

Nelson City Council has a vision and eight broad, long term community outcomes that guide our overall direction and decision making.

OUR VISION

Nelson is the Smart Little City:
He tāone tōrire a Whakatū

Nelson is a vibrant place where we are deeply connected with, and committed to, our natural, social and cultural environment. Clever business and innovation help us thrive. We enjoy living fulfilled lives in smart, sustainable communities.

OUR COMMUNITY OUTCOMES



Our unique natural environment is healthy and protected



Our urban and rural environments are people-friendly, well planned and sustainably managed



Our infrastructure is efficient, cost effective and meets current and future needs



Our communities are healthy, safe, inclusive and resilient



Our communities have opportunities to celebrate and explore their heritage, identity and creativity



Our communities have access to a range of social, educational and recreational facilities and activities



Our Council provides leadership and fosters partnerships, a regional perspective, and community engagement



Our region is supported by innovation and sustainable economy

MORE INFORMATION

For more information about Nelson City Council and what we do, see nelson.govt.nz or visit our Customer Service Centre on Trafalgar Street.



HOW DO I MAKE ENQUIRIES?

If you wish to find out more about your rating value visit ratingvalues.co.nz.

Enquiries about the new valuations can be made by calling QV on 0800 787 284 (0800 QV Rating).

WHAT IF I DISAGREE WITH MY REVALUATION?

If you believe that the new valuation for your property does not fairly represent its market value as at 1 September 2018 you have the right to object.

More information about how to do this is shown on the reverse of the Notice of Rating Valuation. Please note that objections must be received by QV by 18 January 2019.

If your enquiry is about a rates issue, please contact



Civic House, 110 Trafalgar Street, Nelson
enquiry@ncc.govt.nz • 03 546 0200 • nelson.govt.nz



REVALUATION WHAT DOES IT MEAN FOR YOU?



03 546 0200
nelson.govt.nz





WHY WAS MY PROPERTY REVALUED?

The law requires that every City or District Council must complete a revaluation of the properties in its area at least once every three years. As Nelson was last revalued in 2015 new rateable values must be set in 2018.

The Council has contracted Quotable Value Ltd (QV) to undertake this task.

WHAT ARE RATEABLE VALUES AND WHY DO THEY MATTER TO ME?

Rateable values are gathered for the Council and used as the basis for setting general rates. Every property in the City has been valued at a common date - 1 September 2018. Rateable values have three parts:

Capital value - an assessment of the probable price for the property if it had been sold on 1 September 2018. The capital value does not include chattels.

Land value - the probable price that would have been paid for the land on 1 September 2018.

Value of improvements - in this context is just the difference between the assessed capital and land values. It does not relate to insurance assessments or build costs.

HOW HAVE THE NEW VALUES BEEN ASSESSED?

QV has reviewed all sales over recent months then using mass appraisal techniques has applied these to other similar properties. They have also reviewed properties for which building consents have been issued.

Owners of non-residential properties have been surveyed to obtain up to date information about rental income.

WHAT ARE THE OVERALL CHANGES IN VALUES OVER THE LAST THREE YEARS?

Residential property values have increased significantly since the last revaluation in 2015. This has been driven by low interest rates, strong migration and a high-performing economy.

Land values have been particularly strong with demand outstripping supply. Lifestyle properties have increased in value but to a lesser degree than residential property.

A strong regional economy particularly in industries such as horticulture, forestry, fishing, tourism and construction have buoyed the commercial and industrial markets. The Nelson CBD remains a popular and tightly held investment location.

WHAT IMPACT WILL THE NEW VALUES HAVE ON MY RATES?

The new values will be used as the basis for assessing rates as from 1 July 2019.

The Council uses the land value as the base for its General rates. The Council has yet to make any decisions on the levels of rates for 2019/20. The revaluation does not generate any additional revenue for the Council. Rather, the updated base means rates will be spread between ratepayers in different proportions than before. If your land value has decreased this will usually mean your rates increase will be lower than the average and in some instances rates may decrease. If your land value has increased by more than the average for the city you can expect your rates to increase by more than the average.

