What does the 4.9% total rates increase mean for your property?

The 4.9% increase applies to the total amount of rates Council collects across the district. It does not mean every property will see a 4.9% increase.

Each property's rates change will be different. It depends on:

- The type of property.
- The services you receive.
- How your property's value has changed compared with others.

Property values are updated every three years by an independent valuer and checked by the Office of the Valuer General.

In this revaluation, average property values have decreased by around 9%. However, what matters most is how your property has changed compared with others:

- If your property value increased, or decreased less than average, you may pay a larger share of rates.
- If your property value decreased more than average, you may pay a smaller share.

You can think of total rates like a pie. The total size of the pie is set by Council. Property values help decide how that pie is divided between ratepayers - not the size of the pie itself.

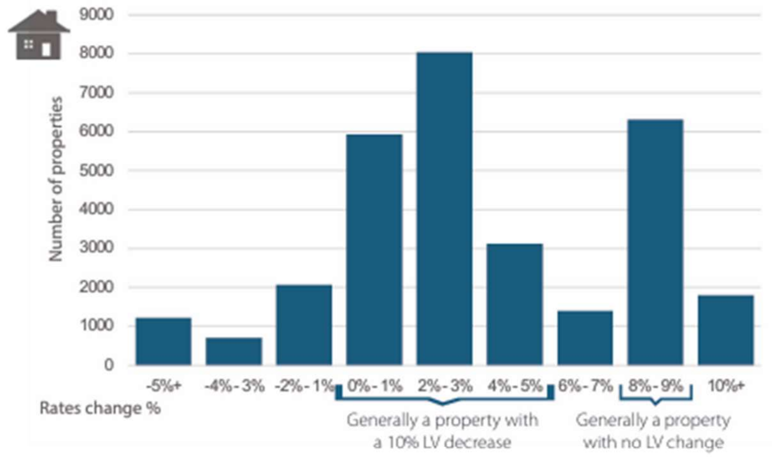
The table below shows how many properties across the district fall into different ranges of rates increases or decreases.

Change in rates	Proportion of properties
Decrease	20%
$0 to $200 increase	47%
$201 to 400 increase	26%
$401 to $600 increase	4%
Over $600 increase	4%

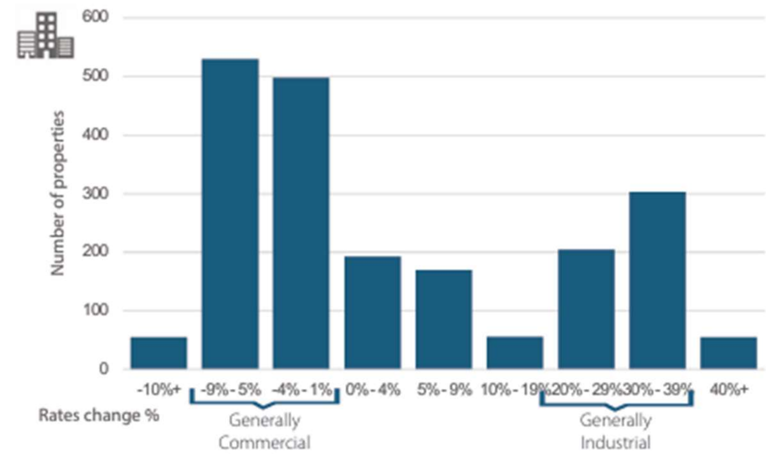
The graphs show how rates are expected to change for different groups of properties following the latest revaluation. They indicate how many properties may see small, medium, or larger percentage changes to last year's rates. The change is largely driven by how a properties land value (LV) has shifted compared to others across the district.

NPDC

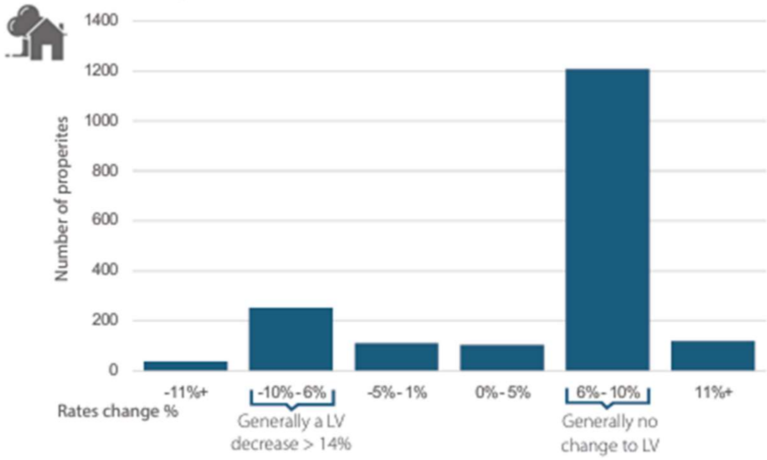
Residential



Commercial/Industrial



Small Holdings



Farmland