

Sample Properties - 4% increase and UAGC \$764

		Rates 2019-2020							Rates 2020-2021								
	Land Value	Value-based general rates	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates	Value-based general rates	UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates	\$ change	% change
Residential Properties																	
Baylys	86,000	228	728	150				1,105	240	764	193	-	-	-	1,197	91.92	8.32%
	136,000	360	728	237				1,325	380	764	305	-	-	-	1,449	124.43	9.39%
	380,000	1,006	728	661				2,395	1,062	764	852	-	-	-	2,679	283.09	11.82%
Dargaville	40,000	106	728	110	1,013			1,957	112	764	112	920	-	-	1,908	-48.82	-2.49%
	60,000	159	728	165	1,013			2,065	168	764	169	920	-	-	2,020	-44.81	-2.17%
	230,000	609	728	634	1,013			2,984	643	764	646	920	-	-	2,973	-10.78	-0.36%
Glinks	165,000	437	728		1,254			2,419	461	764	-	1,299	-	-	2,524	105.50	4.36%
	240,000	636	728		1,254			2,617	671	764	-	1,299	-	-	2,734	116.59	4.45%
	270,000	715	728		1,254			2,697	755	764	-	1,299	-	-	2,818	121.03	4.49%
Kaiwaka	73,000	193	728	64	1,163			2,147	204	764	66	1,151	-	-	2,184	36.94	1.72%
	146,000	387	728	127	1,163			2,404	408	764	131	1,151	-	-	2,454	49.86	2.07%
	300,000	794	728	261	1,163			2,946	839	764	270	1,151	-	-	3,023	77.10	2.62%
Mangawhai	160,000	427	728	131	1,286		80	2,652	444	764	145	1,357	-	80	2,790	137.38	5.18%
	300,000	801	728		1,286		80	2,895	833	764	-	1,357	-	80	3,034	139.00	4.80%
	500,000	1,335	728	411	1,286		80	3,839	1,388	764	452	1,357	-	80	4,041	201.74	5.26%
Maungaturoto	99,000	262	728		1,402			2,392	277	764	-	1,259	-	-	2,299	-92.58	-3.87%
	135,000	357	728		1,402			2,487	377	764	-	1,259	-	-	2,400	-87.26	-3.51%
	195,000	516	728		1,402			2,646	545	764	-	1,259	-	-	2,568	-78.38	-2.96%
Pahi	128,000	339	728					1,067	358	764	-	-	-	-	1,122	54.94	5.15%
	220,000	583	728					1,311	615	764	-	-	-	-	1,379	68.54	5.23%
	385,000	1,019	728					1,747	1,076	764	-	-	-	-	1,840	92.95	5.32%
Paparoa	98,000	260	728					988	274	764	-	-	-	-	1,038	50.50	5.11%
	155,000	410	728					1,138	433	764	-	-	-	-	1,197	58.93	5.18%
	225,000	596	728					1,324	629	764	-	-	-	-	1,393	69.28	5.23%
Ruawai	39,000	103	728			112	38	981	109	764	-	-	131	38	1,042	60.81	6.20%
	52,000	138	728			149	38	1,052	145	764	-	-	174	38	1,122	69.10	6.57%
	98,000	260	728			280	38	1,306	274	764	-	-	328	38	1,404	98.46	7.54%
Te Kopuru	20,000	53	728	28	637			1,446	56	764	27	668	-	-	1,515	68.67	4.75%
	50,000	132	728	71	637			1,568	140	764	68	668	-	-	1,640	71.25	4.54%
	94,000	249	728	133	637			1,747	263	764	128	668	-	-	1,822	75.02	4.29%
Tinopai	45,000	119	728					847	126	764	-	-	-	-	890	42.66	5.04%
	165,000	437	728					1,165	461	764	-	-	-	-	1,225	60.41	5.19%
	370,000	980	728					1,708	1,034	764	-	-	-	-	1,798	90.73	5.31%
Lifestyle Properties																	
Kaiwaka	170,000	450	728					1,178	475	764	-	-	-	-	1,239	61.15	5.19%
	250,000	662	728					1,390	699	764	-	-	-	-	1,463	72.98	5.25%
	355,000	1,457	728					2,185	1,538	764	-	-	-	-	2,302	117.54	5.38%
Mangawhai	390,000	1,041	728				80	1,849	1,082	764	-	-	-	80	1,926	77.48	4.19%
	1,490,000	6,164	728				80	6,972	6,410	764	-	-	-	80	7,254	281.55	4.04%
Maungaturoto	120,000	318	728					1,046	336	764	-	-	-	-	1,100	53.75	5.14%
	225,000	923	728					1,651	975	764	-	-	-	-	1,739	87.68	5.31%
	460,000	1,888	728					2,616	1,994	764	-	-	-	-	2,758	141.66	5.42%
Paparoa	155,000	410	728					1,138	433	764	-	-	-	-	1,197	58.93	5.18%
	230,000	944	728					1,672	997	764	-	-	-	-	1,761	88.83	5.31%
	480,000	1,970	728					2,698	2,080	764	-	-	-	-	2,844	146.25	5.42%
Pastoral Properties																	
Kaihu	340,000	1,395	728					2,123	1,473	764	-	-	-	-	2,237	114.09	5.37%
Kaiwaka	2,020,000	8,357	728				80	9,165	8,690	764	-	-	-	80	9,534	368.89	4.03%
Pouto	780,000	3,201	728					3,929	3,380	764	-	-	-	-	4,144	215.16	5.48%
Waipoua	325,000	1,334	728			150		2,212	1,408	764	-	-	148	-	2,321	108.71	4.91%
Dairy Properties																	
Maungaturoto	670,000	2,750	728					3,478	2,904	764	-	-	-	-	3,668	189.89	5.46%
Pouto	1,010,000	4,145	728			864		5,737	4,377	764	-	-	857	-	5,998	260.29	4.54%
Ruawai	2,790,000	11,450	728			6,637	38	18,854	12,091	764	-	-	7,756	38	20,649	1,795.20	9.52%
Tokatoka	790,000	3,242	728			305		4,275	3,424	764	-	-	303	-	4,490	215.15	5.03%
Horticultural Properties																	
Central	390,000	1,601	728			232		2,561	1,690	764	-	-	270	-	2,724	163.15	6.37%
Forestry Properties																	
Waipoua	335,000	1,375	728				2,461	4,563	1,452	764	-	-	-	2,556	4,772	208.17	4.56%
Commercial Properties																	
Dargaville	80,000	328	728	220	1,013			2,290	347	764	225	920	-	-	2,255	-34.28	-1.50%
	155,000	636	728	427	1,519			3,311	672	764	435	1,380	-	-	3,251	-59.55	-1.80%
	720,000	2,955	728	1,984	4,052			9,719	3,120	764	2,022	3,680	-	-	9,587	-132.30	-1.36%
Mangawhai	620,000	2,565	728	509			80	3,882	2,667	764	560	-	-	80	4,072	189.62	4.88%
Maungaturoto	300,000	1,231	728		4,206			6,165	1,300	764	-	3,776	-	-	5,840	-324.80	-5.27%
Industrial Properties																	
Dargaville	117,000	480	728	322	1,013			2,544	507	764	329	920	-	-	2,520	-23.84	-0.94%