

Marlborough District Council

SETTING OF RATES FOR 2014-15 FINANCIAL YEAR

That the Marlborough District Council set the following rates under the Local Government Act 2002 and the Local Government (Rating) Act 2002, on rating units in the district for the financial year commencing on 1 July 2014 and ending on 30 June 2015.

GST has been calculated on the basis of 15% for the year.

TARGETED GENERAL TYPE RATES

1. Geographic Area General Works and Services Rates

General Works and Services Rates are set differentially for six geographic areas, depending on where the land is situated.

Within each geographic area, the rating units are further differentiated into categories of rateable land in accordance with the use to which the land is put.

Rating units may be partitioned by Council where there are two or more land uses that fit into different differential rating categories.

These rates fund the “*Geographic Area’s Rate Component*” of the net cost of operations, capital expenditure and debt servicing charges, after making provision for targeted rates and charges, general revenue, and utilisation of various reserves.

A Geographic Area General Works and Services Rate pursuant to Sections 16 and 17 of the Local Government (Rating) Act 2002 and Schedule 2 of that Act, based on the rateable land value of all rating units in the District, to be set and assessed differentially for one or more of the following categories of rateable land -

1.1 *Blenheim Geographic Area (BM)*

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|------|--|
| 1171 | Blenheim rating units with a residential or rural land use – 0.420418 cents in the dollar. |
| 1172 | Blenheim rating units with a commercial or industrial land use – 1.249464 cents in the dollar. |
| 1173 | Blenheim rating units with a homestay/farmstay type land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.627680 cents in the dollar. |

1.2 *Blenheim Vicinity Geographic Area (BV)*

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|------|---|
| 1191 | Blenheim Vicinity rating units with a residential or rural land use – 0.313463 cents in the dollar. |
| 1192 | Blenheim Vicinity rating units with a commercial or industrial land use – 0.502149 cents in the dollar. |

1193 Blenheim Vicinity rating units with a homestay/farmstay type land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.360635 cents in the dollar.

1.3 *Picton Geographic Area (PN)*

1211 Picton rating units with a residential or rural land use – 0.486209 cents in the dollar.

1212 Picton rating units with a commercial or industrial land use – 1.074442 cents in the dollar.

1213 Picton rating units with a homestay/farmstay type land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.633267 cents in the dollar.

1.4 *Picton Vicinity Geographic Area (PV)*

1231 Picton Vicinity rating units with a residential or rural land use – 0.149342 cents in the dollar.

1232 Picton Vicinity rating units with a commercial or industrial land use – 0.373805 cents in the dollar.

1233 Picton Vicinity rating units with a homestay/farmstay type land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.205458 cents in the dollar.

1.5 *General Rural Geographic Area (GR)*

1251 General Rural rating units with a residential or rural land use – 0.261403 cents in the dollar.

1252 General Rural rating units with a commercial or industrial land use – 0.400075 cents in the dollar.

1253 General Rural rating units with a homestay/farmstay type land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.296071 cents in the dollar.

1.6 *Sounds Admin Rural Geographic Area (AR)*

1271 Sounds Admin Rural rating units with a residential or rural land use – 0.119282 cents in the dollar.

1272 Sounds Admin Rural rating units with a commercial or industrial land use – 0.227160 cents in the dollar.

1273 Sounds Admin Rural rating units with a homestay/farmstay land use occurring on a residential/rural rating unit where a Building Act consent and/or Resource consent is required – 0.146252 cents in the dollar.

2. **Geographic Area General Works and Services Uniform Charges**

A targeted Geographic Area General Works and Services rate on the basis of a fixed amount on every separately used or inhabited part of a rating unit ensures that rating units contribute on a uniform basis to fund the “*Geographic Area’s Uniform Charge Component*” of the net cost of operations, capital expenditure and debt servicing charges, after making provision for targeted rates and charges, general revenue and utilisation of various reserves.

These charges are to be set differentially for six geographic areas, depending on where the land is situated; on the same basis as for the Geographic Area General Works and Services Rates.

A Geographic Area General Works and Services Rate to be set on the basis of a fixed amount on every separately used or inhabited part of a rating unit pursuant to Sections 16 and 17 of the Local Government (Rating) Act 2002 in the following geographic areas, or on infrastructural utilities that are not rated under the geographic areas:

Blenheim Geographic Area	\$621
Blenheim Vicinity Geographic Area	\$559
Picton Geographic Area	\$646
Picton Vicinity Geographic Area	\$561
General Rural Geographic Area	\$418
Sounds Admin Rural Geographic Area	\$348
Infrastructural Utilities (not rated in areas above)	\$526

TARGETED DEBT SERVICING RATES

3. A Grovetown Sewerage Loan Rate pursuant to Section 16 of the Local Government (Rating) Act 2002 to be set at 0.636134 cents in the dollar on the land value of every rating unit in the Grovetown Sewerage Special Rating Area in respect of which no contribution to the lump sum scheme was chosen to fund debt servicing costs on Grovetown Sewerage Loans.
4. A Picton Sewerage Treatment Loan Rate pursuant to Section 16 of the Local Government (Rating) Act 2002 to be set at 0.049561 cents in the dollar on the land value of every rating unit in the Picton Sewerage Special Rating Area in respect of which no contribution to the lump sum scheme was chosen, such rate to be applied towards debt servicing costs on the Picton Sewerage Treatment Loan.
5. A Renwick Sewerage Loan Rate pursuant to Section 16 of the Local Government (Rating) Act 2002 to be set at 0.067718 cents in the dollar on the land value of every rating unit in the Renwick Sewerage Special Rating Area in respect of which no contribution to the lump sum scheme was chosen, such rate to be applied towards debt servicing costs on the Renwick Sewerage Loan.
6. A Southern Valleys' Irrigation Loan Rate, pursuant to section 16 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount per irrigable hectare of \$324.75 on every rating unit in the Southern Valleys' Special Rating Area to fund debt servicing costs on Southern Valleys' Irrigation Loans.

TARGETED ROADING RATES

7. A French Pass Road Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount of \$99.00 on every rating unit in the French Pass Rating Area, such rate to be applied towards the cost of sealing between Matapehe Hill and French Pass.
8. A Kenepuru Road Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, to be set at 0.012618 cents in the dollar on the capital value of every rating unit in the former Kenepuru Riding, for roading improvements in that area.

TARGETED RIVER PROTECTION AND DRAINAGE RATES

9. A Wairau Valley Rivers and Drainage Works Rate, being a targeted rate pursuant to Sections 16 and 17 of the Local Government (Rating) Act 2002, to be set on the Capital Value of every rating unit situated in the Wairau Works District classified in one or more of the following categories to fund the Cost of Operations, Capital Expenditure, etc of River Planning, Control and Flood Protection, in the above Rating District:

- Wairau Valley Rivers and Drainage Works - Class A	- 0.084308 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class B	- 0.078406 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class C	- 0.050584 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class D	- 0.009274 cents in the dollar

- Wairau Valley Rivers and Drainage Works - Class BU1	- 0.060951 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class BU2	- 0.042666 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class BU3	- 0.029121 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class BU4	- 0.023026 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class OU1	- 0.054025 cents in the dollar
- Wairau Valley Rivers and Drainage Works - Class OU2	- 0.034730 cents in the dollar

TARGETED SEWERAGE RATES

Definitions:

For the purposes of this section –

“Serviced” or “Connected” refers to any separately used or inhabited part of a rating unit that is connected, either directly or indirectly, through a private drain to a public drain.

“Serviceable” refers to any separately used or inhabited part of a rating unit situated within 30 metres of a public sewerage or stormwater drain to which it is capable of being effectively connected, either directly or through a private drain, but which is not so connected.

“Combined sewerage rates and charges” do not include the initial debt servicing requirements for any new schemes not paid by lump sum contributions.

10. Combined Sewerage Scheme Capital Works Rate

A combined Sewerage Capital Works Rate, pursuant to Sections 16 and 17 of the Local Government (Rating) Act 2002 to be set and assessed differentially on the land value of every rating unit in the Combined Sewerage Rating Area, classified in the following areas, to meet capital expenditure and debt servicing costs of the combined sewerage scheme:

Blenheim Group	0.116399 cents in the dollar
Havelock	0.103772 cents in the dollar
Picton	0.137386 cents in the dollar
Seddon	0.195898 cents in the dollar

11. Combined Sewerage Scheme Charge

Pursuant to Section 16 of the Local Government (Rating) Act 2002 the following Rates to meet expenditure of the combined sewerage scheme other than capital and debt servicing costs:

- A Sewerage User Charge being a rate to be set on the basis of a fixed amount of \$350 on every separately used or inhabited part of a serviced rating unit connected to the Combined Sewerage Scheme.
- A Sewerage Non-User Charge being a rate to be set on the basis of a fixed amount of \$175 on every separately used or inhabited part of a serviceable rating unit within the Combined Sewerage Rating Area.

TARGETED WATER SUPPLY RATES

Definitions:

For the purposes of this Section –

“Serviced” or “Connected” refers to any separately used or inhabited part of a rating unit to which water is supplied.

“Serviceable” refers to any separately used or inhabited part of a rating unit to which water can be but is not supplied (being property situated within 100 metres from any part of the waterworks).

12. Awatere Water Supply

An Awatere Water Charge, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate to be set on the basis of a fixed amount of \$427 on every separately used or inhabited

part of a rating unit within the Awatere Water Supply Area and any new lots created by subdivision of such rating units whether connected or not.

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, an Awatere Metered Water Charge being a rate to be set for the quantity of water provided for all consumers on the Awatere Water Supply of \$1.88 per cubic metre for all usage in excess of 275 cubic metres.

These two rates are set to recover the net cost of operations, capital expenditure, and debt servicing costs.

13. *Blenheim Water Supply*

A Blenheim Water Capital Works Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate of 0.132517 cents in the dollar to be set on the land value of every rating unit in the Blenheim Water Supply Area, to meet the cost of capital expenditure and debt servicing.

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, the following Blenheim Water Supply Rates in the Blenheim Water Scheme district, including the area serviced by the former Burleigh and Burleigh Extension Schemes, to recover expenditure other than capital and debt servicing costs:

- A Blenheim Water User Charge for non-metered rating units [excluding the Burleigh Extension], being a rate to be set on the basis of a fixed amount of \$251 on every separately used or inhabited part of a serviced rating unit.
- A Blenheim Water Non User Charge for non-metered rating units [excluding the Burleigh Extension], being a targeted rate to be set on the basis of a fixed amount of \$125.50 on every separately used or inhabited part of a serviceable rating unit.
- A Blenheim Metered Water Charge, for metered rating units [excluding the Burleigh Extension], being a rate to be set for the quantity of water provided to metered connections according to the following scale of charges:

A minimum charge of \$62.75 per quarter for the volume of water supplied between 0 m³ and 78.44 m³ (and)

A metered charge of \$0.80 per cubic metre for the volume of water supplied in excess of 78.44 m³

- A Burleigh Extension Uniform Annual Charge of \$251 to be set on every separately used or inhabited part of a serviced rating unit for all residential connections and a Uniform Annual Charge of \$125.50 to be set on every separately used or inhabited part of a serviceable rating unit.
- A Burleigh Extension Metered Water Charge to be set for metered rating units, being a rate for the quantity of water provided according to the following scale of charges:

A minimum charge of \$62.75 per quarter for the volume of water supplied between 0 m³ and 78.44 m³ (and)

A metered charge of \$0.80 per cubic metre for the volume of water supplied in excess of 78.44 m³

14. *Havelock Water Supply*

A Havelock Water Capital Works Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate of 0.169592 cents in the dollar to be set on the land value of every rating unit in the Havelock Water Supply Area, to recover the cost of capital expenditure and debt servicing.

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, the following rates to recover costs other than capital expenditure and debt servicing:

- A Havelock Water User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$440 on every separately used or inhabited part of a serviced rating unit.
- A Havelock Water Non User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$220 on every separately used or inhabited part of a serviceable rating unit.
- A Havelock Metered Water Charge, to be set for metered rating units, being a rate for the quantity of water provided according to the following scale of charges:

A minimum charge of \$110 per quarter for the volume of water supplied between 0 m³ and 55.28 m³ (and)

A metered charge of \$1.99 per cubic metre for the volume of water supplied in excess of 55.28 m³

15. *Picton Water Supply*

Picton Water Capital Works Rates, pursuant to Sections 16 and 17 of the Local Government (Rating) Act 2002, being rates set and assessed differentially as cents in the dollar on the land value of every rating unit in the Picton Water Supply Area, to meet capital expenditure and debt servicing costs.

Koromiko rating units subject to the special pipe-line agreement	0.109208
All other rating units	0.136510

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, the following rates to recover costs other than capital expenditure and debt servicing:

- A Picton Water User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$514 on every separately used or inhabited part of a serviced rating unit.
- A Picton Water Non User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$257 on every separately used or inhabited part of a serviceable rating unit.
- A Picton Metered Water Ordinary Rate, for metered rating units, being a rate to be set for the quantity of water provided to metered connections (excluding “Koromiko Special Pipe-line Agreement” consumers, and connections where water is Onsold) according to the following scale of charges:

A minimum charge of \$128.50 per quarter for the volume of water supplied between 0 m³ and 60.83 m³ (and)

A metered charge of \$2.1124 per cubic metre for the volume of water supplied in excess of 60.83 m³

- A Picton Metered Water Koromiko Rate, for metered rating units, being a rate to be set for the quantity of water provided to all “Koromiko Special Pipe-line Agreement” consumers of \$1.6899 per cubic metre.
- A Picton Metered Water Onsold Rate, for metered rating units, being a rate to be set for the quantity of water provided to metered connections that is subsequently Onsold according to the following scale of charges:

A minimum charge of \$128.50 per quarter for the volume of water supplied between 0 m³ and 54.83 m³ (and)

A metered charge of \$2.3435 per cubic metre for the volume of water supplied in excess of 54.83 m³

16. Renwick Water Supply

A Renwick Water Capital Works Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate of 0.006858 cents in the dollar to be set on the land value of every rating unit in the Renwick Water Supply Area, to meet the cost of capital expenditure and debt servicing.

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, the following rates to recover costs other than capital expenditure and debt servicing:

- A Renwick Water User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$467 on every separately used or inhabited part of a serviced rating unit.
- A Renwick Water Non User Charge, for non-metered rating units, being a rate on the basis of a fixed amount of \$233.50 to be set on every separately used or inhabited part of a serviceable rating unit.
- A Renwick Metered Water Rate, for metered rating units, being a rate to be set for the quantity of water provided to extraordinary connections according to the following scale of charges:

A minimum charge of \$116.75 per quarter for the volume of water supplied between 0 m³ and 65.96 m³ (and)

A metered charge of \$1.77 per cubic metre for the volume of water supplied in excess of 65.96 m³

17. Riverlands Water Supply

Water Rates, pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, to recover the costs of operations, capital expenditure and debt servicing:

- A Riverlands Metered Water Rate, for metered rating units, being a rate to be set for the quantity of water provided to all consumers according to the following scale of charges:

A minimum charge of \$41 per quarter for the volume of water supplied between 0 m³ and 39.81 m³ (and)

A metered charge of \$1.03 per cubic metre for the volume of water supplied in excess of 39.81 m³

18. Southern Valleys' Irrigation Scheme

A Southern Valleys' Metered Irrigation Rate, pursuant to Section 19 of the Local Government (Rating) Act 2002, being a rate to be set for the quantity of water provided to metered connections of \$0.25566 per cubic metre.

The metered irrigation rate is set to recover the scheme's net operating costs.

19. Wairau Valley Water Supply

A Wairau Valley Water Charge, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate to be set on the basis of a fixed amount of \$450 for each water meter connected to a rating unit within the Wairau Valley Water Supply Area.

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, a Wairau Valley Metered Water Charge being a rate to be set for the quantity of water provided for each water meter connected to a rating unit within the Wairau Valley Water Supply Area of \$2.61 per cubic metre for all usage in excess of 350 cubic metres.

These two rates are set to recover the net cost of operations, capital expenditure, and debt

servicing costs.

TARGETED REFUSE AND RECYCLING RATES

20. *Blenheim/Picton (Residential) Refuse and Kerbside Recycling Collection*

A Blenheim/Picton (Residential) Refuse and Kerbside Recycling Collection Rate, pursuant to Sections 16, 17 and 18 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount of \$115 on every separately used or inhabited part of a rating unit in the collection rating area, in respect of which Council is prepared to provide a refuse and kerbside recycling collection service.

21. *Blenheim/Picton (Residential) Refuse Collection*

A Blenheim/Picton (Residential) Refuse Collection Rate, pursuant to Sections 16, 17 and 18 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount of \$69 on every separately used or inhabited part of a rating unit in the collection rating area, in respect of which Council is prepared to provide a refuse collection service only.

22. *Blenheim/Picton (Commercial/Industrial) Refuse Collection*

A Blenheim/Picton (Commercial/Industrial) Refuse Collection Rate, pursuant to Sections 16, 17 and 18 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount of \$69 on every separately used or inhabited part of a rating unit in the collection rating area, in respect of which Council is prepared to provide a refuse collection service.

OTHER TARGETED RATES

23. *Energy Efficiency Rates*

A Targeted Energy Efficiency Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, to be set on the basis of a calculation on the extent of energy efficiency services provided to a rating unit as a percentage of the service amount (inclusive of associated costs including both interest and principal) until the service amount is recovered as follows:

Energy Efficiency Rate 1	17.330531%.
Energy Efficiency Rate 2	17.330531%.
Energy Efficiency Rate 3	17.330531%.
Energy Efficiency Rate 4	17.330531%.

24. *Picton Forum Rating Area*

A Targeted Picton Forum Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate to be set on the basis of a fixed amount of \$1.24 on every separately used or inhabited part of a rating unit in the former Picton Electoral Ward, such rate to be used to fund a grant to the Picton Forum.

25. *Tourism Rates*

A Targeted Tourism Rate, pursuant to Sections 16, 17 and 18 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount on every separately used or inhabited part of a rating unit, set differentially for the following land uses, to enable Destination Marlborough to market Marlborough:

- Properties used for Residential Baches or Other Dwelling Units that are advertised for short term rental accommodation and properties used for Commercial Rental Accommodation where less than 30 people can be accommodated - \$199.
- Properties used for Commercial Rental Accommodation where 30 or more people can be accommodated - \$307.

- Properties used for Tourism Activities (excluding the two groups above) - \$223.

26. Landscape Rates

A Targeted Landscape Rate, pursuant to Sections 16, 17 and 18 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount on every separately used or inhabited part of a rating unit with higher landscaping standards for new subdivisions (and existing subdivisions following consultation) set differentially to fund the resulting additional maintenance costs, according to the following scale of charges:

Properties with Urban level 1 landscaping standards -	\$37
Properties with Urban level 2 landscaping standards -	\$47
Properties with Rural level 1 landscaping standards -	\$52
Properties with Rural level 2 landscaping standards -	\$159

27. Tuamarina/Waikakaho Rating Area

A Tuamarina/Waikakaho Hall Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, being a rate to be set on the basis of a fixed amount of \$12.30 on every rating unit in the Tuamarina/Waikakaho Rating Area, towards funding for the Tuamarina/Waikakaho Hall.

28. Residential Rates Postponement Scheme

To cover costs for this scheme, the following fees and charges are set for the 2014-15 rating year. All fees and charges will be added as either a one-off or annual charge as the case may be, to the approved applicant's rate account.

Initial Charges – One off	Charging Unit	Fees and Charges (GST Inclusive)
Application fee	One-off	\$50.00
Contribution to the decision facilitation process	One-off	\$300.00
Annual Interest Charges		
Interest calculated at Council's borrowing rate on all amounts outstanding		
Annual Charges – One-off		
Annual fee	Annual	\$50.00
Management fee	Annual	1.00%
Reserve fund fee	Annual	0.25%

Property insurance: a ratepayer must submit a current certificate annually.

DUE DATES FOR PAYMENT

The above rates and charges are for the period 1 July 2014 to 30 June 2015 and will become due and payable by four instalments as follows:

	Last Date for Payment Before Penalty is Added
Instalment One	10 September 2014
Instalment Two	10 December 2014
Instalment Three	10 March 2015
Instalment Four	10 June 2015

PENALTY PROVISIONS (Additional Charges on Unpaid Rates)

- * A penalty, equivalent in amount to 10% of the instalment amount remaining unpaid at the close of day on the "Last Date for Payment", shall on the next day be added to that amount of unpaid rates.
- * Pursuant to Sections 57/58 of the Local Government (Rating) Act 2002, a further penalty of 10% will be added to all rates and charges that remain unpaid on 30 June 2015.

PENALTY PROVISIONS (Unpaid Metered Water)

- * A penalty, equivalent in amount to 10% of the metered water amount remaining unpaid two months after the initial invoice date, shall be added to that amount which remains unpaid.

General Information

- All rates and charges are shown inclusive of goods and services tax unless otherwise stated. GST has been calculated on the basis of 15% for the year.
- For the purposes of the foregoing:
 - "Residential use" excludes Rest Homes and Residential Establishments that provide residential care.
 - Where commercial accommodation is the predominant purpose of a property, it will be included on the same basis as a motel or hotel in the "commercial or industrial land use" category.
 - Subject to the right of objection set out in Section 29 of the Local Government (Rating) Act 2002, it shall be at the sole discretion of the Council to determine the use or predominant use of any property in the District.
- Council has the following policies to determine what constitutes a "separately used or inhabited part of a rating unit."
 - That in situations where a rating unit contains both a commercial or industrial type use, and a residential or rural type use, they will be treated as two separate uses and be assessed two sets of charges, except for those predominantly residential properties where the owner of the commercial/industrial operation resides on the same rating unit.
 - For those predominantly residential rating units where the owner of the rating unit resides and operates a business or businesses (including a homestay or farmstay activity) from the same rating unit, they will be assessed only one uniform targeted charge for geographic area general-type works.
 - Where services such as water, sewerage and refuse and kerbside recycling collection are supplied, separate charges will be assessed on the separately used or inhabited portions, except for those predominantly residential properties where the owner of the commercial/industrial operation or a homestay or farmstay activity resides on the same rating unit.
 - Where a number of different businesses are located on one rating unit, each separate business will be assessed uniform charges. An exception is made for motels, hotels and dwellings used for commercial rental – they are treated as one business use even if each accommodation unit may be capable of separate habitation.
 - Where rating units contain separate residential habitable dwellings that are capable of independent habitation (*i.e. they have all the facilities such as bathroom, toilets, kitchens, separate entrance ways etc*), uniform charges will be assessed on each dwelling.
 - If a rating unit contains a dwelling and a flat (*as shown as a "nature of improvements" on the Council valuation roll*) and the flat contains a kitchen; uniform charges will be assessed on the dwelling and flat.
- The geographic areas can generally be described as follows:

Blenheim Area (BM)

All of that area encompassed by the former Blenheim Borough Council together with those properties within a 1.5 km radius of that area which have a zoning of Residential or Industrial in the Wairau/Awatere Resource Management Plan (eg: includes, Burleigh, Hammerichs Road, Riverlands and Waipuna Street); as well as any properties that are connected to (or are able to be connected to) either the Blenheim Water or Blenheim Group Sewerage Schemes, but excluding properties in the Renwick, Spring Creek and Grovetown Sewerage Rating Areas and residential/rural properties and properties in the Riverlands Industrial Estate and Cloudy Bay Business Park that have an area of greater than one hectare.

Also included in the Blenheim area are a number of properties where it was an express condition of subdivisional resource consent.

Growth pockets and other growth areas rezoned Residential following notification of the new Marlborough Resource Management Plan will be excluded from the Blenheim Area until consent for subdivision is granted.

Blenheim Vicinity Area (BV)

All of that area encompassed within the following general description, but excluding the Blenheim areas described above:

From just north of the Rarangi Settlement following around the foothills in a south-westerly direction; taking in the Tuamarina Settlement; to the south bank of the Wairau River and then up the Wairau south bank to the Waihopai River; up the east bank of the Waihopai River to just north of Omaka Downs; and then generally following the base of the foothills; around to include the Taylors Pass in a south easterly direction as far as the Branch River; following the boundaries of properties on the south east side of the Taylor River; then around the base of the foothills to include land between SH 1 and both sides of Redwood Pass Road to and including 393 Redwood Pass Road; then to the coast on the south of the Vernon Lagoons.

Picton Area (PN)

All of that area encompassed by the former Picton Borough Council; together with the area of those properties serviced by the Picton Water or Sewerage Schemes (excluding those properties listed in the schedule below).

Schedule

Pt Lot 1 DP 6881, Pt DP 467 Waitohi Valley Blk XI Linkwater SD, Lot 1 DP 303616 Lot 1 DP 8240, Pt Sec 41 District of Waitohi, Lot 2 DP 3716, Lot 1 DP 3716, Lot 1 DP 9175, Lot 2 DP 9175, Lot 1 DP 10989, Lot 2 DP 10989, Lots 1 2 DP 1353 Lot 1 DP 1148 Pt Sec 37 Waitohi Reg Dist, Lots 2 5 DP 3183, Pt Sec 103 Waitohi Valley District Blk XV Linkwater SD, Lot 1 DP 402932 Lot 1 DP 5595 Lot 2 DP 5660 Sec 38 Pt Sec 37 Waitohi Dist, Lot 1 DP 9268, Pt Lot 1 DP 7160 , Lot 1 DP 12294, Lot 2 DP 10225 Lot 1 DP 10476, Lot 1 DP 10882, Lot 2 DP 434941 Pt DP 747 Pt Sec 25 Wairau Dist Pt Lots 1-3 DP 693 Pt Sec 12 Pt Sec 13 Blk XV Linkwater SD, Secs 105 106 Pts Sec 36 104 Waitohi Valley Dist, Lot 1 DP 6397, Lots 1 2 DP 303945, Lots 3 4 DP 303945 Sec 129 Pt 159 Picton Subn Sec 18 Blk XV Linkwater SD, Lot 1 DP 302741, Lot 1 DP 10871, Lot 1 DP 6129, Lot 1 DP 759 Lot 2 Pt Lot 1 DP 1594, Pt Sec 63-65 Picton Subn. Lots 1-9 12 DP 1086, Sec 1 SO 429571 Lot 10 DP 1086, Lot 11 DP 1086, Lot 13 DP 1086, Lot 14 DP 1086, Lot 2 DP 3080, Sec 1 SO 416848 Lot 1 DP 3080, Sec 2 SO 416848 Lot 16 DP 1086, Lot 18 DP 1086, Pt Waikawa 2C2, Lot 4 DP 11736, Lot 1 DP 335692, Lot 2 DP 344933, Lot 3 DP 11736, Lot 1 DP 11736, Lot 1 DP 344933, Lot 2 DP 404985, Lot 1 DP 424360, Lot 2 DP 424360, Lot 3 DP 424360, Lot 4 DP 424360, Lot 5 DP 424360, Waikawa 3B Blk XII Linkwater SD Blk XI Arapawa SD, Lot 1 DP 9994, Lot 1 DP 10354, Waikawa Sec A2 Waikawa West Blk XII Linkwater SD Blk XI Arapawa SD, Waikawa Sec 4B2 Waikawa West Blk XII Linkwater SD Blk XI Arapawa SD, Lot 2 DP 7961 Pts Sec 10 & Pt Sec 11 Waitohi Dist Pts Sec 100 Waitohi Dist, lot 3 DP 8884.

Also included in the Picton area are a number of properties where it was an express condition of subdivisional resource consent.

Picton Vicinity Area (PV)

All of that area from the western point of Ngakuta Bay to the former Picton Borough boundary; plus all of that area from the eastern point of Waikawa Bay to Whatamongo Bay; plus a corridor area from the southern boundary of the former Picton Borough to Speeds Road; excluding properties serviced by the Picton Water or Sewerage Schemes, but including the properties listed in the Schedule above.

General Rural Area (GR)

All of that area administered by the former Marlborough County and excluding that part of the former County's area which has been included in either the Blenheim, Blenheim Vicinity, Picton, Picton Vicinity or Sounds Admin Rural areas.

Sounds Admin Rural Area (AR)

All of that area with basically sea access only, which was subject to the former Marlborough County Council Empowering Act 1965.