



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

[Current Rating Year \(2025/2026\) \(/rates/properties/1601421887?current_new=current\)](/rates/properties/1601421887?current_new=current)

[Next Rating Year \(2026/2027\) \(/rates/properties/1601421887?current_new=new\)](/rates/properties/1601421887?current_new=new)

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Valuation No.	16014-21887
Location	37 Percy Kinsman Crescent, Upper Hutt
Legal Description	LOT 70 DP 385574
Certificate of Title	344475
Ward No.	1
Zone	9A
Use	91
Category	RH202B
TORAS	111000
Property Area (hectares)	0.1136

Current Rating Valuation

As valued at 1 July 2022

Land Value	\$480,000
Improvements Value	\$770,000
Capital Value	\$1,250,000
Nature of Improvements	DWG FLAT OI (/rates/improvements)

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments

Instalment 1.	\$1,676.30
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Instalment 2.	\$1,676.29
Instalment 3.	\$1,676.30
Instalment 4.	\$1,676.29
Current Year's Rates	\$6,705.18
Previous Year's Rates	\$5,522.92

Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/1601421887?current_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
001	Standard General Rates (C)	Use	1,250,000.00	0.19211	\$2,401.38
011	Water (U)	Serviced	1.00	701.23	\$701.23
013	Pan Charge (U)	Serviced	1.00	656.56	\$656.56
014	Water Fire Protection (C)	Serviced	1,250,000.00	0.02230	\$278.75
016	Stormwater (C)	Location	1,250,000.00	0.02856	\$357.00
018	Roading - Standard (C)	Use	1,250,000.00	0.05338	\$667.25
019	Compliance - Standard (C)	Use	1,250,000.00	0.01053	\$131.63
021	GWRC General (C)	Location	1,250,000.00	0.04870	\$608.75
023	GWRC - Rivers management (C)	Location	1,250,000.00	0.01026	\$128.25
029	GWRC - Stadium purposes (C)	Location and Use	1,250,000.00	0.00017	\$2.13
039	GWRC - Public transport (C)	Location and Use	1,250,000.00	0.06040	\$755.00
049	GWRC - Economic Development (U)	Location and Use	1.00	17.25	\$17.25
Total					\$6,705.18

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$480,000	\$1,150,000	\$5,522.92
2023/2024	\$480,000	\$1,150,000	\$4,664.64
2022/2023	\$240,000	\$740,000	\$3,999.06

Year	Land Value	Capital Value	Annual Rates
2021/2022	\$240,000	\$240,000	\$1,102.14
2020/2021	\$240,000	\$240,000	\$1,075.22
2019/2020	\$150,000	\$150,000	\$900.90
2018/2019	\$150,000	\$150,000	\$836.80
2017/2018	\$150,000	\$150,000	\$820.15
2016/2017	\$140,000	\$140,000	\$853.45
2015/2016	\$140,000	\$140,000	\$803.20