

Property Details

Current Rating Year (2026/2027)

Valuation No.	0121006204
Location	16 Kaiwaka-Mangawhai Road, Kaiwaka
Legal Description	LOT 2 DP 41063
Certificate of Title	NA51B/876
Property Area (hectares)	0.0809

Current Rating Valuation

As valued at 1 September 2023

Land Value	\$250,000
Improvements Value	\$590,000
Capital Value	\$840,000
Nature of Improvements	DWG OI

Rates Information

Current Rating Year 2026/2027

Current Year Rates Instalments

Instalment 1.	\$969.25
Instalment 2.	\$969.24
Instalment 3.	\$969.25
Instalment 4.	\$969.24
Current Year's Rates	\$3,876.98
Previous Year's Rates	\$3,766.14

Rates for Current Year 2026/2027

Type	Description (Basis)	Factor	Rate	Estimated Amt
002	Uniform Annual General Charge (U)	1.00	725.00	\$725.00
017	Kaiwaka Stormwater (L)	250,000.00	0.0006072	\$151.80
207	Kaiwaka Wastewater Connected (U)	1.00	1435.93	\$1,435.93
230	General Rate Residential & Small Sized Lifestyle (L)	250,000.00	0.0023823	\$595.58
238	Parks and Libraries Targeted Rate (U)	1.00	367.65	\$367.65
242	Museums Targeted Rate (U)	1.00	14.00	\$14.00
250	NRC Targeted Council Services Rate (U)	1.00	249.11	\$249.11
253	NRC Pest Management Rate (U)	1.00	129.34	\$129.34
254	NRC Targeted Flood Infrastructure Rate (U)	1.00	43.11	\$43.11
255	NRC Targeted Emergency and Hazard Management Rate (U)	1.00	68.37	\$68.37
256	NRC Targeted Regional Rescue Services Rate (U)	1.00	11.09	\$11.09
257	NRC Targeted Regional Sporting Facilities Rate (U)	1.00	7.94	\$7.94
259	NRC Targeted Land and Freshwater Management Rate (L)	250,000.00	0.0002773	\$69.33
260	NRC Targeted Regional Economic Development Rate (L)	250,000.00	0.0000349	\$8.73
Estimated Total				\$3,876.98

History

Year	Land Value	Capital Value	Annual Rates
2025/2026	\$240,000	\$710,000	\$3,766.14
2024/2025	\$240,000	\$710,000	\$3,617.76
2023/2024	\$143,000	\$580,000	\$3,071.44
2022/2023	\$143,000	\$580,000	\$2,841.20
2021/2022	\$143,000	\$580,000	\$2,665.42

Property Revaluation

In communication with the Valuer General's office these dates are scheduled for the Kaipara District:

- Effective date of valuation: 01/09/2023
- Revaluation certified: 19/01/2024
- Date of implementation: 20/01/2024
- Date of public notice: 08/01/2024 ([Northern Advocate](#))
- Owners notices posted: 31/01/2024
- Last day for objections: 07/03/2024

For more information about revaluations, read our [frequently asked questions](#) (PDF 91KB).