

TASMAN DISTRICT COUNCIL

# LONG TERM PLAN 2015–2025

INCLUDING THE ANNUAL PLAN 2015/2016

**VOLUME 2**

*making the right choices for Tasman's future*

# CONTENTS

<b>PART 1 – INTRODUCTION</b>	<b>4</b>
<b>PART 2 – FUNDING IMPACT STATEMENT</b>	<b>8</b>
Funding Impact Statement	9
Assessment and Invoicing	28
Rating Maps Index	30
Rating Maps	32
Rates Impact on Example Properties	83
<b>PART 3 – SCHEDULE OF CHARGES</b>	<b>94</b>
Summary of Changes	95
Schedule of Charges	96
Appendix 1: Nelson Residential Water Supply Area	126
Appendix 2: Nelson Industrial Water Supply Area	127
<b>PART 4 – FINANCIAL STRATEGY</b>	<b>128</b>
Executive Summary	130
Introduction	131
Financial Goals	132
Context and Strategic Issues	134
Council's Strategy	136
Impacts on Levels of Service	150
Policy on Giving Security for Borrowing	151
Financial Investments and Equity Securities	152
Glossary	154
<b>PART 5 – INFRASTRUCTURE STRATEGY</b>	<b>156</b>
Executive Summary	158
Introduction	160
Context, Trends and Strategic Issues	161
Tasman's Approach to Infrastructure Management	165
Significant Infrastructure Issues	168
The Big Picture – Projects and Financial Projections	174
Activity Summaries	178
Glossary	218

## PART 6 – POLICIES AND STATEMENTS 220

Revenue and Financing Policy	222
Rates Remission Policy	256
Policy for Early Payment of Rates in the Current Financial Year	268
Policy on Rate Relief for Māori Freehold Land	269
Significance and Engagement Policy	270
Statement on Fostering Maori Participation in Council Decision-Making	279

## PART 7 – DEVELOPMENT CONTRIBUTIONS POLICY 280

Schedule I – Summary of development contributions	292
Schedule II – Schedule of assets for which development contributions will be used	294
Schedule III – Schedule of past assets for which development contributions fund	318
Schedule IV – Development contribution area maps	328

## PART 8 – WATER AND SANITARY SERVICES ASSESSMENTS AND WASTE MANAGEMENT MINIMISATION PLAN 372



# PART 1 INTRODUCTION

# THIS DOCUMENT IS TO BE READ AS A COMPANION TO COUNCIL'S LONG TERM PLAN 2015-2025, VOLUME I

The document contains strategies and policies that are required for the funding of Council's activities and projects, and policies that are required to be prepared for statutory purposes.

A summary of changes as part of the consultation process, or in adoption of the final Plan, is set out below.

## FUNDING IMPACT STATEMENT

The Funding Impact Statement (FIS) was updated to align with the decisions made by Council as part of the consultation process and the final FIS was adopted by Council in June 2015 following consideration of activity levels of service, proposed projects and funding requirements.

## SCHEDULE OF CHARGES

The Schedule of Charges to be levied during the 2015/2016 year is contained in Part 3 of this document. The main change was to include additional Solid Waste Charges and to update the schedule to reflect that we now expect the regional landfill agreement with Nelson City Council will not take effect until 1 July 2016.

## FINANCIAL STRATEGY

The Financial Strategy sets the overall direction for Council's finances over the next ten years. The Strategy contained in this volume, pages 128-155 outlines a fundamental change to Council's approach to financial management of depreciation, capital expenditure and rates income from the last financial strategy. These changes are proposed to more fairly allocate costs and to reduce debt levels over the long term to create a more financially sustainable future. Many submitters to the Consultation Document were supportive of this new approach. No significant changes were made to the strategy following consideration of submissions.

## INFRASTRUCTURE STRATEGY

Council has an infrastructure strategy to plan its infrastructure over the next 30 years so it can provide the community and businesses with infrastructure at agreed levels of service, cost effectively, and within an acceptable level of service delivery risk. Our Infrastructure Strategy is on pages 156-219 in this volume. The main changes to the Infrastructure Strategy, compared to the draft which was consulted on in March to May, was updating of the information on the proposed Waimea Community Dam, bringing forward the work programme for Central Richmond projects, and updating the Solid Waste section to reflect that we now expect the Regional Landfill Agreement with Nelson City Council to commence from 1 July 2016.

## REVENUE AND FINANCING POLICY

This policy has been reviewed, with the main changes being:

No significant changes to the Revenue and Financing Policy were made as part of the consultation process.

## RATES REMISSION POLICY

No changes were made to the Rates Remission Policy.

## POLICY FOR EARLY PAYMENT OF RATES IN THE CURRENT FINANCIAL YEAR

No significant changes were made to this policy, although one sentence was removed to make the policy easier to understand.

## POLICY ON RATE RELIEF FOR MAORI FREEHOLD LAND

No changes were made to this policy.

## SIGNIFICANCE AND ENGAGEMENT POLICY

No changes were made to this policy.

## DEVELOPMENT OF MĀORI CAPACITY TO CONTRIBUTE TO DECISION- MAKING PROCESSES

No changes were made to this policy.

## DEVELOPMENT CONTRIBUTIONS POLICY

The main changes in this policy were:

- A small decrease in total Development Contributions compared to the amounts included in the draft Policy for consultation
- The removal of four roading projects from the Policy
- Providing a credit for vacant residential lots that predate 1 July 1996
- Providing for special assessments, without a formal development agreement

## WATER AND SANITARY SERVICES ASSESSMENTS AND WASTE MANAGEMENT AND MINIMISATION PLAN

This document includes a summary of any variances between this Long Term Plan and Council's Water and Sanitary Services Assessment and the joint Waste Management Minimisation Plan, prepared with Nelson City Council. This plan is scheduled to be updated in 2021/2022. The wording included on pages 373-374 in this document has been updated to align the information with the Council's Activity Management Plans and Infrastructure Strategy.

