

# Ngā parongo hou

## Latest council news

Hōngongoi July 2025

## Impact of rising costs reduced for ratepayers

Far North District Council has adopted a 10.95 per cent rates increase for the 2025/26 financial year, the second time it has delivered increases below those originally forecast.

Last year, the council delivered the lowest increase of any council in the country at 4.5 per cent, significantly less than a 16.5 per cent increase the council initially consulted the public on.

During a 25 June Extraordinary Meeting to adopt the 2025/26 Annual Plan, councillors confirmed a 10.95 per cent average rates increase, down from the 11.3 per cent forecast in its 2024-27 Long Term Plan.

The 10.95 per cent figure is an average. Rates levied on individual properties will vary according to the services provided. For example, targeted rates may apply to a particular area only (e.g. wastewater or stormwater targeted rates), and the portion levied by Northland Regional Council (NRC) will also affect individual rates. NRC has confirmed its rates will rise by 3.54 per cent for the financial year – an increase of \$19.19 per rates bill on average.

In setting rates for 2025/26, council staff closely reviewed budgets and achieved cost reductions on day-to-day operations. Savings were also identified in the capital works programme (repairing existing assets and building new ones).



Property owners can find out what rates they will pay by using our online Rating Information Database.

However, this was not enough to counteract significant cost increases outside of the council's control. Those included increased costs to operate and maintain council assets; inflation of 2.4 per cent contributing to higher costs for goods and services; and a 1.3 per cent increase in interest payments due to higher borrowing costs and increased debt to fund capital projects such as storm damage repairs.

Taken across the three years of the 2024-27 Long Term Plan, the average rates increase over that time is forecast to be 8.1 per cent. That includes 4.5 per cent in the first year (2024/25), 10.95 per cent for 2025/26 and a projected 6.7 per cent increase in 2026/27. This is comparable

to, or lower than, councils around the country with similar geographic and population sizes.

During the Extraordinary Meeting, elected members highlighted numerous projects delivered over the past 18 months. Some of these are listed below.

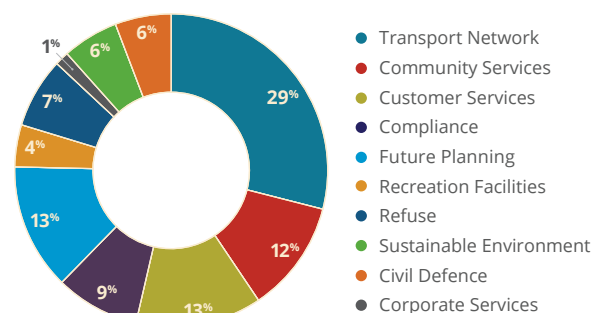
The new figure will be included in rates due on 20 August. Property owners can find out exactly how much they will pay by entering their address into the council's online Rating information database. Go to [fndc.govt.nz](https://fndc.govt.nz) and click on 'Rates' in the Popular links tab.

You can read the full 2025/26 Annual Plan at [fndc.govt.nz](https://fndc.govt.nz)

### In the past 18 months council has invested in:

- Te Hiku Sports Hub
- Te Pātukurea Kerikeri Waipapa Spatial Plan (adopted)
- Papa Hawaiki – Kaikohe and Districts Sportsville (at Lindvart Park)
- The Strand Trial in Kororāreka Russell now permanently approved
- Free public Wi-Fi, as part of the Nothing But Net programme
- Community climate change adaptation plans, in the Hokianga
- Hihi Bridge
- Desludging across our wastewater treatment plants
- Landing Road Bridge, Kerikeri
- Improvements to Rāwene wastewater treatment plant
- Te Puāwaitanga Bay of Islands Sports Hub
- Roading upgrades and slip repairs
- Upgraded wharf facilities
- Liquor licensing
- Contributed to Unahi Wharf pou
- Civil Defence Emergency Management
- Upgraded Kororāreka Russell carpark
- Supporting events across the district that bring significant economic benefit
- Upgraded Ōpua to Paihia walking track (from Te Haumi).

### General revenue:



For more information visit [fndc.govt.nz](https://fndc.govt.nz)



# Understanding your rating value

Every three years, all properties in New Zealand are revalued. Revaluations set the value of the land (LV), capital (CV) and improvement value (IV) and are undertaken by the council's valuer – Quotable Value (QV).

QV's team of valuers assess land and capital values across the district using a combination of market data (sales and productivity), information from the council, and information from real estate agents. Revaluations are audited by the Valuer-General.

## Why is this important?

A snapshot of new Rating Values (RV) will be taken on 1 September 2025 and will be used to calculate rates for the next financial year.

Changes to land valuations generally have a moderate impact on the total rates you pay. The impact will be greater if your land value has risen (or fallen) more than the district average.

Northland Regional Council also uses the RV to calculate rates for some services, including infrastructure and management of land/freshwater.

## Key points to remember:

- New valuations are effective from 1 September 2025.
- Revaluations will not impact the rates you pay until after 1 July 2026.

## How does QV calculate valuations?

QV uses a method called mass appraisal to calculate the Rating Value (RV).

- It looks at recent property sales in your area around the revaluation date.
- It establishes market trends.
- Applies trends to similar properties.
- QV also updates values when building consents are issued, properties are sold, subdivided, inspected, or if owners ask for a review.

Every revaluation is independently audited by the Office of the Valuer General to ensure accuracy and fairness.

## What is a Rating Value?

A Rating Value (RV) is a snapshot of your property's value at a specific point in time. It reflects the likely selling price on the revaluation date but excludes chattels like curtains, appliances or carpets.

### Each Rating Value is made of:

#### Capital Value (CV)

The likely price a property would sell at the time of the revaluation.

#### Land Value (LV)

What the land alone would likely sell for at the time of the revaluation, with no buildings or improvements.

#### Value of Improvements (IV)

The difference between the CV and LV, not a rebuild cost or insurance estimate.

## When are RVs calculated?

An important aspect of an RV is its 'effective date'. For the Far North, that date will be 1 September 2025. Your RV depicts the likely sales price of your property at the effective date. It's not the same as a current market value which reflects what your property would sell for today.

Learn more about revaluations and watch a video on how they impact your rates on the FNDC website under Property valuations.

## Revaluation process

2025



**1 September**  
Rating valuation takes place

2026



**20 March**  
Valuer General certification



**25 March**  
Release of valuation results



**1 April**  
Valuation notices posted to owners



**From May - June**  
Objection results communicated to individual ratepayers

## Does QV have up-to-date details for your property?

*Have you made significant improvements to your property – extensions, additional bedrooms – that didn't need a consent?*

*Has the way you use your land changed – to or from commercial use?*

*Has flooding or erosion impacted the way you use your land?*

If QV doesn't know about improvements or changes to your property, these cannot be reflected in your Rating Value.

If you said yes to any of the above, you can quickly and easily update those details online via the **Update My Property** tool at [qv.co.nz](https://qv.co.nz)

But don't delay! Update your records by 1 September to ensure inclusion in the next Far North property revaluation.

Providing the following will really help:

- Photos of the significant changes such as renovations
- Receipts or documentation
- Notes about the work done
- Details of any changes to commercial operations on the site or if they've ceased.

You can upload photos or send us information via the **Update My Property** tool on [qv.co.nz](https://qv.co.nz)

You can use this QR Code to access the tool, or go to [qv.co.nz](https://qv.co.nz)



## We're here to help

If you are struggling to pay your rates, please contact us. There are options available to help.

**Contact our revenue recovery team:**

☎ 0800 920 029

✉ [revenuerecovery@fndc.govt.nz](mailto:revenuerecovery@fndc.govt.nz) to arrange an appointment.

The land value of your property plays a big part in the amount of rates you pay. Find out how at [fndc.govt.nz/propertyvaluations](https://fndc.govt.nz/propertyvaluations)

