

TE KAUNIHERA O TE AWA KAIRANGI | HUTT CITY COUNCIL

Meeting to be held in the Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt, on
Tuesday 16 December 2025 commencing at 9.00am

SUPPLEMENTARY ORDER PAPER

PUBLIC BUSINESS

**10. IMPACT OF THE GENERAL REVALUATION 2025 AND PROJECTED RATING
IMPACTS FOR DRAFT ANNUAL PLAN 2026-27**

Report No. HCC2025/5/318 by the Manager Finance Transaction Services 2

Kate Glanville
SENIOR DEMOCRACY ADVISOR

12 December 2025

Report no: HCC2025/5/318

Impact of the general revaluation 2025 and projected rating impacts for Draft Annual Plan 2026-27

Purpose of Report

1. The purpose of this report is to present to Council the outcome of the 2025 Citywide Revaluation and to outline the indicative rating impacts for the Draft Annual Plan 2026-27.

Recommendations

That Council:

- (1) notes that approval from the Valuer General of the Lower Hutt revaluation was given on 5 December 2025;
- (2) notes that rating values for the city show an overall decrease of 7%;
- (3) notes that the 2025 rating values contained in this report provide an early indication and may change for individual properties following the objections process;
- (4) notes the community engagement plans in relation to the revaluation; and
- (5) considers any further directions to be provided to officers.

Acronyms:

DAP - Draft Annual Plan 2026-27

LTP - Long Term Plan 2024-2034

LTP21 - Long Term Plan 2021-31

AP26 - Annual Plan 2025-26

RFP - Revenue and Financing Policy

LGRA - Local Government (Rating) Act 2002

RVA - Rating Valuations Act 1998

LGA - Local Government Act 2002

QV - Quotable Value Ltd

Executive summary

2. The 2025 revaluation has now been completed and certified by the Office of the Valuer General. The results show decreases in property values across most categories in Lower Hutt, reflecting a softer market since 2022. Only utilities and farming properties show increases.
3. These changes do not affect the total amount of rates Council collects. They do, however, change how the General Rate is shared between property categories and between individual properties within each category. This depends on whether their values have changed more or less than the citywide average.
4. Because the relative values of categories have shifted, Council may wish to consider whether the current percentage allocation of the General Rate remains appropriate, in line with the Revenue and Financing Policy (RFP).
5. The updated values mean some categories and properties will pay a higher or lower share of the General Rate compared with the 2022 revaluation. The detailed rating impacts will be incorporated into the Draft Annual Plan 2026-27 (DAP).
6. Similar value reductions were seen in Wellington City as at 1 September 2024 and Upper Hutt as at 1 June 2025, suggesting regional market trends rather than Lower Hutt-specific drivers.
7. A communications plan is in place to support property owners to understand the new values, the impact on the rates they pay and how to object if they believe their valuation is incorrect.

Strategic financial context

8. The 2025 revaluation occurs within a financial environment shaped by the Council's adopted LTP and AP26, both of which identify significant pressures that continue to influence rating outcomes and affordability across the city. These pressures include population growth, the need to invest in ageing infrastructure, reductions in government funding for some activities, and ongoing cost increases across core services. These factors have required Council to make careful decisions about prioritisation, the timing of investment, and how the rates requirement is distributed across the community.
9. Council's Financial Strategy seeks to balance affordability, prudent borrowing, and intergenerational equity. It sets out the expectation that everyday operating costs should be funded from everyday revenue over the long term, while major capital works are funded through a mix of rates and borrowing. The Strategy acknowledges that achieving a balanced operating budget has been delayed due to cost pressures, including reductions in transport subsidies, increased construction and insurance costs, and lower revenue from some Council services.
10. The property revaluation itself does not change the total amount of rates Council needs to collect, but it does influence how the General Rate is shared between sectors and individual properties. This sits alongside Council's broader financial framework, including the RFP, general rate allocations and the ongoing review of how services are funded as the city grows.

Background - General Revaluation process

11. Rating values represent the likely selling price of a property at a specific point in time (“the valuation date”). They are a snapshot of the market and will not necessarily match market value once prices change. The community and market set value levels, and QV interprets this information to form rating values in accordance with the Rating Valuations Act 1998 (RVA).
12. In calculating a rating value, QV is required to assess a Land Value (the likely sale price for the land only) and a separate Capital Value (the likely sale price for the land and any buildings). A calculation of CV less LV can be done to assess a nominal “value of improvements”. This amount is not a valuation of the buildings.
13. The Office of the Valuer General (which is part of Land Information New Zealand) audits the revaluation process and results. Approval must be gained before publishing results and notifying property owners.

Background – Current rating system

14. HCC uses a Capital Value rating system. Under this system, a property’s CV is used to calculate value-based rates for the General rate along with the targeted Jackson Street Programme rate applied to commercial properties on Jackson Street.
15. The RFP sets the percentage allocation of the total General Rates requirement across the main rating categories. These allocations determine the share of the General Rate each category contributes.
16. A standard HCC rates bill is made up of the following components (with three waters charged removed from 1 July 2026):
 - General rate calculated using CV; and
 - Targeted Rates, applied as fixed charges per separately used or inhabited part (SUIP), including:
 - a) Wastewater
 - b) Water supply
 - c) Recycling
 - d) Rubbish.

Background – Previous revaluations

17. The 2019 revaluation showed strong increases across most categories, reflecting a period of broad market growth. Residential values increased by 31.8% and commercial values increased by 16.9% with industrial, lifestyle, and other categories also recording significant increases.
18. The 2022 revaluation continued this trend, with the total capital value of the city increasing by 32.7%. Residential values increased by 31.2%, and all major sectors recorded value growth. The certified movements for each sector are shown in Table 1.

Table 1: 2022 value change by sector (source QV)

Sector	No. Assets	2022 Capital Value (\$000)	% Change
Farming	2	\$14,040	49.0%
Forestry	6	\$5,087	31.5%
Lifestyle	523	\$630,539	41.8%
Mining	2	\$4,380	27.3%
Residential	38,040	\$31,394,159	31.2%
Commercial	1,063	\$2,360,979	30.6%
Industrial	1,282	\$3,389,004	50.5%
Other	1,093	\$1,974,179	34.1%
Utilities	118	\$1,039,722	25.2%
TOTAL	42,129	\$40,812,089	32.7%

Background – Rating Policy (summary)

19. Council’s current approach to sharing the General Rate between rating categories is set out in the RFP adopted through the LTP. The RFP confirms that general rates are set on a capital value basis and that residential, commercial and utility categories contribute fixed percentage shares of the total General Rate. These settings have been applied in the analysis in this report and are not being reconsidered here.
20. As a result of the transition of water services to Taiki Wai, Council is reviewing the RFP as part of the DAP 2026–27 process. The scope and approach for that work, including consideration of rating valuation, property categories, funding needs analysis and general rate percentage share, is outlined in the separate Draft Annual Plan 2026–27 report on this agenda (Section G – Approach to Revenue and Financing Policy review).

Outcomes of 2025 Revaluation

21. Approval from the Office of the Valuer-General for the Lower Hutt 2025 revaluation was given on 5 December 2025.
22. QV presented the certified property values to Council at a briefing on 10 December 2025. A copy of their presentation is attached as Appendix 1.
23. Overall, the total capital value of the city has decreased by approximately 7% between the 2022 and 2025 revaluations. Property values across most sectors have declined, reflecting market adjustments over this period. The certified sector movements are outlined in Table 2.

Table 2 – 2025 value change by sector (source QV)

Sector	No. Assets	2025 Capital Value (\$000)	% Change
Farming	3	\$17,200	7.4%
Forestry	6	\$5,850	17.8%
Lifestyle	554	\$588,284	-12.0%
Mining	1	\$3,300	0.0%
Residential	39,330	\$28,836,991	-11.2%
Commercial	1,039	\$2,387,757	-6.8%
Industrial	1,410	\$3,025,335	-9.0%
Other	1,128	\$1,924,509	-11.2%
Utilities	106	\$2,493,977	142.3%
TOTAL	43,577	\$39,283,200	-7.0%

24. Residential capital values have decreased on average by approximately 11.2%. The revised average residential capital value is \$735,000 (compared with \$815K in 2022). The extent of change varies across suburbs and property types.
25. These movements are consistent with the cooling in the property market since the strong growth period leading up to the 2022 revaluation. While values have decreased, the changes are broadly in line with trends seen across the wider Wellington region.
26. The range of capital value changes between sectors in the 2025 revaluation is relatively consistent. In addition, because Council now uses a percentage allocation model to determine how the General Rate is shared between rating categories, the revaluation does not trigger a need to review differential settings or pause any adjustments. The percentage allocation approach ensures that each category continues to contribute its adopted share of the General Rate, regardless of variations in capital value movements.

Indicative impact of rates charges for 2026-27 - 9.5% (after growth) rates revenue increase

27. This section sets out the indicative impact of the 2025 certified revaluation on rates for 2026-27. The modelling is based on a 9.5% (after growth) increase in total rates revenue, consistent with the early direction in the DAP finance update report included in the agenda for this meeting. That report addresses the drivers of the rates requirement, targeted rates, and affordability considerations. This paper focuses on how the updated capital values influence the share of rates paid by each category and by individual properties.
28. From 1 July 2026, Tiaki Wai will take over responsibility for essential water services, and property owners will receive a separate bill for water charges. Because water services will no longer be funded through rates from 1 July 2026, 2025-26 rates have been adjusted to reflect an estimate of what they would have been without water charges in order to provide an accurate comparison to the indicative 2026-27 rates.

29. The modelling uses the certified 2025 capital values, with an allowance for growth to reflect expected changes to the rating base before 30 June 2026. Final capital values will include adjustments for new developments, subdivisions, and changes arising from the objection process.
30. The 2025 revaluation has resulted in changes to the average capital value of properties in each rating category. These movements are shown in Table 3.

Table 3: Average capital value and percentage change by rating category

Property Category	1 July 2025 Capital Value	1 July 2026 Capital Value	Change Amount %
Average Residential	\$815,000	\$735,000	(9.8%)
Average Commercial Central	\$2,350,000	\$2,192,000	(6.7%)
Average Commercial Suburban	\$2,418,000	\$2,043,000	(15.5%)
Average Rural	\$1,247,000	\$1,116,500	(10.5%)
Utilities	\$3,262,068	\$8,110,000	148.6%

31. Indicative rates impacts for the average property in each major rating category based on the 9.5% (after growth) total rates revenue increase are shown in Table 4. Actual changes for individual properties will vary depending on how their capital value has changed relative to the category average.

Table 4: Indicative rates impact by rating category

Property Category	1 July 2025 Capital Value	2025-26 Rates (waters removed)	1 July 2026 Capital Value	2026-27 Indicative Rates	\$ Change Amount annual	\$ Change Amount weekly	Change Amount %
Average Residential	\$815,000	\$2,263	\$735,000	\$2,487	\$224.11	\$4.31	9.9%
Average Commercial Central	\$2,350,000	\$20,546	\$2,192,000	\$22,549	\$2,003.14	\$38.52	9.7%
Average Commercial Suburban	\$2,418,000	\$16,425	\$2,043,000	\$16,630	\$204.74	\$3.94	1.2%
Average Rural	\$1,247,000	\$2,536	\$1,116,500	\$2,774	\$237.37	\$4.56	9.4%
Utilities	\$3,262,068	\$26,728	\$8,110,000	\$27,306	\$577.43	\$11.10	2.2%

32. Within the Commercial Central rating category, Queensgate Mall has a capital value change of 4.25%, compared with 7.5% for other Commercial Central properties. The indicative rates impact for Queensgate for 2026-27 is included within the Commercial Central figures in Table B, with the detailed movement shown separately in Table 5.

Table 5: Indicative rates impact – Queensgate

Property Category	1 July 2025 Capital Value	2025-26 Rates (waters removed)	1 July 2026 Capital Value	2026-27 Indicative Rates	\$ Change Amount annual	\$ Change Amount weekly	Change Amount %
Commercial Queensgate	\$282M	\$2,465,551	\$270M	\$2,777,526	\$311,974.92	\$5,999.52	12.7%

33. Table 6 shows the capital value change for the average residential property within each suburb and the indicative rates for 2026-27.

Table 6: Indicative rates impact – average residential property by suburb

Residential Suburbs Average CV	1 July 2025 Capital Value	2025-26 Rates (waters removed)	1 July 2026 Capital Value	2026-27 Indicative Rates	% Change in Capital Value	\$ Change Rates	% Change Rates
ALICETOWN	\$899,500	\$2,461	\$751,000	\$2,534	(17%)	\$72	3%
AVALON	\$760,000	\$2,134	\$684,000	\$2,340	(10%)	\$206	10%
BELMONT	\$972,500	\$2,633	\$862,000	\$2,855	(11%)	\$222	8%
BOULCOTT	\$922,500	\$2,515	\$873,000	\$2,887	(5%)	\$371	15%
DAYS BAY	\$1,294,500	\$3,388	\$1,091,500	\$3,519	(16%)	\$131	4%
EASTBOURNE	\$1,217,800	\$3,208	\$1,042,500	\$3,377	(14%)	\$169	5%
EPUNI	\$834,900	\$2,310	\$749,800	\$2,530	(10%)	\$220	10%
FAIRFIELD	\$818,300	\$2,271	\$752,900	\$2,539	(8%)	\$268	12%
HARBOUR VIEW	\$912,100	\$2,491	\$844,000	\$2,803	(7%)	\$312	13%
HAYWARDS	\$632,500	\$1,835	\$608,400	\$2,121	(4%)	\$286	16%
HUTT CENTRAL	\$1,080,800	\$2,887	\$939,700	\$3,080	(13%)	\$193	7%
KELSON	\$879,600	\$2,415	\$778,700	\$2,614	(11%)	\$199	8%
KOROKORO	\$1,023,900	\$2,753	\$935,150	\$3,066	(9%)	\$313	11%
LOWRY BAY	\$1,661,600	\$4,249	\$1,418,950	\$4,466	(15%)	\$217	5%
MANOR PARK	\$896,400	\$2,454	\$827,750	\$2,756	(8%)	\$302	12%
MAUNGARAKI	\$932,800	\$2,539	\$801,200	\$2,679	(14%)	\$139	5%
MELLING	\$491,300	\$1,504	\$406,500	\$1,537	(17%)	\$33	2%
MOERĀ	\$648,200	\$1,872	\$577,230	\$2,031	(11%)	\$159	8%
NAENAE	\$659,200	\$1,898	\$565,600	\$1,997	(14%)	\$99	5%
NORMANDALE	\$896,200	\$2,454	\$827,700	\$2,756	(8%)	\$302	12%
PETONE	\$950,800	\$2,582	\$791,500	\$2,651	(17%)	\$69	3%
POINT HOWARD	\$1,185,100	\$3,131	\$978,350	\$3,191	(17%)	\$60	2%
STOKES VALLEY	\$648,800	\$1,873	\$615,750	\$2,142	(5%)	\$269	14%
TAITĀ	\$661,400	\$1,903	\$587,450	\$2,060	(11%)	\$157	8%

WAINUIOMATA	\$630,100	\$1,830	\$603,055	\$2,106	(4%)	\$276	15%
WAIWHETŪ	\$802,800	\$2,235	\$714,300	\$2,427	(11%)	\$193	9%
WATERLOO	\$887,700	\$2,434	\$794,000	\$2,658	(11%)	\$224	9%
WOBURN	\$1,283,900	\$3,363	\$1,109,580	\$3,571	(14%)	\$208	6%
YORK BAY	\$1,128,100	\$2,997	\$913,000	\$3,002	(19%)	\$5	0%

34. Targeted rates form part of the total rates bill for most ratepayers. The indicative targeted rates used in the modelling for 2026–27 are shown in Table 6. Final targeted rates will be confirmed through the Draft Annual Plan process.

Table 6: Indicative targeted rates for 2026–27

Targeted Rate	2025-26	Indicative 2026-27	\$ Change
Recycling targeted rate	\$130	\$130	\$0
80L Rubbish targeted rate	\$153	\$159	\$6
120L Rubbish targeted rate	\$222	\$231	\$9
240L Rubbish targeted rate	\$444	\$462	\$18
Green Waste targeted rate	\$120	\$123	\$3

35. Final rates for 2026-27 will be confirmed as part of the DAP process.

Community Engagement

36. Engagement with the community on the 2025 Revaluation has begun. Information in the table that follows shows the completed actions and those upcoming ones.
37. A comprehensive communication approach is being undertaken. It is important that property owners understand why Council is updating the property values, how we do it and what it means for them. A key message is that we are carrying out legal requirements that are relevant to all Councils in New Zealand. It is also important that property owners know that they can object to the new rating value for their property and that they understand the process of doing so.

Activity	Date	Status
Include information flyer with second rates instalment invoice	1 November 2025	Complete
Press release Council briefing of the 2025 valuation outcome	10 December 2025	Complete
Send owner notice (including explanatory brochure, refer to Appendix 2) Launch rates calculator tool (including video) Website updates Objection period starts	17 December 2025	Not started
Social media posts	January 2026	
Objection period ends	5 February 2026	
2025 Rating Values used to assess rates	1 July 2026	
Include information flyer with first rates instalment invoice	1 August 2026	

38. Public consultation will be undertaken on the DAP throughout April 2026.

Assistance available for ratepayers

39. There are several mechanisms available to support ratepayers with rates payments.
40. These include Rates Postponement which delays the requirement to pay rates until a later date.

41. Rates Rebate is a scheme funded by central government and administered by Councils to provide up to \$805 (in the current year) towards the annual rates of those ratepayers on a low income. Council sends a new application each year to all ratepayers who were successful in applying in the previous year. A note is also printed on each rates invoice to draw attention to the assistance and the Rates Team actively promotes this in discussions with ratepayers.
42. The Rates Team will also work alongside any ratepayer to agree on a payment plan for ongoing rates payments. Payments can be made at a frequency that best suits the ratepayer. Payments can be made either by direct credit or using Council's Rates Direct Debit system.
43. The Rates Remission policy is also available to provide a reduction in the number of rates payable in certain circumstances, as set out in the policy.

Climate Change

44. The matters addressed in this report have been considered in accordance with the process set out in Council's Climate Change Considerations Guide.

Legal Considerations

45. The most relevant legislation includes the Local Government Act 2002, the Local Government (Rating) Act 2002 and the Rating Valuations Act 1998.

Financial Considerations

46. There is no further financial consideration other than those detailed in the report.

Appendices

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1↓	Appendix 1 - Hutt City Council 2025 Revaluation Presentation from Quotable Value	12
2↓	Appendix 2 - Hutt City Council Rates Revaluation 2025 Flyer	31

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Hutt City District Revaluation 2025

10th December 2025



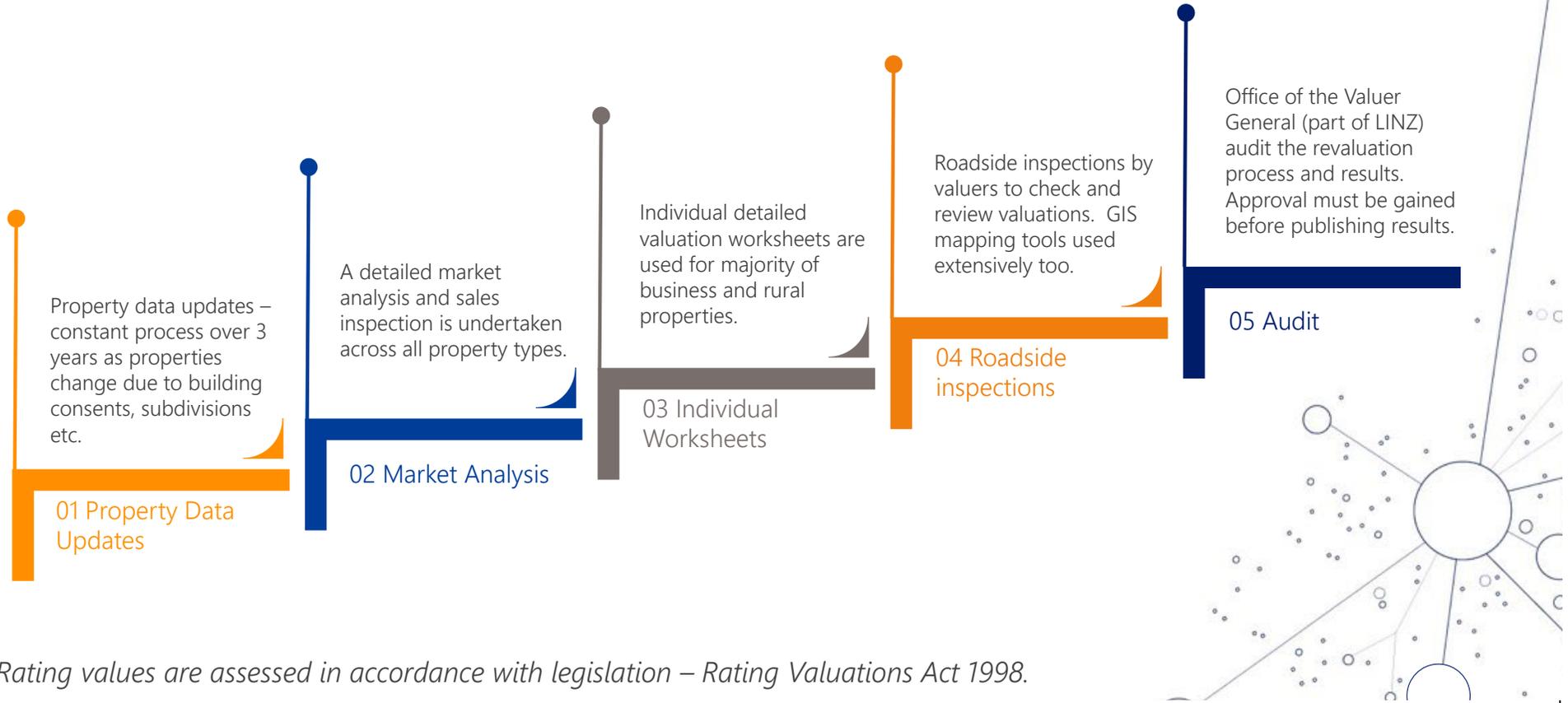


Agenda

1. Process
2. Results
3. Key dates
4. Questions



Process



Rating values are assessed in accordance with legislation – Rating Valuations Act 1998.



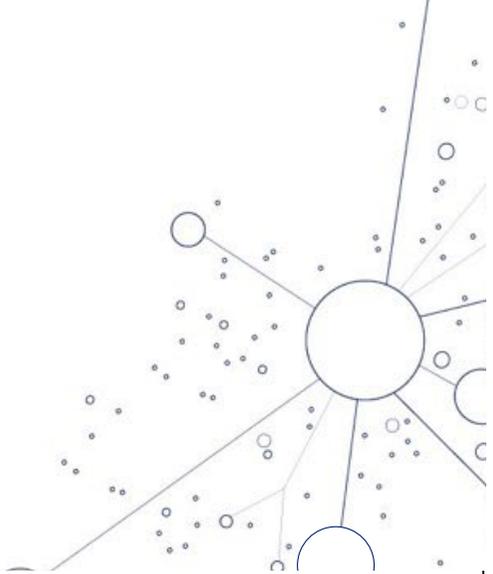
Rating Values vs. Market Values

Rating values are a 'snapshot' of the market at a single point in time

If market prices change, a rating valuation cannot be expected to represent the market value for an extended period

Rating values do not include plant and chattels, or tree worth.
Rating valuations assess as freehold, not a leasehold interest

The community and market set property value levels
– QV interprets this to form rating values





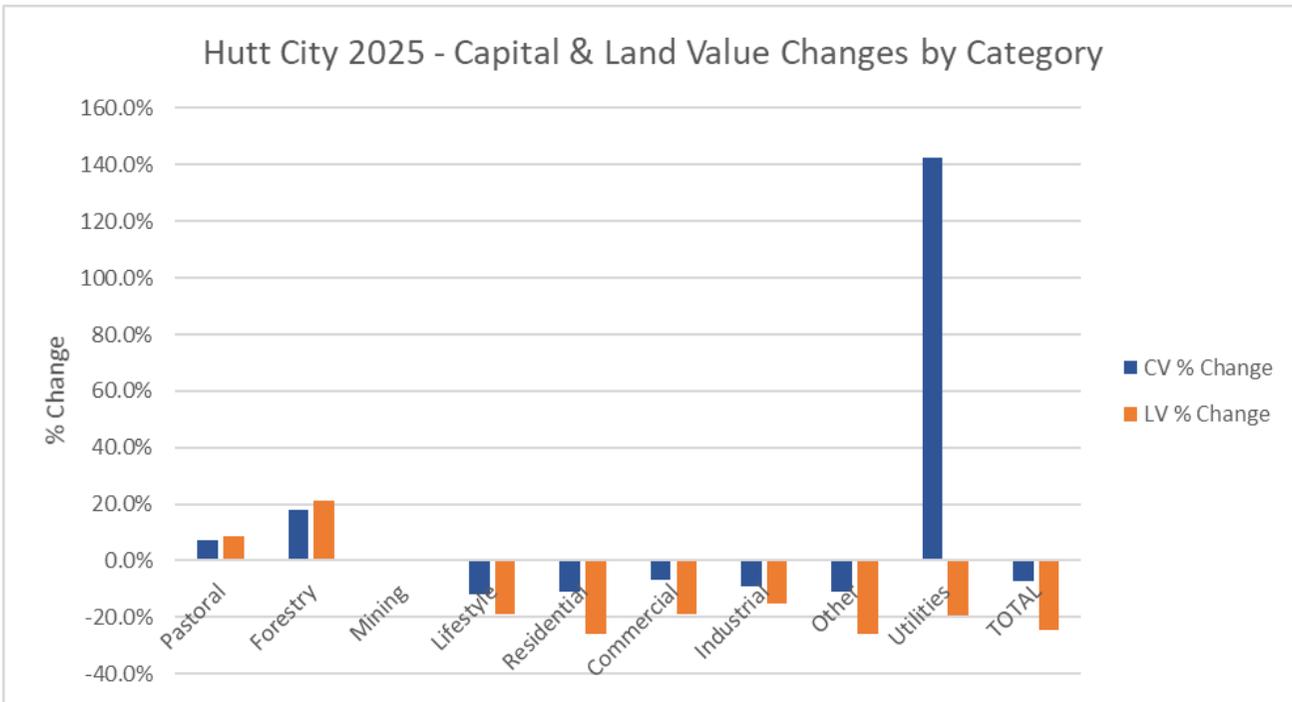
Hutt City Revaluation overview

Sector	No. Assets	2025 CV	CV % Change	2025 LV	LV % Change
Pastoral	3	\$17,200,000	7.4%	\$14,890,000	8.8%
Forestry	6	\$5,850,000	17.8%	\$5,035,000	21.0%
Mining	1	\$3,300,000	0.0%	\$2,750,000	0.0%
Lifestyle	554	\$588,284,500	-12.0%	\$309,623,000	-18.9%
Residential	39,330	\$28,836,991,000	-11.2%	\$15,358,098,000	-25.7%
Commercial	1,039	\$2,387,757,000	-6.8%	\$1,120,597,000	-18.8%
Industrial	1,410	\$3,025,332,000	-9.0%	\$1,722,389,000	-15.1%
Other	1,128	\$1,924,508,800	-11.2%	\$875,528,300	-25.8%
Utilities	106	\$2,493,977,000	142.3%	\$55,658,500	-19.3%
TOTAL	43,577	\$39,283,200,300	-7.0%	\$19,464,568,800	-24.4%



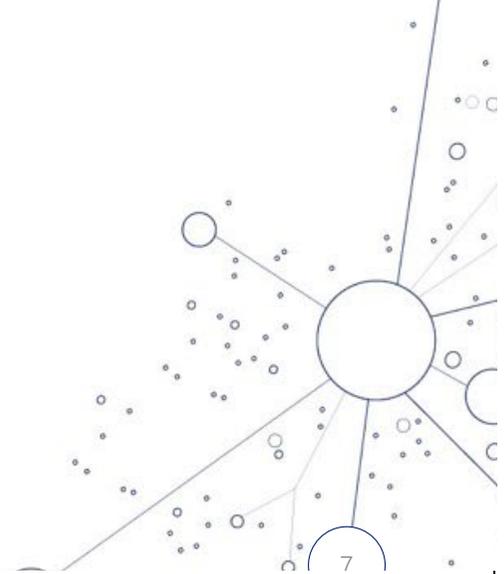


Hutt City Revaluation overview





Hutt City house value market movement





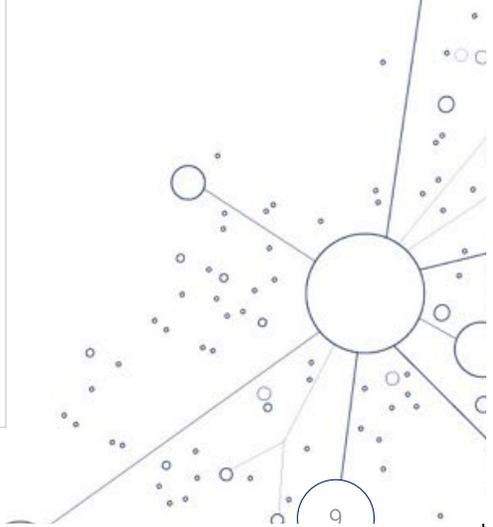
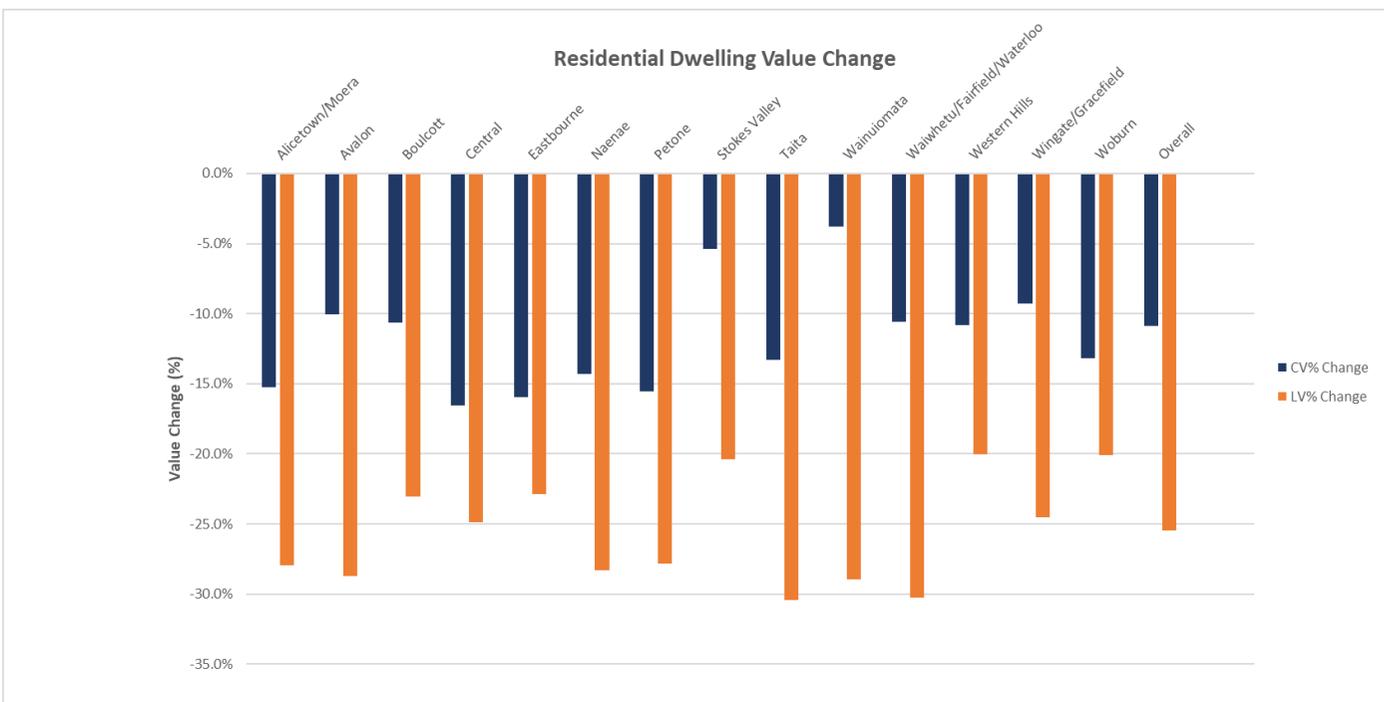
Hutt City Residential Market Overview

- Soft market from the end of 2022 – 2025.
- Gradual decline in values since record highs in 2021 and early 2022
- RBNZ increased OCR in 2023-2024 to restrict lending. This contributed to a soft market.
- As at August 2025 the OCR sat at 3.00%. There is more confidence in the market but it is still paired with other uncertainties.
- Unemployment, cost of living and rising operating costs have also contributed to this subdued market.
- Market sentiment changed from a seller's market to a buyer's market.
- Higher quality stock and newer stock holding values slightly better than older quality stock.



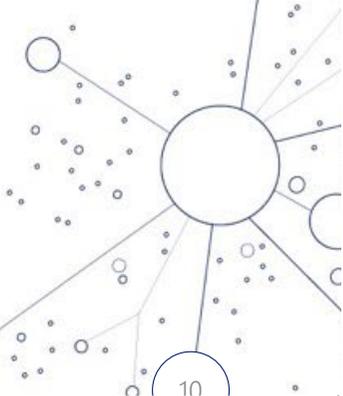
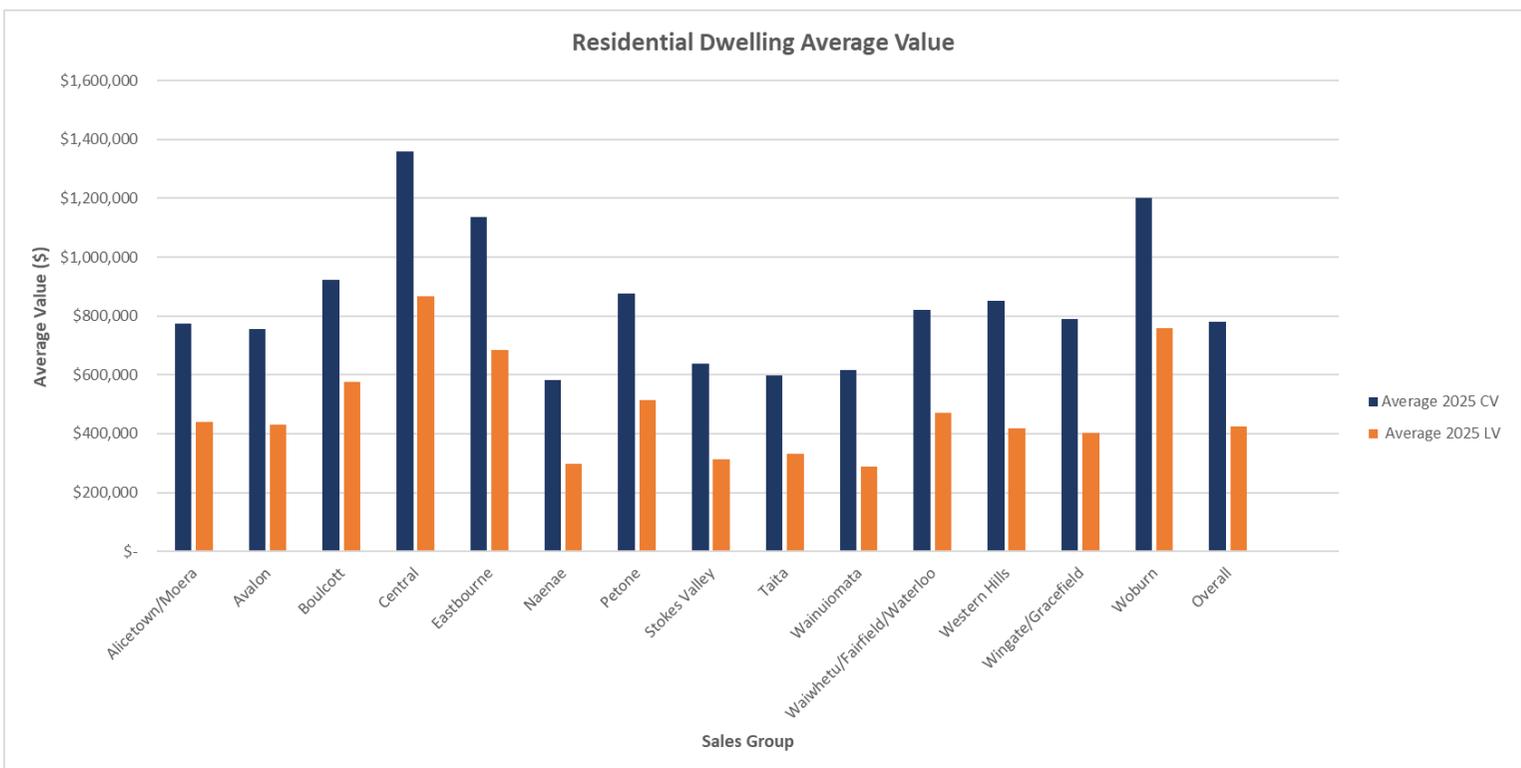


Residential dwelling value changes 2025





Residential dwelling average values change 2025





What's happening around NZ?

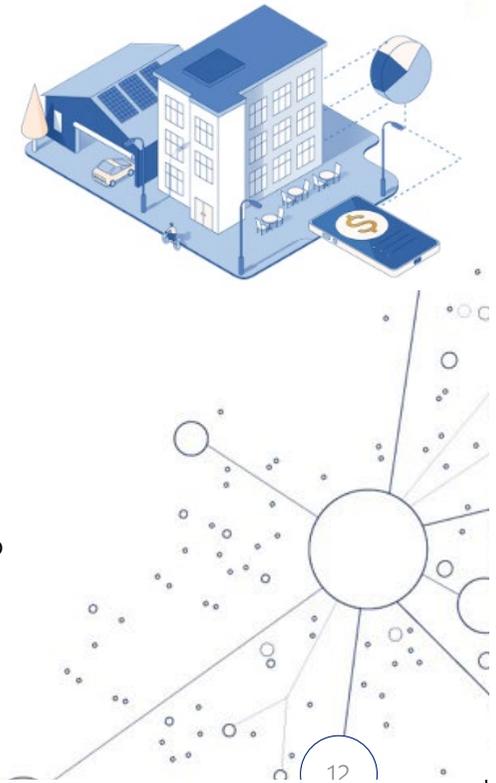
Local Authority	Total # Assessments	OVG Audit	CV Change	Res Change	Project status
Waimate District Council	4,659		1.8%	4.2%	Implemented
Opotiki District Council	6,649		-3.2%	-5.6%	Implemented
Upper Hutt City Council	19,742		-6.2%	-9.6%	Implemented
Waimakariri District Council	31,515		1.8%	-0.5%	Implemented
Otorohanga District Council	5,744		-4.9%	-8.0%	Implemented
Manawatu District Council	15,786		-6.3%	-11.8%	Implemented
Hurunui District Council	9,461		-1.4%	1.5%	Implemented
Dunedin City Council	59,831		-0.1%	-2.8%	Implemented
New Plymouth District Council	40,190		-1.5%	-2.3%	Implemented
Waipa District Council	26,286		-5.2%	-9.7%	Implemented
Whakatane District Council	18,182		-2.8%	-8.8%	Implemented
Gore District Council	7,306		2.8%	8.5%	Implemented
Horowhenua District Council	19,483		-9.0%	-12.1%	Implemented
Hutt City Council	46,526		-7.0%	-11.2%	Implemented





Business properties

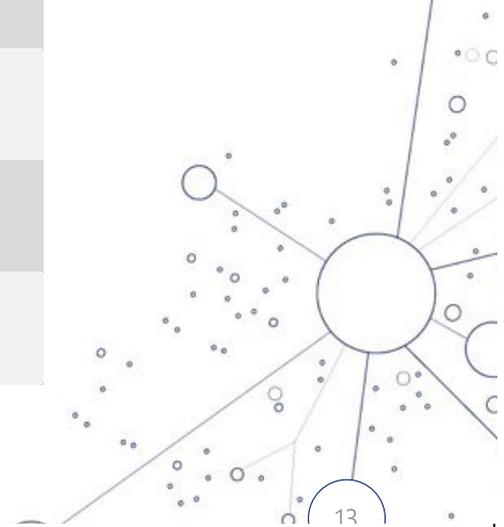
- The commercial sector has been impacted by inflationary pressures on goods and services, rising operating costs and lower demand from customers due to a cost of living crisis.
- Lower vacancy rates resulting in slight increase in rents.
- Significant increase in operating expenses over the last three years.
- Higher interest rates compared to 2022 resulting in higher yields.
- Investor demand for property has softened however owner occupiers who have a use for the property remain active.
- Values of both commercial and Industrial properties coming back slightly.
- Queensgate is the Hutt City's largest ratepayer. Capital Value has decreased 4.3% since 2022. Average decline in Commercial is 6.9%.





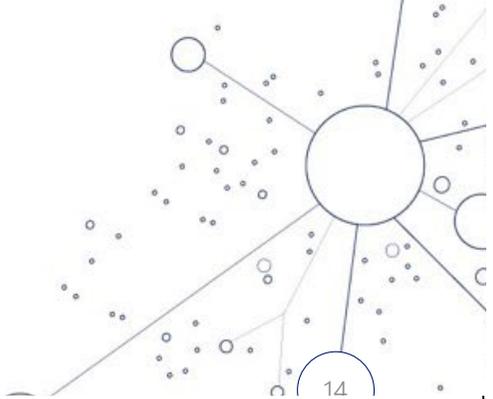
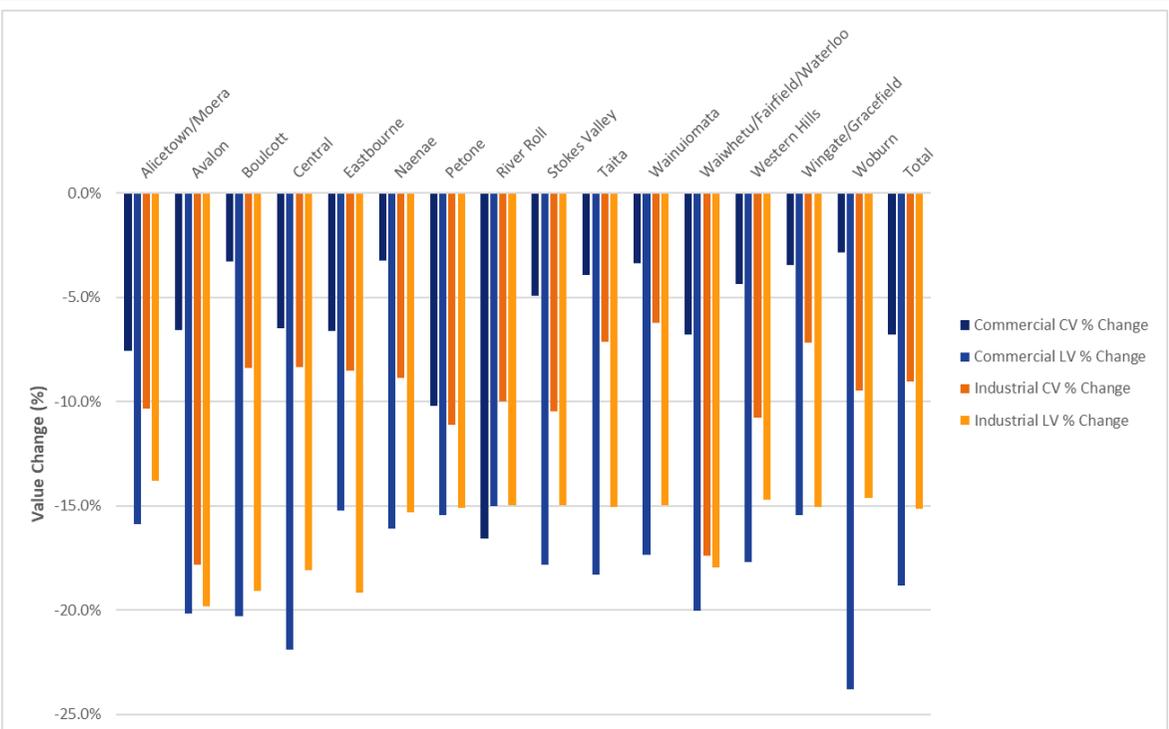
Business properties value change 2025

Sector	No. Assets	2025 CV	% Change	2025 LV	% Change
Commercial Overall	1,039	2,387,757,000	-6.8%	1,120,597,000	-18.8%
Commercial Accommodation	20	84,950,000	-8.2%	39,050,000	-23.3%
Commercial Elderly	9	150,640,000	1.2%	26,300,000	-24.8%
Commercial Childcare	30	52,140,000	-9.3%	23,860,000	-23.8%
Industrial Overall	1,410	3,025,332,000	-9.0%	1,722,389,000	-15.1%



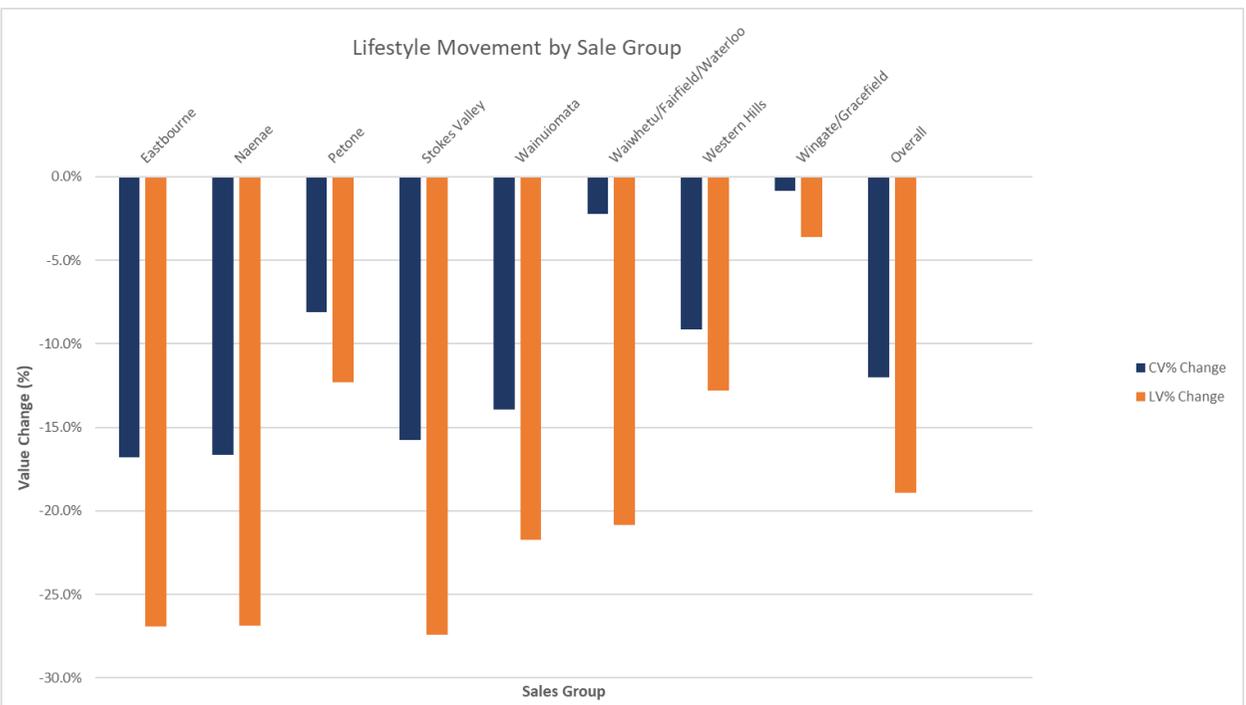


Business properties value change 2025

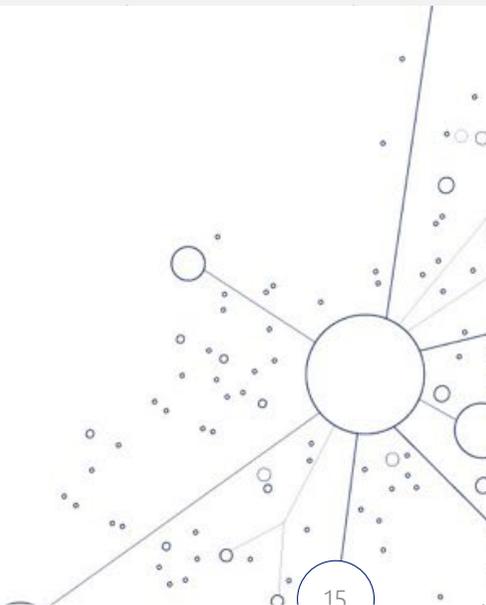




Rural and Lifestyle properties value change 2025

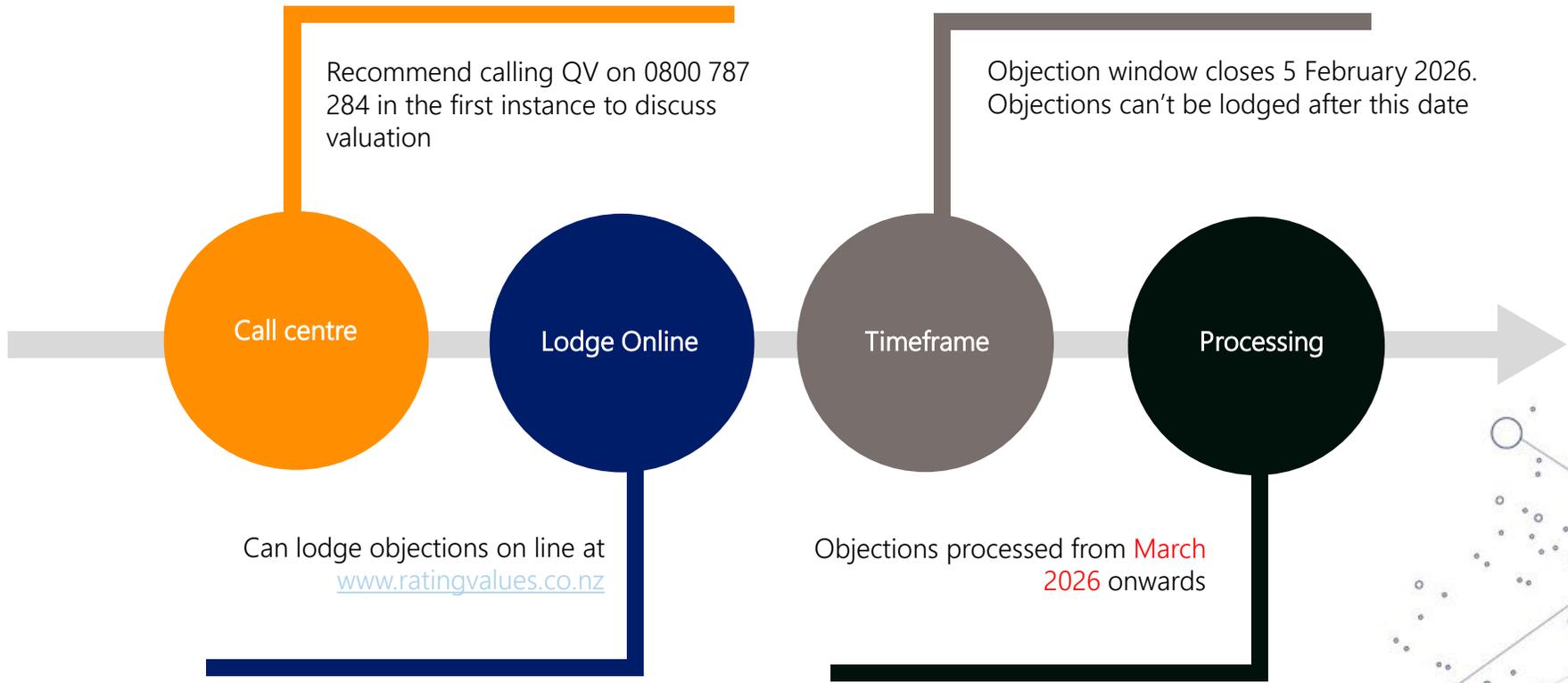


Sector	No. Assets	% Change Capital Value	% Change Land Value
Dairy	0	0.0%	0.0%
Pastoral	3	7.4%	8.8%
Horticulture	0	0.0%	0.0%
Forestry	6	17.8%	21.0%
Mining	1	0.0%	0.0%





Objections



Recommend calling QV on 0800 787 284 in the first instance to discuss valuation

Call centre

Lodge Online

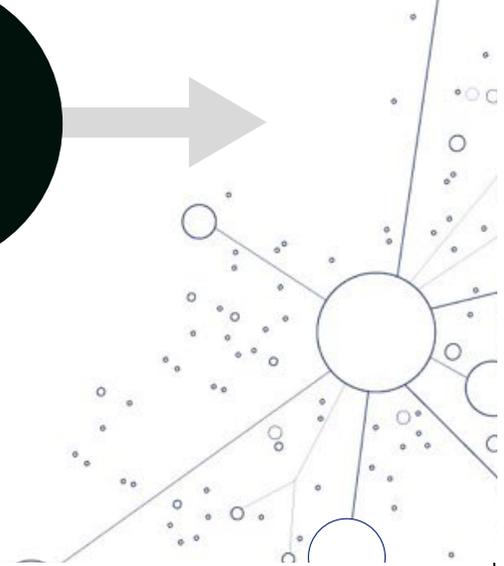
Timeframe

Processing

Can lodge objections on line at www.ratingvalues.co.nz

Objection window closes 5 February 2026. Objections can't be lodged after this date

Objections processed from **March 2026** onwards

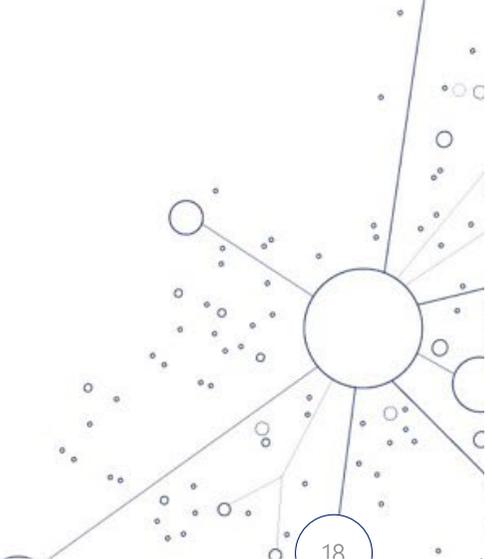




Key Dates

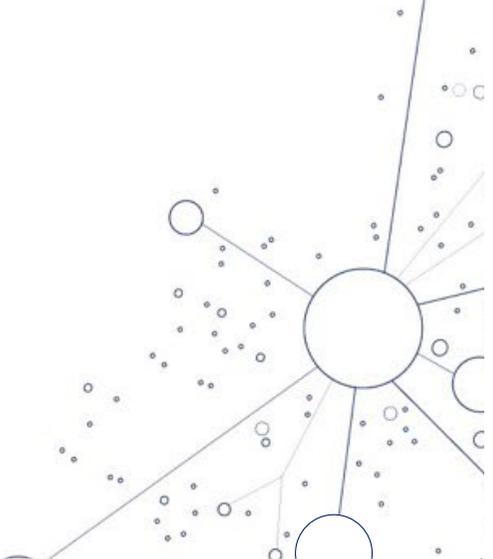
- Effective date of valuation: 1 August 2025
- Owners notices posted from 17 December 2025
- Objection period closes 5 February 2026
- Used for rating purposes from 1 July 2026





Questions





Ngā mihi nui

How much has the value of the city changed since 2022?



Residential
▼ 11.2%



Commercial
▼ 6.8%



Industrial
▼ 9.0%



Farming
▲ 7.4%



Lifestyle
▼ 12.0%



Forestry
▲ 17.8%



Utilities
▲ 142.3%



Other
▼ 11.2%

Average change across all property types
▼ 7.0%



What if I think you got it wrong?

You can object to your updated rating value before 5 February 2026.

Objections must be lodged with Quotable Value, not Hutt City Council. You can lodge an objection online or over the phone:

 www.qv.co.nz/services/rating-valuations/object-rating

 **0800 787 284**

For more information, including a handy rates calculator and explainer video, head to hutt.city/revaluation



We're updating your property's rating value in 2025

A guide to revaluations, as required by law every three years



How the capital value rating system works



STEP 1:

Council works out how much income is needed from rates in order to run the city.



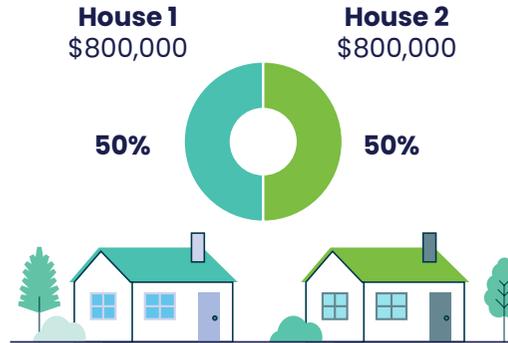
STEP 2:

Some rates are for specific things such as rubbish collection. These are called targeted rates and are not calculated using the capital value method.

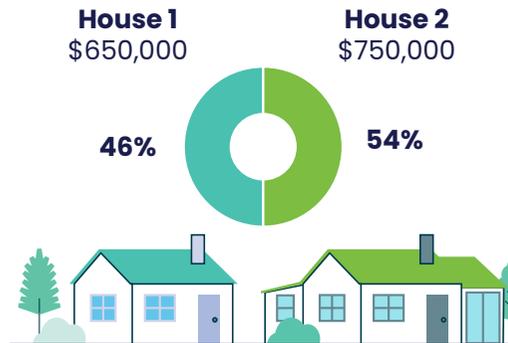


STEP 3:

The general rate is collected to fund things that benefit everyone, like roads and parks maintenance. This is where capital value comes in – the total general rate amount is spread across the city according to capital value. Your share of the total general rates bill is tied to your property's share of the total city's value.



For example, let's imagine a city with only two properties. Each property is worth \$800,000, so together the total value of the city is \$1,600,000. Each property makes up 50% of the city's value, so they each pay 50% of the general rate bill.



Three years later, both properties are revalued. House 1 is now worth \$650,000 but House 2 is now worth \$750,000. The total value of the city is now \$1,400,000. House 1 makes up 46% of the city's value, so it pays 46% of the total general rate bill. House 2 is worth 54%, so it pays 54% of the total bill.

What does this mean for me?

A decrease in your property value may not mean you pay less in rates – it all depends on how your property's value changes, compared to the average property value change across the city.

Revaluation helps us work out everyone's share of rates, but it doesn't change the total amount of rates that Hutt City Council collects.

If your property's value has dropped more than the average change, your share of general rates may be smaller. If it has not decreased as much as the average change, your share may be larger.



It's important to note that any changes to rates are set through the Annual Plan, and this will impact your rates bill from 1 July 2026. We'll be engaging with the community on our next Annual Plan in early 2026, and you'll be able to share your thoughts with us on any proposed changes.