



All transfer stations, the Dump Shop, Green Waste Facility and the Hazardous Waste Centre are operating as normal. Kerbside collection carries on as normal. The Resource Recovery Centre is closed. [More info](#)



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Rates

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Valuation Information (Current Period)

VALUATION REFERENCE NUMBER	20280 14401
PROPERTY NUMBER	149745
OWNER'S NAME	No Authority to Publish
OWNER'S POSTAL ADDRESS	No Authority to Publish
LAND VALUE*	\$205,000
IMPROVEMENTS VALUE*	\$210,000
CAPITAL VALUE*	\$415,000
AREA (IN HECTARES)	0.4014
PROPERTY SITUATION ADDRESS	119 Opouri Road Rai
LEGAL DESCRIPTION	LOT 1 DP 2200
NATURE OF IMPROVEMENTS	DWG OBS OI

*Values (NZD) are established by Quotable Value NZ Ltd, solely for the purpose of levying rates. Regardless of when the valuation was actually done, they are all brought to a common date, in this case October 2023.

The 2023 revaluation was released in October 2023 and will be used for rating purposes from 1 July 2024 to 30 June 2027 (3 years).

GEOGRAPHIC RATING AREA	General Rural
RATE AREA DIFFERENTIAL GROUP	Residential Rural
RATED?	yes
RATING PERIOD	01-Jul-25 to 30-Jun-26

The information for the Rating Period above is updated daily. The charging of rates is based on information currently held by Council. Any change to this information can affect rates charged.

Valuation Information (Next Period)

Changes to rating valuations mainly occur when there is a general revaluation of the District or a property is subdivided or new improvements have been made.

The following information is held in the Council's Rating Information database for the rating period 1 July 2026 to 30 June 2027.

VALUATION REFERENCE NUMBER	20280 14401
PROPERTY NUMBER	149745
OWNER'S NAME	No Authority to Publish
OWNER'S POSTAL ADDRESS	No Authority to Publish
LAND VALUE*	\$205,000
IMPROVEMENTS VALUE*	\$210,000
CAPITAL VALUE*	\$415,000
AREA (IN HECTARES)	0.4014
PROPERTY SITUATION ADDRESS	119 Opouri Road~Rai
LEGAL DESCRIPTION	LOT 1 DP 2200
NATURE OF IMPROVEMENTS	DWG OBS OI

*Values(\$NZ) are established by Quotable Value, solely for the purpose of levying rates. Regardless of when the valuation was actually done, they are all brought to a common date, in this case October 2023.

The next revaluation will be released in 2026 and will be used for rating purposes from 1 July 2027 to 30 June 2030 (3 years).

Rating Information (Next Period)

GEOGRAPHIC RATING AREA	General Rural
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RATED:	yes
RATING PERIOD	01-Jul-26 to 30-Jun-27

Rates Assessment (Current Period)

Description of Rate	Land Categories & Matters for Differentiation	Levy Basis (Factor)	Value of Factor	Rate/Charge	Levy Amount
Geo. Area General Rate	General Rural - Residential/Rural	LV	205,000	0.00223317	\$457.80
Geo. Area General Charge	General Rural Area	SUIP*	1	803	\$803.00
Sounds Roads-French Pass		LV	205,000	0.00005051	\$10.35
				Total Rates Payable (GST incl.)	\$1,271.15

The information for the Rating Period above is updated daily. The charging of rates is based on information currently held by Council. Any change to this information can affect rates charged.

Rates Assessment (Next Period)

Please note: The table below shows the types of rates that will apply for this property in the next period, but not the levy amounts. The levy amounts for the next period have not been set.

Description of Rate	Land Categories & Matters for Differentiation	Levy Basis (Factor)	Value of Factor
Geo. Area General Rate	General Rural - Residential/Rural	LV	205,000
Geo. Area General Charge	General Rural Area	SUIP*	1

Sounds Roads-
French Pass

LV

205,000

What effect does a revaluation have on rates?

With a District - wide revaluation there is no direct relationship between valuation movements and rates movements.

A revaluation of the District does not increase the Council's rating income, it does however redistribute the incidence of valuation based rates between individual ratepayers. This means that if the total Council levy was the same for the following year, some ratepayers may have rate increases, while others may have decreases.

Rates levied on a uniform charge basis (eg; refuse and recycling charges) are unaffected by a District - wide revaluation.

The only factors responsible for increasing rates on an individual property are:

- If an individual's property value increases by more than the average increase for their geographic rating area.
- If an individual's property value decreases by less than the average decrease for their geographic rating area.
- If an individual's property values alter as a result of new improvements being added (only affects any rates levied on a capital value basis e.g. Wairau Rivers Valley Works Rates, Kenepuru Road Rate).
- If the property changes its eligibility for separate service rates / charges (eg; it now qualifies for sewerage, refuse and recycling etc).
- If Council adds another set of charges for an additional dwelling on the property.
- If Council amends its Revenue and Financing Policy. Council amended its Revenue and Financing Policy in accordance with that proposed in its 2021 - 31 Long Term Plan Consultation Document.
- If Council increases its rating income requirement through the Annual Plan process.

[Property Smart Map](#)

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[Rates Revaluation Smart Map](#)



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