

2021-22 sample properties - wastewater equalised excluding Te Kopuru

	Land Value 2020-2021	Rates 2020-2021	Land Value 2021-2022	Value-based general rates	Rates 2021-2022 (no change in valuation)								Rates 2021-2022 (properties revalued)										
		Total Rates			UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates	\$ change	% change			UAGC	Stormwater	Wastewater	Land drainage	Other rates	Total Rates	\$ change	% change	
Residential Properties																							
Baylys	136,000	1,447	136,000	419	764	277	-	-	-	1,459	13	0.88%	175,000	464	764	272	-	-	-	-	1,500	54	3.71%
Dargaville	60,000	2,019	60,000	185	764	178	1,051	-	-	2,178	159	7.85%	102,000	271	764	209	1,051	-	-	-	2,295	276	13.65%
Glinks	240,000	2,730	240,000	739	764	-	1,051	-	-	2,554	-175	-6.43%	285,000	756	764	-	1,051	-	-	-	2,572	-158	-5.78%
Kaiwaka	146,000	2,451	146,000	449	764	143	1,051	-	-	2,408	-43	-1.77%	220,000	584	764	147	1,051	-	-	-	2,546	95	3.87%
Mangawhai	300,000	3,046	300,000	923	764	-	1,051	-	80	2,819	-227	-7.45%	350,000	929	764	-	1,051	-	80	-	2,824	-221	-7.27%
Maungaturoto	135,000	2,398	135,000	415	764	-	1,051	-	-	2,231	-167	-6.95%	175,000	464	764	-	1,051	-	-	-	2,280	-118	-4.92%
Pahi	220,000	1,375	220,000	677	764	-	-	-	-	1,441	66	4.80%	275,000	730	764	-	-	-	-	-	1,494	119	8.64%
Paparoa	155,000	1,194	155,000	477	764	-	-	-	-	1,241	47	3.89%	200,000	531	764	-	-	-	-	-	1,295	100	8.39%
Ruawai	52,000	1,121	52,000	160	764	-	-	225	38	1,187	67	5.95%	94,000	249	764	-	-	359	38	-	1,411	290	25.89%
Te Kopuru	50,000	1,639	50,000	154	764	69	860	-	-	1,848	209	12.76%	106,000	281	764	102	860	-	-	-	2,007	369	22.50%
Tinopai	165,000	1,222	165,000	508	764	-	-	-	-	1,272	50	4.05%	195,000	517	764	-	-	-	-	-	1,281	59	4.84%
Lifestyle Properties																							
Kaiwaka	250,000	1,458	250,000	769	764	-	-	-	-	1,533	75	5.15%	300,000	796	764	-	-	-	-	-	1,560	102	6.98%
Mangawhai	390,000	1,942	390,000	1,200	764	-	-	-	80	2,044	102	5.27%	445,000	1,181	764	-	-	-	80	-	2,025	83	4.27%
Maungaturoto	225,000	1,733	225,000	1,073	764	-	-	-	-	1,837	105	6.04%	295,000	1,213	764	-	-	-	-	-	1,977	245	14.13%
Paparoa	230,000	1,754	230,000	1,097	764	-	-	-	-	1,861	107	6.10%	265,000	1,090	764	-	-	-	-	-	1,854	100	5.69%
Pastoral Properties																							
Kaihu	340,000	2,228	340,000	1,622	764	-	-	-	-	2,386	158	7.10%	365,000	1,501	764	-	-	-	-	-	2,265	38	1.69%
Kaiwaka	2,020,000	9,599	2,020,000	9,636	764	-	-	-	80	10,480	881	9.17%	2,070,000	8,514	764	-	-	-	80	-	9,358	-241	-2.51%
Pouto	780,000	4,122	780,000	3,721	764	-	-	-	-	4,485	363	8.80%	680,000	2,797	764	-	-	-	-	-	3,561	-561	-13.61%
Waipoua	325,000	2,311	325,000	1,550	764	-	-	211	-	2,525	214	9.26%	560,000	2,303	764	-	-	331	-	-	3,399	1,087	47.05%
Dairy Properties																							
Maungaturoto	670,000	3,648	670,000	3,196	764	-	-	-	-	3,960	312	8.54%	740,000	3,044	764	-	-	-	-	-	3,808	160	4.37%
Pouto	1,010,000	5,969	1,010,000	4,818	764	-	-	1,488	-	7,070	1,101	18.45%	1,280,000	5,265	764	-	-	1,720	-	-	7,749	1,780	29.83%
Ruawai	2,790,000	20,568	2,790,000	13,308	764	-	-	10,024	38	24,135	3,566	17.34%	2,820,000	11,599	764	-	-	8,940	38	-	21,342	773	3.76%
Tokatoka	790,000	4,467	790,000	3,768	764	-	-	643	-	5,175	708	15.84%	780,000	3,208	764	-	-	578	-	-	4,550	82	1.84%
Horticultural Properties																							
Central	390,000	2,676	390,000	1,860	764	-	-	179	-	2,804	128	4.79%	550,000	2,262	764	-	-	222	-	-	3,248	572	21.39%
Forestry Properties																							
Waipoua	335,000	4,762	335,000	1,598	764	-	-	-	2,658	5,020	258	5.41%	370,000	1,522	764	-	-	-	2,792	-	5,077	316	6.63%
Commercial Properties																							
Dargaville	155,000	3,247	155,000	739	764	459	1,577	-	-	3,539	293	9.02%	165,000	679	764	338	1,577	-	-	-	3,357	111	3.41%
Mangawhai	430,000	10,560	430,000	2,051	764	367	5,783	-	80	9,045	-1,515	-14.35%	485,000	1,995	764	348	5,783	-	80	-	8,969	-1,591	-15.06%
Maungaturoto	300,000	5,831	300,000	1,431	764	-	3,154	-	-	5,350	-482	-8.26%	390,000	1,604	764	-	3,154	-	-	-	5,522	-309	-5.30%
Industrial Properties																							
Dargaville	117,000	2,516	117,000	558	764	346	1,051	-	-	2,720	204	8.09%	165,000	679	764	338	1,051	-	-	-	2,832	315	12.53%