Rates Search

Refine search

Valuation Information (Current Period)

VALUATION REFERENCE NUMBER	20190 35700
PROPERTY NUMBER	505666
OWNER'S NAME	No Authority to Publish
OWNER'S POSTAL ADDRESS	No Authority to Publish
LAND VALUE*	$340,000
IMPROVEMENTS VALUE*	$300,000
CAPITAL VALUE*	$640,000
AREA (IN HECTARES)	0.0832
PROPERTY SITUATION ADDRESS	33 Ranui Street Waikawa
LEGAL DESCRIPTION	LOT 3 DP 4646
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).

Rating Information (Current Period)

GEOGRAPHIC RATING AREA	Picton
RATE AREA DIFFERENTIAL GROUP	Residential Rural

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 2027 to 30 June 2028.

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PROPERTY NUMBER	505666
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LEGAL DESCRIPTION	LOT 3 DP 4646
NATURE OF IMPROVEMENTS	DWG OBS OI

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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	Picton
RATE AREA DIFFERENTIAL GROUP	Residential Rural
RATED?	yes
RATING PERIOD	01-Jul-27 to 30-Jun-28

Description of Rate	Land Categories & Matters for Differentiation	Levy Basis (Factor)	Value of Factor	Rate/Charge	Levy Amount
Picton Sewer Cap Works Rate		LV	340,000	0.015985	$54.35
Picton Sewer User Charge		SUIP*	1	714	$714.00
Sounds Roads-Non Sounds		SUIP*	1	37.6	$37.60
Geo. Area General Rate	Picton - Residential/Rural	LV	340,000	0.388488	$1,320.86
Geo. Area General Charge	Picton Area	SUIP*	1	1	$1,316.00
Picton Water User Charge		SUIP*	1	866	$866.00
Residential Refuse & Recycling Charge 140ltr		SUIP*	1	178.5	$178.50
Picton Water Cap Works Rate		LV	340,000	0.037923	$128.94
				Total Rates Payable (GST incl.)	$4,616.25

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	Picton - Residential/Rural	LV	340,000
Geo. Area General Charge	Picton Area	SUIP*	1
Picton Sewer Cap Works Rate		LV	340,000
Picton Sewer User Charge		SUIP*	1
Picton Water Cap Works Rate		LV	340,000
Picton Water User Charge		SUIP*	1
Residential Refuse & Recycling Charge 140ltr		SUIP*	1
Sounds Roads-Non Sounds		SUIP*	1

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.

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 **Rates Email** **Rates Revaluation Smart Map**



A-Z Services
Careers
Duty Builder Service
Duty Planner Service
About this Site/T&Cs
Privacy Statement
Smart Maps
Floodwatch
Environmental Data
Resource Consents
Open Data
ePlan

Contact Details

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