

WE KEEP.

You informed.



Rates to increase

We're working on our 2022/23 Annual Plan. This is our detailed plan for the next 12 months - it's where we check our progress against what we said we'd do in the Long Term Plan, and make any changes and additions for the year ahead.

The Annual Plan includes some small changes to projects, and significant increases in inflation - but we've also made cut backs where we can. You can read more about what we're planning at mpdc.nz/lookingahead.

These changes add up to a **5.59%** increase in total rates - pretty close to the 5.47% we forecast and consulted on last year.

But how will it affect you?

The rates increase means we need to collect 5.59% more in rates to deliver our services and projects for the next 12 months.

This increase will affect your next (August) rates bill.

Not every ratepayer will pay 5.59% more - some will pay more, some will pay less depending on what services you receive and the value of your property. This is because your rates bill is made up of three types of rates:

- Targeted rates - charges for specific services, only charged to the people who receive those services (e.g. water, kerbside collection, rural halls).
- District wide rates - these are charges for services that everyone benefits from (e.g. libraries, parks, roads). There are two types of district wide rates:
 - General rates - based on the capital value of your property - so the higher your property value, the more General Rates you pay.
 - Uniform Annual General Charge (UAGC) - a flat rate of \$693.47 (proposed) that everyone pays.

**See over the page for examples, or
mpdc.nz/ratessearch for how this will impact you**

How revaluations affect rates

Revaluations only affect the General rates portion of your total rates bill. In late 2021 all ratepayers received their revaluation notices – these revaluations don't change the amount of money we collect from rates - they just help us work out everyone's share of the General rates.

Property values increased across the district by an average of 20.3%, but the increases across the district ranged from 0.2% right up to 80%. If your property has increased by more than the average, then you will pay a slightly larger share of the total general rates. If your property value has increased less than the average, you will pay a lower share of the total general rates. Here are some examples:

RATES FROM JULY 2022

Urban property



PREVIOUS VALUE: \$350,000

NEW VALUE: \$506,800

+7.02%



PREVIOUS VALUE: \$550,000

NEW VALUE: \$796,400

+9.34%

Properties with exceptional increase in value (e.g. Waharoa)



PREVIOUS VALUE: \$350,000

NEW VALUE: \$630,000

+13.06%

Commercial property (with 2 toilets)



PREVIOUS VALUE: \$500,000

NEW VALUE: \$651,000

+2.62%



PREVIOUS VALUE: \$800,000

NEW VALUE: \$1,041,600

+3.99%

Lifestyle block



PREVIOUS VALUE: \$600,000

NEW VALUE: \$787,800

+6.92%



PREVIOUS VALUE: \$1,000,000

NEW VALUE: \$1,313,000

+9.91%

Rural



PREVIOUS VALUE: \$5,000,000

NEW VALUE: \$5,010,000

-9.18%



PREVIOUS VALUE: \$8,000,000

NEW VALUE: \$8,016,000

-9.32%