



Date: Tuesday, 30 June 2026
Time: 11:00 am
Location: Council Chamber, Wairoa District Council, Coronation Square, Wairoa

Late Report

Extraordinary Council Meeting

30 June 2026

MEMBERSHIP: His Worship the Mayor Craig Little, Cr Benita Cairns, Cr Jeremy Harker, Cr Roslyn Thomas, Cr Michelle Tahuri, Cr Trevor Waikawa, Cr Sara Bird

The agenda and associated papers are also available on our website: www.wairoadc.govt.nz

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5 GENERAL ITEMS

5.4 CONTRACT FOR THE PROVISION OF VALUATION SERVICES

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Finance and Corporate Support

Authoriser: Matthew Lawson, Tumu Whakarae | Chief Executive

Appendices: Nil

1. PURPOSE

- 1.1 The purpose of this report is to seek Councils approval to renew its contract with Quotable Value Limited for the provision of valuation services and database management services for a period of 6 years commencing 1 July 2026.

RECOMMENDATION

The Group Manager: Finance and Corporate Support RECOMMENDS that Council approves the contract for the provision of valuation services and database management services proposed by Quotable Value Limited for a period of 6 years commencing 1 July 2026 at an estimated total cost of \$920,000.

2. BACKGROUND

- 2.1 The Valuer General (of Land Information New Zealand) monitors a territorial authority's compliance with the Rating Valuations Act 1998 (the Act) which includes the quality and accuracy of data contained within the District Valuation Roll (the DVR).
- 2.2 Among the essential services provided by a Valuation Service Provider (VSP) compliance with the Act includes, but is not limited to:
- (a) Triennial revaluation of all properties in the district,
 - (b) Maintenance valuations generated from:
 - (i) Subdivisions;
 - (ii) Building consents;
 - (iii) Resource consents;
 - (iv) Revaluation of sold properties;
 - (v) Processing of objections to valuations within legislated timeframe;
 - (vi) Responding to the Officer of Valuer-General in relation to auditing and monitoring requests;
 - (vii) District Valuation Roll Maintenance;
 - (viii) Responding to general valuation enquiries;
 - (ix) Compliance with rating valuation rules (RVR's).

- 2.3 Council is due for its next triennial revaluation in 2028.
- 2.4 The current contract for database management services and provision of valuation services with Quotable Value is due to expire on 30 June 2026.
- 2.5 While not subject to a full joint procurement process there has been collaboration among the 5 Hawke's Bay councils.
- 2.6 No viable alternative suppliers were identified and therefore procurement via direct appointment is recommended.
- 2.7 This matter is brought to Council because the value of the contract exceeds officer delegation.

3. OPTIONS

- 3.1 The options identified are:
 - a. Approve the contract for the provision of database management and valuation services with Quotable Value for a period of 6 years commencing 1 July 2026.
 - b. Do nothing
- 3.2 The services of a VSP are critical to maintaining an accurate and reliable DVR.
- 3.3 It would be prudent of Council to approve the contract with Quotable Value Limited for a period of 6 years commencing 1 July 2026.

4. CORPORATE CONSIDERATIONS

What is the change?

- 4.1 There is no change.
- 4.2 Endorsing the contract with Quotable Value limited would maintain the status quo of continuing compliance with the Act and add surety regarding the quality and accuracy of data contained within the DVR.

Compliance with legislation and Council Policy

- 4.3 The Valuer General monitors a territorial authority's compliance with the Rating Valuations Act 1998; this imposes a responsibility upon territorial authorities to maintain the quality and accuracy of data contained within the District Valuation Roll.
- 4.4 A territorial authority is required to undertake a minimum of a triennial revaluation of all properties in the district.

What are the key benefits?

- 4.5 Quotable Value Limited is a well-established VSP; Wairoa District Council has engaged the services of Quotable Value for a least the past ten years; as have Central Hawkes Bay District Council, Hastings District Council and Napier City Council.

What is the cost?

- 4.6 The baseline cost of rating Valuation Services is \$142,000. The total life estimate includes an allowance for CPI.
- 4.7 There is adequate provision for these costs contained in the budget for the Annual Plan 2026/27. It will be included in the proposed budget for the Long-term Plan 2027-37.

What is the saving?

- 4.8 There are no savings.

Who has been consulted?

- 4.9 No consultation is required as this matter relates to the renewal of an existing service.

Service delivery review

- 4.10 Not applicable.

Maori Standing Committee

- 4.11 This matter has not been referred to the Maori Standing Committee because it relates to an administrative function relevant to the entire district.

5. SIGNIFICANCE

- 5.1 In accordance with Council's Significance and Engagement Policy this matter is assessed as being of low significance because it relates to the continuation of existing services.

6. RISK MANAGEMENT

- 6.1 A territorial authority must gain certified approval of the Valuer-General following a general (triennial) revaluation. No rate may be assessed on the basis of the values proposed in the general revaluation unless the Valuer-General has certified the approval of a (triennial) revaluation.

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.