

Answers to questions on your revaluation

Q When will the new valuations be used for working out the rates I need to pay?

The 2026 valuations will be used in calculating rates from the 2027/28 rating year beginning on 1 July 2027. The remaining rates instalments for the 2026/27 year will continue to be based on 2023 valuations.

Ahead of the 2027/28 rating year the Council will be looking at the impact of the revaluations on rates and affordability as part of our rating system review. Any proposed changes to how we allocate rates across the district will be shared with the community as part of consultation on the 2027-37 Long-term Plan in April 2027.

Q Does the revaluation mean the Council gets more money in rates?

No. A revaluation of property values throughout the district does not increase the amount of money collected by rates, but it can change how they are allocated throughout the district because property values don't all increase or decrease by the same percentage.

Q What difference will my updated property valuation make to my rates?

An increase in the valuation of a property doesn't mean an equivalent rates increase for that property.

It all depends on how your property's rating value changes, compared to the average property value change across the district. Typically, where a property's revaluation increase is higher than the average increase, the property will have a higher rates increase than the average. Conversely, a property that has a revaluation increase below the average will have a lower rates increase than the average.

Got more questions? Visit:
www.kapiticoast.govt.nz/valuations



Keeping up to date

There are lots of ways to keep up-to-date with the latest news from Council and opportunities to have your say:

Our website – kapiticoast.govt.nz

Find out the latest on our services and facilities, as well as plans for the future and reports on how we're delivering for our community.

Facebook – facebook.com/kapiticoastdistrictcouncil

Keep up-to-date with the latest happenings and Council news.

E-newsletter – Everything Kāpiti

Our weekly e-newsletter Everything Kāpiti is full of information about what's going on at our Council, hot tips, how you can get involved and dates to remember. Sign up at www.kapiticoast.govt.nz/everythingkapiti

October 2026

Your latest property revaluation

Kāpiti Coast District 2026 revaluations are out now





Your 2026 property rating valuations

Councils are required to keep a rating information database and to keep it up-to-date by having properties in the district revalued at least every three years.

The Council contracts Quotable Value (QV) to carry out these revaluations to reflect changing property values. The recently released 2026 valuations reflect property values as at 1 July 2026.

Letters from QV to Kāpiti property owners were posted from 28 October 2026 with details of the updated valuation for their property.

You can also view your valuation on the Council website at:
www.kapiticoast.govt.nz/property-search

Lodging objections

Property owners who aren't happy with their revaluation can lodge an objection with QV, free of charge, until 11 December 2026.

Find out more at www.ratingvalues.co.nz

If you have a query on your property valuation call QV on 0800 787 284.

What does your new valuation mean for your rates?

Rating valuations are one factor used by the Council to distribute rates across the district. The 2026 valuations won't be used for calculating rates until 1 July 2027.

An increase in the rateable value of a property doesn't mean an equivalent rates increase for the property. Typically, where a property's revaluation increase exceeds the average increase, the property will have a higher rates increase than the

average. A property that has a revaluation increase below the average will have a lower rates increase than the average.

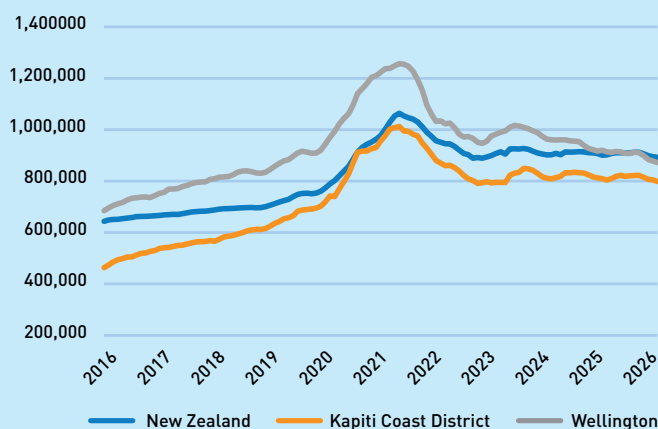
Ahead of the 2027/28 rating year the Council will be looking at the impact of the 2026 revaluations on rates and affordability as part of our rating system review. Any proposed changes to how we spread rates across the district will be shared with the community for their feedback. This would take place as part of our community consultation on our draft 2027-37 Long-term Plan in April 2027.

For more information on 2026 valuations visit:
www.kapiticoast.govt.nz/valuations

Property valuation changes since 2023

Newly released rating revaluations for the Kāpiti district reflect the stabilisation in property values since the last district-wide valuation three years ago. The average house value in the district in the 2026 revaluation is \$836,000, a Capital Value increase of 2.3% since 2023.

Kāpiti Coast residential values



Residential Property Values and Changes since 2023

	Average 2026 Capital Value*	CV% Change since 2023	Average 2026 Land Value	LV% Change since 2023
Ōtaki Beach	\$609,873	1.46%	\$315,239	0.02%
Ōtaki Central	\$627,495	-1.86%	\$330,423	4.74%
Ōtaki Rural	\$755,757	-0.92%	\$412,376	-2.16%
Hautere/ Waikanae Rural	\$1,240,000	5.72%	\$582,428	3.25%
Waikanae Beach	\$952,621	6.05%	\$597,327	11.18%
Waikanae Garden	\$939,992	4.50%	\$507,971	10.50%
Waikanae East/ Hemi Matenga	\$869,102	-0.86%	\$398,393	0.08%
Otaihanga/ Paraparaumu Rural	\$847,554	3.48%	\$475,986	5.40%
Paraparaumu Central	\$732,396	2.92%	\$414,934	9.56%
Paraparaumu Beach	\$880,959	1.53%	\$500,767	5.07%
Raumati Beach	\$925,991	2.11%	\$522,556	-0.05%
Raumati South	\$887,477	1.68%	\$516,212	-0.85%
Paekākāriki	\$936,934	-0.40%	\$584,632	-2.96%

*Excluding chattels