

**Residential examples using land and capital values from average-value properties in each town**

**Featherston Residential (Average Value)**

Land Value \$ 215,000  
Capital \$ 470,000

This property's land value is 46% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 554	\$ 702
<b>Total General</b>	<b>\$ 1,559</b>	<b>\$ 1,179</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 55
Infrastructure Resilience	\$ -	\$ 42
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 189
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 139
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 2,939</b>
<b>Total SWDC Rates</b>	<b>\$ 4,373</b>	<b>\$ 4,118</b>

Annual difference to rates\* -\$255  
Weekly difference to rates\* -\$5

**Greytown Residential (Average Value)**

Land Value \$ 365,000  
Capital \$ 725,000

This property's land value is 50% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 941	\$ 1,083
<b>Total General</b>	<b>\$ 1,946</b>	<b>\$ 1,560</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 85
Infrastructure Resilience	\$ -	\$ 65
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 292
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 215
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,170</b>
<b>Total SWDC Rates</b>	<b>\$ 4,760</b>	<b>\$ 4,730</b>

Annual difference to rates\* -\$30  
Weekly difference to rates\* -\$1

**Martinborough Residential (Average Value)**

Land Value \$ 335,000  
Capital \$ 650,000

This property's land value is 52% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 864	\$ 971
<b>Total General</b>	<b>\$ 1,869</b>	<b>\$ 1,448</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 76
Infrastructure Resilience	\$ -	\$ 58
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 262
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 193
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,102</b>
<b>Total SWDC Rates</b>	<b>\$ 4,683</b>	<b>\$ 4,550</b>

Annual difference to rates\* -\$133  
Weekly difference to rates\* -\$3

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Residential examples using land and capital values from average-value properties in rural areas**

**Rural Residential with NO Refuse, Sewer, & Water Services**

Land Value \$ 810,000  
 Capital \$ 1,160,000

This property's land value is 70% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,774	\$ 1,733
<b>Total General</b>	<b>\$ 2,779</b>	<b>\$ 2,210</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 104
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 467
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 586</b>	<b>\$ 1,135</b>
<b>Total SWDC Rates</b>	<b>\$ 3,365</b>	<b>\$ 3,345</b>

Annual difference to rates\* -\$20  
 Weekly difference to rates\* -\$0

**Rural Residential with Refuse, Sewer, & Water Services**

Land Value \$ 320,000  
 Capital \$ 680,000

This property's land value is 47% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 701	\$ 1,016
<b>Total General</b>	<b>\$ 1,706</b>	<b>\$ 1,493</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 61
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 274
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,535</b>	<b>\$ 2,847</b>
<b>Total SWDC Rates</b>	<b>\$ 4,241</b>	<b>\$ 4,341</b>

Annual difference to rates\* \$100  
 Weekly difference to rates\* \$2

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Residential examples using land and capital values from average-value properties in rural areas**

**Rural "Lifestyle" with NO Refuse, Sewer, & Water Services**

Land Value \$ 420,000  
 Capital \$ 800,000

This property's land value is 53% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 920	\$ 1,195
<b>Total General</b>	<b>\$ 1,925</b>	<b>\$ 1,672</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 72
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 322
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 586</b>	<b>\$ 957</b>
<b>Total SWDC Rates</b>	<b>\$ 2,511</b>	<b>\$ 2,630</b>

Annual difference to rates\* \$119  
 Weekly difference to rates\* \$2

**Rural "Lifestyle" with Refuse, Sewer, & Water Services**

Land Value \$ 575,000  
 Capital \$ 1,080,000

This property's land value is 53% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,259	\$ 1,614
<b>Total General</b>	<b>\$ 2,264</b>	<b>\$ 2,091</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 97
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 435
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,535</b>	<b>\$ 3,044</b>
<b>Total SWDC Rates</b>	<b>\$ 4,799</b>	<b>\$ 5,135</b>

Annual difference to rates\* \$336  
 Weekly difference to rates\* \$6

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Residential examples using land and capital values from lower-value properties in each town**

**Featherston Residential (Lower Value)**

Land Value \$ 170,000  
 Capital \$ 420,000

This property's land value is 40% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 438	\$ 628
<b>Total General</b>	<b>\$ 1,443</b>	<b>\$ 1,105</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 49
Infrastructure Resilience	\$ -	\$ 38
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 169
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 124
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 2,893</b>
<b>Total SWDC Rates</b>	<b>\$ 4,257</b>	<b>\$ 3,998</b>

Annual difference to rates\* -\$259  
 Weekly difference to rates\* -\$5

**Greytown Residential (Lower Value)**

Land Value \$ 295,000  
 Capital \$ 530,000

This property's land value is 56% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 760	\$ 792
<b>Total General</b>	<b>\$ 1,765</b>	<b>\$ 1,269</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 62
Infrastructure Resilience	\$ -	\$ 47
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 213
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 157
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 2,993</b>
<b>Total SWDC Rates</b>	<b>\$ 4,579</b>	<b>\$ 4,262</b>

Annual difference to rates\* -\$317  
 Weekly difference to rates\* -\$6

**Martinborough Residential (Lower Value)**

Land Value \$ 280,000  
 Capital \$ 560,000

This property's land value is 50% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 722	\$ 837
<b>Total General</b>	<b>\$ 1,727</b>	<b>\$ 1,314</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 66
Infrastructure Resilience	\$ -	\$ 50
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 225
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 166
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,020</b>
<b>Total SWDC Rates</b>	<b>\$ 4,541</b>	<b>\$ 4,334</b>

Annual difference to rates\* -\$207  
 Weekly difference to rates\* -\$4

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Residential examples using land and capital values from higher-value properties in each town**

**Featherston Residential (Higher Value)**

Land Value \$ 235,000  
Capital \$ 520,000

This property's land value is 45% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 606	\$ 777
<b>Total General</b>	<b>\$ 1,611</b>	<b>\$ 1,254</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 61
Infrastructure Resilience	\$ -	\$ 47
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 209
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 154
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 2,984</b>
<b>Total SWDC Rates</b>	<b>\$ 4,425</b>	<b>\$ 4,238</b>

Annual difference to rates\* -\$187  
Weekly difference to rates\* -\$4

**Greytown Residential (Higher Value)**

Land Value \$ 390,000  
Capital \$ 840,000

This property's land value is 46% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,005	\$ 1,255
<b>Total General</b>	<b>\$ 2,010</b>	<b>\$ 1,732</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 99
Infrastructure Resilience	\$ -	\$ 75
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 338
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 249
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,274</b>
<b>Total SWDC Rates</b>	<b>\$ 4,824</b>	<b>\$ 5,006</b>

Annual difference to rates\* \$182  
Weekly difference to rates\* \$3

**Martinborough Residential (Higher Value)**

Land Value \$ 350,000  
Capital \$ 740,000

This property's land value is 47% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 902	\$ 1,106
<b>Total General</b>	<b>\$ 1,907</b>	<b>\$ 1,583</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 87
Infrastructure Resilience	\$ -	\$ 66
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 298
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 219
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,183</b>
<b>Total SWDC Rates</b>	<b>\$ 4,721</b>	<b>\$ 4,766</b>

Annual difference to rates\* \$45  
Weekly difference to rates\* \$1

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

## Residential examples where there are multiple houses/flats/villas on one rating unit

### Featherston - four flats on one rating unit

Land Value	\$	225,000
Capital	\$	550,000

This property's land value is 41% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 1,908
General	\$ 580	\$ 822
<b>Total General</b>	<b>\$ 1,585</b>	<b>\$ 2,730</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 65
Infrastructure Resilience	\$ -	\$ 49
Refuse & Recycling	\$ 1,060	\$ 1,592
Roading (capital value rate)	\$ -	\$ 221
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 163
Wastewater	\$ 3,644	\$ 3,644
Water Supply	\$ 4,152	\$ 4,152
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 9,456</b>	<b>\$ 10,052</b>
<b>Total SWDC Rates</b>	<b>\$ 11,041</b>	<b>\$ 12,782</b>

Annual difference to rates per flat*	\$435
Weekly difference to rates per flat*	\$8

### Greytown fifty-four villas on one rating unit

Land Value	\$	1,600,000
Capital	\$	18,000,000

This property's land value is 9% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 25,758
General	\$ 4,125	\$ 26,897
<b>Total General</b>	<b>\$ 5,130</b>	<b>\$ 52,655</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 2,118
Infrastructure Resilience	\$ -	\$ 1,610
Refuse & Recycling	\$ 14,310	\$ 21,492
Roading (capital value rate)	\$ -	\$ 7,243
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 5,332
Wastewater	\$ 49,194	\$ 49,194
Water Supply	\$ 56,052	\$ 56,052
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 120,156</b>	<b>\$ 143,207</b>
<b>Total SWDC Rates</b>	<b>\$ 125,286</b>	<b>\$ 195,862</b>

Annual difference to rates per villa*	\$1,307
Weekly difference to rates per villa*	\$25

### Martinborough - twelve flats on one rating unit

Land Value	\$	1,030,000
Capital	\$	1,385,000

This property's land value is 74% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 5,724
General	\$ 2,655	\$ 2,070
<b>Total General</b>	<b>\$ 3,660</b>	<b>\$ 7,794</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ 163
Infrastructure Resilience	\$ -	\$ 124
Refuse & Recycling	\$ 3,180	\$ 4,776
Roading (capital value rate)	\$ -	\$ 557
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 410
Wastewater	\$ 10,932	\$ 10,932
Water Supply	\$ 12,456	\$ 12,456
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 27,168</b>	<b>\$ 29,584</b>
<b>Total SWDC Rates</b>	<b>\$ 30,828</b>	<b>\$ 37,378</b>

Annual difference to rates per flat*	\$546
Weekly difference to rates per flat*	\$10

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Commercial examples using land and capital values from average-value properties in each town**

**Featherston Commercial (Average Value)**

Land Value \$ 235,000  
 Capital \$ 460,000

This property's land value is 51% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 606	\$ 687
<b>Total General</b>	<b>\$ 1,611</b>	<b>\$ 1,164</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ 1,028
Footpaths	\$ -	\$ 54
Infrastructure Resilience	\$ -	\$ 41
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 185
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 136
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 3,957</b>
<b>Total SWDC Rates</b>	<b>\$ 4,425</b>	<b>\$ 5,122</b>

Annual difference to rates\* \$697  
 Weekly difference to rates\* \$13

**Greytown Commercial (Average Value)**

Land Value \$ 395,000  
 Capital \$ 885,000

This property's land value is 45% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,018	\$ 1,322
<b>Total General</b>	<b>\$ 2,023</b>	<b>\$ 1,799</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ 1,977
Footpaths	\$ -	\$ 104
Infrastructure Resilience	\$ -	\$ 79
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 356
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 262
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 5,292</b>
<b>Total SWDC Rates</b>	<b>\$ 4,837</b>	<b>\$ 7,091</b>

Annual difference to rates\* \$2,254  
 Weekly difference to rates\* \$43

**Martinborough Commercial (Average Value)**

Land Value \$ 355,000  
 Capital \$ 745,000

This property's land value is 48% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 915	\$ 1,113
<b>Total General</b>	<b>\$ 1,920</b>	<b>\$ 1,590</b>
<b>Targeted Rates</b>		
Amenities	\$ 600	\$ -
Economic Development	\$ -	\$ 1,664
Footpaths	\$ -	\$ 88
Infrastructure Resilience	\$ -	\$ 67
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 300
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ 221
Wastewater	\$ 911	\$ 911
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,814</b>	<b>\$ 4,852</b>
<b>Total SWDC Rates</b>	<b>\$ 4,734</b>	<b>\$ 6,442</b>

Annual difference to rates\* \$1,708  
 Weekly difference to rates\* \$33

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

## Commercial examples using land and capital values from sample properties in rural areas

### Rural Commercial Accommodation (hotel style)

Land Value	\$	400,000
Capital	\$	1,850,000

This property's land value is 22% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 876	\$ 2,764
<b>Total General</b>	<b>\$ 1,881</b>	<b>\$ 3,241</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ 4,133
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 166
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 744
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ 2,076	\$ 2,076
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 2,662</b>	<b>\$ 7,683</b>
<b>Total SWDC Rates</b>	<b>\$ 4,543</b>	<b>\$ 10,924</b>

Annual difference to rates*	\$6,381
Weekly difference to rates*	\$123

### Rural Commercial Accommodation (separate chalets)

Land Value	\$	130,000
Capital	\$	1,640,000

This property's land value is 8% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ -	\$ 2,451
<b>Total General</b>	<b>\$ 1,005</b>	<b>\$ 2,928</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ 3,664
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 147
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 660
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ 14,576	\$ 14,576
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 16,200</b>	<b>\$ 20,648</b>
<b>Total SWDC Rates</b>	<b>\$ 17,205</b>	<b>\$ 23,576</b>

Annual difference to rates*	\$6,371
Weekly difference to rates*	\$123

### Rural Commercial Restaurant & Retail

Land Value	\$	800,000
Capital	\$	2,350,000

This property's land value is 34% of its capital value

	Current Model	Proposed Model
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,752	\$ 3,512
<b>Total General</b>	<b>\$ 2,757</b>	<b>\$ 3,989</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ 5,250
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 210
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 946
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ 1,038	\$ 1,038
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 1,624</b>	<b>\$ 8,008</b>
<b>Total SWDC Rates</b>	<b>\$ 4,381</b>	<b>\$ 11,996</b>

Annual difference to rates*	\$7,615
Weekly difference to rates*	\$146

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates



**Rural examples using land and capital values from average-value properties in each category**

**Pastoral - Grazing**

Land Value	\$	2,280,000
Capital	\$	2,670,000

This property's land value is 85% of its capital value

**Pastoral - Finishing**

Land Value	\$	2,400,000
Capital	\$	2,790,000

This property's land value is 86% of its capital value

**Dairying**

Land Value	\$	2,735,000
Capital	\$	3,240,000

This property's land value is 84% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 4,992	\$ 3,990
<b>Total General</b>	<b>\$ 5,997</b>	<b>\$ 4,467</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 239
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 1,074
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 1,479</b>
<b>Total SWDC Rates</b>	<b>\$ 6,318</b>	<b>\$ 5,946</b>

Annual difference to rates\*      -\$372  
 Weekly difference to rates\*      -\$7

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 5,255	\$ 4,169
<b>Total General</b>	<b>\$ 6,260</b>	<b>\$ 4,646</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 250
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 1,123
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 1,538</b>
<b>Total SWDC Rates</b>	<b>\$ 6,581</b>	<b>\$ 6,184</b>

Annual difference to rates\*      -\$397  
 Weekly difference to rates\*      -\$8

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 5,989	\$ 4,841
<b>Total General</b>	<b>\$ 6,994</b>	<b>\$ 5,318</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 290
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 1,304
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 1,760</b>
<b>Total SWDC Rates</b>	<b>\$ 7,315</b>	<b>\$ 7,078</b>

Annual difference to rates\*      -\$237  
 Weekly difference to rates\*      -\$5

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Rural examples using land and capital values from average-value properties in each category**

**Horticulture - Vineyard**

Land Value \$ 995,000  
 Capital \$ 1,730,000

This property's land value is 58% of its capital value

**Horticulture - Stone Fruit**

Land Value \$ 595,000  
 Capital \$ 1,055,000

This property's land value is 56% of its capital value

**Forestry - Exotic**

Land Value \$ 2,560,000  
 Capital \$ 2,830,000

This property's land value is 90% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 2,179	\$ 2,585
<b>Total General</b>	<b>\$ 3,184</b>	<b>\$ 3,062</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 155
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 696
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 1,017</b>
<b>Total SWDC Rates</b>	<b>\$ 3,505</b>	<b>\$ 4,079</b>

Annual difference to rates\* \$574  
 Weekly difference to rates\* \$11

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,303	\$ 1,576
<b>Total General</b>	<b>\$ 2,308</b>	<b>\$ 2,053</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 94
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 425
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 685</b>
<b>Total SWDC Rates</b>	<b>\$ 2,629</b>	<b>\$ 2,738</b>

Annual difference to rates\* \$110  
 Weekly difference to rates\* \$2

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 5,605	\$ 4,229
<b>Total General</b>	<b>\$ 6,610</b>	<b>\$ 4,706</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 253
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 1,139
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 1,558</b>
<b>Total SWDC Rates</b>	<b>\$ 6,931</b>	<b>\$ 6,264</b>

Annual difference to rates\* -\$668  
 Weekly difference to rates\* -\$13

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates

**Rural examples using land and capital values from sample properties in each category**

**Horticulture - Vineyard (just the vineyard)**

Land Value	\$	730,000
Capital	\$	830,000

This property's land value is 88% of its capital value

**Horticulture - Vineyard (with tasting room, cellar, restaurant)**

Land Value	\$	2,440,000
Capital	\$	5,340,000

This property's land value is 46% of its capital value

**Rural Commercial Tourism Business (campground)**

Land Value	\$	515,000
Capital	\$	1,060,000

This property's land value is 49% of its capital value

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 1,598	\$ 1,240
<b>Total General</b>	<b>\$ 2,603</b>	<b>\$ 1,717</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 74
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 334
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 574</b>
<b>Total SWDC Rates</b>	<b>\$ 2,924</b>	<b>\$ 2,292</b>

Annual difference to rates*	-\$633
Weekly difference to rates*	-\$12

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ 5,343	\$ 7,980
<b>Total General</b>	<b>\$ 6,348</b>	<b>\$ 8,457</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ -
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 478
Refuse & Recycling	\$ -	\$ -
Roading (capital value rate)	\$ -	\$ 2,149
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ -	\$ -
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 321</b>	<b>\$ 2,793</b>
<b>Total SWDC Rates</b>	<b>\$ 6,669</b>	<b>\$ 11,249</b>

Annual difference to rates*	\$4,580
Weekly difference to rates*	\$88

	<b>Current Model</b>	<b>Proposed Model</b>
<b>General Rates</b>		
UAGC	\$ 1,005	\$ 477
General	\$ -	\$ 1,584
<b>Total General</b>	<b>\$ 1,005</b>	<b>\$ 2,061</b>
<b>Targeted Rates</b>		
Amenities	\$ 321	\$ -
Economic Development	\$ -	\$ 2,368
Footpaths	\$ -	\$ -
Infrastructure Resilience	\$ -	\$ 95
Refuse & Recycling	\$ 265	\$ 398
Roading (capital value rate)	\$ -	\$ 427
Roading (fixed charge)	\$ -	\$ 166
Stormwater	\$ -	\$ -
Wastewater	\$ 8,199	\$ 8,199
Water Supply	\$ -	\$ -
Water Races	\$ -	\$ -
<b>Total Targeted Rates</b>	<b>\$ 8,785</b>	<b>\$ 11,652</b>
<b>Total SWDC Rates</b>	<b>\$ 9,790</b>	<b>\$ 13,713</b>

Annual difference to rates*	\$3,923
Weekly difference to rates*	\$75

\* if SWDC used the proposed model for the same Annual Plan 2023-24 budgeted rates