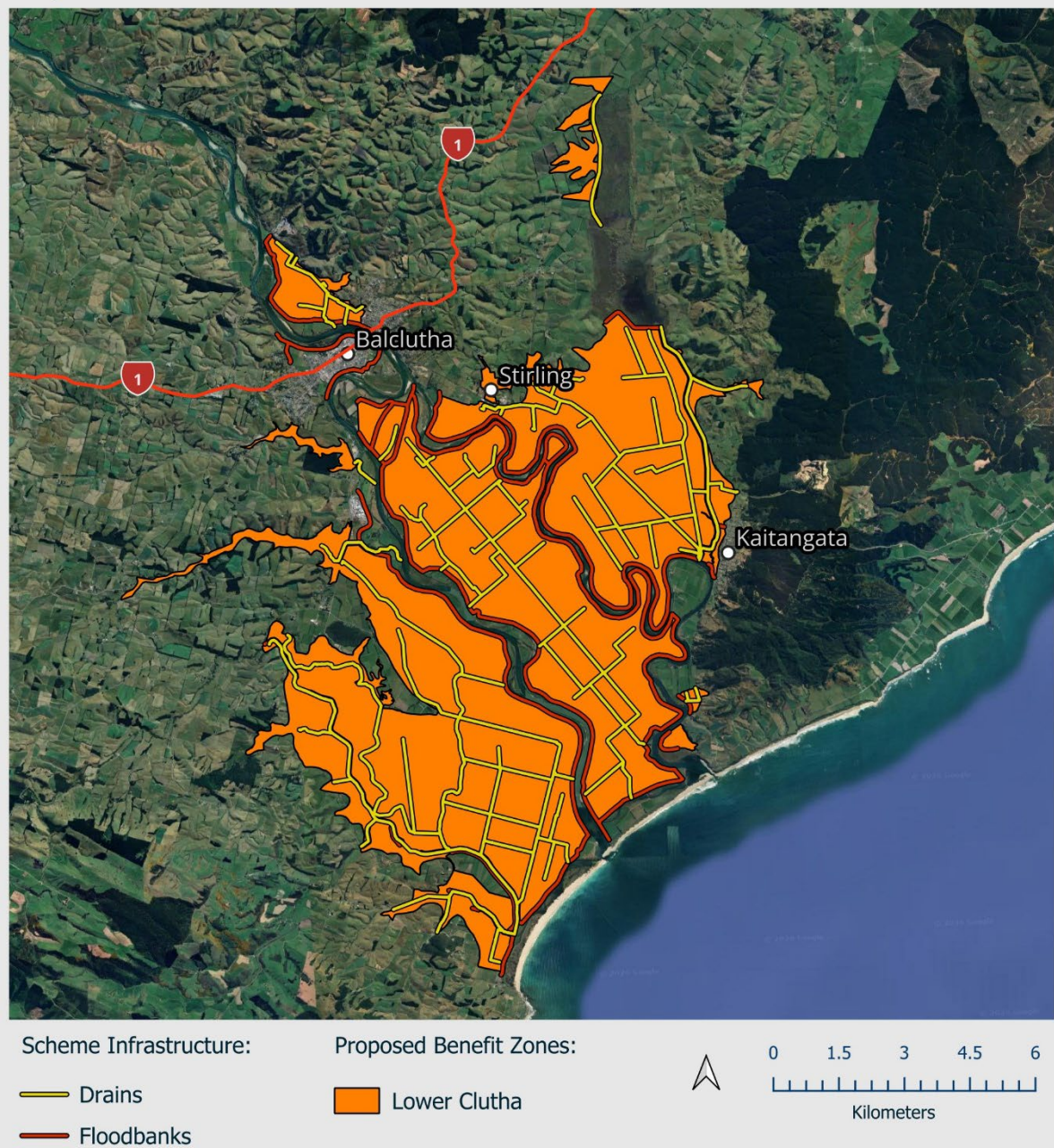


Figure 17: Proposed Lower Clutha Drainage scheme boundaries

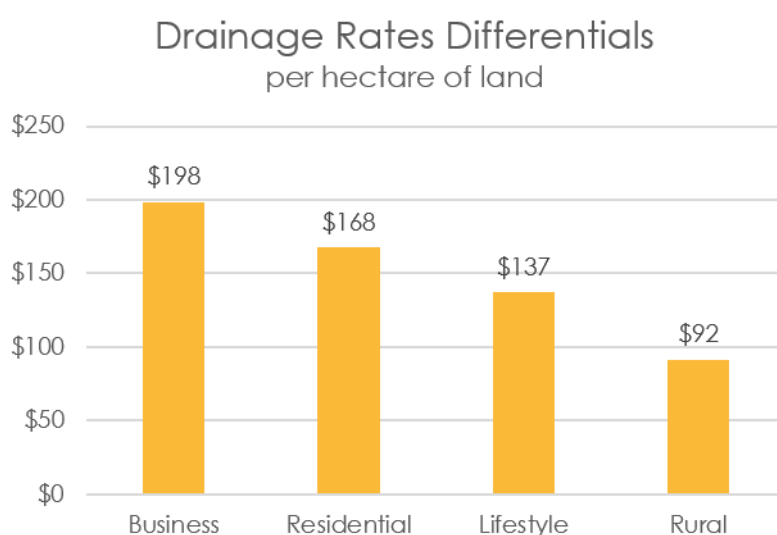


Figure 18: Indicative Lower Clutha Drainage scheme rate differentials based on proposed scheme boundaries and 2025/26 rates requirement

The following table provides indicative rates impact for a typical property across different areas in the scheme. It is important to note that the general increase in rates from the Status Quo is due to the reduced scheme area from the current boundary.

Table 2: Preliminary rates impact comparison for typical properties in Lower Clutha

	Status Quo	Option 1	Option 2	Option 4 (preferred)
	Differential Targeted Rate	Uniform Targeted Rate	Uniform Targeted Rate	Differential Targeted Rate
	Status Quo	Merged Activities	Separate Activities	Benefiting properties/Exacerbators Pay
Typical Residential Property CV: \$500,000 LA: 750m2				
Balclutha and Finegand	\$ 510	\$ 1,140	\$ 470	\$ 590
Typical Rural Property CV: \$2,000,000 LA: 500,000m2				
Stirling	\$ 6,120	\$ 4,580	\$ 6,490	\$ 6,880
Inch Clutha	\$ 5,780	\$ 4,580	\$ 6,490	\$ 5,730
Paretai	\$ 5,780	\$ 4,580	\$ 6,490	\$ 5,730
Barnego	\$ 6,120	\$ 4,580	\$ 6,490	\$ 4,810

7.6 Indicative rates comparison tool

An indicative rates comparison tool has been developed so property owners can see estimated rates changes for their own property and compare the proposed model with the current approach.

The tool is available online here orc.govt.nz/schemerates

7.7 Have your say

Council welcomes your input into the development of the Flood and Drainage Scheme Rating Model Review, and we invite any member of the public or organisation to make a submission. You are welcome to raise any other relevant matters relating to the rating model you think should be considered.

7.8 Timetable for consultation

10 August 2026 - Public notice of rates review – submissions open

20 August — Lower Clutha Drop-In Sessions - Balclutha

24 August — Lower Taieri Drop-In Sessions – Mosgiel

25 August — Lower Taieri Drop-In Sessions – Outram

25 September 2026 - Submissions close

November 2026 (date to be confirmed) - Council Hearing (if sufficient interest)

Once a ratings model is approved by Council it will be published on the Council website and included in the 2027-37 Long Term Plan consultation.

How to make a submission

Any person or organisation can make a submission on the Lower Clutha/ Mata-Au and Lower Taieri Flood Protection and Drainage Schemes Rates Review.

Submissions can be made online at **orc.govt.nz/schemerates** by email or post.

A hearing on submissions may occur if there is sufficient interest. If you would like the opportunity to speak to your written submission, please note this in your submission.

All submissions should state:

1. the submitter's name
2. details of any organisation the submitter is representing *(if applicable)*
3. the submitter's contact details *(email preferred)*
4. whether or not the submitter would like to speak at a hearing on the rating review.

Submit online at
orc.govt.nz/schemerates

or

Email submissions to
customerservices@orc.govt.nz

or

Paper submissions are also available.
Phone 0800 474 082 to request one and
deliver or post the completed form to
Otago Regional Council
Aonui, 180 High Street, Private Bag 1954
Dunedin 9054

