

Part 4:

Rates Information



Financial Funding Impact Statement (excluding GST)

Funding Impact Statement for LTP 21-31											
Marlborough District Council											
	2021 (AP)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Sources of operating funding											
General rates, uniform annual general charge, rates penalties	47,150	48,761	51,580	54,112	60,458	62,666	64,576	66,680	69,035	71,401	72,922
Targeted rates	25,414	27,447	29,507	31,585	33,525	36,703	39,039	40,791	42,599	44,820	47,038
Subsidies and grants for operating purposes	5,694	5,776	5,720	5,368	5,623	5,712	5,889	6,051	6,203	6,400	6,576
Fees and charges	18,150	18,980	19,677	20,269	20,774	21,310	21,849	22,516	23,140	23,792	24,532
Interest and dividends from investments	4,716	5,066	6,569	8,513	9,741	10,655	11,627	11,870	12,472	12,861	12,573
Local authorities fuel tax, fines, infringement fees, and other receipts	9,788	14,819	16,677	11,746	11,341	11,724	12,206	14,553	16,636	17,116	17,436
Total sources of operating funding	110,912	120,849	129,730	131,593	141,462	148,770	155,186	162,461	170,085	176,390	181,077
Applications of operating funding											
Payments to staff and suppliers	81,253	92,087	96,952	94,242	95,973	99,277	102,781	105,265	108,367	111,513	114,529
Finance costs	3,876	5,638	8,351	10,617	10,984	11,214	11,477	11,819	11,936	11,796	11,393
Other operating funding applications	7,205	4,901	4,432	3,952	3,957	3,961	3,999	4,042	4,055	4,088	4,147
Total applications of operating funding	92,334	102,626	109,735	108,811	110,914	114,452	118,257	121,126	124,358	127,397	130,069
Surplus of operating funding	18,578	18,223	19,995	22,782	30,548	34,318	36,929	41,335	45,727	48,993	51,008
Sources of capital funding											
Subsidies and grants for capital expenditure	4,679	18,192	6,611	4,829	6,652	8,852	9,109	11,196	7,458	7,680	7,903
Development and financial contributions	3,028	7,176	7,326	7,478	7,634	7,792	7,955	8,120	8,289	8,462	8,620
Increase (decrease) in debt	39,915	47,924	95,329	82,854	44,149	19,353	3,856	1,670	(2,544)	(15,345)	(17,065)
Lump sum contributions	150	150	154	157	161	164	168	172	176	180	184
Other dedicated capital funding	2,464	2,415	2,697	3,136	3,177	3,220	3,264	3,313	3,364	3,417	3,470
Gross proceeds from sale of assets	6,000	-	3,522	23	603	5	25	33	38	76	16
Total sources of capital funding	56,236	75,857	115,639	98,477	62,376	39,386	24,377	24,504	16,781	4,470	3,128
Applications of capital funding											
Capital expenditure to meet additional demand	14,082	19,424	13,799	14,698	12,968	14,833	13,155	21,970	22,400	12,694	23,619
Capital expenditure to improve the level of service	23,193	25,257	40,795	38,659	27,611	40,130	31,220	12,482	10,002	24,340	8,528
Capital expenditure to replace existing assets	29,226	33,197	29,434	24,748	29,368	26,965	38,809	33,307	26,435	26,680	31,866
Increase (decrease) in reserves	(13,452)	(16,315)	(15,734)	(19,909)	(8,281)	9,270	8,412	11,945	21,736	20,872	23,174
Increase (decrease) of investments	21,765	32,517	67,340	63,063	31,258	(17,494)	(30,290)	(13,865)	(18,065)	(31,123)	(33,051)
Total applications of capital funding	74,814	94,080	135,634	121,259	92,924	73,704	61,306	65,839	62,508	53,463	54,136
Deficit of capital funding	(18,578)	(18,223)	(19,995)	(22,782)	(30,548)	(34,318)	(36,929)	(41,335)	(45,727)	(48,993)	(51,008)
Funding balance	-	-	-	-	-	-	-	-	-	-	-

Funding Impact Statement for LTP 21-31

Marlborough District Council

	2021 (AP)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Reconciliation											
Total operating funding	110,912	120,849	129,730	131,593	141,462	148,770	155,186	162,461	170,085	176,390	181,077
plus - Subsidies and grants for capital expenditure	4,679	18,192	6,611	4,829	6,652	8,852	9,109	11,196	7,458	7,680	7,903
plus - Development and financial contributions	3,028	7,176	7,326	7,478	7,634	7,792	7,955	8,120	8,289	8,462	8,620
plus - Lump sum contributions	150	151	154	157	161	164	168	172	176	180	184
plus - Other dedicated capital funding	1,325	1,276	1,520	1,926	1,933	1,940	1,947	1,957	1,966	1,974	1,984
plus - Contributions vested assets	1,139	1,139	1,177	1,210	1,244	1,280	1,317	1,356	1,398	1,443	1,486
plus - Gain on sale of fixed assets	4,500	-	357	22	8	13	23	12	15	14	10
plus - Forestry asset revaluation gain	-	1,263	1,336	1,412	1,493	1,578	1,669	1,047	471	409	304
Revenue as per Statement of Comprehensive Revenue and Expense	125,733	150,046	148,211	148,627	160,587	170,389	177,374	186,321	189,858	196,552	201,568
Total applications of operating funding	92,334	102,626	109,735	108,811	110,914	114,452	118,257	121,126	124,358	127,397	130,069
plus - Depreciation and amortisation	27,967	29,342	32,988	35,188	36,872	37,891	39,704	41,574	42,888	44,680	46,104
plus - Loss on sale of fixed assets	-	-	18	-	114	-	-	-	27	24	-
plus - Surrendered New Zealand Carbon Units (NZUs)	-	501	518	532	546	562	578	596	616	637	657
plus - Landfill aftercare provision	-	53	54	45	46	48	49	51	52	54	56
plus - Forestry asset revaluation loss	-	-	-	-	-	-	-	-	-	-	-
Expenditure as per Statement of Comprehensive Revenue and Expense	120,301	132,522	143,313	144,576	148,492	152,953	158,588	163,347	167,941	172,792	176,886
Surplus as per Statement of Comprehensive Revenue and Expense	5,432	17,524	4,898	4,051	12,095	17,436	18,786	22,974	21,917	23,760	24,682

Notes to Funding Impact Statement

1. Statement of accounting policies

Sources of operating funding - includes revenue to the activity, but note:

- Grants and contributions received which are specified for funding capital expenditure are not included, they are included in “Sources of capital funding” - whereas under NZ GAAP they are included in either “Development and financial contributions” or “Other revenue” in the Statement of Comprehensive Revenue and Expense.
- Any gain from sale of assets is not included; instead the sale proceeds are included in “Sources of capital funding” - whereas under NZ GAAP any such gain is included in “Gains” in the Statement of Comprehensive Revenue and Expense.
- Internal charges and overheads recovered are shown as a source of operating funding in the FIS – whereas in Council’s Statement of Comprehensive Revenue and Expense they are deducted from operating expenditure.
- The value of assets vested in (effectively donated to) Council which are specified for funding capital expenditure are not included, they are included in “Other dedicated capital funding” - whereas under NZ GAAP they are included in “Other revenue” in the Statement of Comprehensive Revenue and Expense and added to the value of Fixed assets in the Statement of Financial Position.

Applications of operating funding - includes operating expenditure of the activity, but note:

- Depreciation and amortisation expense is excluded as it does not involve a cash payment - whereas under NZ

GAAP it is included in Expenditure in the Statement of Comprehensive Revenue and Expense. The value of this expense is shown in the reconciliation section.

- In Council’s Statement of Comprehensive Revenue and Expense internal charges and overheads recovered are deducted from operating expenditure whereas in the FIS they are shown as a source of operating funding.
- The “Finance costs” shown are the amount paid by the activity to Council’s Investment unit and so are also an internal cost.
- Any loss on sale of assets is not included as it does not involve a cash payment - whereas under NZ GAAP it is included in Expenditure in the Statement of Comprehensive Revenue and Expense.

Sources of capital funding - shows direct sources of funding the capital expenditure of the activity, but note:

- Grants and contributions received which are specified for funding capital expenditure are included - whereas under NZ GAAP they are included in either “Development and financial contributions” or “Other revenue” in the Statement of Comprehensive Revenue and Expense.
- Any proceeds from the sale of an asset are included in here - whereas under NZ GAAP only the loss or gain on sale would be included in the Statement of Comprehensive Revenue and Expense.
- The value of assets vested in (effectively donated to) Council which are specified for funding capital expenditure are included - whereas under NZ GAAP they are included in “Other revenue” in the Statement of Comprehensive Revenue and Expense.
- Funding from a reserve is included as a negative value

of “Increase (decrease) in reserves” in the “Applications of capital funding” section.

- While loans are included here there are some situations in which a loan is used to fund operating expenditure.
- Capital expenditure may also be funded from items included as “Sources of operating funding”, e.g. activities with low levels of capital expenditure often fund it directly from rates.

Applications of capital funding - shows how much funding has been:

- Used to fund capital expenditure; and
- Transferred to a reserve, less the amount taken from a reserve to fund capital expenditure.

Surplus (Deficit) of operating funding and capital funding - represent funds transferred between these two uses as defined by the FIS, for the reasons outlined here they differ from a surplus which would be calculated under NZ GAAP and as presented in the Statement of Comprehensive Revenue and Expense.

Council’s management and investment units are not included in any activity, their costs and revenues are allocated over all activities, using appropriate allocation bases. For this reason adding the information provided for all activity groups will not agree to Councils financial statements. Similarly adding all “Internal charges and overheads recovered” gives a different answer to adding all “Internal charges and overheads applied” as most recoveries are to the management units.

For some activities a further breakdown is given of the operating and capital expenditure, eg; to individual scheme. This operating expenditure breakdown uses information from the Statement of Comprehensive Revenue and Expense and is prepared as per NZ GAAP; similarly the capital expenditure includes vested assets as per NZ GAAP.



Rates Funding Impact Statement

Rating definitions

Rating unit

What is a rating unit is decided by the Valuer General. It generally is a property comprised in one record of title. It can include parts of titles in very limited circumstances or two or more titles if the land is:

- owned by the same person or persons and
- is used together as a single unit and
- adjacent to one another.

Activities funded by rates and charges

Council makes decisions about local issues and services taking into account local needs and priorities. We break our business down into activity groups such as providing and maintaining community facilities, roads and footpaths, managing building activity, the environment and water and sewerage. (Full details of activity groups and activities can be found in the LTP at <https://www.marlborough.govt.nz/your-council/long-term-and-annual-plans-policies-and-reports/long-term-plan> or at our offices.)

Rates and charges are set by calculating how much of each activity is not funded by other sources such as user pay fees and charges, Government subsidies, development contributions, interest and dividends from subsidiaries

Non-rateable properties

Certain categories of property can be fully non-rateable or 50% rateable. These properties are still rated for services such as water, sewerage and refuse/recycling collection (where the service is provided). (These properties are defined in Schedule 1 of the Local Government Rating Act

2002 (LGRA)). Examples of fully non-rateable properties are public and some other types of schools, public libraries and public gardens.

Land value and capital value

These are the values assigned to the property at the last rateable revaluation.

Rateable revaluation

A rateable revaluation of the district took place on the 15 August 2020. The property values from this are used for rating purposes for three years from 1 July 2021.

Separately used or inhabited part of a rating unit (SUIP)

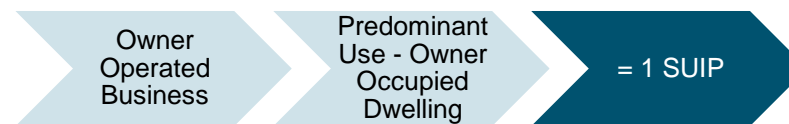
A SUIP includes any portion inhabited or used by the owner or a person other than the owner who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence, or other agreement. It includes separately used parts, whether or not actually occupied at any particular time, which are used by the owner for rental (or other form of occupation) on an occasional or long term basis by someone other than the owner.

A rating unit that has a single use or occupation is treated as having one separately used or inhabited part.

Vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'.

Exceptions to the definition

- Predominantly residential rating units where the owner of the unit resides and operates a business (including a homestay or farmstay activity) from the same rating unit will be charged as being one SUIP.

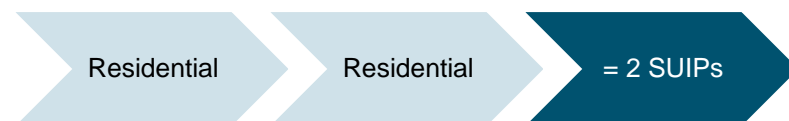


- Motels, and hotels used for commercial rental and dwellings used by owners or managers of a hotel or motel are treated as one business use even though each accommodation unit may be capable of separate use.

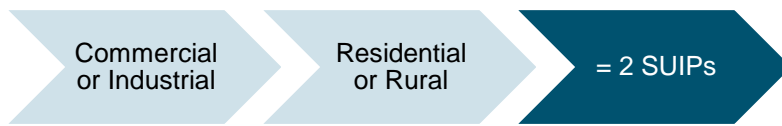


Examples of the application of the definition

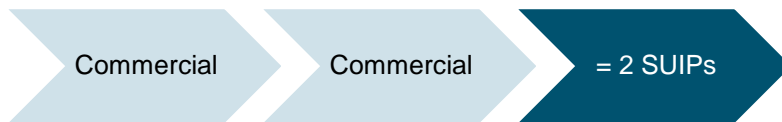
- Where a rating unit has two separately used parts, whether or not actually occupied at any particular time, they will be treated as two SUIPs.



- 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 SUIPs.



- Where a number of different businesses are located on one rating unit, each separate business will be assessed as a SUIP.



Rating categories

It shall be at the sole discretion of the Council to determine the use or predominant use of any property in the district. The Council has adopted the following rating categories:

Residential or rural

All land used for a private residence and all land used for rural purposes. This excludes rest homes and residential establishments that provide residential care. It also excludes all forms of commercial accommodation.

Rural purpose means any agricultural, horticultural or pastoral purpose and includes the keeping of bees, poultry or livestock. This group will include all rating units not otherwise categorised within a specified category.

Forestry is included in this category for the purposes of the General Works and Services Rate.

Commercial or industrial

All land used for a commercial or industrial purpose. It includes but is not limited to, any trade or service or activity undertaken or provision of facilities, by any person with a view to making a profit or charging any fee or deriving any other consideration in relation to the trade or service or activity or provision.

Industrial includes a business, manufacturer, undertaking, or service associated with the production of any type of goods.

For the purposes of the general works and services rate, this category includes residential rest homes and residential establishments that provide residential care and all forms of commercial accommodation as well as rating units otherwise assessed as utilities.

Commercial accommodation includes but is not limited to the provision of accommodation for a fee or other consideration but does not include:

- Properties where the principal purpose is the provision of long stay accommodation ie: 28 days or more.
- Properties that provide accommodation for five or less people.
- Properties that were originally constructed as residential properties that provide accommodation for six or more, which are included in the homestay or farm stay category.

Homestay or farm stay

Includes all rating units that are used for a homestay or farm stay activity on land predominantly used for residential or rural purposes, where a Building Act or resource consent was required for homestay or farm stay use (i.e. for six or more persons).

Infrastructural utilities

Land used for an essential service such as water, electricity, gas, telecommunications or sewerage.

Multiple land uses

The Council will partition a rating unit where there are two or more land uses that fit into different rating categories (residential or rural and

commercial or industrial) except for predominantly residential properties where the owner of the commercial or industrial operation resides on the same rating unit.

Forecast number of total rateable properties

Forecast growth in the number of rateable properties has been based on the projection of 170 units per annum in the Development Contributions Policy.

Current	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
26,433	26,603	26,773	26,943	27,113	27,283	27,453	27,623	27,793	27,963	28,133

GST

Figures quoted are inclusive of GST unless otherwise stated.

General Type Targeted Rates and Charges

\$55,712,247

Geographic Area General Works and Services Rate

\$34,675,277

This rate pays for activities that aren't funded by other targeted rates, user pay charges, general revenue or reserves. The rate is assessed on a land value basis. The General Works and Services Rate is set differentially for six geographic areas, depending on where the land is situated and the benefit that rating area derives from the services these rates fund. (See figures 1-5 for the definition of the geographic rating areas.)

Within each geographic area, the rating units are further differentiated into categories depending on the use to which the land is put. The categories are:

- Residential or rural.
- Commercial or industrial.
- Homestay or farmstay.

For a detailed explanation of these categories see page 327.

For this rate utilities will be treated as falling within the commercial or industrial differential category.

Overall this rate will increase by \$1,593,540. However, there are varying impacts on the geographic areas and their differential rates.

(Further information on the calculations of general type targeted rates and charges can be found here <https://www.marlborough.govt.nz/services/rates/funding-allocations-summary>)

General Works and Services Rates are set in each geographic area as follows:

Geographic Area	Differential Rating Categories	Levy	Cents in \$
Blenheim	Residential/rural	8,976,071	0.314699
	Commercial/industrial	4,127,838	0.948232
	Homestay/farmstay	5,480	0.473104
Blenheim Vicinity	Residential/rural	7,828,483	0.248056
	Commercial/industrial	412,186	0.483269
	Homestay/farmstay	19,473	0.306863
Picton	Residential/rural	2,425,684	0.406715
	Commercial/industrial	724,535	0.790194
	Homestay/farmstay	3,255	0.502776
Picton Vicinity	Residential/rural	481,928	0.222904
	Commercial/industrial	26,168	0.474374
	Homestay/farmstay	1,499	0.285760
General Rural	Residential/rural	8,910,593	0.253040
	Commercial/industrial	175,927	0.417735
	Homestay/farmstay	4,037	0.294217
Sounds Admin Rural	Residential/rural	527,534	0.131007
	Commercial/industrial	24,156	0.250413
	Homestay/farmstay	430	0.160858

Geographic area general works and services charges **\$21,036,970**

A targeted Geographic General Area Works and Services charge 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 respective rating area's share of activities that aren't funded by other targeted rates, user pays charges, general revenues or reserves.

These charges are set differentially for the same six geographic areas (as the General Works and Services Rates), depending on where the land is situated and the benefit that rating area derives from the services these charges fund.

There is also a differential charge for Infrastructural Utilities.

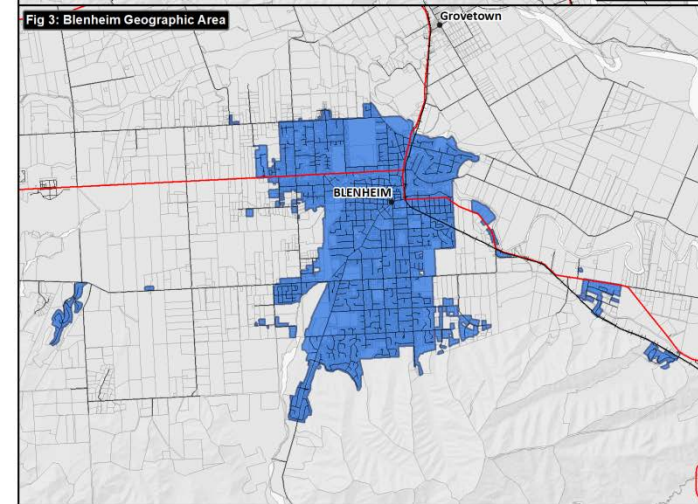
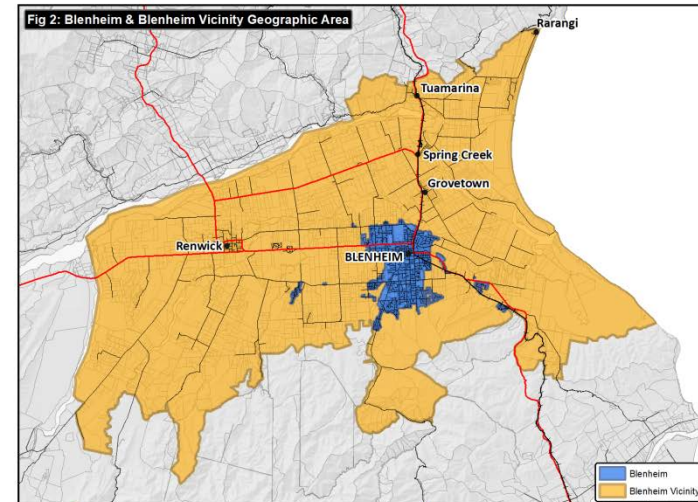
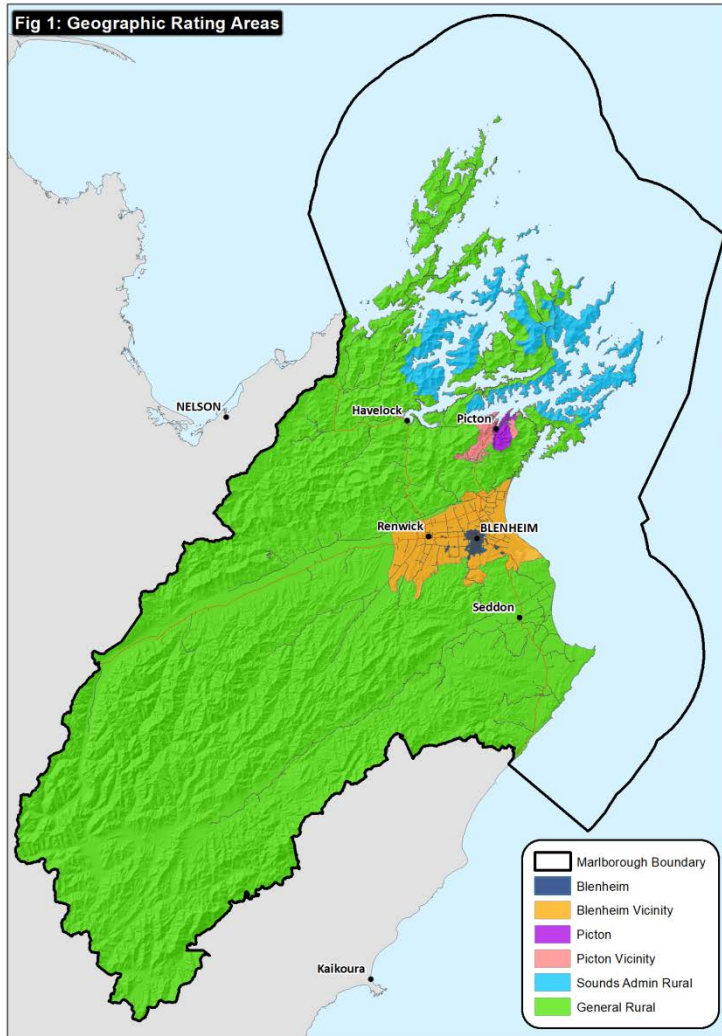
Overall, these charges will increase by \$529,179, with the increases assessed on an area by area basis.

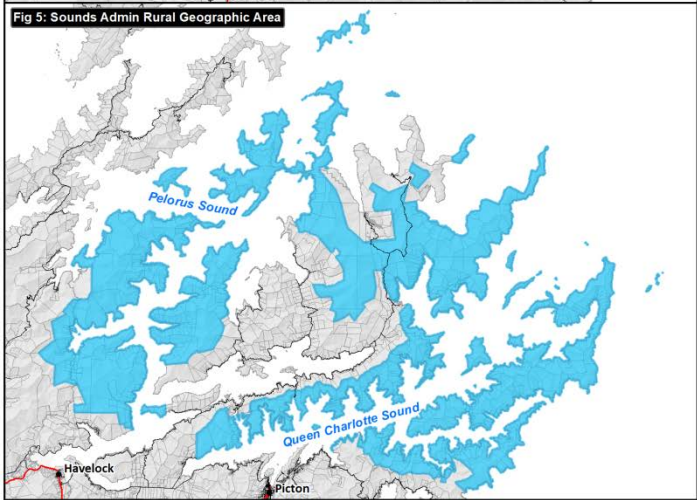
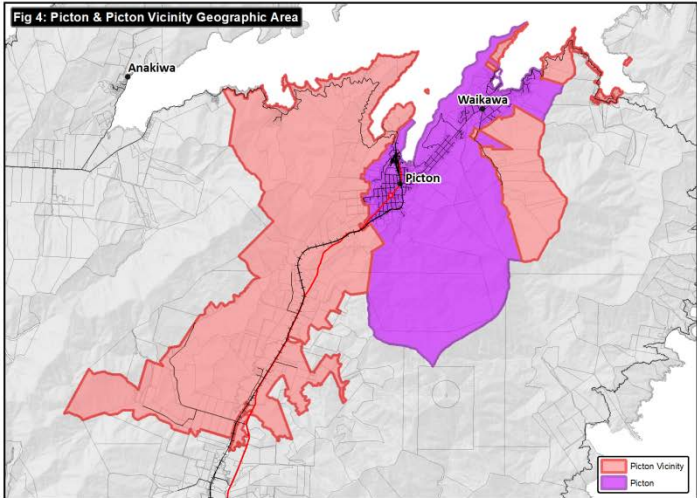
General Works and Services Charges are set in each geographic area as follows:

Geographic area	Levy	Unit charge
Blenheim	11,177,620	848
Blenheim Vicinity	3,160,708	754
Picton	2,511,503	868
Picton Vicinity	374,834	740
General Rural	3,120,580	558
Sounds Admin Rural	653,097	448
Infrastructural Utilities	38,628	703

Although the general type targeted rate and general type targeted charges have increased overall by \$2,122,720, there are varying percentage movements (both up and down) which are the result of expenditure movements not equally affecting each geographic area.

Geographic Rating Areas





Targeted Debt Servicing Rates **\$1,202,221**

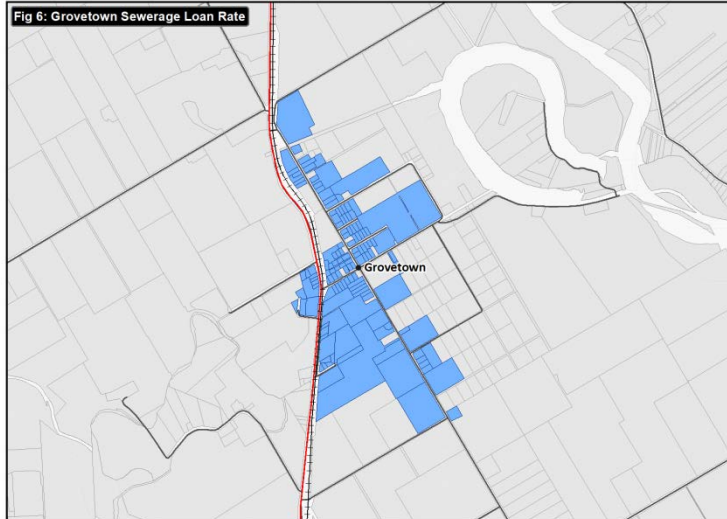
Grovetown Sewerage Loan Rate **\$92,370**

This targeted rate pays the debt servicing costs of the Grovetown sewerage loan scheme and is assessed on a land value basis. It is charged on properties where no lump sum contribution to the sewerage scheme was chosen (see figure 6).

Overall this rate will decrease by \$5,607

The loan rate will continue until 30 June 2039 when the borrowing will be fully repaid.

Per calculation	Rate in the \$
Land value	0.224864



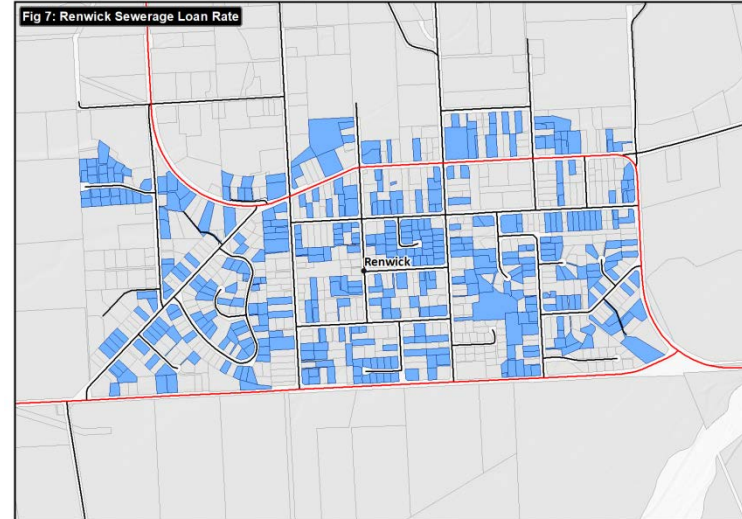
Renwick Sewerage Loan Rate **\$34,645**

This targeted rate pays the debt servicing costs of the Renwick sewerage loan scheme and is assessed on a land value basis. It is charged on properties where no lump sum contribution to the sewerage scheme was chosen (see figure 7).

Overall this rate will remain the same as last year.

The loan rate will continue until 30 June 2026 when the borrowing will be fully repaid.

Per calculation	Rate in the \$
Land value	0.034234



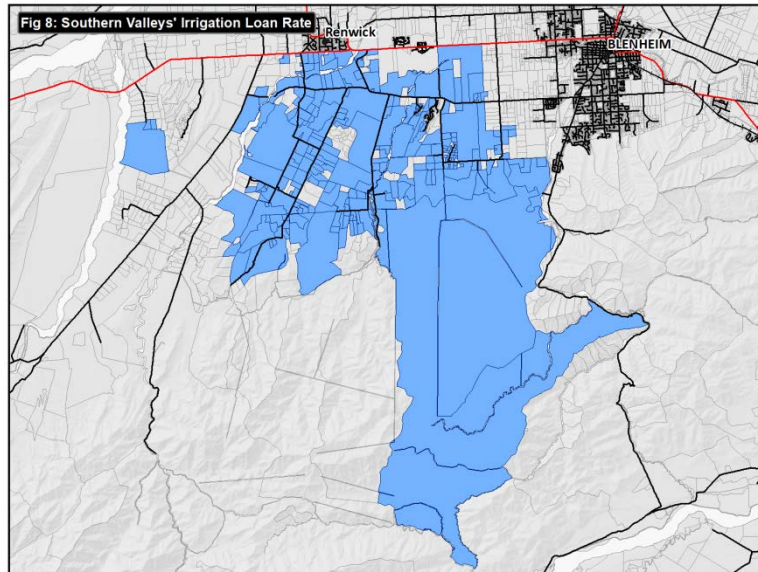
Southern Valleys' Irrigation Loan Rate **\$1,073,996**

This targeted rate funds the debt servicing costs on the capital cost of the Southern Valleys' irrigation scheme. It is assessed on the basis of a fixed amount per hectare on all irrigable land on every rating unit in the special rating area (see figure 8) where no lump sum contribution to the irrigation scheme was chosen.

Overall this rate will decrease by \$13,072.

The loan rate will continue until 30 June 2027 when the borrowing will be fully repaid.

Per calculation	Rate in the \$
Per hectare	288.80

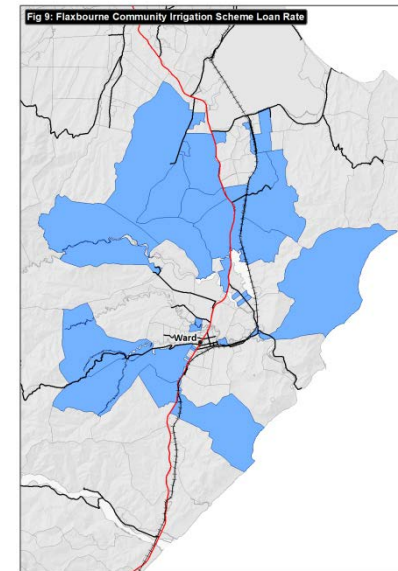


Flaxbourne Community Irrigation Scheme Loan Rate **\$1,210**

This targeted rate will be used to either fund investigation costs incurred should the scheme not proceed or the total cost of the scheme should construction contracts be awarded. It is assessed on the basis of a fixed amount per hectare on all land committed to receive a base allocation of water amounting to 2,250 m³ per hectare on land identified within the Flaxbourne Special Rating Area (see figure 9).

Overall this rate will remain the same as last year. The amount of the loan rate will change as the scheme proposal is progressed.

Per calculation	Rate in the \$
Per hectare	1.00



Roading Rates and Charges

\$72,867

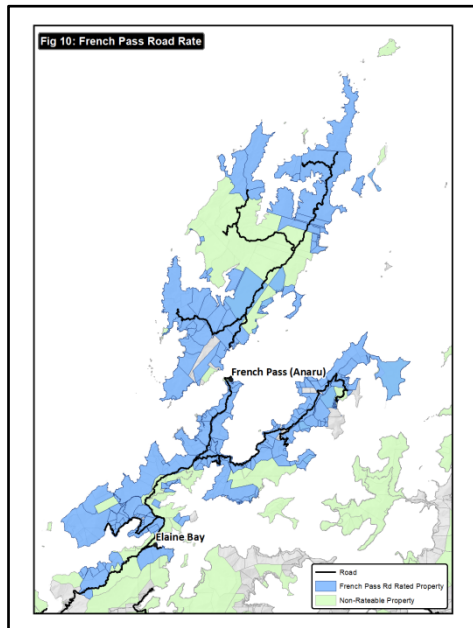
French Pass Road Charge

\$32,045

This targeted charge pays for the cost of seal extension in the French Pass rating area. It is charged on every rating unit in the area (see figure 10).

Overall this charge will remain the same as last year.

Per calculation	Rate in the \$
Per rating unit	99.00



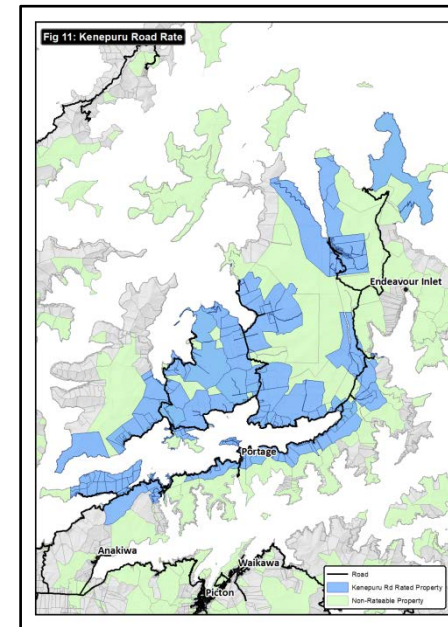
Kenepuru Road Rate

\$40,822

This targeted rate pays for the cost of roading improvements in the rating area. It is calculated on the capital value of every rating unit in the former Kenepuru Riding (see figure 11).

Overall this rate will remain the same as last year.

Per calculation	Rate in the \$
Capital value	0.009845



Wairau Valley River Works Rate **\$5,321,386**

This targeted rate covers the costs of river planning, control and flood protection in the Wairau Catchment and is calculated on a Capital Value basis on every rating unit in the Wairau Valley Rivers Rating Area (see figures 12-14). The differential rates in the dollar reflect the benefits derived by the defined locations of each group.

The funding requirements from each area are apportioned as follows (according to costs for that area):

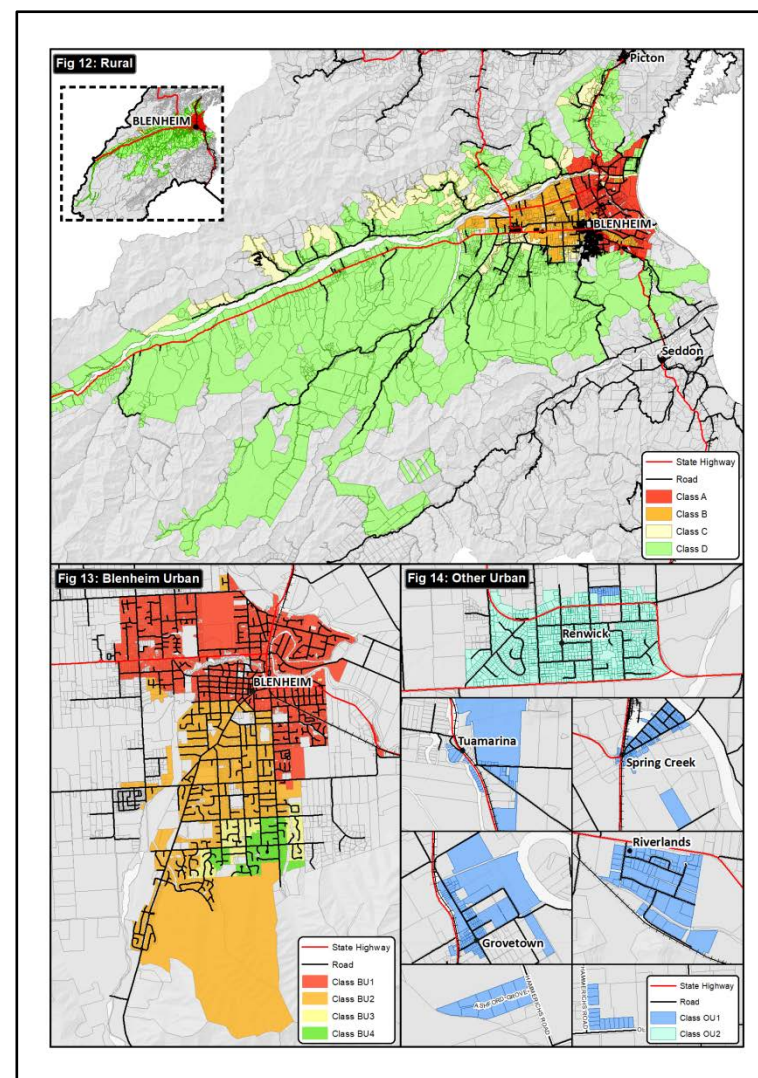
Blenheim Vicinity (Rural)	47.57%
Blenheim Urban	47.84%
Other Urban	4.59%

Overall this rate will increase by \$507,421.

Wairau Valley River Works Rates are set in the river rating areas as follows:

Rating areas	\$	Cents in the \$
Rural A Rating Units	758,014	0.058977
Rural B Rating Units	1,267,539	0.053670
Rural C Rating Units	295,367	0.040105
Rural D Rating Units	210,463	0.005308
Blenheim Urban 1 Rating Units	1,442,733	0.043259
Blenheim Urban 2 Rating Units	909,534	0.037010
Blenheim Urban 3 Rating Units	124,271	0.032204
Blenheim Urban 4 Rating Units	69,213	0.018265
Other Urban 1 Rating Units in Wairau Catchment	123,506	0.041241
Other Urban 2 Rating Units in Wairau Catchment	120,746	0.027985

Wairau Valley Rivers Rating Area



Combined Sewerage Scheme Rates and Charges **\$9,851,138**

An overall increase of \$73,461 (GST excl) will occur (0.94%).

Combined Sewerage Scheme Capital Works Rate **\$2,222,392**

This rate funds the capital expenditure and borrowing costs of the combined sewerage scheme and is assessed on the land value of every rating unit in the combined sewerage rating area which includes Blenheim, Picton, Havelock and Seddon (figures 15 – 18). The rate is set on a differential basis (depending on location and ability to benefit).

Overall the rate will decrease by \$132,917.

Rating Group	Levy	Cents in \$
Blenheim	1,767,841	0.048298
Havelock	52,926	0.073895
Picton	369,170	0.052644
Seddon	32,455	0.088384

Combined Sewerage Rating Areas **\$7,628,746**

This uniform charge funds operating costs of the combined sewerage scheme including treatment, reticulation, depreciation and other costs associated with the combined sewerage scheme improvements. Blenheim and Picton rating units with sewerage discharges where the quantity or the strength of the effluent is greater than the average domestic rating unit, will be assessed an additional trade waste charge.

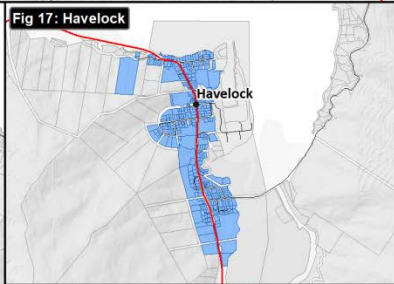
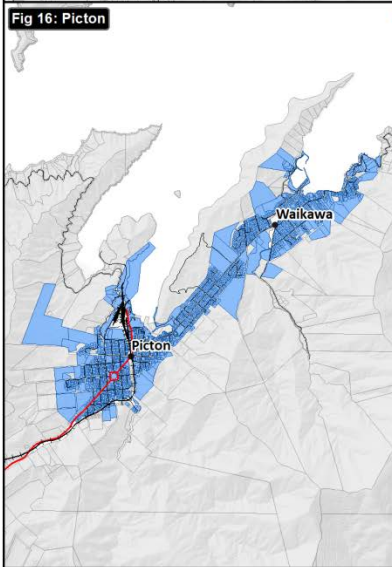
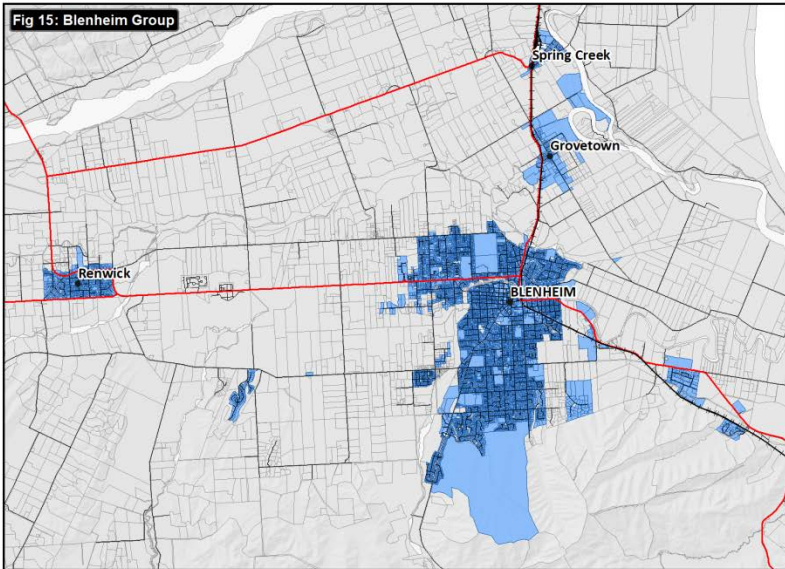
Overall the charge will increase by \$584,018.

Categories	Charge per SUIP
Connected	\$430
Serviceable	\$215

Definitions:

“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. “Serviced” has the same meaning.

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



Water Supply Rates and Charges \$12,431,444

An overall increase of \$1,393,445 will occur.

Definitions:

“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).

Combined Water Scheme Rates and Charges \$8,931,870

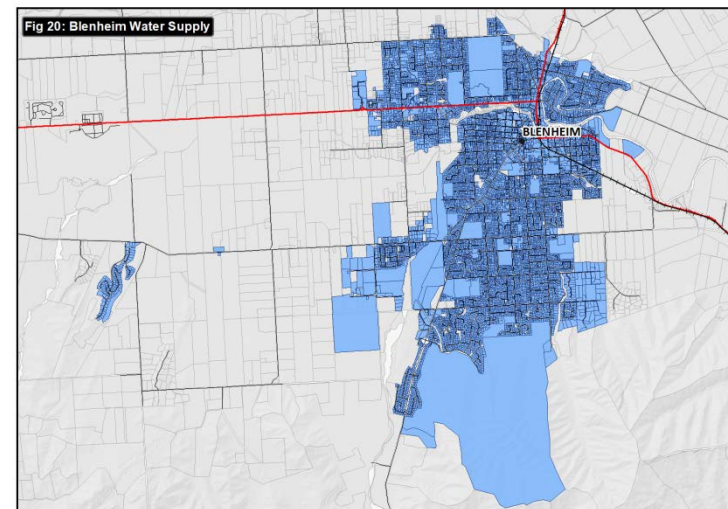
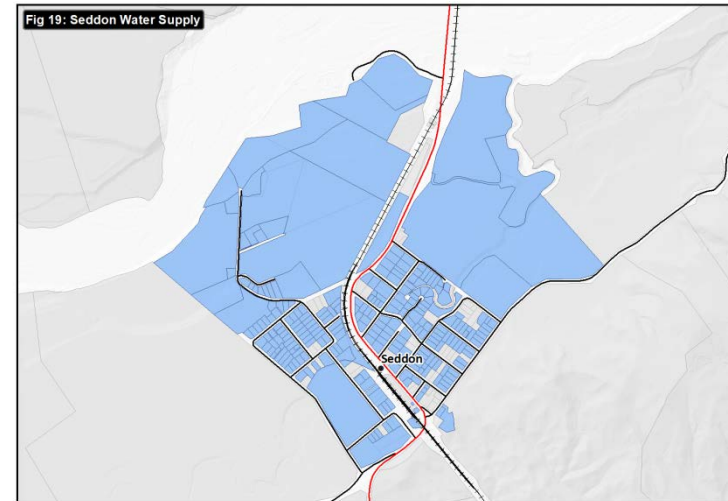
Overall this will increase by \$144,317.

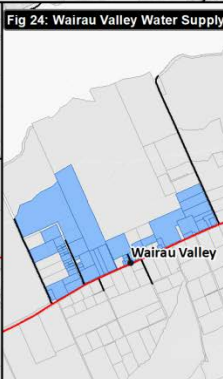
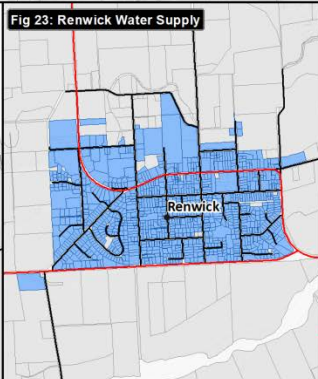
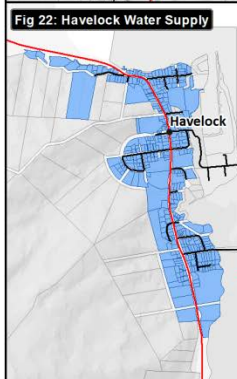
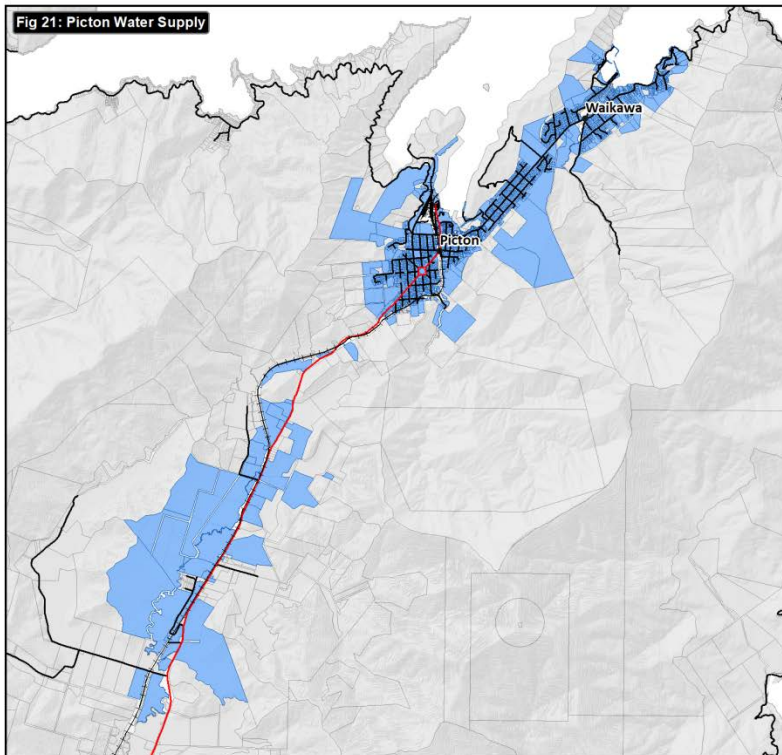
Combined Water Scheme Capital Works Rate \$2,108,040

This rate funds the Capital Expenditure and Debt Servicing costs of the combined water scheme. It is assessed on the land value of every rating unit in the Combined Water Rating Area on a differential basis. The Koromiko rating units subject to the special pipeline agreement are included.

Overall this rate will decrease by \$124,693.

Rating Group	Levy	Cents in \$
Blenheim	1,541,920	0.046754
Havelock	52,544	0.071533
Picton	356,536	0.050962
Koromiko	1,455	0.032260
Renwick	119,789	0.050027
Seddon	\$35,796	\$0.085559





Combined Water Scheme Charges **\$6,295,154**

These charges fund the balance of expenditure other than Capital and Debt Servicing costs, including operating costs of the combined water scheme including treatment, reticulation, depreciation and other costs associated with the combined water scheme improvements.

These charges are set on a differential basis.

Overall this charge will increase by \$484,561

Blenheim Water Charges **\$4,279,206**

These charges are calculated as a fixed amount on every non-metered separately used or inhabited part of a serviced rating unit in the Blenheim Water Supply Area (including the Burleigh Extension) (see figure 20); and half that amount for each non-metered separately used or inhabited part of every serviceable rating unit in the same area.

Categories	Charge per SUIP
Connected	\$346
Serviceable	\$173

Havelock Water Charges **\$71,482**

This charge is for every separately used or inhabited part of a serviced residential rating unit whether connected or not in the Havelock water supply area (see figure 22).

Categories	Rate in the \$
Per SUIP	\$232

The Havelock residential water charges have moved from only a water charge to a water charge and metered water charges in 2021/22. Details of the metered water charges are on page 342.

Picton Water Charges \$1,557,281

These charges are calculated as a fixed amount on every non-metered separately used or inhabited part of a serviced rating unit in the Picton Water Supply Area (see figure 21) and half that amount on each non-metered separately used or inhabited part of every serviceable rating unit in the same area.

Categories	Charge per SUIP
Connected	\$588
Serviceable	\$294

Renwick Water Charges \$218,671

This charge is for every separately used or inhabited part of a serviced residential rating unit whether connected or not in the Renwick water supply area (see figure 23).

Per calculation	Rate in the \$
Per SUIP	\$232

The Renwick residential water charges have moved from only a water charge to a water charge and metered water charges in 2021/22. Details of the metered water charges are on page 342.

Seddon Water Charge \$157,659

The charge will be on every separately used or inhabited part of a rating unit within the Seddon Water Supply Area (see figure 19), (excluding all commercial consumers).

Per calculation	Rate in the \$
Per SUIP	\$540

Wairau Valley Water Charge \$10,855

This charge is set to recover the net cost of operations, capital expenditure and debt servicing costs.

The charge will be for each water meter, excluding all commercial water meters, connected to a rating unit within the Wairau Valley Water Supply Area (see figure 24).

Per calculation	Rate in the \$
Per water meter	\$240

Residential Metered Water Charges \$528,676

These charges exclude water supplied to commercial metered rating units.

Overall these charges will increase by \$516.

Blenheim Metered Water Charge **\$49,396**

This charge is assessed on the basis of the quantity of water supplied to residential metered rating units (including the Burleigh Extension).

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 63m ³	\$82.00
Over 63m ³	\$1.30 per cubic metre

Havelock Metered Water Charge **\$107,223**

This charge is assessed on the basis of the quantity of water supplied to all Havelock residential consumers where consumption exceeds 200 cubic metres per annum.

Per calculation	Rate in the \$
Per m ³	1.86

Picton Metered Water Charge **\$19,487**

Ordinary Charge

A Picton Metered Water Ordinary Charge is assessed on the basis of the quantity of water supplied to residential metered rating units.

Volume	Charge
Less than or equal to 39m ³	\$139.50
Over 39m ³	\$3.56 per cubic metre

Koromiko Charge

A Picton Metered Water Koromiko charge is assessed on the basis of the quantity of water supplied to Koromiko Special Pipeline Agreement rating units.

Per calculation	Rate in the \$
Per m ³	2.95

Renwick Metered Water Charge **\$328,006**

This charge is assessed on the basis of the quantity of water supplied to all Renwick residential consumers where consumption exceeds 200 cubic metres per annum.

Per calculation	Rate in the \$
Per m ³	1.04

Seddon Metered Water Charge **\$13,709**

This charge is assessed on the basis of the quantity of water supplied to residential metered rating units where consumption exceeds 275 cubic metres per annum.

Per calculation	Rate in the \$
Per m ³	1.86

Wairau Valley Metered Water Charge **\$10,855**

This charge is set to recover the net cost of operations, capital expenditure and debt servicing costs.

This charge is assessed on the basis of the quantity of water supplied to each residential water meter connected to a rating unit within the Wairau Valley Water Supply Area where consumption exceeds 350 cubic metres per annum.

Per calculation	Rate in the \$
Per m ³	2.48

Other Water Supply

Commercial Metered Water Charges \$1,238,839

These water charges fund the net cost of operations.

Overall these charges will increase by \$240,568.

Blenheim Commercial Metered Water Charge \$471,700

This charge for metered rating units is assessed on the basis of the quantity of water supplied to commercial metered connections (including the Burleigh Extension).

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$44.50
Over 50m ³	\$0.89 per cubic metre

Havelock Commercial Metered Water Charge \$175,450

This charge for metered rating units is assessed on the basis of the quantity of water supplied to commercial metered connections

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$121.00
Over 50m ³	\$2.42 per cubic metre

Picton Commercial Metered Water Charge \$402,205

Ordinary Charge

A Picton Metered Water Ordinary Charge is assessed for metered rating units on the basis of the quantity of water supplied to commercial metered connections (excluding connections where water is onsold).

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$140.50
Over 50m ³	\$2.81 per cubic metre

Onsold Charge

A Picton Metered Water Onsold Charge is assessed for metered rating units on the basis of the quantity of water supplied to commercial metered connections that is subsequently onsold.

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 45m ³	\$140.40
Over 45m ³	\$3.12 per cubic metre

Renwick Commercial Metered Water Charge \$54,300

This charge for metered rating units is assessed on the basis of the quantity of water supplied to commercial metered connections.

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$90.50
Over 50m ³	\$1.81 per cubic metre

Seddon Commercial Metered Water Charge \$43,434

This charge for metered rating units is assessed on the basis of the quantity of water supplied to commercial metered connections.

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$171.00
Over 50m ³	\$3.42 per cubic metre

Wairau Valley Commercial Metered Water Charge \$1,765

This charge is set to recover the net cost of operations, capital expenditure and debt servicing costs.

This charge for metered rating units is assessed on the basis of the quantity of water supplied to each commercial water meter connected to a rating unit within the Wairau Valley water supply area.

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$175.00
Over 50m ³	\$3.50 per cubic metre

Rural Awatere Water Supply \$995,964

The following charges fund the net cost of operations, Capital Expenditure and Debt Servicing costs.

Overall this will increase by \$30,551

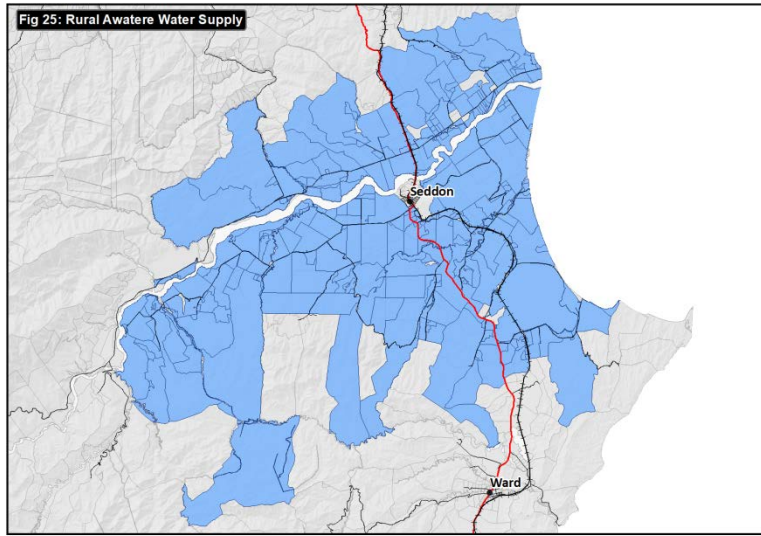
Rural Awatere Water Charge \$333,449

The uniform charge will increase from \$750 to \$900 on every separately used or inhabited part of a rating unit within the Rural Awatere Water Supply Area (see figure 25).

Rural Awatere Metered Water Charge \$662,515

This charge for metered rating units is assessed on the basis of the quantity of water supplied to all consumers where consumption exceeds 275 cubic metres per annum.

The metered charge will be \$2.21 per cubic metre for all usage in excess of 275 cubic metres, for all consumers on the Rural Awatere water supply.



Southern Valleys' Irrigation Scheme

\$730,165

This charge for metered rating units is assessed on the basis of the quantity of water supplied to metered connections. This rate funds the net operating costs of the Southern Valleys' Irrigation Scheme.

Operating costs have decreased by \$48,401.

Per calculation	Rate in the \$
Per m ³	0.25

Riverlands Water Supply

\$534,606

This charge funds the cost of operations, capital expenditure and debt servicing costs.

This charge for metered rating units is assessed on the basis of the quantity of water supplied to metered rating units.

Operating costs have increased by \$117,177

Metered water charges on a quarterly basis are as follows:

Volume	Charge
Less than or equal to 50m ³	\$41.00
Over 50m ³	\$1.02 per cubic metre

Refuse and recycling charges **\$1,655,129**

Overall, refuse and recycling charges will decrease by \$13,656.

Residential refuse and kerbside recycling collection charges **\$1,587,440**

This charge pays for the cost of residential refuse and kerbside recycling collection where Council provides or is prepared to provide the service.

This charge is a fixed amount per SUIP where Council provides the service (see figures 26-27).

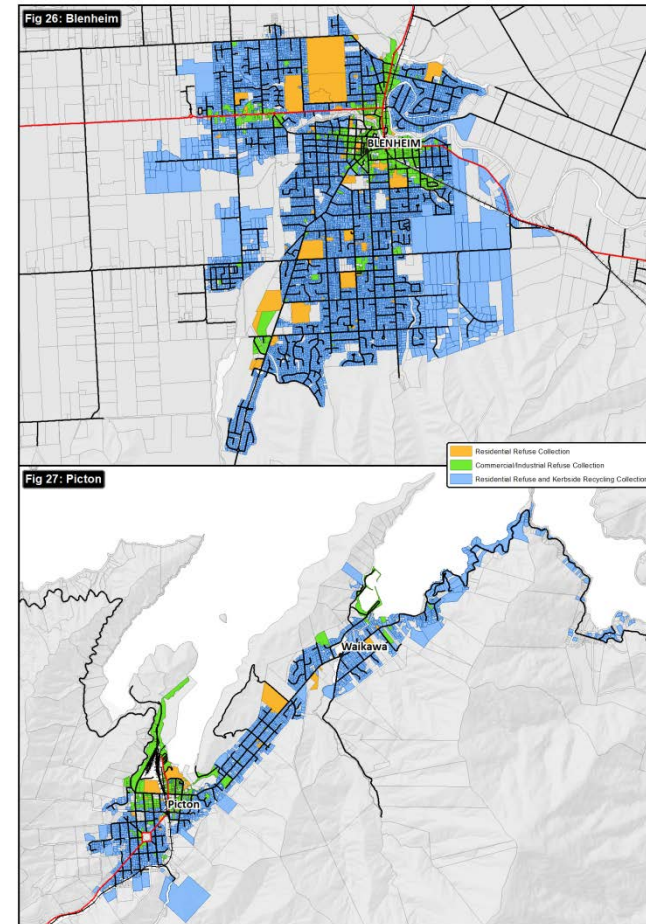
Service	Charge per SUIP
Kerbside recycling	\$46
Refuse collection	\$75
Total	\$121

Refuse collection charges **\$81,345**

This charge pays for the cost of refuse collection where Council provides or is prepared to provide the service.

This charge is a fixed amount per SUIP where Council provides the service (see figures 26-27).

Service	Category	Charge per SUIP
Refuse collection	Residential	\$75
Refuse collection	Commercial/industrial	\$75



Energy efficiency rates (EER) \$680,264

These voluntary targeted rates repay the amount of energy efficiency funding supplied (including interest and fees) for energy efficiency solutions added to residential homes. It is payable by residential ratepayers who have had assistance from Council's energy efficiency funding service.

Funding is offered for:

- Insulation
- Clean home heating (heat pumps, wood or pellet fires)
- Solar water heating
- Solar power

The rate is payable for nine years. The interest rate for the current year is 4.0%.

The rate is calculated as a percentage of the total amount to be repaid as follows:

First year rated	Final rating year	Percentage paid this year
2013-14	2021-22	16.436225
2014-15	2022-23	16.213457
2015-16	2023-24	15.997973
2016-17	2024-25	15.789545
2017-18	2025-26	15.649303
2018-19	2026-27	15.512816
2019-20	2027-28	15.411147
2020-21	2028-29	15.311906
2021-22	2029-30	15.278583

Residential pool inspections charge \$113,818

This targeted rate funds the costs of carrying out residential pool inspections under the Building (Pools) Amendment Act 2016. It is charged on every SUIP with a residential pool.

Overall this charge will increase by \$2,232.

Per calculation	Rate in the \$
Per SUIP	92.00

Tourism Charges \$215,050

This targeted rate is collected on behalf of Destination Marlborough to promote Marlborough as a tourist destination. It is charged as a fixed amount per SUIP where the ratepayer is engaged in tourism activities as follows:

Activity	Rating category	Charge per rating unit
Short term rental accommodation	Residential/Rural	\$224
Short term rental accommodation <30 people	Commercial	\$224
Short term rental accommodation >30 people	Commercial	\$343
Tourism activities (not included in above)	Commercial	\$250

Where a ratepayer operates in two or more of the groups above from the same rating unit, only the highest applicable group charge will be assessed.

Landscape Charges

\$4,738

A targeted landscape charge on new subdivisions (and existing subdivisions following consultation) is assessed where higher landscaping standards result in additional maintenance costs and is calculated as a fixed amount on every separately used or inhabited part of a rating unit set differentially on the following basis:

Properties with Urban level 1 landscaping standards	\$42
Properties with Urban level 2 landscaping standards	\$53
Properties with Rural level 1 landscaping standards	\$59
Properties with Rural level 2 landscaping standards	\$179

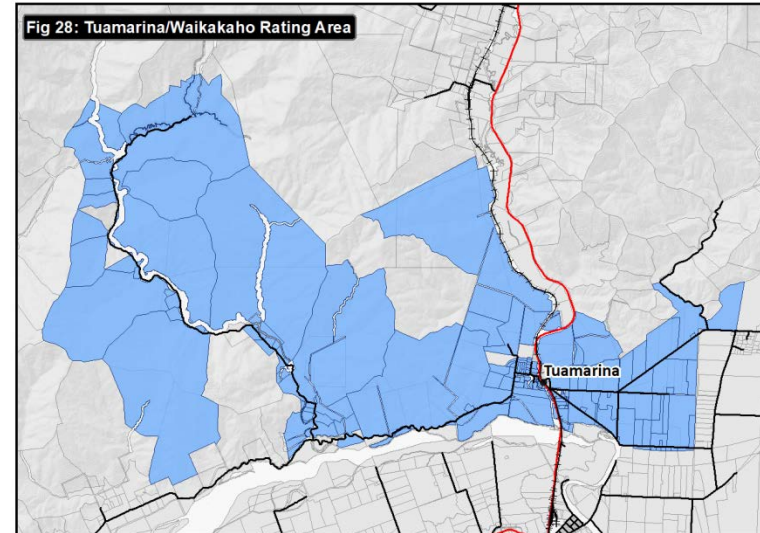
Street berms, trees and plots are included under the Community Facilities Activity.

Tuamarina/Waikakaho hall charge

\$2,842

This charge pays for the upkeep of the Tuamarina/Waikakaho Hall. It is payable by ratepayers in the Tuamarina/Waikakaho special rating area.

Overall this charge will remain the same as last year.



Per calculation

Per rating unit

Rate in the \$

18.45

Residential rates postponement scheme

To cover costs for this scheme, the following fees and charges are set for the 2021-22 rating year. All fees and charges will be added to the approved applicant's rate account.

Initial charges	Fees and charges
Application fee	\$50.00
Contribution to the decision facilitation	\$300.00
Annual charges	
Administration fee	\$50.00
Reserve fund levy	0.25%
Interest rate	
2021-2022	4.0%

Instalments

The above rates and charges are for the period 1 July 2021 to 30 June 2022 and will become due and payable by four instalments as follows:

Instalment	Last date for payment before penalty is added
One	8 September 2021
Two	8 December 2021
Three	8 March 2022
Four	8 June 2022

Each instalment is one quarter of the annual rates for the current year.

Charges for metered water

Meter reading date between	Last date for payment before penalty is added
1 Jul 2021 –30 Sept 2021	20 Oct 2021
1 Oct 2021 – 31 Dec 2021	20 Jan 2022
1 Jan 2022 - 31 Mar 2022	20 Apr 2022
1 Apr 2022 – 30 Jun 2022	20 Jul 2022

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.

A further penalty of 10% will be added to all rates and charges from previous years that remain unpaid on 30 June 2022.

All payments are allocated to the oldest debt first so if the instalment is not paid in full by the date shown a 10% penalty is added to any amount of the instalment still outstanding. All penalty charges are exempt from GST.

Penalty provisions (unpaid metered water)

A penalty, equivalent in amount to 10% of the metered water amount remaining unpaid at the close of day on the 'last date for payment' shall, on the next day, be added to that amount which remains unpaid.

Geographic Areas

The geographic areas can generally be described as follows:

Blenheim Area (BM) (Fig 3)

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 areas rezoned Urban Residential 2 Greenfields will be excluded from the Blenheim Area until granting of subdivision title.

Other land rezoned Urban Residential 2 or 3 as a result of the Proposed Marlborough Environment Plan will be similarly excluded from the Blenheim Area until granting of subdivision title.

Blenheim Vicinity Area (BV) (Fig 2)

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) (Fig 4)

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) (Fig 4)

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 Whatamango 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) (Fig 1)

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 (AR) (Fig 5)

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

Triennial Revaluation Movements

The Marlborough District was revalued by Quotable Value Ltd on 14 August 2020. The new values apply from the 2021-2022 rating year, as from 1 July 2021.

With the exception of the Wairau Valley River Rates and the Kenepuru Road Rate, all other rates levied on property values are based on Land Value (LV).

Land Value percentage increase (decrease) movements for the six geographic rating areas, the district at large and their differential rating groups for the triennial revaluation on 14 August 2020 were:

(The previous revaluation movements as at 1 July 2017 and 1 July 2014 are shown alongside.)

	14.08.20	1.07.17	1.07.14
Blenheim - Residential/Rural	41.12%	15.06%	9.62%
Blenheim - Commercial/Industrial	13.84%	15.57%	7.73%
Blenheim – Homestay/Farmstay	41.82%	15.25%	9.58%
Blenheim - Total	36.78%	15.14%	9.31%
Blenheim Vicinity - Residential/Rural	9.64%	38.14%	16.45%
Blenheim Vicinity - Commercial/Industrial	25.87%	18.85%	6.12%
Blenheim Vicinity – Homestay/Farmstay	18.18%	16.94%	14.13%
Blenheim Vicinity - Total	10.03%	37.58%	16.15%
Picton - Residential/Rural	50.21%	25.47%	(3.21%)
Picton - Commercial/Industrial	11.03%	7.12%	2.62%
Picton – Homestay/Farmstay	71.65%	28.38%	(3.73%)

	14.08.20	1.07.17	1.07.14
Picton - Total	43.50%	21.88%	(2.13%)
Picton Vicinity - Residential/Rural	32.11%	7.41%	(8.58%)
Picton Vicinity - Commercial/Industrial	11.52%	1.71%	(1.06%)
Picton Vicinity – Homestay/Farmstay	15.22%	-	(0.00%)
Picton Vicinity - Total	31.43%	7.23%	(8.34%)
General Rural - Residential/Rural	28.93%	16.57%	2.63%
General Rural - Commercial/Industrial	10.76%	6.63%	(10.72%)
General Rural – Homestay/Farmstay	22.11%	4.03%	(11.66%)
General Rural - Total	28.68%	16.42%	2.40%
Sounds Admin Rural - Residential/Rural	11.96%	(0.43%)	(16.23%)
Sounds Admin Rural - Commercial/Industrial	14.03%	0.06%	(16.14%)
Sounds Admin Rural – Homestay/Farmstay	14.89%	0.0%	(25.40%)
Sounds Admin Rural - Total	12.01%	(0.41%)	(16.24%)
Utilities Total	0.00%	0.00%	0.00%
District-wide - Residential/Rural	25.61%	22.03%	6.24%
District-wide - Commercial/Industrial	14.65%	13.68%	4.72%
District-wide – Homestay/Farmstay	23.17%	14.44%	4.93%

	14.08.20	1.07.17	1.07.14
Utilities	0.00%	0.00%	0.00%
District-wide - Total	24.98%	21.45%	6.13%

The following is a summary of the 2020 revaluation movements for each of Council's geographic and differential rating areas:

Rating Area	Average Land Value Movement	Average Capital Value Movement
Blenheim Residential/Rural	41.12%	24.63%
Blenheim Commercial/Industrial	13.84%	10.77%
Blenheim – Homestay/Farmstay	41.12%	23.81%
Blenheim Vicinity – Residential/Rural	9.64%	2.38%
Blenheim Vicinity – Commercial/Industrial	25.87%	8.67%
Blenheim Vicinity – Homestay/Farmstay	18.18%	12.05%
Picton Residential/Rural	50.21%	23.35%
Picton Commercial/Industrial	11.03%	2.58%
Picton – Homestay/Farmstay	71.65%	22.38%
Picton Vicinity – Residential/Rural	32.11%	21.19%
Picton Vicinity – Commercial/Industrial	11.52%	8.38%
Picton Vicinity – Homestay/Farmstay	15.22%	14.77%
General Rural Residential/Rural	28.92%	21.97%
General Rural Commercial/Industrial	10.76%	8.04%
General Rural Homestay/Farmstay	22.11%	1.20%
Sounds Admin Rural Residential/Rural	11.96%	16.86%
Sounds Admin Rural Commercial/Industrial	14.03%	7.36%
Sounds Admin Rural –	11.96%	15.12%

Rating Area	Average Land Value Movement	Average Capital Value Movement
Homestay/Farmstay		
Utilities	0.00%	8.14%
District-wide - Total	24.98%	15.21%

The previous Capital Value revaluation movement as at 1 July 2017 was 25.64% and as at 1 July 2014 was 9.61%.

The following is a summary of the Capital Value percentage increase (decrease) movements for each of the Wairau Valley River and Kenepuru Road rating areas:

	14.08.20	1.07.17	1.07.14
Wairau Valley River Class A Rate	6.11%	45.17%	23.28%
Wairau Valley River Class B Rate	2.66%	36.09%	23.37%
Wairau Valley River Class C Rate	6.44%	33.69%	18.76%
Wairau Valley River Class D Rate	8.12%	33.59%	21.69%
Wairau Valley River Rural Urban 1 Rate	20.33%	20.29%	3.07%
Wairau Valley River Rural Urban 2 Rate	22.33%	25.48%	3.36%
Wairau Valley River Blenheim Urban 1 Rate	21.03%	21.30%	4.42%
Wairau Valley River Blenheim Urban 2 Rate	25.19%	25.43%	4.15%
Wairau Valley River Blenheim Urban 3 Rate	25.42%	24.96%	3.99%
Wairau Valley River Blenheim Urban 4 Rate	24.36%	24.48%	3.45%
Kenepuru Road Rate	20.83%	9.10%	(12.02%)

The next revaluation of the District will be released in September 2023.

Valuation changes prior to 2023 will only relate to property subdivisions, new improvements, and any alterations to the 14 August 2020 revaluation which are approved by Quotable Value Ltd or the Land Valuation Tribunal (*as a result of revaluation objections lodged prior to 5 February 2021*).

With a district-wide revaluation there is no direct relationship between valuation movements and rates movements.

A revaluation of the District does not increase Council's rating income, but it does redistribute the incidence of valuation based rates between individual ratepayers. This means that even if Council were to levy the same amount in total for the year following a revaluation, some ratepayers will have rate increases, while others will have rate decreases.

Rates levied on a uniform charge basis (eg; refuse and recycling charges) are unaffected by a district-wide revaluation. The only factors responsible for increasing rates on an individual property are:

- If an individual's property value increases by more than the average increase for their geographic rating area.
- If an individual's property value decreases by less than the average decrease for their geographic rating area.

- If an individual's property value alters as a result of new improvements being added (only affects rates levied on a capital value basis).
- If the property changes its eligibility for separate service rates/charges (eg; it now qualifies for sewerage, refuse and recycling etc).
- If Council amends its Revenue and Financing Policy. Council amended its Revenue and Financing Policy in accordance with that proposed in its 2021-31 Long Term Plan Consultation Document.

If Council increases its rating income requirement through the Annual Plan process.

Rates Movements 2021-31

Total Rates and Charges for 21-22 are estimated at \$75,892,869 (GST exclusive). This represents an increase of \$3,648,378 (5.1%) on last year's levy.

The rating effect will be different for individual properties because of the varying effects of the recent district-wide revaluation; movements in general-type rates not impacting uniformly on all geographic rating areas; and movements in targeted separate rates (such as Sewerage and Water etc) affecting only those properties able to receive these services.

Significant contributors to the overall rates increase are as follows:		
General Rates and Charges		
General Revenues	\$891,569	Decreased funding from the General Revenues Account following the reduction in the interest rate assumption from 4.5% to 4%.
Community Facilities	\$1,364,036	Increase in street trees and street plot costs due to increased transport management plan requirements and additional contract maintenance costs. Additional costs for reserves due to additional facilities or increased use of facilities.
Environmental Management	\$770,302	Additional resources are required for environmental review to keep pace with government (National policy and environmental statements) and the community demand for quality environmental data and monitoring to position Council well for the future.
Environment Policy	\$629,988	Increase in strategic planning resources and legal costs for environment plan appeals.
Flood Protection	\$453,986	Increased operating costs due to the increased river bank length required to be maintained and also the increased cost of a number of contracts.
Library	\$275,470	A decrease in personnel costs was budgeted last year due to COVID-19, which have now been returned to the budget.
Building Control	\$256,043	Last year it was expected that building consents would decrease due to COVID-19 which had a reduction in this budget. The effect of these reductions has now been removed as there has been little reduction in activity levels.
General Roothing and Footpaths	\$250,144	The main increases are additional traffic management costs and increased sealed pavement maintenance costs. Due to a likely decrease in Waka Kotahi subsidy funding, strategies will be implemented to achieve the current level of service with the available funding.

Significant contributors to the overall rates increase are as follows:

General Rates and Charges		
Storm Water	\$232,816	There has been an increase in depreciation costs due to additional assets. Increased costs as laboratory samples are now necessary to meet the new Springlands Stormwater management area resource consent.
Regional Development	\$212,010	An increase in commercial events was previously agreed. Increase support for the technology, food and screen sectors. Small increase in infrastructure costs for the Southern Valley Irrigation scheme.
Harbours	\$197,909	Increased depreciation costs due to the new Harbour incident management system and new boat.
COVID-19 Rates Relief Reserve	(\$4,000,000)	Allocated funds from the newly established COVID-19 Rates Relief Reserve.
Targeted Rates and Charges		
Combined Water	\$1,094,277	The main increase is due to an increase in maintenance costs. Mains, Connection and Toby Maintenance costs have all increased by over 40% due to most jobs being in the road corridor with the associated increase in traffic management compliance costs. Treatment costs have also increased by over 40%. Other infrastructure costs have increased in line with last year's actual costs.
Awatere & Riverlands Water Supplies	\$75,327	Additional costs due to the Riverlands new water treatment plant.

Indicative Impact on Benchmark Properties

Council uses Benchmark Properties in different geographic areas to illustrate the effect of its rating proposals.

The rating effect on individual properties varies because movements in general-type rates do not impact uniformly on Council's geographic rating areas and movements in targeted separate rates (such as Sewerage and Water) affect only properties in those rating areas. For each Benchmark Property the proposed rates for the 2021-22 year are shown below along with the resulting percentage movement.

Benchmark Property	Current Land Value	Revaluation	Land Value % Movement	2020-21 Total Rates and Charges \$	Valuation Change Impact \$	2021-22 Cost Impact \$	2021-22 Total Rates and Charges \$	Increase/Decrease on 2020-21 \$	% Change
01-Blenheim Residential	200,000	280,000	40.0%	2,729	84	173	2,985	257	9.4%
02-Blenheim Residential	185,000	270,000	45.9%	2,735	113	175	3,023	288	10.5%
03-Blenheim Residential	225,000	300,000	33.3%	2,876	31	180	3,087	212	7.4%
04-Blenheim Residential	225,000	315,000	40.0%	3,068	85	207	3,360	292	9.5%
05-Blenheim Residential	195,000	295,000	51.3%	2,845	156	182	3,183	338	11.9%
06-Blenheim Vacant Section	200,000	280,000	40.0%	2,266	96	125	2,487	221	9.8%
07-Blenheim Commercial	134,000	134,000	0.0%	3,525	-383	206	3,348	-177	-5.0%
08-Blenheim Commercial	425,000	425,000	0.0%	7,406	-1,155	310	6,560	-845	-11.4%
09-Picton Residential	135,000	220,000	63.0%	2,805	211	114	3,130	325	11.6%
10-Picton Residential	200,000	270,000	35.0%	3,242	33	110	3,385	143	4.4%
11-Picton Vacant Section	129,000	180,000	39.5%	2,194	51	51	2,296	101	4.6%
12-Picton Commercial	290,000	305,000	5.2%	4,789	-535	95	4,349	-440	-9.2%
13-Picton Motels (19 units)	485,000	730,000	50.5%	7,032	1,077	132	8,241	1,208	17.2%
14-Blenheim Vicinity	1,540,000	1,460,000	-5.2%	7,732	-1,376	516	6,872	-860	-11.1%
15-Blenheim Vicinity	1,000,000	950,000	-5.0%	5,171	-885	120	4,405	-766	-14.8%
16-Blenheim Vicinity	7,530,000	9,540,000	26.7%	30,625	-5	2,440	33,059	2,434	7.9%

Benchmark Property	Current Land Value	Revaluation	Land Value % Movement	2020-21 Total Rates and Charges \$	Valuation Change Impact \$	2021-22 Cost Impact \$	2021-22 Total Rates and Charges \$	Increase/Decrease on 2020-21 \$	% Change
17-Blenheim Vicinity	2,050,000	2,010,000	-2.0%	9,143	-842	582	8,883	-260	-2.8%
18-Blenheim Vicinity	7,440,000	9,100,000	22.3%	30,262	1,118	1,464	32,844	2,582	8.5%
19-Renwick Residential	175,000	240,000	37.1%	2,525	48	-186	2,387	-138	-5.5%
20-Renwick Residential	170,000	235,000	38.2%	2,557	62	-190	2,429	-127	-5.0%
21-Spring Creek Residential	170,000	230,000	35.3%	1,935	30	88	2,053	118	6.1%
22-Grovetown Residential	225,000	370,000	64.4%	3,041	276	49	3,366	325	10.7%
23-Grovetown Residential	180,000	320,000	77.8%	2,617	363	45	3,025	408	15.6%
24-Rarangi Residential	290,000	365,000	25.9%	1,646	13	64	1,723	77	4.7%
25-Picton Vicinity	1,570,000	1,790,000	14.0%	5,347	-370	380	5,356	9	0.2%
26-Ngakuta Bay - bach	155,000	235,000	51.6%	1,156	87	21	1,264	108	9.3%
27-General Rural - French Pass	1,820,000	2,010,000	10.4%	6,169	-687	261	5,743	-426	-6.9%
28-General Rural - Manaroa	4,070,000	4,360,000	7.1%	14,370	-2,032	584	12,921	-1,449	-10.1%
29-General Rural - Opouri Valley	2,930,000	2,780,000	-5.1%	9,435	-2,258	416	7,593	-1,843	-19.5%
30-General Rural - on Awatere Water	1,750,000	2,130,000	21.7%	6,608	-161	401	6,848	240	3.6%
31-Havelock Residential	178,000	205,000	15.2%	2,278	-108	-133	2,037	-241	-10.6%
32-Seddon Residential	99,000	134,000	35.4%	3,277	13	108	3,398	121	3.7%
33-Wairau Valley Township Residential	150,000	260,000	73.3%	2,381	177	44	2,602	221	9.3%
34-Sounds Admin Rural - farm	4,900,000	5,350,000	9.2%	8,467	-1,011	673	8,129	-338	-4.0%
35-Sounds Admin Rural - bach	165,000	190,000	15.2%	695	-23	25	697	2	0.3%
36-Sounds Admin Rural - bach	270,000	320,000	18.5%	852	-24	40	867	15	1.8%

Rate and Charges by Rate type (\$000's)

The following Rates and Charges report illustrates the estimated rate movements for the 10 year period by Rate type: (inflation adjusted using Business and Economic Research Ltd's indices)

	2021.22 - Yr1	2022.23 - Yr2	2023.24 - Yr3	2024.25 - Yr4	2025.26 - Yr5	2026.27 - Yr6	2027.28 - Yr7	2028.29 - Yr8	2029.30 - Yr9	2030.31 - Yr10
Gen Type Rates & Charges										
Blenheim Res/Rural	7,810	8,241	8,597	9,637	9,978	10,327	10,812	11,380	11,918	12,201
Blenheim Com/Ind	3,589	3,893	4,083	4,659	4,885	5,123	5,375	5,669	5,927	6,097
Blenheim UAC	9,753	10,164	10,705	11,920	12,369	12,669	12,959	13,376	13,765	14,028
Blenheim Geo Area	21,153	22,297	23,385	26,217	27,232	28,119	29,146	30,425	31,610	32,325
Blenheim Vicinity Res/Rural	6,824	7,208	7,595	8,447	8,738	9,033	9,347	9,619	9,949	10,189
Blenheim Vicinity Com/Ind	358	390	404	452	466	480	494	508	523	531
Blenheim Vicinity UAC	2,748	2,874	3,032	3,372	3,500	3,582	3,660	3,759	3,839	3,890
Blenheim Vicinity Geo Area	9,931	10,472	11,031	12,271	12,704	13,095	13,501	13,885	14,310	14,610
Picton Res/Rural	2,112	2,230	2,318	2,617	2,690	2,788	2,884	2,974	3,071	3,149
Picton Com/Ind	630	675	697	783	806	831	857	881	907	925
Picton UAC	2,184	2,271	2,406	2,675	2,796	2,837	2,910	2,997	3,072	3,141
Picton Geo Area	4,926	5,176	5,420	6,075	6,292	6,456	6,651	6,851	7,050	7,215
Picton Vicinity Res/Rural	420	443	461	517	534	552	570	586	605	618
Picton Vicinity Com/Ind	23	25	25	28	29	30	31	32	33	33
Picton Vicinity UAC	326	339	360	397	414	422	433	446	457	465
Picton Vicinity Geo Area	769	807	846	943	978	1,003	1,034	1,063	1,095	1,116
General Rural Res/Rural	7,752	8,153	8,500	9,530	9,851	10,170	10,506	10,809	11,184	11,428
General Rural Com/Ind	153	165	170	191	197	203	209	215	221	225
General Rural UAC	2,714	2,898	3,094	3,434	3,566	3,648	3,715	3,823	3,922	3,974
General Rural Geo Area	10,618	11,216	11,764	13,155	13,614	14,021	14,430	14,848	15,328	15,626
Sounds Admin Rural Res/Rural	459	485	503	563	579	596	615	629	649	659
Sounds Admin Rural Com/Ind	21	23	23	26	27	28	28	29	30	30
Sounds Admin Rural UAC	568	600	629	697	724	740	752	774	795	803
Sounds Admin Rural Geo Area	1,048	1,107	1,156	1,286	1,330	1,363	1,395	1,433	1,474	1,493
Gen Type Rates & Charges	48,445	51,075	53,603	59,947	62,150	64,057	66,157	68,504	70,867	72,385

	2021.22 - Yr1	2022.23 - Yr2	2023.24 - Yr3	2024.25 - Yr4	2025.26 - Yr5	2026.27 - Yr6	2027.28 - Yr7	2028.29 - Yr8	2029.30 - Yr9	2030.31 - Yr10
Roading Rates & Charges										
French Pass	28	28	28	28	28	28	28	28	28	28
Keneperu	35	35	35	35	35	35	35	35	35	35
Roading Rates & Charges	63	63	63	63	63	63	63	63	63	63
Wairau Valley River Works Rates										
Wairau Valley River Works Rates	4,627	5,012	5,412	5,677	5,991	6,325	6,617	6,929	7,251	7,557
Sewerage Rates / Charges										
Combined Sewerage Scheme Rates & Charges	8,566	9,104	9,750	10,698	11,722	12,967	14,091	15,040	15,831	16,364
Groveton Sewerage	80	80	80	80	80	80	80	80	80	80
Renwick Sewerage	30	30	30	30	9	-	-	-	-	-
St Andrews Sewerage	-	-	65	66	67	67	68	64	64	64
Sewerage Rates / Charges	8,677	9,215	9,925	10,875	11,878	13,114	14,239	15,184	15,976	16,509
Water Supply Rates & Charges										
Combined Water Scheme	8,844	9,273	9,467	9,813	10,465	11,366	12,230	12,658	13,623	14,880
Awatere Water	866	906	964	1,089	1,074	915	937	972	1,009	1,045
Flaxbourne Irrigation	1	179	275	281	1,407	1,560	1,569	1,580	1,590	1,600
Riverlands Water	465	971	1,433	1,517	1,514	1,511	1,508	1,505	1,503	1,498
Southern Valleys' Irrigation	1,569	1,592	1,620	1,638	1,658	1,419	767	792	819	843
Water Supply Rates & Charges	11,745	12,920	13,758	14,338	16,118	16,771	17,012	17,507	18,544	19,866
Refuse & Kerb Recycling Collection										
Refuse & Kerb Recycling Collection	1,451	1,504	1,564	1,624	1,668	1,714	1,765	1,802	1,842	1,897
Miscellaneous rates										
Tourism Charge	187	190	193	196	200	204	208	213	218	223
Energy Efficiency Rate	592	686	753	837	872	936	978	994	1,021	1,020
Landscape	4	4	5	5	5	5	5	5	6	6
Pool Inspection	99	101	102	104	106	108	110	113	115	118
Miscellaneous rates	882	981	1,054	1,142	1,183	1,253	1,301	1,325	1,360	1,366
Agency										
Tua Marina Hall/Waikakaho Charge	2	2	2	2	2	2	2	2	2	2
Agency	2	2	2	2	2	2	2	2	2	2
TOTAL RATES & CHARGES	75,893	80,772	85,381	93,668	99,054	103,300	107,156	111,318	115,906	119,645

Rates and Charges – By Activity

The following Rates and Charges report illustrates the estimated rate movements for the 10 year period by Activity: (inflation adjusted using Business and Economic Research Ltd's indices).

Rates and Charges by Activity Group (\$000's)												
Group		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
People	Democratic Process	3,069	3,284	3,422	3,687	3,871	3,993	3,972	4,174	4,317	4,293	
	Arts	704	756	836	915	923	930	937	943	950	956	
	Heritage	473	475	481	526	530	534	537	541	544	545	
	Community Safety	125	132	147	165	171	176	183	187	191	196	
	Community Support	742	745	757	831	840	849	857	866	875	883	
	Events Management	198	204	210	235	241	247	254	260	267	274	
	Smart + Connected Communities	145	151	156	174	179	185	190	195	201	206	
	Energy Efficiency	592	686	753	837	872	936	978	994	1,021	1,020	
	Recreation	-	-	-	-	-	-	-	-	-	-	-
	Passenger Transport	171	186	184	206	214	220	224	233	239	242	
	Library Services	2,426	2,439	2,679	2,936	3,066	3,146	3,199	3,292	3,431	3,533	
	Emergency Management	625	645	667	743	762	785	805	829	853	875	
Community Facilities	Cemeteries	327	335	333	387	396	404	412	422	432	435	
	Memorials	142	144	140	179	162	163	155	177	197	214	
	Street berms, trees and plots	767	801	837	926	961	978	1,013	1,032	1,070	1,097	
	Halls	423	434	515	492	502	512	521	532	556	552	
	Public Conveniences	1,157	1,287	1,382	1,569	1,616	1,642	1,665	1,694	1,723	1,748	
	Reserves	6,433	6,630	7,037	7,956	8,371	8,473	8,800	9,081	9,288	9,571	
	Swimming Pools	1,441	1,524	1,610	1,794	1,844	1,893	1,940	1,994	2,051	2,105	
Roads and footpaths	10,650	11,304	11,938	13,573	14,182	14,869	15,451	16,090	16,711	17,325		

Rates and Charges by Activity Group (\$000's)

Group		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Flood protection	River Leases	(147)	(147)	(147)	(147)	(147)	(147)	(147)	(147)	(147)	(147)
	Rivers Outside Wairau Floodplain	288	296	305	338	347	355	364	374	381	377
	Wairau Floodplain Drainage	1,352	1,561	1,771	1,877	1,943	2,009	2,081	2,152	2,210	2,266
	Wairau Floodplain Rivers	3,422	3,598	3,788	3,947	4,195	4,463	4,682	4,925	5,188	5,437
Sewerage - Combined		8,677	9,215	9,925	10,875	11,878	13,114	14,239	15,184	15,976	16,509
Stormwater	Blenheim	1,546	1,657	1,752	1,984	2,074	2,173	2,416	2,876	3,191	3,283
	Other	618	649	677	775	787	821	854	888	923	958
Water	Combined	8,844	9,273	9,467	9,813	10,465	11,366	12,230	12,658	13,623	14,880
	Awatere Rural (POE)	866	906	964	1,089	1,074	915	937	972	1,009	1,045
	Riverlands	465	971	1,433	1,517	1,514	1,511	1,508	1,505	1,503	1,498
Waste	Landfills	98	102	106	118	122	125	129	134	138	142
	Refuse Collections	1,451	1,504	1,564	1,624	1,668	1,714	1,765	1,802	1,842	1,897
	Transfer Stations	447	479	495	551	568	583	600	618	637	653
	Waste Minimisation	933	967	994	1,106	1,127	1,156	1,188	1,224	1,243	1,256
Environmental Management	Environmental Policy	1,666	1,643	1,689	1,891	1,951	2,011	2,071	2,136	2,202	2,268
	Environmental Science and Monitoring	4,786	5,305	5,479	6,137	6,341	6,541	6,736	6,771	6,968	6,920
	Environmental Protection	948	987	957	1,050	1,084	1,122	1,158	1,200	1,240	1,281
	Resource Consents	1,215	1,269	1,323	1,475	1,506	1,577	1,646	1,626	1,672	1,663

Rates and Charges by Activity Group (\$000's)											
Group		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Regulatory	Building Control	792	828	906	982	1,040	1,054	1,131	1,156	1,210	1,260
	LIMs	46	50	54	61	62	65	68	71	75	78
	Environmental Health	195	203	214	239	249	258	268	278	289	299
	Biosecurity	1,544	1,602	1,659	1,843	1,912	1,967	2,028	2,090	2,157	2,217
	Dog Control	129	133	138	153	157	162	166	170	173	177
	Other Animal Control	16	17	17	19	20	20	21	21	22	22
	Harbours	1,179	1,216	1,270	1,408	1,382	1,409	1,474	1,541	1,590	1,598
Regional Development	Economic Development	964	1,158	1,171	1,308	1,347	1,384	1,421	1,460	1,500	1,540
	Marketing and Tourism	1,065	1,087	1,113	1,230	1,257	1,284	1,310	1,339	1,366	1,345
	Research Centre	268	274	280	310	317	324	331	338	346	353
	Irrigation Schemes	1,570	1,771	1,895	1,920	3,065	2,980	2,337	2,372	2,409	2,443
	Parking	36	36	36	43	44	44	49	49	49	54
Agency rates	2	2	2	2	2	2	2	2	2	2	
Total Rates and Charges		75,893	80,773	85,381	93,668	99,054	103,300	107,156	111,318	115,906	119,645