

TASMAN'S 10 YEAR PLAN 2021

DRAFT RATES EXAMPLES ON EXAMPLE PROPERTIES 2021/2022 TO 2023/2024

RATES IMPACT ON EXAMPLE PROPERTIES 2021/2022 TO 2023/2024

We use example properties with different rating mixes and a range of property values to illustrate the impact of the rating policies. They are based on current draft budgets compiled across the ten years of the Long Term Plan, and based on the Draft Revenue and Finding Policy and Draft Funding Impact Statement. Actual rates set could differ from these estimates.

Visit www.LTP.tasman.govt.nz to read more about the Draft Revenue and Financing Policy.

The General Rate applies to every rateable rating unit in our District. Targeted rates are applied to rating units depending on how each targeted rate is set, as detailed in our Funding Impact Statement each year.

The District's last three yearly revaluation was carried out by Quotable Value Limited as at 1 October 2020.

The new values apply from the 2021/2022 rating year. The average capital value (CV) of all property types across the District increased by 22% and the land value of the District increased by 33%.

The revaluation does not increase or decrease the Council's total rating income, but it does affect how rates are allocated. If the Council's rates income charged on rateable value was a pie, a ratepayer's slice might get bigger if their property value has increased by more than the average.

The following tables will present what the rate increase would have been on the example properties in 2021/2022, before the effects of the revaluation are taken into account.

They also present what the rates increases will be on example properties, after the effects of the revaluation. The rating effects on individual properties will vary because of differing valuation changes, and because targeted rates do not apply uniformly to all properties.

These properties are examples of properties and do not cover all situations for all of the rateable properties in our District.

More information on the indicative rates for a particular property for 2021/2022 can be found on the Council website www.LTP.tasman.govt.nz

The following table is GST inclusive. It covers the total rates increases, including both the increases in the general and targeted rates. Metered water has been included using the actual volumes for the example properties in the previous year.

Depending on particular circumstances and the effect of specific targeted rates, individual circumstances will vary from these examples.

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	CAPITAL VALUE (PRE 2020 REVALUATION)	2020/2021 ACTUAL RATES	2021/2022 INDICATIVE RATES IF 2020 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2020/2021	\$ INCREASE FROM 2020/2021	CAPITAL VALUE (2020 DISTRICT-WIDE REVALUATION)	% CV INCREASE (2020 COMPARED WITH 2017)	2020/2021 ACTUAL RATES	2021/2022 INDICATIVE RATES (POST REVALUATION)	% CHANGE FROM 2020/2021	\$ CHANGE FROM 2020/2021	2022/2023 INDICATIVE RATES	% CHANGE FROM 2021/2022	2023/2024 INDICATIVE RATES	% CHANGE FROM 2022/2023
Residential – Tākaka	\$350,000	\$2,560	\$2,611	2.0%	\$51	\$465,000	33%	\$2,560	\$2,745	7.2%	\$185	\$2,814	2.5%	\$2,935	4.3%
Residential- Murchison, with 131m ³ of water, Urban Water Supply Metered Connections	\$190,000	\$2,398	\$2,512	4.8%	\$114	\$265,000	39%	\$2,398	\$2,600	8.4%	\$202	\$2,641	1.6%	\$2,756	4.4%
Residential- Māpua (no Council supplied wastewater/metered water)	\$645,000	\$2,335	\$2,425	3.9%	\$90	\$770,000	19%	\$2,335	\$2,405	3.0%	\$70	\$2,589	7.7%	\$2,694	4.1%
Residential- Māpua, with 153m ³ of water, Urban Metered Water Supply	\$495,000	\$3,583	\$3,720	3.8%	\$137	\$590,000	19%	\$3,583	\$3,703	3.3%	\$120	\$3,820	3.2%	\$3,978	4.1%
Residential - Kaiteriteri, with 149m ³ of water, Urban Water Supply Metered Connections	\$790,000	\$4,357	\$4,529	3.9%	\$172	\$910,000	15%	\$4,357	\$4,418	1.4%	\$61	\$4,562	3.3%	\$4,757	4.3%
Residential - Brightwater, with 117m ³ of water, Urban Water Supply Metered Connections	\$500,000	\$3,630	\$3,717	2.4%	\$87	\$610,000	22%	\$3,630	\$3,733	2.8%	\$103	\$3,865	3.5%	\$4,040	4.5%
Residential- Wakefield, with 185m ³ of water, Urban Water Supply Metered Connections	\$455,000	\$3,448	\$3,591	4.1%	\$143	\$580,000	27%	\$3,448	\$3,669	6.4%	\$221	\$3,772	2.8%	\$3,931	4.2%
Residential - Motueka, with 87m ³ of water, Motueka Water Supply Metered Connections	\$490,000	\$3,191	\$3,293	3.2%	\$102	\$590,000	20%	\$3,191	\$3,292	3.2%	\$101	\$3,381	2.7%	\$3,465	2.5%
Residential - Richmond (Waimea Village,) with 29m ³ of water, Urban Water Supply Metered Connections	\$280,000	\$2,599	\$2,692	3.6%	\$93	\$385,000	38%	\$2,599	\$2,810	8.1%	\$211	\$2,885	2.7%	\$3,004	4.1%
Residential - Richmond, with 103m ³ of water, Urban Water Supply Metered Connections	\$670,000	\$3,921	\$4,072	3.9%	\$151	\$800,000	19%	\$3,921	\$4,042	3.1%	\$121	\$4,191	3.7%	\$4,372	4.3%
Residential- Richmond, with 181m ³ of water,	\$1,210,000	\$5,667	\$5,901	4.1%	\$234	\$1,375,000	14%	\$5,667	\$5,677	0.2%	\$10	\$5,924	4.4%	\$6,186	4.4%

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Urban Water Supply Metered Connections															
Dairy Farm - Collingwood-Bainham	\$7,800,000	\$20,930	\$21,513	2.8%	\$583	\$7,020,000	-10%	\$20,930	\$16,061	-23.3%	-\$4,869	\$17,250	7.4%	\$18,272	5.9%
Forestry- Lakes Murchison	\$1,000,000	\$3,065	\$3,176	3.6%	\$111	\$1,290,000	29%	\$3,065	\$3,344	9.1%	\$279	\$3,580	7.1%	\$3,763	5.1%
Horticultural - Richmond with 177m ³ of water, Urban Water Supply Metered Connections	\$820,000	\$3,443	\$3,614	5.0%	\$171	\$1,110,000	35%	\$3,443	\$3,863	12.2%	\$420	\$4,137	7.1%	\$4,323	4.5%
Horticultural - Ngatimoti	\$905,000	\$2,757	\$2,884	4.6%	\$127	\$1,205,000	33%	\$2,757	\$3,115	13.0%	\$358	\$3,333	7.0%	\$3,497	4.9%
Horticultural - Hope in Waimea Community Dam EURA	\$2,110,000	\$5,857	\$6,650	13.5%	\$793	\$2,690,000	27%	\$5,857	\$6,933	18.4%	\$1,076	\$7,966	14.9%	\$8,828	10.8%
Pastoral Farming- Wakefield- with Water Supply Dams- Wai-iti Valley Community Dam- 8	\$2,580,000	\$10,161	\$10,089	-0.7%	-\$72	\$2,810,000	9%	\$10,161	\$9,281	-8.7%	-\$880	\$9,750	5.1%	\$10,138	4.0%
Pastoral Farming - Upper Moutere	\$1,090,000	\$3,228	\$3,366	4.3%	\$138	\$1,230,000	13%	\$3,228	\$3,174	-1.7%	-\$54	\$3,397	7.0%	\$3,567	5.0%
Lifestyle - Hope in WCD EURA	\$1,250,000	\$3,769	\$4,281	13.6%	\$512	\$1,530,000	22%	\$3,769	\$4,314	14.5%	\$545	\$4,975	15.3%	\$5,521	11.0%
Lifestyle - Hope in WCD EURA, with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$860,000	\$4,116	\$4,622	12.3%	\$506	\$1,060,000	23%	\$4,116	\$4,661	13.2%	\$545	\$5,207	11.7%	\$5,672	8.9%
Lifestyle- Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$2,000,000	\$6,623	\$7,002	5.7%	\$379	\$2,370,000	19%	\$6,623	\$6,909	4.3%	\$286	\$7,408	7.2%	\$7,825	5.6%
Lifestyle- East Tākaka	\$570,000	\$1,951	\$2,040	4.6%	\$89	\$660,000	16%	\$1,951	\$1,982	1.6%	\$31	\$2,113	6.6%	\$2,205	4.4%
Lifestyle- Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$430,000	\$3,083	\$3,236	5.0%	\$153	\$530,000	23%	\$3,083	\$3,258	5.7%	\$175	\$3,433	5.4%	\$3,572	4.0%

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Lifestyle, Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$825,000	\$4,024	\$4,269	6.1%	\$245	\$1,020,000	24%	\$4,024	\$4,318	7.3%	\$294	\$4,602	6.6%	\$4,807	4.5%
Lifestyle- Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$1,390,000	\$5,591	\$5,931	6.1%	\$340	\$1,690,000	22%	\$5,591	\$5,967	6.7%	\$376	\$6,476	8.5%	6,876	6.2%
Commercial - Queen St, Richmond, with 343m ³ of water, Urban Water Supply Metered Connections	\$1,370,000	\$9,249	\$9,621	4.0%	\$372	\$1,470,000	7%	\$9,249	\$9,108	-1.5%	-\$141	\$9,276	1.8%	9,746	5.1%
Commercial - High St, Motueka	\$1,460,000	\$7,112	\$7,274	2.3%	\$162	\$1,650,000	13%	\$7,112	\$6,950	-2.3%	-\$162	\$7,179	3.3%	7,529	4.9%
Industrial - Cargill Place, Richmond, with 51m ³ of water, Urban Water Supply Metered Connections	\$660,000	\$3,765	3,907	3.8%	\$142	\$780,000	18%	\$3,765	\$3,865	2.7%	\$100	\$4,006	3.6%	4,178	4.3%
Utility	\$77,210,000	\$173,872	\$186,397	7.2%	\$12,525	\$83,200,000	8%	\$173,872	\$166,370	-4.3%	-\$7,502	\$179,211	7.7%	189,779	5.9%