



Kaipara te Orangahui

**KAIPARA  
DISTRICT**  
Two Oceans Two Harbours

## What does this mean for me?

The increase in land value across the district is 17.5%. The average land value increase for residential properties is 24.4%.

If the land value of your property has gone up by more than the average (17.5%), then your proportion of the general rate may go up. If your property's value has increased by less than the average, then your proportion may go down.

If the land value of your property has increased, that doesn't mean your rates will go up by the level of the increase. How much you pay is affected by the total land value of the district and the Council's work plan for the year.

### When will I know what my new rates will be?

Your new rates will be established as we confirm the Long Term Plan. In March, the Council will invite your feedback on the work they are proposing for the next ten years. This will determine how much money the Council needs and ultimately, how much you will pay.

More information will be available through our website as it becomes available.

### Get involved

Keep up to date and get involved through:

- Our website – [kaipara.govt.nz](http://kaipara.govt.nz)
- Facebook
- Kaipara Korero e-newsletter
- Kaipara Lifestyler and Mangawhai Focus



## General Revaluation How it affects rates



Kaipara te Orangahui • Two Oceans Two Harbours

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# General revaluations

# How are rates set in Kaipara?

The Council uses land valuations as a basis for setting rates. The Council is required to revalue properties every three years. Land Value is based on the likely sale price of your land should the land be vacant.

## Will my rates change as a result of the revaluation?

They may. If you think of the Council's rates income as a pie, the size of the pie does not get any bigger as a result of the revaluation. However, a ratepayer's slice of the pie might get bigger or smaller depending on how their property value has changed in relation to the average change in the district.

The size of the pie is determined by the work the Council is planning.

The revaluation will not affect your rates now. Any change will take effect on 1 July 2021.

## What else affects the rates that I pay?

The amount of rates income needed for each year is set through the Long Term Plan or Annual Plans. This year the amount will be finalised after the Long Term Plan consultation in March.

First, the Council works out what services the district requires and how much income is needed from rates to pay for them.

Your rates are made up of different parts.

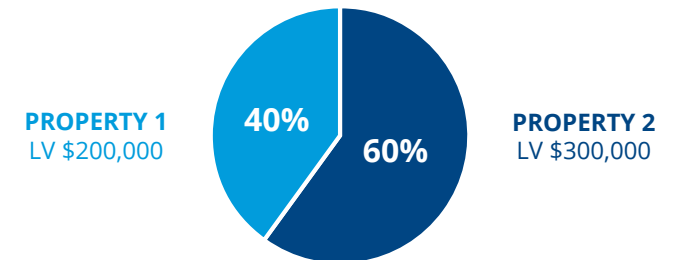
Some rates are the same amount for every property, such as the uniform annual general charge.

Wastewater, the Mangawhai Harbour Restoration and Ruawai Tokatoka Hall rates are the same for all properties in specific areas. A change in land value does not affect the amount charged for these rates.

Other rates are spread across the district. The amount you pay depends on the value of your land, compared with other Kaipara properties. The general rate is collected to fund things that benefit the general good of the community, like roads, park maintenance and community facilities. Other rates, like stormwater and land drainage, are shared across specific areas.

To explain how this works, imagine if Kaipara district had only two properties each with a current land value of \$200,000. Each owner would pay 50% of the general rates required to run the district. This is because each property makes up half of the total value of the district.

If, when they are revalued, property 1 still has a land value of \$200,000 but property 2 now has a land value of \$300,000, then they would no longer pay the same rates. Property 1 would pay less than 50%, and property 2 would pay more. The share each would pay is relative to the value of their land, compared with the district as a whole.



## How much have Kaipara land values changed?

The results of the revaluation are summarised below.

Main categories	Land value increases (%)
Commercial	22.7
Dairy	2.4
Forestry	5.4
Horticulture	19.3
Industrial	40.4
Lifestyle	23.9
Mining	58.6
Other	31.5
Pastoral	7.5
Residential	24.4
Specialist	22.2
Utility	34.4
Average change	17.5

