

#### Current Rating Year (2026/2027)

|                                     |                              |
|-------------------------------------|------------------------------|
| <b>Valuation No.</b>                | 0122004103                   |
| <b>Location</b>                     | 752 Settlement Road, Kaiwaka |
| <b>Legal Description</b>            | LOT 3 DP 560279              |
| <b>Certificate of Title</b>         | 988296                       |
| <b>Property Area<br/>(hectares)</b> | 0.3911                       |

## Current Rating Valuation

As valued at 1 September 2023

|                                   |                          |
|-----------------------------------|--------------------------|
| <b>Land Value</b>                 | \$425,000                |
| <b>Improvements Value</b>         | \$335,000                |
| <b>Capital Value</b>              | <b>\$760,000</b>         |
| <b>Nature of<br/>Improvements</b> | DBLEGGE DWG OI SLEEP OUT |

## Rates Information

**Current Rating Year**      2026/2027

### Current Year Rates Instalments

Instalment 1.              \$710.19

Instalment 2.              \$710.19

Instalment 3.              \$710.20

Instalment 4.              \$710.19

**Current Year's Rates**      **\$2,840.77**

**Previous Year's Rates**      \$2,829.77

### 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      |
| 081  | Mangawhai Harbour Restoration (MHR) (U)              | 1.00       | 80.00     | \$80.00       |
| 233  | General Rate Residential & Small Sized Lifestyle (L) | 425,000.00 | 0.0023823 | \$1,012.48    |
| 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)  | 425,000.00 | 0.0002773 | \$117.85          |
| 260                    | NRC Targeted Regional Economic Development Rate (L)   | 425,000.00 | 0.0000349 | \$14.83           |
| <b>Estimated Total</b> |                                                       |            |           | <b>\$2,840.77</b> |

## History

| Year      | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2025/2026 | \$425,000  | \$760,000     | \$2,829.77   |
| 2024/2025 | \$425,000  | \$760,000     | \$2,613.35   |
| 2023/2024 | \$305,000  | \$630,000     | \$2,266.65   |

|           |           |           |            |
|-----------|-----------|-----------|------------|
| 2022/2023 | \$305,000 | \$560,000 | \$2,174.94 |
| 2021/2022 | \$305,000 | \$305,000 | \$2,088.11 |
| 2020/2021 | \$390,000 | \$840,000 | \$0.00     |

## Property Revaluation

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

- Effective date of valuation: 01/09/2023
- Revaluation certified: 19/01/2024

## 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