



(<http://eservices.kapiticoast.govt.nz>)

Property Details

Current Rating Year (2025/2026) (/rates/properties/1493133400?current_new=current)

Next Rating Year (2026/2027) (/rates/properties/1493133400?current_new=new)

Valuation No.	1493133400
Location	282 Te Moana Road, Waikanae
Legal Description	LOT 47 DP 18250
Certificate of Title	716/16
Ward No.	3
Zone	9A
Use	91
Category	RD195B
TORAS	111000
Property Area (hectares)	0.1039

Current Rating Valuation

As valued at 1 August 2023

Land Value	\$485,000
Improvements Value	\$165,000
Capital Value	
\$650,000	
Nature of Improvements	DWG GGE OI (/rates/improvements)

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments

Instalment 1.

\$1,374.54

Instalment 2.

\$1,374.54

Instalment 3.

\$1,374.55

Instalment 4.

\$1,374.54

Current Year's Rates

\$5,498.17

Previous Year's Rates \$4,800.30

Estimated Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/1493133400?current_new=new)

Type	Description (Basis)	Differential	Factor		Rate	Estimated Amt
001	Districtwide General (L)	Urban Rating Areas	485,000.00		0.36707	\$1,780.29
007	Community Facilities (U)	RU excl accom/hospitality	1.00	1,185.44000		\$1,185.44
016	Waikanae Community Rate (C)	Waik Urban and Rural	650,000.00		0.00168	\$10.92
084	Wastewater Disposal (U)	Connected - General	1.00	604.53000		\$604.53
101	Water Supply (U)	Connected - General	1.00	318.60000		\$318.60
107	Districtwide Stormwater Rate (C)	Stormwater Drainage Areas	650,000.00		0.02872	\$186.68
118	Districtwide Roding Rate CV (C)	Whole District	650,000.00		0.08095	\$526.18
157	GWRC General (C)	Districtwide	650,000.00		0.05567	\$361.86
160	GWRC Public Transport (C)	Residential excl. Otaki	650,000.00		0.06907	\$448.96
165	GWRC River Management (C)	Location	650,000.00		0.00874	\$56.81
175	GWRC Economic Development (U)	Residential	1.00	17.25000		\$17.25

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
179	GWRC Stadium Rate (C)	Residential excl. Otaki	650,000.00	0.00010	\$0.65
Estimated Total					\$5,498.17

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$485,000	\$650,000	\$4,800.30
2023/2024	\$420,000	\$590,000	\$4,191.04
2022/2023	\$420,000	\$590,000	\$3,829.50
2021/2022	\$420,000	\$590,000	\$3,479.56
2020/2021	\$300,000	\$425,000	\$3,254.40
2019/2020	\$300,000	\$425,000	\$3,131.36
2018/2019	\$300,000	\$425,000	\$2,968.98
2017/2018	\$230,000	\$305,000	\$2,942.90
2016/2017	\$230,000	\$305,000	\$2,760.50
2015/2016	\$230,000	\$305,000	\$2,638.20

Conditions of Use and Disclaimer:

This information is provided by Kāpiti Coast District Council and is intended to provide rating valuations and rates information only. The preparation and provision of this information has been made in good faith from a number of sources that are believed to be reliable.

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Notes:

The estimated rates information includes rates collected on behalf of Greater Wellington Regional Council, but excludes Kapiti Coast District Council districtwide water supply volumetric rates, which are charged on a separate invoice to all rating units connected to the district's water supply. The annual rates include GST at the prevailing rate.

The 2026/2027 rates are estimated and subject to change until adopted by Council in June and apply for rating purposes from 1 July 2026.

To learn more about Greater Wellington Regional Council's rates visit Greater Wellington - GWRC | Te Pane Matua Taiao (<https://www.gw.govt.nz>)

New Rating Valuations were determined at a common date of 1 August 2023 and will be used for rating purposes from 1 July 2026.

Rating Information Database and Complete Rating Information Database are available for inspection at the following offices:

Paraparaumu, Civic Building, 175 Rimu Road, 9:00am - 5:00pm

Waikanae, Mahara Place 9.00am-5.00pm

Otaki, Service Centre, Main Street, 9:00am-5:00pm

Masterton, 34 Chapel Street (GWRC), 8:00am-4:30pm

Wellington, 100 Cuba Street, Te Aro (GWRC), 8:00am-4:30pm

Staff will assist with requests for information.

For errors or enquiries please Contact Us (<http://www.kapiticoast.govt.nz/Contact-Us/Contact-Council/>)

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