

# Extraordinary Council Meeting

30 June 2021

## Separately Circulated Attachment

(as indicated this is circulated separately to the Agenda)

This attachment relates to Item 5  
in your Agenda



## Marlborough District Council

# Setting of Rates for the 2021-22 Financial Year

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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 2021 and ending on 30 June 2022.

## Marlborough District Council

GST has been calculated on the basis of 15% for the year. The rates below are GST inclusive.

### 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 i.e. Residential or rural, commercial or industrial and homestay or farmstay.

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 cost, 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 -

- ***Blenheim Geographic Area (BM)***

- |      |  |
|------|--|
| 1171 | Blenheim rating units with a residential or rural land use – 0.314699 cents in the dollar.   |
| 1172 | Blenheim rating units with a commercial or industrial land use – 0.948232 cents in the dollar.   |
| 1173 | Blenheim rating units with a homestay or farmstay type land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required – 0.473104 cents in the dollar. |

- ***Blenheim Vicinity Geographic Area (BV)***

- |      |   |
|------|---|
| 1191 | Blenheim Vicinity rating units with a residential or rural land use – 0.248056 cents in the dollar.   |
| 1192 | Blenheim Vicinity rating units with a commercial or industrial land use – 0.483269 cents in the dollar.   |
| 1193 | Blenheim Vicinity rating units with a homestay or farmstay type land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required – 0.306863 cents in the dollar. |

- **Picton Geographic Area (PN)**

- 1211 Picton rating units with a residential or rural land use – 0.406715 cents in the dollar.
- 1212 Picton rating units with a commercial or industrial land use –0.790194 cents in the dollar.
- 1213 Picton rating units with a homestay or farmstay type land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required 0.502776 cents in the dollar.

- **Picton Vicinity Geographic Area (PV)**

- 1231 Picton Vicinity rating units with a residential or rural land use – 0.222904 cents in the dollar.
- 1232 Picton Vicinity rating units with a commercial or industrial land use – 0.474374 cents in the dollar.
- 1233 Picton Vicinity rating units with a homestay or farmstay type land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required – 0.28576 cents in the dollar.

- **General Rural Geographic Area (GR)**

- 1251 General Rural rating units with a residential or rural land use – 0.25304 cents in the dollar.
- 1252 General Rural rating units with a commercial or industrial land use – 0.417735 cents in the dollar.
- 1253 General Rural rating units with a homestay or farmstay type land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required – 0.294217 cents in the dollar.

- **Sounds Admin Rural Geographic Area (AR)**

- 1271 Sounds Admin Rural rating units with a residential or rural land use – 0.131007 cents in the dollar.
- 1272 Sounds Admin Rural rating units with a commercial or industrial land use – 0.250413 cents in the dollar.
- 1273 Sounds Admin Rural rating units with a homestay or farmstay land use occurring on a residential or rural rating unit where a Building Act consent and/or Resource consent is required – 0.160858 cents in the dollar.

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

A targeted Geographic Area General 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 “*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 Charge 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	\$848
Blenheim Vicinity Geographic Area	\$754
Picton Geographic Area	\$868
Picton Vicinity Geographic Area	\$740
General Rural Geographic Area	\$558
Sounds Admin Rural Geographic Area	\$448
Infrastructural Utilities (not rated in areas above)	\$703

### 3. Targeted Debt Servicing Rates

A Grovetown Sewerage Loan Rate pursuant to Section 16 of the Local Government (Rating) Act 2002 to be set at 0.224864 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.

A Renwick Sewerage Loan Rate pursuant to Section 16 of the Local Government (Rating) Act 2002 to be set at 0.034234 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.

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 \$288.80 on every rating unit in the Southern Valleys' Special Rating Area in respect of which no contribution to the lump sum scheme was chosen to fund debt servicing costs on Southern Valleys' Irrigation Loans.

A Flaxbourne Community 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 hectare of \$1 on all land committed to receive a base allocation of water on every rating unit in the Flaxbourne Special Rating Area. The quantum of the loan rate will alter as the proposal is progressed and 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.

### 4. Targeted Roading Rates and Charges

A French Pass Road Charge, 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 seal extension in the targeted area.

A Kenepuru Road Rate, pursuant to Section 16 of the Local Government (Rating) Act 2002, to be set at 0.009845 cents in the dollar on the capital value of every rating unit in the former Kenepuru Riding, for roading improvements in that area.

### 5. Targeted Rivers Rates

A Wairau Valley Rivers 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 Valley Rivers Rating Area 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 Area:

– Wairau Valley Rivers Works - Rural A	– 0.058977 cents in the dollar
– Wairau Valley Rivers Works - Rural B	– 0.053670 cents in the dollar
– Wairau Valley Rivers Works - Rural C	– 0.040105 cents in the dollar
– Wairau Valley Rivers Works - Rural D	– 0.005308 cents in the dollar
– Wairau Valley Rivers Works – Blenheim Urban 1	– 0.043259 cents in the dollar
– Wairau Valley Rivers Works - Blenheim Urban 2	– 0.037010 cents in the dollar
– Wairau Valley Rivers Works - Blenheim Urban 3	– 0.032204 cents in the dollar

	<b>Resolution to Set Rates 2021-2022</b>
– Wairau Valley Rivers Works - Blenheim Urban 4	– 0.018265 cents in the dollar
– Wairau Valley Rivers Works – Other Urban 1 in Wairau Catchment	– 0.041241 cents in the dollar
– Wairau Valley Rivers Works - Other Urban 2 in Wairau Catchment	– 0.027985 cents in the dollar

## **6. Targeted Sewerage Rates**

### **Definitions:**

For the purposes of this section –

“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 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.

## **7. 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	0.048298 cents in the dollar
Havelock	0.073895 cents in the dollar
Picton	0.052644 cents in the dollar
Seddon	0.088384 cents in the dollar

## **8. Combined Sewerage Scheme Charge**

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

- A Sewerage User Charge to be set on the basis of a fixed amount of \$430 on every separately used or inhabited part of a serviced rating unit connected to the Combined Sewerage Scheme.
- A Sewerage Non-User Charge to be set on the basis of a fixed amount of \$215 on every separately used or inhabited part of a serviceable rating unit within the Combined Sewerage Rating Area.

## **9. 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).

## 10. Combined Water Scheme Capital Works Rate

A combined Water 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 Water Rating Area, classified in the following areas, to meet capital expenditure and debt servicing costs of the combined water scheme:

Blenheim	0.046754 cents in the dollar
Havelock	0.071533 cents in the dollar
Picton	0.050962 cents in the dollar
Koromiko	0.032260 cents in the dollar
Renwick	0.050027 cents in the dollar
Seddon	0.085559 cents in the dollar

## 11. Combined Water Scheme Charge

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002 the following Rates are to meet expenditure of the combined water scheme other than capital and debt servicing costs:

### 12. Blenheim Water Supply

- A Blenheim Water User Charge for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$346 on every separately used or inhabited part of a serviced rating unit in the Blenheim Water Supply Area [including the Burleigh Extension].
- A Blenheim Water Non User Charge for non-metered rating units, being a targeted rate to be set on the basis of a fixed amount of \$173 on every separately used or inhabited part of a serviceable rating unit in the Blenheim Water Supply Area [including the Burleigh Extension].
- A Blenheim Metered Water Charge, for metered rating units [including the Burleigh Extension], being a rate to be set for the quantity of water provided to residential metered connections according to the following scale of charges:

A charge of \$82 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 63 m<sup>3</sup> (and)

A metered charge of \$1.30 per cubic metre for the volume of water supplied in excess of 63 m<sup>3</sup> per quarter.

### 13. Havelock Water Supply

- A Havelock Water User Charge, for residential units, being a rate to be set on the basis of a fixed amount of \$232 on every separately used or inhabited part of a serviced rating unit in the Havelock Water Supply Area.
- A metered charge of \$1.86 per cubic metre for the volume of water supplied in excess of 200 m<sup>3</sup> per annum.

### 14. Picton Water Supply

- A Picton Water User Charge, for non-metered rating units, being a rate to be set on the basis of a fixed amount of \$588 on every separately used or inhabited part of a serviced rating unit in the Picton Water Supply Area.
- 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 \$294 on every separately used or inhabited part of a serviceable rating unit in the Picton Water Supply Area.
- A Picton Metered Water Ordinary Charge, for metered rating units, being a rate to be set for the quantity of water provided to residential metered connections (excluding "Koromiko Special Pipe-

line Agreement” consumers) according to the following scale of charges:

A charge of \$139.50 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 39 m<sup>3</sup> (and)

A metered charge of \$3.56 per cubic metre for the volume of water supplied in excess of 39 m<sup>3</sup> per quarter.

- A Picton Metered Water Koromiko Charge, 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 \$2.85 per cubic metre.

### **15. Renwick Water Supply**

- A Renwick Water User Charge, for residential units, being a rate to be set on the basis of a fixed amount of \$232 on every separately used or inhabited part of a serviced rating unit in the Renwick Water Supply Area.

A metered charge of \$1.04 per cubic metre for the volume of water supplied in excess of 200 m<sup>3</sup> per annum.

### **16. Seddon Water Supply**

A Seddon 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 \$540 on every separately used or inhabited part of a rating unit within the Seddon Water Supply Area (excluding all commercial consumers) 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, a Seddon Metered Water Charge being a rate to be set for the quantity of water provided for all residential consumers on the Seddon Water Supply of \$1.86 per cubic metre for all usage in excess of 275 cubic metres per annum.

### **17. 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 \$240 for each water meter, excluding all commercial water meters, 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 residential water meter connected to a rating unit within the Wairau Valley Water Supply Area of \$2.48 per cubic metre for all usage in excess of 350 cubic metres per annum.

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

### **18. Commercial Metered Water Charges**

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, the following rates to recover the net cost of operations.

### **19. Blenheim Commercial Metered Water Charge**

- A Blenheim Metered Water Charge for metered rating units [including the Burleigh Extension], being a rate to be set for the quantity of water provided to commercial metered connections according to the following scale of charges:

A charge of \$44.50 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup> (and)

A metered charge of \$0.89 per cubic metre for the volume of water supplied in excess of 50 m<sup>3</sup>.



## **20. Havelock Commercial Metered Water Charge**

- A Havelock Metered Water Charge to be set for metered rating units, being a rate for the quantity of water provided to commercial metered connections according to the following scale of charges:

A charge of \$121.00 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup>.

A metered charge of \$2.42 per cubic metre for the volume of water supplied in excess of 50 m<sup>3</sup>.

## **21. Picton Commercial Metered Water Charge**

- A Picton Metered Water Ordinary Charge, for metered rating units, being a rate to be set for the quantity of water provided to commercial metered connections (excluding connections where water is Onsold) according to the following scale of charges:

A charge of \$140.50 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup> (and)

A metered charge of \$2.81 per cubic metre for the volume of water supplied in excess of 50 m<sup>3</sup>.

- A Picton metered Water Onsold Rate, for metered rating units, being a rate to be set for the quantity of water provided to commercial metered connections that is subsequently Onsold according to the following scale of charges:

A charge of \$140.40 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 45 m<sup>3</sup>.

A metered charge of \$3.12 per cubic metre for the volume of water supplied in excess of 45 m<sup>3</sup>.

## **22. Renwick Commercial Metered Water Charge**

- A Renwick Metered Water Charge, for metered rating units, being a rate to be set for the quantity of water provided to commercial metered connections according to the following scale of charges:

A charge of \$90.50 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup> (and)

A metered charge of \$1.81 per cubic metre for the volume of water supplied in excess of 50 m<sup>3</sup>.

## **23. Seddon Commercial Metered Water Charge**

Pursuant to Sections 16 and 19 of the Local Government (Rating) Act 2002, a Seddon Metered Water Charge for metered rating units being a rate to be set for the quantity of water provided for all commercial metered connections on the Seddon Water Supply according to the following scale of charges:

A charge of \$171 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup> and

A metered charge of 3.42 per cubic meter for the volume of water supplied in excess of 50 m<sup>3</sup>.

## **24. Wairau Valley Commercial Metered Water Charge**

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 commercial

water meter connected to a rating unit within the Wairau Valley Water Supply Area according to the following scale of charges:

A charge of \$175 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 50 m<sup>3</sup> (and)

A metered charge of \$3.50 per cubic metre for the volume of water supplied in excess of 50 m<sup>3</sup>. This rate is set to recover the net cost of operations, capital expenditure, and debt servicing costs.

## **25. Rural Awatere Water Supply**

A Rural 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 \$900 on every separately used or inhabited part of a rating unit within the Rural 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, a Rural Awatere Metered Water Charge being a rate to be set for the quantity of water provided for all consumers on the Rural Awatere Water Supply of \$2.21 per cubic metre for all usage in excess of 275 cubic metres per annum.

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

## **26. 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 Charge, 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 charge of \$41 per quarter for the volume of any water supplied between 0 m<sup>3</sup> and 40 m<sup>3</sup> (and)

A metered charge of \$1.02 per cubic metre for the volume of water supplied in excess of 40 m<sup>3</sup>.

## **27. Southern Valleys' Irrigation Scheme**

A Southern Valleys' Metered Irrigation Charge, 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 \$0.25 per cubic metre.

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

## **TARGETED REFUSE AND RECYCLING CHARGES**

### **28. 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 \$121 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.

### **29. 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 \$75 on every separately used or inhabited part of a rating unit in the collection rating area, in respect of which Council provides or is prepared to provide a refuse collection service only.

### **30. 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 \$75 on every separately used or inhabited part of a rating unit in the collection rating area, in respect of which Council provides or is prepared to provide a refuse collection service.

**OTHER TARGETED RATES**

**31. 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	0%
Energy Efficiency Rate	16.436225
Energy Efficiency Rate	16.213457
Energy Efficiency Rate	15.997973
Energy Efficiency Rate	15.789545
Energy Efficiency Rate	15.649303
Energy Efficiency Rate	15.512816
Energy Efficiency Rate	15.411147
Energy Efficiency Rate	15.311906
Energy Efficiency Rate 11	15.278583%

**32. Residential Pool Inspections**

A Targeted Residential Pool Inspections Rate pursuant to Section 16 of the Local Government (Rating) Act 2002, to be set on the basis of a fixed amount of \$92 on every separately used or inhabited part of a rating unit with a residential pool, such rate to be used to fund the costs associated with carrying out residential pool inspections in Marlborough under the Building (Pools) Amendment Act 2016.

**33. 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 promote Marlborough as a tourist destination:

Residential or rural properties used for short term rental accommodation - \$224.

Commercial properties used for short term rental accommodation where less than 30 people can be accommodated - \$224.

Commercial properties used short term rental accommodation where 30 or more people can be accommodated - \$343.

Commercial properties used for Tourism Activities (excluding the groups above) - \$250.

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

**34. 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) to fund the resulting additional maintenance costs, according to the following scale of charges:

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

**35. Tuamarina/Waikakaho Hall Rate**

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 \$18.45 on every rating unit in the Tuamarina/Waikakaho Rating Area, towards to upkeep of the Tuamarina/Waikakaho Hall.

**36. 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 as either a one-off or annual charge as the case may be, to the approved applicant's rate account.

Initial charges	Fees and charges
Application fee	\$50.00
Contribution to the decision facilitation process	\$300.00
Annual charges	
Administration fee	\$50.00
Reserve fund levy	0.25%
Interest rate	
2020-2021	4.0%

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

**37. Due Dates For Payment**

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

Instalment	Last date for payment before penalty is added
Four	8 June 2022

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

**38. 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 2022.

**39. 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.

**40. A Separately Used or Inhabited Part of a Rating Unit (SUIP)**

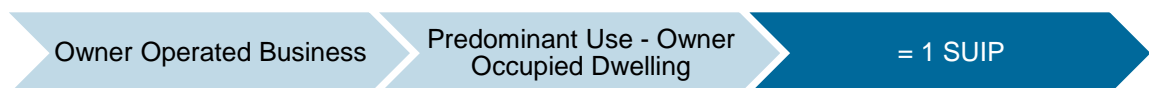
A SUIP includes any portion inhabited or used by the owner or a person other than the owner who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence, or other agreement. It includes separately used parts, whether or not actually occupied at any particular time, which are 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.

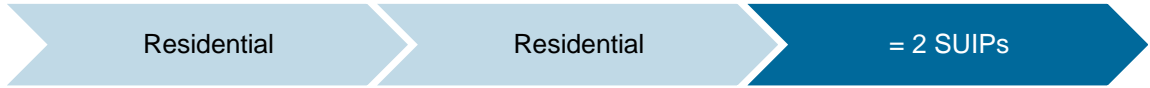


- Motels, and hotels used for commercial rental and dwellings used by owners or managers of a hotel or motel are treated as one business use even though each accommodation unit may be capable of separate use.

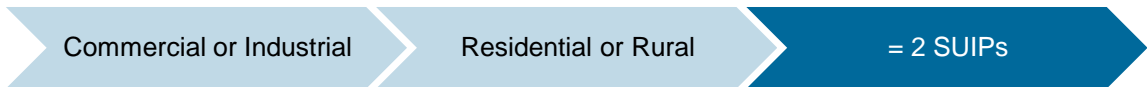


Examples of the application of the definition:

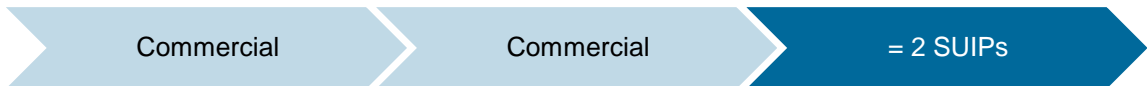
- Where a rating unit has two separately used parts, whether or not actually occupied at any particular time, they will be treated as two SUIPs.



- 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.



#### 41. 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.

**42. Geographic Areas**

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 or 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)**

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.