

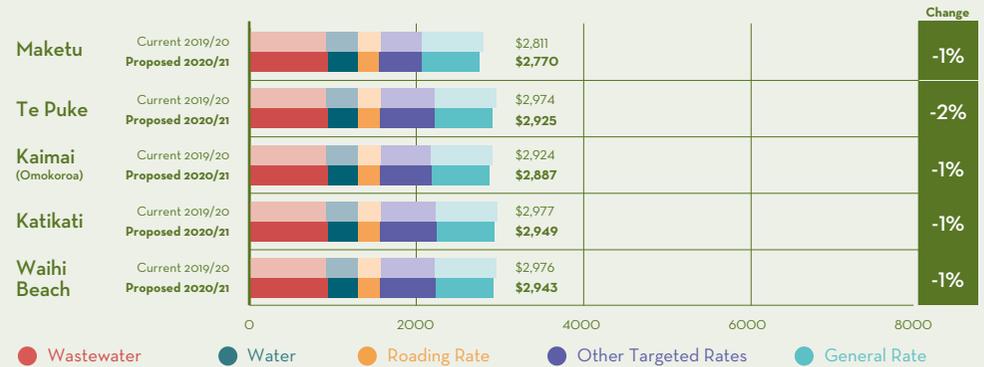
# Proposed rate changes for 2020/21

The tables on the following pages set out the proposed rates changes, for a range of property types and different parts of the District. Note that these are based on a typical representative property.

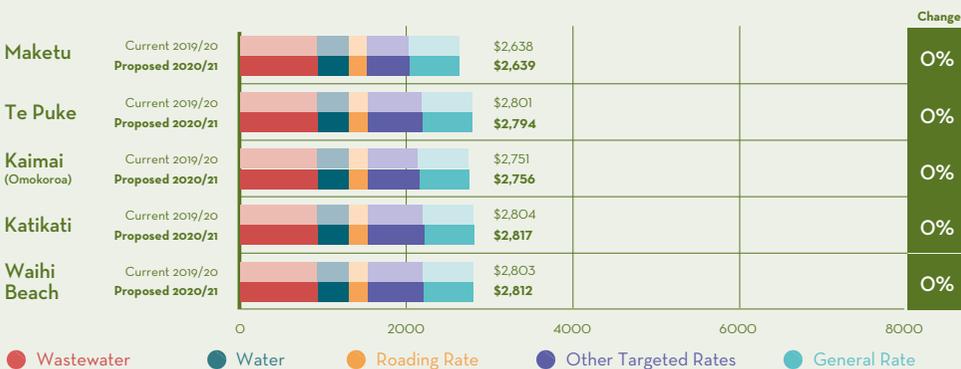


## Urban Residential

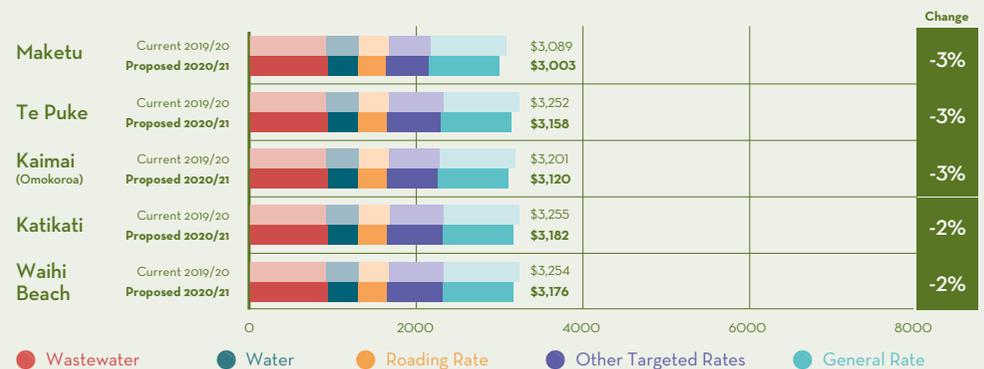
Median Values	Typical Property
 <h3 style="margin: 0;">Urban Residential</h3>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$315,000</b></li> <li>• Capital Value: <b>\$615,000</b></li> <li>• Water Connection</li> <li>• Wastewater Connection</li> </ul> <div style="text-align: right; font-size: 1.5em; font-weight: bold; margin-top: 10px;"> <b>-1.27%</b>                      Rate Decrease                 </div> <p style="font-size: 0.8em; margin-top: 5px;"><i>Rates below are based on typical properties.</i></p>



Lower Quartile	Typical Property
 <h3 style="margin: 0;">Urban Residential</h3>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$260,000</b></li> <li>• Capital Value: <b>\$480,000</b></li> <li>• Water Connection</li> <li>• Wastewater Connection</li> </ul> <div style="text-align: right; font-size: 1.5em; font-weight: bold; margin-top: 10px;"> <b>0.14%</b>                      Rate Increase                 </div> <p style="font-size: 0.8em; margin-top: 5px;"><i>Rates below are based on typical properties.</i></p>



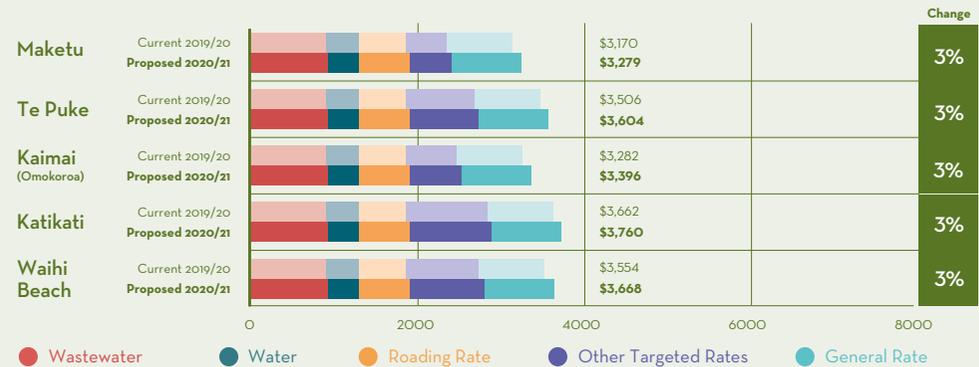
Upper Quartile	Typical Property
 <h3 style="margin: 0;">Urban Residential</h3>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$460,000</b></li> <li>• Capital Value: <b>\$815,000</b></li> <li>• Water Connection</li> <li>• Wastewater Connection</li> </ul> <div style="text-align: right; font-size: 1.5em; font-weight: bold; margin-top: 10px;"> <b>-2.57%</b>                      Rate Decrease                 </div> <p style="font-size: 0.8em; margin-top: 5px;"><i>Rates below are based on typical properties.</i></p>



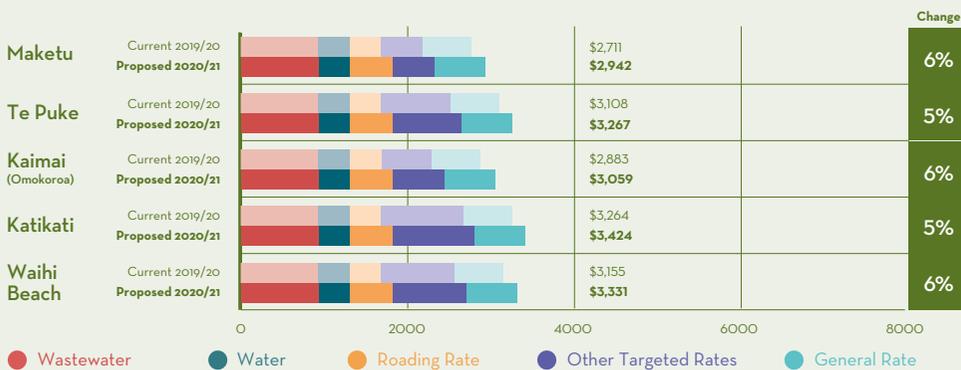


## Commercial /Industrial

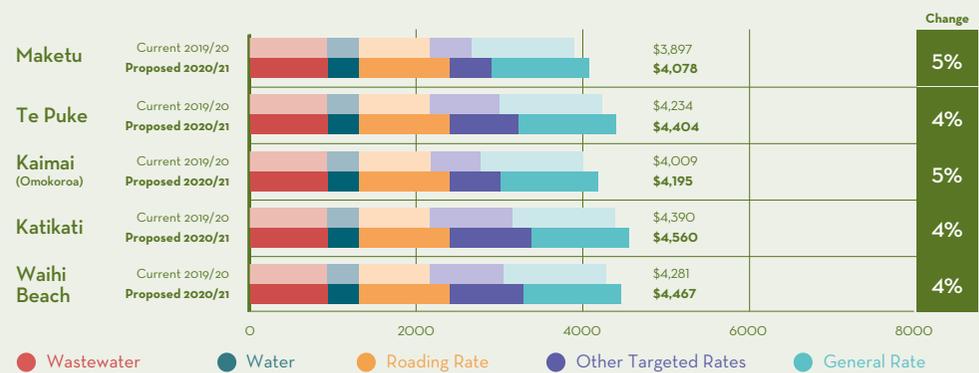
Median Values	Typical Property
<b>Commercial /Industrial</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$467,500</b></li> <li>Capital Value: <b>\$808,000</b></li> <li>Water Connection</li> <li>Wastewater Connection</li> </ul> <p><b>3.11%</b> Rate Increase</p> <p><i>Rates below are based on typical properties.</i></p>



Lower Quartile	Typical Property
<b>Commercial /Industrial</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$382,500</b></li> <li>Capital Value: <b>\$486,250</b></li> <li>Water Connection</li> <li>Wastewater Connection</li> </ul> <p><b>5.57%</b> Rate Increase</p> <p><i>Rates below are based on typical properties.</i></p>



Upper Quartile	Typical Property
<b>Commercial /Industrial</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$865,000</b></li> <li>Capital Value: <b>\$1,257,000</b></li> <li>Water Connection</li> <li>Wastewater Connection</li> </ul> <p><b>4.31%</b> Rate Increase</p> <p><i>Rates below are based on typical properties.</i></p>



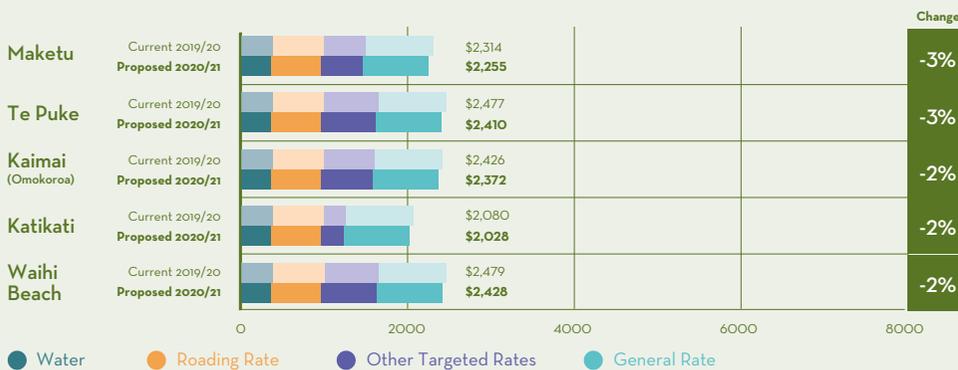


## Rural

Median Values	Typical Property
<b>Rural</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$625,000</b></li> <li>Capital Value: <b>\$1,055,000</b></li> <li>Water Connection</li> </ul> <p><b>-2.16%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>



Lower Quartile	Typical Property
<b>Rural</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$455,000</b></li> <li>Capital Value: <b>\$730,000</b></li> <li>Water Connection</li> </ul> <p><b>-2.40%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>



Upper Quartile	Typical Property
<b>Rural</b>	<ul style="list-style-type: none"> <li>Land Value: <b>\$975,000</b></li> <li>Capital Value: <b>\$1,685,000</b></li> <li>Water Connection</li> </ul> <p><b>-1.38%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>





**Rural Dairy**

**Median Values**



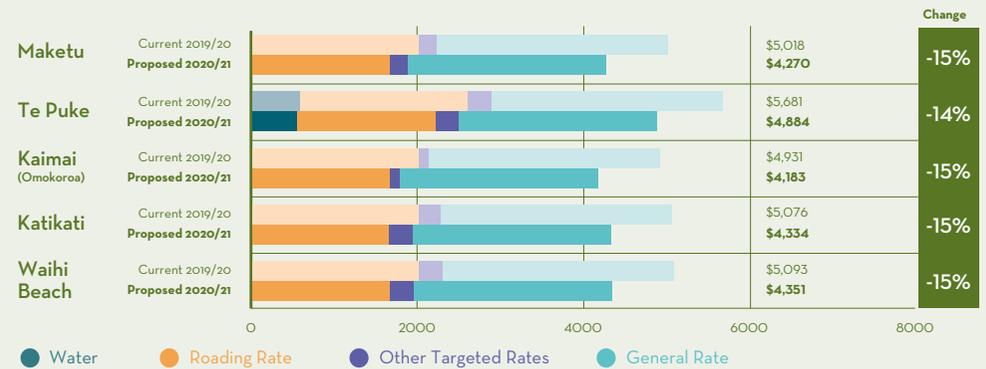
**Rural Dairy**

**Typical Property**

- Land Value: **\$2,264,000**
- Capital Value: **\$2,913,750**

**-14.66%**  
Rate Decrease

*Rates below are based on typical properties.*



**Lower Quartile**



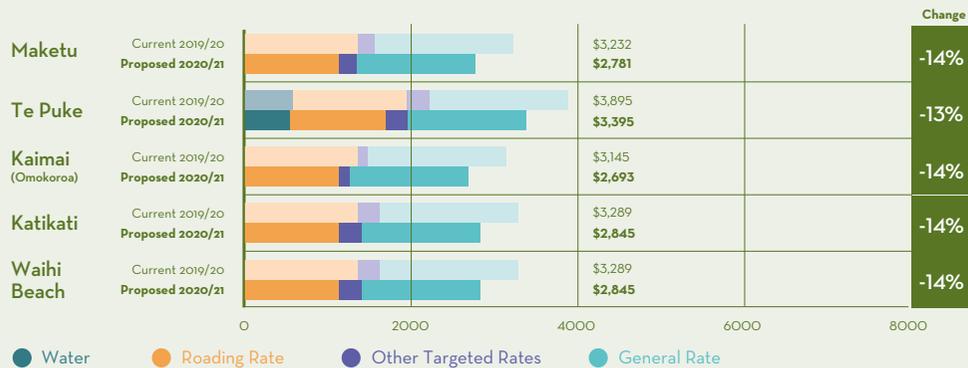
**Rural Dairy**

**Typical Property**

- Land Value: **\$1,369,500**
- Capital Value: **\$1,606,000**

**-13.64%**  
Rate Decrease

*Rates below are based on typical properties.*



**Upper Quartile**



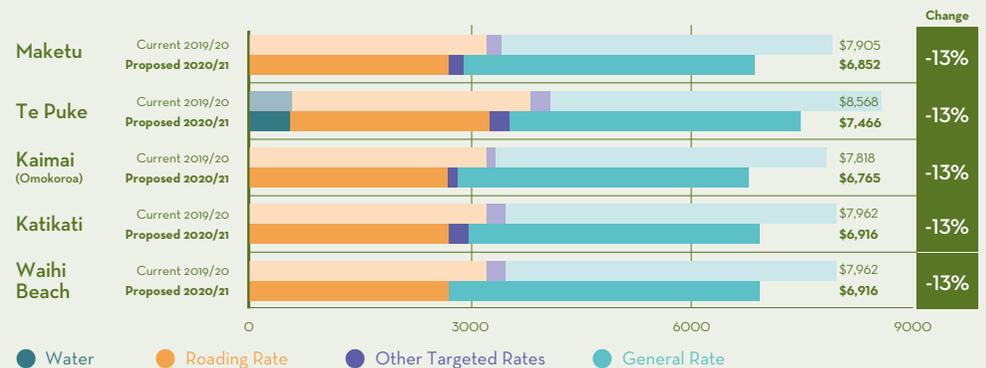
**Rural Dairy**

**Typical Property**

- Land Value: **\$4,007,750**
- Capital Value: **\$5,026,650**

**-13.18%**  
Rate Decrease

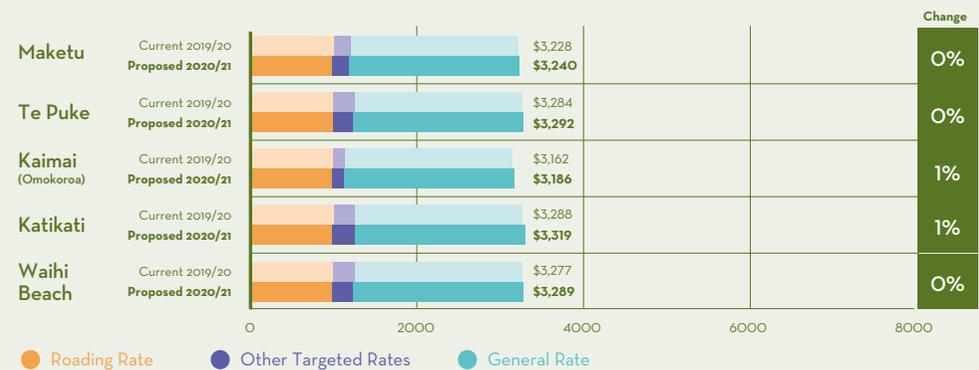
*Rates below are based on typical properties.*



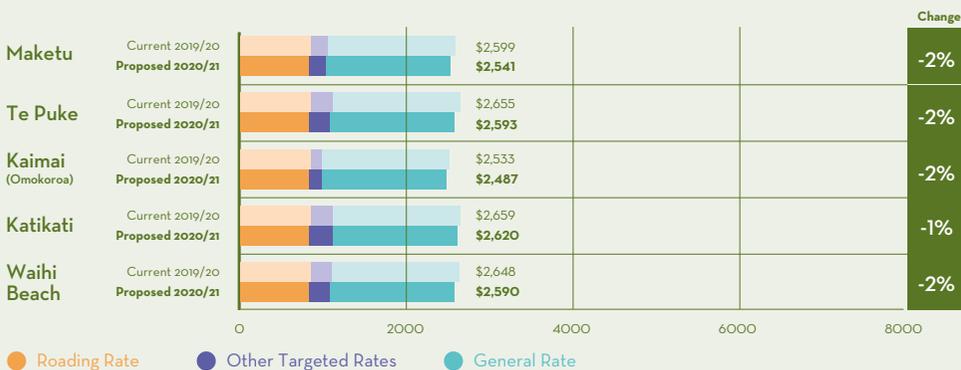


# Rural Orchard

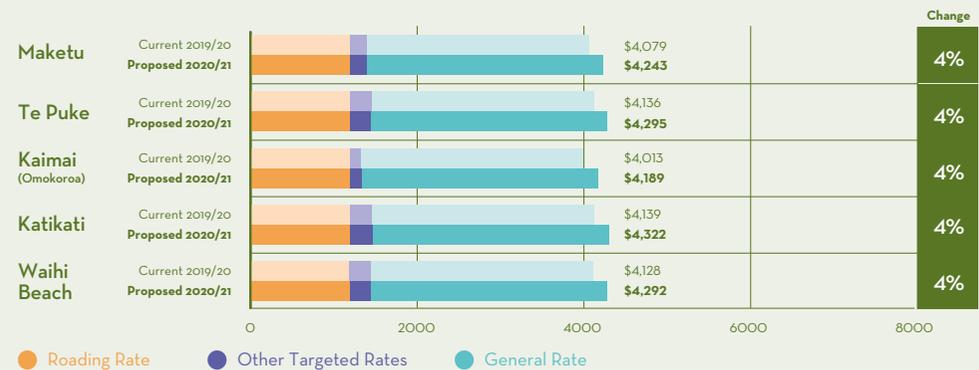
Median Values	Typical Property
	<ul style="list-style-type: none"> <li>Land Value: <b>\$1,120,000</b></li> <li>Capital Value: <b>\$2,452,500</b></li> </ul> <p><b>0.54%</b> Rate Increase</p> <p><i>Rates below are based on typical properties.</i></p>



Lower Quartile	Typical Property
	<ul style="list-style-type: none"> <li>Land Value: <b>\$860,000</b></li> <li>Capital Value: <b>\$1,710,000</b></li> </ul> <p><b>-2.00%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>



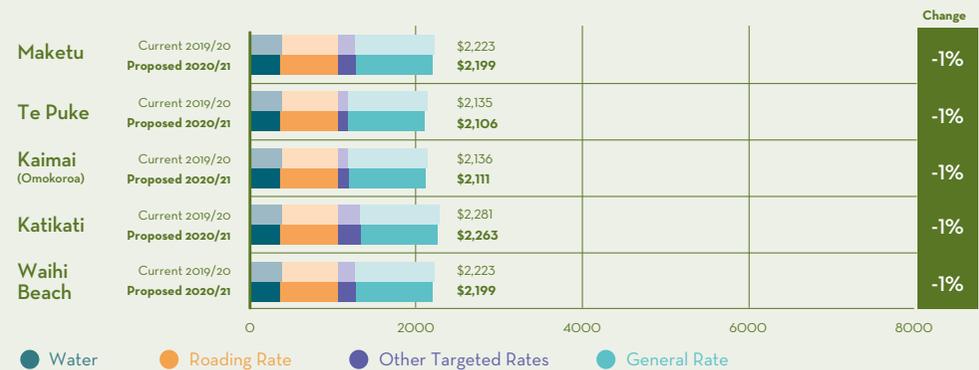
Upper Quartile	Typical Property
	<ul style="list-style-type: none"> <li>Land Value: <b>\$1,470,000</b></li> <li>Capital Value: <b>\$3,536,250</b></li> </ul> <p><b>4.13%</b> Rate Increase</p> <p><i>Rates below are based on typical properties.</i></p>



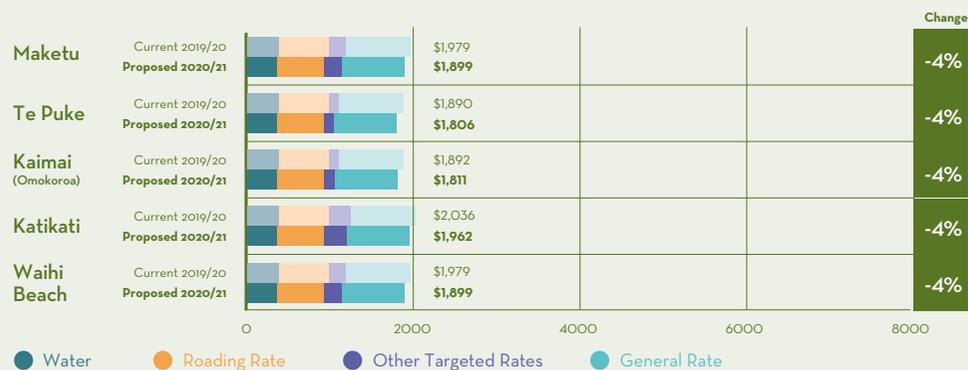


## Lifestyle Block

Median Values	Typical Property
<b>Lifestyle Block</b>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$615,000</b></li> <li>• Capital Value: <b>\$920,000</b></li> <li>• Water Connection</li> </ul> <p><b>-1.11%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>



Lower Quartile	Typical Property
<b>Lifestyle Block</b>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$403,000</b></li> <li>• Capital Value: <b>\$682,000</b></li> <li>• Water Connection</li> </ul> <p><b>-4.09%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>



Upper Quartile	Typical Property
<b>Lifestyle Block</b>	<ul style="list-style-type: none"> <li>• Land Value: <b>\$693,000</b></li> <li>• Capital Value: <b>\$1,249,000</b></li> <li>• Water Connection</li> </ul> <p><b>-1.64%</b> Rate Decrease</p> <p><i>Rates below are based on typical properties.</i></p>

