



Tasman District Council

# Long Term Plan 2012–2022

including the Annual Plan 2012/2013

Water will be a key element to the future prosperity of the Tasman District



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# Part 1 – Introduction

This document is to be read as a companion to Council's Long Term Plan 2012-2022, Volume I

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

Council has prepared these policies to support what we are planning to achieve for the District over the coming 10 years. A summary of changes made during the preparation of the Draft Long Term Plan or in adoption of the Final Plan is set out below.

## Funding Impact Statement

This was adopted by Council in June 2012 following consideration of activity levels of service, proposed projects, funding requirements and submissions on the Draft Long Term Plan 2012-2022.

## Liability Management Policy

Council's previous Liability Management Policy was included in its Treasury Management Policy contained in the Ten Year Plan 2009-2019. There have been several changes to the policy, including:

1. The borrowing limit of net external debt not to exceed 250 percent of operating revenue has been decreased to 225 percent. This change is to bring Council's policy in line with the requirements of the Local Government Funding Agency (LGFA).
2. The liquidity ratio of 110 percent of projected 12 month debt has been reduced to 110 percent of current debt. This change reflects Council joining the LGFA and better access to funding markets.

3. Operating revenue definition has been strengthened through the exclusion of non-government capital revenue such as development contributions and vested assets. This change is to bring Council's policy in line with the requirements of the LGFA.
4. A new paragraph on the pre-funding of debt is included to allow for prior commitments to the LGFA to be provided.
5. The minimum and maximum range on debt funding has been modified to reflect industry practise and to provide a degree of standardisation across the local government sector.
6. The master fixed/floating rate control limit has been reduced from 95 percent to 90 percent to protect Council from the possibility of relying too heavily on fixed rate debt.
7. The fixed rate maturity profile has been modified to reflect industry practise and to provide a degree of standardisation. In addition it is proposed that fixed rates can be greater than 10 years but only with specific Council approval.

## Investment Policy

Council's previous Investment Policy was included in its Treasury Management Policy contained in the Ten Year Plan 2009-2019. There have been minor changes to the policy, these are:

1. Additional information has been included on Council Controlled Trading Organisations (CCTOs) reporting back to Council and alignment with the current reporting requirements of various Statements of Intent.

Check your property rates at [www.tasman.govt.nz](http://www.tasman.govt.nz)

2. Additional information has been included on risk management for Council investments.
3. Revenue in regard to equity investments has been amended to reflect each CCTO's current Statement of Intent.
4. The Council's investment in the LGFA has been included.
5. Reference to the Enterprise Subcommittee has been removed.
6. The investment in the New Zealand Local Government Insurance Corporation Ltd (Civic) has been included.
7. The requirement that surplus funds generated from property activities are used as a contribution against general funds has been included.
8. The clause stating that Community Housing, Camping Grounds and Forestry are to have a regular retention review has been removed, however, this removal does not preclude Council from requiring a review when required.

## Rates Remission Policies

Council has made only minor changes to two of these policies from those contained in the Ten Year Plan 2009-2019.

1. Council will now remit rates for rating units where the total annual rates, excluding water charges, is less than \$30.00 p.a, this figure was previously \$10.00 per annum.
2. Changes have also been made to the Excess Metered Water Rates Policy including requiring applicants to apply for remission within six weeks of the date

of the current water account, including a definition of dwelling and to limit remissions to pipework directly between the dwelling and the point of supply (water meter).

## Policy for Payment of Rates for Subsequent Financial Years

Council continues to make available the opportunity to pay rates in subsequent financial years in lieu of the lump sum payment options available to the District's ratepayers prior to the introduction of the Local Government (Rating) Act 2002. This Policy has not been changed from the one in the Ten Year Plan 2009-2019.

## Development Contributions Policy

The main changes in this policy were:

1. The introduction of an interest charge for development contributions that remain unpaid 30 days after the due date.
2. Removal of a 66% discount for water, stormwater and wastewater development contributions for the first dwelling on a site.
3. Removal of a 5% discount if the development contribution is paid at the time of uplifting the building consent.
4. Providing for fractions of household units of demand.
5. Changes to the amounts payable.



## Introduction (cont.)

The maximum amount payable for a development contribution per household unit of demand has decreased from \$21,051 to \$20,757. The amount payable for a specific development will vary depending on the services provided by Council. Refer to the services maps, pages 109-154. For further information refer to the Development Contributions Policy in this document.

### Schedule of Charges

The Schedule of Charges to be levied during the 2012/2013 year is contained in Part 3 of this document.

### Revenue and Financing Policy

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

- Updated wording to align with Activity Management Plans, and wording changes to make it more readable for the general public.
- Updating the range of funding mechanisms which are to be used during the next 10 years.
- The parts of the Revenue and Finance Policy relating to each Group of Activities is contained in the relevant activity section in Volume 1 of this Long Term Plan.

### Policy on Significance

Council has changed the threshold in its Policy on Significance from '1 percent of Council's asset base, or 5 percent of Council's budgeted turnover' to 'decisions that have a value of more than \$10 million in any one year of the Long Term Plan'. This change was made to provide clarity on when a decision would be determined to be significant.

### Statement on Fostering Māori Participation in Council decision making

The Statement of Fostering Māori Participation in Council decision making was amended to include the appointment of a Council Kaumatua (respected elder).

### 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.





# Part 2 – Funding Impact Statement

## Funding Impact Statement

The Local Government (Rating) Act 2002 sets out the methods by which local authorities can rate and details criteria around the use of those rates. The Local Government Act 2002 sets out those processes and policies that must be applied in the establishment of rating systems including the provision of information to communities.

This Funding Impact Statement, which has been prepared in accordance with the requirements of the Local Government Act 2002, includes those revenue and funding mechanisms used, explanatory information supporting the use of those identified rates and has at the end a table detailing the revenue that will be collected from rates.

The rating policy of Tasman District Council is that where it is practical, identifiable beneficiaries of Council activities pay costs through targeted rates, direct charges or fees.

The balance of Council activities are funded through the general rate which is charged on a capital value basis, together with a Uniform Annual General Charge.

The rates in this Funding Impact Statement are GST inclusive (note: the Annual Plan for 2011/2012 was

GST exclusive as Central Government increased GST from 12.5 percent to 15 percent in 2010, and using GST exclusive figures enabled ratepayers to compare the 2010/2011 rates with the 2011/2012 years rates). Council usually provides GST inclusive figures as the majority of ratepayers are residents who cannot claim back GST.

### Rating Area Maps

Each of the targeted rates has a unique rating area within which rating units are levied prescribed annual charges. Copies of rating maps for each unique area are at the end of this Plan and also available for inspection at Council offices.

Council has replaced the current Tourism Rate with a new Tourism Activity Rate. More information on this change is in the Key Issues section of Volume 1...

## General Rate

Council sets a general rate based on the capital value of each rating unit in the District. This rate is set at different rates in the dollar of capital value. The categories of property and the rates (in cents per dollar of capital value) for 2012/2013 are:

Category	2011/2012 cents	2012/2013 cents
Infrastructural Utilities	0.00	0.00
Land which is not an Infrastructural Utility	0.2369	0.2519

The component of the General Rate which relates to the replenishment of Council's General Disaster Fund (in cents per dollar capital value) for 2012/2013 is 0.0087 (2011/2012 0.0052).

## Uniform Annual General Charge

Council sets a Uniform Annual General Charge on each rating unit in the Tasman District. The rate (in dollars per rating unit) for 2012/2013 is \$288.78 (2011/2012 \$288.78). A total of \$5,433,016 (excl GST) is collected from the uniform annual general charge in 2012/2013.



# Funding Impact Statement (cont.)

## Targeted Rates

### 1 Stormwater Rates

Council sets a targeted rate for the purposes of stormwater works. This rate will be based on the capital value of each rating unit. The categories of property and the rates (in cents per dollar of capital value) for the 2012/2013 year are:

Category	2011/2012 cents	2012/2013 cents
Richmond/Hope Urban Drainage Area	0.04715	0.04740
Motueka Urban Drainage Area	0.04715	0.04740
Mapua/Ruby Bay Urban Drainage Area	0.04715	0.04740
Brightwater Urban Drainage Area	0.04715	0.04740
Wakefield Urban Drainage Area	0.04715	0.04740
Takaka Urban Drainage Area	0.04715	0.04740
Murchison Urban Drainage Area	0.04715	0.04740
Collingwood Urban Drainage Area	0.04715	0.04740
Kaiteriteri Urban Drainage Area	0.04715	0.04740
St Arnaud Urban Drainage Area	0.04715	0.04740
Tapawera Urban Drainage Area	0.04715	0.04740
Tasman Urban Drainage Area	0.04715	0.04740
Patons Rock Urban Drainage Area	0.04715	0.04740
Ligar Bay Urban Drainage Area	0.04715	0.04740
Tata Beach Urban Drainage Area	0.04715	0.04740
Pohara Urban Drainage Area	0.04715	0.04740
Balance of the Tasman District not in above areas	0.00472	0.0052

## 2 Water Supply Rates

### 2.1 Water Supply – Metered Connections

Council sets a targeted rate for the supply of water. This rate will be based on the volume of water supplied to all rating units with a metered connection except those properties in the Motueka Urban Water Supply and for the Nelson Pine Industries Ltd site. The rate will be based on the provision of a service by the Council and where the land is situated. The category of rateable land and the rate (per cubic metre supplied) for 2012/2013 is:

Category	2011/2012 \$	2012/2013 \$
All rating units with metered connections, excluding the Motueka Urban Water Supply and the Nelson Pine Industries Ltd site.	1.73	1.87

In addition, Council sets a targeted rate for the supply of water calculated as a fixed daily amount per rating unit. The rate will be based on where the land is situated and the provision of service by the Council and will be set in relation to all rating units with a metered connection excluding those in the Motueka Township and the Nelson Pine Industries Ltd site. The rate for 2012/2013 is 61.81 cents per day (2011/2012 59.67 cents).\*

\*Council's dispute over water supply with Nelson Pine Industries Limited, ENZA Foods New Zealand Limited, and Alliance Group Limited was unable to be resolved by June 2012 so that those users pay the same rates for water as the owners of rating units with a metered connection in Richmond. This has resulted in Council needing to set, in this final Plan, the higher of the potential water rates that were outlined in the Draft Long Term Plan. The dispute is going to arbitration.

#### 2.1(a) Water Supply – Motueka Urban Water Supply

The existing Motueka Urban Water Supply Account will continue to operate separately to the Urban Water Supply Account. This means that the water charges for the existing connected Motueka water users will have a different cost structure. As significant renewals and capital upgrades are required, these will be reflected in the water supply charges.

## Funding Impact Statement (cont.)

In the event that full reticulation of the whole Motueka township proceeds then it is intended that the existing Motueka Urban Water Supply account will become part of the Urban Water Account.

The categories of rateable land and the rates per cubic metre supplied for 2012/2013 is:

Category	2011/2012 \$	2012/2013 \$
All rating units with metered connections in the Motueka Urban Area	1.73	1.87

### 2.2 Water Supply – Rural Connections

Council sets a targeted rate for the supply of water. This rate will be based on the quantity of water supplied and will be set differentially based on the provision of service. The categories and rates (in dollars per unit of water supplied) for 2012/2013 are:

Category	2011/2012 \$	2012/2013 \$
Dovedale/Neudorf Rural Water Supply Area:		
First unit supplied	607.54	729.05
Second unit and subsequent unit	468.38	562.06
Redwood Valley Rural Water Supply Area	437.30	450.42
Eighty-Eight Valley Rural Water Supply Area	74.75	104.65
Low flow restricted supply connections (1m <sup>3</sup> /day)	344.15	546.91

Council sets a targeted rate to meet capital costs of supplying water to the Eighty-Eight Valley Rural Water Rating Area. The rate will be set in relation to all land to which the Eighty-Eight Valley Rural Water Supply is provided. The rate (in dollars per rating unit) for 2012/2013 is \$120.75 (2011/2012 \$86.25).

Council sets a targeted rate for the supply of water to all rating units with connection to the Hamama Rural Water Supply. This rate will be set in relation to all land to which the Hamama Rural Water Supply is provided. This rate is set to meet the operational costs. The rate for 2012/2013 is 0.0543 cents per dollar of land value (2011/2012 0.0390 cents).

Council sets a targeted rate for the supply of water to all rating units with a connection to the Hamama Rural Water Supply. This rate will be set in relation to all land to which the Hamama Rural Water Supply is provided. This rate is set to meet the capital costs of recent scheme enhancements. The rate (in dollars per rating unit) for 2012/2013 is 170.84 (2011/2012 \$162.71).

### 2.3 Water Supply – Maintenance and Capital Charge

Council sets a targeted rate for the purpose of meeting capital and/or maintenance expenditure on water supply works in connection with supplying the township with a firefighting water supply. This rate will be set differentially based on where the land is situated. The categories and rates (in dollars per rating unit) for 2012/2013 are:

Category	2011/2012 \$	2012/2013 \$
Motueka Urban Water Supply Area	77.02	35.55

### 2.4 Water Supply – Capital Charges

Council sets a targeted rate under Section 16 of the Local Government (Rating) Act 2002 for the purpose of meeting loan repayments for the capital cost of the Kaiteriteri-Stephens Bay Water Supply Scheme. This rate is set in relation to land situated within the Kaiteriteri-Stephens Bay Water Supply Area where the rating unit has not elected to make a lump sum contribution to the capital cost of the scheme. The rate (in dollars per separately used or inhabited part) for 2012/2013 is \$125.73 (2011/2012 \$125.73).

A targeted rate is set for the purpose of meeting loan repayments for the capital cost of the Collingwood Water Supply Scheme. This rate is set in relation to land situated within the Collingwood Water Supply Area where the rating unit has not elected to make a lump sum contribution to the capital cost of the scheme. The rate (in dollars per rating unit) for 2012/2013 is \$402.75 (2011/2012 \$402.75).

## Funding Impact Statement (cont.)

### 3 Wastewater Rates

#### 3.1 Wastewater Supply – Operation and Maintenance Charges

Council sets a targeted rate for the purpose of meeting the operating costs of the general wastewater account. This charge is based on the number of water closets or urinals connected either directly through a private drain or to a public wastewater drain. In respect of rating units used primarily as a residence for one household, no more than one water closet will be liable for this charge. The rates (in dollars per water closet or urinal) for 2012/2013 are:

Category	2011/2012 \$	2012/2013 \$
First water closet or urinal	633.56	691.93
Second to tenth water closet or urinal	475.08	520.89
Eleventh and subsequent water closet or urinal	316.71	346.96

#### 3.2 Wastewater Supply – Capital Charges

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Pohara Stage Three Wastewater Scheme. This rate will be based on the provision or availability of service and where the land is situated. The rate will be set in relation to each rating unit in the Pohara Urban Drainage Area which has not elected to make a lump sum contribution to the capital cost of the scheme. The rates (in dollars per rating unit) are:

Category	2011/2012 \$	2012/2013 \$
<b>Connected Rating Units</b>		
Pohara Stage Three	255.50	255.50
<b>Serviceable Rating Units</b>		
Pohara Stage Three	127.78	127.78

Where the rating unit is non-residential and connected a charge is made for the second and subsequent water closets or urinals. Residential rating units with more than one separately used or inhabited part are charged for the second and subsequent water closets or urinals but not for more than one water closet per part. The rates (in dollars per water closet or urinal) for 2012/2013 are:

Category	2011/2012 \$	2012/2013 \$
Non-residential Connected Rating Units (for second and subsequent W/Cs or urinals) Pohara Stage Three	85.20	85.20
Residential Connected Rating Units with more than one separately used or inhabited part (for second and subsequent W/Cs or urinals) Pohara Stage Three	85.20	85.20

#### 4 Regional River Works Rates

Council sets a targeted rate for river works. This rate will be based on the land value of each rating unit and will be differentially based on where the land is situated. The categories of land and the rates (in cents per dollar of land value) for 2012/2013 are:

Category	2011/2012 cents	2012/2013 cents
Classification X	0.1291	0.1399
Classification Y	0.1291	0.1399
Classification Z	0.0273	0.0297



# Funding Impact Statement (cont.)

## 5 Business Rates

### 5.1 Motueka Business Rate

Council sets a targeted rate for the purpose of promotion of the Motueka business area. This rate is based on the capital value of each rating unit and will be set in relation to where the land is situated being the Motueka Business Rating Areas A and B. The rate (in cents per dollar of capital value) for 2012/2013 is Area A 0.0439 cents (2011/2012 0.0453 cents), and Area B 0.0328 cents (2011/2012 0.0404 cents).

### 5.2 Richmond Business Rate

Council sets a targeted rate for the purpose of promotion of the Richmond business area. This rate is based on the capital value of each rating unit and will be set in relation to where the land is situated being the Richmond Business Rating Area. The rate (in cents per dollar of capital value) for 2012/2013 is 0.0474 cents (2011/2012 0.0485 cents).

## 6 Ruby Bay Stop Bank Rate

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Ruby Bay Stop Bank. This rate is based on where the land is situated and will be set on each rating unit in the Ruby Bay Stop Bank Rating Area which has not elected to make a lump sum contribution to the capital cost of the scheme. The rate (in dollars per rating unit) for 2012/2013 is \$1,072.31 (2011/2012 \$1,072.31).

## 7 Mapua Stop Bank Rate

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Mapua Stop Bank. This rate is based on where the land is situated and will be set on each rating unit in the Mapua Stop Bank Rating Area which has not elected to make a lump sum contribution to the capital cost of the scheme. The rate (in dollars per rating unit) for 2012/2013 is \$108.81 (2011/2012 \$108.81).

## 8 District Facilities Rate

Council sets a targeted rate for the purpose of meeting part of the costs of capital funding for new, large, community, recreational, sporting or cultural district projects which have met defined criteria, and will provide benefit to the residents of Tasman District. This rate is set in relation to all rateable units within the Tasman District. The rate (in dollars per rating unit) for 2012/2013 is \$43.99 (2011/2012 \$49.34).

## 9 Motueka Flood Control Rate

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Motueka Flood Control Project. This rate is based on where the land is situated and will be set on each rating unit in the Motueka Flood Control Project Rating Area, being the Motueka Flood Control Project Rating Areas A and B. The rate (in cents per dollar of capital value) for Area A for 2012/2013 is 0.0090 cents (2011/2012 0.0097 cents per dollar land value). The rate (in cents per dollar of capital value) for Area B for 2012/2013 is 0.0011 cents (2011/2012 0.0018 cents per dollar land value).

## 10 Shared Facilities Rate

Council sets a targeted rate for the purpose of meeting part of the costs of capital funding for new, large, community, recreational, sporting or cultural regional projects which have met defined criteria, and will provide benefit to the residents of Tasman District and Nelson City. This rate also provides funding for the development of Tasman's Great Taste Trail. This rate is set in relation to all rateable units within the Tasman District. The rate (in dollars per rating unit) for 2012/2013 is \$57.75 (2011/2012 \$54.97).

## 11 Facilities Operations Rate

Council sets a targeted rate for the purpose of meeting the operating costs of various community facilities within the District. This rate is set in relation to all rateable units within the Tasman District, excluding the Golden Bay Ward. The rate (in dollars per rating unit) for 2012/2013 is \$37.84 (2011/2012 \$31.80).

## 12 Museums Facilities Rate

Council sets a targeted rate for the purpose of meeting part of the costs of capital funding for the Regional Museum and for the annual operation of the Regional Museum and Council's District museums. This rate is set in relation to all rateable units within the Tasman District. The rate (in dollars per rating unit) for 2012/2013 is \$58.19 (2011/2012 \$56.06).

## 13 Wai-iti Valley Community Dam Rate

Council sets a targeted rate for the purpose of funding the costs of the Wai-iti Valley Community Dam. This rate is based on where the land is situated and the provision of service provided and will be set in relation to the number of hectares as authorised on all water permits granted under the Resource Management Act 1991. The rate (in dollars per hectares) for 2012/2013 is \$356.50 (2011/2012 \$335.45).

## 14 Takaka Fire Fighting Water Supply Rate – Capital

Council sets a targeted rate for the purpose of funding loan repayment costs of constructing a reticulated fire fighting water supply within the Takaka CBD. This rate is based on where the land is situated and will be set on each rating unit in the Takaka Fire Fighting Rating Area. The rate for the Commercial CBD (in cents per dollar of capital value) for 2012/2013 is 0.1013 cents (2011/2012 0.1012 cents). The rate (in dollars per rating unit) for 2012/2013 is \$52.13 for Takaka Residential, (2011/2012 \$52.13), and \$15.33 (in dollars per rating unit) for the remainder of the Golden Bay Ward (2011/2012 \$15.33).

## 15 Takaka Fire Fighting Water Supply Rate – Operating

Council sets a targeted rate for the purpose of funding the maintenance costs of the reticulated fire fighting water supply within the Takaka CBD and residential

area. This rate is based on where the land is situated and will be set on each rating unit in the Takaka Fire Fighting Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$46.00 (2011/2012 \$46.00).

## 16 Refuse/Recycling Rate

Council sets a targeted rate for the purpose of funding kerbside recycling, rubbish bag collection and other waste related activities. This rate is based on where the land is situated and will be set on each rating unit in the Refuse/Recycling Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$128.04 (2011/2012 \$127.73).

## 17 Hamama Road Sealing Rate

Council sets a targeted rate for the purpose of funding loan repayment costs for the sealing of Hamama Road. This rate is based on where the land is situated and will be set on each rating unit in the Hamama Road Sealing Rating Area which has not elected to make a payment in advance to the capital cost of the scheme. The rate (in dollars per rating unit) for 2012/2013 is \$659.30 (2011/2012 \$659.30).

## 18 Mapua Rehabilitation Rate

Council sets a targeted rate for the purpose of meeting costs in respect of the Mapua rehabilitation project. The rate (in dollars per rating unit) for 2012/2013 is \$12.27 (2011/2012 \$12.27).

## 19 Kaiteriteri Refuse Rate

Council sets a targeted rate for the purpose of meeting costs in respect of the additional summer refuse collection service provided to the Kaiteriteri area. This rate is based on where the land is situated and is set on each rating unit in the Kaiteriteri Refuse Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$20.14 (2011/2012 \$18.52).

## Funding Impact Statement (cont.)

### 20 Waimea Water Augmentation (Lee Valley Dam) Rate

Council sets a targeted rate for the purpose of meeting costs in respect of the Waimea Water feasibility study. This rate is based on where the land is situated and is set on each rating unit in the Waimea Water Augmentation Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$25.55 (2011/2012 \$25.55).

### 21 Torrent Bay Replenishment Rate

Council sets a targeted rate for the purpose of meeting the costs of reinstating and maintaining the beach at Torrent Bay. This rate is based on where the land is situated and will be set on each rating unit in the Torrent Bay Replenishment Rating Area, being the Torrent Bay Replenishment Rating Areas A and B. The rate (in dollars per rating unit) for Area A for 2012/2013 is \$1,573.30 (2011/2012 \$1,533.33). The rate (in dollars per rating unit) for Area B for 2012/2013 is \$496.83 (2011/2012 \$460.00).

### 22 Tourism Activity Rate

Council sets a targeted rate for the purpose of funding Council's share of the costs of the i-Sites managed by Nelson Tasman Tourism, funding Council's share of destination marketing by Nelson Tasman Tourism, and funding a strategic review of Council's role in the supporting of tourism in Nelson and Tasman. This rate is set in relation to all rateable land within Tasman District on a uniform basis. The rate (in dollars per rating unit) for 2012/2013 is \$23.51 (2011/2012 Nil).

### 23 Motueka Community Board Rate

Council sets a targeted rate for the purpose of funding the costs of the Motueka Community Board. This rate is based on each rating unit in the Motueka Community Board Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$12.26 (2011/2012 \$14.46).

### 24 Golden Bay Community Board Rate

Council sets a targeted rate for the purpose of funding the costs of the Golden Bay Community Board. This rate is based on where the land is situated and is set on each rating unit in the Golden Bay Community Board Rating Area. The rate (in dollars per rating unit) for 2012/2013 is \$15.07 (2011/2012 \$16.69).

### 25 Tasman Warm Home Voluntary Rate

Council sets a voluntary targeted rate for the purpose of funding the costs of the of Tasman Clean Heat Warm Home scheme. The rate is set in relation to all rateable units in the Tasman District, which opt into the scheme. The rate will commence in year 2 of the grant being approved. The rate (in cents per dollar of the combined costs of the grant and administration fee) for 2012/2013 is \$0.1659 (2011/2012 \$0.1589).



# Funding Impact Statement (cont.)

## Definitions

### 1 Infrastructural Utility

The Infrastructural Utility category includes rating units identified by the following valuation roll numbers:

9995100100	9995100200	9995100300	9995100400
9995100500	9995100900	9995101000	9995101400
9995101500			

### 2 Nelson Pine Industries Limited

The Nelson Pine Industries site is the land described in Computer Freehold Register Identifiers NL 12C/378, NL 12C/375, and NL 12C/376.

### 3 Unit

A unit of water on the Dovedale and Redwood Valley Rural Water Supply Schemes, and the Urban Extension Schemes at Hope, Richmond, Collingwood, Wakefield, Brightwater, and Best Island is the equivalent of 2,000 litres of water a day. A unit of water on the Eighty-Eight Valley Rural Water Supply and the Mapua/Ruby Bay Urban Extension is the equivalent of 1,000 litres of water per day.

### 4 Separately Used or Inhabited Parts of a Rating Unit

Where targeted rates are calculated on each separately used or inhabited part of a rating unit the following definition will apply:

Any portion of a rating unit used or inhabited by any person, other than the ratepayer or member of the ratepayer’s household, having a right to use or inhabit that portion by virtue of a tenancy, lease, licence or other agreement.

## Assessment and Invoicing

Rates assessments will be rounded down to the nearest 10 cents where applicable, will be inclusive of Goods and Services Tax and are due and payable to the Tasman District Council at the Council Offices in four instalments. Council invoices rates quarterly, with final dates for payment of each instalment being 31 August, 30 November, 28 February and 31 May. The 2012/2013 rates instalments become payable on the following days:

<b>Instalment 1</b>	<b>Instalment 2</b>	<b>Instalment 3</b>	<b>Instalment 4</b>
1 August 2012	1 November 2012	1 February 2013	1 May 2013

As an alternative to payment by the above four instalments, the total annual rates on any property may be paid in one lump sum by 30 November 2012 and any first instalment penalty already incurred is to be remitted. If not paid by 30 November 2012, the penalties relating to the four instalments as above will apply.

Metered water rates are invoiced separately from other rates. Invoices for domestic users are issued six monthly and invoices for industrial users are issued monthly. All invoices are due for payment on the 20th of the month following the month in which the invoice is issued.

## Penalties

Under Section 57 and 58 of the Local Government (Rating) Act 2002 Council prescribes the following additional charge of 10 percent of the amount of rate instalments remaining unpaid to be added on the following dates:

<b>Instalment 1</b>	<b>Instalment 2</b>	<b>Instalment 3</b>	<b>Instalment 4</b>
1 September 2012	1 December 2012	1 March 2013	1 June 2013

A further additional charge of five percent (5%) will be added to rates that remain unpaid from previous years as at the date five working days after the date on which Council passes a resolution authorising penalties, and the additional charge will be added at six monthly intervals thereafter.

As an alternative to payment by the above four instalments, the total annual rates on any property may be paid in one lump sum by 30 November 2012 and any first instalment penalty already incurred is to be remitted. If not paid by 30 November 2012, the penalties relating to the four instalments as above will apply.

## Funding Impact Statement (cont.)

A penalty of 10 percent will be added to the amount of metered domestic water rates remaining unpaid on the day after the final date for payment as shown on the metered water invoice.

The above penalties will not be charged on a rating unit where Council has agreed to a programme for payment of rate arrears.

### Uneconomic Balances

Council will not collect total annual rates (not including metered water rates) of \$30.00 or less as provided for under Section 54 of the Local Government (Rating) Act 2002.

### Early Payment of Rates

Section 55 of the Local Government (Rating) Act 2002 empowers Council to accept early payment of rates. Council will allow a discount of two percent (2%) of the total year's rates if payment of same is received on or before 31 August 2012.

The rates revenue sought from the uniform annual general charge and targeted rates set on a uniform basis is 22.53 percent of the total revenue from all rates sought by Council in accordance with Section 21 of the Local Government (Rating) Act 2002.

Revenue Generated from Rates during 2012/2013	\$ GST Excl
<b>General Rate</b>	
Land which is not an Infrastructural Utility	24,915,400
Uniform Annual General Charge	5,433,016
General Disaster Fund Replenishment	900,000
Infrastructural Utilities	-
<b>Stormwater</b>	
Richmond/Hope Urban Drainage Area	1,097,552
Motueka Urban Drainage Area	475,431
Mapua/Ruby Bay Urban Drainage Area	205,095
Brightwater Urban Drainage Area	109,079
Wakefield Urban Drainage Area	117,648
Takaka Urban Drainage Area	71,170
Murchison Urban Drainage Area	23,705
St Arnaud Urban Drainage Area	38,881
Kaiteriteri Urban Drainage Area	136,218

Revenue Generated from Rates during 2012/2013	\$ GST Excl
Collingwood Urban Drainage Area	25,821
Pohara Urban Drainage Area	57,843
Patons Rock Urban Drainage Area	13,194
Ligar Bay Urban Drainage Area	16,937
Tasman Urban Drainage Area	8,153
Tapawera Urban Drainage Area	12,550
Tata Beach Urban Drainage Area	29,558
Balance of Tasman District not in above stormwater areas	270,982
<b>Water Supply:</b>	
All metered connections	5,689,715
Low-flow restricted supply connections	567,355
Dovedale/Neudorf Rural Water Supply	274,416
Redwood Valley Rural Water Supply	209,743
Eighty-Eight Valley Rural Water Supply	67,627
Hamama Water Supply	16,208
Hamama Water Supply Fixed Charge	4,011
Motueka Urban Water Supply Rate	95,589
Kaiteriteri/Stephens Bay Water Supply Scheme Rate	19,789
Collingwood Water Supply Rate	14,359
Wai-iti Valley Community Dam	242,618
Takaka Fire Fighting Water Supply - Operating Rate	20,280
Takaka Fire Fighting Water Supply - Capital Rate	96,595
<b>Wastewater Operation and Maintenance Charges</b>	9,318,297
<b>Wastewater capital charges:</b>	
Pohara Stage Three Wastewater Scheme Area	8,000
<b>Regional River Works Rates</b>	
Classification X & Y	1,472,149
Classification Z	1,472,149
<b>Other Rates</b>	
Motueka Flood Control Rate	51,257
Refuse/Recycling Rate	2,003,842
Kaiteriteri Summer Refuse Rate	7,634
Motueka Business Rate	47,509
Richmond Business Rate	94,440
District Facilities Rate	827,539
Shared Facilities Rate	1,086,510
Facilities Operations Rate	606,281
Museums Rate	1,094,680
Motueka Community Board Rate	56,796
Golden Bay Community Board Rate	41,972
Tourism Activity Rate	442,199
Ruby Bay Stop Bank Rate	9,324
Mapua Stop Bank Rate	92,065
Torrent Bay Replenishment Rate	33,266
Mapua Rehabilitation Rate	230,836
Waimea Water Augmentation (Lee Valley) Rate	21,824
Hamama Road Sealing Rate	5,733
Warm Tasman Homes Rate	23,821
Internal Transfers	77,319
<b>Total Rates</b>	60,401,980



# Part 3 – Schedule of Charges

## Schedule of Charges

(Disclaimer: Note that the fees and charges contained in this Schedule may change during the year.)

The Tasman District Council, acting under the Local Government Act 2002, hereby prescribes the following charges. The charges shall come into force on 1 July 2012. The charges shall remain in force until amended by Council resolution, which may occur during the year.

### Summary of Changes:

At the time of preparing the Draft Long Term Plan Council proposed adjusting most fees by inflation (with some rounding), except Library charges and some corporate charges which remain the same as in 2011/2012. The main changes proposed in the Draft Long Term Plan were:

- Increasing the hourly charge-out rate for staff time from \$134.00 to \$138.00.
- A new fee for Port Tarakohe Boat Ramp Barrier Arm of \$6.00 per use.
- A new annual fee for Pohara Boat Club Members of \$65.00 per person to access the boat ramp and \$150 for non-members.
- Reducing the cost of transferring files to CD from \$35.00 to \$15.00 (under Building Control).
- Increasing non-notified application fees for subdivisions to \$1,200.00 deposit (from \$900.00).
- Increasing non-notified application fees for hearings to \$5,000.00 (from \$2,000.00).

- A new Building Consent Authority Accreditation fee of \$10.00.
- Deleting the Change of Use application fee.

In this final Long Term Plan, Council has decided to make the changes proposed to the Schedule of Charges in the Draft Long Term Plan, plus the following additional changes:

- Building Control fees have been rationalised to reflect the amount of work involved in processing the applications through to completion.
- Environmental Health – holders of food registration certificates are permitted to sell from stalls at remote locations after applying to Council.
- Solid Waste Charges – reduce price of large rubbish bags, increase charges for commercial disposal of mixed refuse at Mariri and Takaka; increase special waste charges; accept commercial glass for recycling at Richmond without charge.
- Takaka Aerodrome – introduce landing fees.
- Tarakohe Boat Ramp Barrier Arm – charge for non-Pohara Boat Club members has been added.
- Rural Water Supply Connection Charges – new fee for altering restrictor element.
- Cemetery Charges – Concrete cutting fee has been added.

Council policy is to charge identified users of services fees to recover costs for services they receive...

Resource Management	Charges from 1 July 2012 including GST
<p><b>Resource Consent Applications</b></p> <p>The Council has resolved to generally fix charges in accordance with Section 36(1) of the Resource Management Act 1991 for processing resource consent applications and carrying out reviews based on a formula of hourly rates multiplied by the actual and reasonable time required to carry out the activity, plus the costs of disbursements and specialised advice.</p> <p>For the activities to which this formula applies, the Council requires payment of minimum lodgement fees (deposits) as listed below but reserves the right to require further deposits, interim payments or advance payments of amounts to be determined by the Resource Consents Manager or the Environment &amp; Planning Manager if processing activity is protracted over time or will incur substantial costs over and above the listed lodgement fees.</p> <p>For some specific functions a standard charge applies as listed below.</p> <p>Where the formula or standard fee is inadequate to enable the Council to recover the actual and reasonable costs that are or will be incurred to carry out an activity, or where the Council considers that additional charges are warranted, they may be imposed under section 36(3) and are subject to rights of objection.</p>	
<p><b>Non-notified Applications</b></p> <ul style="list-style-type: none"> <li>• Right-of-Way Application (S.348 Local Government Act)</li> <li>• The following Land Use Consents: <ul style="list-style-type: none"> <li>– Signs</li> <li>– Trimming/Pruning of protected tree(s)</li> <li>– Minor Repair or Addition to heritage building or structure</li> <li>– Bore permit</li> <li>– Minor building set-back or coverage breaches with affected parties approvals supplied</li> <li>– Three or more dogs in residential zones with affected parties approvals supplied</li> </ul> </li> <li>• Replacement Water Permit (to dam, divert, take or use water)</li> <li>• Replacement Discharge Permit (to land, water or air)</li> <li>• Replacement Coastal Permit</li> <li>• Certificate of Compliance (S.139 Resource Management Act)</li> <li>• Existing Use Certificate (S.139A Resource Management Act)</li> <li>• Change or Cancellation of Consent Condition(s) (S.127 Resource Management Act)</li> <li>• Change or Cancellation of Consent Notice (S.221(3)(b) Resource Management Act)</li> <li>• Extension of lapsing period (S.125 Resource Management Act)</li> <li>• Part transfers of a permit (S.136 and S.137 Resource Management Act)</li> <li>• Transfer of Water Permit to new site (S.136(2)(b) Resource Management Act)</li> <li>• Transfer of Discharge Permit to a new site (S.137(3)(b) Resource Management Act)</li> <li>• Alteration of Existing Designation (Notice of Requirement S.181 Resource Management Act)</li> </ul>	<p style="text-align: right;">\$500.00 Deposit</p>



## Schedule of Charges (cont.)

Resource Management	Charges from 1 July 2012 including GST
<p><b>Non-notified Applications</b></p> <ul style="list-style-type: none"> <li>• Any Land Use Consent not listed in the box above including, but not limited to, the following:               <ul style="list-style-type: none"> <li>– Dwelling or building (including setback and coverage breaches)</li> <li>– Land Use Activities not permitted in zone</li> <li>– Removal of protected tree(s)</li> <li>– Earthworks/Land Disturbance/Vegetation Clearance</li> <li>– Hazardous Facilities</li> <li>– Dam structure</li> </ul> </li> <li>• New Discharge Permit (to land, water or air) excluding dust suppression discharge permits (refer under Miscellaneous on next page)</li> <li>• New Water Permit (to dam, divert, take or use water)</li> <li>• New Coastal Permit</li> <li>• Review of Resource Consent Condition (S.128 Resource Management Act)</li> <li>• New Notice of Requirement</li> <li>• New Heritage Order</li> </ul>	\$900.00 Deposit
<p><b>Non-notified Applications</b></p> <ul style="list-style-type: none"> <li>• Subdivision</li> </ul>	\$1200.00 Deposit
<p><b>Notified and Limited notification</b></p> <p>All applications under the Resource Management Act requiring notification, including applications requesting change or cancellation of consent conditions or notified S.128 reviews. (Additional deposits may be required)</p>	\$5000.00 Deposit
<p><b>Non-notified Application Hearing</b></p> <p>All non-notified applications under the Resource Management Act requiring a hearing, including applications requesting change or cancellation of consent conditions or notified S.128 reviews. (Additional deposits may be required)</p>	\$5000.00 Deposit
<p><b>Administration, Monitoring and Supervision</b></p> <p>A standard monitoring fee of \$138.00 will be applied to all land use, coastal and discharge consents where monitoring is required, except where a specific charge otherwise applies. Monitoring outside of the first review will be subject to the "Re-inspection Fee" outlined under Miscellaneous on next page</p>	

Resource Management	Charges from 1 July 2012 including GST
<b>Additional Subdivision Costs</b>	
Use of Council Seal (e.g. Covenants holding land together S.221(2)(a), Easements in Gross in favour of Council). In the case of Easements in Gross, these are usually established after S.224(c) approval but the \$180.00 will be charged (if applicable) in advance when the total costs of S.223, S.224 and Engineering Plan Approvals are calculated.	\$180.00
Approval of Survey Plan under S.223 Resource Management Act, Approval of Engineering Plans, and Completion Certificate under S.224 Resource Management Act. No deposit is required for any of these activities. Actual Council staff time and actual costs of consultants, including disbursements, will also be charged.	\$138.00/hr

Miscellaneous	Charges from 1 July 2012 including GST
Pre-application advice after the first hour of staff time (Deposits may be required or interim charges made prior to application lodgement)	\$138.00/hr
Dust suppression discharge permit – existing permit holders	\$60.00
Dust suppression discharge permit – new permit applications	\$100.00
Alterations to Designations	\$500.00 Deposit
Outline plan consideration (S.176A Resource Management Act)	\$300.00 Deposit
Bond Administration Fee	\$138.00
Certificate under Overseas Investment Act 2005	\$500.00
Certificate of Compliance for Sale of Liquor Act	\$139.00
Document Execution: Documents requiring Council resolution, Certification or Council Seal e.g. S221, 226, 241, 243, RMA S321, 327A, LGA, Covenants and Caveats Plus actual cost (over 30 minutes)	\$180.00 \$138.00/hr
Lodgement fee for objections under S.357, 357A and 357B Resource Management Act 1991. Additional costs of processing objections including hearings may be charged in accordance with the general rules set out in this Schedule depending on the merits of the objection. Additional deposits may be required.	\$200.00 Deposit
Re-inspection fee (monitoring) – due to non-compliance	\$138.00/hr
Water meter reading fee (following failed water meter returns)	\$210.00
Request for a Preparation of Plan Change	\$6,000.00 Deposit
Requirements for Designations or Heritage Orders	\$5,000.00 Deposit

## Schedule of Charges (cont.)

Miscellaneous	Charges from 1 July 2012 including GST
Transfer of Consents to new owner (S.135(1)(a), S.136(1), S.136(2)(a), or S.137(2)(a) Resource Management Act)	\$70.00
Return of property seized under S.232 and 328	\$95.00 per item \$10.00 per week storage
Applications for Road Stopping (S.342 LGA) Additional deposits may be required.	\$900.00 Deposit

Building Control	Charges from 1 July 2012 including GST
<b>Building Consents</b>	
Includes issue of consent, inspections and code compliance certificate. All applications for building consent shall be accompanied by a deposit of \$500.00 or the actual charge whichever is the lesser amount. The balance of any charge will be invoiced along with government and other levies when the consent is ready for issue.	
Residential Dwellings	
New Dwellings:	
Single Storey up to 120m <sup>2</sup> Total Floor Area	\$2,200.00
Single Storey 121m <sup>2</sup> – 250m <sup>2</sup> Total Floor Area	\$2,826.00
Single Storey 251m <sup>2</sup> + Total Floor Area *deposit	\$3,320.00
New Multi storey	\$3,540.00
Attached dwellings, including multi storey	\$4,347.00
Relocated Dwelling	\$1,340.00
Multi-proof Consent	Based on applicable fee for works, less 10%
Proprietary kitset buildings involving no more than two inspections (i.e. carports, kitset garages and outbuildings)	\$926.00
Minor Consents involving one inspection (e.g. log burners, solar heating panels, wetback connections and building work under the value of \$2,500)	\$233.00
Additional fees (per inspection) will be charged if additional inspections are required	\$138.00
All Other Building work. (Excluding commercial).	
Value:	
\$2,001 to \$5,000	\$611.00
\$5,001 to \$10,000	\$926.00
\$10,001 to \$19,999	\$1,180.00
\$20,000 to \$49,999	\$1,498.00
\$50,000 to \$99,999	\$1,987.00
\$100,000 to \$249,999	\$2,536.00
\$250,000 to \$499,999	\$3,299.00

Building Control	Charges from 1 July 2012 including GST
Commercial Building Work (buildings requiring assessment in terms of accessibility, fire safety and those buildings accessible to the public) Value:	
\$2,001 to \$19,999	\$1,050.00
\$20,000 to \$49,999	\$1,800.00
\$50,000 to \$99,999	\$2,230.00
\$100,000 to \$199,999	\$2,780.00
\$200,000 to 299,999	\$3,350.00
\$300,000 to \$499,999	\$4,345.00
Commercial and all other building work Value:	
\$500,000 to \$999,999	\$5,310.00
\$1,000,000 to \$3,999,999.	\$5,858.00 Deposit
\$4,000,000 and not elsewhere covered.	\$7,369.00 Deposit
Building consent for the demolition of buildings > 60m <sup>2</sup> Amended Plans after Consent granted and before Code Compliance Certificate.	\$233.00 \$233.00 Deposit
Plan Rechecking Fee A surcharge will be added when plans are returned for a third time, and any subsequent occasion, for rechecking	\$138.00
* Note: It is Council policy to apply a standard charge as above, however, it reserves the right to assess individual cases as required. Additional charges may be requested by virtue of Section 219(2) of the Building Act 2004 if costs incurred exceed the standard charge. Applications that require consultation with New Zealand Fire Service or Historic Places Trust will have costs recovered. Review of engineer design buildings by consultant will be charged at cost.	
On site wastewater installation only building consent	\$926.00
<b>Associated Building Costs (GST inclusive)</b>	
BRANZ Levy	
< \$20,000 assessed value	Nil
> \$20,000 assessed value	\$1/\$1,000 value of project
DBH Levy	
< \$20,000 assessed value	Nil
> \$20,000 assessed value	\$2.01/\$1,000 value of project
Building Consent Authority Accreditation Fee (per consent)	\$10.00
Building Certificates required under other legislation (e.g. Sale of Liquor Act 1989) Plus inspection charge (if required)	\$186.00 \$138.00
Building Warrant of Fitness Inspections Deposit if required	\$140.00 \$138.00
Compliance Schedule Issued under Section 100/106 of the Building Act 2004 for new applications and/or New Schedule *deposit Amendments Alterations to schedule linked to Building Consent	\$310.00 \$233.00 \$62.00

\* covers two hours staff time, extra time charged at \$138/hr.

## Schedule of Charges (cont.)

Building Control	Charges from 1 July 2012 including GST
Swimming Pool Building Consent Fee No Registration Fee required	\$295.00
Swimming Pool Fencing Exemption Fee Deposit (plus any additional costs associated with staff time, hearings and inspections)	\$233.00
Notice to fix Where consent held	\$109.00
Where no consent is held	\$217.00
Building Code Waivers Including Section 72, Section 75 decision, plus legal disbursements	\$233.00 Deposit
Application for Certificate of Acceptance (Section 97 of the Building Act 2004) has a \$745.00 deposit fee. Applicants will be charged a \$233.00 application fee, plus fees, charges or levies that would have been payable had building consent been applied for before carrying out the work. Any structural checks or other engineering checks, where appropriate will be charged out at cost. The deposit will be a down-payment towards these costs.	\$745.00 Deposit
Re-inspection for any purpose including Code Compliance Certificate (per inspection).	\$138.00
Lodgement of building report on file including Schedule 1 reports	\$80.00
Work completion extension request	\$138.00
Work start extension request	\$138.00
Documents requiring Council resolution, certification or Council seal Plus actual cost (over 30 minutes) and any legal disbursements	\$186.00 \$138.00/hr
Certificate of Public Use – Section 363 Building Act 2004	\$326.00
Dam classification application plus consultant costs	\$166.00
Monthly Building Consent list	\$181.00 pa
Project Information Memoranda (PIM) - voluntary document. New construction, additions/alterations	\$264.00
Territorial Authority Checking Fee (where PIM not applied for)	\$264.00
PIM/TAN Re-check Fee	\$160.00
Lodgement fee for reviews of non-residential Development Contribution assessments included in the Development Contribution Policy	\$207.00
Development Contribution Administration Surcharge	\$36.00
Consultancy Specific design peer reviews	At cost

Miscellaneous Building Control	Charges from 1 July 2012 including GST
Land Information Memorandum requested under the Local Government Official Information and Meetings Act 1987	
Residential	\$248.00
Commercial/Industrial	\$378.00
Large properties involving more than one certificate of title will be quoted accordingly.	
Note: Should a special request be made that results in a field inspection and/or substantial research, Council reserves the right to charge any additional fees that are appropriate, based on the amount of time required to provide the requested information.	

Miscellaneous Building Control	Charges from 1 July 2012 including GST
Property Enquiries – Access to Council Records	
File Access	\$10.00
Files transferred to CD	\$15.00 per file
Property/Rates Printout	\$4.00 each
Note: Frequent user discount is available as follows:	
<b>Option 1</b>	
A lump sum of \$1,190.00 payable annually in advance for a company gives access to an unlimited number of files.	
<b>Option 2</b>	
A coupon-based system. Each coupon will enable access to five site files. For residential files the cost per coupon is \$47.00 and for commercial and industrial files, the cost per coupon is \$124.00	
Lodgement of building report on file	\$57.00

Environmental Health	Charges from 1 July 2012 including GST
<b>Food Premises</b>	
New premises application fee	\$135.00
Premises selling pre-packaged food only	\$166.00
Where gross floor area of premises is less than 50m <sup>2</sup> *	\$352.00
Where gross floor area of premises is between 50m <sup>2</sup> and 100m <sup>2</sup> *	\$409.00
Where gross floor area of premises is between 100m <sup>2</sup> and 200m <sup>2</sup> *	\$445.00
Where gross floor area of premises exceeds 200m <sup>2</sup> *	\$569.00
<i>* Holders of these food registration certificates are permitted to sell from stalls at remote locations after applying to Council and in compliance with any conditions which may be imposed.</i>	
Food premises operating an Accredited Food Control Plan	\$78.00 admin fee Plus Audit fee \$138.00/hr
Re-inspection for non-compliance	\$138.00
Secondary Registration	\$83.00
<b>Food Stalls</b>	
(a) Charity/Fundraising	No fee
(b) No Food Preparation (e.g. low risk and on selling pre-packaged food) - Annual Registration	\$52.00
(c) Food prepared in a registered kitchen (Pre-made food, muffins, preserves, includes sale of eggs) - Annual Registration	\$83.00
(d) Food Preparation/Cooking on Site (BBQs, Sandwiches, hot food, coffee, ice cream etc)	
- Annual Registration	\$160.00
- One-off or maximum of three occasions	\$83.00
<b>Fruit and Vege @ Occasional Markets</b>	
Registration issued to market organiser only	\$79.00
Camping Ground Registration Fee – Basic Fee Plus 50c for every camp site	\$248.00



## Schedule of Charges (cont.)

Environmental Health	Charges from 1 July 2012 including GST
Funeral Directors Registration Fee	\$248.00
Hairdressers Registration Fee	\$160.00
Offensive Trade	\$228.00
Transfer of Registration Fee	\$83.00
Late Payment Fee	Additional 20%
<b>Trading in Public Places Bylaw 2010</b>	
Mobile Traders	\$83.00
Hawker's Licence	\$47.00
Commercial Services	\$47.00
Soliciting Donations, selling street raffle tickets, and buskers	No fee
Registered Premises Exemption Fee Deposit (plus any costs associated with staff time, hearings, and inspections)	\$233.00

Sale of Liquor	Charges from 1 July 2012 including GST
Applications involving Agency Hearing	\$280.00
BYO On Licence	\$135.00
Caterer's Off Licence	\$135.00
Club Liquor Licence	\$793.00
Liquor Off Licence	\$793.00
Liquor On Licence	\$793.00
Manager's Certificate	\$135.00
Redefinition Application	\$76.00
Re-inspection following non-compliance	\$102.00
Special Licence	\$64.00
Temporary Authority Order	\$135.00
Certificate of Free Sale	\$66.00
Gambling Venue Consent – Deposit fee only	\$320.00

Dog Control	Charges from 1 July 2012 including GST
Registration Fees: Urban Dogs	\$50.00
Rural	\$30.00
Disability Assist Dogs	No charge
Search and Rescue Dogs	No charge
Late payment fee	Additional 50%

Dog Control	Charges from 1 July 2012 including GST
Impounding Fees: 1st impounding	\$70.00
Neutered dogs	\$35.00
2nd impounding	\$90.00
Neutered dogs	\$50.00
3rd impounding or further impounding	\$110.00
Neutered dogs	\$65.00
Sustenance	\$13.50/day
Drop Off Fee (where dogs are not impounded)	\$30.00
Micro-chipping impounded dogs if required	\$25.00
Owners whose dog is de-sexed during the registration year following its impounding will receive a \$30 refund	
Kennel Licence:	
Initial Application	\$100.00
Annual Renewal	\$40.00
(plus any additional costs associated with staff time, hearings and inspections)	
Replacement registration tag or disk	\$5.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2012 including GST
<b>Gravel/Shingle Extraction Fees</b>	
Waimea/Wairoa Rivers	\$5.60/m <sup>3</sup>
Wai-iti	\$5.60/m <sup>3</sup>
Upper Motueka (including all tributaries above Baton Bridge)	\$5.60/m <sup>3</sup>
Lower Motueka (including all tributaries below Baton Bridge)	\$5.60/m <sup>3</sup>
Moutere	\$5.60/m <sup>3</sup>
Riwaka/Marahau/Sandy Bay	\$5.60/m <sup>3</sup>
Takaka and Tributaries	\$5.60/m <sup>3</sup>
Aorere and Tributaries and other Golden Bay Rivers	\$4.00/m <sup>3</sup>
Buller	\$2.90/m <sup>3</sup>
Other Rivers, Streams and Coastal Marine Area	\$4.00/m <sup>3</sup>
Gravel extraction outside of the above-listed areas on freehold land within the river berm area inundated by an annual flood	\$2.20/m <sup>3</sup>
Gravel extraction on freehold land outside of the river berm area inundated by an annual flood	Actual and reasonable monitoring charges at \$138.00/hr
Sand in Lower Motueka River (including all tributaries below Baton Bridge)	\$2.20/m <sup>3</sup>
<b>Coastal Structures – Annual Charges</b>	
Coastal Structures per consent: Aquaculture Activity	
0 – 10 lines	\$460.00
each additional line	\$29.00
other structures (excluding structures that extend landward of MHWS)	\$98.00

## Schedule of Charges (cont.)

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2012 including GST
<b>Water Permit Annual Charges</b>	
For stock water, private domestic use, fire fighting, cooling, private community water supplies, recreational uses, seawater takes and permits to take water to or from an irrigation dam, reservoir, pond, seepage hole or embayment irrespective of the quantity authorised.	\$129.00
For all other permits to take water, the fee is based on the daily quantity of water authorised as set out below.	
Less than 250 m <sup>3</sup> /day	\$181.00
250 – 499 m <sup>3</sup> /day	\$255.00
500 – 999 m <sup>3</sup> /day	\$357.00
1,000 – 2,499 m <sup>3</sup> /day	\$481.00
2,500 – 4,999 m <sup>3</sup> /day	\$787.00
5,000 – 14,999 m <sup>3</sup> /day	\$1,351.00
15,000 – 49,999 m <sup>3</sup> /day	\$2,950.00
50,000 – 299,999 m <sup>3</sup> /day	\$8,850.00
300,000 m <sup>3</sup> /day or more	\$24,110.00
A discount of 33% shall apply to permits in the Upper Buller and Aorere West Coast Water Management Zones for the above water permit annual charges.	
Waimea Water Augmentation Feasibility Study – An additional monitoring surcharge for permit holders in the Delta, Waimea West, Golden Hills, Lower Confined, Reservoir, Hope and Upper Confined Water Management Zones will be as follows:	
Less than 250 m <sup>3</sup> /day	\$192.50
250 – 499 m <sup>3</sup> /day	\$223.50
500 – 999 m <sup>3</sup> /day	\$327.50
1,000 – 2,499 m <sup>3</sup> /day	\$515.00
2,500 – 4,999 m <sup>3</sup> /day	\$940.00
5,000 – 14,999 m <sup>3</sup> /day	\$1,575.00
15,000 – 49,999 m <sup>3</sup> /day	\$3,457.00
50,000 m <sup>3</sup> /day or more	\$9,969.00
Water Meter Levy on consented takes where meter is required to be installed	\$98.00/meter
For Permits to Dam Water	-
- For permitted activities	\$49.00
- Controlled damming for irrigation	\$129.00
<b>Discharge Permits (Water or Contaminant) Annual Charges</b>	
Permits to discharge scour water from dams and pipelines, for water resource augmentation, spillway and compensation flows, minor cooling water discharges, minor spraying operations and flood/drainage discharges and stormwater related to commercial and industrial activities	\$98.00
Dairy shed and piggery discharges (including laboratory costs)	\$357.00
<b>Fish Farming</b>	
Less than 1,000 m <sup>3</sup> /day authorised discharge	\$98.00
1,000 – 4,999 m <sup>3</sup> /day	\$243.00
5,000 – 14,999 m <sup>3</sup> /day	\$668.00
15,000 – 49,999 m <sup>3</sup> /day	\$1,366.00
50,000 – 99,999 m <sup>3</sup> /day	\$3,416.00
100,000 m <sup>3</sup> /day or more	\$4,502.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2012 including GST
Food Processing Industries (including by way of example, abattoirs, fish processing, vegetable processing, dairy factories, wineries)	
Untreated waste to water	
Authorised at less than 200 m <sup>3</sup> /day	\$688.00
200 – 999 m <sup>3</sup> /day	\$1,982.00
1,000 m <sup>3</sup> /day or more	\$3,923.00
Semi-treated/screened waste to water	
Authorised at less than 200 m <sup>3</sup> /day	\$326.00
200 – 999 m <sup>3</sup> /day	\$983.00
1,000 m <sup>3</sup> /day or more	\$1,982.00
Fully treated/unpolluted waste to water or discharge	
Authorised at less than 200 m <sup>3</sup> /day	\$98.00
200 – 999 m <sup>3</sup> /day	\$202.00
1,000 m <sup>3</sup> /day or more	\$404.00
Gravel Wash and Mining Discharges	
Less than 1,000 m <sup>3</sup> /day authorised	\$243.00
1,000 – 2,999 m <sup>3</sup> /day	\$404.00
3,000 m <sup>3</sup> /day or more	\$673.00
Sawmills, Timber Processing Discharges	\$243.00
Power Generation Discharges	
Less than 1,000 m <sup>3</sup> /day authorised	\$98.00
1,000 – 4,999 m <sup>3</sup> /day	\$243.00
5,000 – 24,999 m <sup>3</sup> /day	\$497.00
25,000 – 299,999 m <sup>3</sup> /day	\$714.00
300,000 m <sup>3</sup> /day or more	\$4,559.00
Sewage Effluents:	
Residential dwellings with septic tank systems on single title are exempt.	
Primary treated septic tanks	
Less than 50 m <sup>3</sup> /day authorised	\$362.00
50 – 99 m <sup>3</sup> /day	\$676.00
100 – 999 m <sup>3</sup> /day	\$1,387.00
1,000 – 9,999 m <sup>3</sup> /day	\$3,281.00
10,000 m <sup>3</sup> /day or more	\$5,692.00
Secondary treated oxidation ponds	
Less than 50 m <sup>3</sup> /day authorised	\$352.00
50 – 99 m <sup>3</sup> /day	\$538.00
100 – 999 m <sup>3</sup> /day	\$963.00
1,000 – 9,999 m <sup>3</sup> /day	\$1,371.00
10,000 m <sup>3</sup> /day or more	\$2,282.00

## Schedule of Charges (cont.)

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2012 including GST
Tertiary treated/ land disposal	
Less than 50 m <sup>3</sup> /day authorised	\$311.00
50 – 99 m <sup>3</sup> /day	\$450.00
100 – 999 m <sup>3</sup> /day	\$507.00
1,000 – 9,999 m <sup>3</sup> /day	\$688.00
10,000 m <sup>3</sup> /day or more	\$1,087.00
Tip Leachate, Contaminated run-off, Emergency wastewater or Industrial discharge	\$481.00
Discharges to land under Section 15(1)(d)	\$98.00
Discharge Permits (Air) Annual Charges	
Major air discharges (former Pt A [Clean Air Act] activities)	\$1,825.00
Minor air discharges (former Pt B [Clean Air Act] activities)	\$340.00
Minor Air Discharges (former Pt C [Clean Air Act] activities)	\$98.00

Commercial Operator's Licence	Charges from 1 July 2012 including GST
<b>Application Fee</b> Payable on initial application and in addition to the annual fee: (plus reimbursement for any reasonable and necessary additional costs incurred by Council in assessing an application, e.g. evaluation of seaworthiness, qualifications and experience).	\$207.00
<b>Annual Fee</b> For each multiple of either one power-driven vessel or up to a total of 15 kayaks, rafts, waka or similar vessels that are not power-driven with greater than 10hpw.	\$269.00
<b>Late Payment Fee</b>	Additional 20%

### General Rules Applying in Respect of Charges

Charges will include all reasonable staff time associated with processing and assessing applications, excluding staff travel time to and from the site of the application and/or consent holder. Staff time will be charged at \$138.00 per hour inclusive of overhead component and GST from 1 July 2012. Costs associated with consent processing and assessment such as use of consultants and laboratory costs, where these skills cannot be provided by in-house staff, will be recovered at actual costs. This policy also applies to the monitoring of consent conditions where an annual charge is not made or where costs exceed the payable annual charge and Council elects to recover the difference.

Annual charges shall be due on 1 December or 30 days from the date of invoicing, whichever is the later, unless otherwise agreed in writing by Council. A standard administration fee of \$98.00 will be applied when a consent is deemed by the Council as not currently given effect to and the ability to give effect is not currently present.

Council reserves the right to require further deposits, interim payments or advance payments of amounts to be determined by the Resource Consents Manager or the Environment & Planning Manager if processing activity is protracted over time or will incur costs over and above the listed deposit or standard fees.

### General Rules Applying in Respect of Charges

Where all or part of any deposit or charge is not paid, Council reserves the right not to process that application, or not to continue processing that application, in accordance with relevant statutory powers.

Reductions and waivers are generally not available. Reductions might be justified where the person liable to pay any charge reduces the costs to Council of carrying out its functions, including through self-regulation checks approved by Council.

There will be no charge on parties who choose to surrender a resource consent and provide written confirmation.

Where multiple resource consents are sought or required for related activities, the standard application lodgement fees (deposits) shall apply for each consent, except that the notification lodgement fee shall comprise one full deposit (\$5,000) plus 20 percent for each additional consent required provided that the Manager Consents or the Environment and Planning Manager have discretion to determine a lesser total lodgement fee when there are large numbers of separate consents required.

A 50% rebate applies to the annual charges for consents with consent-specific monitoring programmes where monitoring costs are being recovered separately. Specific arrangements will be made in relation to approved self-regulation inspections.

Where a consent is being renewed and the activity is continuing, the applicant shall continue to be liable to pay any annual and/or monitoring charge.

Hydroelectric power generation, suction dredging, and land based fish farming annual charges will be based on the discharge and not the take as long as the take and discharge are of equal volume. If there is a consumptive off-take then that portion of the take will attract the annual charge as for other consumptive takes. Consents to take will still attract the minimum standard water permit annual charge.

Annual charges levied on holders of resource consents will be recovered whether permits are exercised or not.

The cost of Councillor hearing panels are set by the Remuneration Authority and will be charged accordingly. Commissioner costs shall be charged at actual costs incurred. Where submitters request that a matter proceed to a hearing before independent Commissioners they shall meet the costs additional to those incurred had the matter have been heard by a panel of Councillors on the same time basis.

Solid Waste Charges	Charges from 1 July 2012 including GST
<b>RUBBISH BAGS (Tasman District Council sale price):</b>	
Small bags (45 litres)	\$1.70 each
Big bags (60 litres)	\$2.00 each
<b>MIXED REFUSE:</b>	
Account customers and vehicles over 3,500kg gross, where a Council provided weighbridge is available (includes \$10 central government levy)	
Richmond Resource Recovery Centre	\$117.30 per tonne
Mariri Resource Recovery Centre	\$128.80 per tonne
Takaka, Murchison, and Collingwood Resource Recovery Centres	\$134.55 per tonne
Other vehicles (Richmond, Mariri, Takaka, Collingwood, Murchison)	\$55.00 per m <sup>3</sup>
Greenwaste	\$18.80 per m <sup>3</sup>
<b>HARDFILL (WHERE ACCEPTED):</b>	
Where a Council provided weighbridge is available	
At other sites	\$40.00 per m <sup>3</sup>
<b>SCRAP METALS (WHERE ACCEPTED):</b>	
Scrap steel (sheet)	No charge
Car bodies and other vehicles	No charge
Whiteware	\$6.00 each

## Schedule of Charges (cont.)

Solid Waste Charges	Charges from 1 July 2012 including GST
<b>RECYCLABLES (WHERE ACCEPTED):</b>	
Domestic customers and quantities less than 1.0m <sup>3</sup>	No charge
Glass (bottles) – clean, colour sorted, Richmond	No charge
Glass (bottles) – clean, colour sorted, Mariri	\$25.30 per tonne
Glass (bottles, whole) – clean, colour sorted, other locations	\$8.05 per m <sup>3</sup>
Glass – mixed colour or contaminated	At mixed refuse charge
Paper and cardboard (Richmond and Takaka only)	No charge
Other materials	By arrangement
<b>TYRES:</b>	
Car	\$8.00 each
Car tyres on rims	\$17.50 each
Truck	\$25.00 each
Loader/Tractor or similar	\$55.00 each
<b>HAZARDOUS WASTE:</b>	
Oils and Solvents	No charge
Gas cylinders	No charge
Batteries	No charge
Other materials	At disposal cost
<b>EVES VALLEY LANDFILL CHARGES:</b>	
Approved special wastes	\$202.54 per tonne
Special burial and documentation	At cost
Light wastes (polystyrene and similar)	\$70.50 per m <sup>3</sup>
Marine Waste (shells)	\$70.50 per m <sup>3</sup>

Note: Solid Waste Charges may be amended at any stage during the year by Council resolution. Council will advise the public of the changes through public notification at least one month prior to the new charges taking effect.

Engineering Charges	Charges from 1 July 2012 including GST
<b>PERMIT FEES</b>	
Vehicle Access Crossing (urban)	\$129.00
Vehicle Access Crossing (rural)	\$129.00
Road Opening Permit – perpendicular to road	No longer applicable. Replaced by Corridor Access Request (CAR)
Road Opening Permit – parallel to road	No longer applicable. Replaced by CAR
Corridor Access Request (CAR) – in accordance with the Utilities Access Act 2010 and as part of a Code for the Management of a Road Corridor.	\$230.00
Water Tanker Permit (To comply with Council's Water Supply Bylaw 2009)	\$1,123.00 pa plus the current water rate per cubic metre for water consumed
Fencing on road reserve (also gates, other structures)	\$316.00 plus inspection costs
Licence to Occupy Road Reserve Application Fee plus actual Tasman District Council legal costs	\$245.00

Engineering Charges	Charges from 1 July 2012 including GST
Parking permit	\$35.00/day
Application for Tourist Facility Sign (\$100 refunded if consent refused)	\$185.00 plus actual costs
Fencing between private and Tasman District Council reserves land (subject to a case by case basis)	Half actual cost per linear metre or \$46.00 per metre whichever is the lower
Road Closure (events, parades)	\$327.00 (or actual costs for inspections and public notifications) plus \$2,000.00 bond plus insurance and public liability cover.
Officer's Inspection Fees	\$138.00/hr
Engineering Standards	\$101.00

## Water Connection Charges

### All rural extensions off urban supplies

Payable by a property that connects to the low pressure supply in one of the Group Account Rural Extension areas.

Connection Charge	Charges from 1 July 2012 including GST
Connection per property	\$4,152.00 plus outwork plus admin

### All Urban Supplies

Payable by all urban areas that form the Group Water Account.

Connection Charge	Charges from 1 July 2012 including GST
All urban areas	\$1,503.00 plus outworks plus admin
Special water reading fee	\$57.00 per reading

### Rural Water Supply Connection Charges

This is the fee payable to connect to the scheme, for:

Connection Charge	Charges from 1 July 2012 including GST
Dovedale Redwood Valley Eighty-Eight Valley	Only if capacity is available
First Unit	\$4,152.00 plus outwork plus admin
Additional Units	\$725.00 plus outwork plus admin
To alter the restrictor element, i.e. increase/decrease water allocation	\$200.00
To remove and/or relocate the restrictor	Outwork plus admin



## Schedule of Charges (cont.)

### Water Supply Charges

A new services agreement is planned between Tasman District Council and Nelson City Council, for the supply of water to Nelson City ratepayers in the area of Champion Road, Garin College and the Wakatu Industrial Estate. Tasman District Council currently supplies water to these users, but under individual supply arrangements. The individual supply agreements are likely to continue until a new agreement can be negotiated between the two Councils. Further consultation on this may be needed. The proposed agreement is for Council to supply water to Nelson City Council, rather than to individual residents and businesses. If this approach proceeds, Nelson City Council will be responsible for the supply of water directly to its ratepayers who are currently supplied by Tasman District Council. The cost of the water supply from Tasman District Council to Nelson City Council is proposed to be the same as to rating units with a metered connection in Richmond.

In the meantime, the charges for water supplied by the Council to rating units in Nelson City (per cubic metre supplied) will be \$1.87 for 2012/2013 (2011/2012 \$1.73). In addition, these properties are charged a fixed daily amount of 61.81 cents per day for 2012/2013 (2011/2012 59.67 cents per day.)

The water supply agreements between Council and Nelson Pine Industries Limited, ENZA Foods New Zealand Limited and Alliance Group Limited (Industrial Water Users) expired on 30 June 2010. Council and the Industrial Water Users have not agreed on the terms of water supply beyond the expiry date and that dispute is going to arbitration. The Industrial Water Users currently pay the Council 40.79 cents per cubic metre of water supplied.

Council had intended in the Draft Long Term Plan to set the same rates in relation to the rating units owned by Nelson Pine Industries Limited as it does for other rating units with a metered connection in Richmond. Council had also proposed that Nelson City Council take over responsibility for the supply of water to all properties within Nelson City currently supplied with water by Tasman District Council, including ENZA Foods New Zealand Limited and Alliance Group Limited, with the cost of the water supply from Tasman District Council to Nelson City Council being the same as for rating units with a metered connection in Richmond.

However, Council's dispute with the Industrial Water Users was unable to be resolved by 30 June 2012, so that those users pay the same charges for water as owners of rating units with metered connections in Richmond. This has resulted in Council needing to set, in this final Plan, the higher of the potential water charges that were outlined in the Draft Long Term Plan.

For the final Plan Council has assumed the Industrial Water Users will be paying the same cost as other water users from 2013/2014 onwards.

## Wastewater Connection Charges

District wide connection fees for new connections outside existing Wastewater UDAs	\$3,014.00 at building consent plus outwork plus admin
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## Wastewater Connection Fees for new connections within UDAs

Richmond, Wakefield, Brightwater, Hope , St Arnaud, Mapua, Ruby Bay, Kaiteriteri, Riwaka, Murchison, Motueka, Takaka, Collingwood and Tapawera	\$1,496.00 at building consent plus outwork plus admin
Pohara	Rated for Capital Costs plus outwork plus admin

## Wastewater trade waste charges

Conveying based on rate of discharge	\$8.55 per annum per litre per second
Treatment based on BODs	\$960 per annum per kilogram BOD per day
Wastewater pan charge	Equates to wastewater – operation and maintenance charge as set out in the table below
Method B – Definition 'C'. Cost to convey and treatment of sewerage	Equates to water supply – metered connections as set out in the table below

## Administration charge items and terms

Trade Waste Discharges	Terms	
Temporary discharge charge	A charge payable prior to receipt of temporary discharge	\$370.00
Trade waste application charge	A charge payable on an application for a trade waste discharge	\$370.00
Annual trade waste consent charge	Annual management charge for holders of trade waste consents to cover Council's costs associated with: 1 Administration 2 Compliance monitoring 3 Inspection of consents	\$370.00

## Schedule of Charges (cont.)

Motueka Aerodrome	Charges from 1 July 2012 including GST	Charges from 1 July 2012 including GST
AIRCRAFT TYPE	General Aviation User Charges (through honesty box)	Aerodrome Operators Charges (invoiced monthly)
Single Engine	\$5.70	\$57.00/month/aircraft
Twin Engine	\$8.00	\$80.00/month/aircraft
Helicopter	\$2.00	\$25.00/month/aircraft
Microlight / Homebuilt	\$5.50	\$42.00/month/aircraft
Glider	\$5.50	\$42.00/month/aircraft
NB: General Aviation User charges not paid through honesty box will incur a \$25.00 administration fee		
Aircraft Parking Charges for Visiting Aircraft		
AIRCRAFT TYPE		
Small Engine		\$5.50 per day or \$500.00 pa
Twin Engine		\$8.00 per day or \$760.00 pa
Helicopter		\$5.50 per day or \$500.00 pa
Microlight/Homebuilt		\$4.40 per day or \$400.00 pa
Glider		\$4.40 per day or \$400.00 pa
NB: parking charges not paid through honesty box will incur a \$25.00 Administration fee		
SPECIAL CHARGES		
Special charges will be levied on activities such as driver training, drag racing and other activities not related to aircraft movements. These will be at the discretion of the Chief Executive Officer and will be evaluated on their own merit.		
Notes:		
<ul style="list-style-type: none"> <li>• Interest charge of 12% per annum will be applied on a daily basis on any charges that remain unpaid at the end of the month of invoicing.</li> <li>• An aerodrome movement is defined as on/in the operational airspace and below 150 feet airport ground level.</li> <li>• These charges are to be reviewed on an annual basis.</li> <li>• Council is currently reviewing the charging regime for the Motueka Aerodrome and will undertake local consultation should this review recommend any changes.</li> </ul>		
Takaka Aerodrome	Charges from 1 July 2012 including GST	Charges from 1 July 2012 including GST
AIRCRAFT TYPE	General Aviation User Charges (through honesty box)	Aerodrome Operators Charges (invoiced monthly)
Single Engine/Helicopter/Glider/Microlight		\$6.00
Twin Engine		\$8.00
NB * Charges that have to be invoiced by the Aerodrome Management Committee will incur a \$25.00 administration fee.		

Wharfage and Berthage (all rates are GST inclusive, unless stated otherwise)\*

Berthage of a vessel at a Council-owned Wharf:	Charges from 1 July 2012 including GST
<b>Commercial vessels and private recreational vessels</b> (including fishing vessels, marine farming vessels, commercial passenger and/or cargo vessel)	
Passengers over the wharf (where no vessel berthed)	\$5.00 per person, over 5 years of age
Casual (daily)	\$3.60 per metre or 30 cents per gross registered tonnage, whichever is the greater, plus port charges (security, line party etc.)

Note: the charges may be varied by the Chief Executive where special circumstances exist.

Berthage of a vessel at a Council-owned facility other than a wharf:		Charges from 1 July 2012 including GST
Type of berth and vessel	Minimum length charged	
Marina: recreational	8 metres	\$255.00 per metre
Piled walkway, commercial	8 metres	\$230.00 per metre
Floating up to 15 metres, commercial	10 metres	\$280.00 per metre
Floating over 15 metres, commercial	16 metres	\$325.00 per metre
Restricted access	8 metres	\$195.00 per metre
Recreational visitor on mooring or marina berth, vessel 15 metres or less		\$18.00 per day
Recreational visitor on mooring or marina berth, vessel more than 15 metres		\$23.00 per day
Fore and aft mooring: outer arm		\$1,130.00
Live aboard		\$65.00 per month plus outgoings
Tarakohe Boat Ramp Barrier Arm		\$6.00 per use
Pohara Boat Club Members boat ramp access		\$65.00 per annum Fees collected & paid by Pohara Boat Club prior to Issue of card (plus \$10 for each access card)
Non-Pohara Boat Club members boat ramp access		\$150.00 per annum plus \$10.00 for each access card

\* These charges may be reviewed at any stage during the year by Council resolution

## Schedule of Charges (cont.)

Fuel Facilities		Charges from 1 July 2012 including GST
Pump sited on Council wharf, or property at Tarakohe. The lump sum charge is in lieu of wharfage.		\$3,680.00 per year
Elsewhere, and excluding wharfage.		\$50.00 per year
Boat Storage Compound		\$21 per week \$73.00 per month \$620.00 per annum
Wharfage for Ports of Tarakohe and Mapua		Charges from 1 July 2012 including GST
Type of cargo		
Fish and shellfish	Includes all marine animals	\$10.00 per tonne
Mussel and spat	Alternative backbone levy	Subject to negotiation with aquaculture farmers but not less than \$1.05/m for mussels and 31c/m for spat
Ring road	Alternate to wharfage	
Other, including general cargo	Rates for large bulk by negotiation	\$3.80 per tonne
Fuel (other than use of fixed facility)	Fuel transfer only	1 cent per litre

Note: Backbone line and ring road levies are an alternative annual levy to payment of wharfage and will be subject to annual negotiation to ensure levies are comparable to relevant wharfage charges. If these levies are not agreed, berthage and wharfage charges will apply. These charges may be amended at any stage during the year by Council resolution.

Demurrage/storage* at Port Tarakohe		Charges from 1 July 2012 including GST
Type of storage	Period for application of charges	
Open storage	Daily	\$1.20/m <sup>2</sup> or per tonne whichever is the greater
Fenced storage	Daily	\$1.50/m <sup>2</sup>
Standard rubbish skip	Annual	\$510.00
	Monthly	\$25.00
20' TEU container	Annual	\$2,045.00
	Monthly	\$205.00
40' FEU container	Annual	\$4,090.00
	Monthly	\$410.00

\* Notes: no storage is permitted on wharf structures unless specifically authorised. Demurrage/storage rates apply after 36 hrs of cargo/material arriving (allowance to be made for extenuating circumstances such as bad weather). Storage to be in assigned areas only. Bulk cargo in transit may have extended demurrage with approval of the Tarakohe Harbour Manager.

Trans-shipment of cargo at sea	Charges from 1 July 2012 including GST
Cargo, Goods, Merchandise or other Material	\$0.25 per tonne

Tasman District Council Cemetery Charges	Charges from 1 July 2012 including GST
<b>TYPE</b>	
<b>Plot – Purchase Right of Burial</b>	
RSA	No fee
New Plot – 12 years and over	\$950.00
Natural Burial - Standard Plot Size	\$950.00
Natural Burial - Large Plot Size	\$1,900.00
<b>Children’s Areas where set apart</b>	
Child 5-12 years	\$500.00
Child 0-5 years	\$105.00
Stillborn	No fee
Out of District Fee on any Burial Plot – extra to above	\$950.00
<b>Ashes – Purchase Right of Burial</b>	
RSA	No fee
Rose Garden – all ages	\$415.00
Tree Shrub Garden – all ages	\$415.00
Ash Berm – all ages	\$415.00
Stillborn	No fee
Out of District Fee on any Ash Plot – extra to above	\$415.00
Richmond Memorial Wall Plaque Space	\$158.00
Richmond Memorial Wall Plaque Space - Out of District Fee	\$263.00
<b>Burial Interment Fees</b>	
RSA	\$650.00
Interments – 12 years and over	\$650.00
Child – 5-12 years	\$400.00
Child – 0-5 years	\$127.00
Stillborn	No fee
Disinterment	Actual cost
Sunday & Public Holiday extra charge – all ages	\$300.00
<b>Ash Interment Fees</b>	
All ash plots in all cemeteries – all ages	\$127.00
Disinterment – ashes	Actual cost
Sunday and Public Holidays extra charge – all ages (if contractor attendance is required)	\$90.00
<b>Miscellaneous</b>	
Concrete cutting when required	Actual cost

## Schedule of Charges (cont.)

Corporate Charges	Charges from 1 July 2012 including GST
<b>GIS Map Prices (per copy)</b>	
A4 black and white	\$5.00
A4 colour	\$10.00
A3 black and white	\$10.00
A3 colour	\$15.00
A2 black and white	\$15.00
A2 colour	\$20.00
A1 black and white	\$20.00
A1 colour	\$30.00
A0 black and white	\$25.00
A0 colour	\$40.00
A4 black and white – Subsequent copies	\$2.00
A4 colour – Subsequent copies	\$5.00
A3 black and white – Subsequent copies	\$5.00
A3 colour – Subsequent copies	\$7.00
A2 black and white – Subsequent copies	\$5.00
A2 colour – Subsequent copies	\$9.00
A1 black and white – Subsequent copies	\$7.00
A1 colour – Subsequent copies	\$12.00
A0 black and white – Subsequent copies	\$9.00
A0 colour – Subsequent copies	\$15.00
Electronic files (e.g. Maps and GIS data in electronic format)	\$138.00 per hour
CD/DVD Media	\$5.00 1st, \$1.00 thereafter
Official Information Requests Staff time will be charged out at a rate of \$138.00 per hour after the first half hour in responding to a request. Copying will be charged out at the normal rate applicable.	\$138.00 per hour

Photocopying	Charges from 1 July 2012 including GST
First 20 pages for requests under the Official Information Act	Free
Additional copies:	
A4 black and white	
Single sided	20c
Double sided	40c
A3 black and white	
Single sided	40c
Double sided	70c
Colour copies A3 and A4	\$2.00
<b>Laminating</b>	
A4 Pouches	50c
A3 Pouches	70c
<b>Binding</b>	
Spiral Binding:	40c/document
Clear plastic cover	20c
Card back	20c
Plastic spiral	10c

Library Charges	Charges from 1 July 2012 including GST
<b>Loans</b>	
New adult books – three week loan	\$1.00
All magazines in adult section – three week loan	20c
Music CDs – three week loan	\$1.00
DVDs – two week loan	\$4.00
<b>Reserves and Requests</b>	
Reservation within Tasman District Libraries	\$2.00
Requests (interloan) outside Tasman District – minimum charge, see leaflet for details	\$5.00
<b>Overdue items</b>	
<b>Adult Member</b>	
After due date	\$1.00
Two weeks late	\$3.00
Four weeks late	\$5.00
<b>Junior Member</b>	
After due date	50c
Two weeks late	\$1.50
Four weeks late	\$2.50
Replacement Membership Card	\$3.00
Damaged Administration Fee (if charged)	\$5.00 per item
Lost Book Administration Fee (non-refundable)	\$8.00 per item



# Part 4 – Policies and Statements

## Investment Policy

### 1.1 Investment Mix

The Council has a significant portfolio of investments comprising:

- Equity investments
- Asset investments
- Associated organisations

### 1.2 General Policy

Council's philosophy is to ensure that the return on investments in cash, realisable capital growth and/or public good over time, is equal to or greater than the average cost of Council's borrowings.

Council will not hold cash investments other than those involving special funds and cash management investments. In its cash investment activity, Council's primary objective when investing is the protection of its investment. Accordingly, only credit worthy counterparties will be acceptable.

Council's policy is to invest into banks with short-term rating minimum of A-1+ and long-term AA-, by Standard and Poor's Rating (or equivalent rating).

Within the above credit constraints, Council also seeks to:

- Ensure investments are negotiable and liquid.
- Manage/minimise potential capital losses.
- Maximise investment return.
- Maintain a prudent level of liquidity and flexibility to meet both planned and unforeseen cash requirements.

### 1.3 Equity Investments

#### 1.3.1 Port Nelson Limited

##### **Nature of Investment**

Council is a 50 percent shareholder in this Company, with Nelson City Council holding the other 50 percent shareholding. Future investments in the port will be measured on their ability to return current market rates of return to the shareholders.

##### **Rationale for Holding Investment**

Council intends to maintain its 50 percent investment in Port Nelson Ltd and aims with Nelson City Council to retain effective local body control of this strategic investment.

##### **Revenue**

The Company has agreed to pay an annual dividend detailed in its Statement of Intent for each of the next three years. The shareholders expectation is that a dividend of not less than 50% of net profit after tax will be returned to shareholders annually.

##### **Risk Management**

Port Nelson Ltd is an autonomous entity, with Directors appointed by the two local authorities. Directors are required to manage the company on behalf of the shareholders. Risks associated with Council's investment in Port Nelson Ltd are limited.

Council's main investments are in Port Nelson Ltd, Nelson Airport, Tourism Nelson Tasman Ltd, and Forestry holdings...

### **Management/Reporting Procedures**

Six monthly reports are received and reviewed by Council. Election of Directors takes place at the Company's annual general meeting.

### **Specific Policy**

To retain 50 percent investment in Port Nelson Ltd. This Company is regarded by Council as a strategic investment and is noted for its efficient and flexible operations.

## **1.3.2 Nelson Airport Limited**

### **Nature of Investment**

Council is a 50 percent shareholder in this Company, with Nelson City Council holding the other 50 percent shareholding. Future investments in the Company will be measured on its ability to return current market rates of return to the shareholders.

### **Rationale for Holding Investment**

Council intends to maintain its 50 percent investment in Nelson Airport Ltd and aims with Nelson City Council to retain effective local body control of this strategic investment.

### **Revenue**

The Company has agreed to pay an annual dividend detailed in its Statement of Intent for each of the next three years. The Company will endeavour to pay an annual dividend of 5 percent of the opening shareholders funds for that year.

### **Risk Management**

Nelson Airport Ltd is an autonomous entity, with Directors appointed by the two local authorities. Directors are required to manage the Company on behalf of the shareholders. Risks associated with Council's investment in Nelson Airport are limited.

### **Management/Reporting Procedures**

Six monthly reports are received and reviewed by Council. Election of Directors takes place at the Company's annual general meeting.

## **1.3.3 Tourism Nelson Tasman Ltd**

### **Nature of Investment**

This Company was established on 1 July 1994 . Council is a 50 percent shareholder in this Company, with Nelson City Council holding the other 50 percent shareholding.

### **Rationale for Holding Investment**

The Company is charged with promoting and marketing tourism activities of the Nelson/Tasman region to the potential tourism market throughout New Zealand, the Pacific basin and ultimately the rest of the world.

### **Revenue**

Council is not planning to receive a dividend from the shares in Tourism Nelson Tasman Ltd.



## Investment Policy (cont.)

### **Risk Management**

Tourism Nelson Tasman Ltd is an autonomous entity, with Directors appointed by the two local authorities. Directors are required to manage the Company on behalf of the shareholders. Risks associated with Council's investment in Tourism Nelson Tasman Ltd are limited.

### **Management/Reporting Procedures**

Six monthly reports are received and reviewed by Council. Election of Directors takes place at the Company's annual general meeting.

### 1.3.4 New Zealand Local Government Funding Agency Limited Investment

#### **Nature of Investment**

Council along with the Crown and 18 other local authorities is a minority shareholder in the Local Government Funding Agency.

#### **Rationale for Holding Investment**

Council's objective in making any such investment will be to:

- (a) obtain a return on the investment; and
- (b) ensure that the Local Government Funding Agency has sufficient capital to become and remain viable, meaning that it continues as a source of debt funding for Council.
- (c) access loan funding at lower rates.

Because of this dual objective, Council may invest in Local Government Funding Agency shares in circumstances in which the return on that investment is potentially lower than the return it could achieve with alternative investments, where it is to the overall benefit of Council.

If required in connection with the investment, the Council may also subscribe for uncalled capital in the LGFA.

### **Revenue**

The company proposes to pay over the medium term a dividend that provides an annual return to shareholders equal to the Local Government Funding Agency cost of funds plus 2 percent.

### **Risk Management**

Risks surrounding the Local Government Funding Agency are mitigated through the use of the New Zealand Government debt management office and appropriately qualified directors and staff.

### **Management/Reporting Procedures**

Quarterly reports are received and reviewed by Council.

### 1.3.5 New Zealand Local Government Insurance Corporation Ltd

#### **Nature of Investment**

Council along with other local authorities is a minority shareholder in New Zealand Local Government Insurance Corporation Ltd.

#### **Rationale for Holding Investment**

Council invests in New Zealand Local Government Insurance Corporation Ltd to ensure that the insurance market is competitive and that the local government sector is in a strong position to manage its own risk.

### **Revenue**

As a result of the Christchurch earthquakes, the company does not envisage paying dividends until its capital base is restored.

### **Risk Management**

Risks surrounding New Zealand Local Governance Insurance Corporation Ltd are mitigated with the use of suitably qualified staff and directors.

### **Management/Reporting Procedures**

Six monthly reports are received and reviewed by Council.

## **1.4 Asset Investments**

### **1.4.1 Forestry**

#### **Nature of Investment**

Council and its predecessor organisations have been involved in forestry for many years. Council's current forestry policy is that it will operate and maintain up to 3,000 planted hectares.

#### **Rationale for Holding Investment**

Forestry is a flexible investment – the resource can be manipulated to suit cash flow requirements and market conditions. Council has achieved economies of scale with 3,000 hectares. This provides a marketing advantage and cost savings in operations.

#### **Revenue**

Current policy is to provide a sum from net forestry revenue towards subsidising general rate in each financial year. Current statute requires that 10 percent of net forestry revenues be used for maintenance of Rabbit Island each year. The forestry activity will from time to time contribute to Council's general rate or repayment of Council debt.

#### **Risk Management**

Council's forests are currently managed under contract by consultants P F Olsen & Co Ltd. Forestry activities are reviewed quarterly by Council.

Significant risk management strategies include diversity of forest age classes, insurance against fire, mix of species, geographic spread of forests and controlled access.

### **Management/Reporting Procedures**

Reports are received and reviewed by Council on a quarterly basis.

### **1.4.2 Property Investments**

#### **Nature of Investment**

Council currently has a range of investment property holdings defined within categories of:

- Ready saleable assets.
- Strategically placed land, precluding the sale of operational properties.
- Assets saleable after a specific process (often subdivision).
- Land with high community value.

Property investments do not include properties for operational purposes.

#### **Rationale for Holding Investment**

Council purchases and maintains property investments where:

1. The property has a strategic value for the community; or
2. Council has funds to invest and there are statutory limitations on the use or disposal of these funds; or
3. There is an opportunity to invest funds and provide a return to the Council and/or community that is higher than the cost of the money invested.

#### **Revenue**

Council policy requires that surplus funds generated from Council's property activities are utilised as a contribution against general funds.

Revenues are generated both from commercial property sources at negotiated market rentals and internally assessed occupational costs.

# Investment Policy (cont.)

**Risk Management**

Suitably qualified staff manage Council's property activities.

**Management/Reporting Procedures**

Reports are received and reviewed by Council on a regular basis.

### 1.4.3 Community Housing

**Nature of Investment**

Council currently has 101 community houses available for rental, generally to elderly or disabled persons.

These houses are located in:

Croucher Street, Richmond	10
Aotea Place, Richmond	24
Vosper Street, Motueka	27
Mears Haven, Motueka	18
Starveall Street, Brightwater	7
Edward Street, Wakefield	7
Commercial Street, Takaka	4
Fairfax Street, Murchison	4

**Rationale for Holding Investment**

Council continues to retain community housing to meet its considered obligation for the provision of rental accommodation, primarily for the elderly or people with disabilities.

Council's philosophies include ensuring that rental charges cover cost (excluding depreciation) and to continue to maintain the housing at its current high standard.

Council's policy is to obtain a small dividend on its investment in community housing, with the contribution

rising from the current 5 percent of rentals received to 9 percent for Years 2013 to 2014, 13 percent for Years 2015 to 2017 and 15 percent for Years 2018 to 2022.

**Revenue**

Council operates its community housing activity in the nature of a "closed account" whereby revenues generated are utilised for debt repayment on loans outstanding on this asset and for meeting the annual maintenance schedules. A small dividend is returned to Council's Community Services annually from this account.

**Risk Management**

Suitably qualified staff manage Council's community housing activities.

**Management/Reporting Procedures**

Reports are received and reviewed by Council on a regular basis.

### 1.4.4 Camping Grounds

**Nature of Investment**

Council owns four camping grounds within the District (Collingwood, Pohara, Motueka and Murchison). Three are leased to private individuals.

**Rationale for Holding Investment**

Council's camping grounds are retained for the enjoyment of visitors to and residents of the District.

**Revenue**

Council receives net revenue from these assets, which it uses to subsidise general rating activities performed by its Parks and Reserves Department.

**Risk Management**

Suitably qualified staff manage Council's camping activities.

**Management/Reporting Procedures**

Reports are received and reviewed by Council on a regular basis.

## 1.5 Associated Organisations

### 1.5.1 Nelson Regional Sewerage Business Unit

**Nature of Investment**

Tasman District Council and Nelson City Council equally share in ownership of this asset. Tasman District Council provides treasury advice and Nelson City Council provides some engineering and administrative services to the Business Unit, which has committee representation from both Councils.

**Rationale for Holding Investment**

To ensure continuity of wastewater services for the residents and ratepayers of both Tasman District and Nelson City.

**Revenue**

Council does not receive any financial return from this Business Unit.

**Risk Management**

A committee, with representatives from both Councils plus one external representative manages the Business Unit.

**Management/Reporting Procedures**

Quarterly reports are received and reviewed by Council.

# Liability Management Policy

## 1 Liability Management Policy

### 1.1 General Policy

Council borrows as it considers prudent and appropriate and exercises its flexible and diversified funding powers pursuant to the Local Government Act 2002. The Council approves, by resolution, the borrowing requirement for each financial year during the Annual and Long Term Planning process. The arrangement of precise terms and conditions of borrowing is delegated to the Corporate Services Manager.

Council has significant infrastructural assets with long economic lives yielding long-term benefits. Council also has significant strategic investment holdings. The use of debt is seen as an appropriate and efficient mechanism for promoting inter-generational equity between current and future ratepayers in relation to the Council's assets and investments. Debt in the context of this policy refers to the Council's net external public debt, which is derived from Council's gross external public debt adjusted for reserves as recorded in the Council's general ledger.

Generally, the Council's capital expenditure projects with their long-term benefits are debt-funded. Council's other District responsibilities have policy and social objectives and are generally revenue funded.

Council raises debt for the following primary purposes:

- Capital to fund development of infrastructural assets.
- Short-term debt to manage timing differences between cash inflows and outflows and to maintain the Council's liquidity.
- Debt associated with specific projects as approved in the Annual Plan or Long Term Plan (LTP). The specific debt can also result from finance, which has been packaged into a particular project.

In approving new debt, Council considers the impact on its borrowing limits as well as the size and the economic life of the asset that is being funded and its consistency with Council's long-term financial strategy.

## 1.2 Borrowing Limits

In managing debt, Council will adhere to the following limits (based on the Council's latest financial statements):

Net External Debt (1) not to exceed.	20% of Equity
Net External Debt not to exceed.	225% of Total Operating Revenues (2)
Net interest expense on external debt as a percentage of total revenue (debt secured) to be less than.	20%
Net interest expense on external debt as a percentage of total annual rates income (debt secured) to be less than.	25%
Liquidity (External term debt + committed loan facilities + cash or cash equivalents) over existing external debt, to be at least.	110%

- (1) Net External Debt = Gross External Debt (aggregate borrowings of the Council, including any capitalised finance leases, and financial guarantees provided to third parties) less any cash or near cash treasury investments held from time to time. Net external debt is defined as loan funds raised to meet Council activities, but does not include debt of Council's associate organisations or equity investments.
- (2) Operating revenue is defined as earnings from rates, government grants and subsidies, user charges, levies, interest, dividends, financial and other revenue and excludes non government capital contributions (e.g. developer contributions and vested assets).

## 1.3 Borrowing Mechanisms

Council will be able to borrow through a variety of market mechanisms including issuing commercial paper, stock and debentures, direct bank borrowing, and New Zealand Local Government Funding Agency Limited (LGFA). Council accesses the short and long-term wholesale and retail debt capital markets directly and indirectly.

Finance leases are evaluated with financial analysis in conjunction with traditional on balance sheet financing. The evaluation should take into consideration ownership, redemption value and effective cost of funds.



## Liability Management Policy (cont.)

In evaluating strategy for new borrowing (in relation to source, term, size and pricing) the Corporate Services Manager takes into account the following:

- Available terms from banks, LGFA, debt capital markets and loan stock issuance.
- The Council's overall debt maturity profile, to ensure concentration of debt is avoided at re-issue/roll over time.
- Prevailing interest rates and margins relative to term for: loan stock issuance, LGFA, debt capital markets and bank borrowing.
- The market's outlook on future interest rates, as well as its own.
- For internal funded projects, to ensure that finance terms for those funded projects are at least equitable with those terms that could be obtained externally.
- Legal documentation and financial covenants.

Council uses a mixture of short-term facilities (which generally have lower credit margins) as well as longer term facilities to achieve an effective borrowing mix, balancing the requirements of liquidity and cost.

### 1.4 Liquidity/Funding Risk Management

Cash flow deficits in various future periods based on long-term financial forecasts are reliant on the maturity structure of loans and facilities. Liquidity risk management focuses on the ability to borrow at that future time to fund the gaps without incurring penalty costs. The main requirements of this policy, in terms of liquidity, is for there to be sufficient funds available at any time to meet cash obligations as they fall due. Funding risk management centres on the ability to re-finance or raise new debt at a future time at the same or more favourable pricing (fees and borrowing margins) and maturity terms of existing facilities.

Council's ability to readily attract cost effective borrowing is largely driven by its ability to maintain a strong balance sheet as well as its ability to rate, manage its image in the market and its relationship with bankers, brokers and investors.

Where possible, Council seeks a diversified pool of borrowing and ensures that bank borrowings are only sought from strongly rated New Zealand registered banks.

To ensure funds are available when needed Council ensures that:

- There is sufficient available operating cash flow, liquid investments and committed bank facilities to meet cash flow requirements between rates instalments as determined by the Chief Executive and Corporate Services Manager. Cash flow management will be used to identify and manage maturity mismatches between external borrowings, internal loans and liquid investments.
- External term debt and committed debt facilities together with cash and cash equivalents must be maintained at an amount of at least 110% over existing external debt.
- Liquid investments (i.e. cash or cash equivalents) have a maturity of no more than three months.
- Council has the ability to pre-fund up to 12 months of forecast debt requirements including re-financings.
- The Chief Executive and Corporate Services Manager have the discretionary authority to re-finance existing debt on more favourable terms. Such action is to be ratified and approved by the Council at the earliest opportunity.

Council does not hold its reserves in cash. While reserves are not funded, the Council anticipates and plans for draw-downs against reserves.

A key factor of funding risk management is to spread and control the risk to reduce the concentration of risk at one point in time so that if any of the above events occur, the overall borrowing cost is not unnecessarily increased and desired maturity profile compromised due to market conditions.

To minimise the risk of large concentrations of debt maturing or being re-issued in periods where credit margins are high for reasons within or beyond Council's control, delegated debt maturities are generally spread widely over a band of maturities. Specifically, total committed funding in respect to all loans and committed bank facilities is controlled by the following system:

Period	Minimum	Maximum
0 to 3 years	15%	60%
3 to 5 years	15%	60%
5 years plus	10%	40%

A maturity schedule outside these limits requires specific Council approval.

### 1.5 Interest Rate Risk Management

Interest rate risk refers to the impact that movements in interest rates can have on the Council's cash flows. The Council's borrowing gives rise to direct exposure to wholesale interest rate movements. Generally, given:

- The Council's desire to have predictable and certain interest costs.
- The need to avoid large adverse impacts on general and special rates arising from interest rate related rises.
- The long-term nature of the Council's assets and inter-generational factors.

# Liability Management Policy (cont.)

Council's debt/borrowings are maintained within the following fixed/floating interest rate risk control limit:

Master Fixed/Floating Risk Control Limit	
Minimum Fixed Rate	Maximum Fixed Rate
55%	90%

"Fixed Rate" is defined as an interest rate re-pricing date beyond 12 months forward on a continuous rolling basis.

"Floating Rate" is defined as an interest rate re-pricing within 12 months.

The percentages are calculated on the rolling 12 month projected net debt level calculated by management (signed off by the Chief Executive). Net external debt is the amount of total debt net of cash or cash equivalents. This allows for pre-hedging in advance of projected physical drawdowns of new debt. When approved forecasts are changed, the amount of fixed rate cover in place may have been adjusted to comply with the policy minimums and maximums.

The fixed rate amount at any point in time must be within the following maturity bands:

Fixed Rate Maturity Profile Limit		
Period	Minimum	Maximum
1 to 3 years	15%	60%
3 to 5 years	15%	60%
5 years plus	15%	60%

\*Floating rate debt may be spread over any maturity out to 12 months. Bank advances may be for a maximum term of 12 months.

Overall, the Corporate Services Manager sets the interest rate risk management strategy by monitoring the interest rate markets on a regular basis and evaluating the outlook for short-term and long-term interest rates in comparison to the rates payable on its fixed rate

borrowing. Interest rate risk management must be administered with regard to the hedging parameters within the above limits. Council approval will be sought if the Corporate Services Manager believes that hedging outside of these parameters is warranted.

Interest rate risk strategy is managed through the use of approved interest rate risk management instruments to convert fixed rate borrowing into floating rate or hedged borrowing and floating rate borrowing into fixed or hedged borrowing. Any interest rate swaps with a maturity beyond 10 years must be approved by Council.

A current list of approved interest rate risk management instruments with appropriate definitions is included in Council's Risk Management Tool Kit. Additions to, and deletions from, this list are recommended by the Corporate Services Manager and approved by Council. The Corporate Services Manager is authorised to use Council approved interest rate risk management instruments on a case by case basis.

## 1.6 Security

In general, Council will secure its borrowings against its rates revenue as per section 115 of the Local Government Act 2002. Council has a Debenture Trust Deed arrangement which is offered to lenders/investors and providers of incidental arrangements as security. Other forms of security may be considered if they can lower the cost of borrowing.

Security may be offered over specific assets with prior Council approval. Council will offer security on infrastructure assets where special rating provisions apply.

A register of charges will be maintained by Council and will be available for inspection.

## 1.7 Repayment

Council repays borrowings from rates, surplus funds or proceeds from the sale of investments and assets.

Rates are defined as charges levied under the Local Government (Rating) Act 2002, subjected to Council's Annual Plan or Long Term Plan processes and duly advertised and levied on rating instalment notices.

Surplus funds and proceeds from the sale of investments and assets will be used to repay borrowing unless Council determines otherwise.

Council policy where it is to the advantage of ratepayers is to repay net external debt to a minimum level of \$4 million per year.

## 1.8 Internal Debt Management

The treasury function is responsible for administering the Council's internal debt portfolio. Loans are set up within the internal debt portfolio based on planned loan funded capital expenditure, and allocated to the department or project incurring the capital expenditure. The following operational parameters apply to the management of the Council's internal debt portfolio:

- Capital expenditure details are extracted by the Accounting Manager at month end.
- A notional internal loan is set up for all new capital expenditure and allocated in the internal portfolio to the department incurring the expenditure.
- Interest is charged by treasury to departments on month end loan balances at average monthly funding costs incurred by Council.
- Treasury uses the internal debt portfolio as an input into determining its external debt requirements. Where possible, Council's reserves are used to reduce external debt, effectively reducing Council's net interest cost.

# Liability Management Policy (cont.)

## 1.9 Reserves

Council has a number of reserves that have been created for specific purposes. Such reserves are used to reduce external borrowings in order to avoid the negative spread on interest rates between borrowed and invested money.

Reserve funds must be available subject to reasonable notice, to the respective committees of Council for specific use.

Council reserves are utilised for the internal funding of asset investments. They are not necessarily held as liquid assets. Council maintains committed lines sufficient to cover the sum of the Council's contingency reserves.

## 1.10 Counterparty Credit Risk

Counterparty credit risk is the risk of losses (realised or unrealised) arising from a counterparty defaulting on a financial instrument where Council is a party. The credit risk to Council in a default event will be weighted differently depending on the type of instrument entered into.

Credit risk will be regularly reviewed by Council. Exposures should be spread among a number of counterparties to avoid concentrations of credit exposure.

## 1.11 New Zealand Local Government Funding Agency Limited Investment

Despite anything stated earlier in this Liability Management Policy, Council may borrow from the LGFA and, in connection with that borrowing, may enter into the following related transactions to the extent it considers necessary or desirable:

- (a) contribute a portion of its borrowing back to the LGFA as an equity contribution to the LGFA, for example Borrower Notes;
- (b) provide guarantees of the indebtedness of other local authorities to the LGFA and of the indebtedness of the LGFA itself;

- (c) commit to contributing additional equity (or subordinated debt) to the LGFA if required;
- (d) subscribe for shares and uncalled capital in the LGFA; and
- (e) secure its borrowing from the LGFA, and the performance of other obligations to the LGFA or its creditors with a charge over the Council's rates and rates revenue.

## 2 Treasury Counterparty

### 2.1 Exposure Limits

The Council ensures that all short-term investments of cash, interest rate risk management, as well as any foreign exchange activity is undertaken with institutions that are of a high quality credit standing to ensure amounts owing to the Council are paid fully and on due date.

More specifically, the Council minimises its credit exposure by:

- Ensuring all investment, cash management, interest risk management and any foreign transactions are undertaken with entities that have a Standard and Poor's (S&P) credit rating (or equivalent) no worse than the minimum levels stated in the table on the next page.
- Limiting total exposure to prescribed amounts.
- Rigorously monitoring compliance against set limits.

Institution	Minimum S&P short-term issuer credit rating	Minimum S&P long-term credit rating	Total exposure limit for each counterparty
Government	N/A	N/A	Unlimited
Local Government Funding Agency (LGFA)	N/A	N/A	Unlimited
Registered Bank	A-1+	AA-	\$30 million

If any counterparty's credit rating falls below the minimum specified in the above table then all practical steps are taken to reduce the credit exposure to that counterparty to zero as soon as possible. Exceptions are reported to the Chief Executive and reported to Council.

Exposures to each counterparty are computed as follows:

- On-balance Sheet Total amounts invested with that counterparty.
- Risk Management Instruments.

In determining the usage of the above gross limits, the following product weightings will be used:

- Interest Rate Risk Management (e.g. swaps, FRAs):  
Transaction Notional x Maturity (years x 3%).
- Investments (e.g. Bank Deposits) – Transaction Principal x Weighting 100%.
- Foreign Exchange – Transactional face value amount x (the square root of the Maturity (years)) x 15%.

## 2.2 Netting Arrangements

Exposures computed above can be netted where there is a right to set-off which is enforceable by law, e.g. transactions entered into under a single master agreement.

# Revenue and Financing Policy

In this document we use the words “public” or “private” to reflect who benefits from the services Council provides. When the word “public” is used it means the community at large will receive benefits and generally it is more efficient to charge for those through a rate. When the word “private” is used it means that either an individual or an identifiable group of individuals will receive benefits and generally this group can be charged either directly through user charges because it is efficient to do so or by using a targeted rate.

## 1 Introduction

### 1.1 Purpose

The Revenue and Financing Policy explains “who pays and why”. It explains how Council activities are funded. It is not about what Council does, nor is it about what it costs. Revenue sources include rates, fees, charges, subsidies and investments.

### 1.2 The Legislation

A Revenue and Financing Policy is required under Section 102(2)(a) of the Local Government Act 2002 (the Act).

Section 103 specifies what needs to be included in the policy. The policy is to separately specify Council’s proposals for funding capital expenditure and for funding operating expenditure. The policy is to do this in relation to sources specified in Section 103(2). These are:

- a) General rates, including:
  - (i) Choice of valuation system; and
  - (ii) Differential rating; and
  - (iii) Uniform annual general charge
- (b) Targeted rates;
- (ba) lump sum contributions;
- (c) Fees and charges;
- (d) Interest and dividends from investments;
- (e) Borrowing;
- (f) Proceeds from asset sales;
- (g) Development contributions
- (h) Financial contributions under the Resource Management Act 1991;
- (i) Grants and subsidies; and
- (j) Any other source.

The policy must comply with section 101(3) of the Act, which states:

“The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of, -

- (a) in relation to each activity to be funded, -
  - (i) the community outcomes to which the activity primarily contributes; and
  - (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
  - (iii) the period in or over which those benefits are expected to occur; and
  - (iv) the extent to which the actions or inactions of particular individuals or a group contributed to the need to undertake the activity; and
  - (v) the costs and benefits, including consequences for transparency and accountability, funding the activity distinctly from other activities; and
- (b) the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.”

### 1.3 Structure of the Policy

To meet the requirements of the Act, this policy is structured as follows:

- A brief commentary on the relationships between this policy and other policies required by the Act.
- Council’s policy on funding capital expenses.
- Council’s policy on funding operating expenses.

### 1.4 Related Policies

A number of Council policies have relationships with the Revenue and Financing Policy:

- Financial Strategy - this Strategy facilitates prudent financial management by Council by providing a

guide for it to consider proposals for funding and expenditure against, and it makes transparent the overall effects of those proposals on the Council’s services, rates, debt, and investments.

- Liability Management Policy – this Policy outlines Council’s policies in respect of the management of both borrowing and other liabilities.
- Investment Policy – this Policy outlines Council’s policies in respect of investments.
- Development Contributions Policy – the Act and the Resource Management Act 1991 both permit Council to require developers to provide or make financial contributions for the provision of community infrastructure. This is a potential source of funding for Council.
- Rates Remission and Postponement Policies – these policies detail those circumstances under which Council will give consideration to the remission or postponement of rates on properties.

## 2 Funding of Capital Expenditure

Section 103(1) of the Act requires Council to specify its policy on the funding of capital expenditure separately from its policy on the funding of operating expenditure. “Capital” expenses that need to be funded relate predominantly to – the purchase of new assets and the replacement of existing assets. In addition, Council uses different funding sources which are determined by the nature of the capital works themselves.

Capital works which are required due to growth in the District are funded by development contributions which are met by developers.

Capital works which provide for an increased level of service to all ratepayers are funded by a mixture of loans, rates, financial contributions and subsidies, with loans being the predominant source of funds.



# Revenue and Financing Policy (cont.)

Renewal work which relates to upgrades of existing assets is funded by a mixture of loans, rates, financial contributions and subsidies, with loans being the predominant source of funds.

One of the considerations in relation to the funding of activities is “the period in or over which those benefits are expected to occur” (s101(3)(a)(iii)). This is sometimes described as the inter-generational equity principle. Underlying this principle is the notion that if Council provides a new asset for the community such as a new water reservoir or new library, the cost of providing that asset should be spread over time so that all those who benefit from it should pay for part of the cost. In practice this would be achieved by borrowing the cost of the asset and repaying the loan over the lifetime of the asset or a shorter timeframe as determined by Council.

Borrowing is managed within the framework specified in the Liability Management Policy.

## Development Contributions

Development contributions calculated are based on the number of new lots expected in the next 20 years divided into the expenditure for 10 years that relates to growth. If for any reason the new growth works are undertaken but the new lots are less than calculated a corresponding loan will be drawn down for the shortfall with the debt servicing costs of that loan passed onto developers at the next review of the Long Term Plan.

## Sundry Income

Sundry income comprises mostly dividends from Council investments (namely Port Nelson Ltd and Nelson Airport Ltd) and bank interest and is allocated to each activity on a pro-rata basis. The effect of sundry income is to reduce the rate requirement in future years. Sundry income may be provided to Council via a holding company, if a holding company is established during the 10 years of the Plan.

## 2.2 Proceeds from Asset Sales

Occasionally Council may receive proceeds from the sale of a major asset. Where the asset was purchased in whole or in part by loan, the first call on any sale proceeds will be the repayment of any outstanding loan balance. Council has a discretion in relation to any remaining sale proceeds to apply those to the purchase of new assets.

## 3 Funding of Operating Expenses

The following section of this policy sets out each Council activity area and discusses the matters required under Section 101(3)(a) regarding the appropriate source of funding for operating expenses for each activity. It looks at the contribution each activity makes to the community outcomes and how the activity benefits individuals, parts of the community or the whole community.

Council funds operating expenditure from the following sources:

- General rates
- Targeted rates
- Fees and charges
- Grants and subsidies
- Sundry income
- Other operating revenue

Council may choose to not fully fund operating expenditure in any particular year if the deficit can be funded by operating surpluses in the immediately preceding or subsequent years. An operating deficit will only be budgeted where it would be beneficial to avoid significant fluctuations in rates, fees or charges.

Council has resolved in previous years not to fund depreciation at activity levels. The rationale behind this is to acknowledge that the creation of new capital works will generate additional depreciation charges. This depreciation charge would be likely to have a significant

financial impact on Council's smaller communities and place unfair financial burden on those communities. Therefore the sole responsibility for funding depreciation expenditure should not necessarily be on these communities.

Council is of the view that the depreciation charge is more equitably apportioned across the total ratepayers of the District. Accordingly, in activity financial statements Council has denoted the value of depreciation to be funded at income statement level.

While depreciation is not funded, it is expected that beneficiaries of Council services will fund interest and principal payments on new capital works.

### 3.1 Rating Sources

Council has identified a number of rating sources under either general or targeted rates. These are detailed in Council's Funding Impact Statement which is at the beginning of this document. In summary, Council's rating sources are identified as follows:

#### General Rate

This is a major source of Council's revenue and is used to levy rates where there is a deemed general benefit for the activity across the entire District. Council continues to review its funding policy giving consideration to perceived areas of direct or indirect benefit for each activity and any new projects proposed by Council. The current revenue regime for general rate allocation to activity costs is a result of Council's deliberations on equitable funding sources.

Accordingly Council sets a general rate based on the capital value of each rating unit in the District. This rate is set at different rates in the dollar of capital value.

#### Uniform Annual General Charge (UAGC)

This rate is a method of collecting part of the general rate and is levied as a fixed amount per rateable property. It is deemed that properties receive equal benefit for some services they receive regardless of the rateable value of those properties and, therefore, it is appropriate to charge some of the general rate as a fixed amount through a UAGC.

#### Targeted Rates

Targeted rates are also a major source of Council revenue. Council has identified targeted rates over the next 10 year period for:

- Stormwater
- Water
- Wastewater
- River works
- Motueka and Richmond business rates
- Ruby Bay stopbank
- Mapua stopbank
- District facilities
- Shared facilities
- Museum facilities
- Community facilities operations
- Waimea Water Augmentation Study and the Lee Valley Dam
- Golden Bay and Motueka Community Boards
- Refuse/recycling
- Mapua rehabilitation
- Road sealing in Hamama Road
- Torrent Bay beach replenishment
- Takaka firefighting water supply
- Motueka flood control
- Tourism Activity
- Warm Tasman Homes Rates

## Revenue and Financing Policy (cont.)

Council predominantly levies targeted rates on the basis of direct user pays for benefit received, however, in some cases targeted rates are levied as a proxy for direct user pays only. The number of targeted rates levied by Council has increased significantly in recent years as a result of Council determining that where practicable property owners will pay for a direct benefit received.

### 4 Activities

Council has established 13 Groups of Activities for this Long Term Plan. The groups of activities are listed below and include the five mandatory groups of activities required under the 2010 amendment to the Local Government Act 2002.

Council has decided to outline the funding sources (as required under section 103 of the Act) and the consideration of the matters required under section 101 of the Act in each activity area. These matters comprise part of this Revenue and Finance Policy but are outlined in the activity sections in Volume 1 of this Long Term Plan so that all the relevant information specific to each group of activities is in one section to make it easier for readers to find. The relevant pages of Volume 1 are shown below for each group of activities.

#### 4.1 Environmental Management –

(refer pages 78 - 94 of Volume 1 of this Plan)

#### 4.2 Public Health and Safety –

(refer pages 95 - 105 of Volume 1 of this Plan)

#### 4.3 Transportation, Roads and Footpaths –

(refer pages 106 - 107 of Volume 1 of this Plan)

#### 4.4 Coastal Structures –

(refer pages 108 - 121 of Volume 1 of this Plan)

#### 4.5 Water Supply –

(refer pages 122 - 129 of Volume 1 of this Plan)

#### 4.6 Wastewater and Sewage Disposal –

(refer pages 130 - 146 of Volume 1 of this Plan)

#### 4.7 Stormwater –

(refer pages 147 - 157 of Volume 1 of this Plan)

#### 4.8 Solid Waste –

(refer pages 168 - 179 of Volume 1 of this Plan)

#### 4.9 Flood Protection and River Control Works –

(refer pages 180 - 191 of Volume 1 of this Plan)

#### 4.10 Community Facilities and Parks –

(refer pages 193 - 206 of Volume 1 of this Plan)

#### 4.11 Recreation and Cultural Services –

(refer pages 207 - 216 of Volume 1 of this Plan)

#### 4.12 Governance –

(refer pages 217 - 227 of Volume 1 of this Plan)

#### 4.13 Forestry, Property, Aerodromes, and Camping Grounds –

(refer pages 228 - 235 of Volume 1 of this Plan)



# Policy on Remissions for Sporting, Recreation or Community Organisations

## Objectives of the Policy

The objectives of the policy are to:

- Facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities to the residents of the Tasman District.
- Assist the survival of non-profit organisations.
- Make membership of the organisation more accessible to the general public, particularly disadvantaged groups including children, youth, young families, the elderly, and economically disadvantaged people.

## Conditions and Criteria

- 1 The policy will apply to land owned by Council and/or owned and occupied by a non-profit organisation which is used exclusively or principally for sporting, recreation or community purposes under the following categories:

Property Category – used for purposes of:

- Hall or library
- Promotion of arts, recreation, health or education
- Games or sports
- Agricultural and Pastoral Society
- Free maintenance and relief of persons in need.

- 2 The policy does not apply to any body (including a society, association or organisation, whether incorporated or not) that is carried on for the purposes of profit or gain.

- 3 The policy does not apply to groups or organisations that engage in recreational, sporting or community services as a secondary purpose only.

- 4 No remission will be granted on targeted rates for water supply, sewage disposal or recycling.

- 5 The application for rate remission must be made to Council prior to the commencement of the rating year. Applications made during the rating year will be applicable from the following rating year. Applications will not be backdated.

- 6 Applications for remission must be made on the prescribed form.

- 7 Organisations making application should include the following documents in support of their application:
  - Statement of objectives
  - Full financial accounts
  - Information of activities and programmes
  - Details of membership

- 8 The authority to consider and approve remissions will be delegated to the Corporate Services Manager.

- 9 All remissions granted under this policy will be confirmed by the Corporate Services Committee in open meeting.

# Policy on Remission of Rates on Land Protected for Natural Conservation Purposes

## Objectives of the Policy

To preserve and promote natural resources to encourage the protection of land for natural purposes. This policy will support the provisions of the Tasman Resource Management Plan.

## Conditions and Criteria

- 1 Ratepayers who own rating units which have some feature of natural heritage protected by a Queen Elizabeth II Open Space Covenant or a covenant made under Sections 77 and 77A of the Reserves Act 1977 or any equivalent protection mechanism satisfactory to the Corporate Services Manager may qualify for a remission of rates under this policy.
- 2 Land that is non-rateable under Section 8 of the Local Government (Rating) Act 2002 and is liable only for rates for water supply and sewage disposal will not qualify for a remission under this policy.
- 3 Where an entire property is protected but portions of the property are used for residential, commercial or industrial purposes, those portions will not be eligible for a remission.
- 4 Remissions will be granted on receipt of notification that a covenant is in place. The notification must include a copy of the covenant.
- 5 For properties which receive a remission the protected land will be valued by Council's valuation service provider subject to clause 3 and the rates the protected land would normally attract will be remitted.
- 6 The authority to consider and approve remissions will be delegated to the Corporate Services Manager.
- 7 In the event of any doubt or dispute arising, the application is to be referred to the Corporate Services Committee for a decision.

# Policy on School Wastewater Charges

## Objectives of the Policy

To provide relief and assistance to educational establishments in paying wastewater charges.

## Conditions and Criteria

- 1 The policy will apply to educational establishments as defined in Schedule 1 Part 1 clause 6 (a-b) of the Local Government (Rating) Act 2002.
- 2 The policy does not apply to school houses or parts of a school used for residential purposes.
- 3 The wastewater charge is the rate that would be levied using the same mechanism as applied to other rating units in the District divided by the number of toilets as determined in accordance with clauses 6 to 8 below.
- 4 Where the formula is applied and the wastewater charge is higher than the amount that would normally be levied if no formula was applied, the amount to pay would be whichever is the lesser of the two.
- 5 For the purpose of clause 3 the number of toilets for rating units occupied for the purposes of an educational establishment is one toilet for every 20 pupils and staff.
- 6 The number of pupils in an educational establishment is the number of pupils on its roll on 1 March in the year immediately before the year to which the charge relates.
- 7 For early childhood establishments the number of pupils is the maximum number of pupils licensed for each session.
- 8 The number of staff in an educational establishment is the number of full time equivalent teaching and administration staff employed by that educational establishment on 1 March immediately before the year to which the charge relates.
- 9 The authority to consider and approve remission will be delegated to the Corporate Services Manager.
- 10 In the event of any doubt or dispute arising, the application is to be referred to the Corporate Services Committee for a decision.

# Policy on Remission of Excess Metered Water Rates

## Objectives of the Policy

To provide relief to ratepayers who have excessive metered water rates for their dwelling, due to a leak in their internal reticulation and to encourage ratepayers to get all leakage repaired promptly.

## Conditions and Criteria

1. The policy will apply to applications from ratepayers who have excess water rates due to a leak in the property's internal reticulation. Internal reticulation is defined as the water supply pipe that commences at the point of supply (generally at the water meter) and goes directly to the dwelling.
2. All applicants must submit their request in writing within six weeks of the date of the current water account, stating that there are no further leaks on the property and must provide proof of repair carried out by a registered plumber. (The only exemption to this requirement is that provided for Murchison as notified in the SR1978.340).
3. A remission will only be granted on the current account.
4. Where a remission is granted the ratepayer will be charged an amount equal to the maximum consumption at any one time charged for that rating unit in the past three years, provided it has been in the same ownership.
5. Where ownership of the property has been for less than six months, staff will monitor consumption for a period of three months following completion of all repairs, to establish a reasonable consumption figure to charge.

6. Where there is an application for remission following a second leak within five years of the first application, the ratepayer will pay an additional charge of 75 per cent of the difference between the consumption as calculated in clause 4 above and the actual metered consumption during the leak period.
7. Where there is an application for remission following a third or subsequent leak within five years of the first application, the application will be declined.
8. The Utilities Asset Manager has the delegated authority to approve remission of water charges.

No remissions to the water account will be given in any of the following circumstances:

- i. No remissions will be given for leaking fittings connected to the "water supply connection to the dwelling".
- ii. No remissions will be granted for a water supply connection pipe to a dwelling that has been installed within the last five years.

Definition of Dwelling (as defined in the Building Act 2004): Dwelling means a building or group of buildings, or part of a building or group of buildings that is:

- a) Used or intended to be used, only or mainly for residential purposes; and
- b) Occupied, or intended to be occupied, exclusively as the home or residence of not more than one household; but does not include a hostel, boarding house, or other specialised accommodation.

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1 Sanitary Plumbing (Exemption) Notice 1978



# Policy on Remission of Excess Metered Water Rates (cont.)

## Sanitary Plumbing (Exemption) Notice 1978

SR 1978/340

PURSUANT to section 55 (1) of the Plumbers, Gasfitters and Drainlayers Act 1976, and after consultation with the Waimea County Council, the Minister of Health hereby gives the following notice:

### Contents

#### Title and Commencement

- (1) This notice may be cited as the Sanitary Plumbing (Exemption) Notice 1978.
- (2) This notice shall come into force on the day after the date of its notification in the Gazette.

#### Exemption from provisions relating to sanitary plumbing

The area described in the Schedule to this notice is hereby designated as an area where sanitary plumbing may be done by any person.

## Schedule

### Area in which notice has effect

The Murchison Division of the County of Waimea (as shown on a plan number SPE 1 deposited with the Department of Health and thereon edged with a bold black line), excluding the area situated within a radius of 1.5 kilometres of the Nelson Lakes National Park Headquarters in the Township of St Arnaud.

### Explanatory Note

This note is not part of the notice, but is intended to indicate its general effect.

The effect of the notice is that, subject to the provisions of any enactment other than the Plumbers, Gasfitters, and Drainlayers Act 1976, any person may do sanitary plumbing within the area of the County of Waimea described in the Schedule to this notice. Except where an area is exempted in this way, only the holders of licences or certificates under the Act in respect of plumbing may do this work (subject to certain limited exemptions).

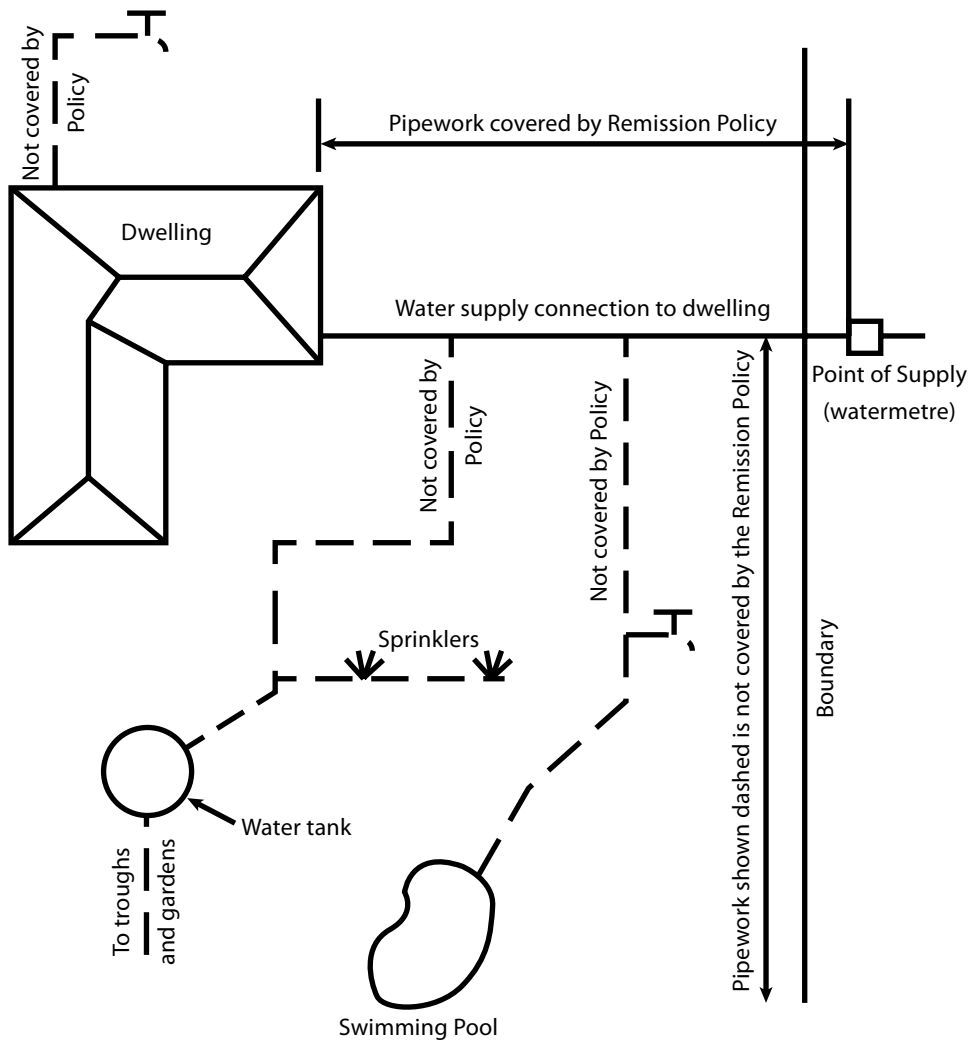
### PROMULGATION

Issued under the authority of the Regulations Act 1936

Date of notification in Gazette: 21 December 1978

This notice is administered in the Department of Health.

Policy on  
"Remission of Excess Metered Water Rates"



# Policy on Penalty Remissions

## Objectives of the Policy

To enable Council to act fairly and reasonably in its consideration of rates which have not been received by Council by the penalty date due to circumstances outside the ratepayer's control.

## Conditions and Criteria

- 1 Automatic remission of the penalties incurred on instalment one will be made where the ratepayer pays the total amount due for the year on or before the penalty date of the second instalment.
- 2 Remission of one penalty will be considered in any one rating year where payment has been late due to a significant family disruption. Remission will be considered in the case of death, illness or accident of a family member as at the due date.
- 3 The remission of a penalty will be considered where a payment is late due to circumstances outside the ratepayer's control.
- 4 A penalty will be remitted where there is an administrative error on the part of Council or an agent acting for a ratepayer.
- 5 Each application will be considered on its merits and remission will be considered where it is just and equitable to do so.
- 6 The authority to consider and approve remissions will be delegated to the Corporate Services Manager.

# Policy on Remission of Uniform Charges on Non-Contiguous Rating Units Owned by the Same Ratepayer

## Objectives of the Policy

This policy aims to provide relief from uniform charges for rural land which is non-contiguous, farmed as a single entity and owned by the same ratepayer.

## Conditions and Criteria

- 1 Rating units that meet the criteria under this policy may qualify for a remission of the uniform annual general charge and specified targeted rates set on the basis of a fixed dollar charge per rating unit.
- 2 The Ratepayer will remain liable for at least one of each type of charge. Applications will not be backdated.
- 3 Rate types affected by this policy are:
  - Uniform Annual General Charge
  - Mapua Stopbank
  - District Facilities
  - Regional Facilities
  - Museums Facilities
  - Community Facilities Operations
  - Waimea Water Augmentation
  - Golden Bay and Motueka Community Boards
  - Refuse/Recycling
  - Mapua Rehabilitation
  - Torrent Bay Beach Replenishment
  - Takaka Firefighting Water Supply – capital-ward
  - Tourism Activity
  - Kaiteriteri Refuse
  - Motueka Water Works/Services
- 4 Rating units that receive a remission must be held in identical ownership with each other and operated as a single farming or horticultural unit.
- 5 Applications for remissions must be in writing and on the prescribed form.
- 6 The authority to consider and approve remissions will be delegated to the Corporate Services Manager.
- 7 In the event of any doubt or dispute arising, the application is to be referred to the Corporate Services Committee for a decision.

# Policy on Uneconomic Balances

## Objectives of the Policy

To avoid collecting rates which are not economic to collect.

## Conditions and Criteria

- 1 The policy will apply to rating units which are charged total annual rates, excluding metered water rates, of \$30.00 or less.
- 2 Council will notify affected ratepayers that it has decided not to collect the rates.
- 3 No application for the remission of uneconomic balances will be necessary in order to qualify for the remission.
- 4 The authority to consider and approve remissions will be delegated to the Corporate Services Manager.
- 5 This policy is made under section 54 of the Local Government (Rating) Act 2002.

# Policy on Rate Relief for Māori Freehold Land

Council is required to adopt a policy on remission and postponement of rates on Māori freehold land under Sections 102, 108 and Schedule 11 of the Local Government Act 2002.

The Council will not postpone the requirement to pay all or part of the rates on Māori freehold land, thereby treating Māori freehold land the same as other rating units in the Tasman District.

The matters to be considered in adopting a policy include:

- The desirability and importance within the District of each of the objectives listed in Schedule 11 of the Local Government Act 2002.
- Whether, and to what extent, the attainment of any of those objectives could be prejudicially affected if there is no remission of rates or postponement of the requirement to pay rates on Māori freehold land.
- Whether, and to what extent, the attainment of any of those objectives is likely to be facilitated by the remission of rates or postponement of the requirement to pay rates on Māori freehold land.
- The extent to which different criteria and conditions for rates relief may contribute to different objectives.

Having considered the above matters Council's policy on remission and postponement of rates on Māori freehold land is:

The Council may remit all or part of rates on Māori freehold land if the Council has adopted a rates remission policy under section 102(5)(a) Local Government Act 2002 and Council is satisfied that the conditions and criteria in the Council's rates remission policy are met. The objectives sought to be achieved by the remission of rates and the conditions and criteria to be met in order for rates to be remitted are those stated above.

# Policy for Payment of Rates for Subsequent Financial Years

This policy is made under section 56 of the Local Government (Rating) Act 2002 in respect of sums that may be paid in a financial year in anticipation of a liability for one or more targeted rates or for targeted rates for one or more specified functions, in subsequent financial years.

## Policy to Apply at Discretion of Council

The authority to consider and approve remissions will be delegated to the Corporate Services Manager.

All remissions granted under this policy will be confirmed by Council in open meetings.

The policy will apply at the discretion of the Council.

## Definitions

In this policy, unless the context requires otherwise,

- Area of benefit means the area which, in the opinion of the Council, receives the benefit of a capital work.
- Loan charge means a targeted rate set and assessed to fund a repayment loan for a capital work.
- Loan servicing costs, in relation to any repayment loan for a financial year, means payments of principal and interest for that year.
- Payment of rates for subsequent financial years means the amount of the loan charge for a particular rating unit in anticipation of the rating unit's liability for that loan charge for subsequent financial years less any applicable discount.
- LG(R)A means the Local Government (Rating) Act 2002.
- Rating unit means a rating unit as defined in section 5 of the LG(R)A.
- Repayment loan means a loan or series of loans on which interest and principal are paid annually so that the end of a predetermined period all indebtedness under the loan or loans is repaid.

## Principles

The following principles are to govern the way in which this policy is applied:

- a) This policy should only be used for repayment loans where a loan charge has been or will be set and assessed over a defined area of benefit where that area of benefit has been approved by Council.
- b) The loan charge must be calculated by reference to the interest and principal repayments plus actual costs of administration, which will not exceed 10% of the interest and principal repayments for that year.
- c) Whenever a payment of rates for subsequent financial years is offered to ratepayers, the payment of rates for subsequent financial years will be offered in respect of the current outstanding amount of the repayment loan.
- d) For the purpose of applying this policy, the rating unit is the basis for setting and assessing loan charges and the loan charge must be set in accordance with section 18(2) of the LG(R)A. However, the Council may, in appropriate circumstances, determine that for a particular project, this policy applies on another basis that is authorised under the LG(R)A and provided for in the Council's Revenue and Financing Policy. This would only occur if a special Revenue and Financing Policy is developed for a special project which allows for a different charging regime other than the one stipulated in this policy.
- e) Where, as a result of a subdivision, one or more new rating units are created within the area of benefit, a subdivision contribution will be paid in respect of each of those new rating units. The subdivider must nominate:
  - i) To which rating unit the original payment of rates for subsequent financial years applied or a loan charge applies; and

- ii To which rating unit(s) the subdivision contribution(s) apply.

The rating unit(s) to which the subdivision contribution(s) apply will not be liable for the loan charge.

- f) At the Council's discretion, the Council may alter the area of benefit so as to remove a rating unit from that area of benefit if it is physically impossible or impracticable to connect the rating unit to the service for which the loan charge is set. The onus of proof is on the owner of the rating unit to establish that it is physically impossible or impracticable to connect the rating unit to the service for which the loan charge is set.
- g) Council will not offer payment of rates for subsequent financial years in respect of a repayment loan, or part of a repayment loan, where the repayment loan or part of it is identified as funding future capacity of a capital work.
- h) If any payment of rates for subsequent financial years offers have been made before the commencement of this policy, the basis of calculation on which those previous offers were made remains unchanged even though further offers may be made under this policy.

### How this Policy will be Applied

- a) The Council will determine, by way of the Annual Plan (or Long Term Plan) process, whether or not it will offer ratepayers of a defined area of benefit the option of paying a payment of rates for subsequent financial years instead of a loan charge in the following financial year or years.

- b) If this policy applies, by 31 May the Council must notify each eligible ratepayer in accordance with section 136 of the LG(R)A of the option to pay the payment of rates for subsequent financial years.
- c) The notice under clause (b) above must state that:
  - i The ratepayer must, by 30 June, notify the Council whether the ratepayer accepts the offer;
  - ii The payment of rates for subsequent financial years must be paid prior to the stated due date; and
  - iii If that payment is not received by the due date, the relevant loan charge will be set and assessed against the rating unit in the next financial year beginning on 1 July and subsequent financial years.
- d) The ratepayer must, by 30 June, notify the Council whether the ratepayer accepts the offer, and, if so, which amount the ratepayer wishes to pay.
- e) The Council must deliver an invoice to every ratepayer who has accepted Council's offer. The invoice must contain the following information:
  - i The address of the Council;
  - ii The name and address of the ratepayer;
  - iii The legal description of the rating unit;
  - iv The payment of rates for subsequent financial years which the ratepayer has notified the Council that he or she wishes to pay;
  - v The amount of payment of rates for subsequent financial years that may be paid;
  - vi Any other information that the Council thinks fit.
- f) If the ratepayer does not make the payment of rates for subsequent financial years by the due date, the relevant loan charge will be set and assessed against the rating unit in the next financial year beginning 1 July and subsequent financial years.



## Policy for Payment of Rates for Subsequent Financial Years (cont.)

- g) Despite clause (vi) above, the Council retains a discretionary right to accept any payment that does not constitute the full amount of the payment of rates for subsequent financial years.
- h) Any rates assessment and rates invoice under the LG(R)A must include the amount of the payment of rates for subsequent financial years that has been paid in respect of any loan charge that would be set and assessed against a rating unit.
- i) The payment of rates for subsequent financial years calculation will take into account the loan to be raised, and annual debt servicing costs, over the period of the loan specific to the project.
- j) Council will retain discretion to invite consideration for the payment of rates for subsequent financial years from time to time.
- k) Once a payment of rates for subsequent years has been received by Council in respect to any property, Council will not enter into an arrangement for repayment of the sum received or any part thereof, either to the current or to any subsequent property owner.

# Policy on Significance

## Introduction

Pursuant to Section 90 of the Local Government Act 2002 (the Act), Council adopted a Policy on Significance setting out:

- a) Council's general approach to determining the significance of proposals and decisions in relation to issues, assets, or other matters; and
- b) Any thresholds, criteria, or procedures that are to be used by the local authority in assessing the extent to which issues, proposals, decisions, or other matters are significant.

Such a policy must also list the assets considered by Council to be strategic assets.

## Why Consider "Significance"?

Council's assessment of the significance of a decision is important for the following reasons:

- Degree of compliance – the assessment of significance will determine the nature, extent and degree of compliance necessary with the decision making process set out in Part Six of the Act. In essence, the more significant the issue the higher the standard of compliance required;
- Consultation – the degree of significance will assist Council when considering consultation with persons who will or may be affected by or have an interest in the decision or matter;
- Disclosure – the degree of significance will assist in determining the extent and detail of information to be disclosed by Council when reporting to the District, or the amount of information included in the consultation papers; and
- Inclusion in Long Term Plan – the degree of significance may also determine whether a decision on a matter must be explicitly included in the Long Term Plan, and in a statement of proposal which has been considered under a special consultative procedure, before the decision can be made.

## General Approach to Determining which Proposals and Decisions are Significant (Section 90(1)(a) of the Act)

When determining the question of the significance of proposals and decisions in relation to issues, assets or other matters the Council will determine the extent to which:

- The consequences or impacts of the issue, assets, or other matters, affect a large number of residents and ratepayers to a moderate extent;
- The consequences or impacts of the issue, assets or other matters, affect a small number of residents and ratepayers to a large extent;
- The issue, asset or other matters have a history of generating wide public interest within Tasman District or New Zealand generally.

## Thresholds, Criteria and Processes for Determining which Proposals and Decisions are Significant (Section 90(1)(b) of the Act)

When undertaking a process to determine the extent to which issues, proposals or decisions or other matters are significant, the Council could use the following thresholds, criteria and procedures:

### Thresholds

- Decisions that have a value of more than \$10 million in any one year of the Long Term Plan.
- Any transfer of ownership or control, or the construction, replacement or abandonment of a strategic asset as defined by the Act or listed in this policy.
- The sale of more than 20% of Council's shareholding in any Council-controlled trading organisation or Council-controlled organisation.
- Entry into any partnership with the private sector to carry out a significant activity, or any new proposal to contract out the delivery of any Council group of activities.

## Policy on Significance (cont.)

### Criteria

- Whether the asset is a strategic asset within the meaning of the Act or listed in this policy.
- The extent to which there is or is likely to be a change in the level of service in carrying out any significant activity.
- The extent to which there is or is likely to be a change in the way in which groups of activities are carried out, or if Council decides to exit an existing or add a new group of activities.
- The extent to which there is or is likely to be a change in the capacity of the Council to provide any significant service or carry out any significant activity.
- The extent to which any decision is likely to be controversial in the context of numbers of people affected, the area affected or the duration of the effect.

### Procedures

In achieving this Policy:

- Where any issue, policy, decision or other matter triggers one or more thresholds, the matter shall be reported to Council.
- Each report shall include a statement indicating that the issue, policy, decision or other matter has been considered in regard to Council's Policy on Significance. The report shall include an assessment of the degree of significance of the issue, policy, decision or other matter, based on the criteria outlined in this Policy.
- If the issue, policy, decision or other matter is considered to be significant, the report to Council will also include a statement addressing the appropriate observance of such of Sections 77, 78, 80, 81 and 82 of the Act as are applicable.
- Once an issue, policy, decision or other matter is determined as significant in accordance with the application of this Policy, the decision making provisions of the Act shall be applied as outlined in Sections 76 to 81 of that Act.

### Assets Considered Strategic

- Transportation system as a whole
- Wastewater reticulation system as a whole
- Stormwater reticulation system as a whole
- District Libraries as a whole
- Reserves and Cemeteries as a whole
- Water reticulation system as a whole
- Water treatment plants as a whole
- Wastewater treatment plants as a whole
- Ownership in Port Nelson Ltd
- Ownership of Port Tarakohe as a whole
- Ownership in Nelson Airport Ltd
- Association with Nelson Regional Sewerage Business Unit
- Association with Tasman Bays Heritage Trust
- Forestry Estate as a whole
- Eves Valley Landfill

Decisions on "significance" will be made in accordance with the Council's Governance Statement, Standing Orders and the Delegation Register.

### Local Government Act Interpretation

**Significance**, in relation to any issue, proposal, decision, or other matter that concerns or is before a local authority, means the degree of importance of the issue, proposal, decision, or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for,—

- (a) the current and future social, economic, environmental, or cultural wellbeing of the district or region:
- (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter:
- (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

**significant**, in relation to any issue, proposal, decision, or other matter, means that the issue, proposal, decision, or other matter has a high degree of significance.

**special consultative procedure** means the procedure set out in section 83.

**strategic asset**, in relation to the assets held by a local authority, means an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future wellbeing of the community; and includes—

- (a) any asset or group of assets listed in accordance with section 90(2) by the local authority; and
- (b) any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy; and
- (c) any equity securities held by the local authority in—
  - (i) a port company within the meaning of the Port Companies Act 1988:
  - (ii) an airport company within the meaning of the Airport Authorities Act 1966.

# Statement on Fostering Māori Participation in Council Decision Making

## Purpose

This statement outlines the steps Council intends to take to foster Māori capacity to contribute to Council decision-making processes over the period of this Long Term Plan, as required by Schedule 10(5) of the Local Government Act 2002.

## Background

Council is committed to further improving the close working relationship between the District's Māori community and itself. The Council recognises the wealth of special values that the tangata whenua hold for the places, the resources, the history and the long term sustainability of the District. Council further recognises that its activities and services impinge daily on these values and that in order to make appropriate decisions, Council must consider the values of Māori as a special set of community values. Council consults and engages with Māori on a regular basis. In certain cases, these are ongoing processes required by legislation such as the Resource Management Act 1991. Other cases are a way of recognising the spirit of partnership inherent in the Treaty of Waitangi.

## Steps Council is taking to foster Māori participation in Council Decision Making

As well as Council's personal commitment to providing opportunities for Māori participation in its decision-making processes the Local Government Act 2002 also places a number of obligations and responsibilities on Council in regard to Māori. These include the need to establish and maintain processes to:

- Provide opportunities for Māori to contribute to the decision-making processes of Council.
- Consider ways in which we may foster the development of Māori capacity to contribute to the decision-making processes of Council.
- Provide relevant information to Māori for the above purposes.

There are a number of methods used by Māori and local authorities around New Zealand to improve their relationships. The methods set out below are not exhaustive, but represent some of the steps that Council and Iwi and Māori use to include Māori in the decision making processes:

- (a) Committing to regular hui/liaison meetings with Iwi and Māori to develop the relationship further and to discuss specific and general issues of relevance to both parties.
- (b) Through hui working with Iwi/Māori to identify how to gain input into issues of relevance to Iwi and Māori, including the opportunity to be involved in relevant working groups.
- (c) Providing assistance to Iwi to prepare Iwi Management Plans.
- (d) Appointing a Councillor as a Māori /Iwi portfolio holder.
- (e) In conjunction with Iwi continue providing some future structured training/familiarisation courses to improve Councillors and staff understanding of Iwi perspectives.
- (f) Consulting with Iwi on the formation of the Long Term Plan, the Annual Plan and on relevant changes to the Tasman Resources Management Plan.
- (g) Appointing a Council kaumatua to assist the Mayor and Chief Executive.



Te Āwhina Marae o Motueka, Pak Street Motueka.

# Part 5 – Development Contributions Policy

## 1 Introduction

It is Tasman District Council's intention that developers should bear the cost of the increased demand that development places on the District's infrastructure. Population growth in the District will place a strain on network and community infrastructure. That infrastructure will need to expand and be further developed in order to cope with the demands of population growth.

Through this policy Tasman District Council is seeking to set development contributions in a transparent and consistent manner and at a level that requires a fair share of the capital expenditure for infrastructure to be met by those who are creating the new demand for infrastructure in the District.

This policy sets out the development contributions payable by developers, how and when they are to be calculated and paid, and a summary of the methodology and rationale used in calculating the level of contributions. It also includes a summary of the significant assumptions that the policy is based on. The policy also includes, for information purposes only, a summary of the provisions in the Tasman Resource Management Plan that relate to financial contributions.

### 1.1 Legislative Requirements and Powers

Council is required to have a policy on development contributions or financial contributions as a component

of its Funding and Financial Policies in its Long Term Plan under Section 102(2)(d) of the Local Government Act 2002 (the Act). This Policy satisfies that requirement.

Section 198 of the Act gives territorial authorities the power to require a development contribution when granting a resource consent for a development, a building consent or an authorisation for a service connection. It should be noted that Development Contributions can be charged at any or all of these points provided they have caused a requirement for growth funding. Development contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

### 1.2 Purpose of Policy

The key purpose of the Development Contributions Policy is to ensure that growth, and the cost of infrastructure to meet that growth, is funded by those who cause the need for and benefit from the new or additional infrastructure, or infrastructure of increased capacity. Development contributions are not a tool to fund the cost of maintaining infrastructure or improving levels of service for existing users. This cost will be met from other funding sources.

### 1.3 Adoption of Policy

This Policy is adopted in conjunction with the Long Term Plan 2012–2022 and will come into force on 1 July 2012.

Tasman District's population is expected to increase from 48,100 in 2011 to 53,200 by 2031...

#### 1.4 When a Development Contribution is Required

A development contribution can be required in relation to a development when:

- The effect of that development is to require new or additional assets or assets of increased capacity in terms of network infrastructure, reserves and community infrastructure; and
- The Council incurs, or is likely to incur, capital expenditure to provide appropriately for those assets, i.e. network infrastructure, reserves and community infrastructure.

The effect of a development in terms of impact on assets includes the cumulative effect that a development may have in combination with another development.

Where a development will benefit from existing or future Council water, wastewater or stormwater services within the 10 year period of the Plan, a development contribution for that particular infrastructure item will be required. The road network is of benefit to the whole District and development contributions for roading will be payable on development throughout the District.

Connection fees will continue to apply in addition to the requirements to pay development contributions except where a development contribution for water supply in the Coastal Tasman Area was paid prior to 1 July 2009, in which case the development contribution included a component for a connection fee.

#### 1.5 Limitations to the Imposition of Development Contributions

Council may not require a development contribution for network infrastructure, reserves or community infrastructure in any of the following cases:

- (a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose.
- (b) Where subject to Council's agreement, the developer will fund or otherwise provide for the same network infrastructure, reserve or community infrastructure.
- (c) Where in relation to water, wastewater or stormwater services, it is not intended that the development will benefit from a new or expanded Council system, or that Council will manage any adverse effect on a stormwater system from development, over the life of the Long Term Plan (refer to the Services Contribution Area Maps – Schedule III).
- (d) Where Council has received or will receive funding from a third party for these works.
- (e) Where existing use rights under Section 10 of the Resource Management Act apply to any building re-development.
- (f) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure.





# Development Contributions Policy (cont.)

- (g) Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$50,000 exclusive of GST, unless the building consent is for a change of use.
- (h) Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

Council will require a reduced development contribution in respect of building development where a previous contribution was paid at the time of subdivision which resulted in the creation of the title being built upon. Likewise any payment in respect of a building development will be recognised at the time of signing off a section 224 certificate in respect of subdivision provided that payment was made in the preceding three years.

## 1.6 Recovery of Financial Contributions

Financial contributions for reserves and community infrastructure will continue to be recovered under the financial contributions provisions of the Tasman Resource Management Plan independent of whether any development contribution is payable. Council intends only to require development contributions under this Development Contributions Policy for capital expenditure on network infrastructure comprising water, wastewater, roading and stormwater assets and has not, since 1 July 2004, required financial contributions for subdivision and land development under the Council's Tasman Resource Management Plan for capital expenditure on these assets. However, Council has and may still require works or services on new developments to avoid, remedy or mitigate the environmental effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the Tasman Resource Management Plan.

Section 16.5 of the Tasman Resource Management Plan, which contains the Council's planning provisions for recovering financial contributions, should also be consulted.

## 2 Council's Objective for the Collection of Development Contributions

Council's objective is to develop new or additional infrastructure, or infrastructure of increased capacity to meet the demands of new growth within Tasman District. A development contribution is the Council's preferred method for ensuring that this outcome is achieved for network infrastructure comprising water, wastewater, roading and stormwater assets. Capital expenditure on reserves and community infrastructure will continue to be recovered as financial contributions under relevant planning instruments under the RMA. In addition, a requirement to provide works or services may continue to be imposed as a condition on any resource consent for new development.

## 3 Trigger for Taking a Development Contribution

Under Section 202 of the Act, Council can require a development contribution upon the granting of:

- (a) A resource consent for a subdivision or building development;
- (b) A building consent;
- (c) An authorisation for a service connection.

Council will generally require development contributions on the grant of a resource consent for subdivision or building consent for new development. Council considers that these triggers are generally the most appropriate stage to require a development contribution for the following reasons:

- (a) Practicality of implementation;
- (b) Economies of scale in implementation costs;
- (c) Fairness;
- (d) Best available knowledge for projections and allocating budgets.

Council will require development contributions at resource consent stage or at the service connection stage where additional units of demand are created and development contributions for those additional units of demand may not otherwise be covered.

The requirement to pay a development contribution will be in addition to a requirement to pay service connection fees on connection to any Council provided network infrastructure except where a development contribution for water supply has been required in the Coastal Tasman Area prior to 1 July 2009.

## 4 Activities Requiring a Development Contribution to Meet the Costs of Growth

Council will require a development contribution for capital expenditure to meet the increased demand for the following network infrastructure resulting from growth:

- (a) Water supply;
- (b) Wastewater reticulation;
- (c) Transportation;
- (d) Stormwater collection and management.

### 4.1 Capital Expenditure as a Result of Growth in the District

The Council has estimated the total capital expenditure which it expects to incur as a result of growth to meet increased demand for network infrastructure over the next 10 years. This arises out of the preparation of activity management plans (which are available for public inspection) identifying the new or additional or expanded network infrastructure that will be developed over the next 10 years, the anticipated growth in the District and the proportion of capital expenditure on that network infrastructure which is attributable to new growth.

The Council has brought all this together in a 'Growth Model' which has been used to predict growth throughout the District for 'Household Units of Demand' (HUD) for both residential and business units. It is only the proportion of capital expenditure on network infrastructure that is attributable to new growth that will be recovered through development contributions under this Policy. This information is summarised in Schedule II of this Policy.

# Development Contributions Policy (cont.)

The relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 below. These costs exclude loans carried forward from shortfalls in Development Contributions received in previous years.

TABLE 1	
Activity	Growth component to be funded by Development Contributions \$ (GST excl)
Water supply	13,455,343
Wastewater reticulation	17,041,070
Stormwater	11,309,788
Transportation, Roads and Footpaths	3,170,146
<b>TOTAL</b>	<b>44,976,347</b>

Note: Includes loan costs and Development Contribution loans to recover \$13,015,574.

## 5 Units of Demand

### 5.1 Residential

**5.1.1** The household unit of demand is based upon the development of new residential activities over the life of the Long Term Plan and beyond through the subdivision and associated development of new and existing lots. Each additional residential activity is assumed to generate a demand for network infrastructure which is equivalent to a single household unit of demand.

**5.1.2** Development contributions calculated are based on the number of new lots expected in the next 20 years divided into the expenditure for 10 years that relates to growth. If for any reason the new growth works are undertaken but the new lots are less than calculated a corresponding loan will be drawn down for the shortfall with the debt servicing costs of that loan passed onto developers at the next review of the Long Term Plan.

### 5.2 Non-Residential

**5.2.1** Where there is a subdivision for a non-residential land use or non-residential building development, an assessment will be carried out to determine an appropriate

unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential development and the assumptions made in calculating the household unit of demand or such other criteria as may be relevant (refer to Section 12, definition of HUD). When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.

**5.2.2** Where a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, Council may require the developer to provide such information. In any case the Council may carry out its own assessment for any development and may require development contributions based upon the Council's estimates. If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, a development contribution based on a residential unit of demand will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

### 5.3 Special Assessments

**5.3.1** In addition, Council reserves the right, at its sole discretion, to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development. This may occur where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand. In any such case the Council may, at its sole discretion, require a special assessment to determine the capital expenditure on network infrastructure that can be attributed to the development in question.

## 6 Refunds

Sections 209 and 210 of the Local Government Act 2002 state the circumstances where development contributions will be refunded, or land returned. Council also reserves the right to refund monies in other circumstances it considers appropriate.

## 7 Payment of Development Contributions

Development contributions shall be payable on the granting of a resource consent or building consent or authorisation of a service connection. The due date for payment shall be as follows:

- For a resource consent (for subdivisions): prior to release of the certificate under section 224(c) of the Resource Management Act 1991 (the 224(c) certificate).
- For a resource consent (other): on uplifting the building consent, or where no building consent is required or it has already been issued, on issue of the resource consent.
- For a building consent: on issue of the consent.
- For an authorisation for a service connection: on uplift of the authorisation.

Where necessary, these different requirements will apply even when two types of consent are processed simultaneously, or as a single application. Bonding may be available for development contributions as set out in section 8. No other provision for postponement of payment is available.

30 days after payment is due Council will be able to charge interest at 2 percent per annum above the Reserve Bank 90 day bank bill rate on all debts owing.

In addition to its powers generally to require payment of development contributions, Council will exercise

# Development Contributions Policy (cont.)

the powers conferred by Section 208 of the Act (at its discretion) if development contributions are not paid, or not paid in full. This section enables Council to:

- Prevent the commencement of a resource consent.
- Withhold a certificate under Section 224 of the RMA.
- Withhold a code compliance certificate under Section 94(4) of the Building Act 2004.
- Withhold a service connection to the development.
- Register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

The Council can recover any development contribution to be paid at the rate applicable at the time when payment is made.

## 8 Bonding for development contributions

Bonding may be available for development contributions over \$50,000, at the discretion of Council. Bonds:

- Will only be accepted where the bond is guaranteed by a registered trading bank.
- Shall be for a maximum period of 24 months, subject to later extension as agreed by an authorised officer.
- Will have an interest component added, at an interest rate of 2 percent per annum above the Reserve Bank 90 day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated on the basis of the maximum term set out in the bond document.
- Shall be based on the GST inclusive amount of the contribution.

If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

## 9 Implementation and Review

It is anticipated that this Policy will be updated on a three yearly basis, in whole or in part, or at shorter intervals if Council deems it necessary. Any review of the Policy will take account of:

- Any changes to significant assumptions underlying the Development Contributions Policy;
- Any changes in the capital development works programme for growth;
- Any changes in the pattern and distribution of development in the District;
- Any changes that reflect new or significant modelling of the networks;
- The result of reviews of the Funding and Financial Policies, and the Long Term Plan;
- Any other matters Council considers relevant.

## 10 Significant Assumptions of the Development Contributions Policy

### 10.1 Methodology

In developing a methodology for the Development Contributions Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across the entire District.

### 10.2 Planning Horizons

A 20 year timeframe has been used as a basis for forecasting growth and applying a development contribution to all capital expenditure for network infrastructure. This is set out in Council's asset management plans. Benefits will be distributed over that timeframe with averaging to avoid the effects of lumpy infrastructure works within any given year on development contributions.

### 10.3 Projecting Growth

To estimate the number of residential and rural/residential developments Council expects over a 20 year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and asset management planning data. This in turn has been based on the medium growth scenario from Statistics New Zealand (2006 base projections). Statistical analysis of building consents over the last three years was also used to estimate growth requirements.

### 10.4 Best Available Knowledge

Development contributions are based on capital expenditure budgets from Council's activity management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. The Policy will be updated, as practical, to reflect better information as it becomes available.

### 10.5 Key Risks/Effects

- That the growth predictions do not eventuate, resulting in a change to the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- That the time lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

### 10.6 Financial/Administrative Assumptions

- All figures in the Development Contributions Policy include an allowance for inflation.

- That methods of service delivery will remain substantially unchanged.

## 11 Review of Decisions

A Council subcommittee comprising any two of the Mayor (or a Mayoral nominee), the Chair of the Environment and Planning or Engineering Services Committees may review assessments of non-residential developments made by staff under delegated authority. Any request for a review shall be lodged no later than 15 working days after receipt of the invoice detailing the Development Contribution payable and accompanied by any lodgement fee. A meeting to consider the request shall be convened within 20 working days of lodging the review request. No interest will be charged on any outstanding debt relating to development contributions until the subcommittee has reached a decision.

## 12 Meaning of Terms

In this Policy, unless the context otherwise requires, the following applies:

**Act** means the Local Government Act 2002.

**Activity** means a good or service provided by, or on behalf of, a local authority or a Council-controlled organisation; and includes:

- (a) the provision of facilities and amenities; and
- (b) the making of grants; and
- (c) the performance of regulatory and other governmental functions.

**Allotment** has the meaning given to it in Section 218(2) of the Resource Management Act 1991.

**Activity Management Plan** means the current Council document that outlines how the Council will manage and provide infrastructure assets and services.

**Catchment** means the area served by a particular infrastructure.

**Capital Expenditure** means the cost Council expects to incur to provide infrastructure assets for the running of network infrastructure.

## Development Contributions Policy (cont.)

**Community Outcomes** means the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental and cultural well-being of its district or region, in the present and for the future.

**Development** means:

- (a) any subdivision or other land development that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

**Development Contribution** means a contribution:

- (a) provided for in a development contribution policy included in the Long Term Plan of the Council; and
- (b) calculated in accordance with the methodology set out in Schedule 13 to the Act; and
- (c) comprising:
  - (i) money; or
  - (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or
  - (iii) both.

**Development Contributions Policy** means the policy on development contributions included in the Long Term Plan of the Council under Section 102(2)(d) of the Act.

**District** means the Tasman District.

**Dwelling** means a building or part of a building for a single, self-contained, house-keeping unit, whether of one or more persons (where 'self-contained house-keeping unit' means a single integrated set of sleeping, ablution and cooking facilities).

Note: Workers Accommodation as defined in the Tasman Resource Management Plan will be assessed for roading contributions on the basis of one HUD per 10 beds.

**HUD** means Household Unit of Demand and a single HUD is calculated in accordance with the table below as follows:

TABLE 2			
Activity	Base Unit	Demand per Household Unit	Comments
<b>Water</b>	Internal pipe size into development	Minimum house size 20 mm + 1 HUD	Internal pipe size into development dictates HUD amount (See below)
Water lateral pipe size into development		Equivalent HUD amount payable	
20 mm dia		1 HUD	
21 - 30 mm dia		2 HUD	
31 - 40 mm dia		3 HUD	
41 - 50 mm dia		5 HUD	
51 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
<b>Wastewater (commercial only) (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0 m<sup>3</sup>/day)</b>	Number of pans / urinals	2 pans / urinals	Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS
<b>Stormwater</b>	300 m <sup>2</sup> of non pervious surface	300 m <sup>2</sup> and multiples thereof for roof and paved areas. Credits given for stormwater mitigation, i.e. grass swales / rain gardens	Typical residential dwelling covers approx 300 m <sup>2</sup> site. Multiples of 300 m <sup>2</sup> , i.e. roof and paved areas equate to HUD / 300 m <sup>2</sup>
<b>Transportation, Roads and Footpaths</b>	Three carpark spaces	Three carpark spaces per household unit = 1 HUD	Figure 16.2D of the TRMP sets out carpark spaces for different uses. The total carpark spaces required per development / 3 = required HUD

\* For industrial/wet industries using more than 5.0m<sup>3</sup> water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

• When a change in use occurs and no resource consent is required but an increased use in Council's infrastructure i.e. S198 and S199 Local Government Act 2002 (LGA 2002), Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant S208(d) of LGA 2002.

**Network Infrastructure** means the provision of roads and other transport, water, wastewater and stormwater collection and management.

**Policy** means this Development Contributions Policy.

**Service Connection** means a physical connection to a service provided by Council.

**Urban Drainage Area** means an area defined under the Local Government Act 1974 as adopted by Council.

**Water Supply Area** means a water supply rating area as adopted by Council.



# Development Contributions Policy (cont.)

## Calculating the cost of projects to fund Growth

Information on the cost of projects to fund growth is contained in several sections in this Plan.

Pages 86-96 contain the Council's Development Contributions Policy and the amount required to fund growth for engineering activities. The Financial Statements for each activity contains information on how much capital expenditure is required to:

- Meet additional demand (growth);
- Improve the levels of service; and
- Replace existing assets.

Both the Development Contributions growth figures and the Financial Statements growth figures are calculated as required by the Local Government Act 2002 (the Act), but the Act requires that they be calculated differently. The Development Contributions figures are calculated through consideration of what percentage of a project is required for growth. The Financial Statements growth calculations are based on the highest percentage of each of the three factors above. This means that the figures cannot be directly compared. An example of how two different systems work is set out below.

A capital expenditure project of \$100,000 is to be undertaken for the following reasons.

- Meeting additional demand 40 percent (i.e. growth)
- Improve levels of service 30 percent
- Replace existing assets 30 percent

The calculations for the two systems are as follows:

	Development Contributions	Financial Statements
Meeting additional demand (growth)	\$40,000	\$100,000 (i)
Improve levels of service	\$30,000	
Replace existing assets	\$30,000	

- (i) Given that the highest percentage reason for this project is to meet additional demand, or growth, the financial statements are required to allocate 100% of the project to this category. However if Council allocated 100 percent, i.e. \$100,000 for growth in calculating development contributions, then Council would collect too much for this project from developers. Conversely, if the project only had a small percentage of growth, then not enough would be collected from developers.

The difference between the two systems is confusing, however, both are required to be provided under the Act.

# Schedule I – Summary of Development Contributions

## 1 Residential Development

### 1.1 Development Contributions Required on Subdivision

For each infrastructure asset (water, wastewater, stormwater and roading) where development contributions are required, the development contribution payable by the developer will be calculated by multiplying the number of household units of demand (HUD) generated by the development by the figure for the relevant activity in Table 3. For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision. In calculating the number of HUDs, Council will use the number of new allotments created by subdivision, less:

- (a) the number of separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- (b) any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- (c) any allotment required as a condition of consent to be amalgamated with another allotment.

Activity	Development Contribution per HUD \$ (incl. GST)*
Water	6,596
Wastewater	8,118
Stormwater	5,149
Transportation, Roads and Footpaths	894
<b>TOTAL</b>	<b>20,757</b>

\* The value of the Development Contribution shall be adjusted on 1 July each calendar year using the annual change in the Construction Cost Index.

## 1.2 Development Contributions Required on Building Development

For building development in the District, development contributions are required as follows:

For each building the development contribution for the building is calculated using the development contribution set out in Table 3.

2.4 When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.

## 2 Non-residential Development

2.1 Where there is a subdivision for a non-residential land use, or non-residential building development, an assessment will be carried out to determine a non-residential unit of demand in accordance with Table 2. The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

2.2 If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, the Council will require a development contribution based on a residential unit of demand for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

2.3 In calculating the equivalent HUD, the Council allows for fractions of HUDs e.g. 7 Car parks = 2.33 HUD X \$894 = \$2,083.02

## Schedule II – Summary of Activity Management Plans

### Summary of Development Contributions

Roading				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	Growth Cost Years 1-10 \$
Location				
Richmond	Queen Street/Salisbury Road Intersection improvements	1,168,071	14%	163,530
Richmond	Lower Queen Street/Lansdowne Road Intersection improvements	716,360	20%	143,272
Richmond	Moutere Highway/Waimea West Intersection improvements	984,071	14%	137,770
District	New Footpaths	3,066,236	14%	429,273
District	District Kerb and Channel	1,346,714	14%	188,540
District	Tasman's Great Taste Trail Construction - completion of stage one	294,793	14%	41,271
District	Tasman's Great Taste Trail Construction - Coastal Route	1,700,300	14%	238,042
Richmond	Salisbury Road/Champion Road Intersection improvements	499,693	14%	69,957
Richmond	Hill Street/Champion Road Intersection improvements	129,003	29%	37,411
Richmond	Wensley Road upgrade	1,776,011	47%	834,725
Richmond	Richmond Streetscape	5,213,853	17%	886,355
	<b>TOTAL ROADING GROWTH EXPENDITURE</b>			<b>3,170,146</b>
	LOAN INTEREST			-
	<b>TOTAL ROADING DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>3,170,146</b>

\* The percent for growth has been rounded to the nearest whole number.

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	15,411	148,119	-	-	-	-	-	-
-	14,187	27,287	101,798	-	-	-	-	-	-
-	4,717	29,795	103,258	-	-	-	-	-	-
-	-	-	54,406	56,364	58,506	60,846	63,463	66,319	69,369
11,626	12,056	12,454	19,316	20,011	20,771	21,602	22,531	23,545	24,628
41,271	-	-	-	-	-	-	-	-	-
156,364	81,678	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	7,750	62,207
-	-	-	-	-	-	-	-	-	37,411
-	-	-	-	-	-	-	-	-	834,725
15,881	49,407	51,038	378,207	391,822	-	-	-	-	-
225,142	162,045	135,985	805,104	468,197	79,277	82,448	85,994	97,614	1,028,340

## Schedule II – Summary of Activity Management Plans (cont.)

### Summary of Development Contributions

Stormwater				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Motueka	New Development Areas – upgrade of existing system King Edward Street to Woodland Drain	3,575,113	83%	2,967,344
Mapua	School Road Drain	137,985	27%	37,256
Mapua	Langford Drive, other small areas – pipe upgrades	410,144	27%	110,739
Mapua	Pinehill Heights	52,211	27%	14,097
Brightwater	Mt Heslington Drain Diversion	2,923,058	31%	906,148
Wakefield	Eden Stream	545,119	27%	147,182
Wakefield	Whitby Road to Arrow Street – upsize stormwater pipes	710,748	27%	191,902
Richmond	Borck Creek – Queen Street to SH60 – land purchase and development	2,737,710	62%	1,697,380
Richmond	Borck Creek – Headingly Lane	53,221	62%	32,997
Richmond	Stormwater pipe Kingsley Place to Hill Street and along Angelis Avenue	1,815,027	15%	272,254
Richmond	Stormwater pipe Middlebank Drive to Olympus Way to Gladstone Road	4,469,013	16%	715,042
Richmond	Park Drive – improve capacity through Ridings Grove and upgrade Hill Street culverts	1,362,493	15%	204,374
Richmond	Poutama Drain	3,136,411	9%	282,277
Richmond	Queen Street upgrade	2,847,089	9%	256,238
Richmond	Richmond Land Purchase (Richmond South and Borck Creek)	2,871,848	62%	1,780,546
Richmond	Queen Street / Salisbury Road Intersection improvements	506,978	9%	45,628
Richmond	Salisbury Road Upgrade	857,744	9%	77,197
Richmond	Upgrade to Ranzau Road / Paton Road / White Road intersection	1,103,469	62%	684,151
Richmond	Reservoir Creek Dam – new spillway	777,125	12%	93,255
Tasman	Baldwin Road	415,200	16%	66,432
	<b>TOTAL STORMWATER GROWTH EXPENDITURE</b>			<b>10,582,439</b>
	DC LOAN TO RECOVER			19,842
	LOAN INTEREST			707,507
	<b>TOTAL STORMWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>11,309,788</b>

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	-	-	-	104,689	272,193	283,897	1,127,353	1,179,212
-	-	-	-	-	-	-	-	37,256	-
-	-	-	-	-	-	-	110,739	-	-
-	-	-	-	-	-	-	-	-	14,097
-	-	-	-	-	-	41,065	85,661	358,067	421,355
-	-	-	-	-	-	13,887	65,181	68,114	-
-	-	-	-	9,261	182,641	-	-	-	-
-	-	176,638	-	-	589,229	-	-	-	931,513
-	-	32,997	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	26,143	246,111
-	-	33,097	34,222	425,445	184,005	38,273	-	-	-
-	-	-	-	-	-	7,551	27,562	156,350	12,911
13,218	13,707	240,711	14,641	-	-	-	-	-	-
6,890	14,289	19,681	101,754	105,417	8,207	-	-	-	-
-	-	315,916	-	-	702,554	-	762,076	-	-
-	-	4,428	41,200	-	-	-	-	-	-
-	-	-	-	-	-	-	-	14,891	62,306
31,193	25,878	73,513	532,090	21,477	-	-	-	-	-
93,255	-	-	-	-	-	-	-	-	-
66,432	-	-	-	-	-	-	-	-	-
210,988	53,874	896,981	723,907	561,600	1,771,325	372,969	1,335,116	1,788,174	2,867,505



## Schedule II – Summary of Activity Management Plans (cont.)

### Summary of Development Contributions

Water				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Richmond	Richmond East-Heights Reservoir	117,062	84%	98,181
Richmond	Richmond East-Heights Rising Main and Pump Station	196,888	84%	165,132
Richmond	Replace Waverly Street Main	337,903	18%	61,953
Richmond	Reticulation renewals -William Street and Gilbert Street	853,292	18%	156,447
Richmond	Richmond East - Reservoir and Pipeline	1,245,600	51%	635,256
Richmond	Richmond Water Treatment Plant upgrade	9,417,100	18%	1,726,581
Richmond	New Groundwater Source	120,870	18%	22,161
Richmond	Reticulation renewals - Cambridge Street and Wensley Road	331,009	18%	60,689
Richmond	Growth Allowance for pipelines	377,876	100%	377,876
Richmond	Reticulation renewals - Hi Level Vahalla	157,048	18%	28,794
Richmond	Reticulation renewals - Talbot Street	243,268	18%	44,602
Richmond	Reticulation renewals McGlashen Avenue	406,152	18%	74,466
Dovedale	New Motueka River Valley Water Supply	8,693	3%	285
Motueka - Plains	Rural 3 Motueka New Town Supply - Component for General District DC	9,883,680	15%	1,482,552
Mapua/Ruby Bay	Rural 3 CTA/Coastal Pipeline	12,028,613	46%	5,569,248
Brightwater	Teapot Valley extension	189,770	17%	32,681
Brightwater	Treatment Plant Upgrade	1,165,148	17%	200,655
Wakefield	Wakefield and Eighty Eight Valley Water Supply upgrades	665,052	25%	166,263
Wakefield	New Source Construction	5,161,963	16%	825,914
Kaiteriteri/Riwaka	Treatment Upgrade	992,709	5%	45,050
	<b>TOTAL WATER GROWTH EXPENDITURE</b>			<b>11,774,786</b>
	DC LOAN TO RECOVER			310,156
	LOAN INTEREST			1,370,401
	<b>TOTAL WATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>13,455,343</b>

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	51,459	-	-	-	-	-	-	-	46,722
-	-	-	-	74,026	-	-	-	-	91,106
-	-	-	-	-	-	-	11,960	49,993	-
-	-	156,447	-	-	-	-	-	-	-
635,256	-	-	-	-	-	-	-	-	-
161,766	768,204	796,611	-	-	-	-	-	-	-
1,870	1,940	2,004	2,072	2,146	2,228	2,317	2,417	2,525	2,642
-	-	-	60,689	-	-	-	-	-	-
-	107,641	-	-	-	123,639	-	-	-	146,596
-	28,794	-	-	-	-	-	-	-	-
-	44,602	-	-	-	-	-	-	-	-
-	-	-	-	74,466	-	-	-	-	-
285	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	141,880	1,340,672
-	-	-	-	-	219,271	1,075,493	1,332,420	863,438	2,078,626
-	-	-	-	-	-	32,681	-	-	-
-	-	-	-	9,365	19,440	171,850	-	-	-
-	27,225	-	-	-	-	-	-	-	139,038
14,510	15,047	-	80,362	715,995	-	-	-	-	-
2,583	-	-	4,400	38,067	-	-	-	-	-
816,270	1,044,912	955,062	147,523	914,065	364,578	1,282,341	1,346,797	1,057,836	3,845,402

## Schedule II – Summary of Activity Management Plans (cont.)

### Summary of Development Contributions

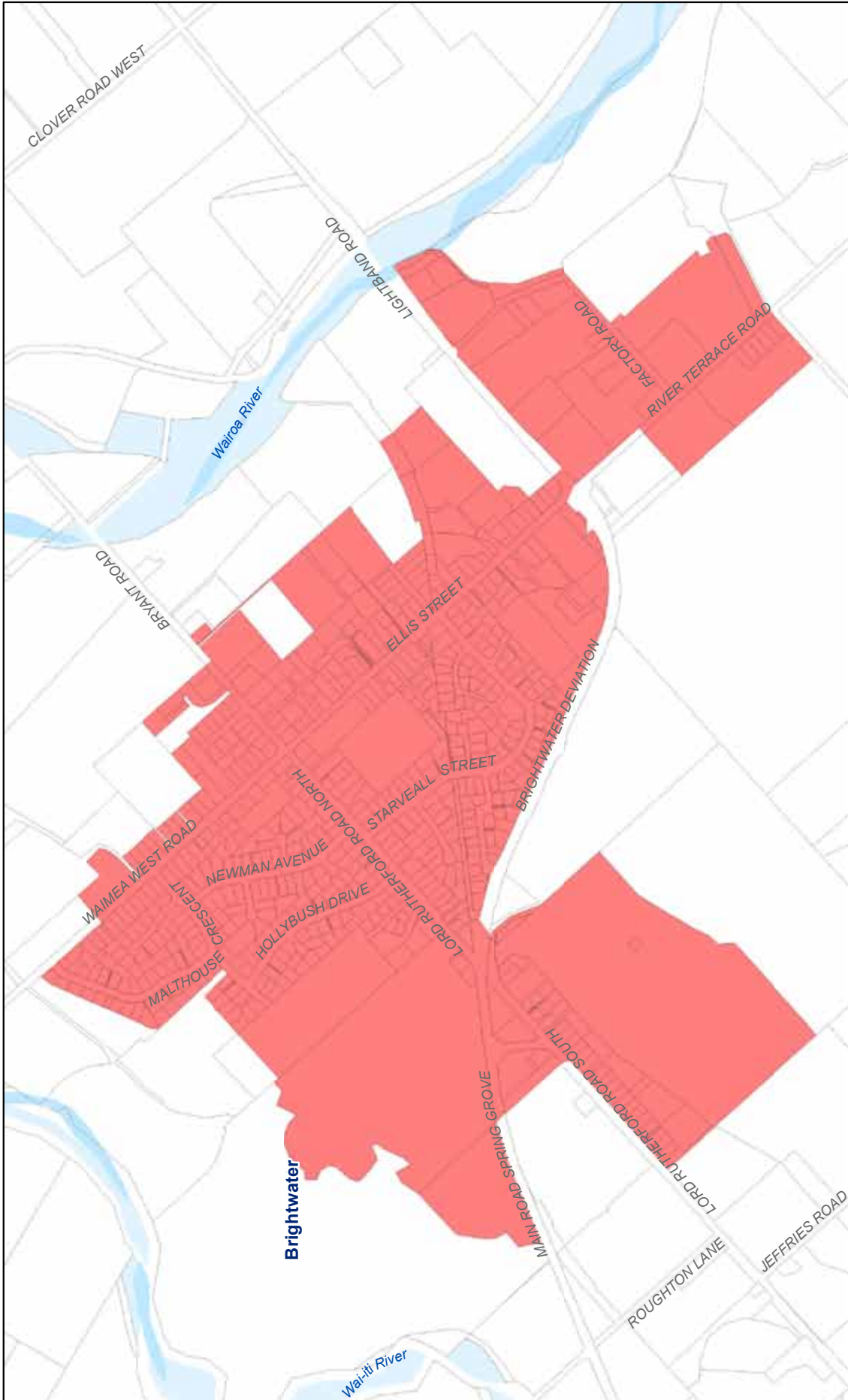
Wastewater				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Motueka	Courtney Street Pump Station upgrade	97,758	89%	87,005
Motueka	New Pump Station Motueka West	1,554,041	100%	1,554,041
Motueka	Motueka Wastewater Treatment Plant upgrade	8,237,140	15%	1,235,571
Motueka	Growth Allowance	149,452	100%	149,452
Richmond	Gladstone Road Pipeline upgrade	485,963	30%	145,789
Richmond	Queen Street Pipeline upgrade	186,790	30%	56,037
Richmond	Wensley Road Pipeline upgrade	542,420	30%	162,726
Richmond	Growth allowance for pipelines	231,280	100%	231,280
Takaka	Takaka Wastewater Treatment Plant upgrade	4,011,333	9%	361,020
Brightwater	Brightwater - Burkes Bank	2,676,572	29%	776,206
Collingwood	Wastewater Treatment Plant	460,905	19%	87,572
Kaiteriteri	Martin Farm Road Pump Station upgrade	385,111	9%	34,660
Riwaka	Motueka Bridge - Motueka Ponds rising main replacement	652,150	2%	13,043
Mapua / Ruby Bay	Aranui Combined Pump Station upgrade	460,293	27%	124,279
Mapua / Ruby Bay	Aranui-Higgs Road Pump Station upgrade & storage	121,533	27%	32,814
Mapua / Ruby Bay	Higgs Road Pump Station 1 upgrade & storage	176,800	27%	47,736
Mapua / Ruby Bay	Ruby Bay Pump Station upgrade & storage	186,363	27%	50,318
Mapua / Ruby Bay	Tait Pump Station & Rising main upgrade	2,721,222	27%	734,730
Mapua / Ruby Bay	Toru Street Pump Station upgrade & storage	181,444	27%	48,990
Wakefield	Pipeline Easement	300,242	50%	150,121
St Arnaud	Rising main upgrade to Wastewater Treatment Plant	1,394,340	10%	139,434
Pohara	Pohara/Tata Beach upgrade	7,019,267	3%	210,578
	<b>TOTAL WASTEWATER GROWTH EXPENDITURE</b>			<b>6,433,402</b>
	DC LOAN TO RECOVER			5,443,455
	LOAN INTEREST			5,164,213
	<b>TOTAL WASTEWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>17,041,070</b>

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	-	-	-	-	-	-	-	87,005
-	-	56,130	-	-	1,497,911	-	-	-	-
116,590	411,077	449,621	258,283	-	-	-	-	-	-
-	-	-	68,984	-	-	-	80,468	-	-
-	-	-	-	-	-	-	14,011	131,778	-
-	-	5,437	50,600	-	-	-	-	-	-
-	-	31,683	131,043	-	-	-	-	-	-
-	107,641	-	-	-	123,639	-	-	-	-
52,477	303,296	5,247	-	-	-	-	-	-	-
-	-	-	-	148,272	307,810	320,124	-	-	-
-	-	8,497	79,075	-	-	-	-	-	-
4,963	-	-	-	-	29,697	-	-	-	-
-	1,267	11,776	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	40,193	84,086
-	-	-	-	3,173	29,641	-	-	-	-
-	-	4,632	43,104	-	-	-	-	-	-
-	-	-	-	9,767	40,551	-	-	-	-
-	-	65,798	70,184	598,748	-	-	-	-	-
-	-	-	4,745	44,245	-	-	-	-	-
-	-	-	28,744	59,557	61,820	-	-	-	-
-	-	-	-	-	-	26,959	112,475	-	-
1,850	36,455	-	-	106,158	66,115	-	-	-	-
175,880	859,736	638,821	734,762	969,920	2,157,184	347,083	206,954	171,971	171,091



# Schedule III – Services Contribution Area Maps

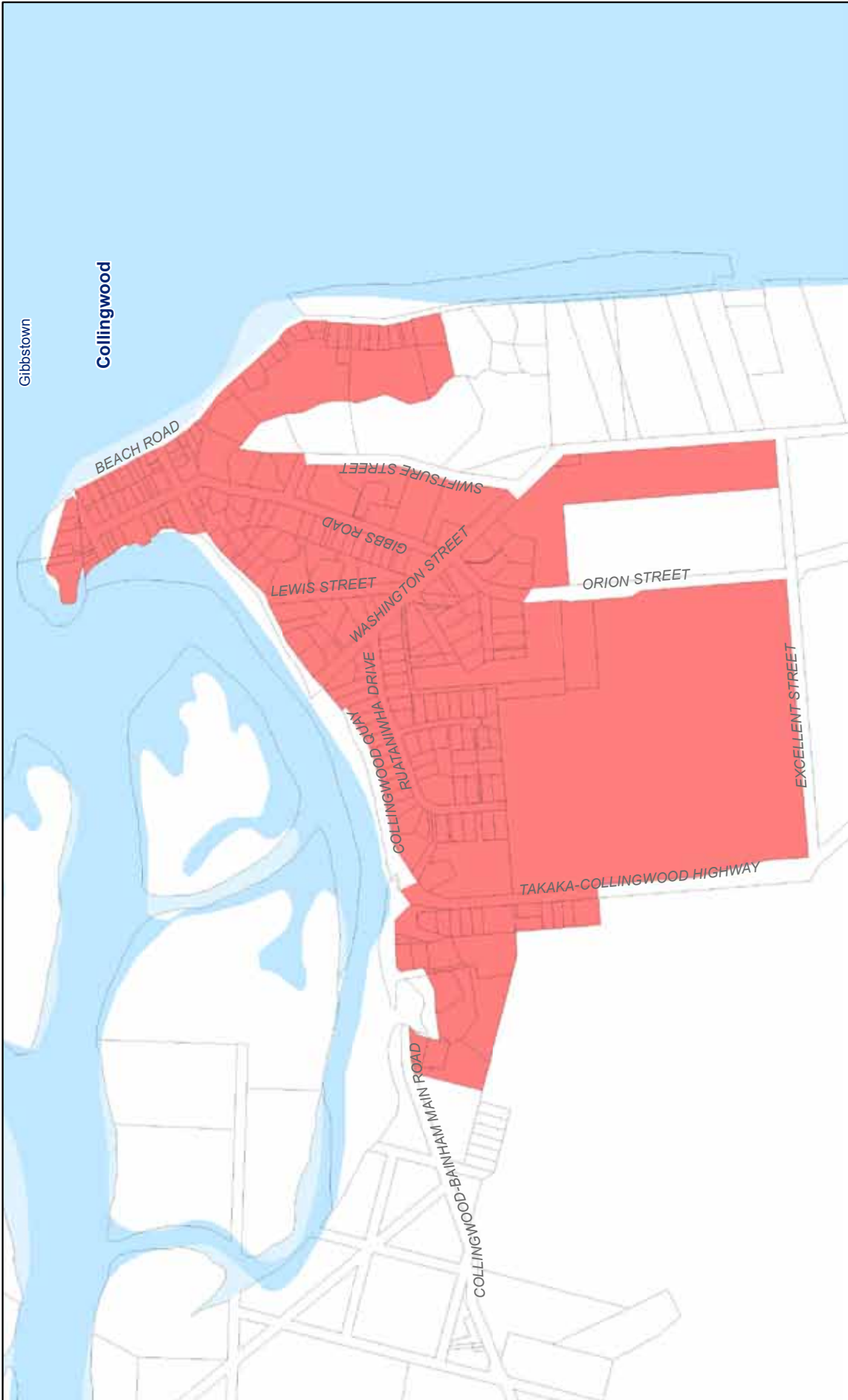
## Wastewater Services



1:11,000

## Brightwater Wastewater Development Contribution Map

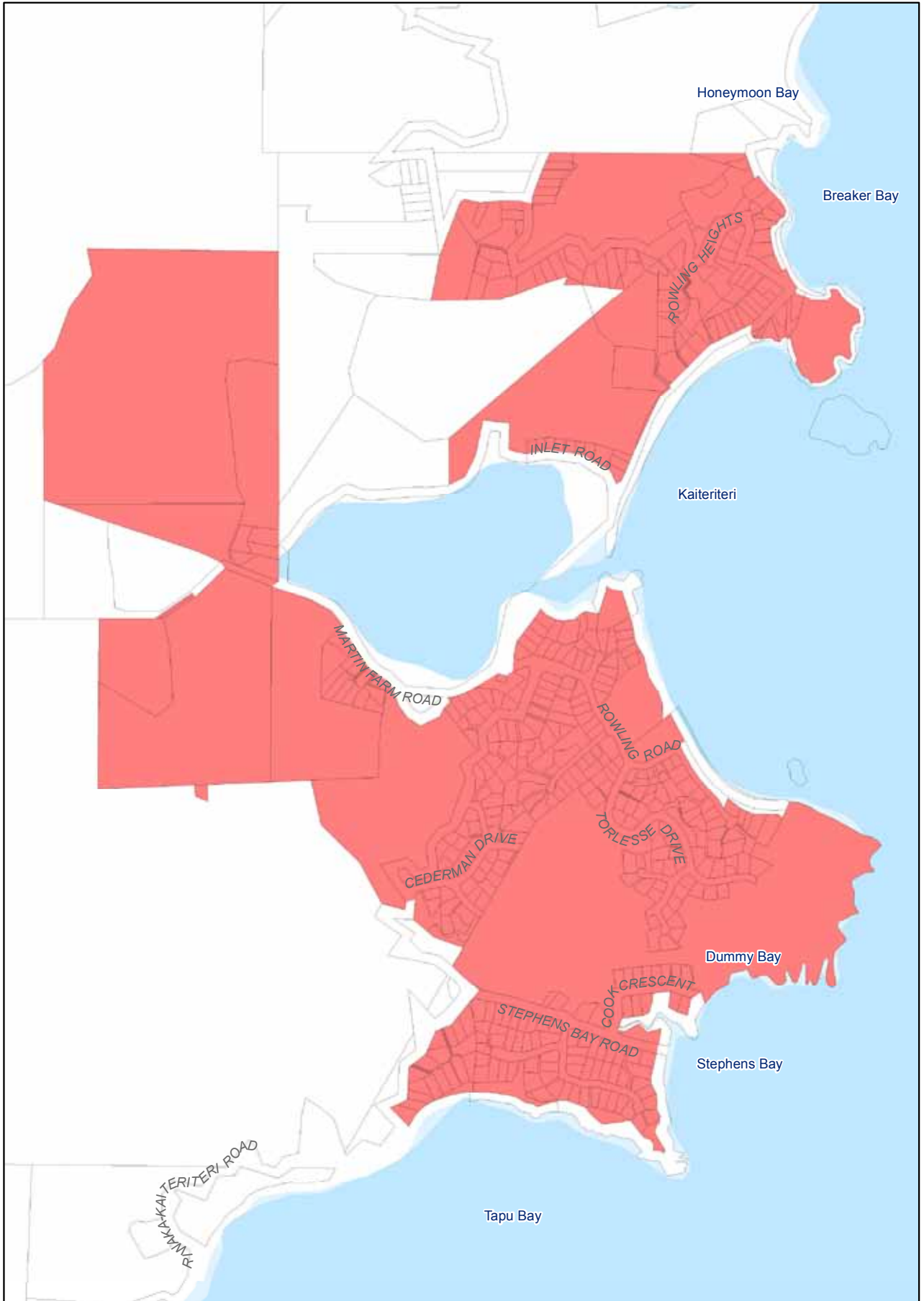




# Collingwood Wastewater Development Contribution Map



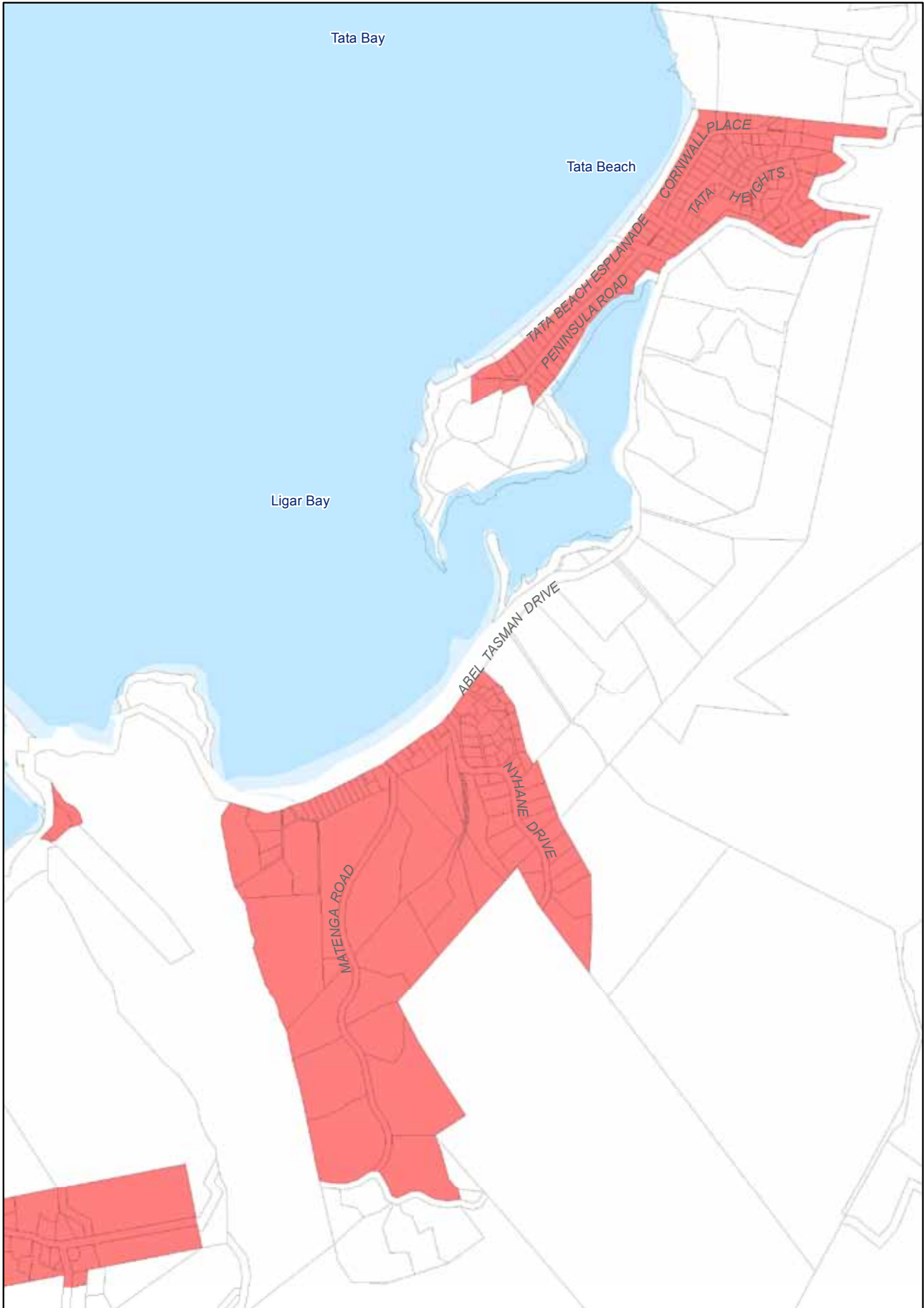




**Kaiteriteri**  
**Wastewater Development Contribution Map**

0      250      500      750      1,000  
 m

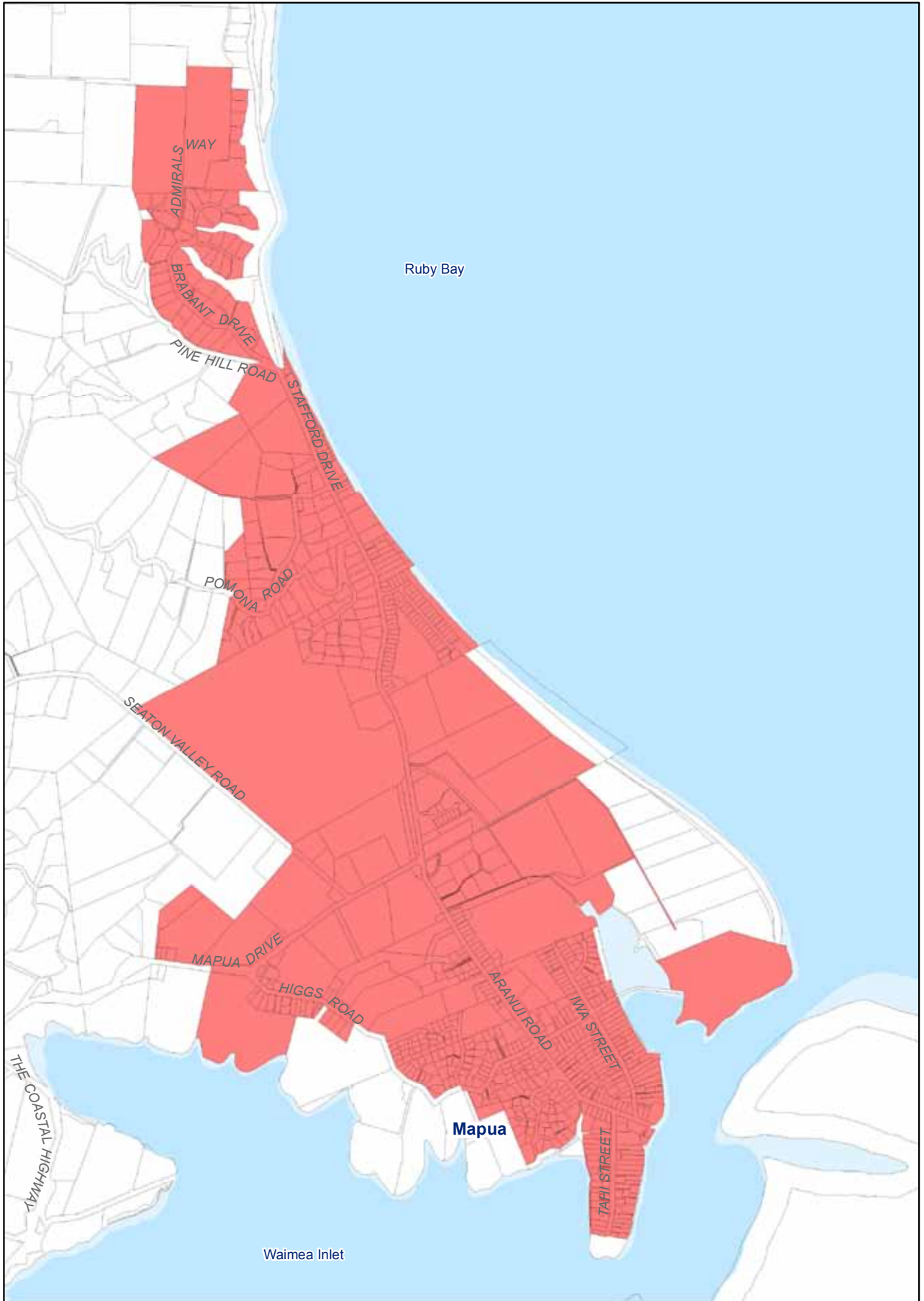




**Ligar Bay/Tata Beach  
Wastewater Development Contribution Map**

0 270 540 810 1,080  
m



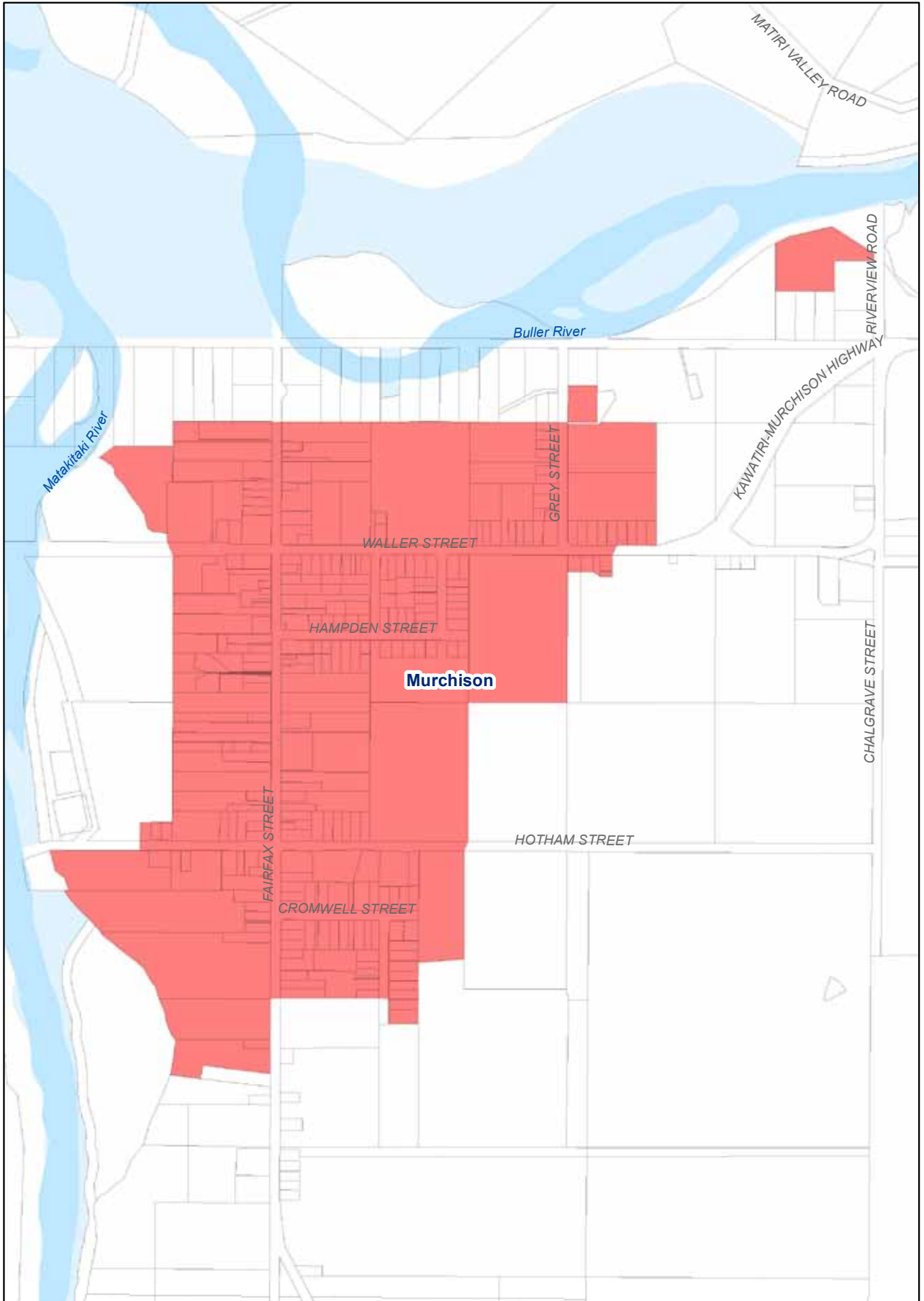


**Mapua**  
**Wastewater Development Contribution Map**

0 450 900 1,350 1,800  
 m



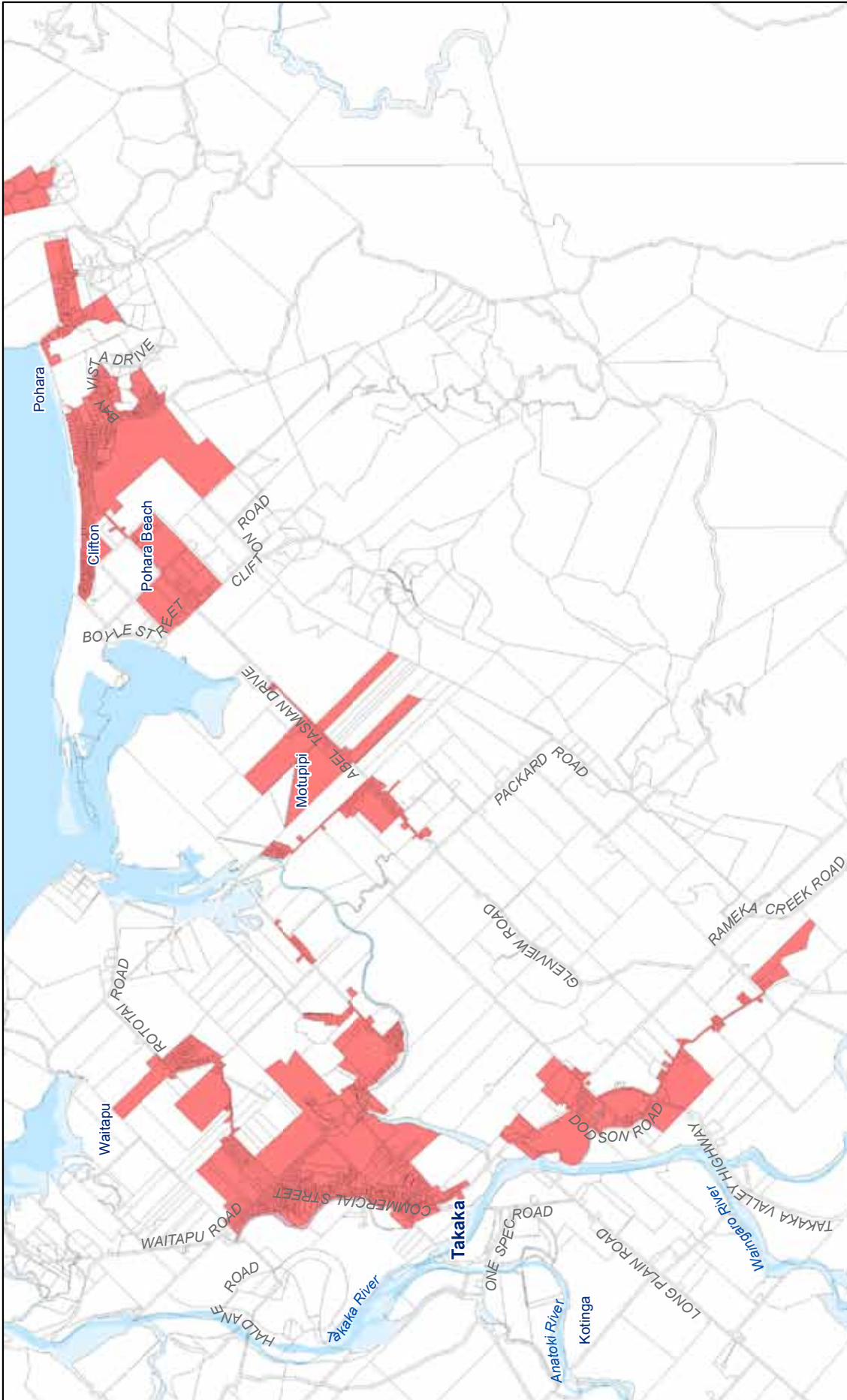




**Murchison**  
**Wastewater Development Contribution Map**

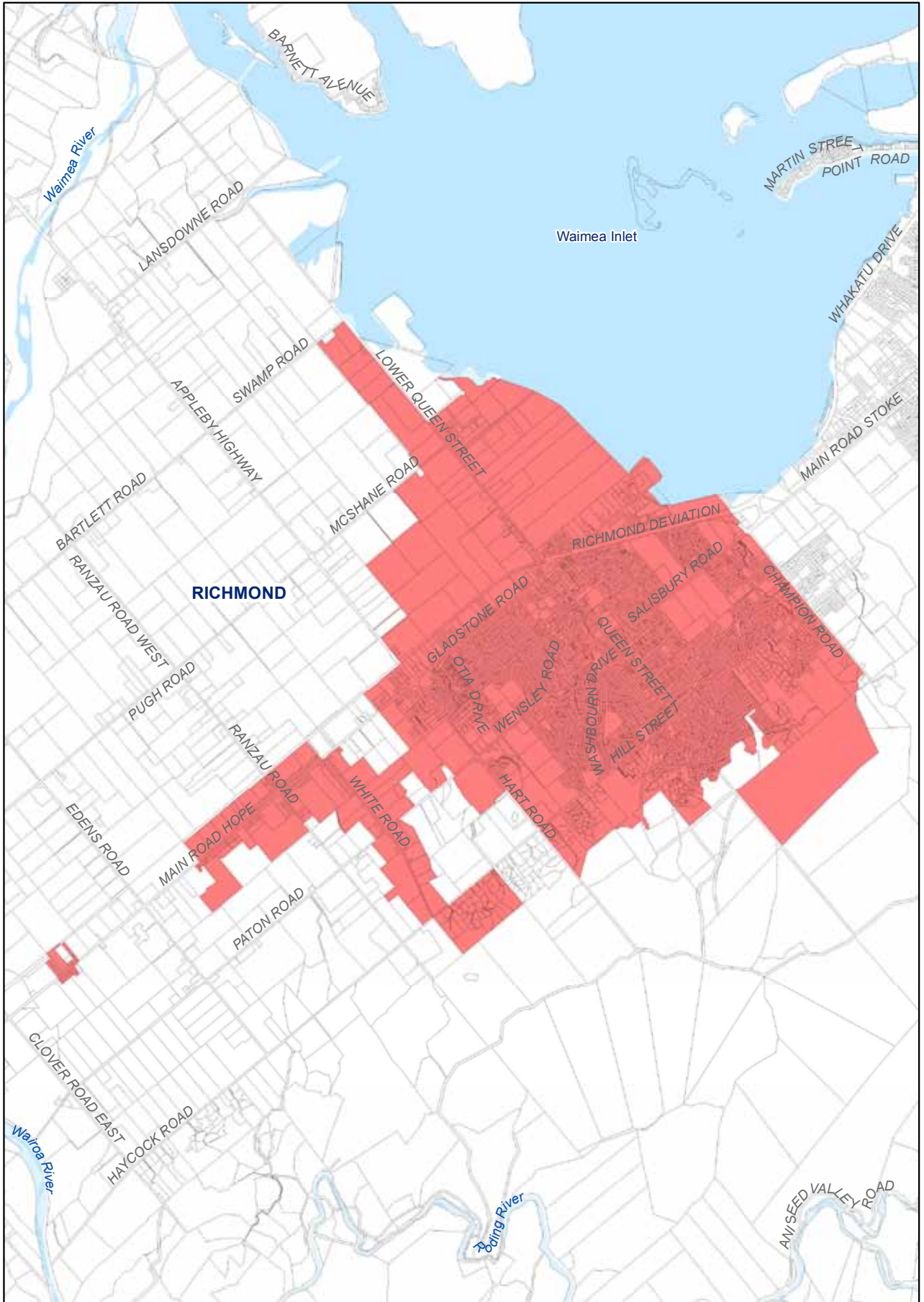
0      225      450      675      900  
 m





# Pohara Wastewater Development Contribution Map





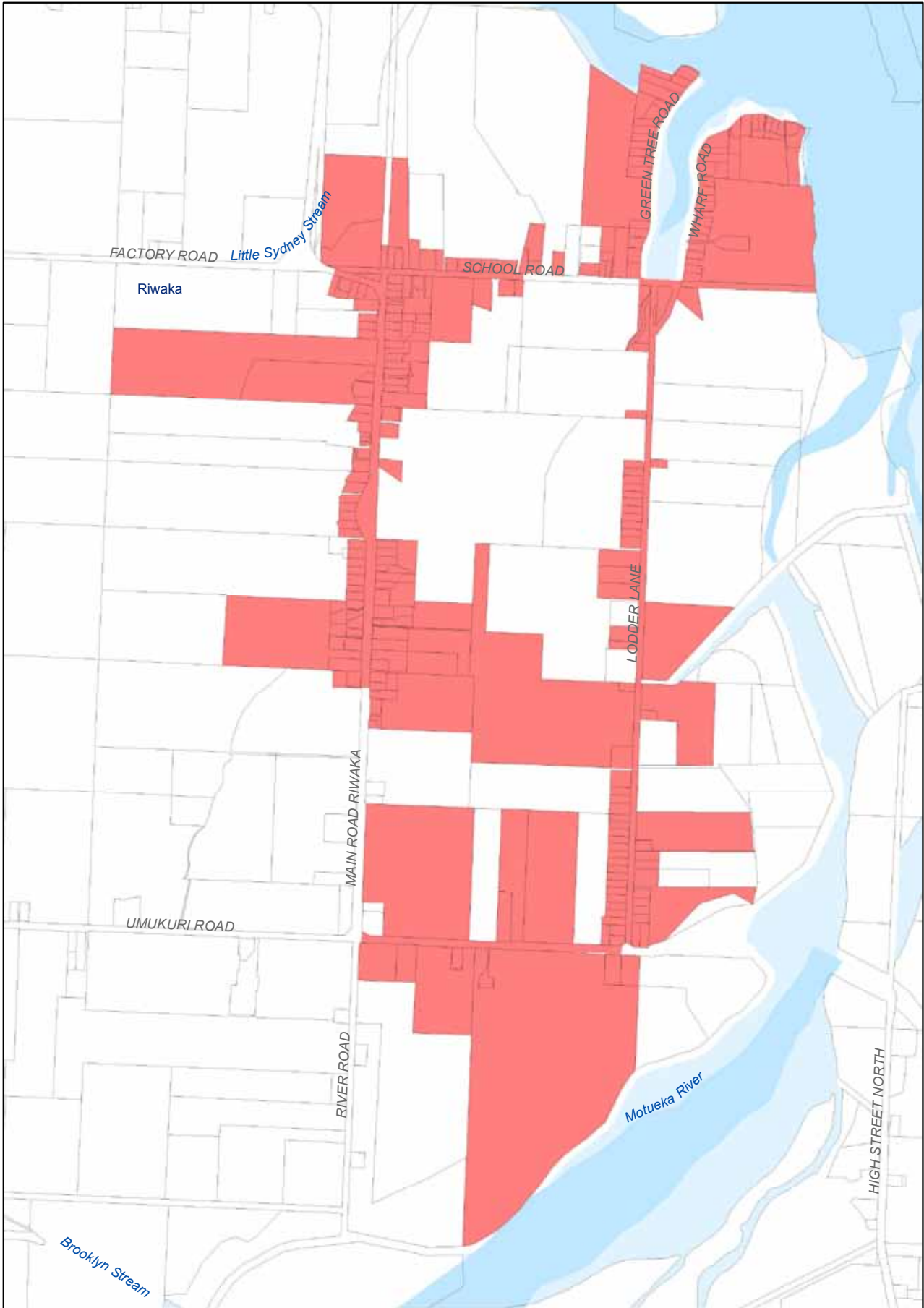
**Richmond**  
**Wastewater Development Contribution Map**

0      990      1,980      2,970      3,960  
 m



1:42,500





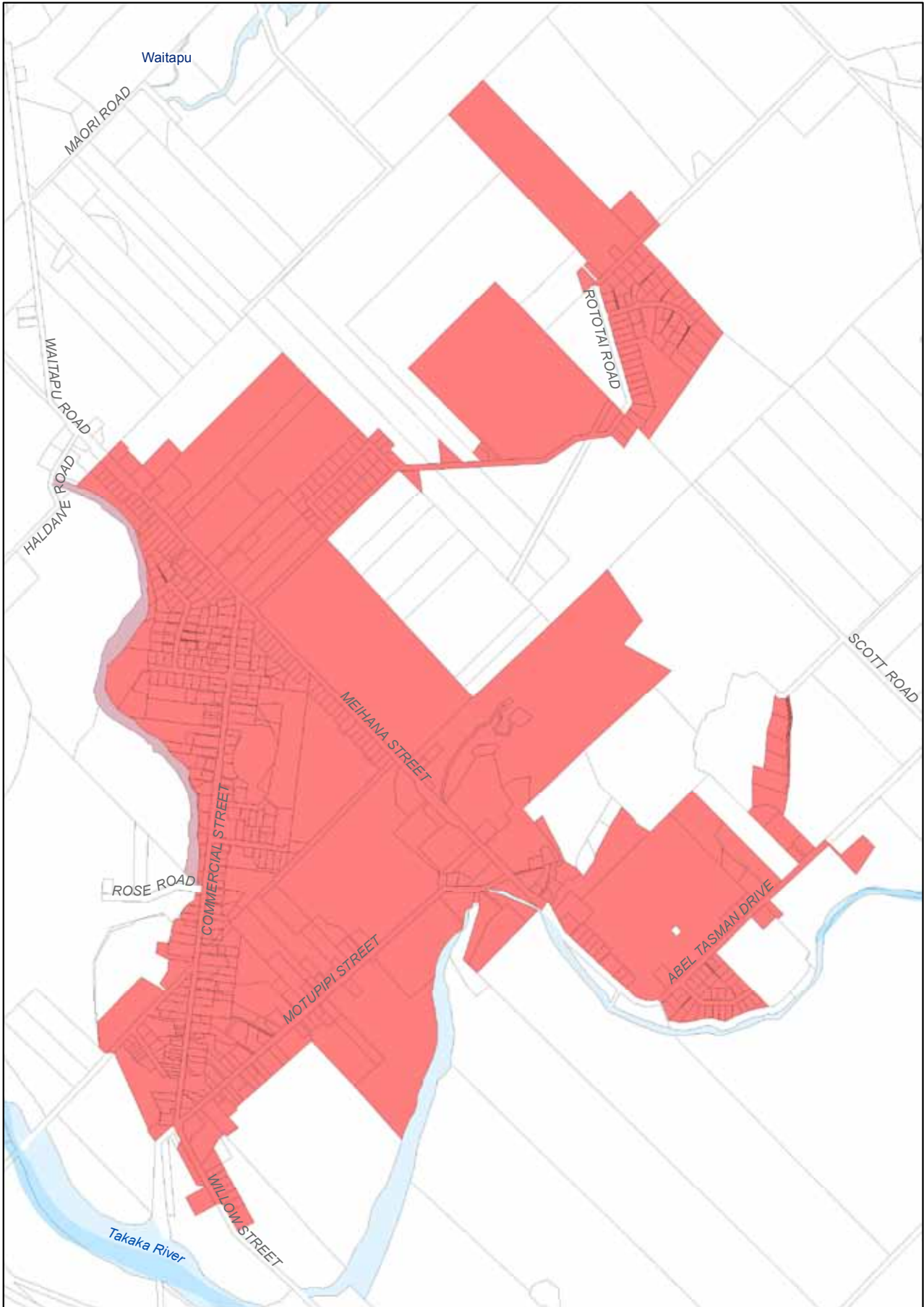
**Riwaka**  
**Wastewater Development Contribution Map**

0 275 550 825 1,100  
 m









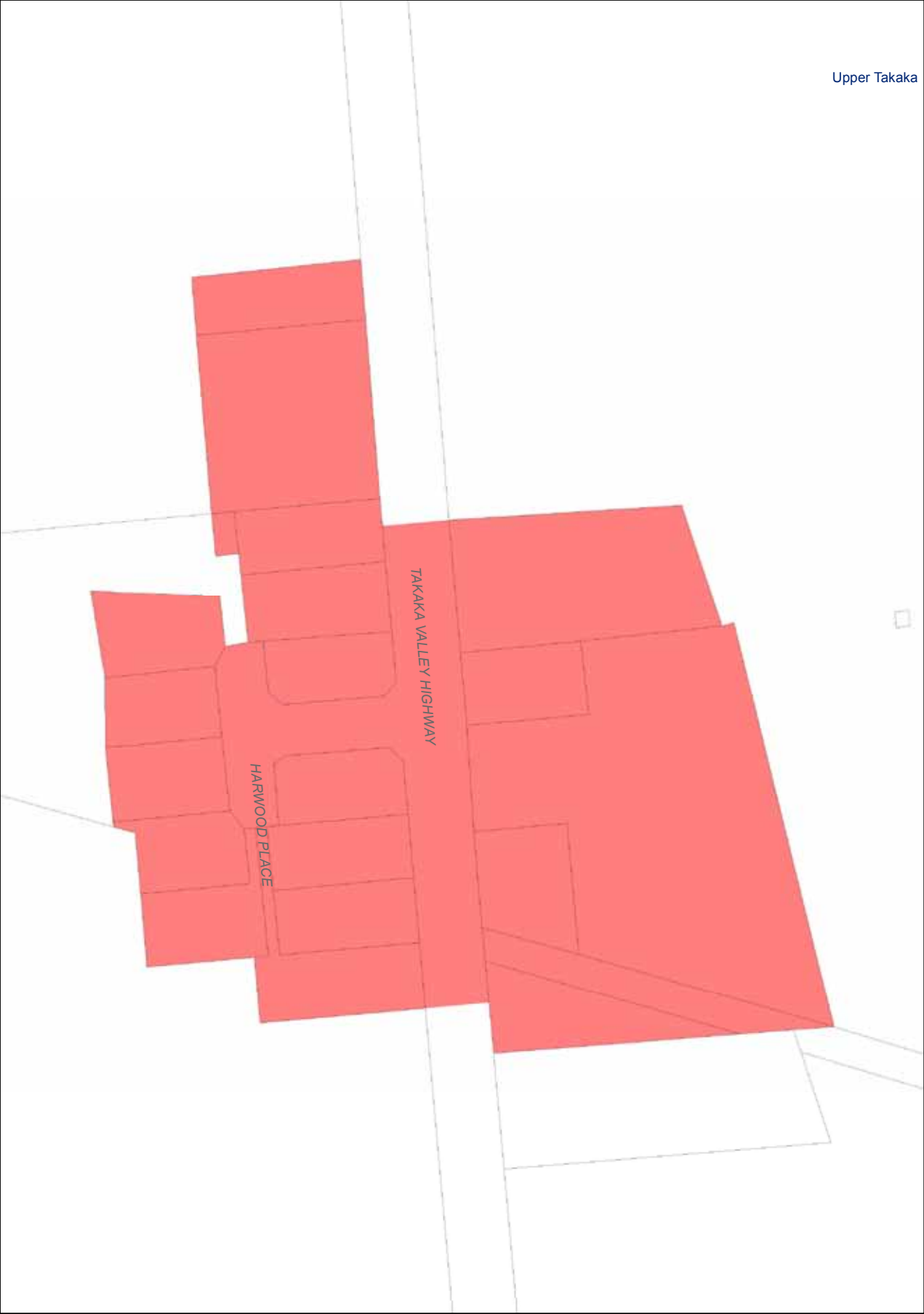
**Takaka**  
**Wastewater Development Contribution Map**

0      300      600      900      1,200  
 m

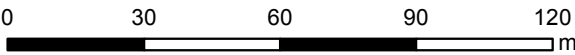


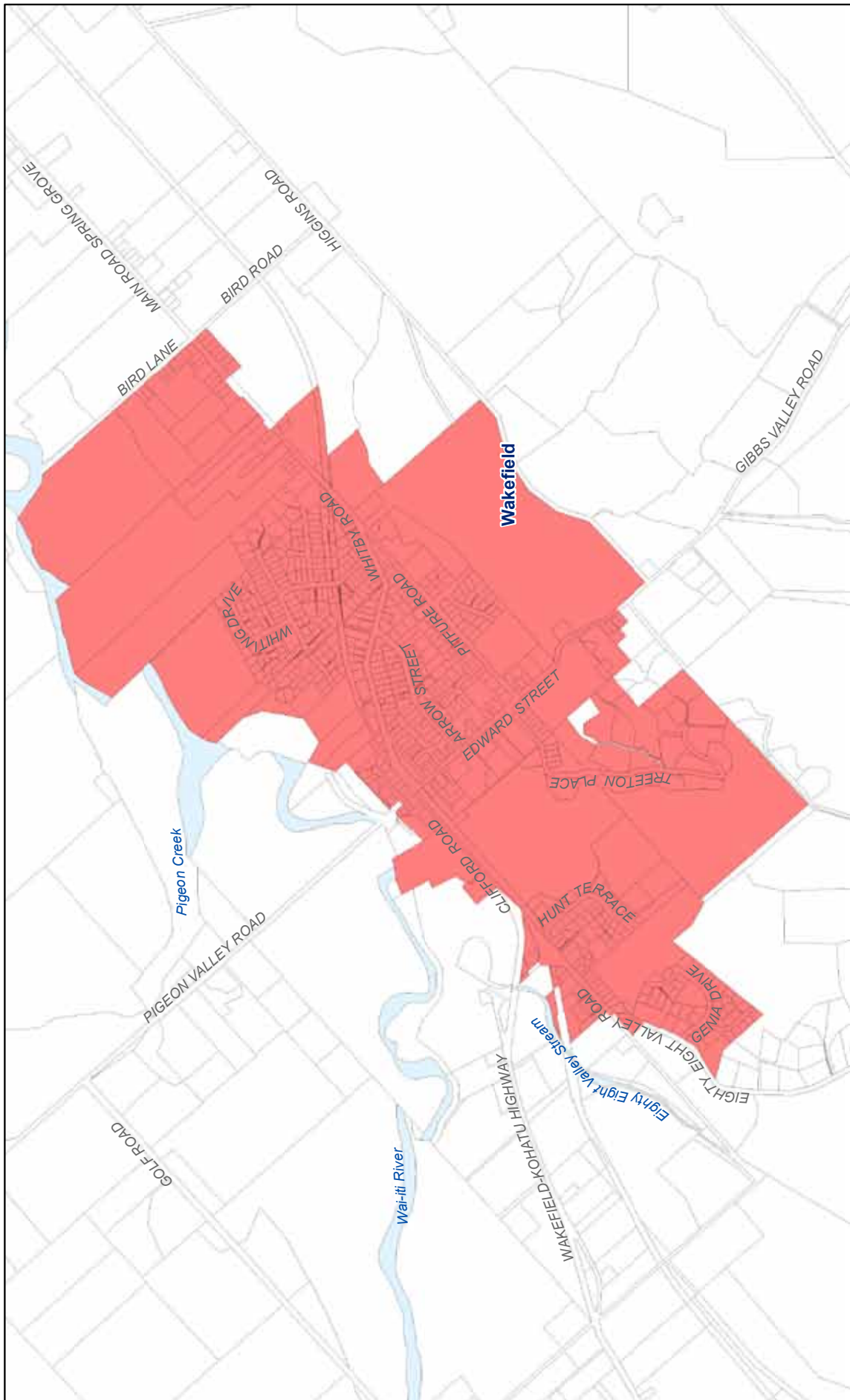


Upper Takaka



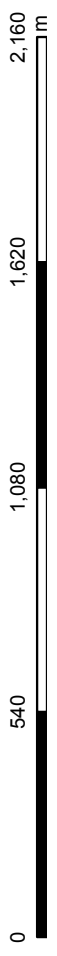
**Upper Takaka  
Wastewater Development Contribution Map**





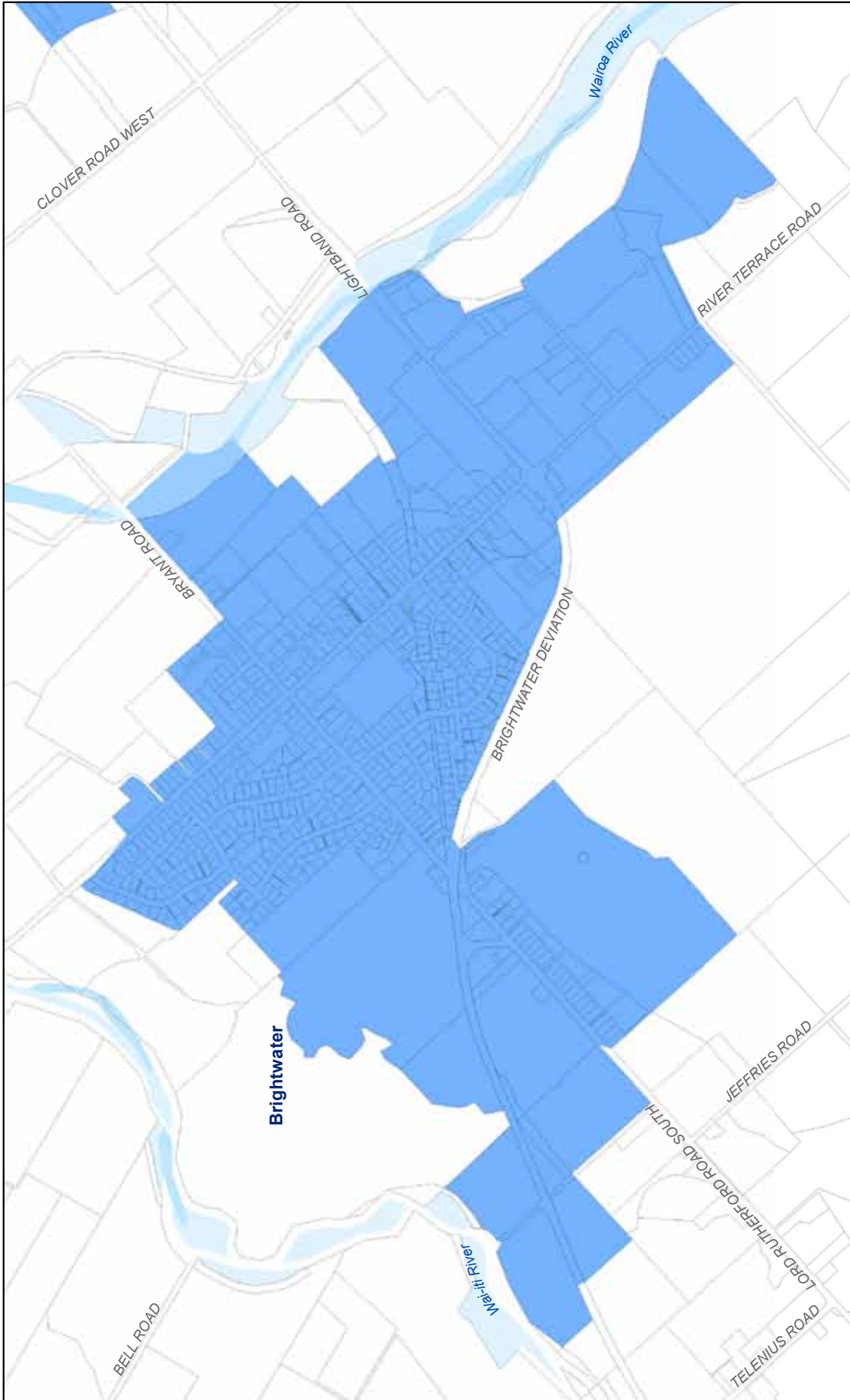
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# Wakefield Wastewater Development Contribution Map



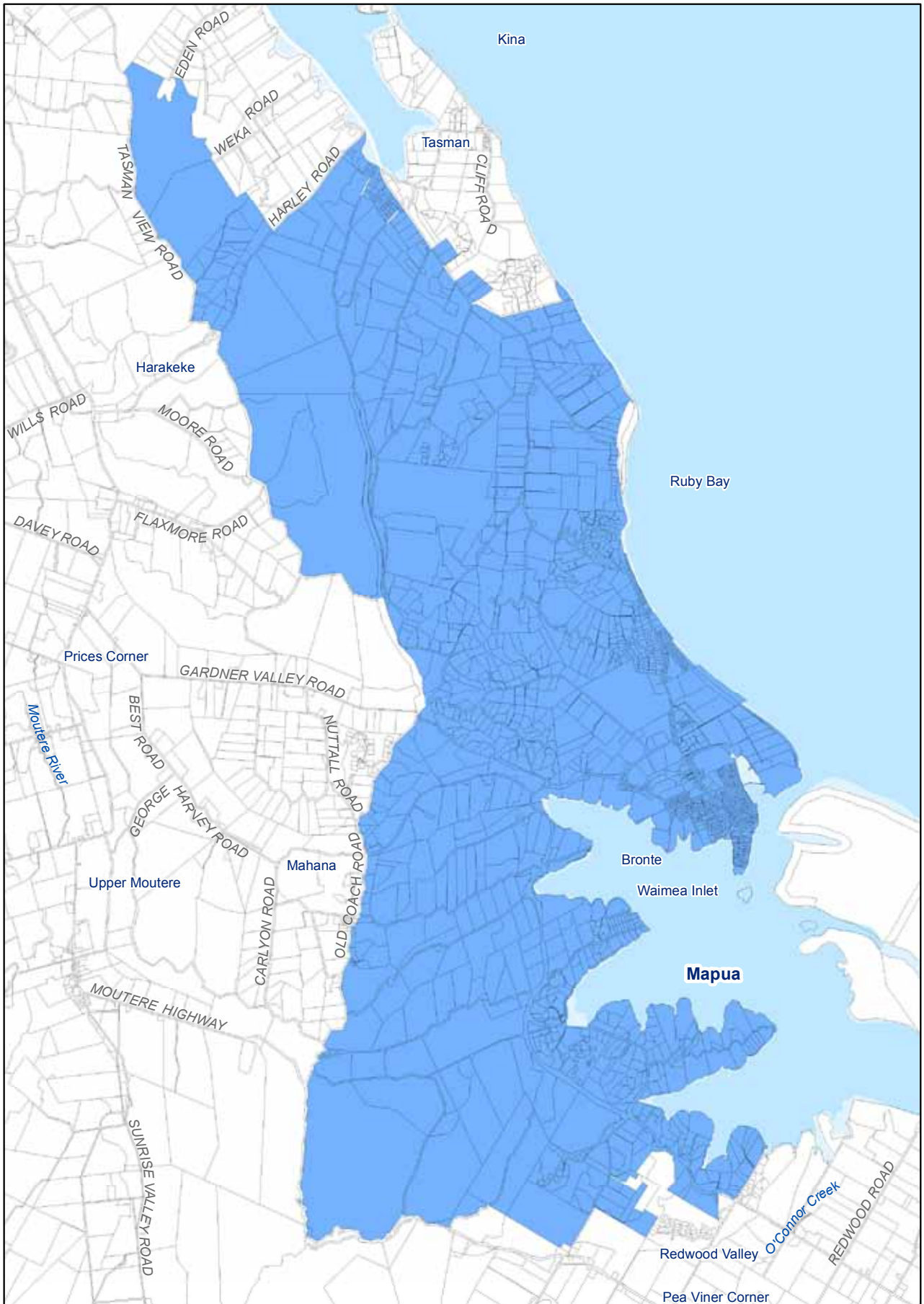
# Schedule III – Services Contribution Area Maps

## Water Services Activity Contribution

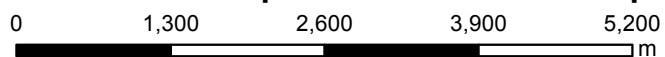


# Brightwater Water Development Contribution Map





**Coastal Tasman, Mapua & Tasman  
Water Development Contribution Map**

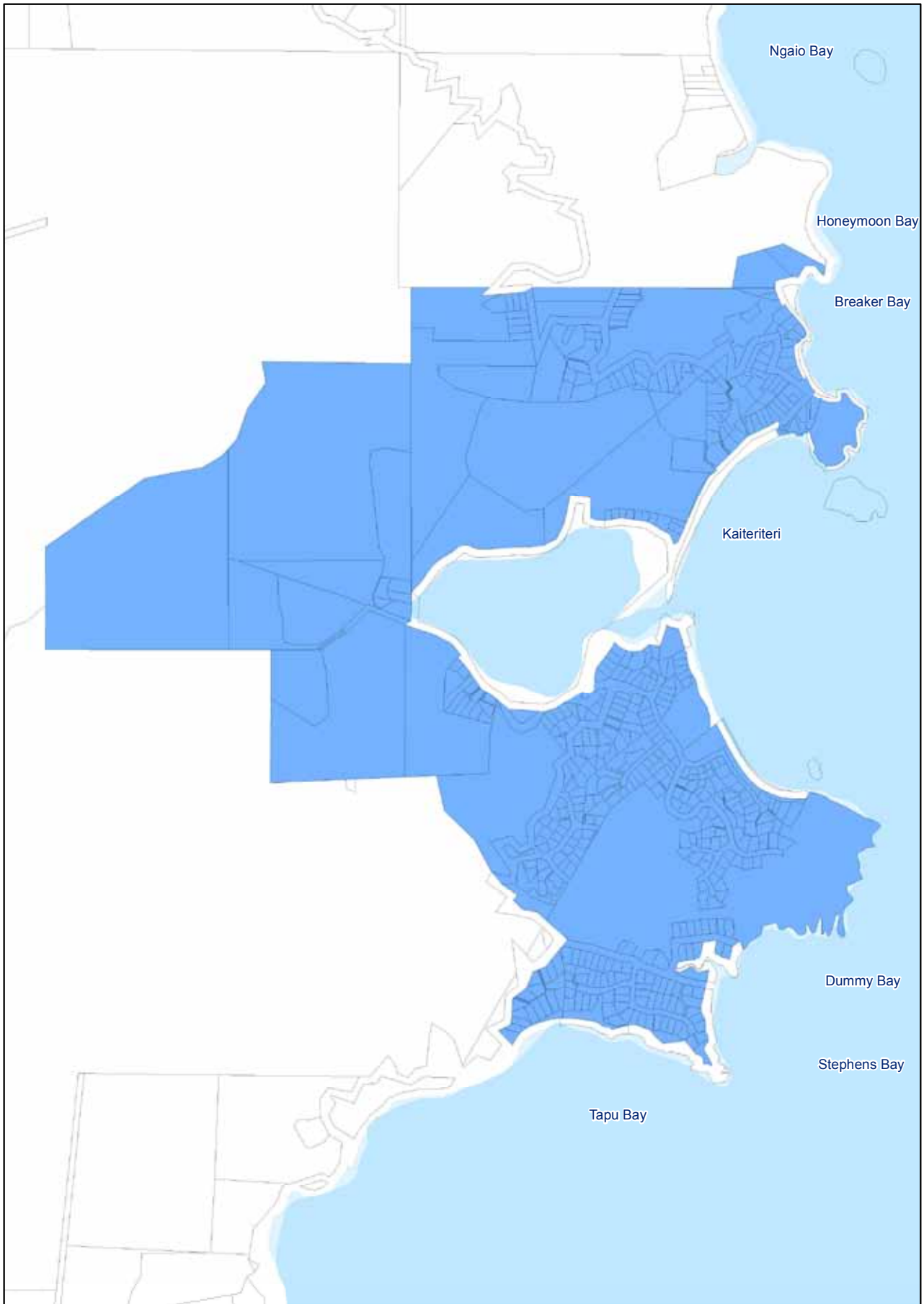




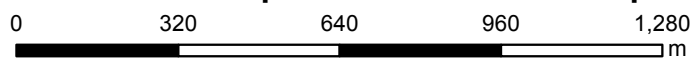


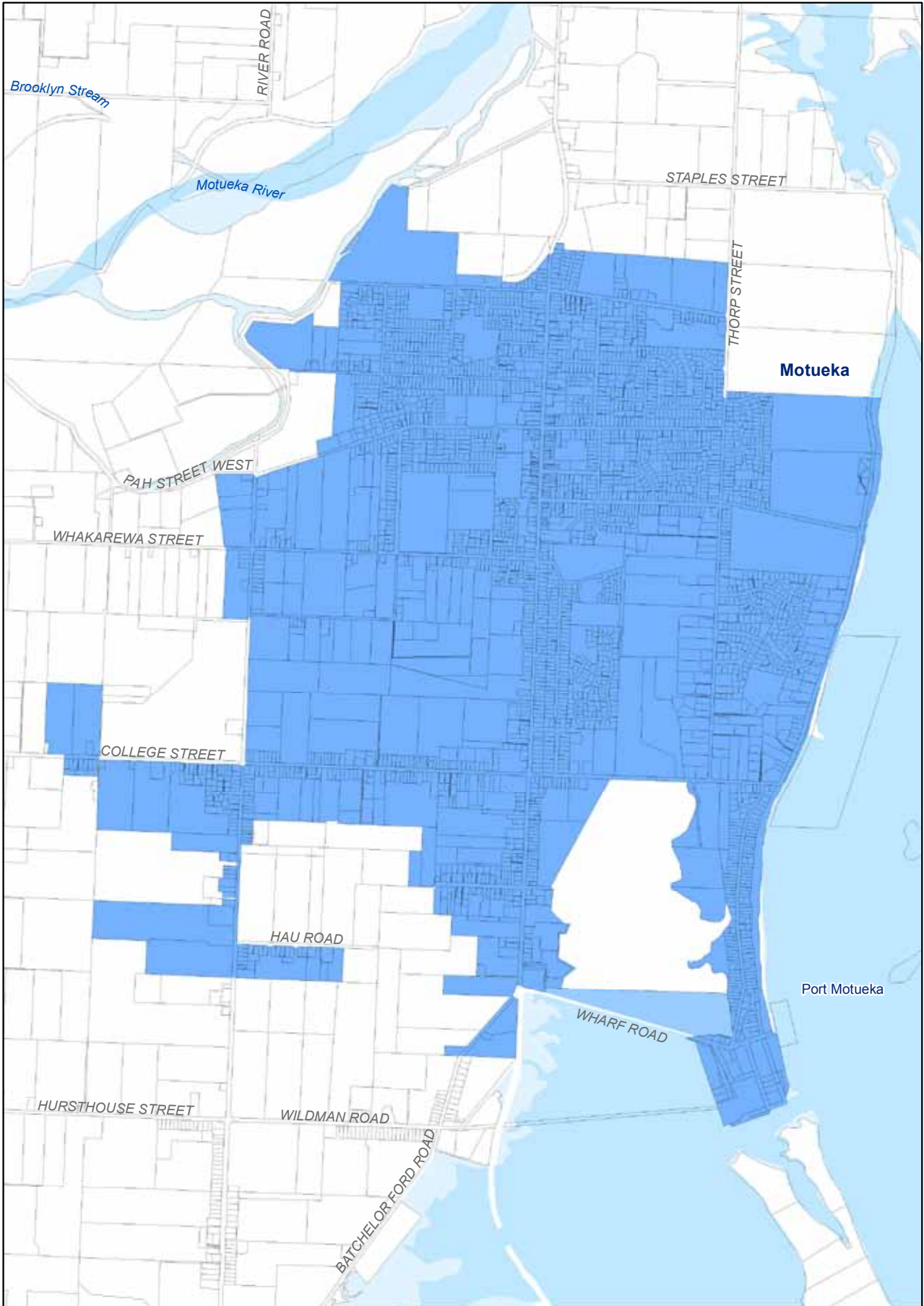
## Collingwood Water Development Contribution Map



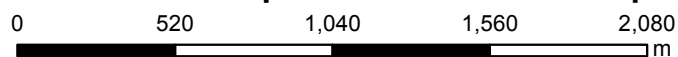


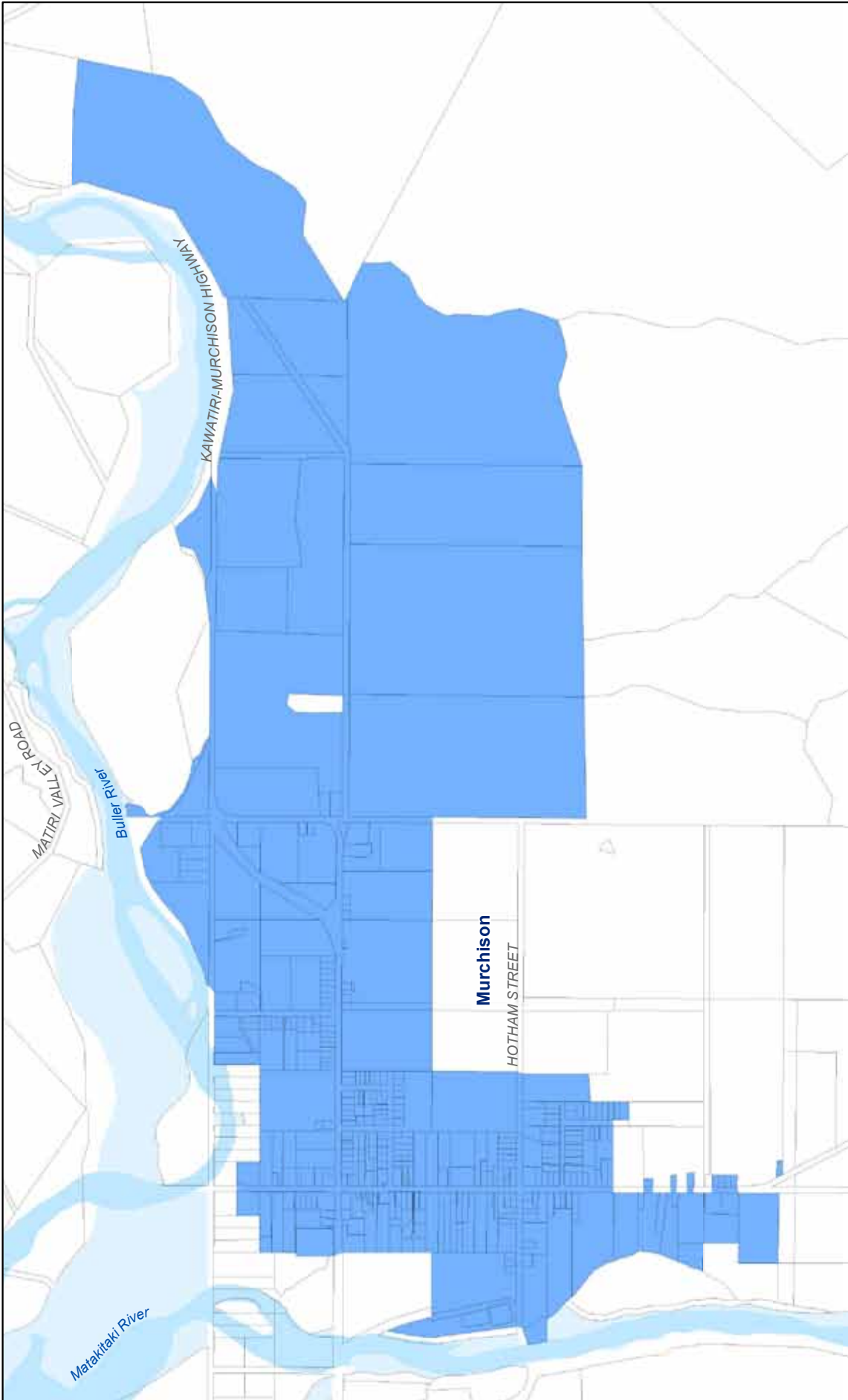
**Kaiteriteri**  
**Water Development Contribution Map**





**Motueka  
Water Development Contribution Map**

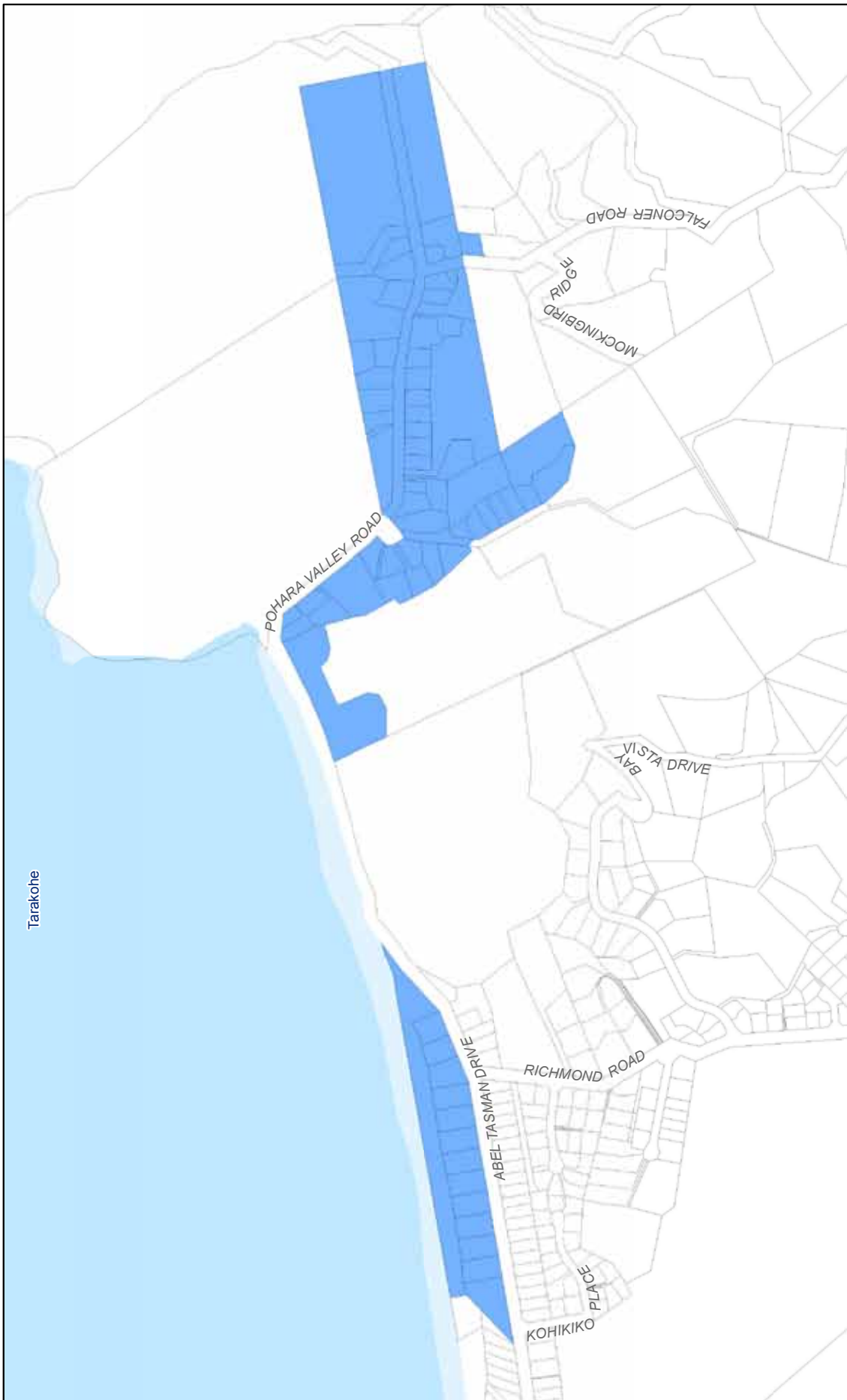




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## Murchison Water Development Contribution Map

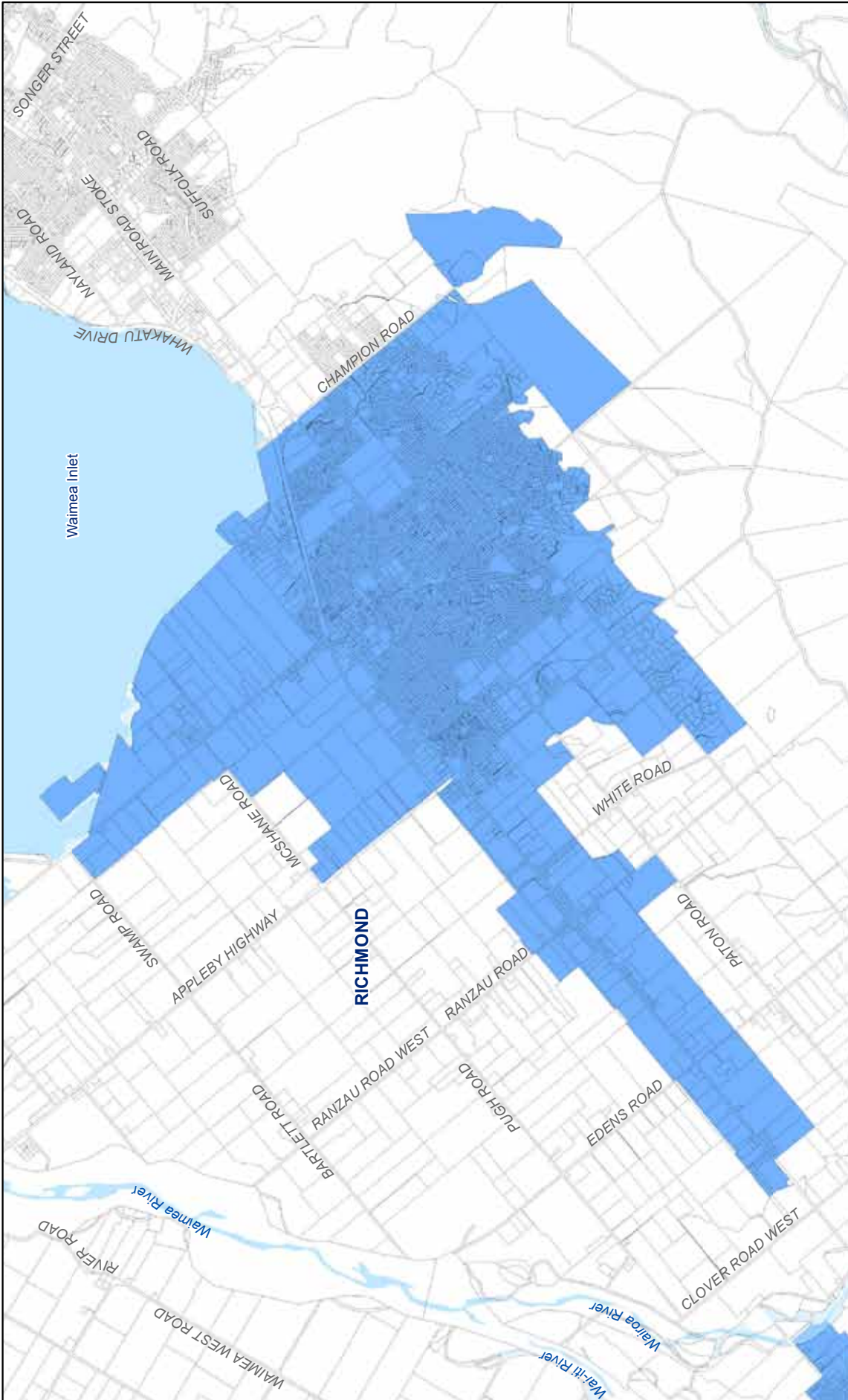




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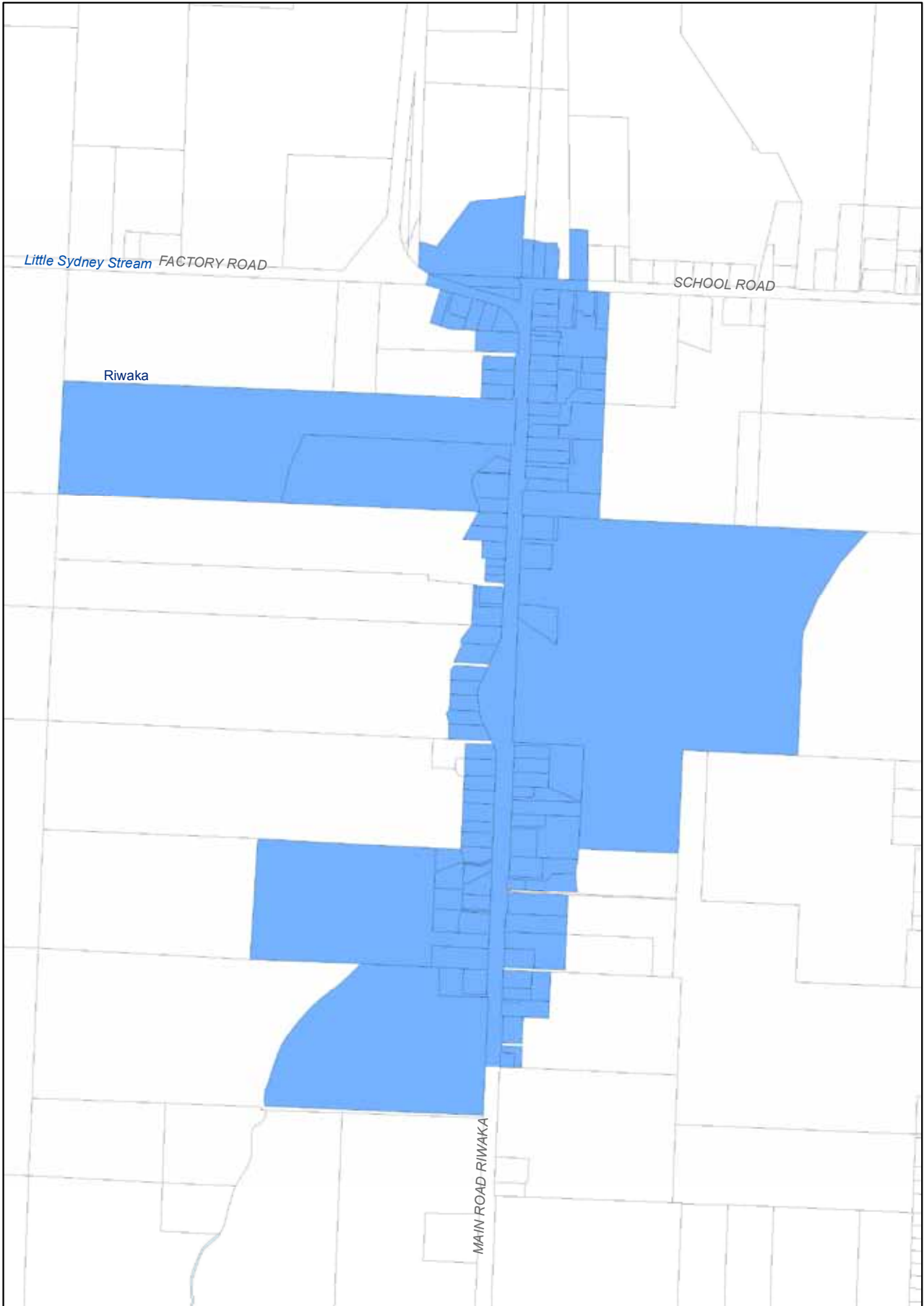
## Pohara Water Development Contribution Map



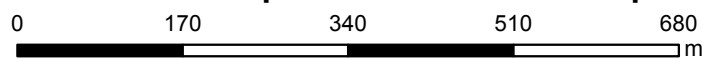


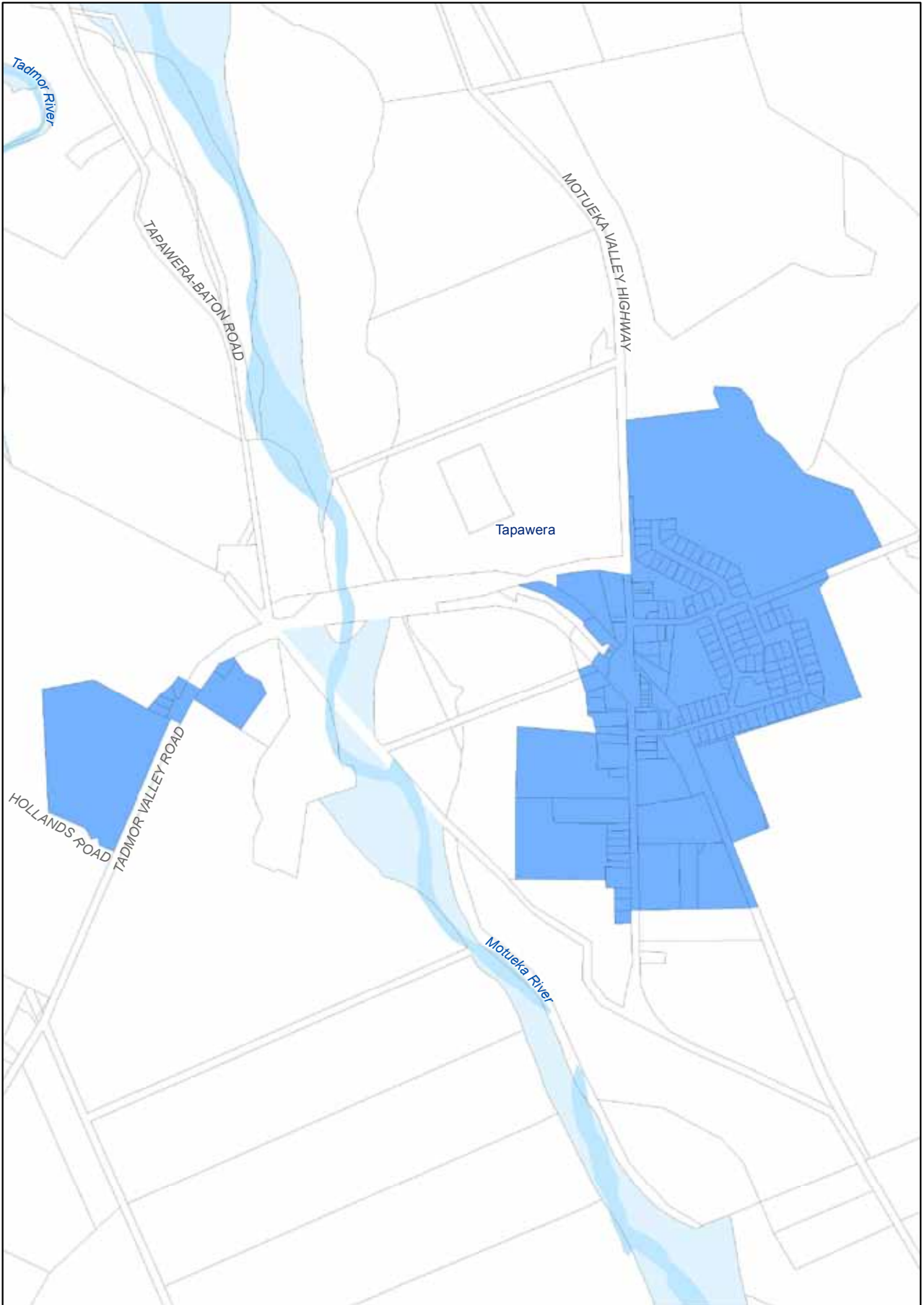
# Richmond Water Development Contribution Map



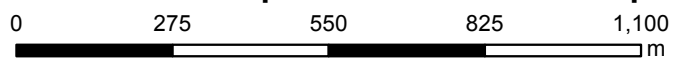


**Riwaka  
Water Development Contribution Map**

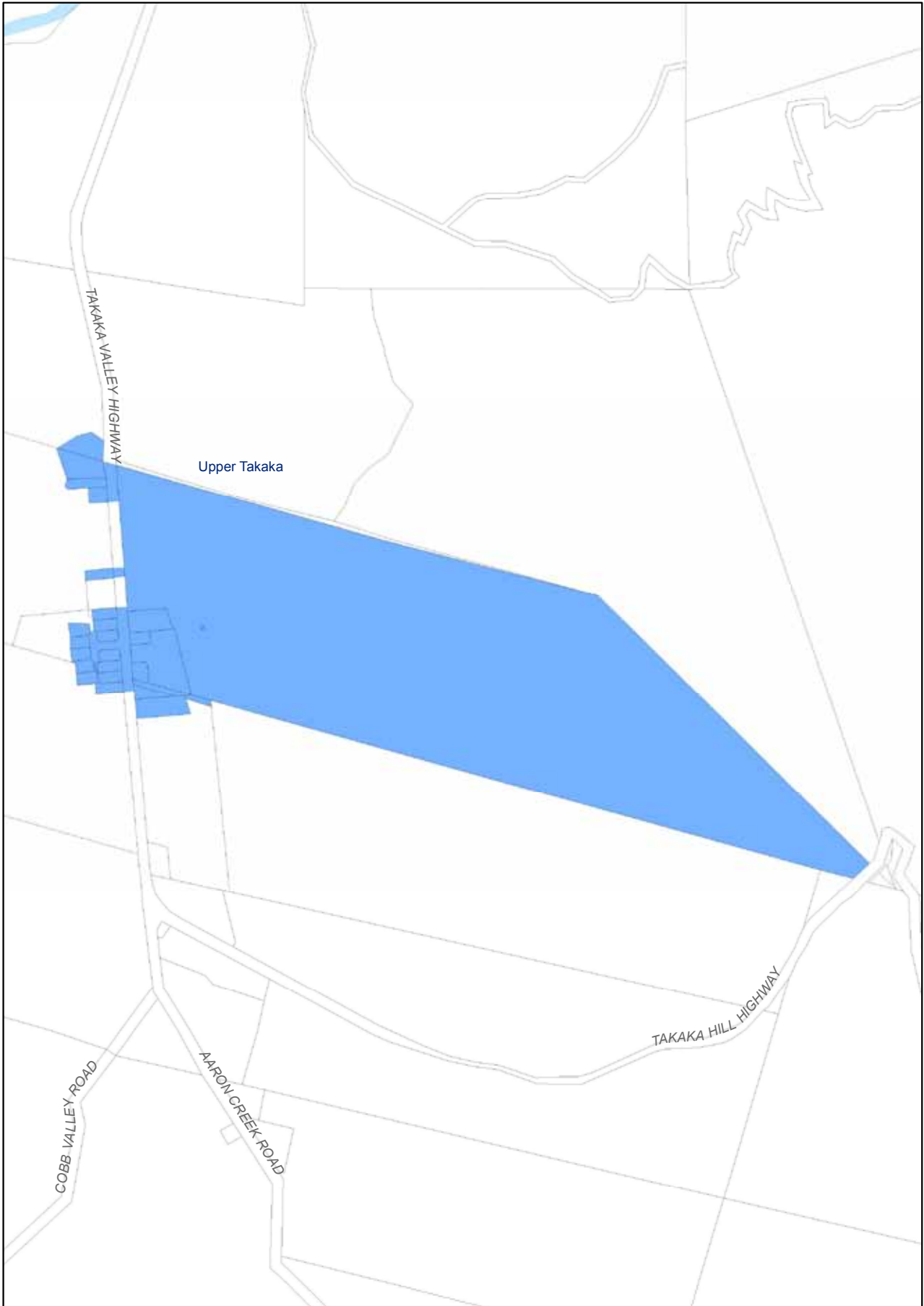




**Tapawera**  
**Water Development Contribution Map**





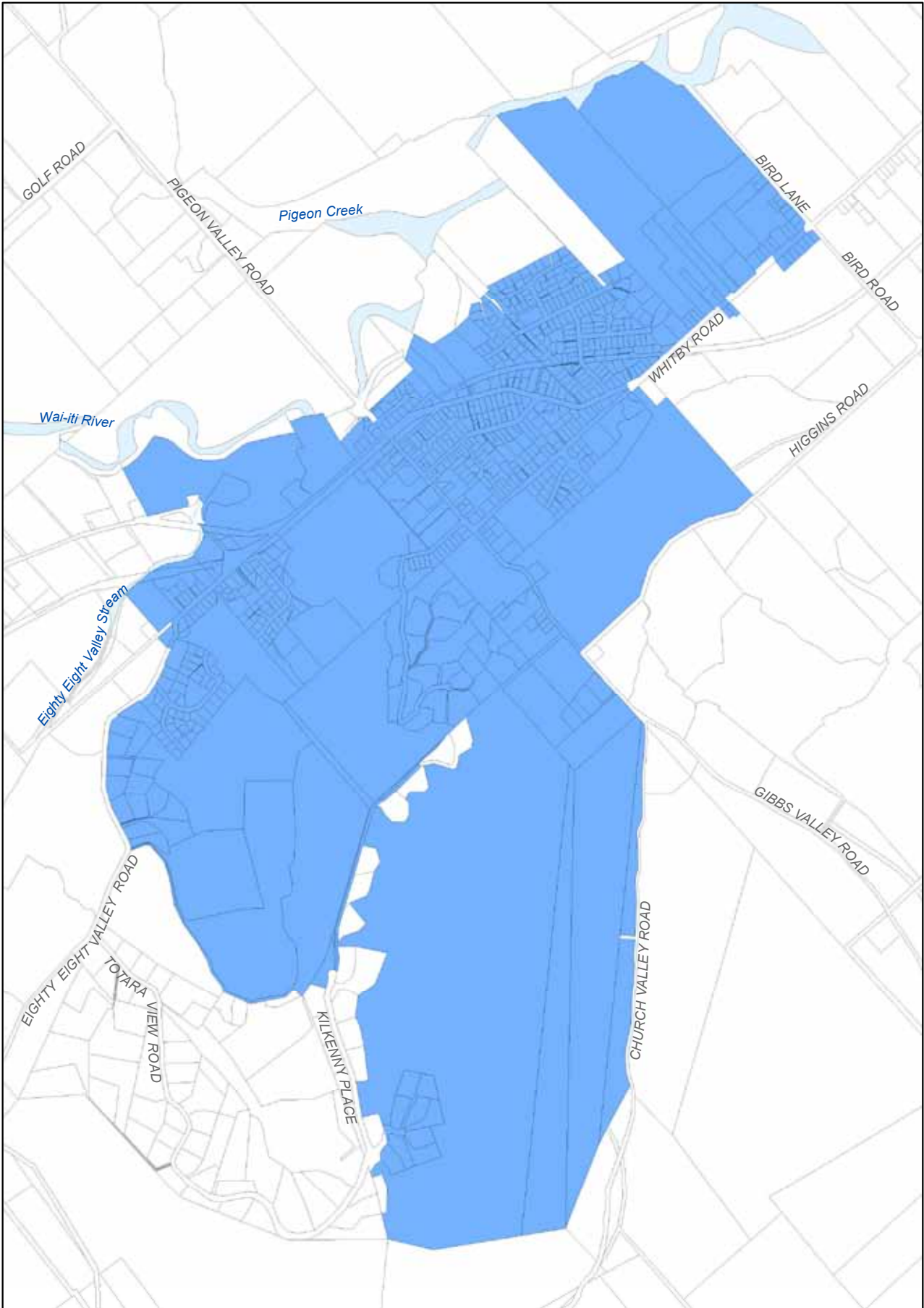


**Upper Takaka  
Water Development Contribution Map**

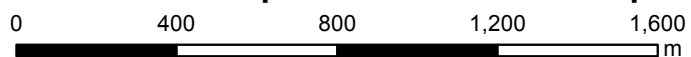


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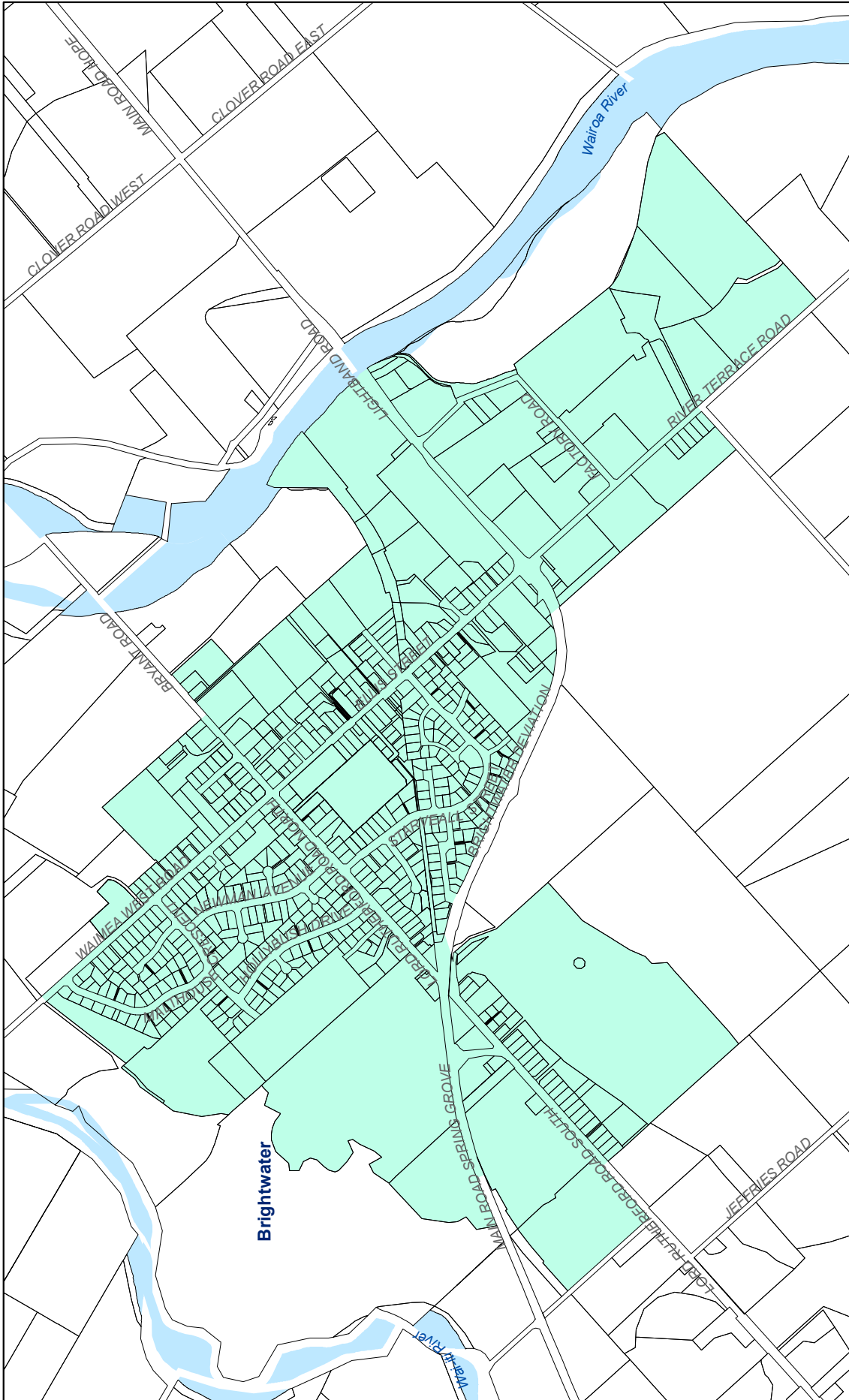
**Wakefield  
Water Development Contribution Map**





# Schedule III – Services Contribution Area Maps

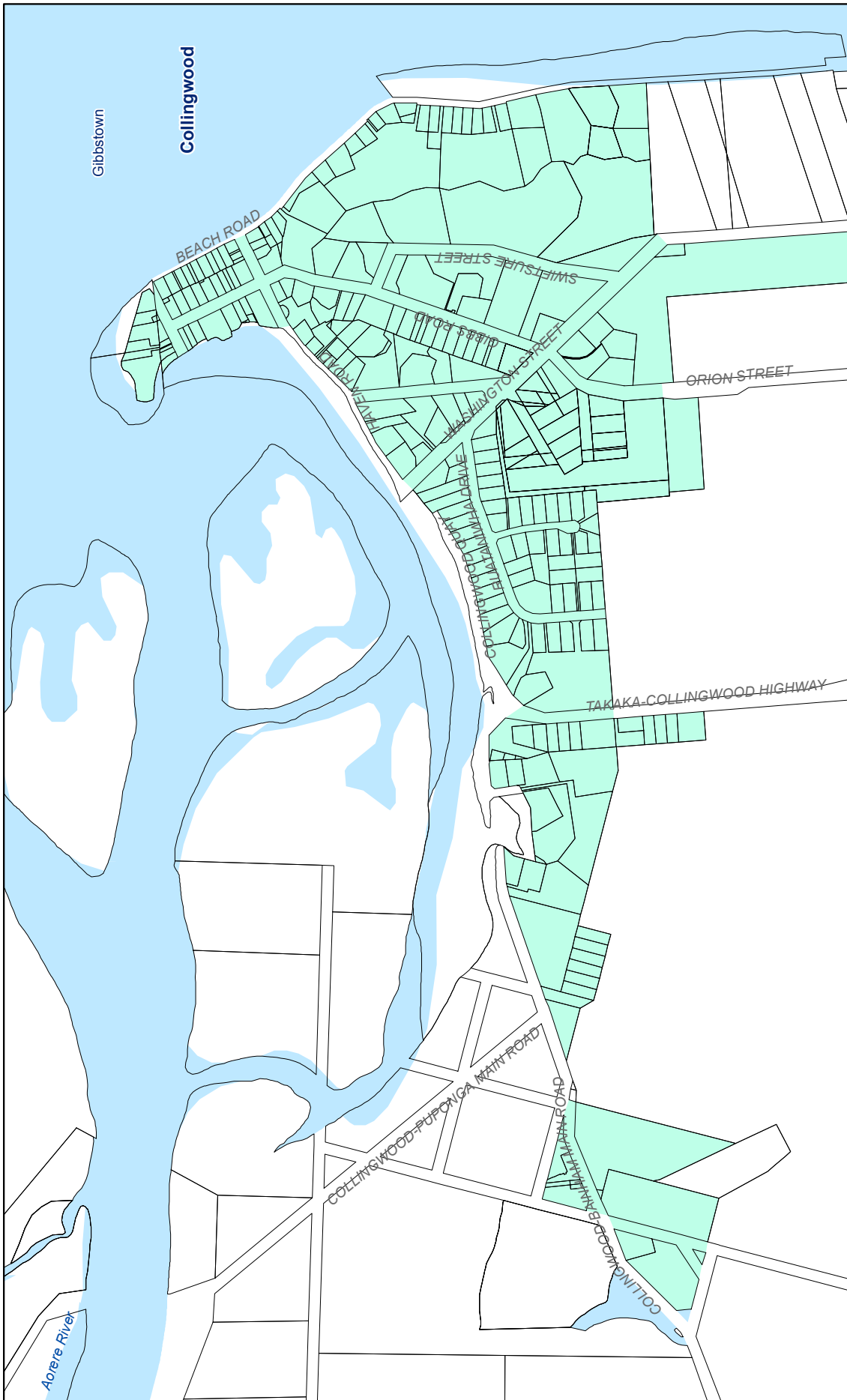
## Stormwater Services Activity Contribution



1:12,500

# Brightwater Stormwater Services Activity Contribution Map

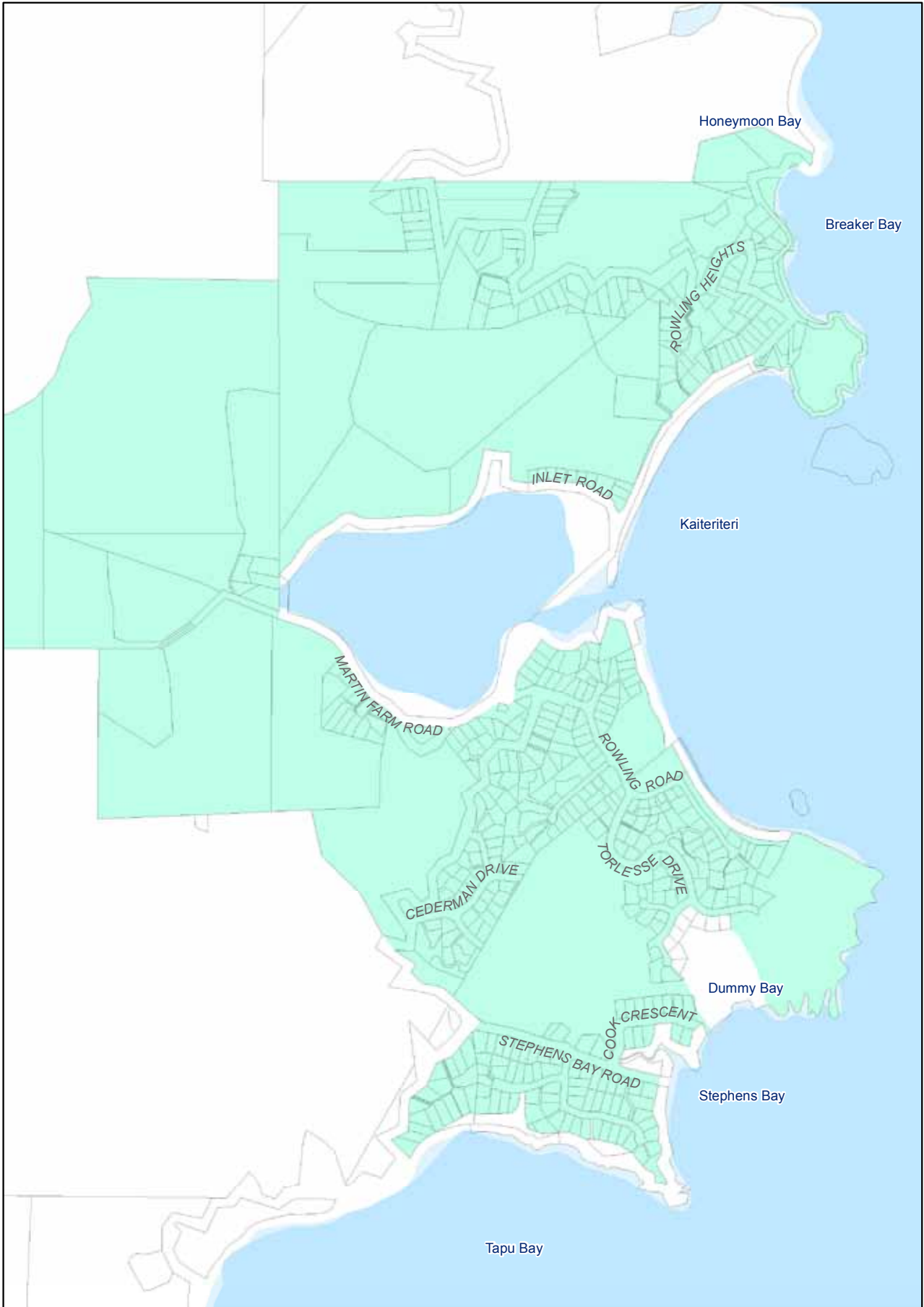




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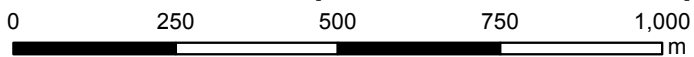
# Collingwood Stormwater Services Activity Contribution Map





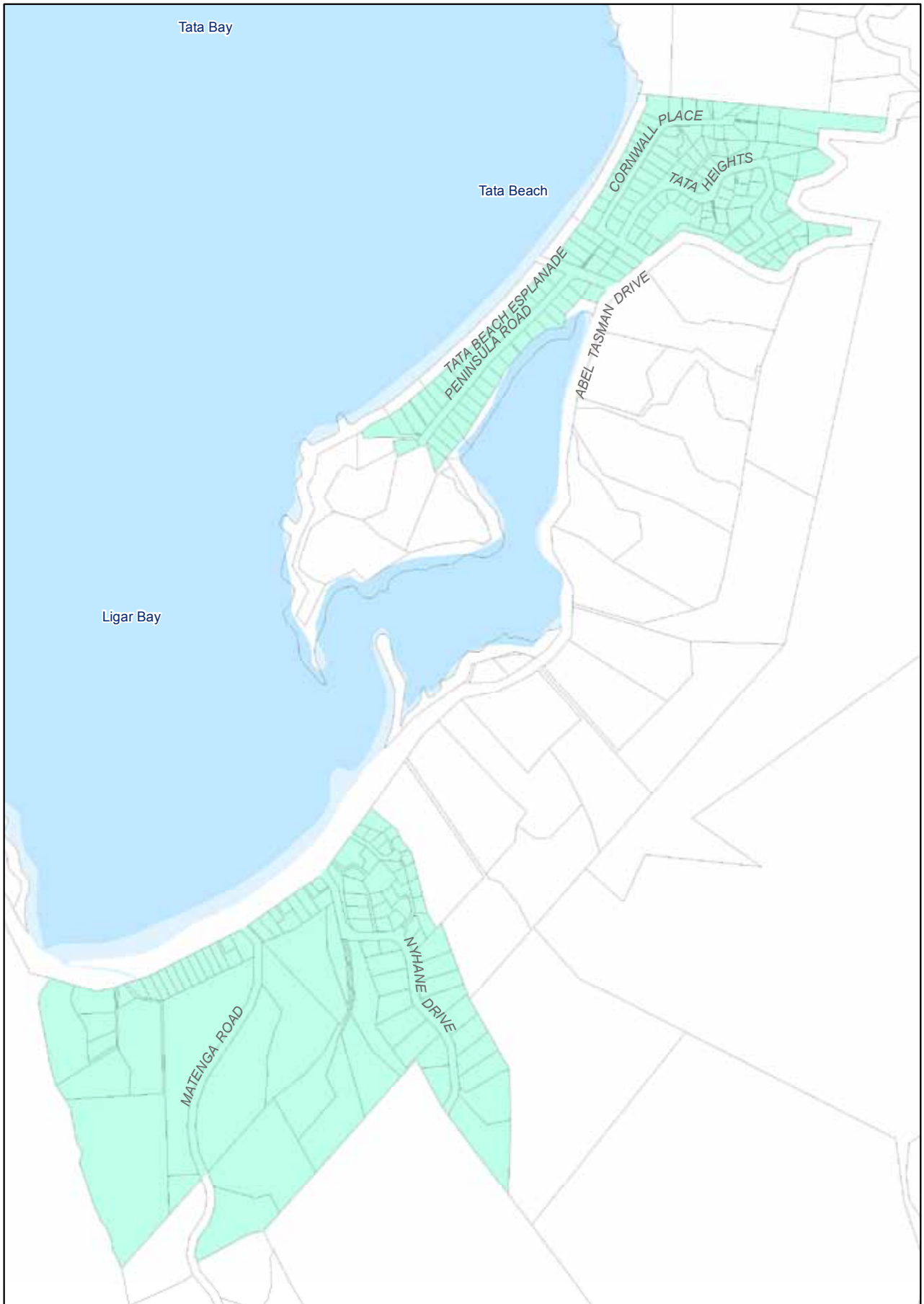
**Kaiteriteri**

**Stormwater Development Contribution Map**



1:10,500



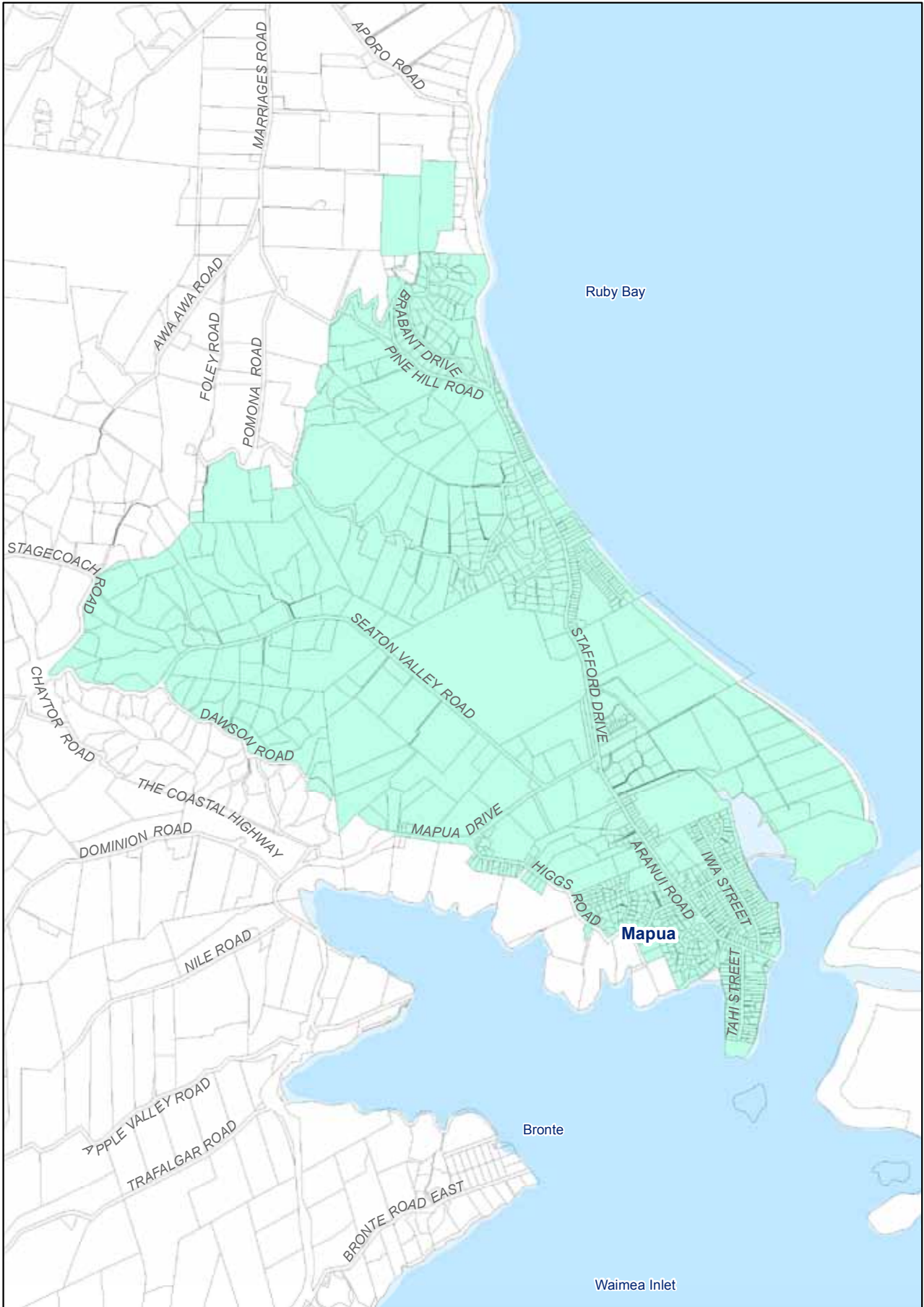


**Ligar Bay Tata Beach  
Stormwater Development Contribution Map**

0      220      440      660      880  
 m



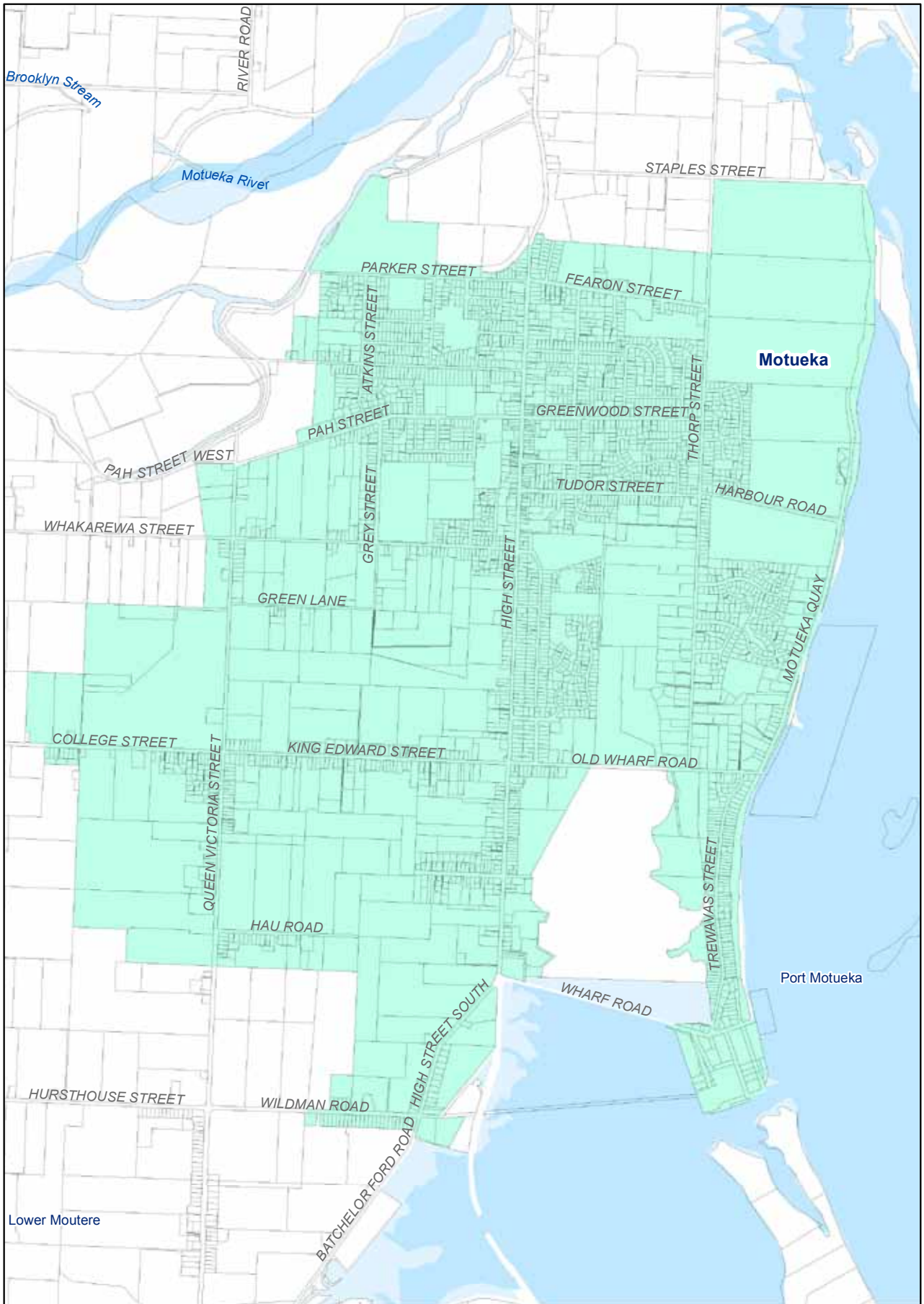




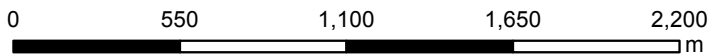
**Mapua**  
**Stormwater Development Contribution Map**

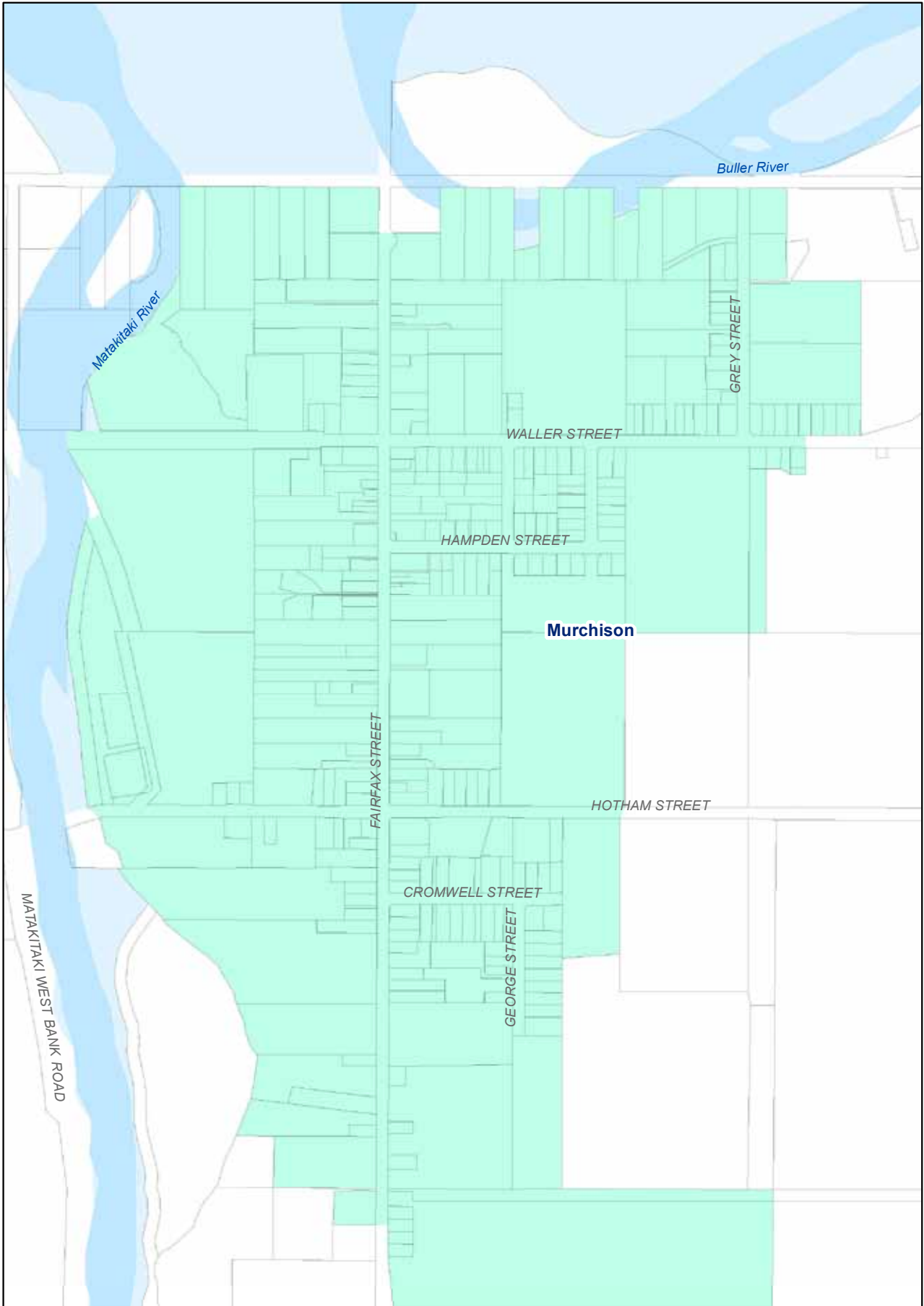
0      630      1,260      1,890      2,520  
 m





**Motueka  
Stormwater Development Contribution Map**

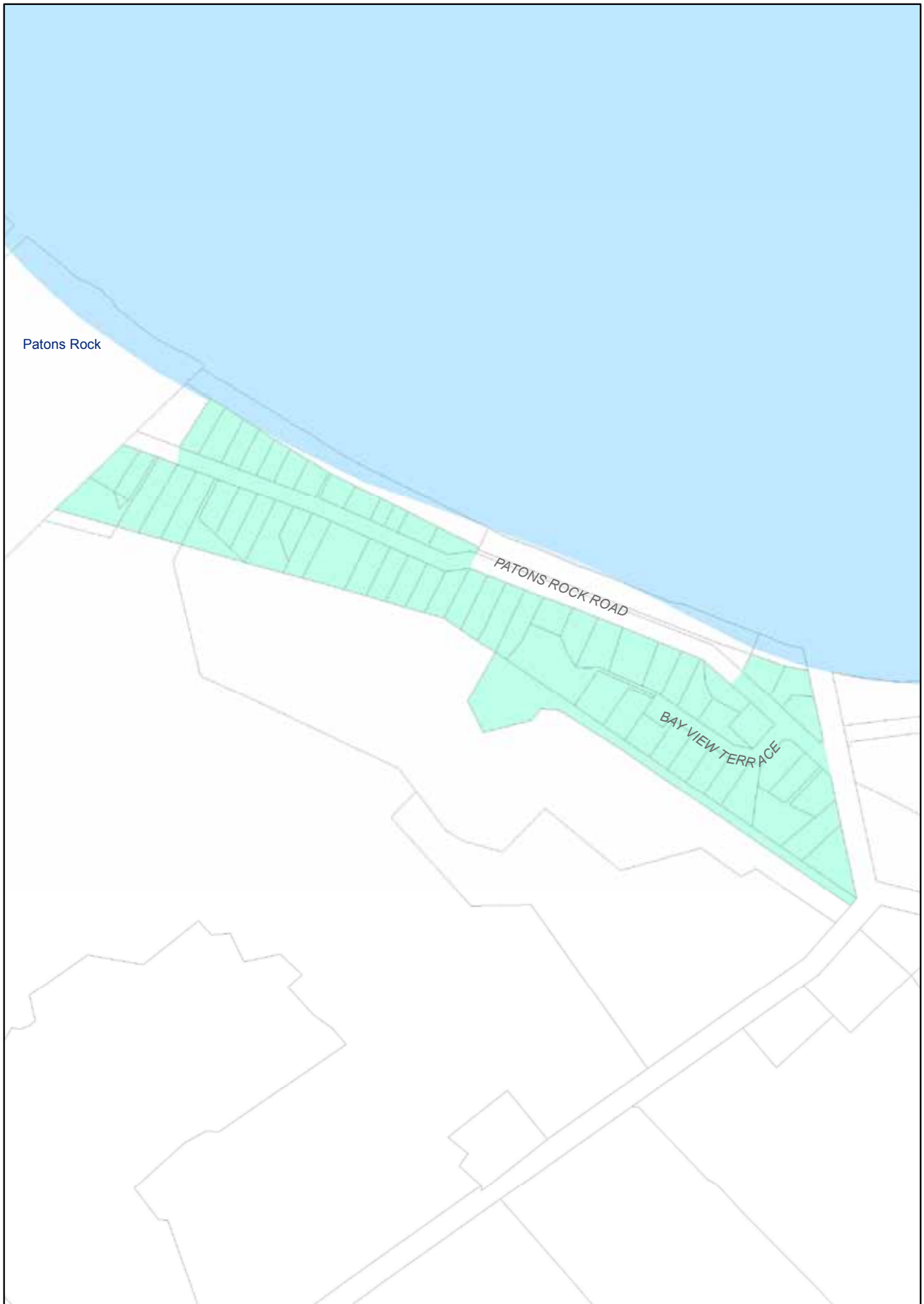




**Murchison**  
**Stormwater Development Contribution Map**

0 200 400 600 800  
 m





Patons Rock

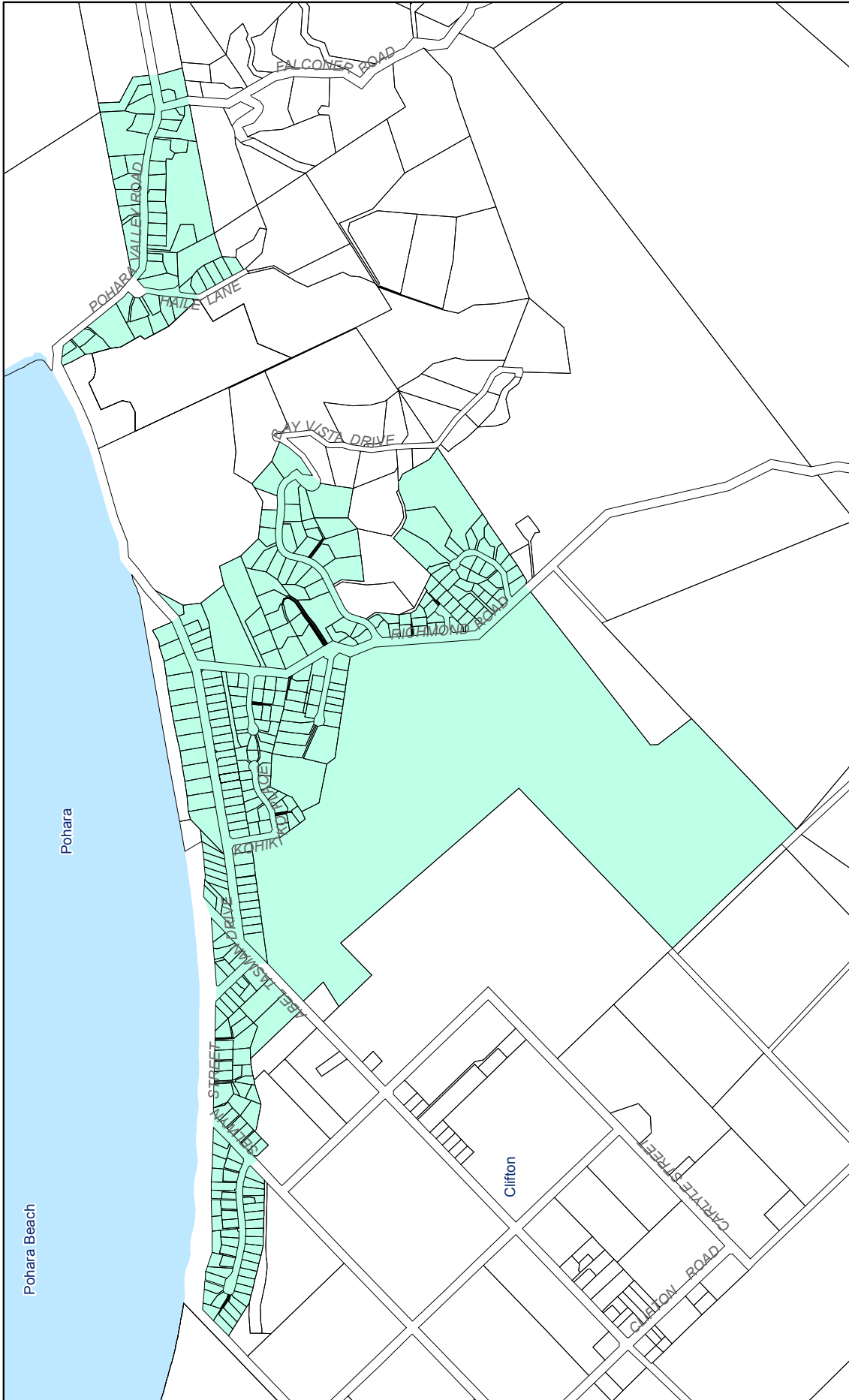
PATONS ROCK ROAD

BAY VIEW TERRACE

**Patons Rock**  
**Stormwater Development Contribution Map**

0 110 220 330 440  
m

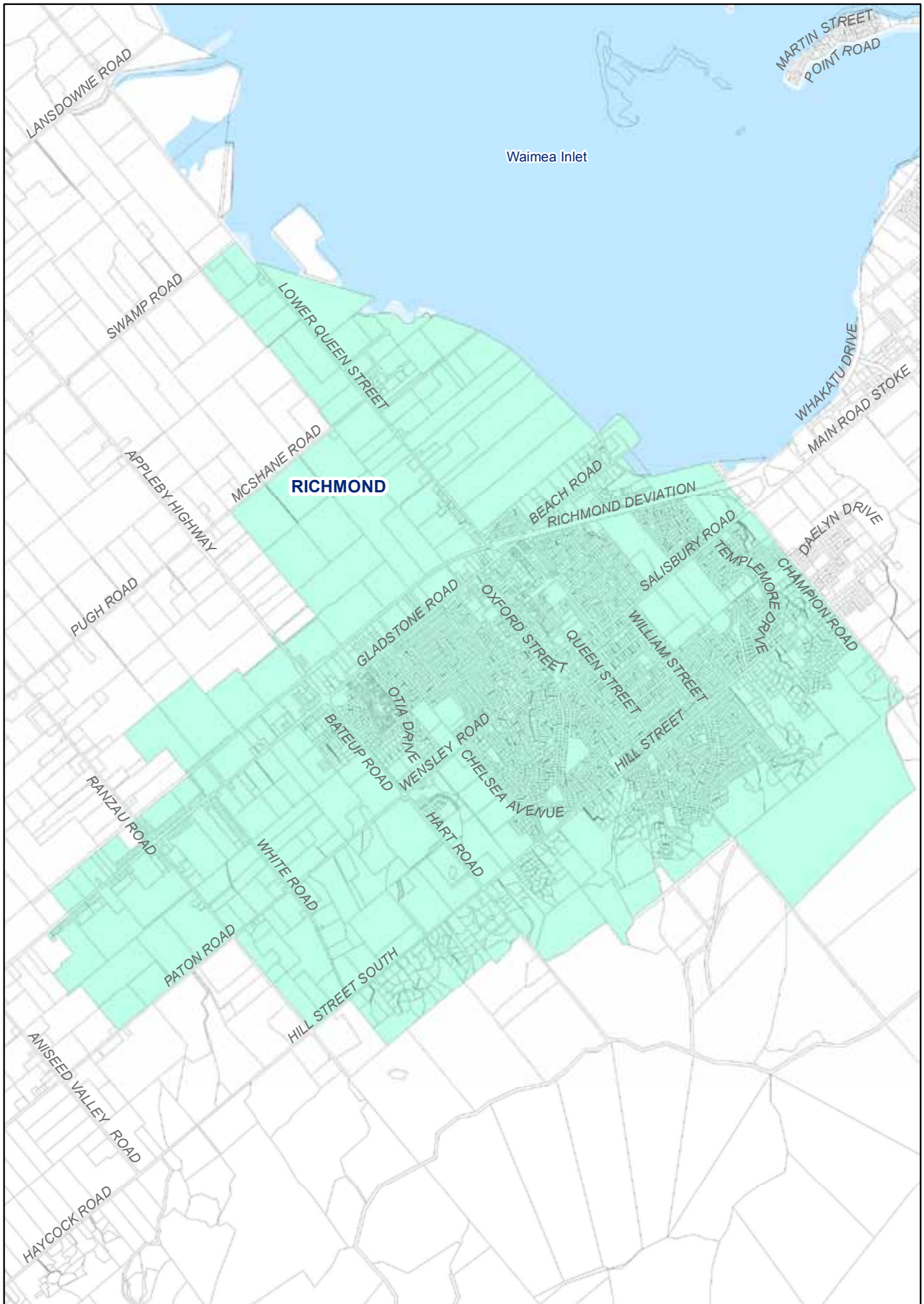




1:11,500

# Pohara Stormwater Services Activity Contribution Map

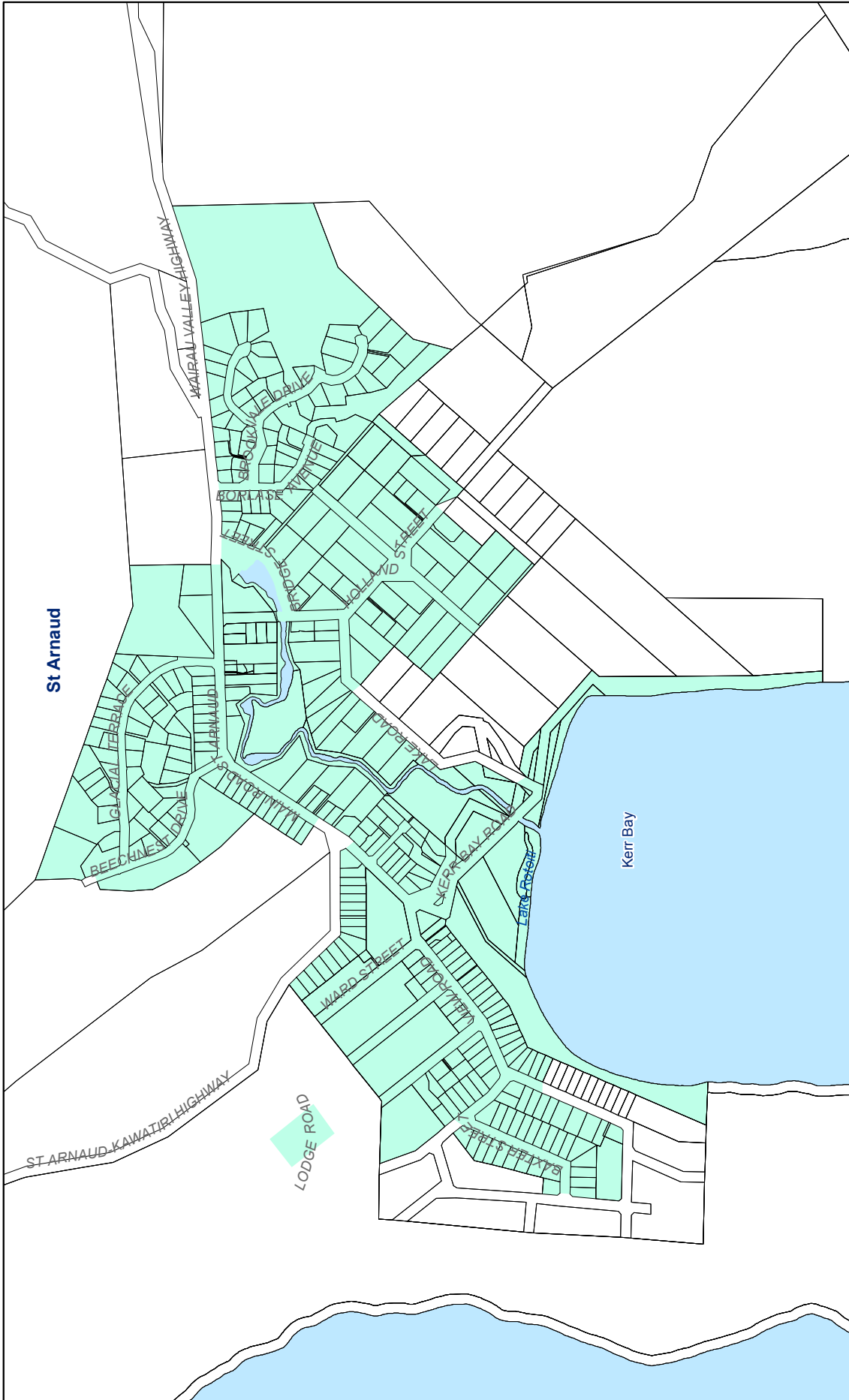




**Richmond**  
**Stormwater Development Contribution Map**

0                      810                      1,620                      2,430                      3,240  
 ───────────────────┬──────────────────┬──────────────────┬──────────────────┬──────────────────  
 m

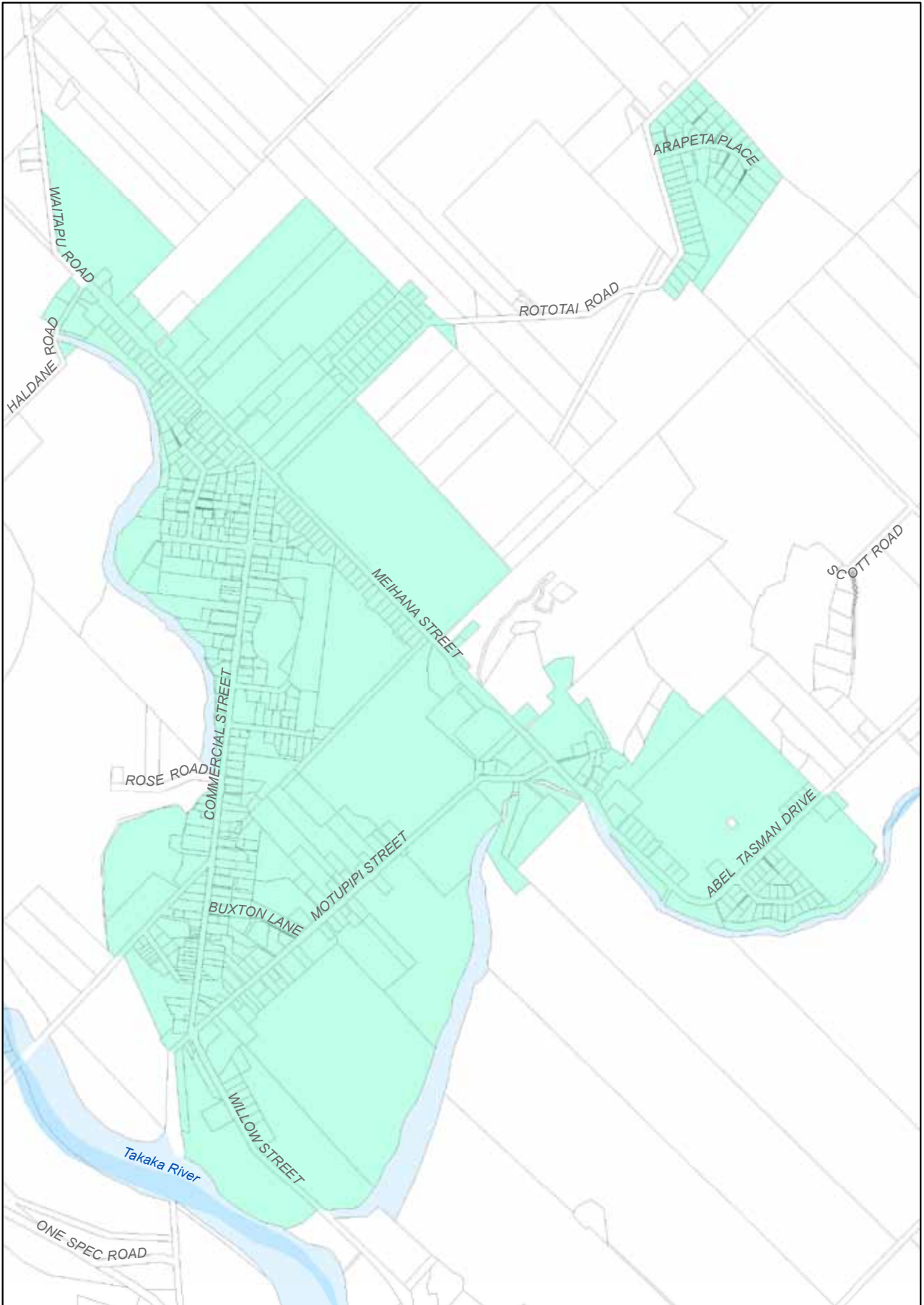




1:10,000

# St Arnaud Stormwater Services Activity Contribution Map



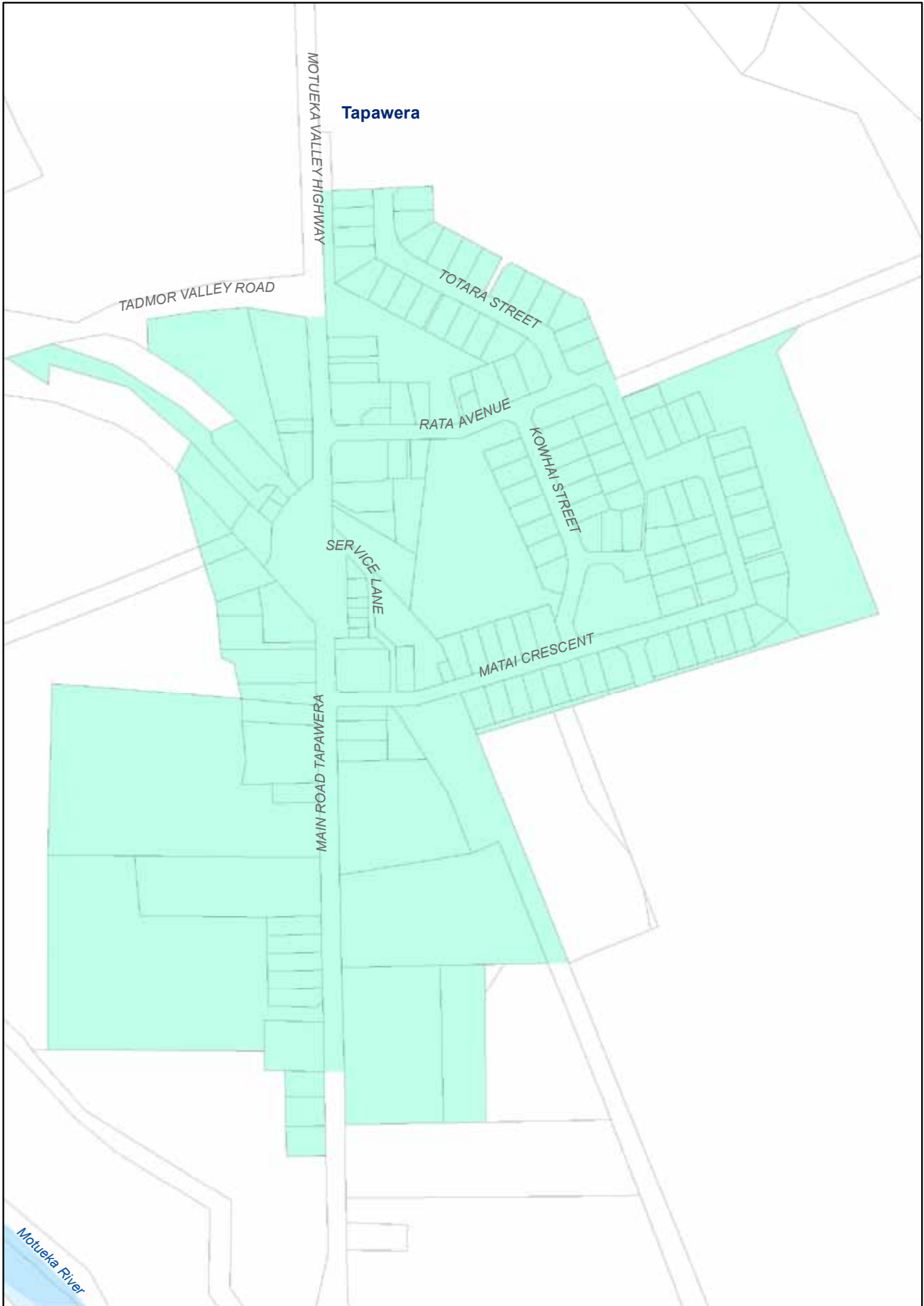


**Takaka**  
**Stormwater Development Contribution Map**

0 290 580 870 1,160  
m



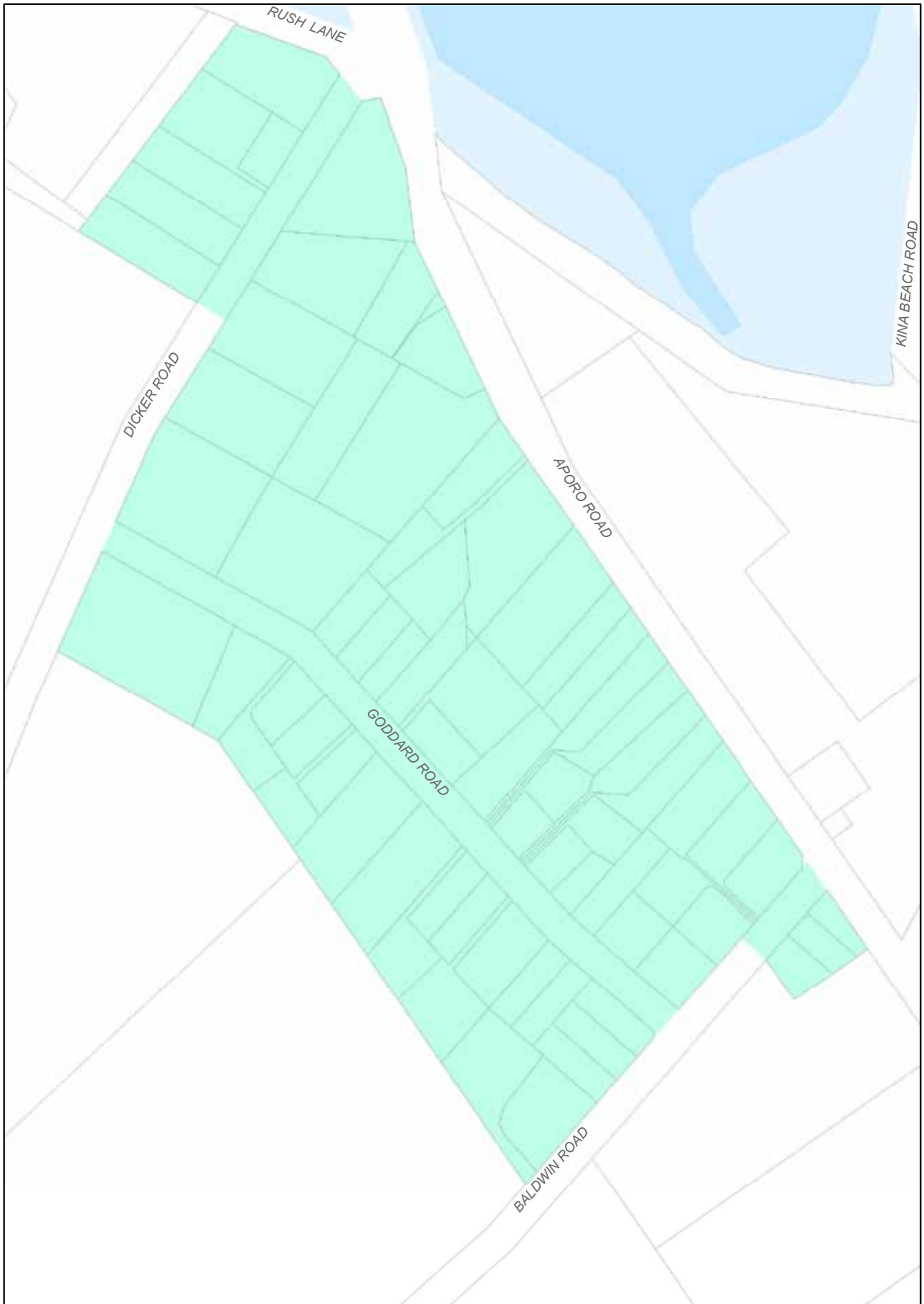




**Tapawera**  
**Stormwater Development Contribution Map**

0      120      240      360      480  
 m

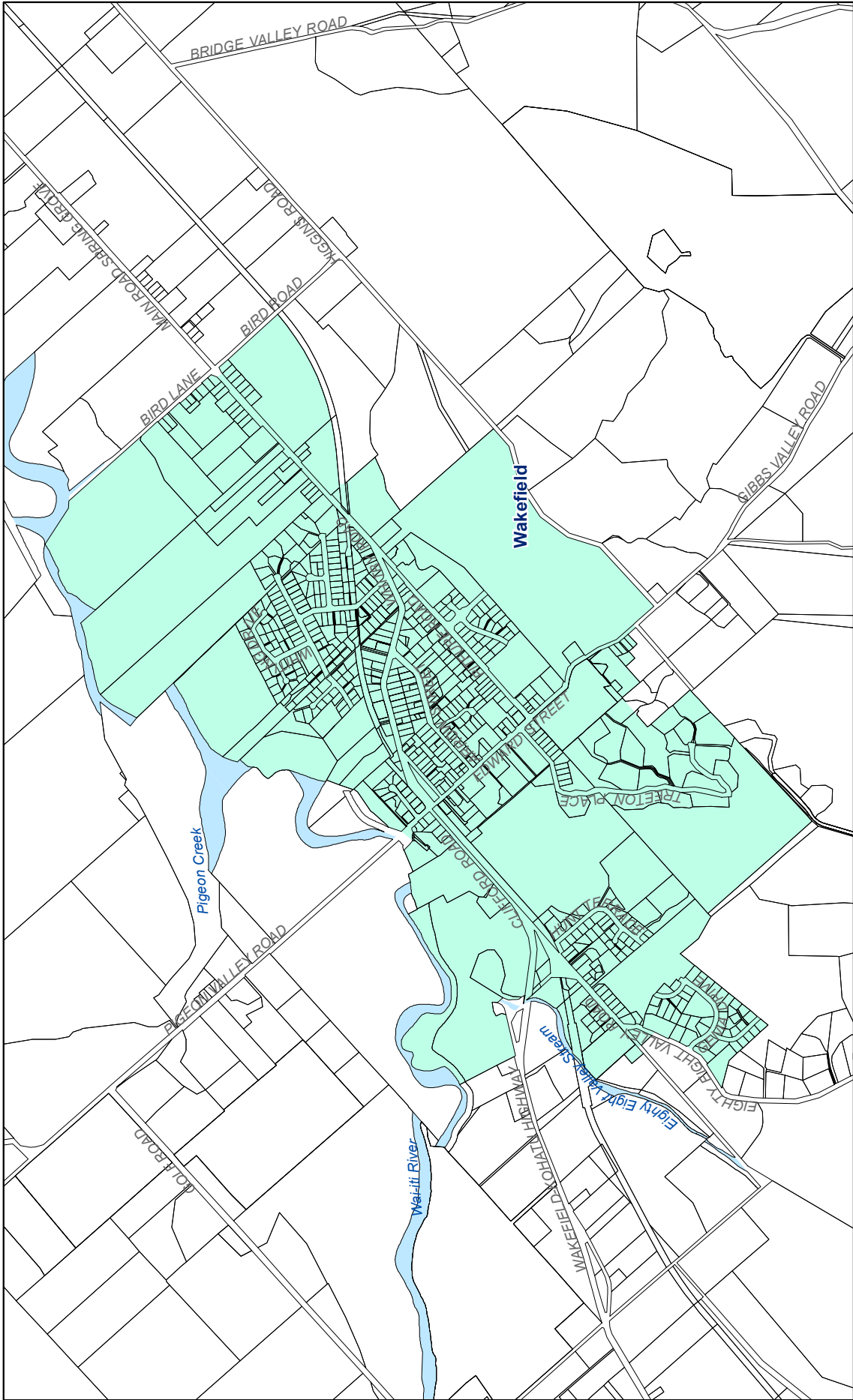




**Tasman**  
**Stormwater Development Contribution Map**

0 75 150 225 300  
m





1:17,000

# Wakefield Stormwater Services Activity Contribution Map





# Part 6 – Water and Sanitary Services Assessments and Waste Management and Minimisation Plan

Recent changes to the Local Government Act 2002 now require Council to identify in the Long Term Plan any significant variation between the proposals in that Plan and Council's assessment of water and sanitary services and its Waste Management and Minimisation Plan (clause 6 of Schedule 10 of the Act).

Tasman District Council has prepared a joint Waste Management and Minimisation Plan with Nelson City Council...

# Variations from the Water and Sanitary Services Assessments

Council formally adopted the Water and Sanitary Services Assessments on 30 June 2005 following public consultation. The Water and Sanitary Services Assessment (WSSA) is an assessment of the water and sanitary services in the Tasman District. It covers both Council owned services and privately owned services relating to:

- Water supply
- Sewerage and sewage disposal
- Stormwater disposal
- Public toilets
- Cemeteries and crematoria.

Council is planning to review its Water and Sanitary Services Assessments in 2015/2016. Brief comments have been included below to note key variations to the proposals since adoption of the WSSA in 2005.

- Sections 126 – 129 of the Local Government Act have been repealed. This means that while Council still needs to undertake water and sanitary services assessments within the District, the process for undertaking the assessments and the extent of information required are no longer dictated.
- An amendment to Section 125 of the Act now means that an assessment may be included in the Council's Long Term Plan, but, if it is not, Council must adopt the assessment using the special consultative procedure. The majority of information in the WSSA,

in respect of Council owned and operated services, is now included in Appendix B of Council's relevant Activity Management Plans. Council is under an obligation to assess privately owned services from time to time. There is no guidance to the timelines associated with these assessments, however, Council has made financial provision in this 10 year forecast to carry out assessments in 2015/2016.

## Water Supply

- Council owns 16 water supplies. Council is proposing that the Pohara water supply joins the Urban Water Club, which will increase the number of water supplies serving essentially urban areas from 10 to 11. Pohara was previously classed as a Community Supply, only Motueka and Hamama remain as Community supplies in this Long Term Plan. The Rural water supplies remain unchanged.
- Council is progressing with the upgrade of water treatment for all urban water supplies to bring them in line with the Drinking Water Standards (DWSNZ:2005, revised 2008) and will continue to undertake improvements to Council's systems as identified in the Water Supply Activity Management Plan 2012.
- The WSSA identified and prioritised those communities which do not have a Council owned water supply. The priority ranking was determined based on general water availability and reliability of supply and the quality of the water that is available.



## Variations from the Water and Sanitary Services Assessments (cont.)

The community considered highest priority (Priority 1) is Motueka. Council has made provision in its Long Term Plan to construct a water supply for Motueka commencing 2021. Council has made provisions for water supplies to the Priority 2 communities, but all are beyond the 10 year period covered by this Long Term Plan.

### Wastewater Disposal

- Council is progressing with the upgrade to the Motueka and Takaka Wastewater Treatment Plants and will continue to undertake improvements to Council's systems as identified in the Wastewater Activity Management Plan 2012.
- The WSSA identified and prioritised non-reticulated communities. The priority ranking was based on the ability of the systems to treat and dispose of the wastewater into the environment in a manner that meets environmental compliance criteria; and minimises risk to public health, and the impact on the environment. Council has made provisions for reticulating Marahau, a Priority 1 community, but beyond the 10 year period covered by this Long Term Plan.

## Variations from Waste Management and Minimisation Plan

Council has recently adopted a Joint Waste Management and Minimisation Plan with Nelson City Council. A Waste Management and Minimisation Plan is a strategic policy document which sets out Council's objectives, policies and methods for promoting effective and efficient waste management and minimisation in the District.

The Waste Minimisation Act 2008 requires councils to adopt a Waste Management and Minimisation Plan and to review existing plans by 1 July 2012.

Council adopted its previous Waste Management Plan on 27 November 2003. The review of the previous plan was delayed to follow the introduction of the Waste Minimisation Act and subsequent amendment of the New Zealand Waste Strategy in 2010.

Section 45 of the Waste Minimisation Act provides for the development of a joint Waste Management and Minimisation Plan by two or more councils. Nelson City and Tasman District Councils elected to utilise this provision of the Act to develop a joint Waste Assessment and a Joint Waste Management and Minimisation Plan. The Draft Joint Waste Management and Minimisation Plan was released for consultation in December 2011 and submissions closed on 31 January 2012. Hearings to consider submissions on the Draft Joint Waste Management and Minimisation Plan were held in March 2012. The final Joint Waste Management and Minimisation Plan was adopted by the two Councils in April 2012.

Council has based the Solid Waste activities in this Long Term Plan on the objectives, policies and methods contained in the joint Waste Management and Minimisation Plan. The content of the Long Term Plan is consistent with the joint Waste Management and Minimisation Plan.

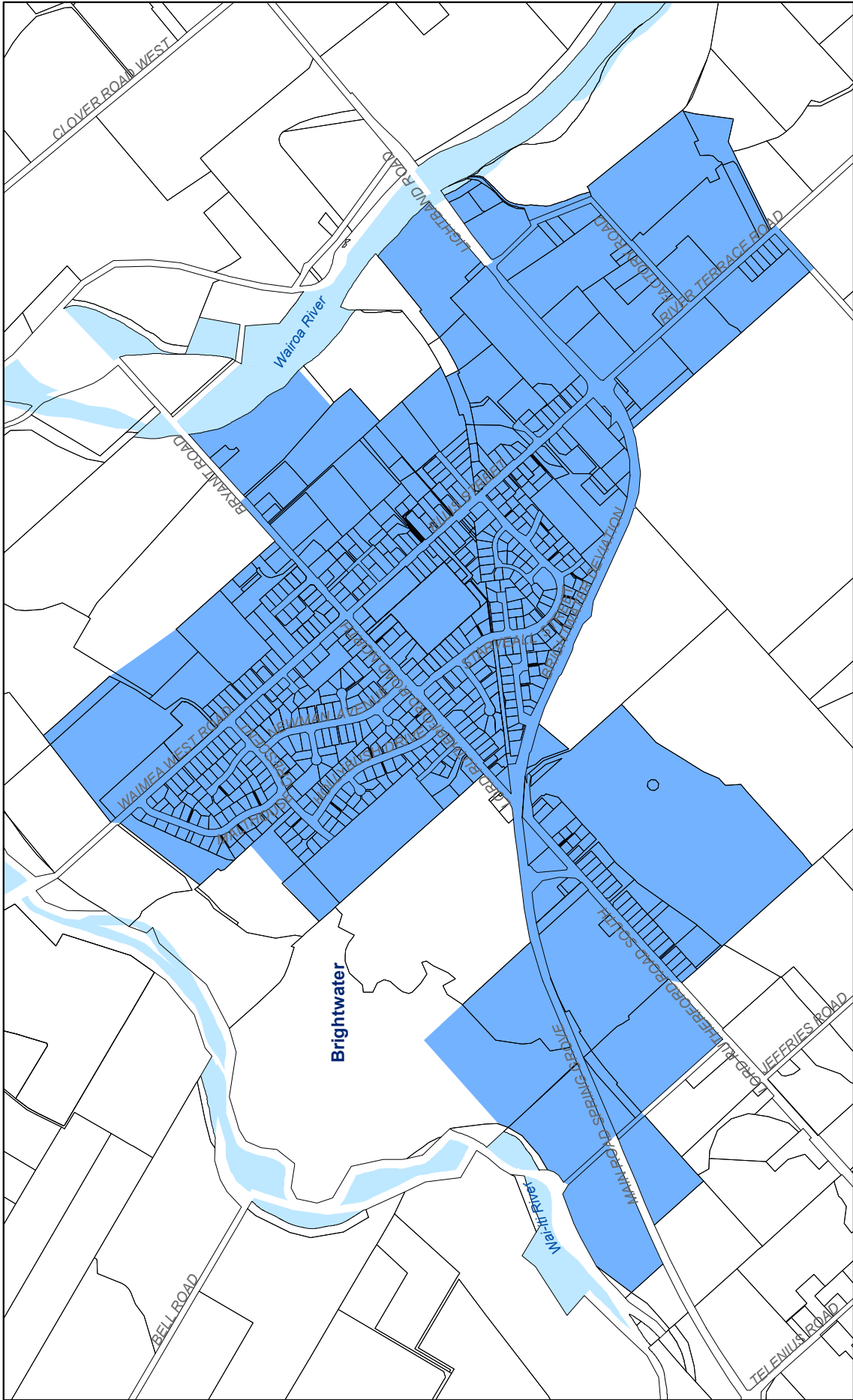




# Part 7 – Rating Maps

## Water, Sanitary Services, Waste Management, and other rating maps

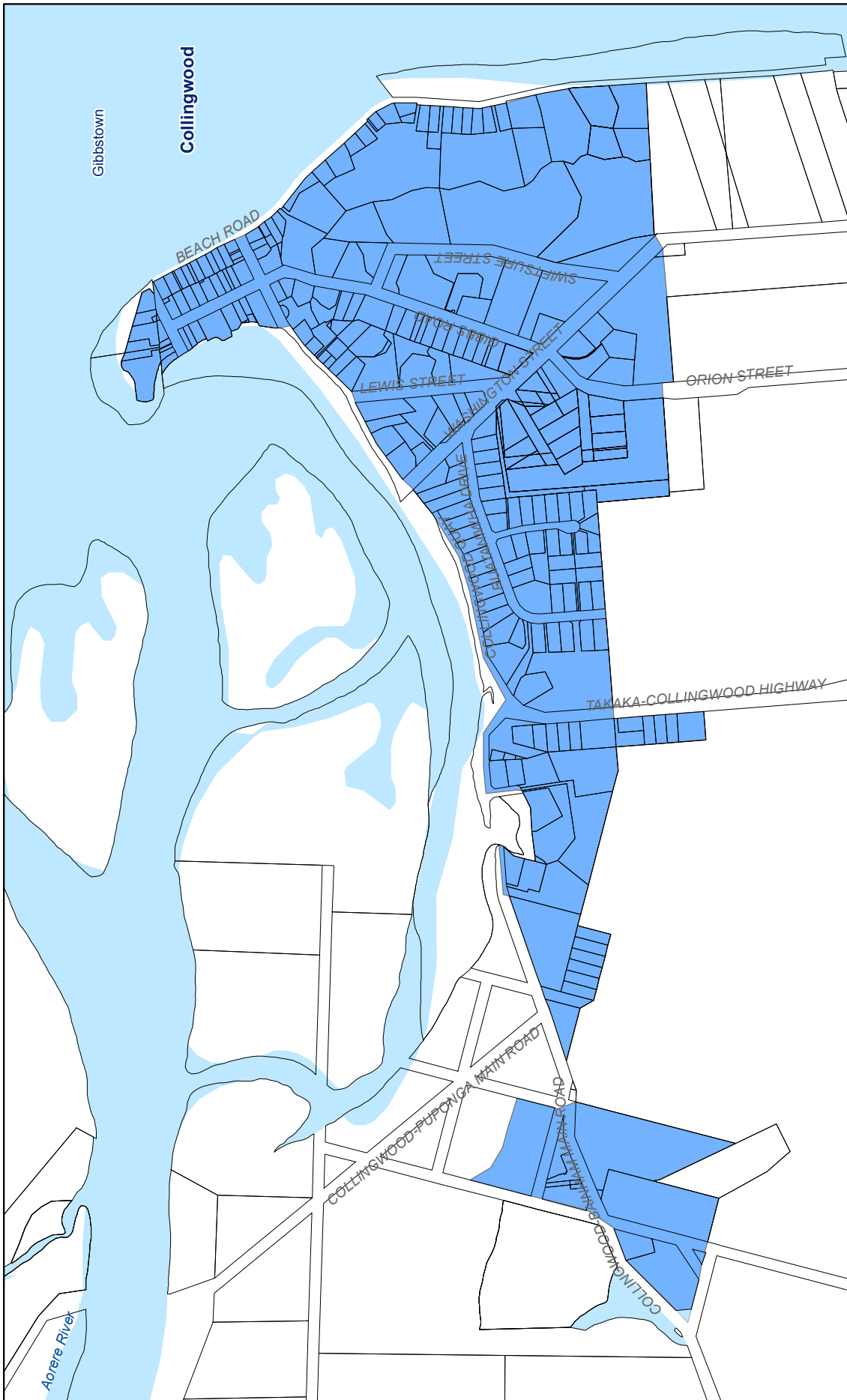
Water Supply Area



1:12,500

# Brightwater Water Supply Area

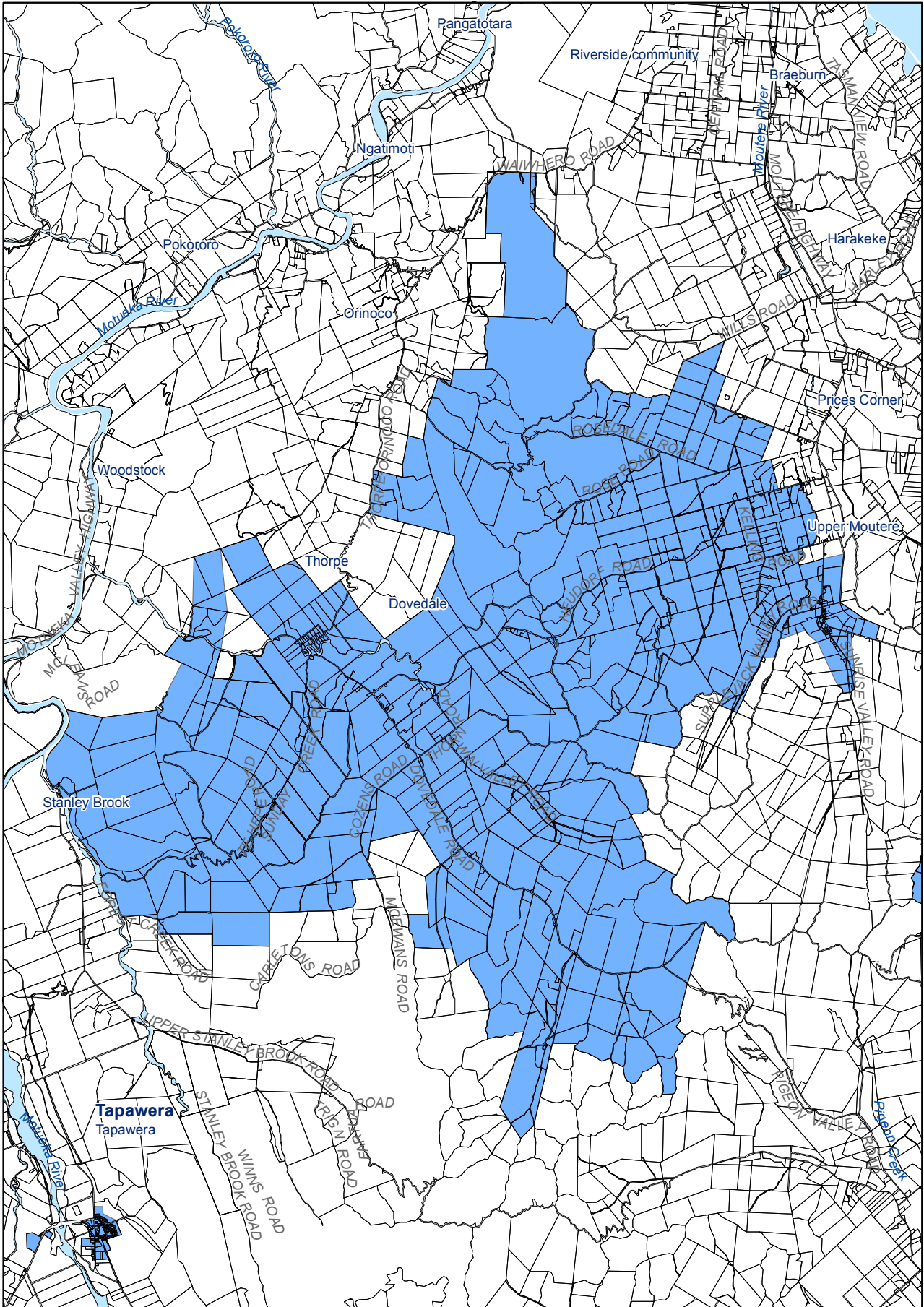




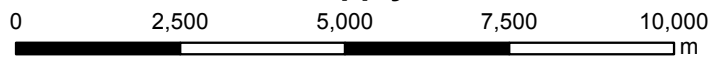
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# Collingwood Water Supply Area



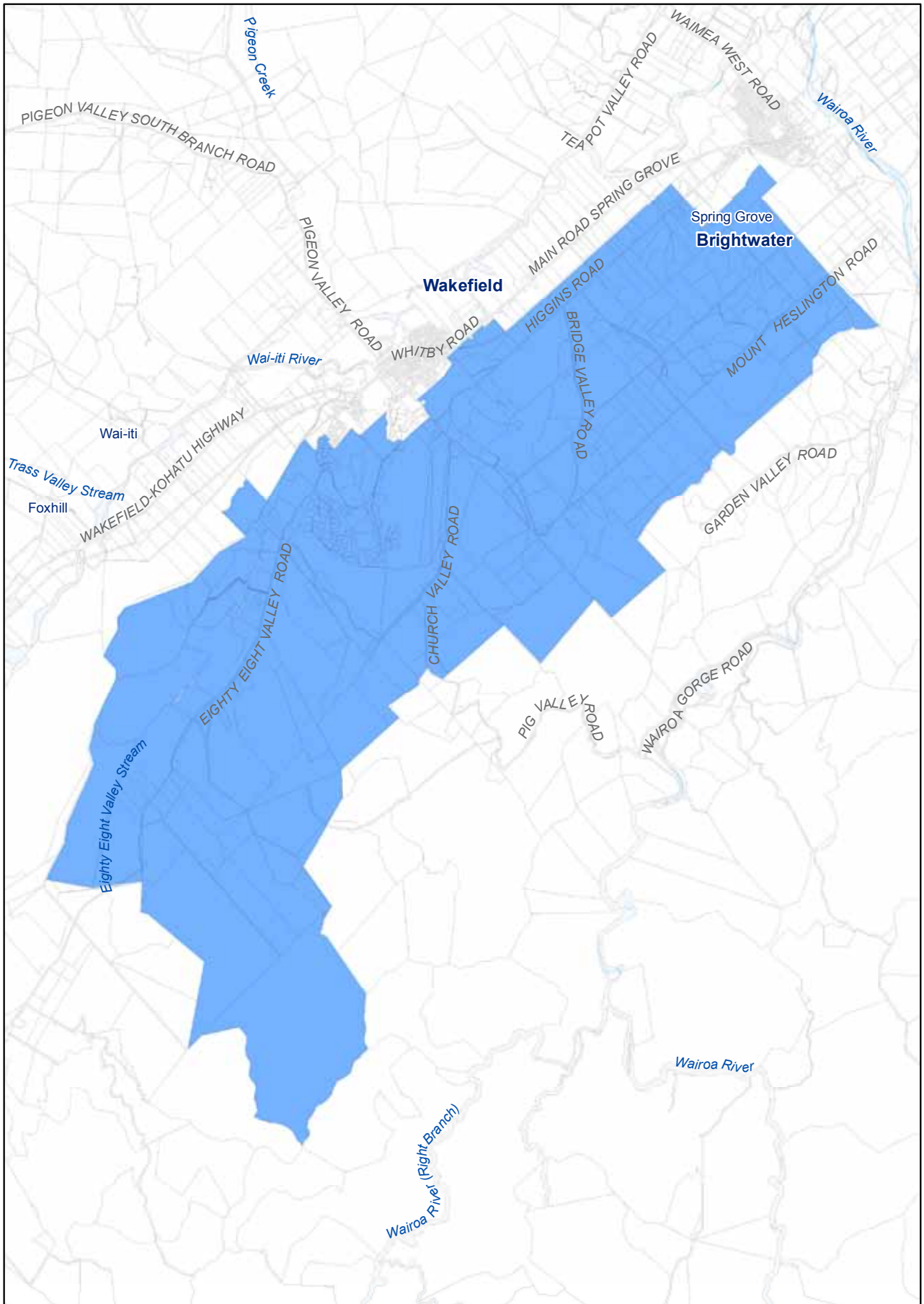


### Dovedale Water Supply Area

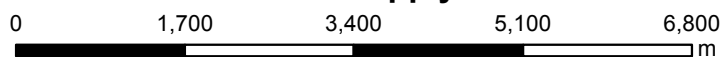


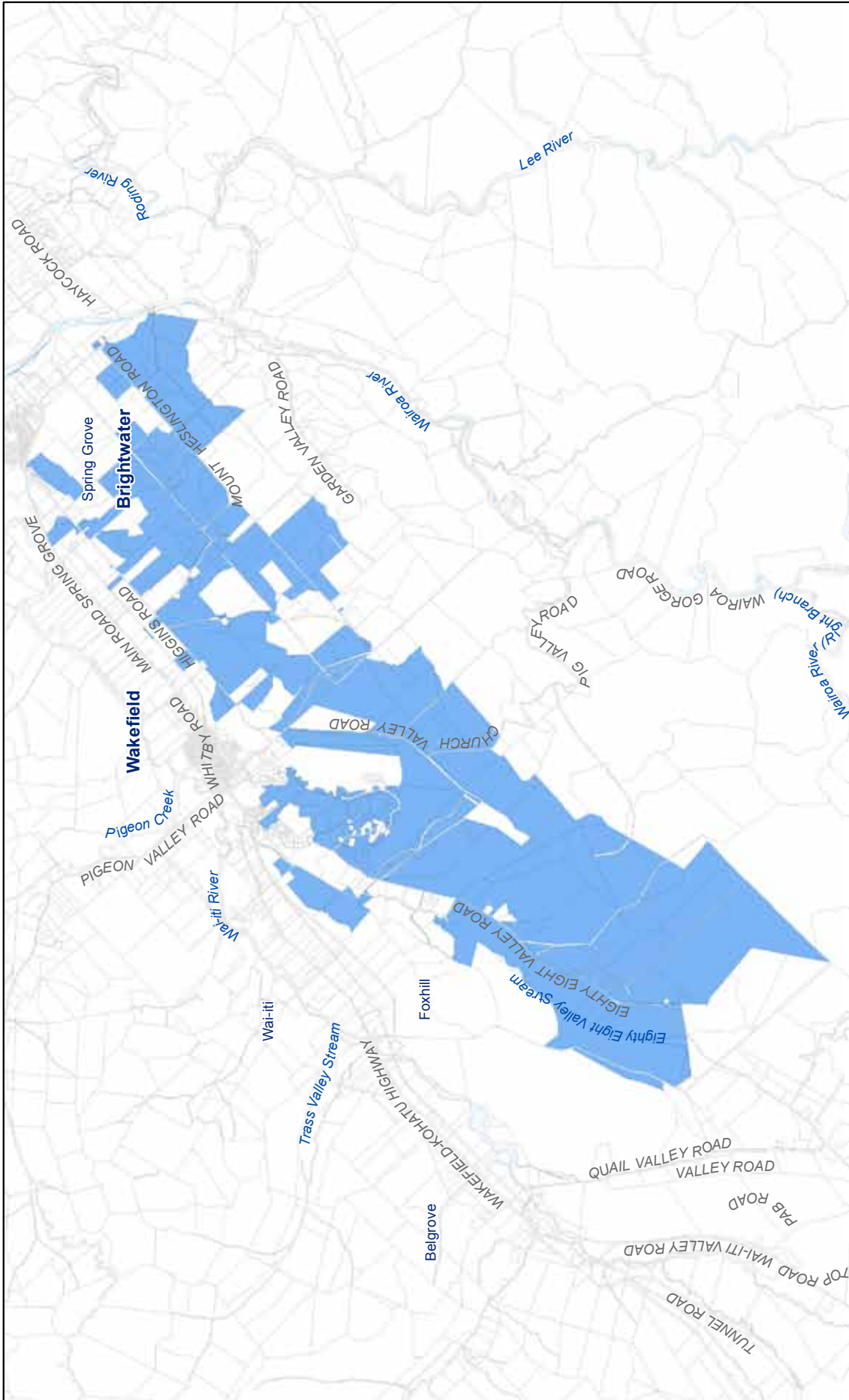
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**Eighty-Eight Valley  
Rural Water Supply Area**

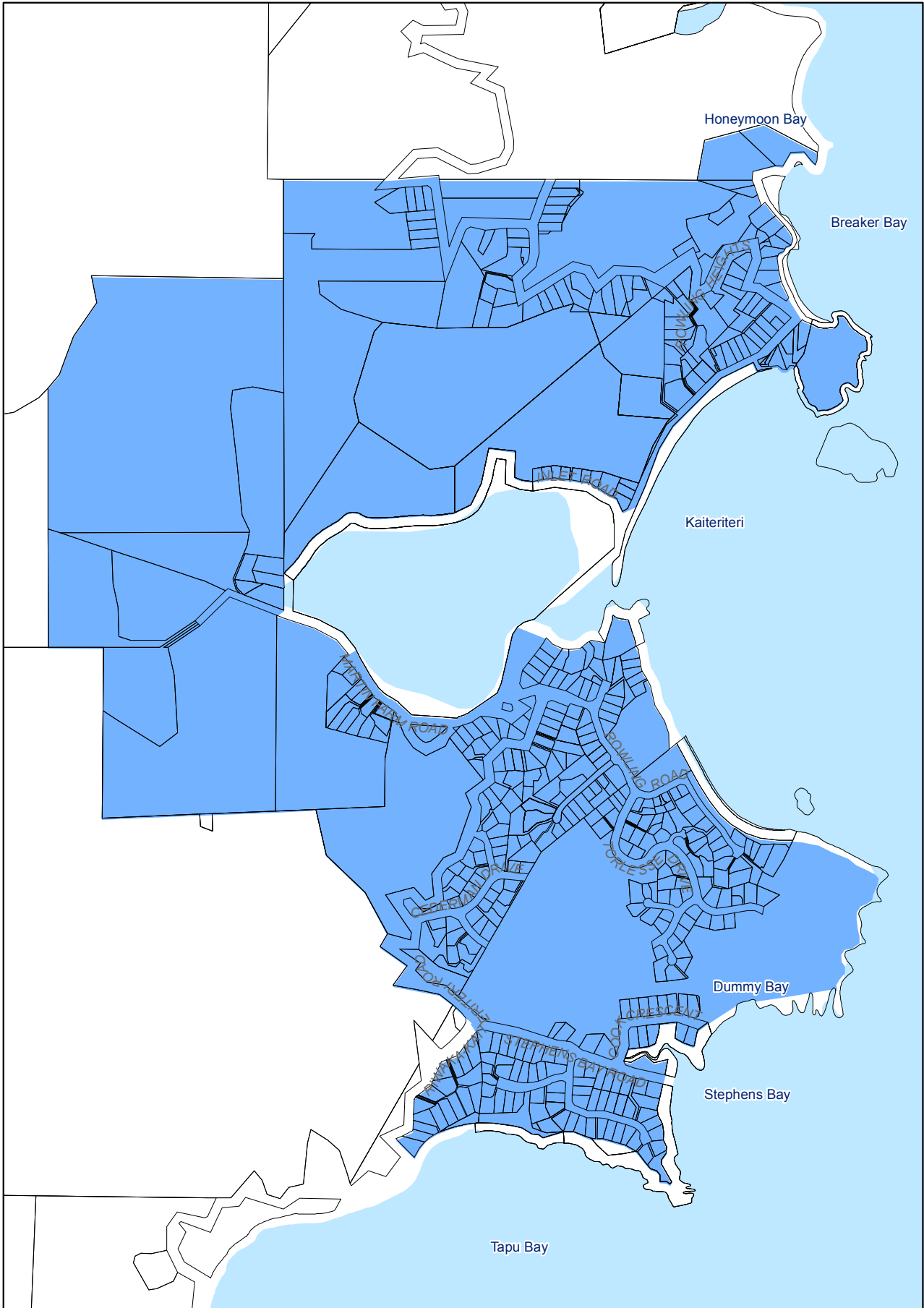




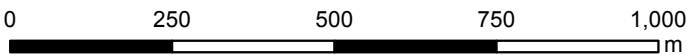
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## Eighty Eight Valley Water Scheme Service Charge Rating Area





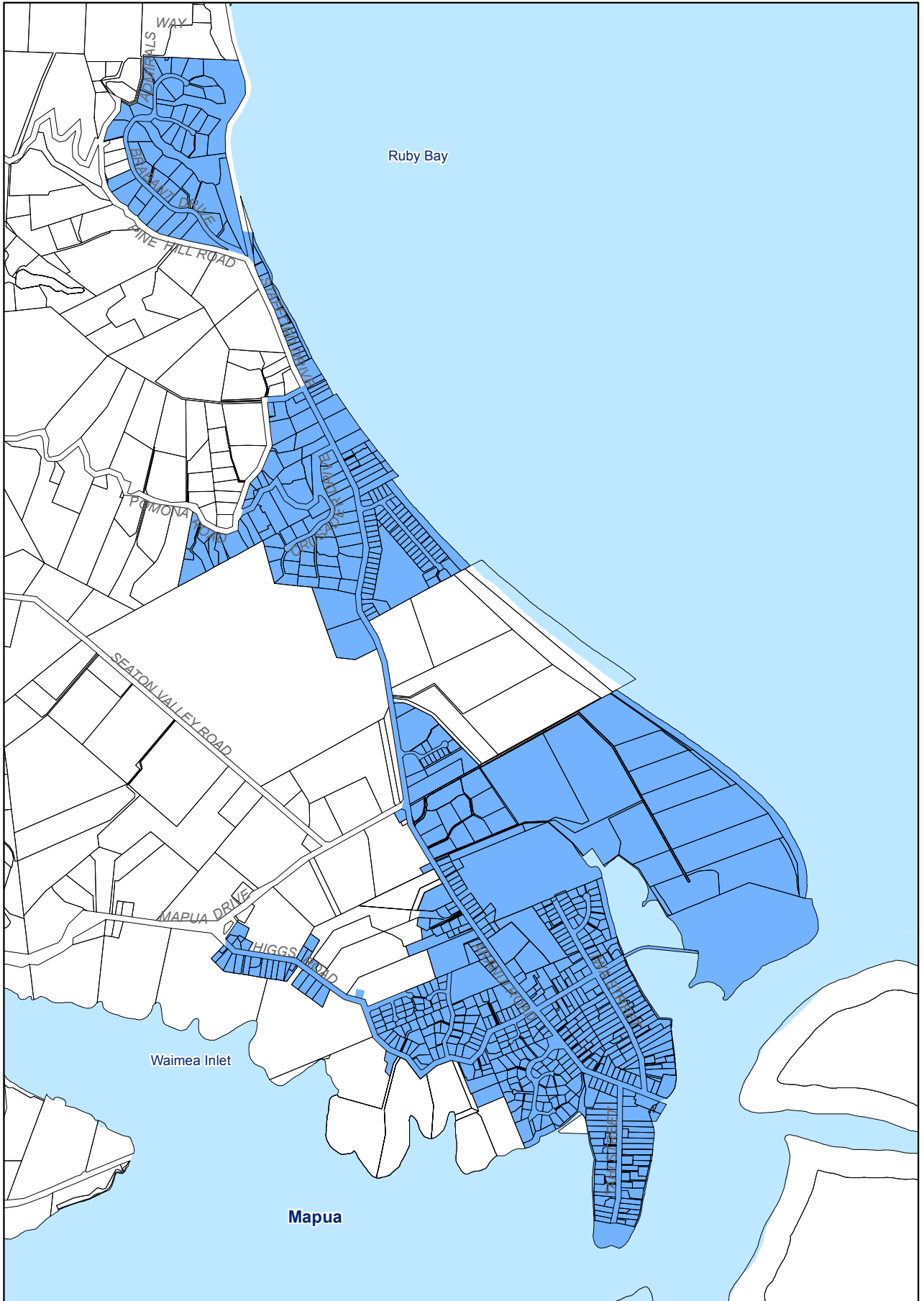
**Kaiteriteri/Stephens Bay  
Water Supply Area**



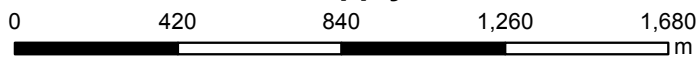
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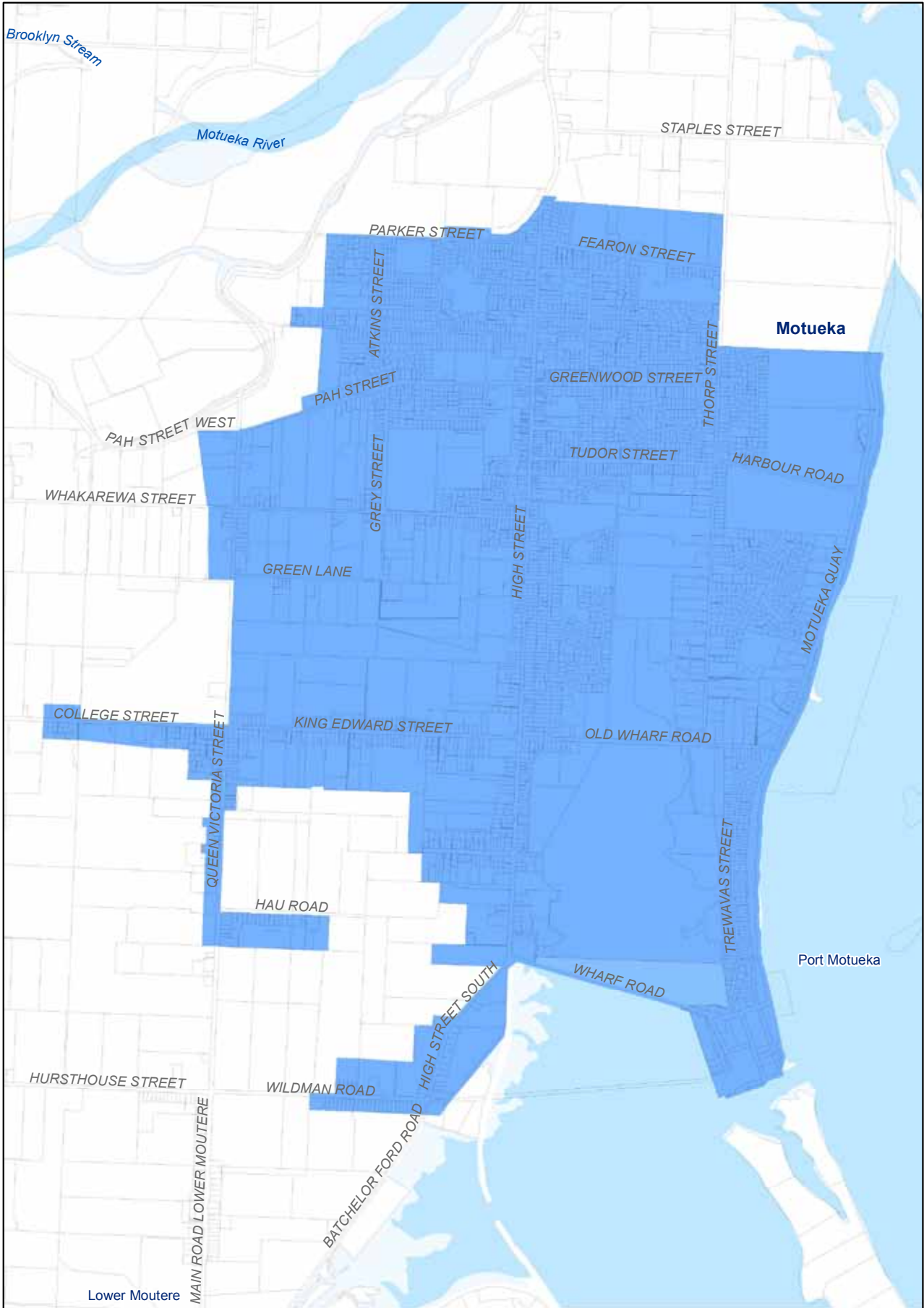


**Mapua / Ruby Bay  
Water Supply Area**

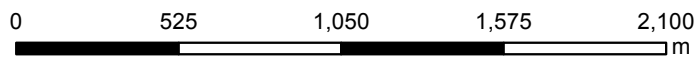


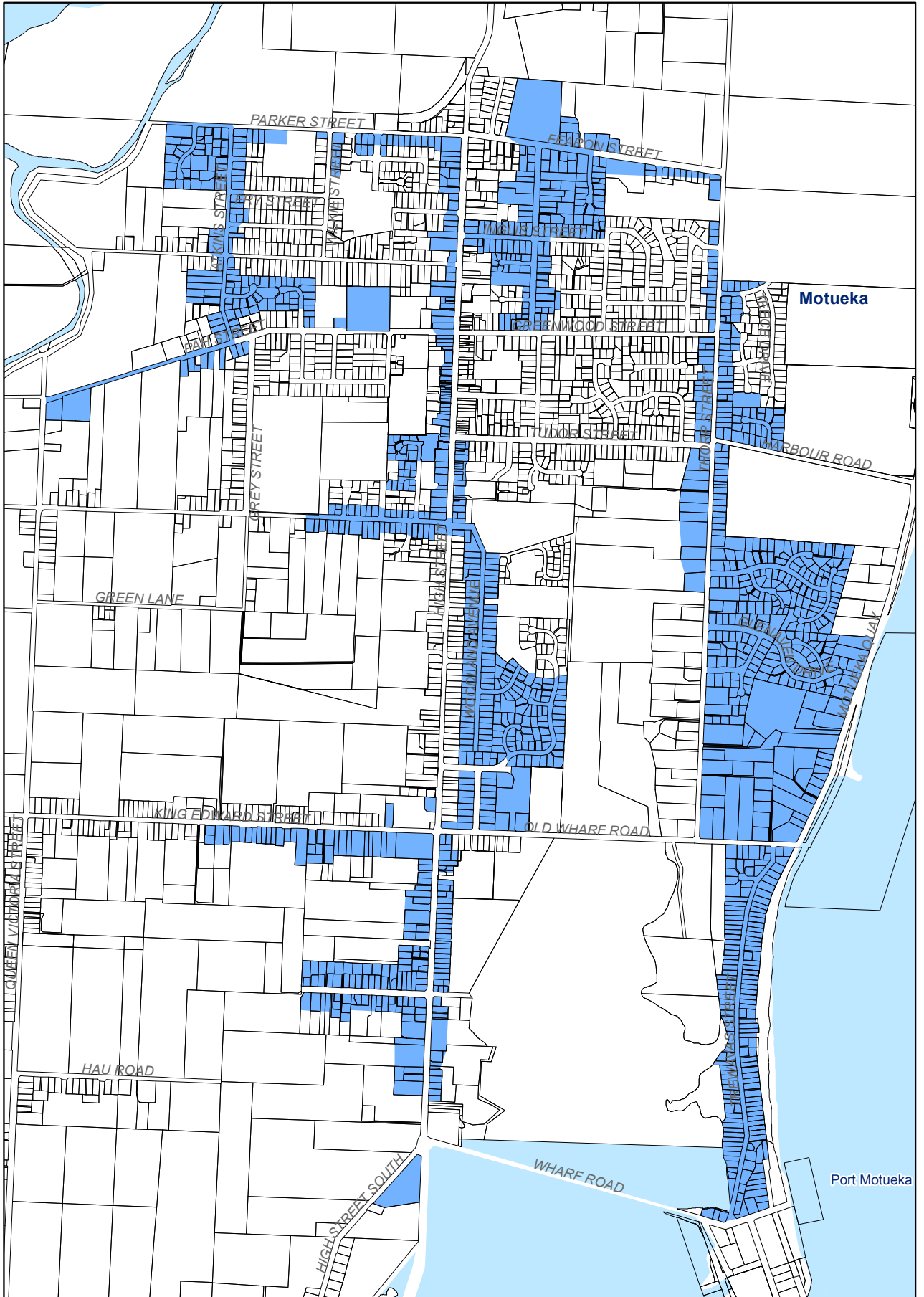
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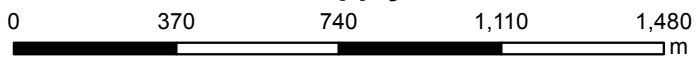


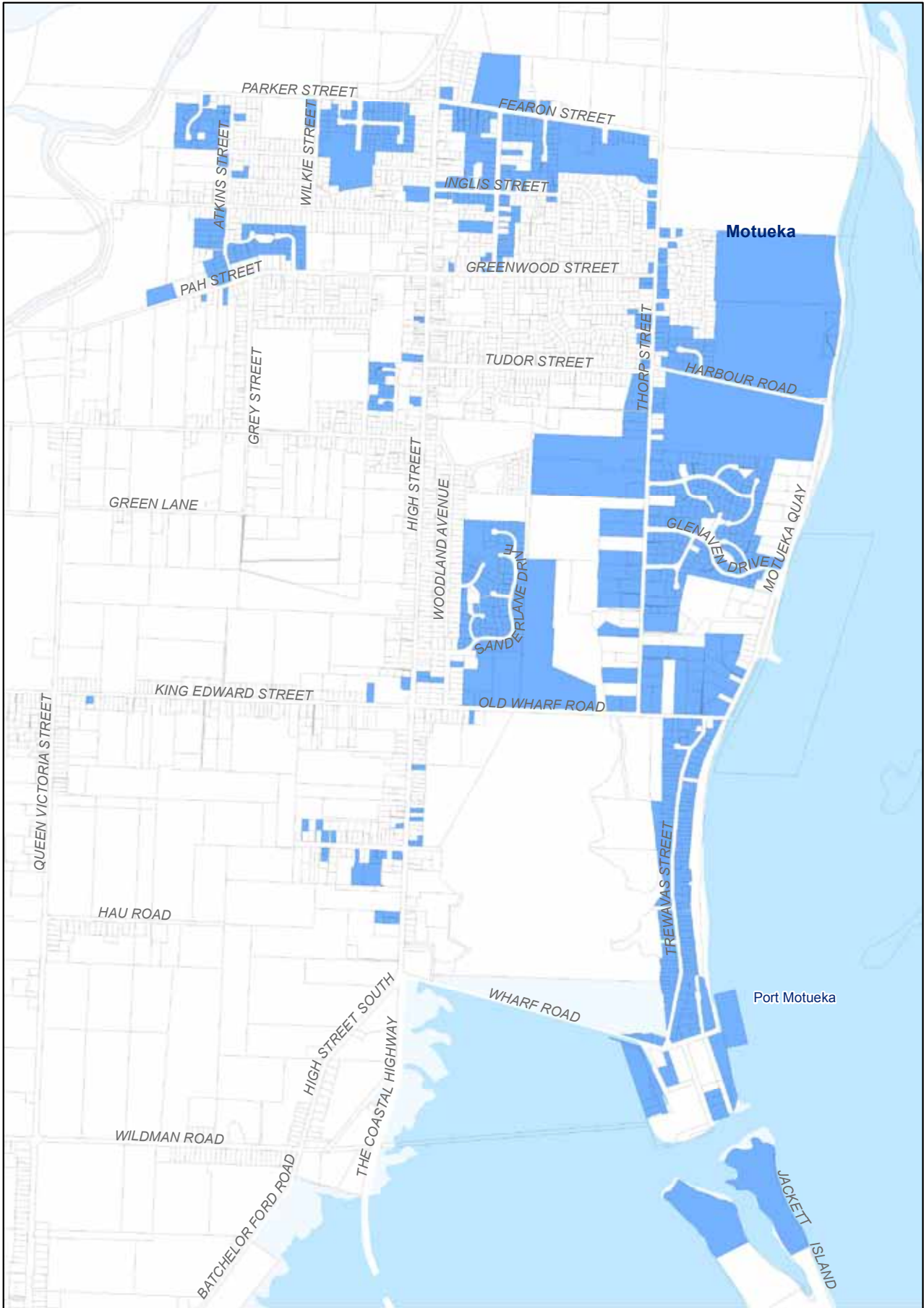
**Motueka  
Water Works Services Area**



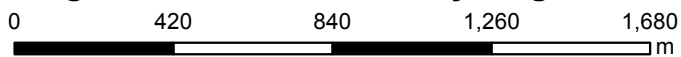


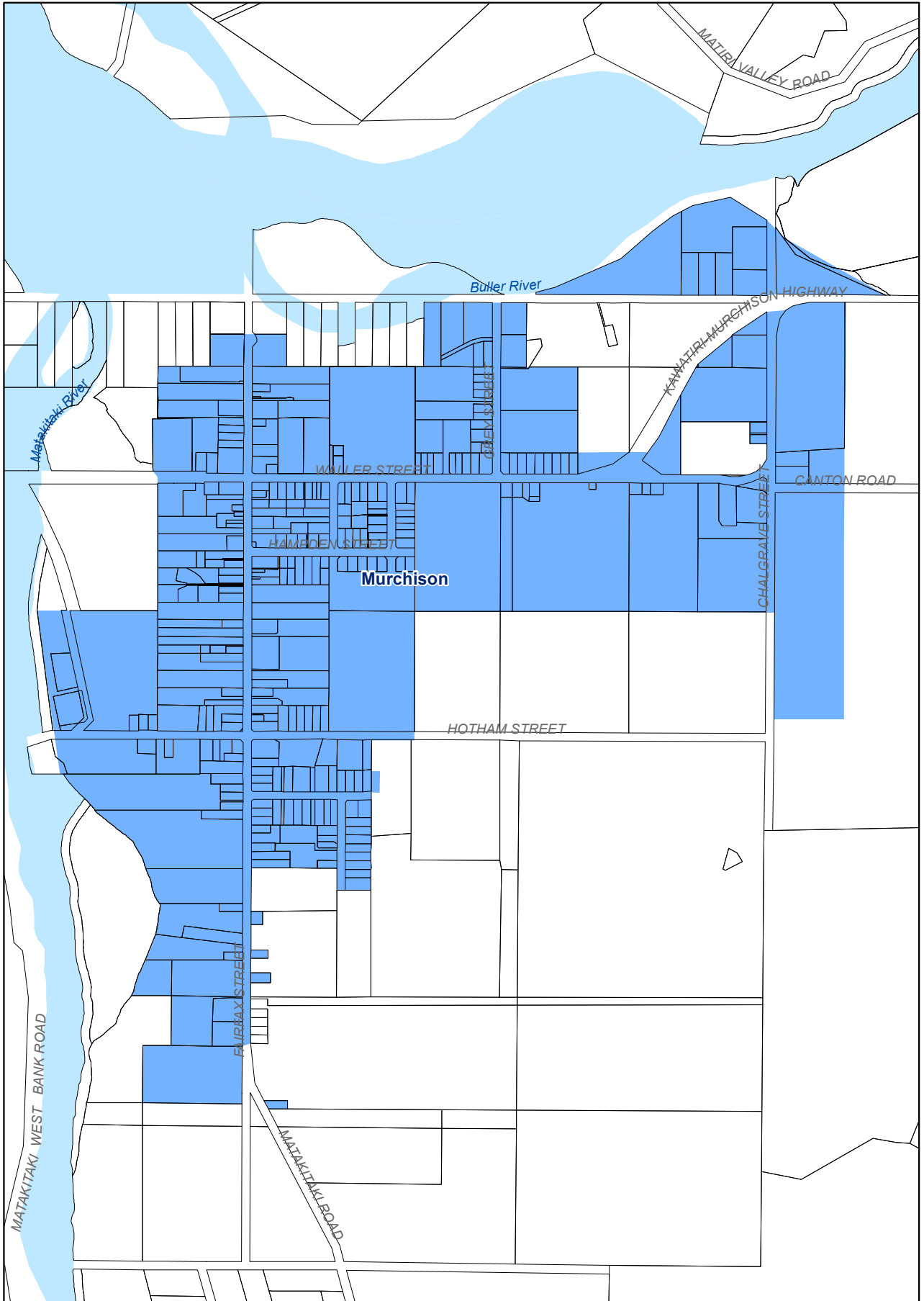
**Motueka  
Water Supply Area**



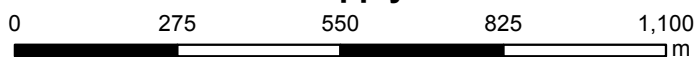


**Motueka Water Supply  
Existing Reticulated Community Targeted Rate**

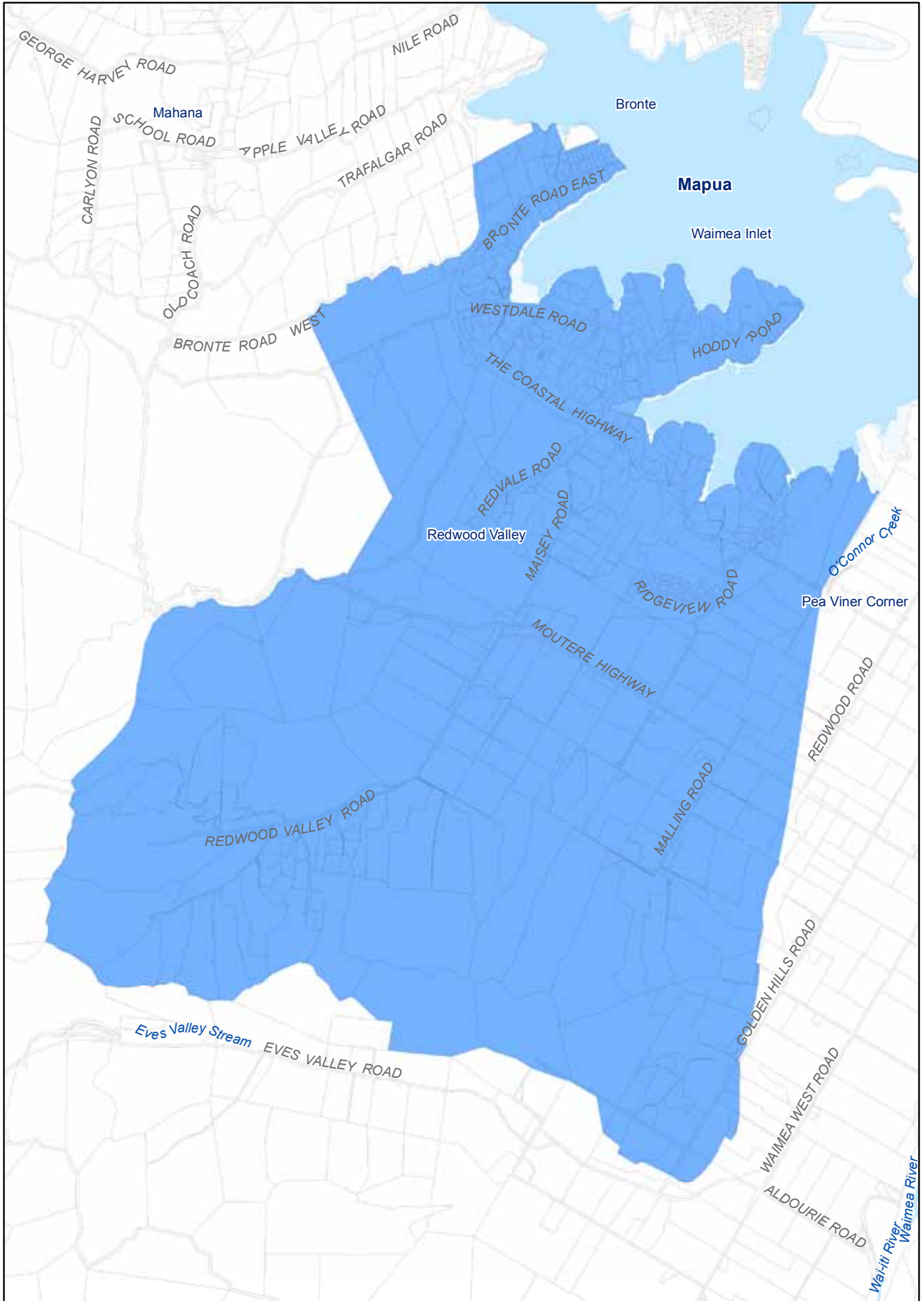




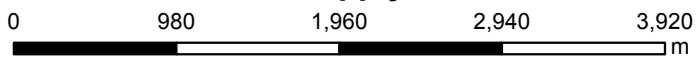
**Murchison  
Water Supply Area**

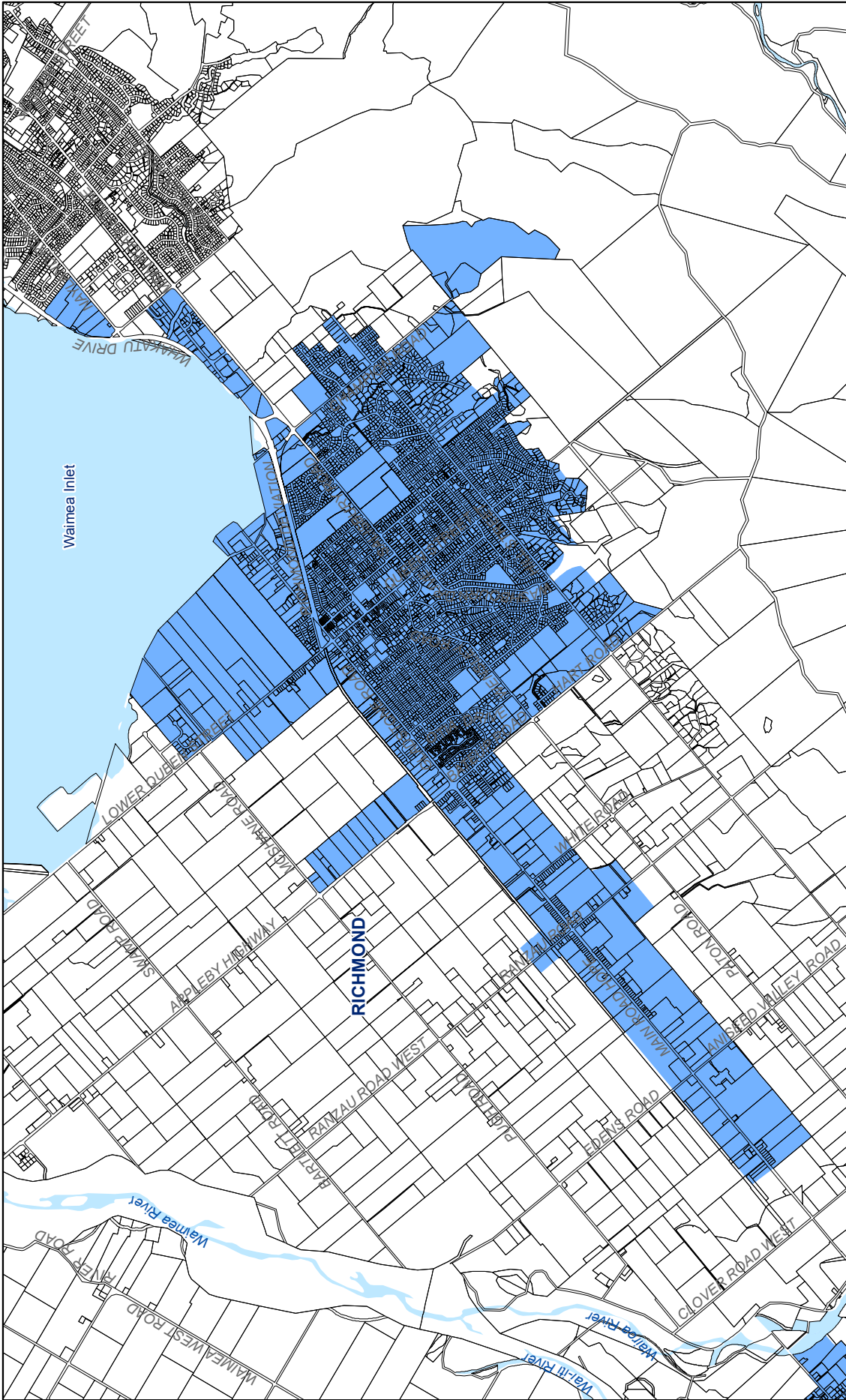






**Redwood Valley  
Water Supply Area**



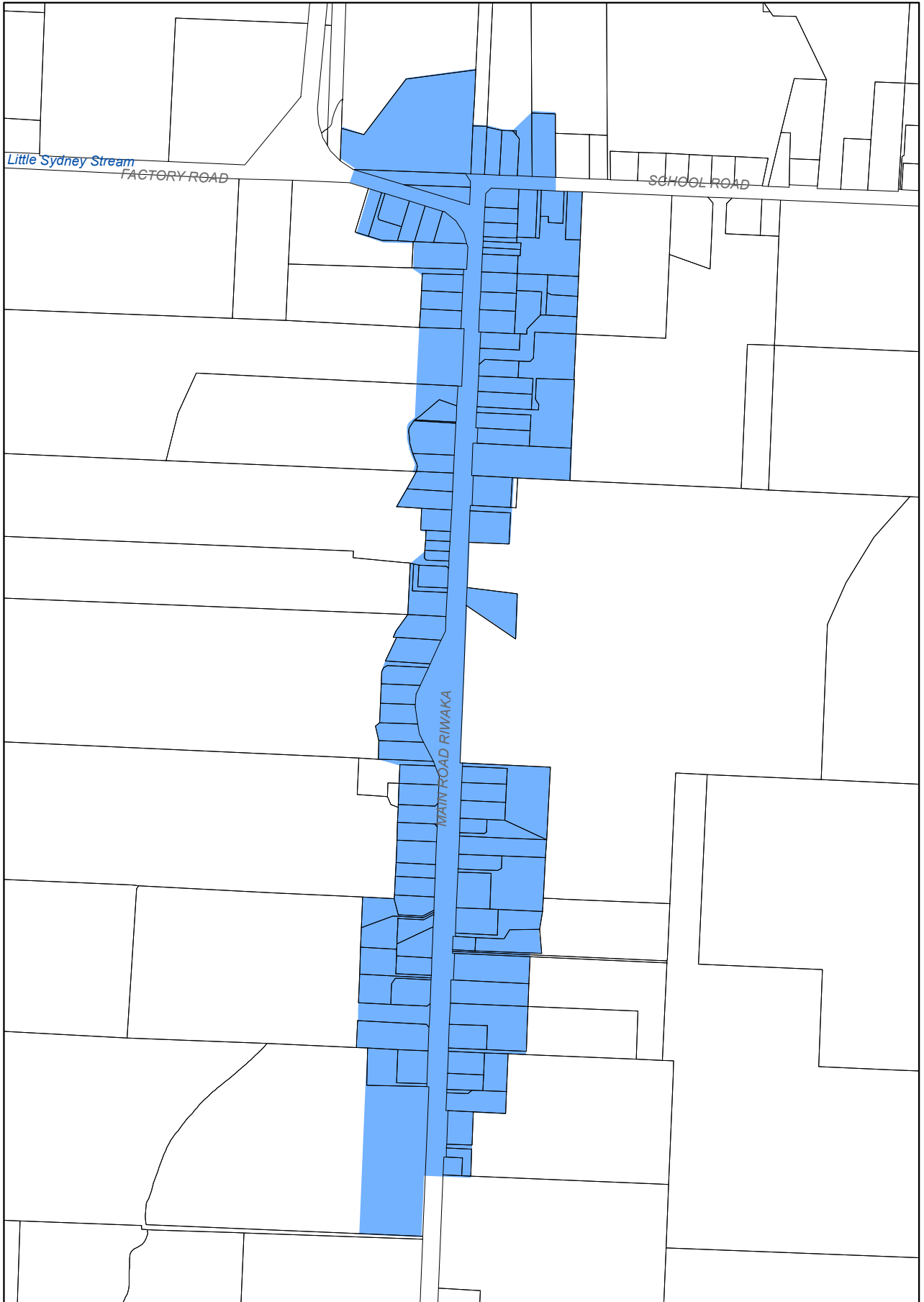


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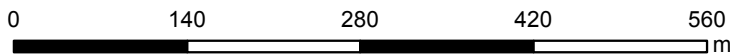
## Richmond Water Supply Area

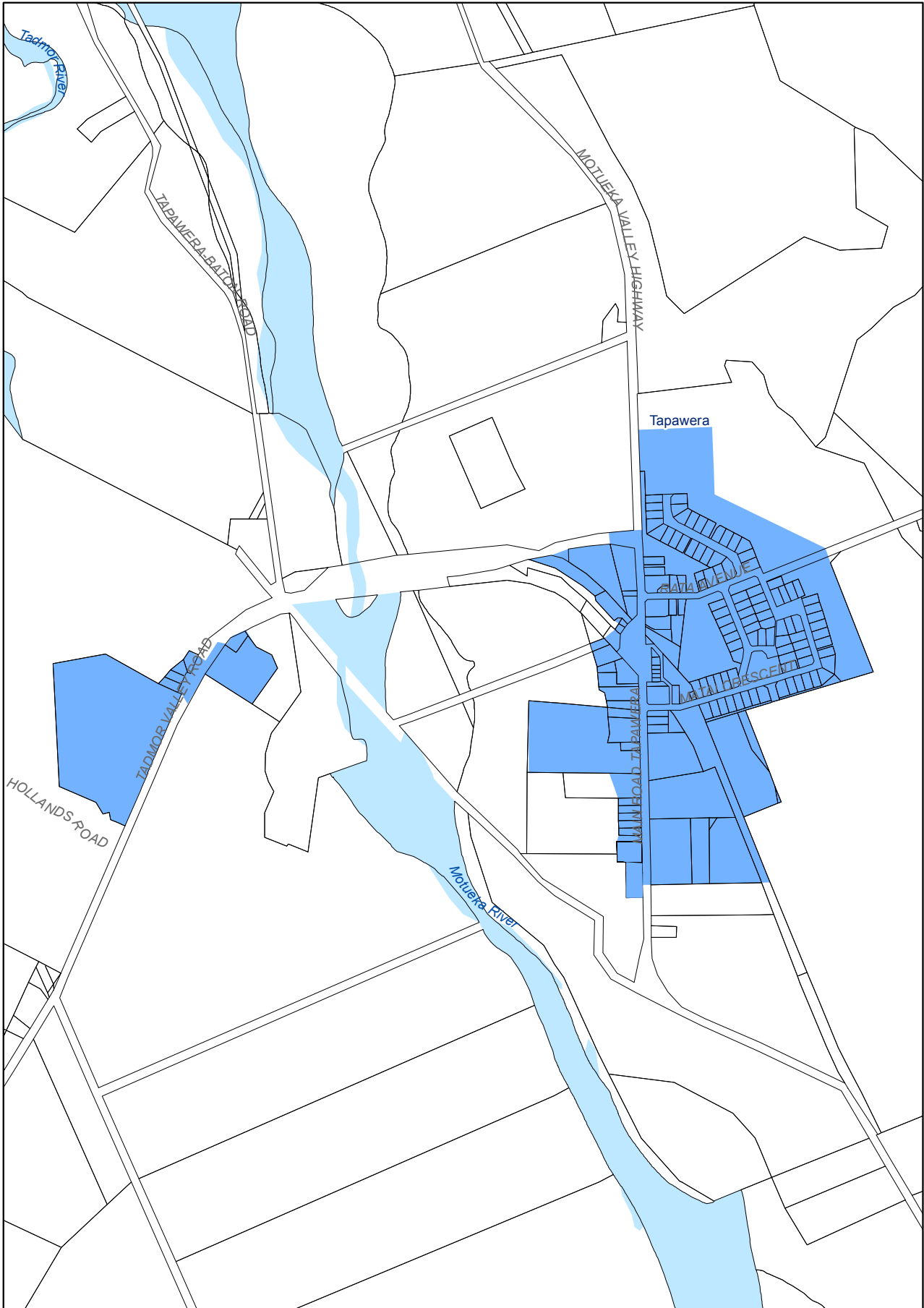




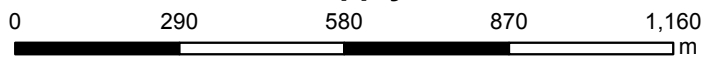


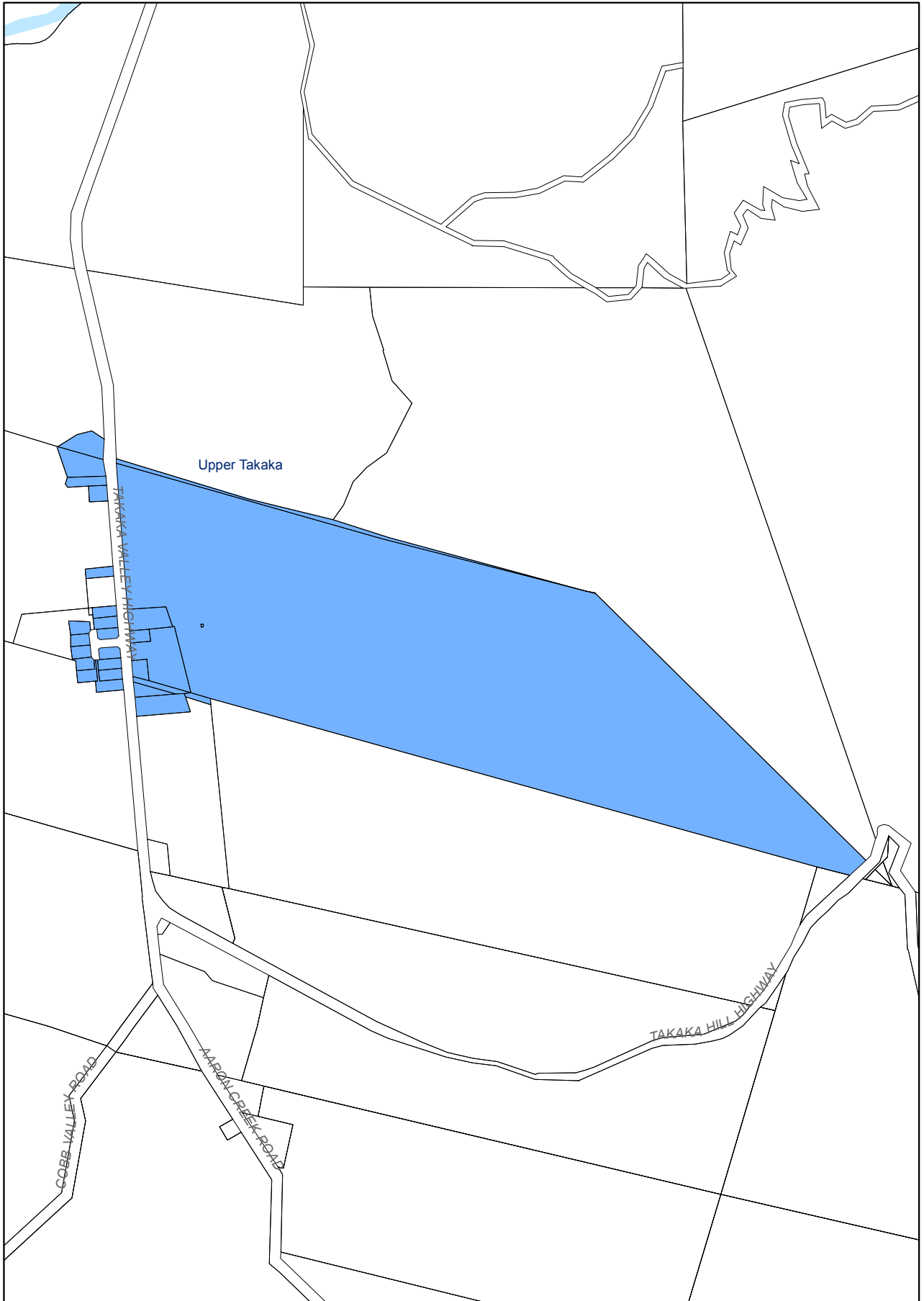
**Riwaka  
Water Supply Area**



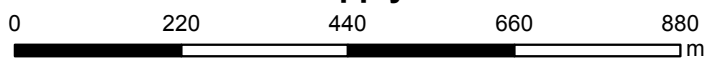


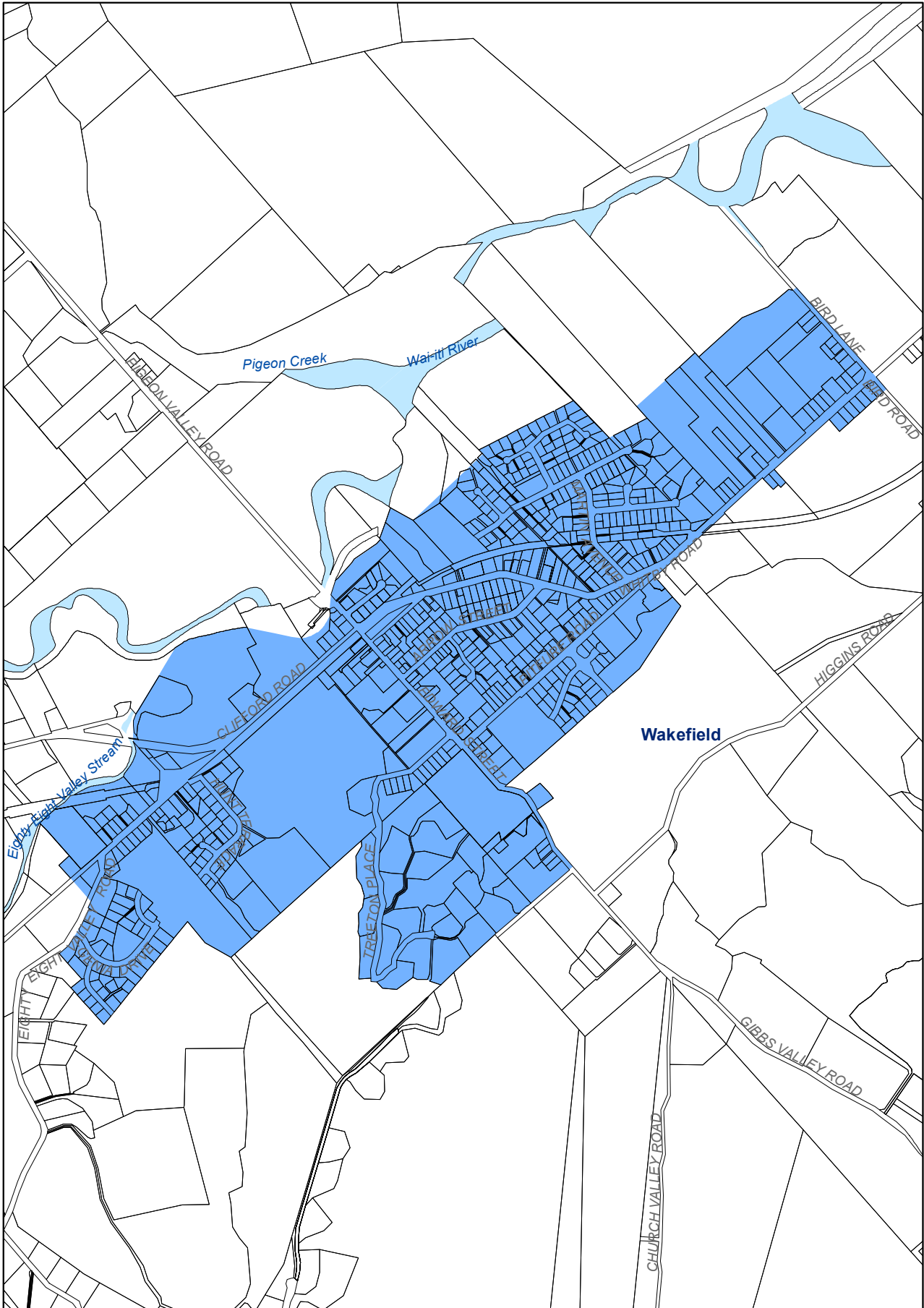
**Tapawera  
Water Supply Area**



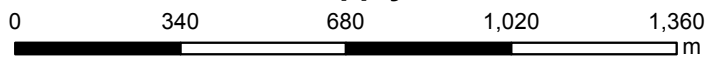


**Upper Takaka  
Water Supply Area**





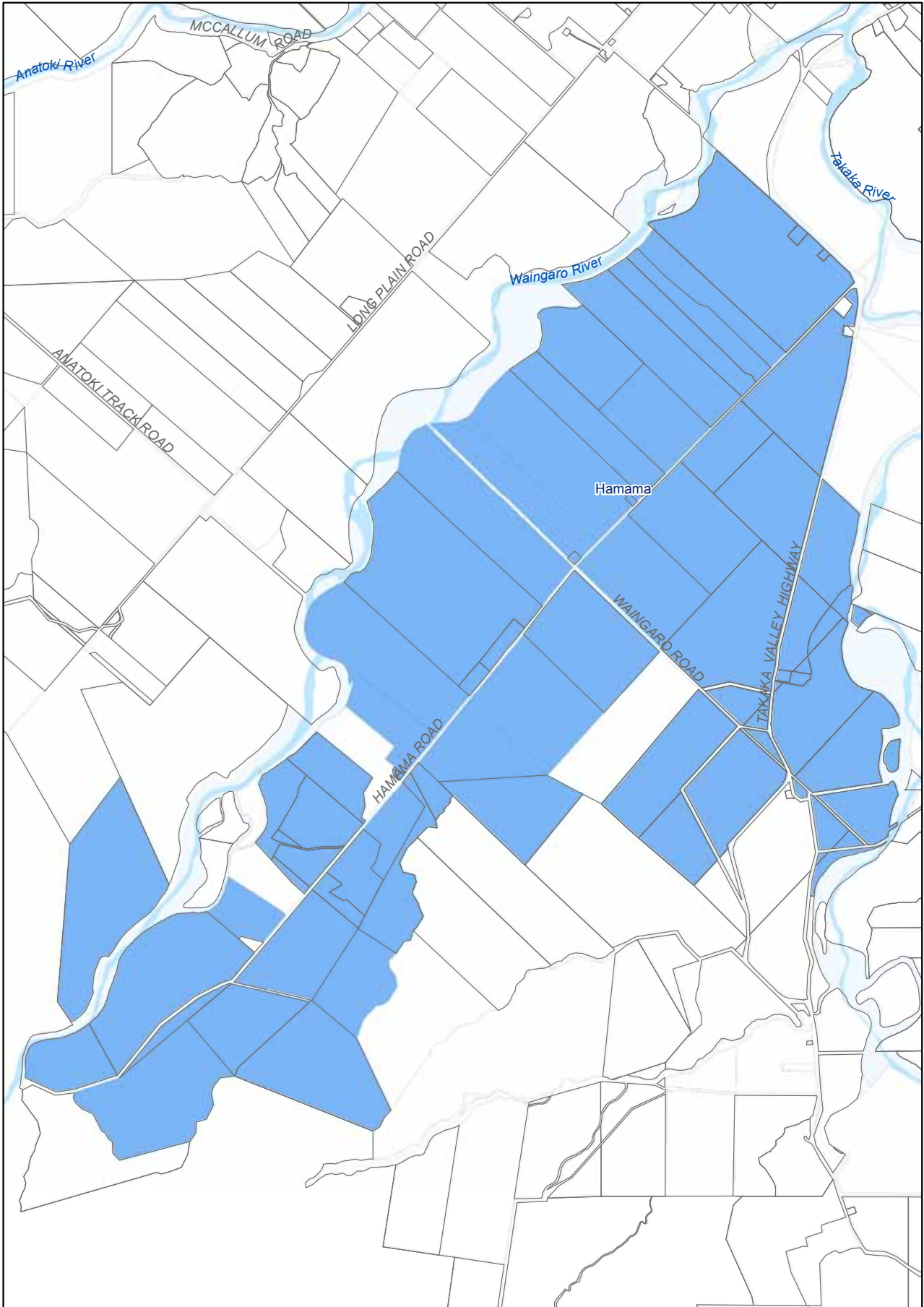
**Wakefield  
Water Supply Area**



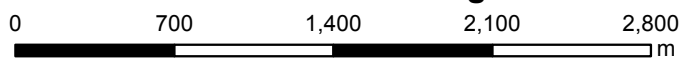


# Water, Sanitary Services, Waste Management, and other rating maps

Water Connection Rating Area



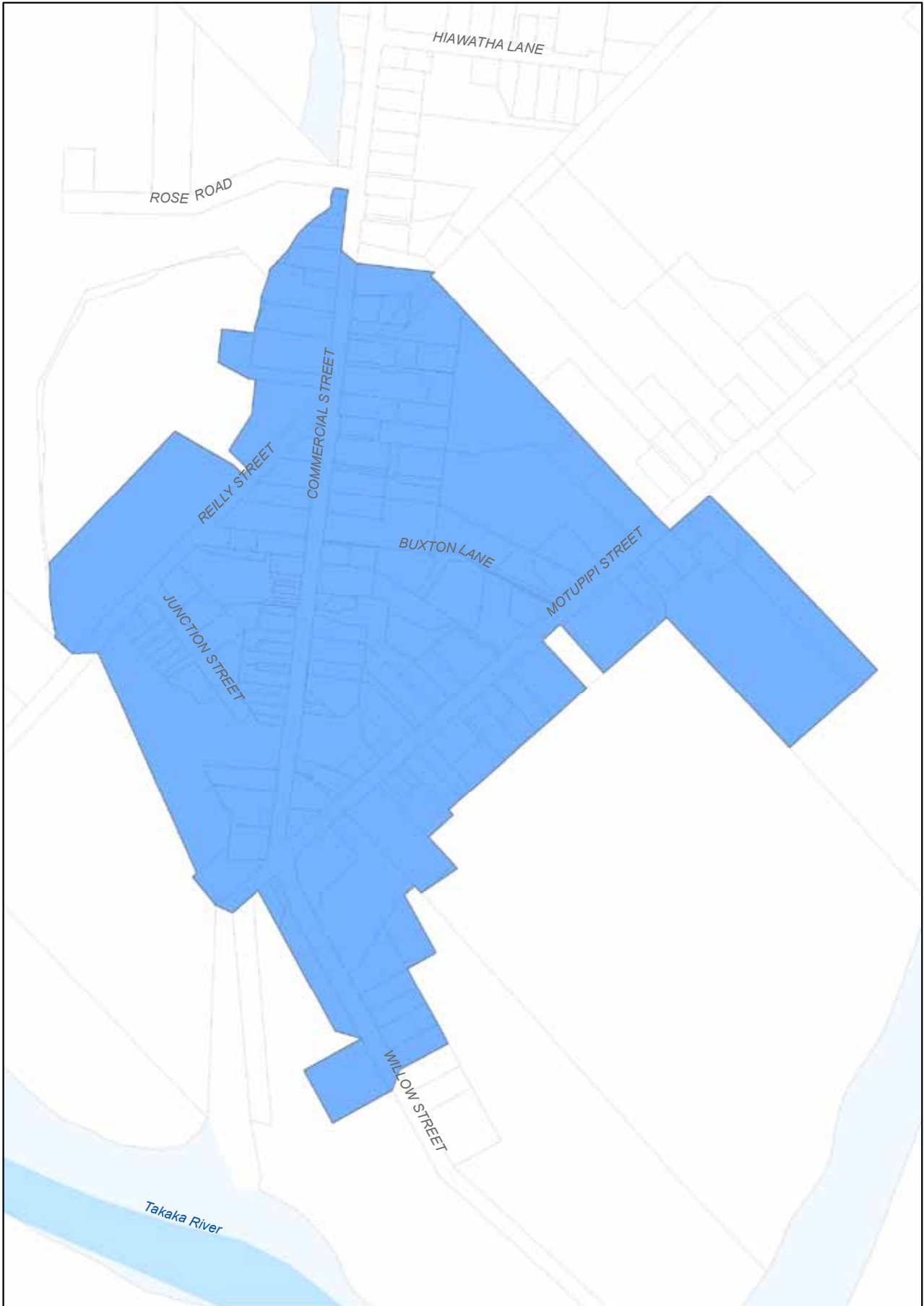
**Hamana  
Water Connection Rating Area**



# Water, Sanitary Services, Waste Management, and other rating maps

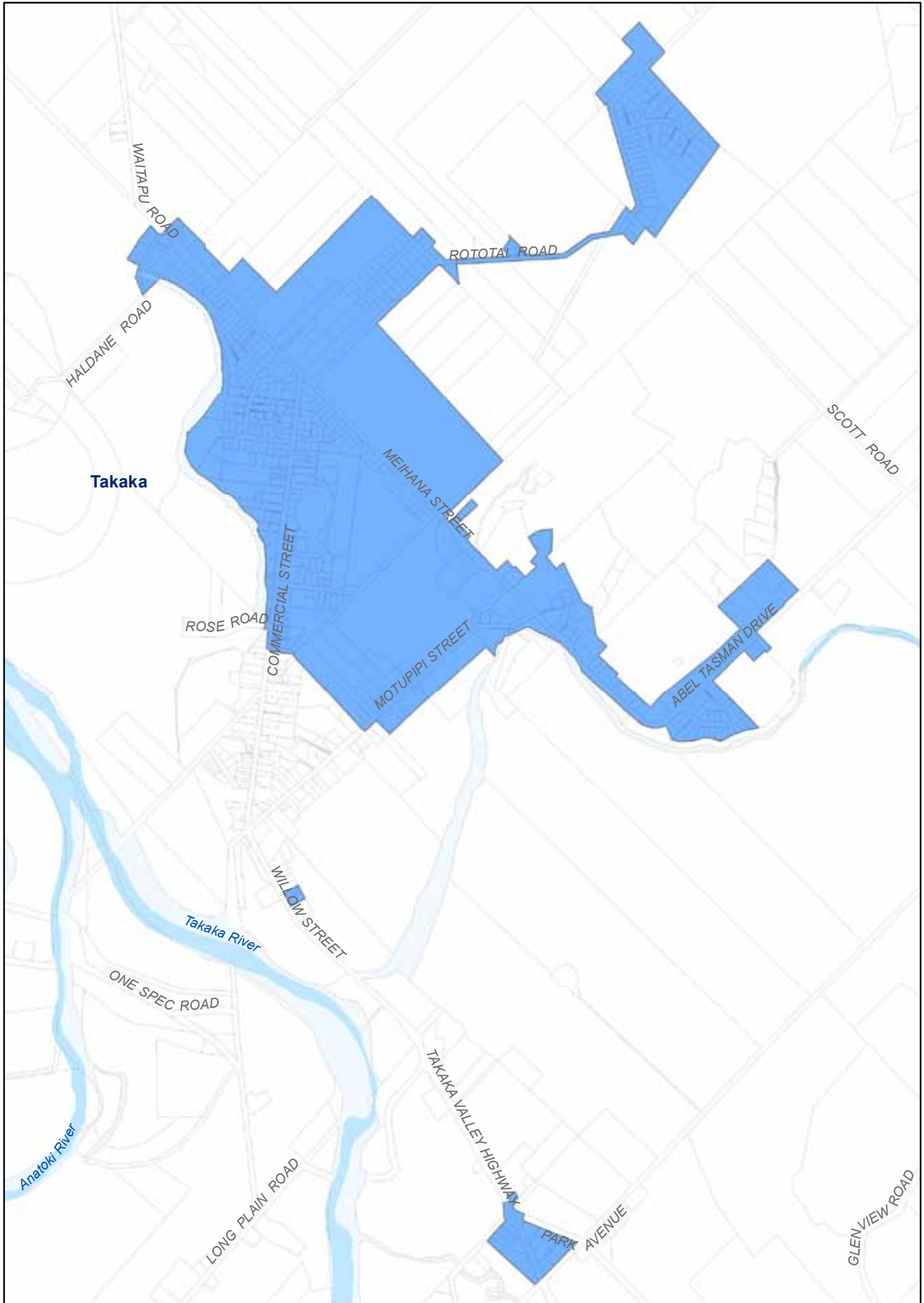
Takaka Firefighting Water Supply



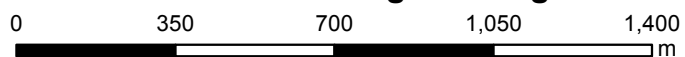


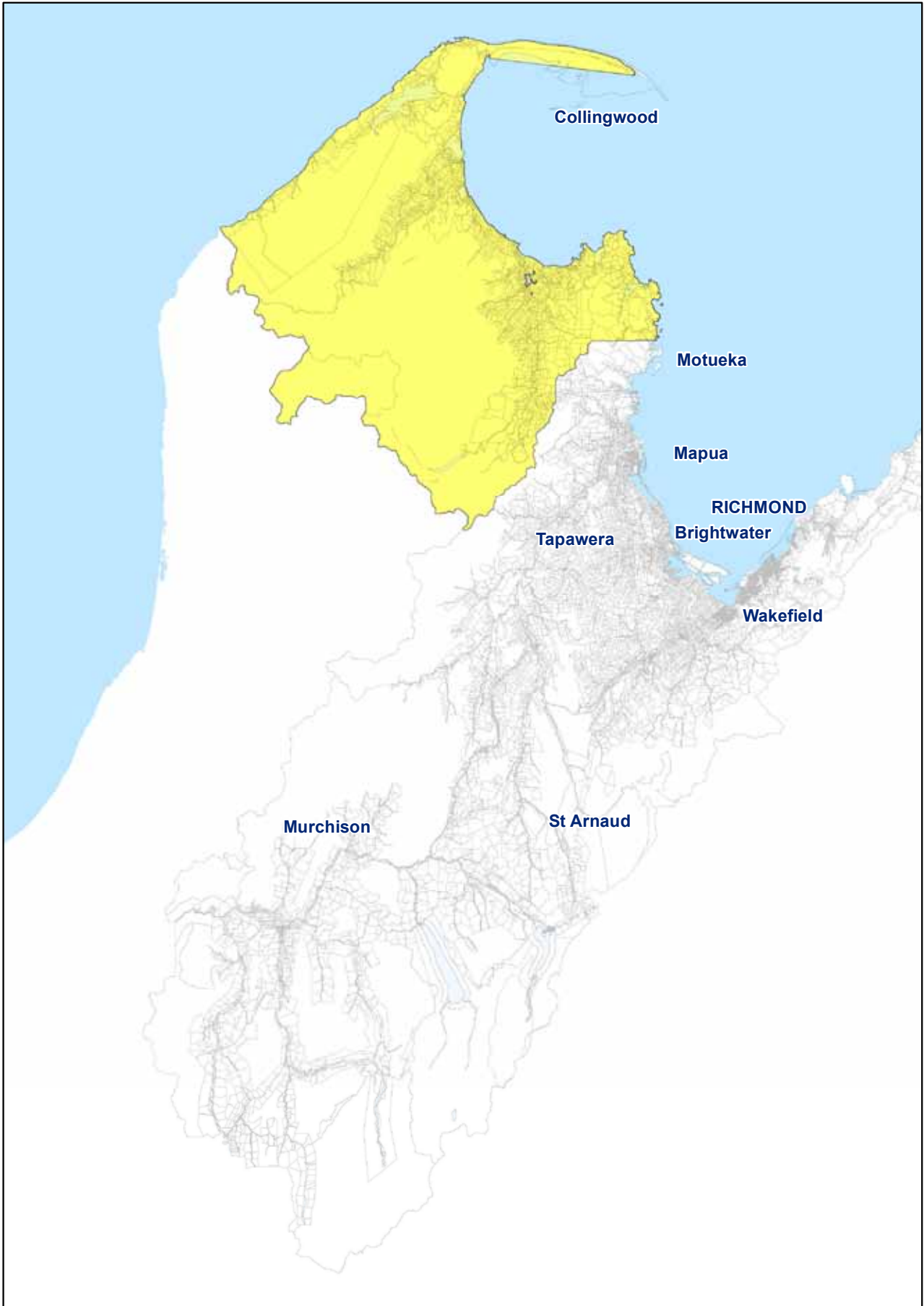
**Takaka Firefighting Water Supply  
Takaka Commercial CBD Target Rating Area**



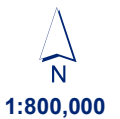
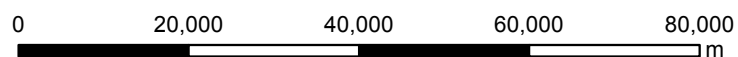


**Takaka Firefighting Water Supply  
Takaka Residential Target Rating Area**





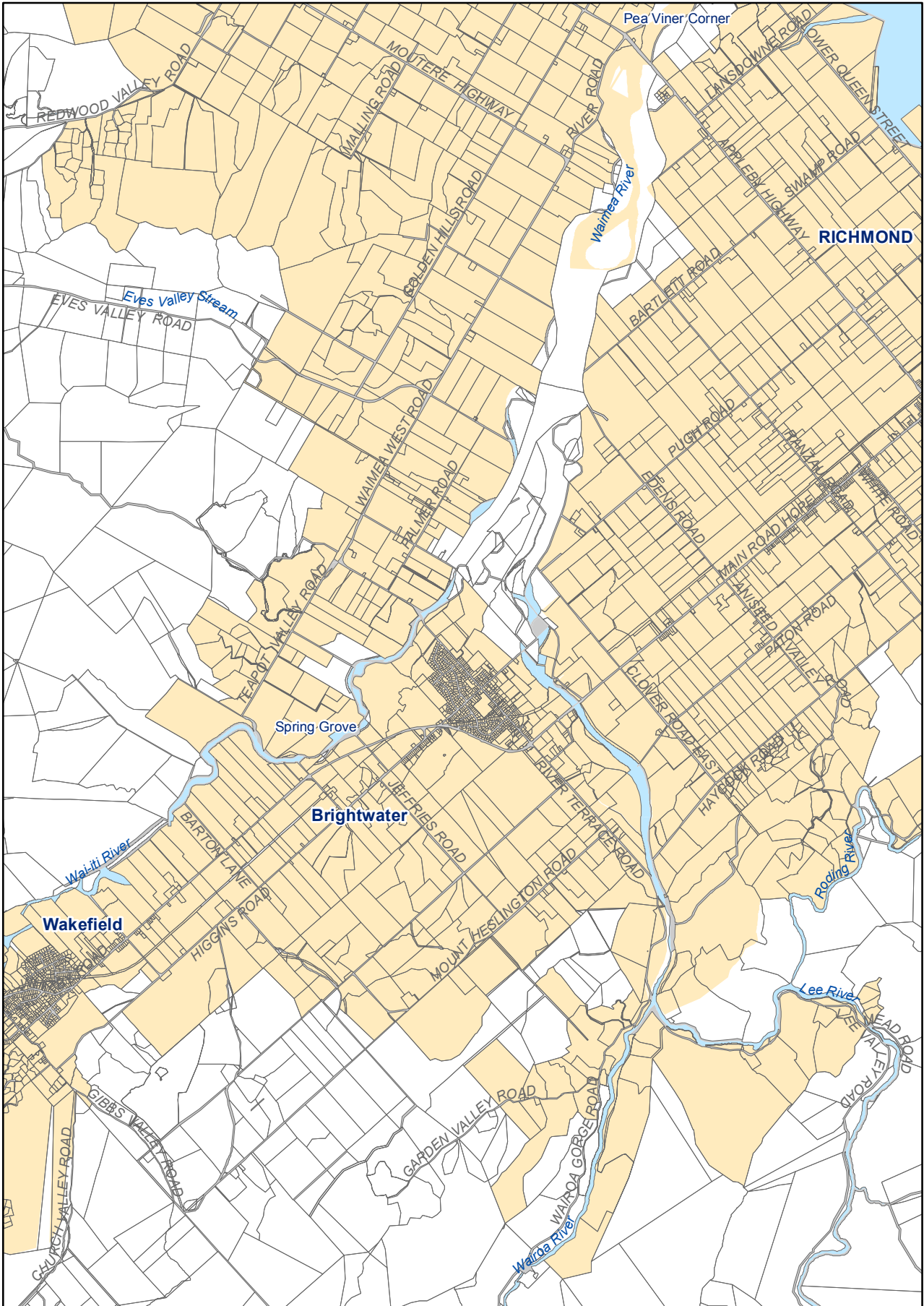
**Rest of Takaka  
Firefighting Rating Area**



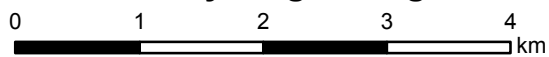
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# Water, Sanitary Services, Waste Management, and other rating maps

Refuse Recycling Rating Area



**Brightwater/Waimea  
Refuse/Recycling Rating Area**

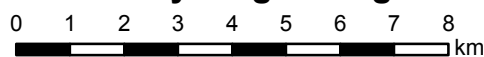


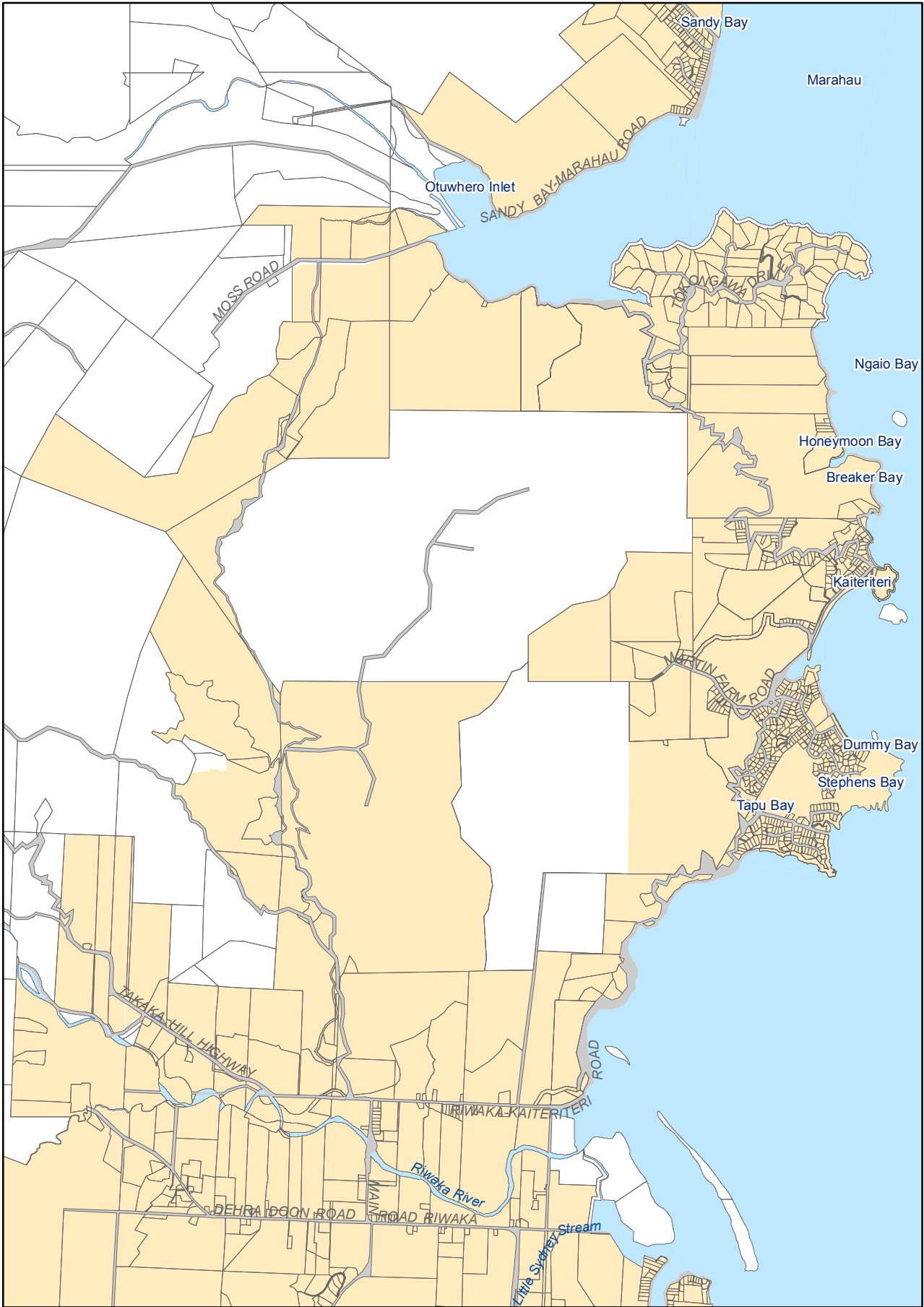
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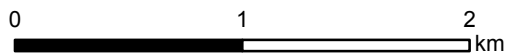


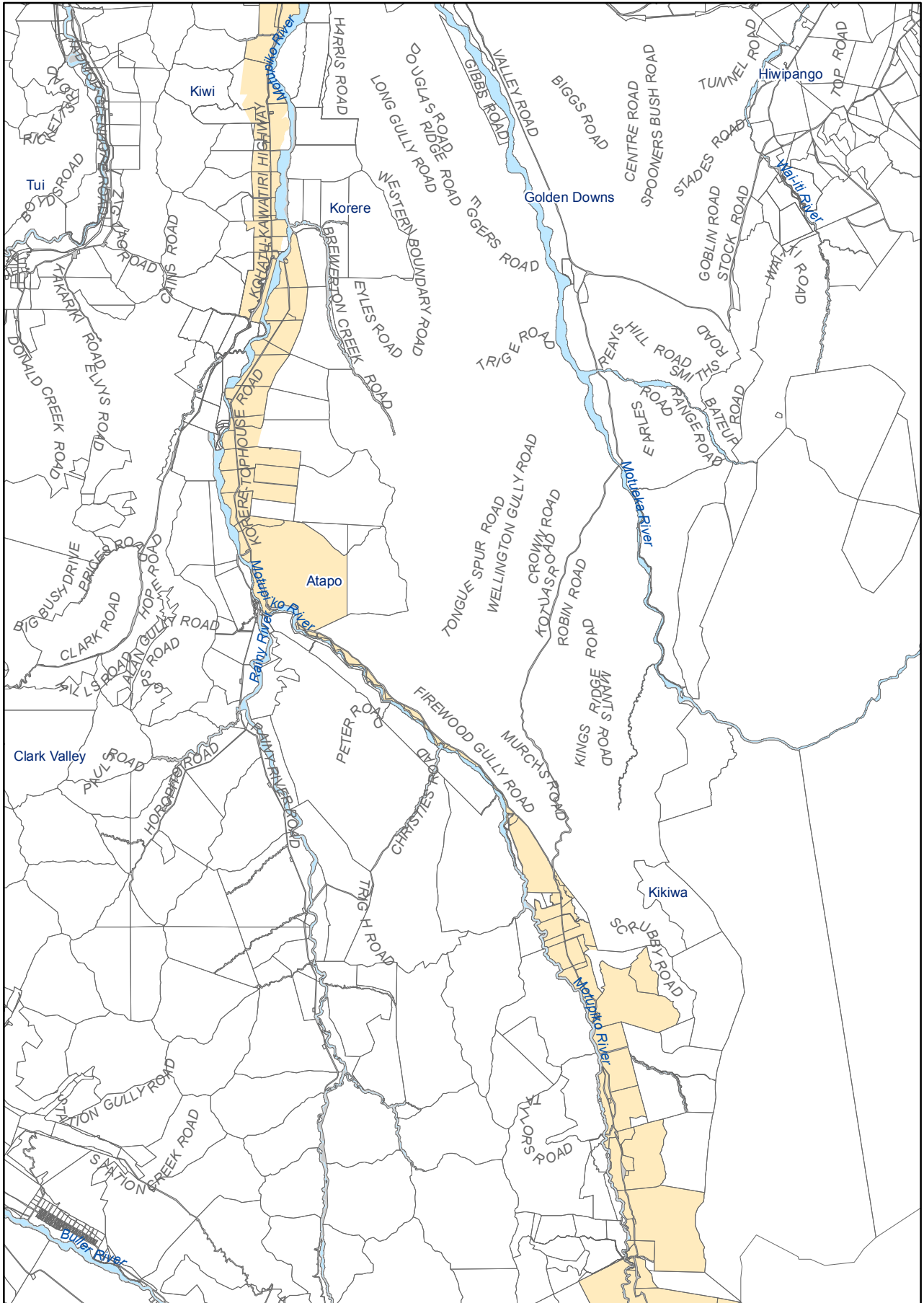
### Collingwood Refuse/Recycling Rating Area



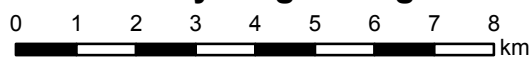


**Kaiteriteri  
Refuse/Recycling Rating Area**

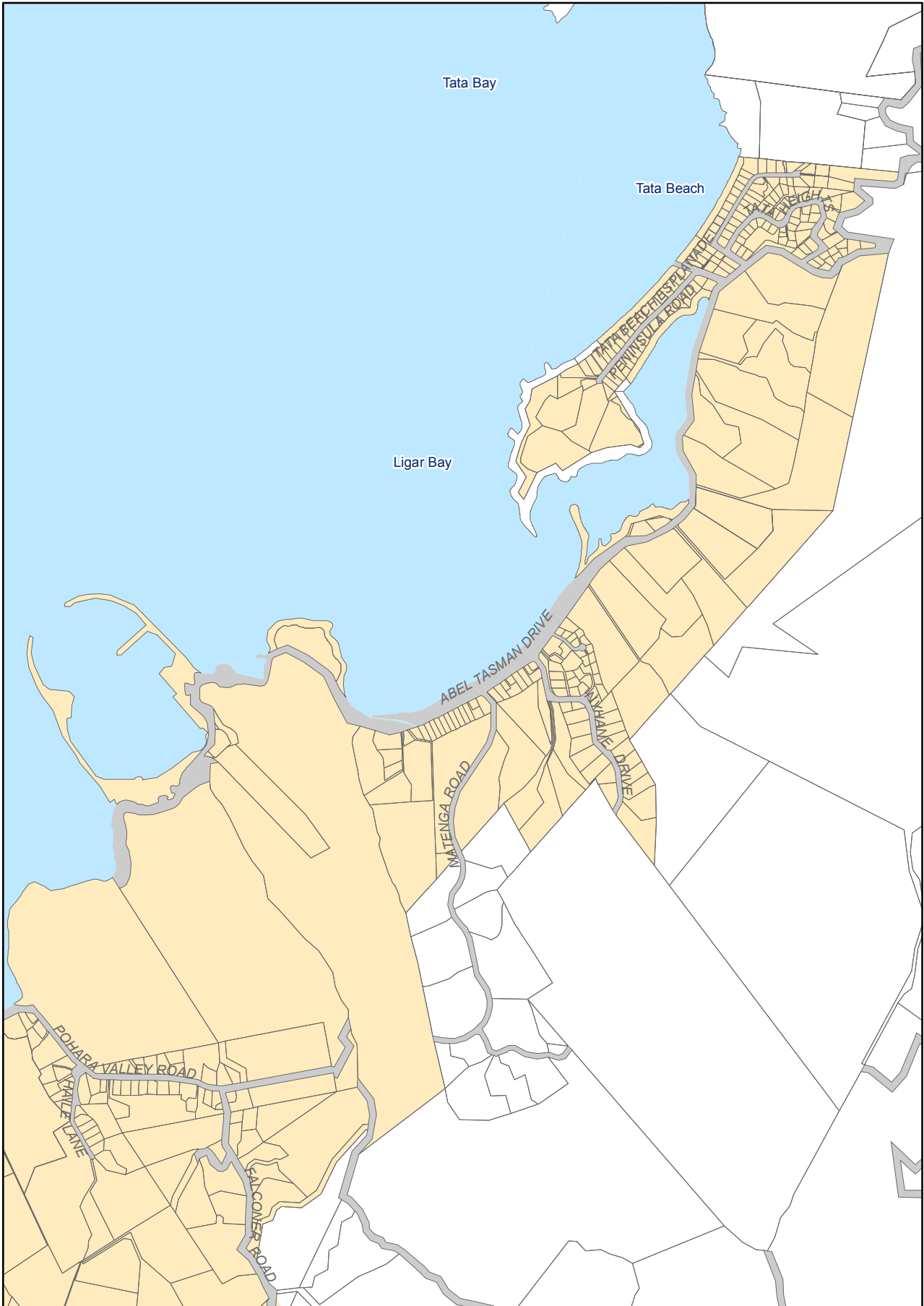




**Korere Tophouse  
Refuse/Recycling Rating Area**

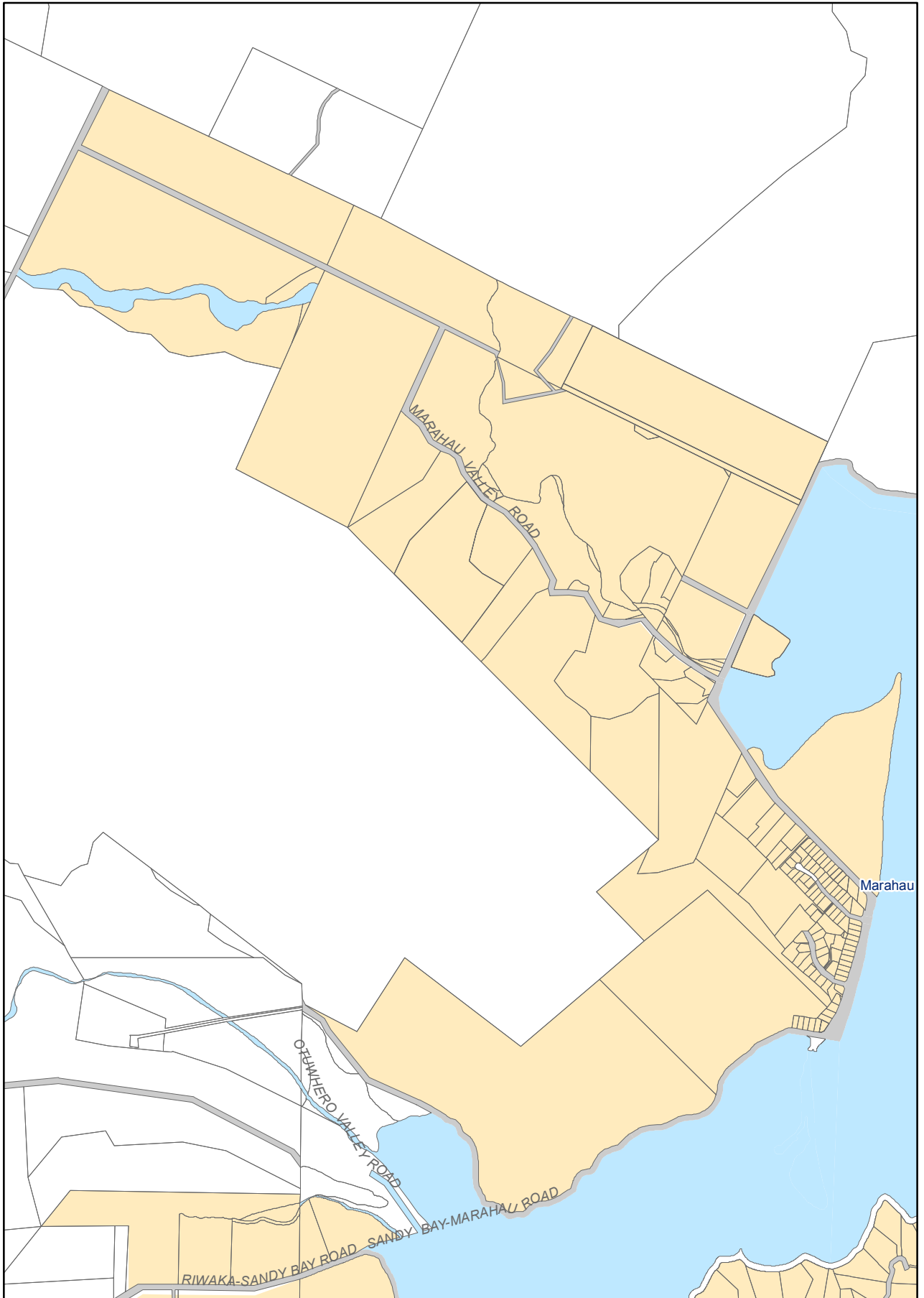






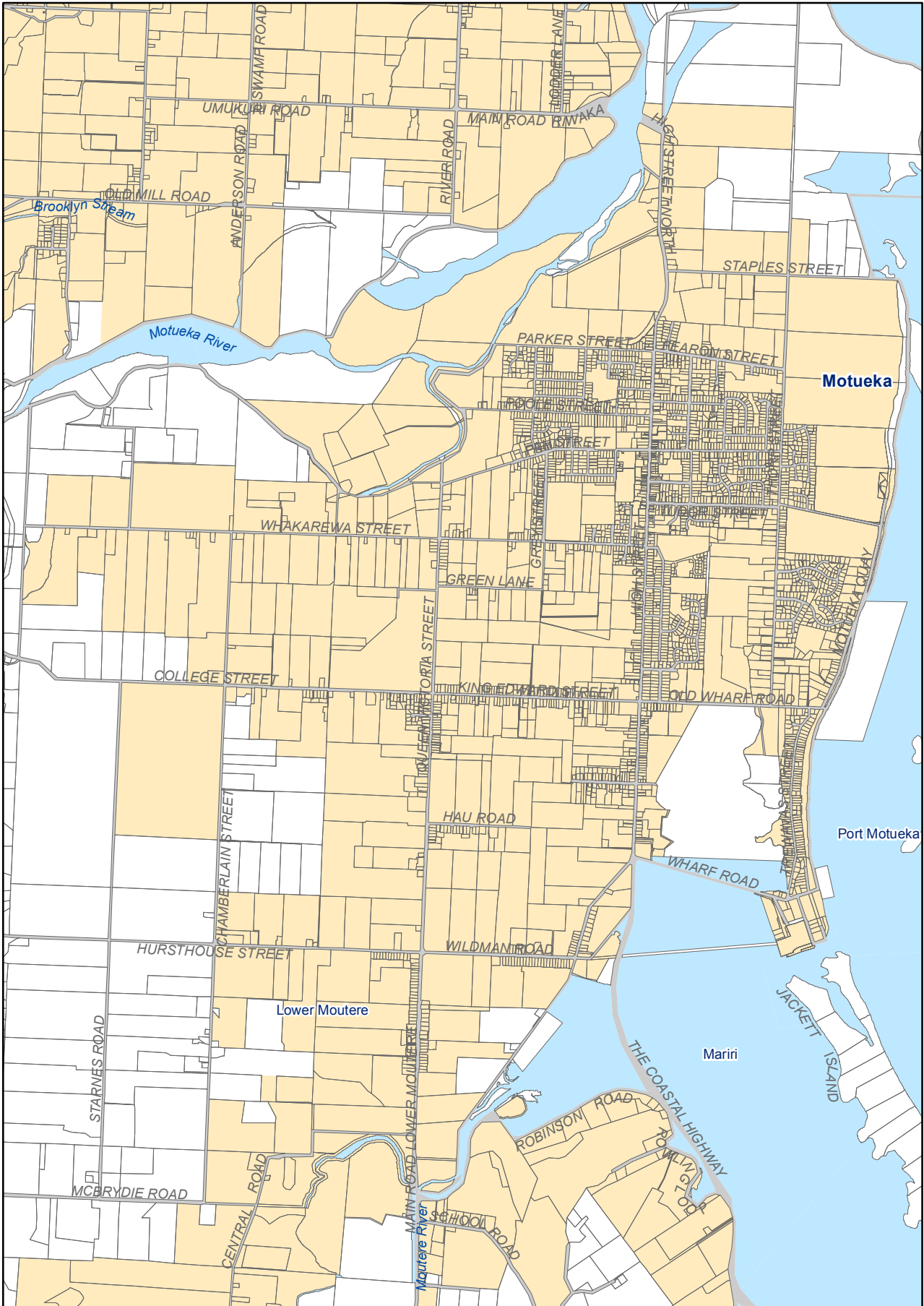
**Ligar Bay - Tata Beach  
Refuse/Recycling Rating Area**



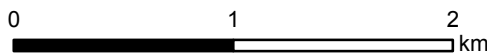


**Marahau  
Refuse/Recycling Rating Area**



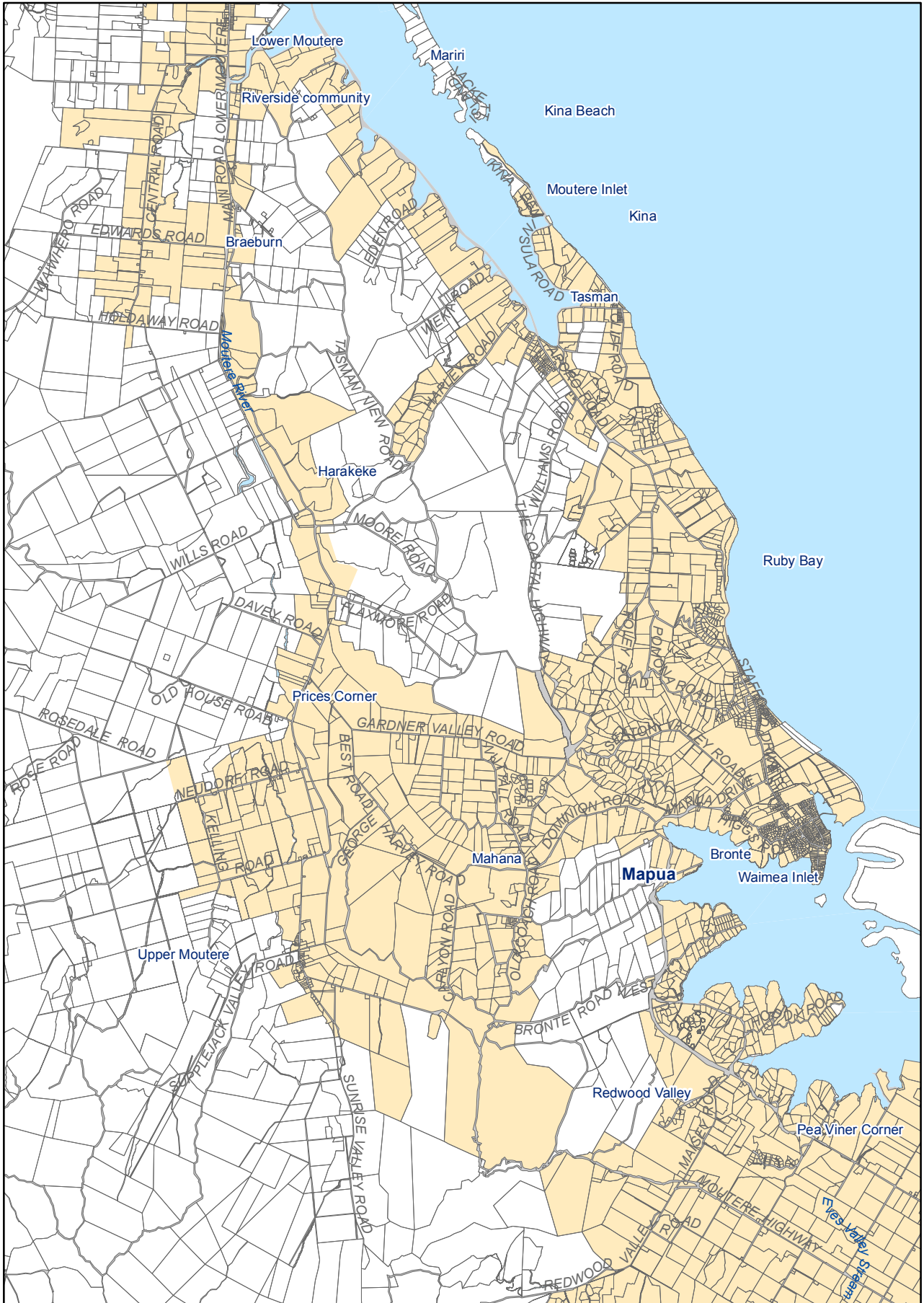


**Motueka  
Refuse/Recycling Rating Area**

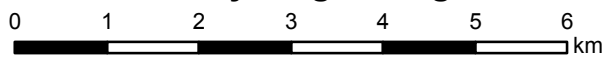


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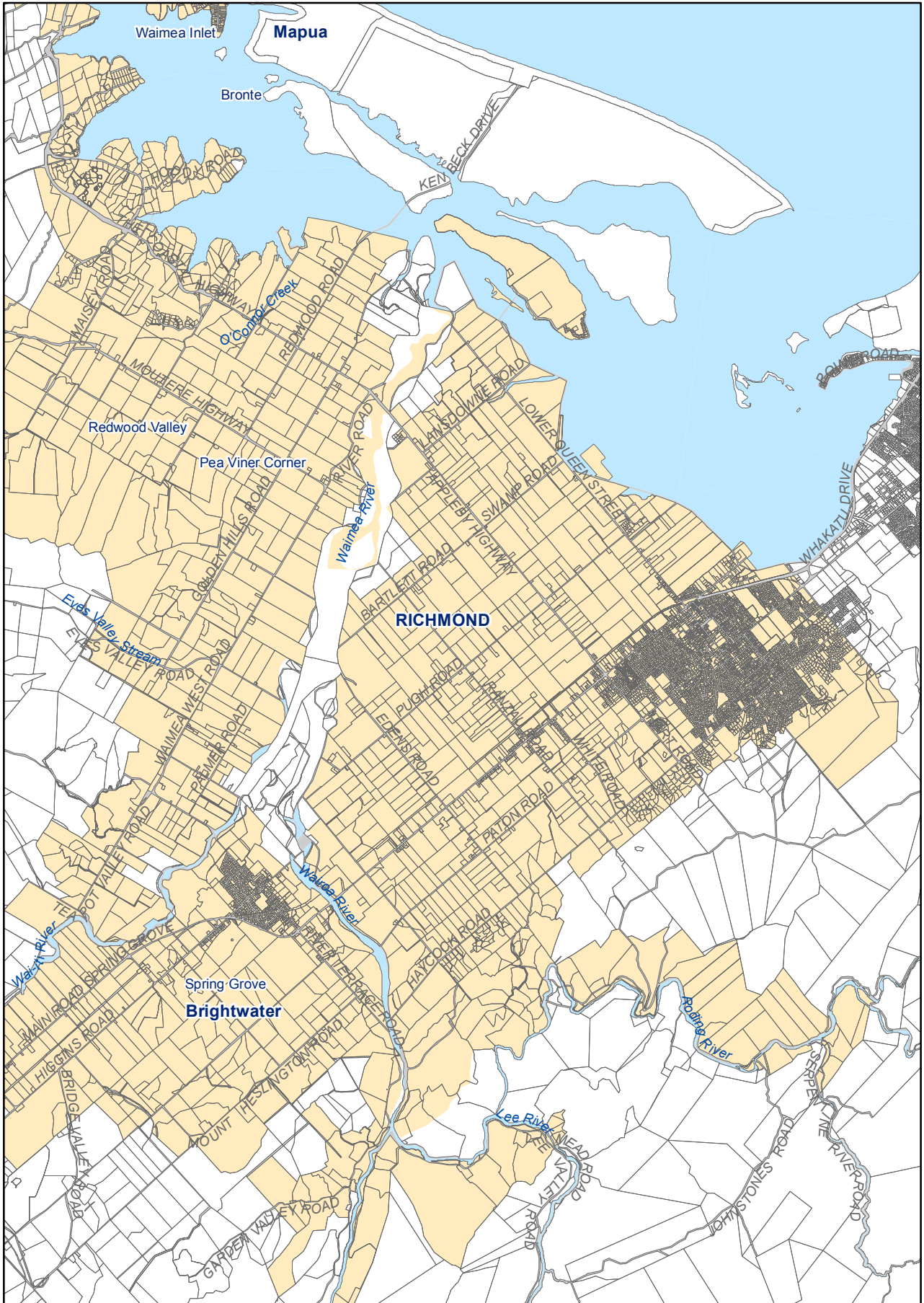
**Moutere  
Refuse/Recycling Rating Area**



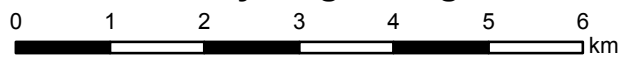


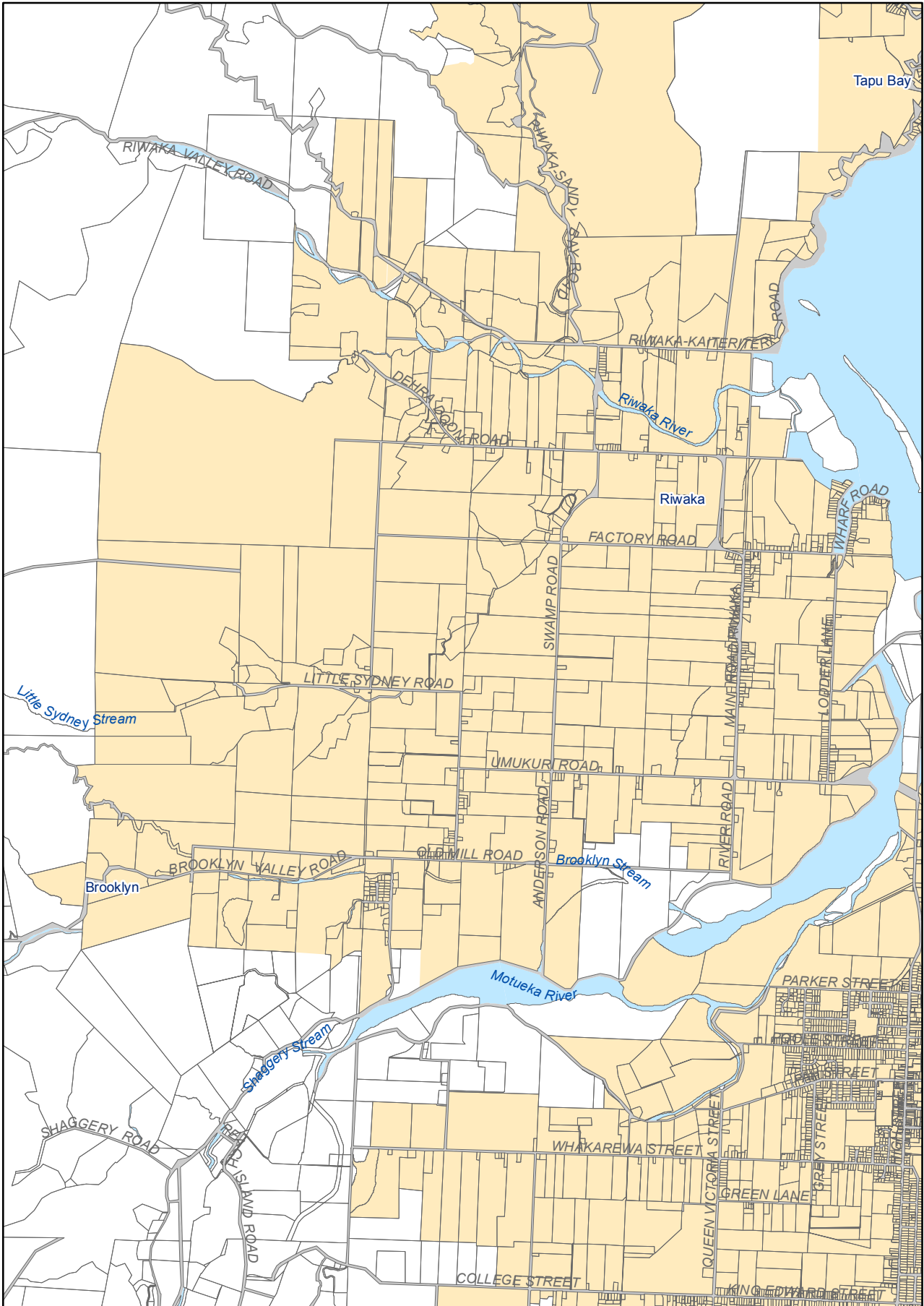
**Pohara  
Refuse/Recycling Rating Area**



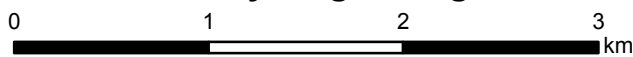


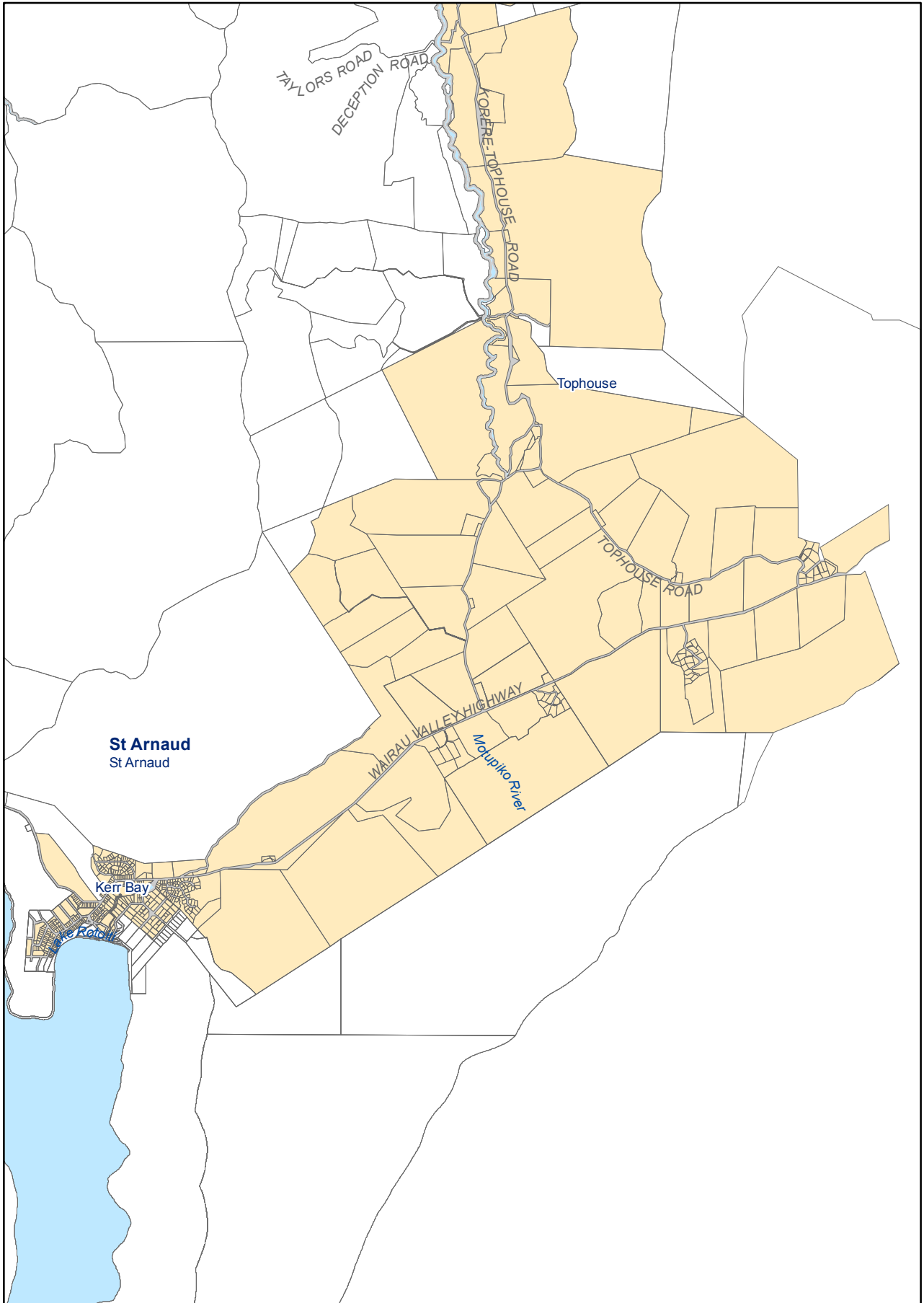
**Richmond  
Refuse/Recycling Rating Area**



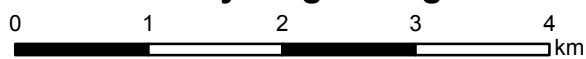


**Riwaka  
Refuse/Recycling Rating Area**

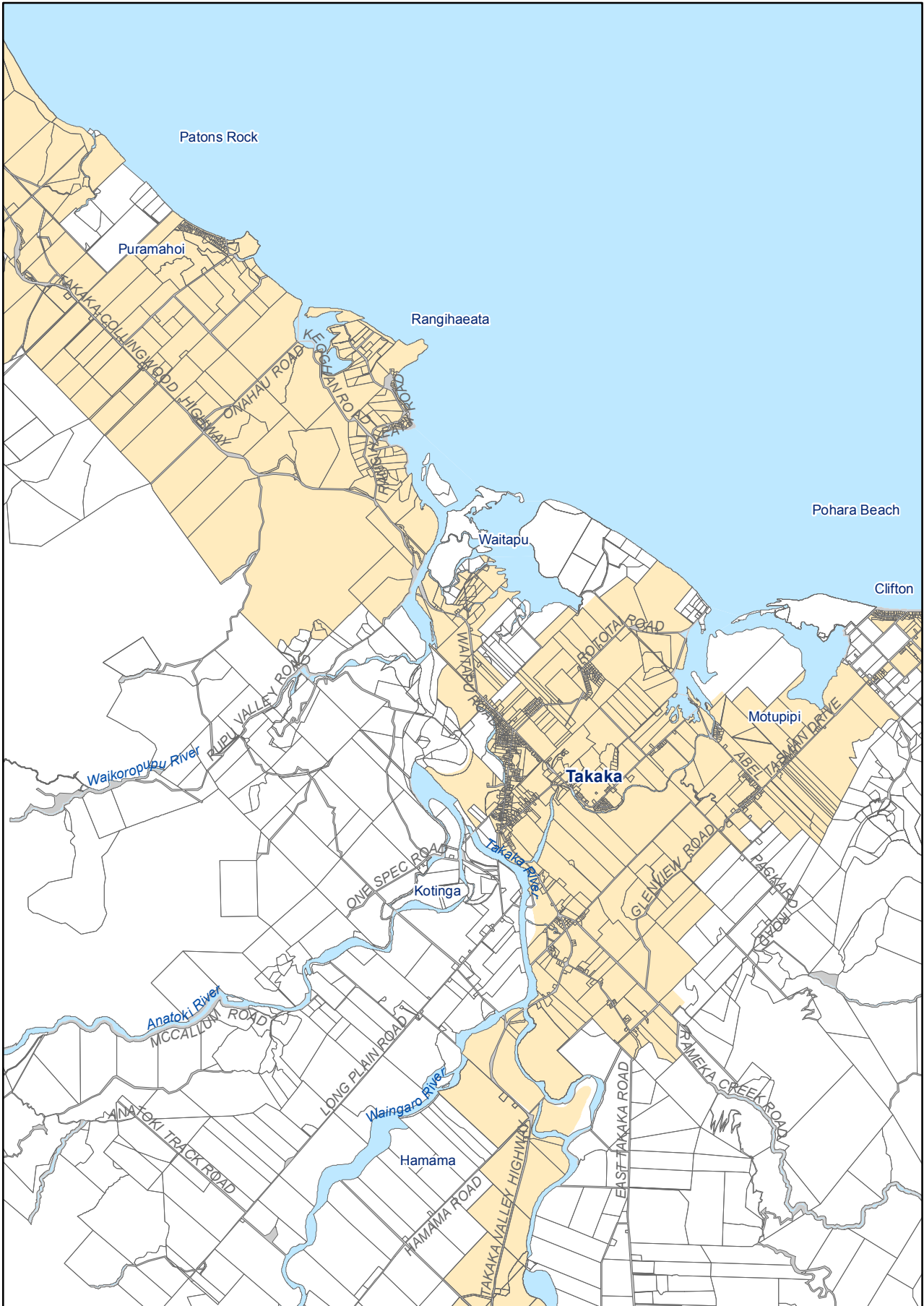




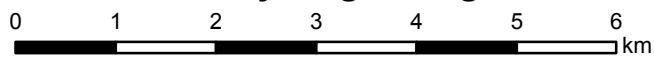
**St Arnaud  
Refuse/Recycling Rating Area**

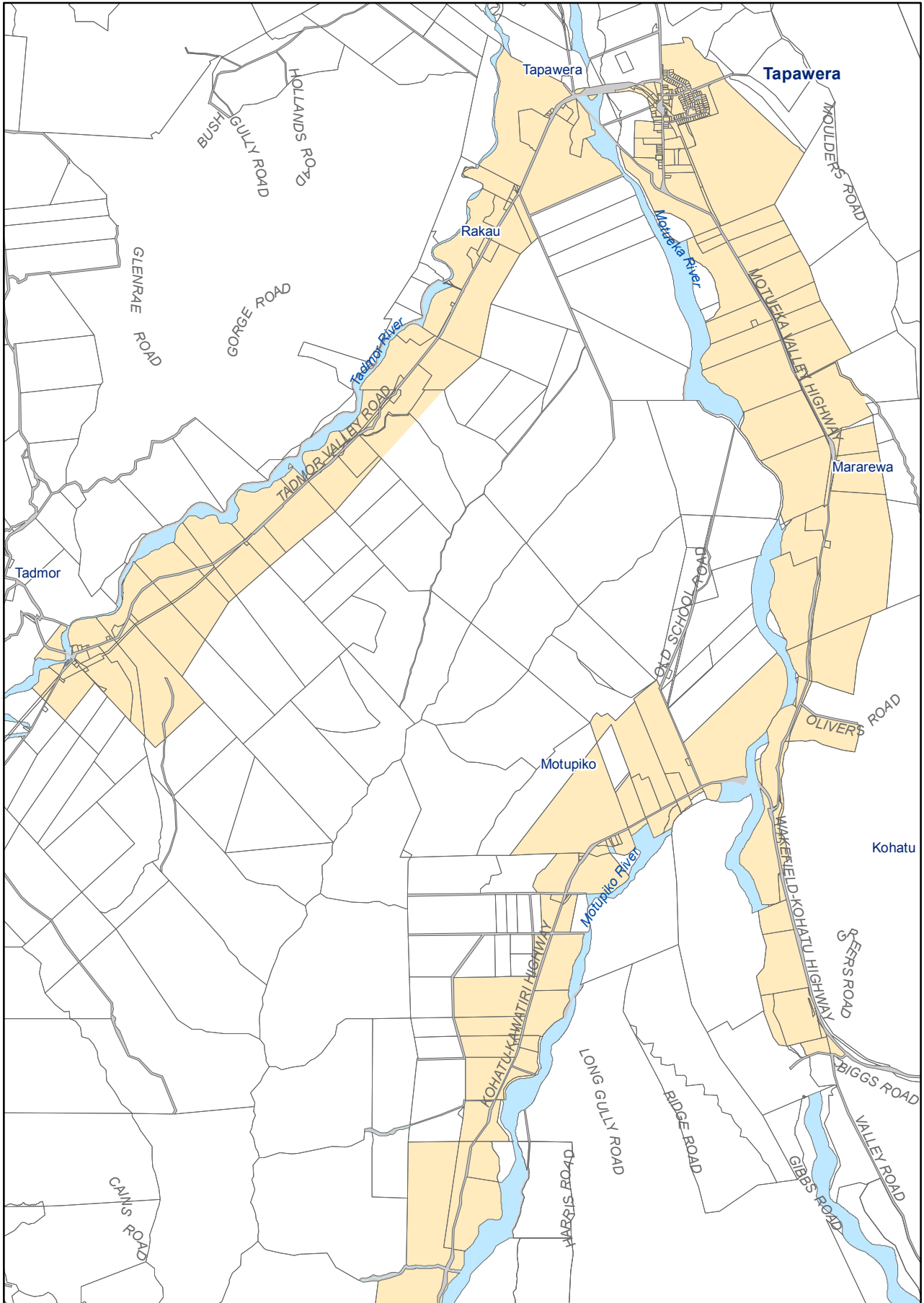




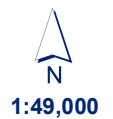
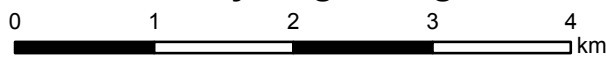


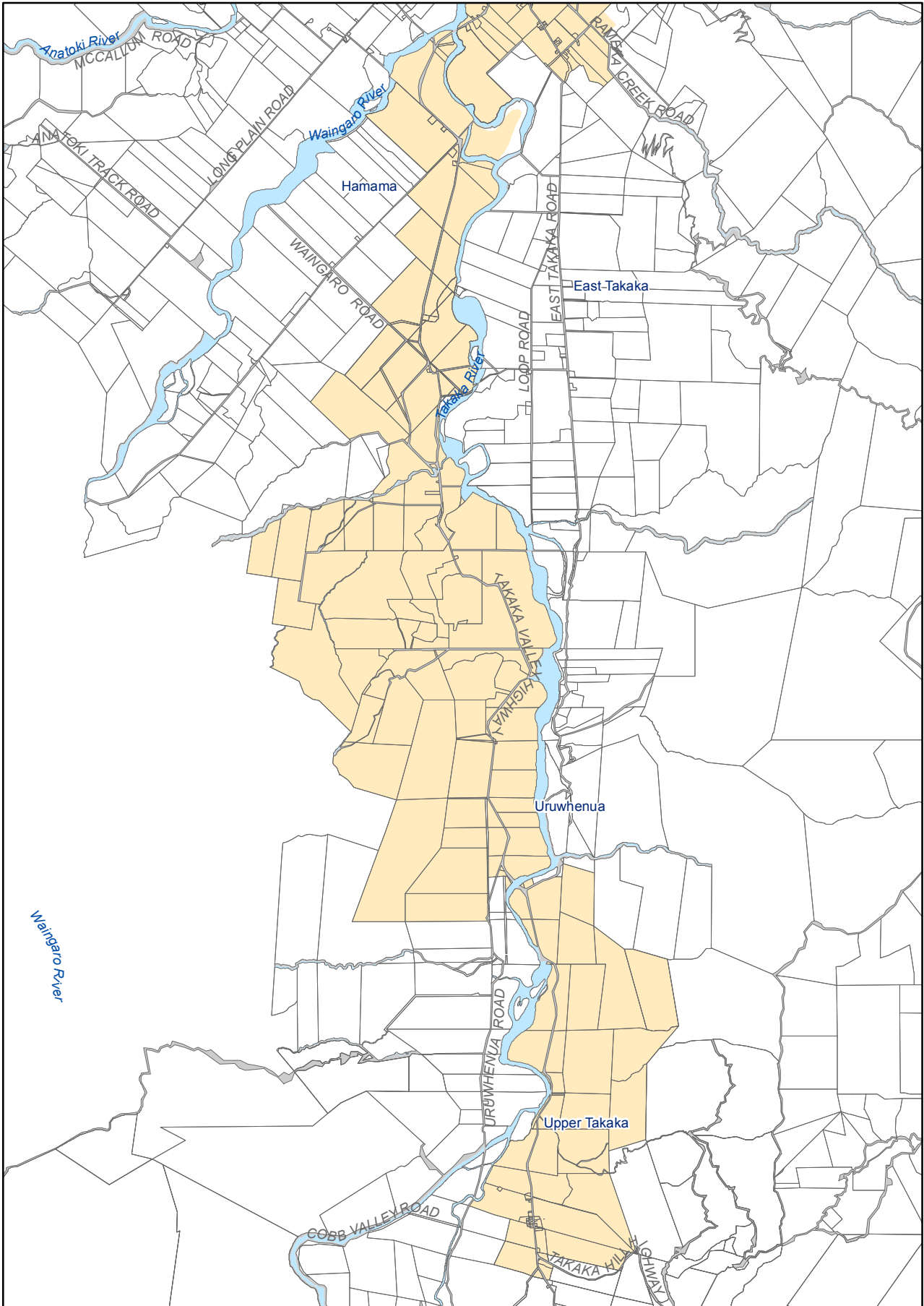
**Takaka  
Refuse/Recycling Rating Area**





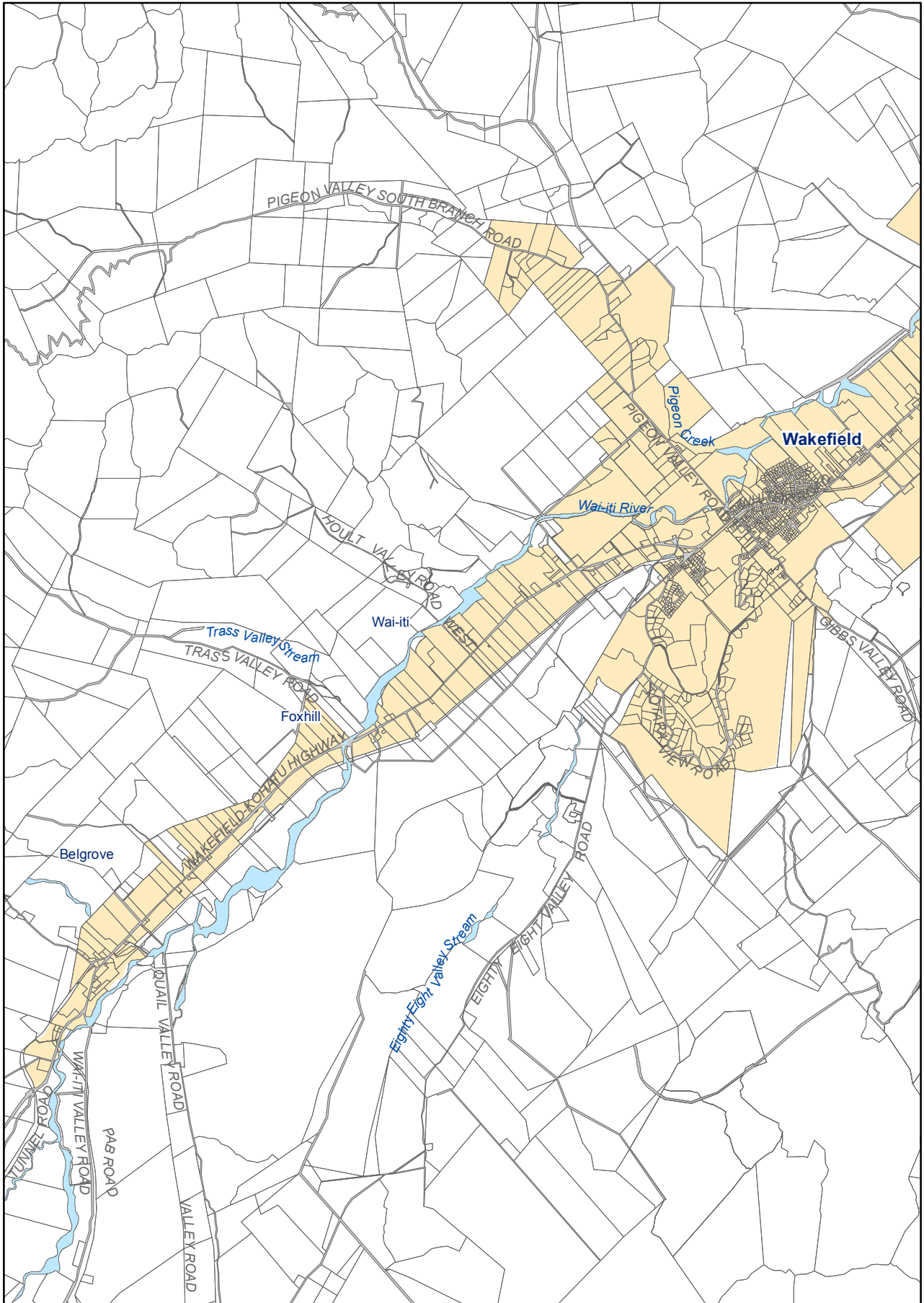
**Tapawera  
Refuse/Recycling Rating Area**



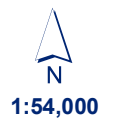
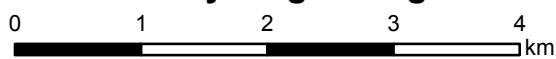


**Upper Takaka  
Refuse/Recycling Rating Area**





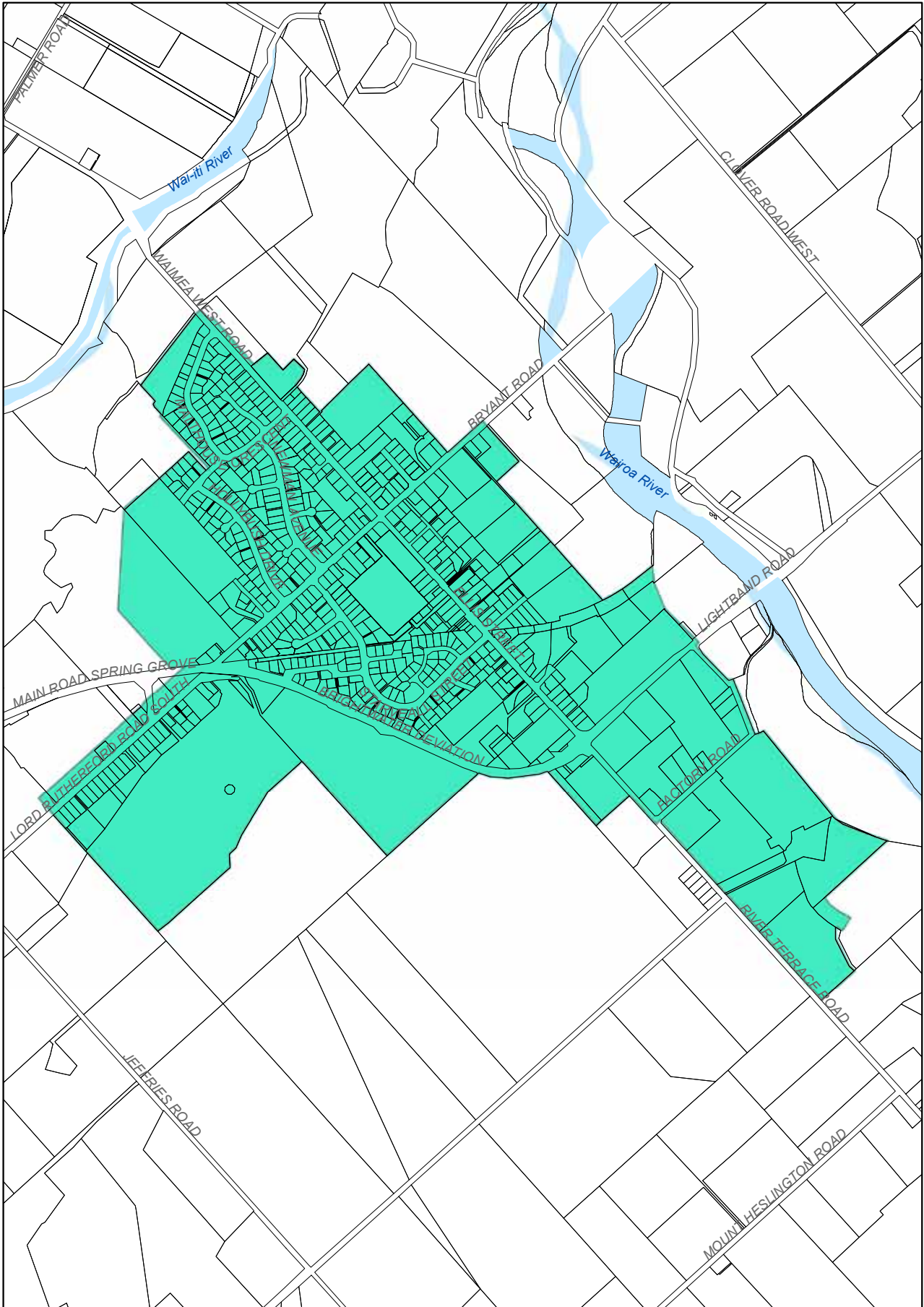
### Wakefield Refuse/Recycling Rating Area



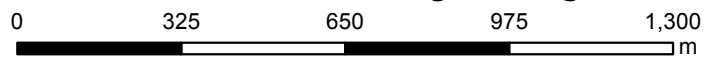


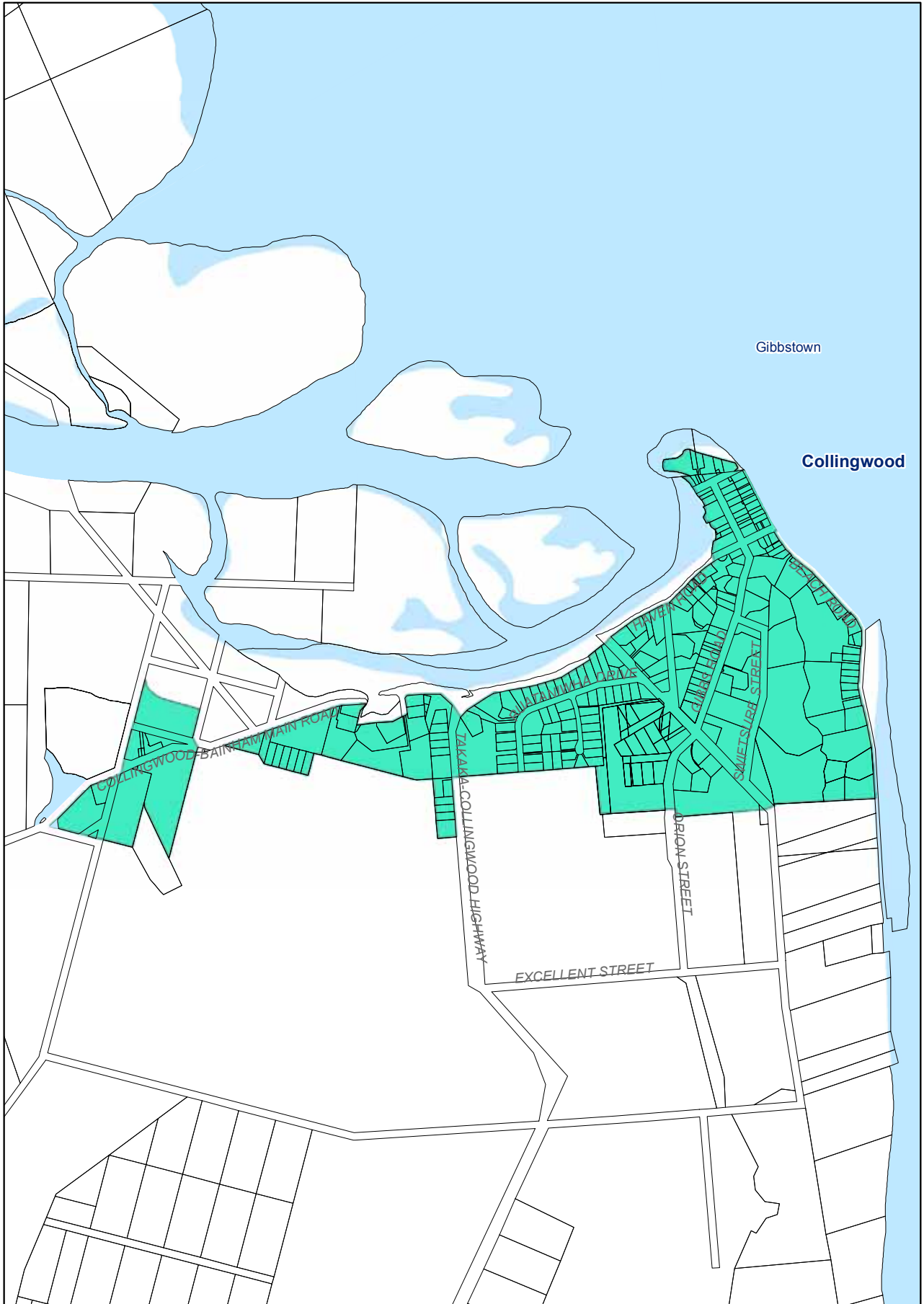
# Water, Sanitary Services, Waste Management, and other rating maps

Stormwater Urban Drainage Area



**Brightwater  
Stormwater Urban Drainage Rating Area**



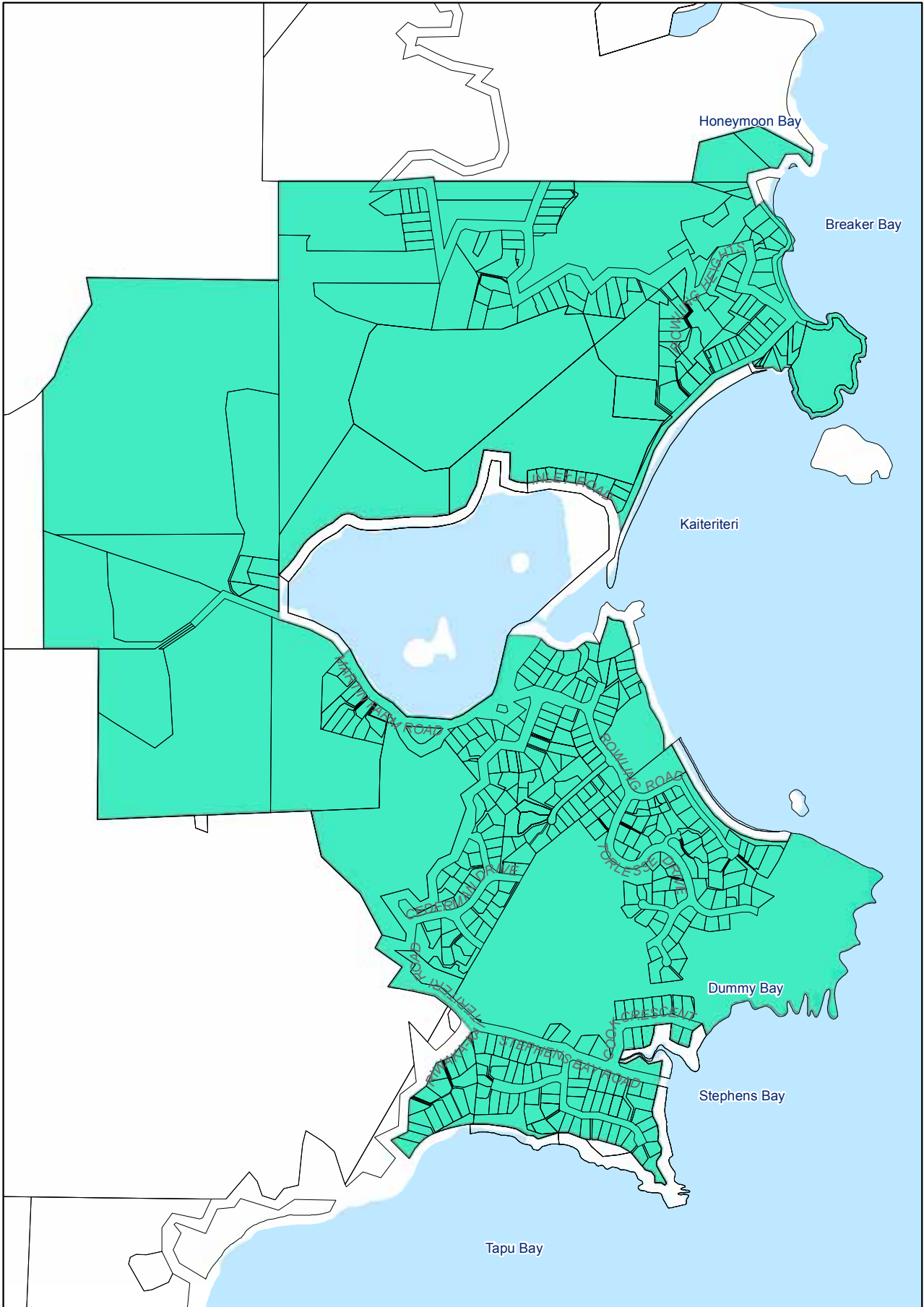


**Collingwood**  
**Stormwater Urban Drainage Rating Area**

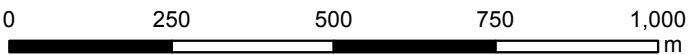
0      310      620      930      1,240  
 m

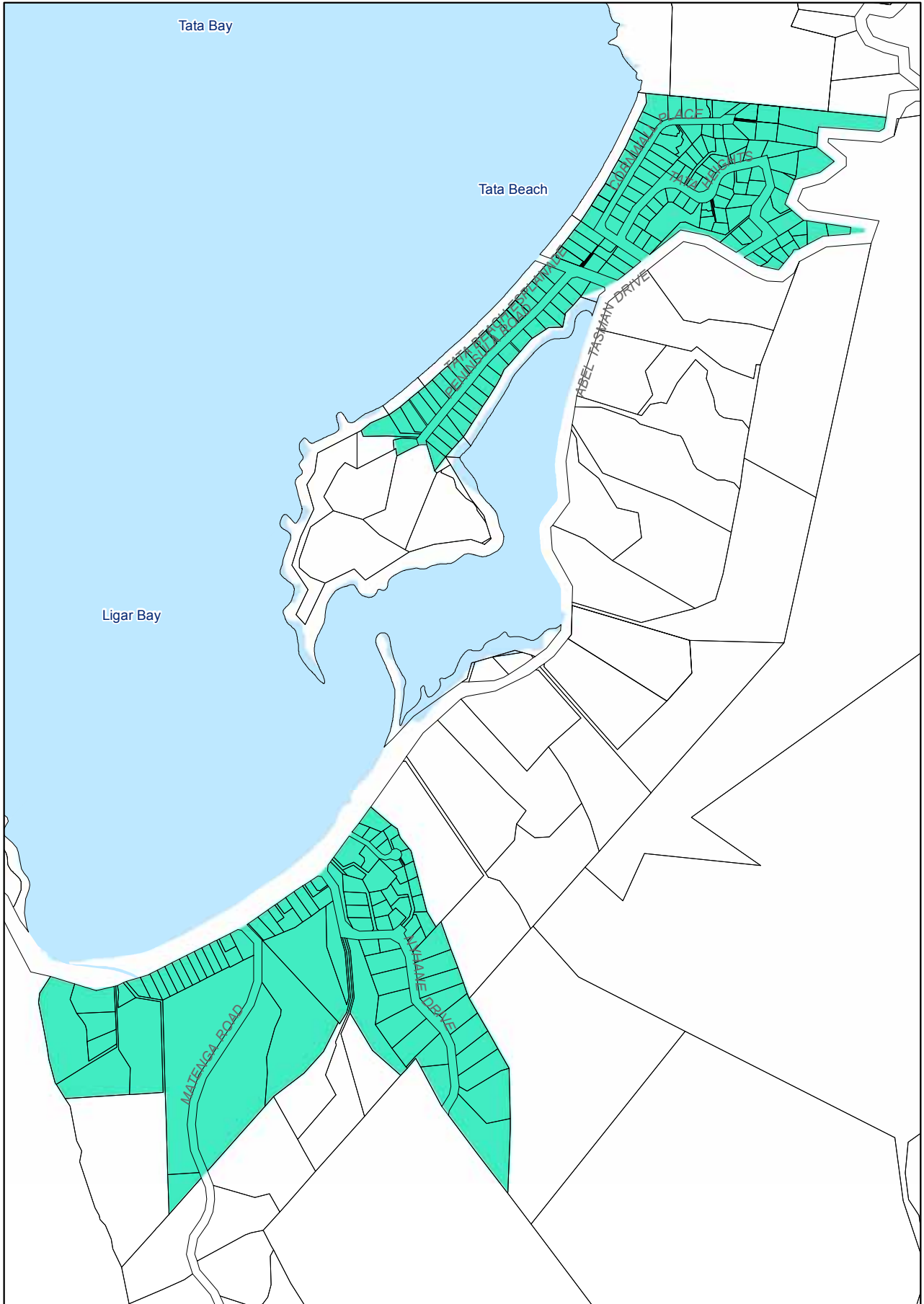




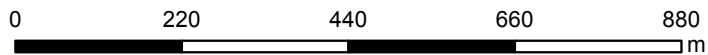


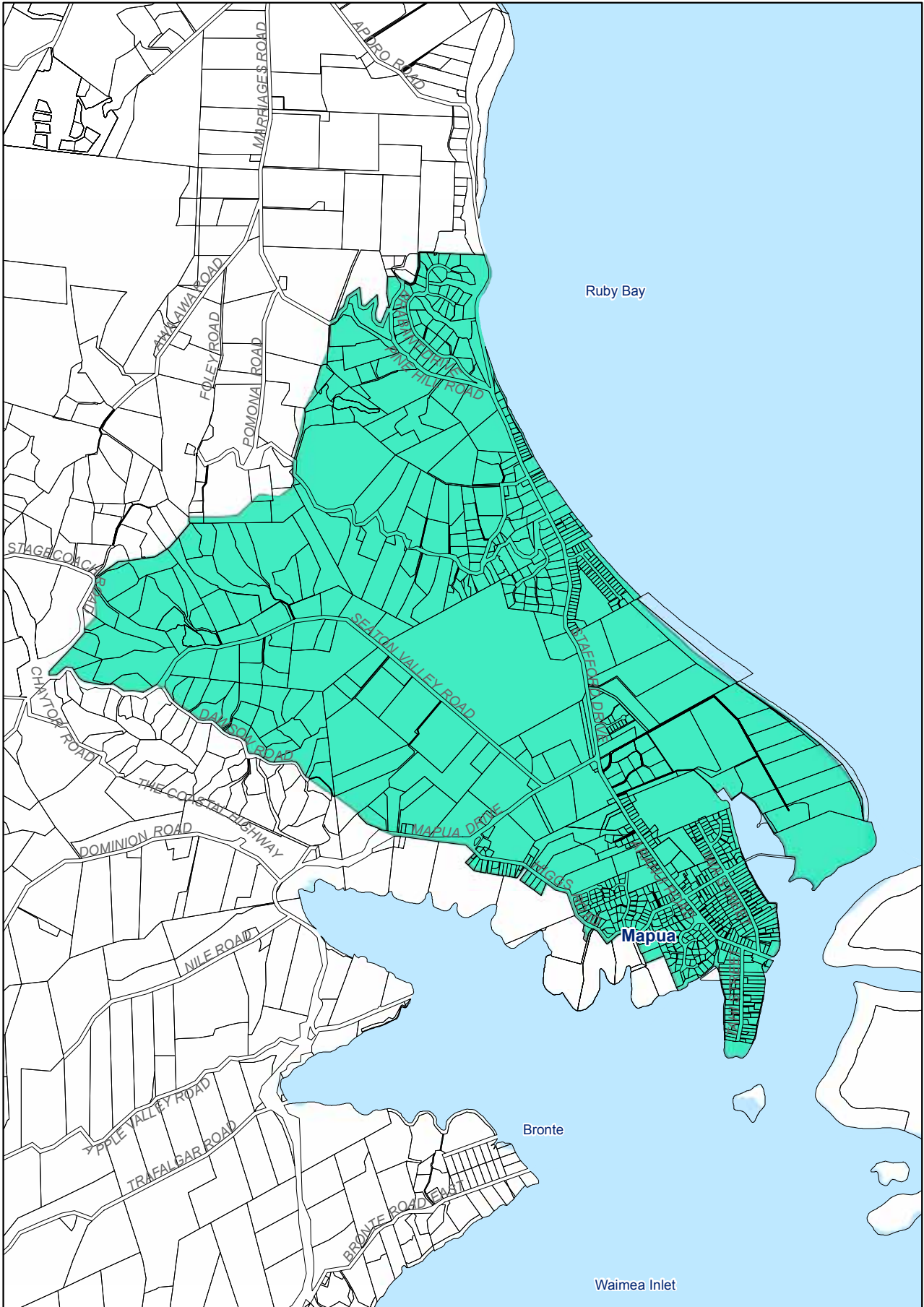
**Kaiteriteri  
Stormwater Urban Drainage Rating Area**



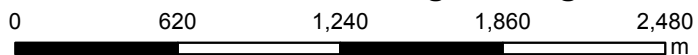


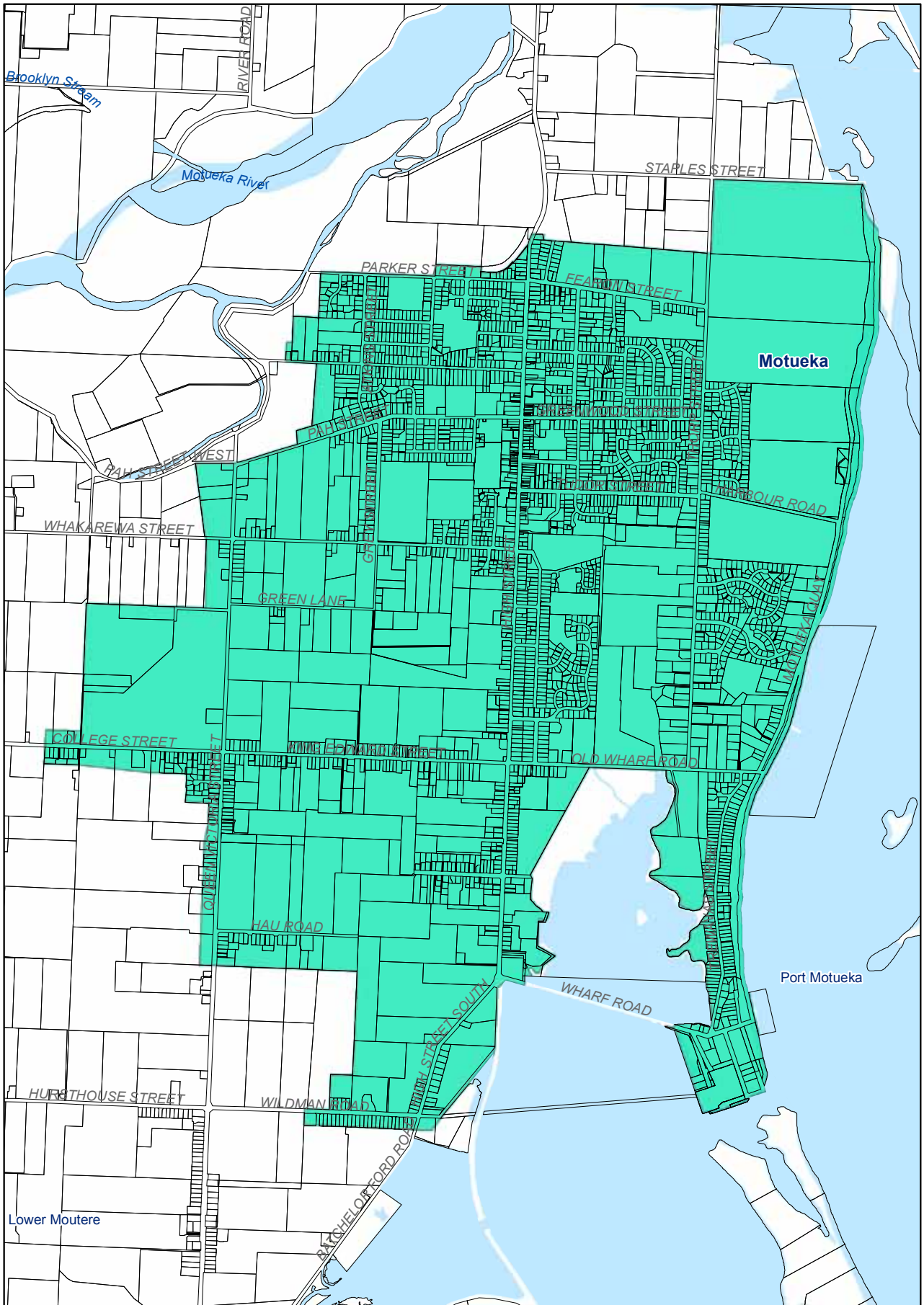
**Ligar Bay/Tata Beach  
Stormwater Urban Drainage Rating Area**



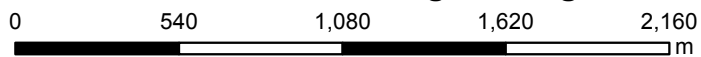


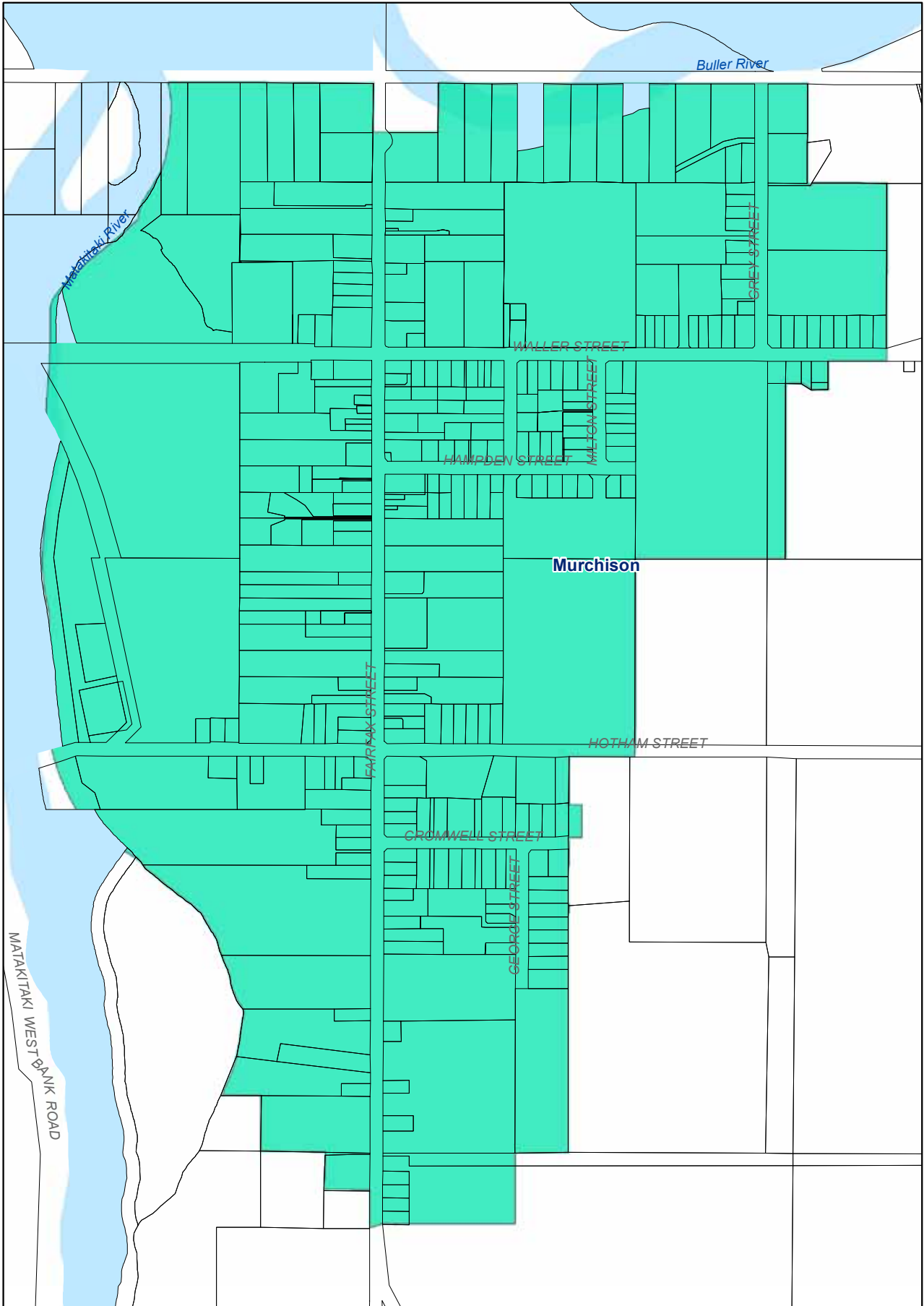
**Mapua/Ruby Bay  
Stormwater Urban Drainage Rating Area**





**Motueka  
Stormwater Urban Drainage Rating Area**

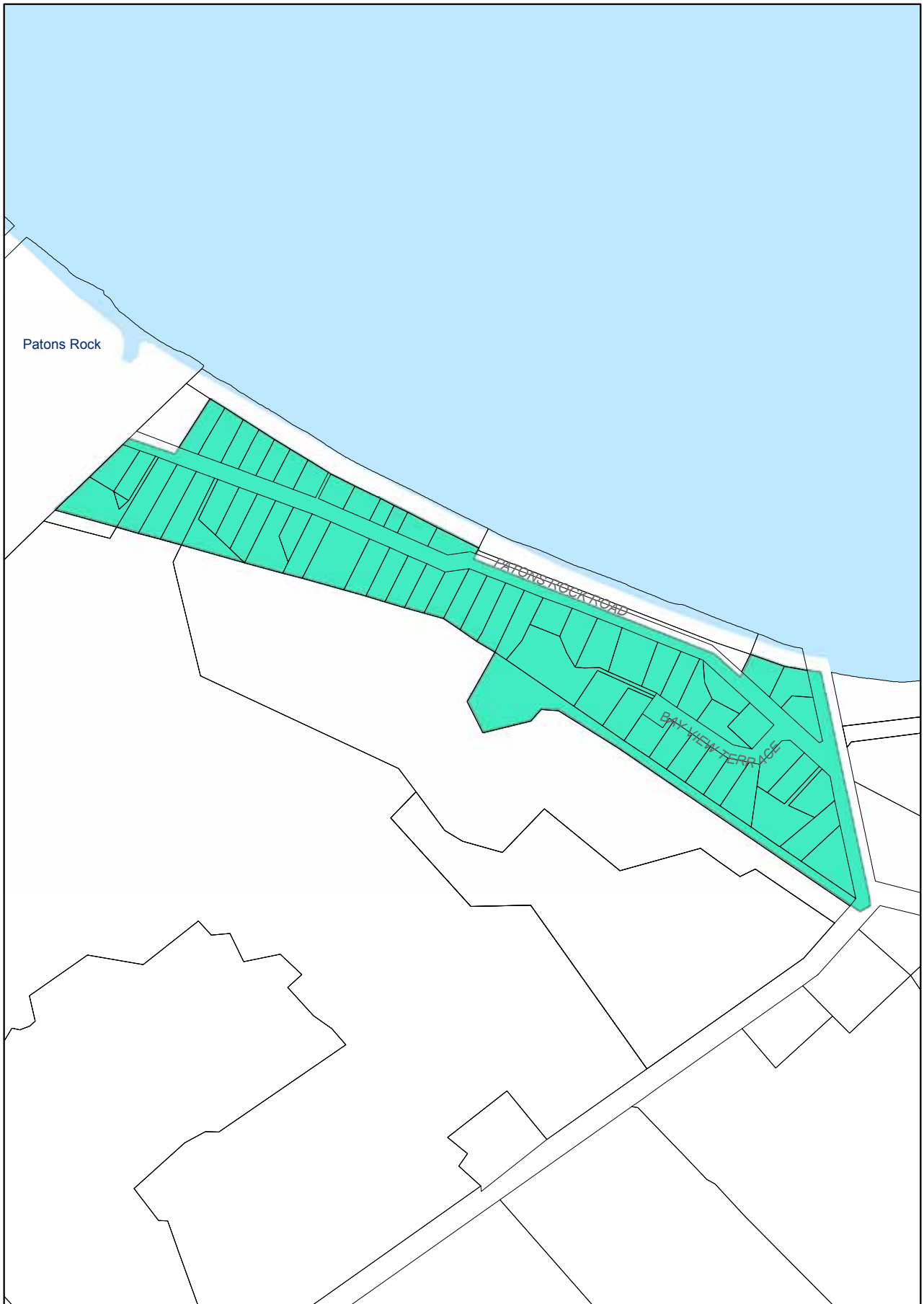




**Murchison**  
**Stormwater Urban Drainage Rating Area**

0 175 350 525 700  
 m

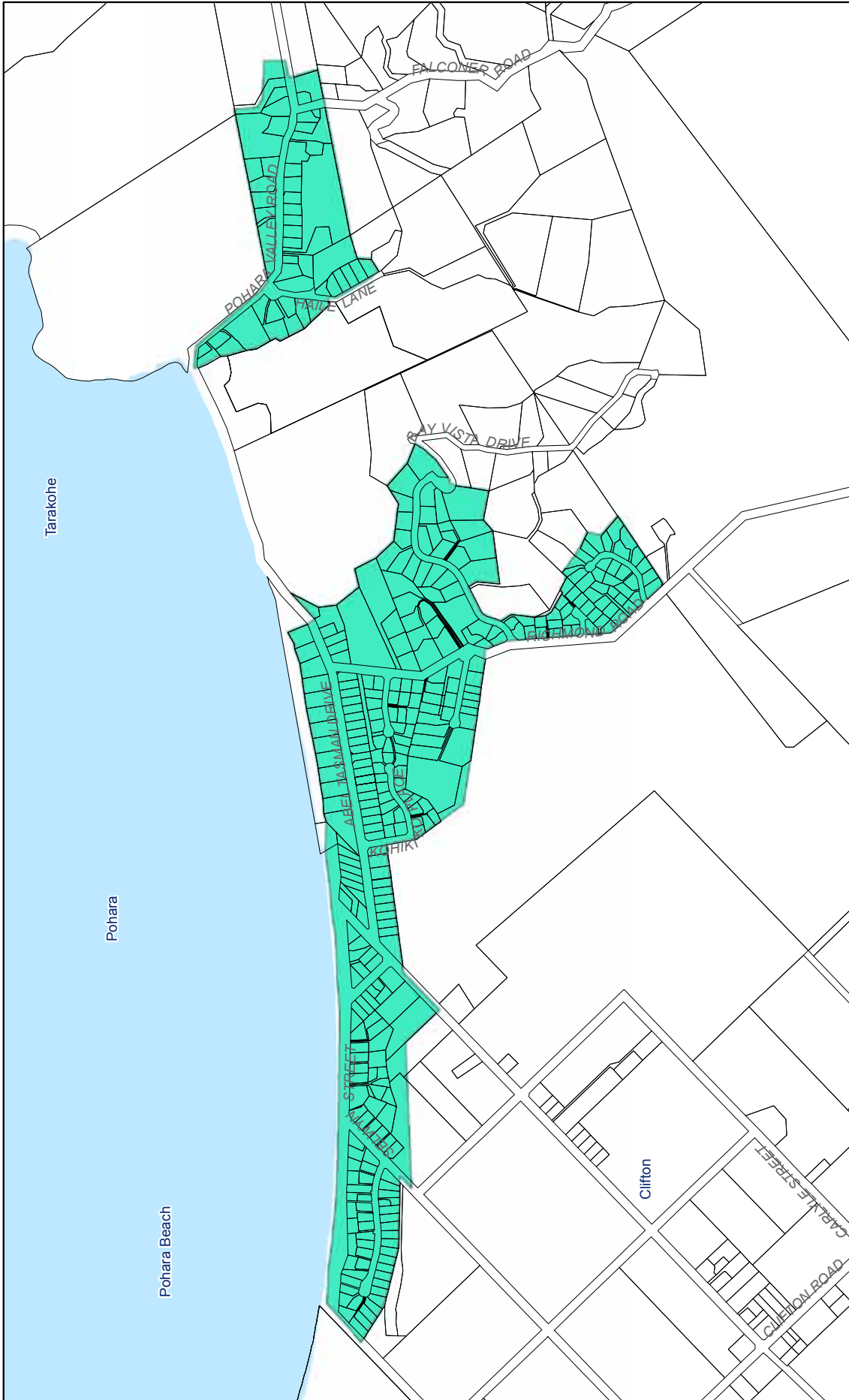




**Patons Rock**  
**Stormwater Urban Drainage Rating Area**

0 110 220 330 440  
m

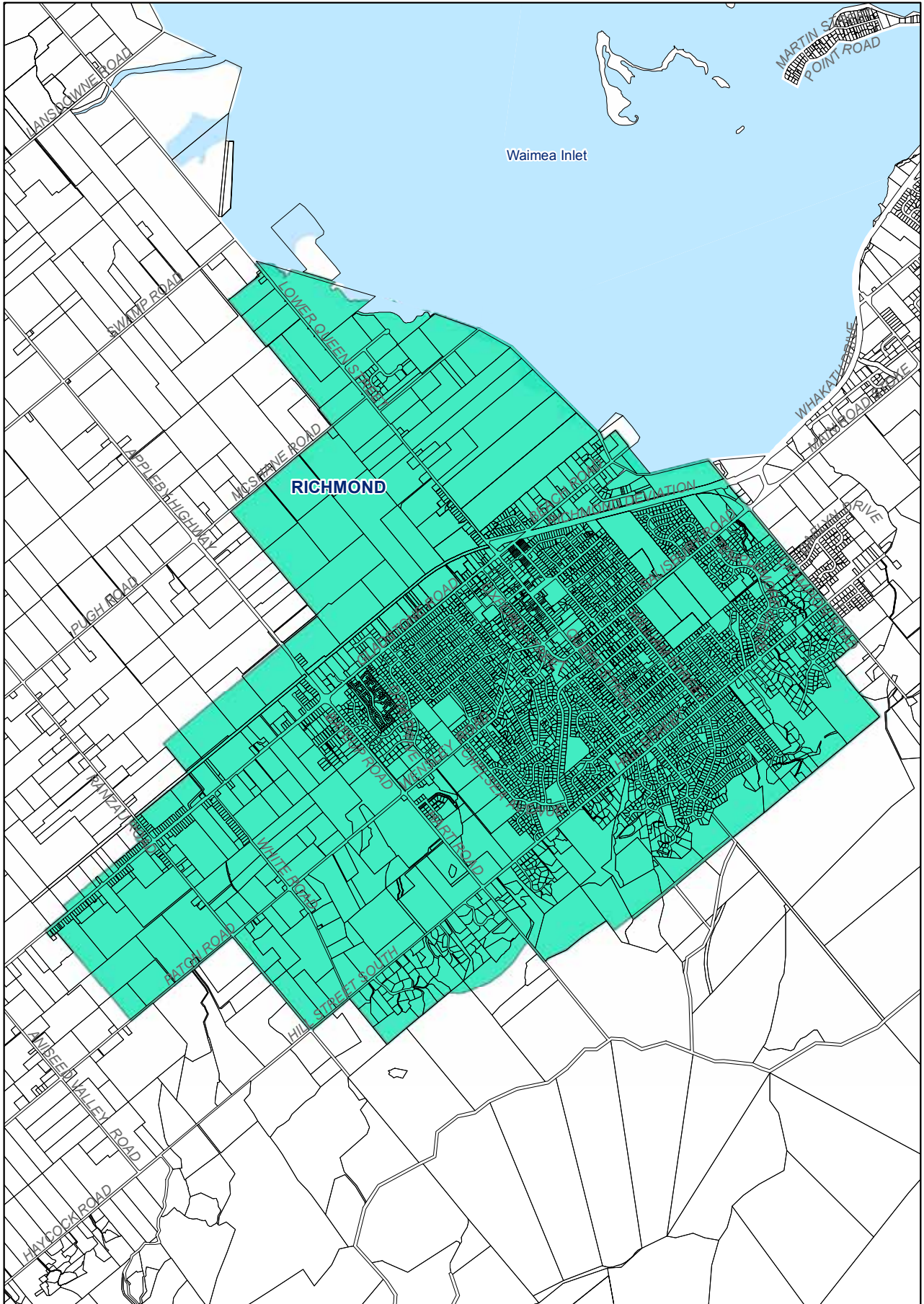




1:11,500

## Pohara Stormwater Urban Drainage Rating Area



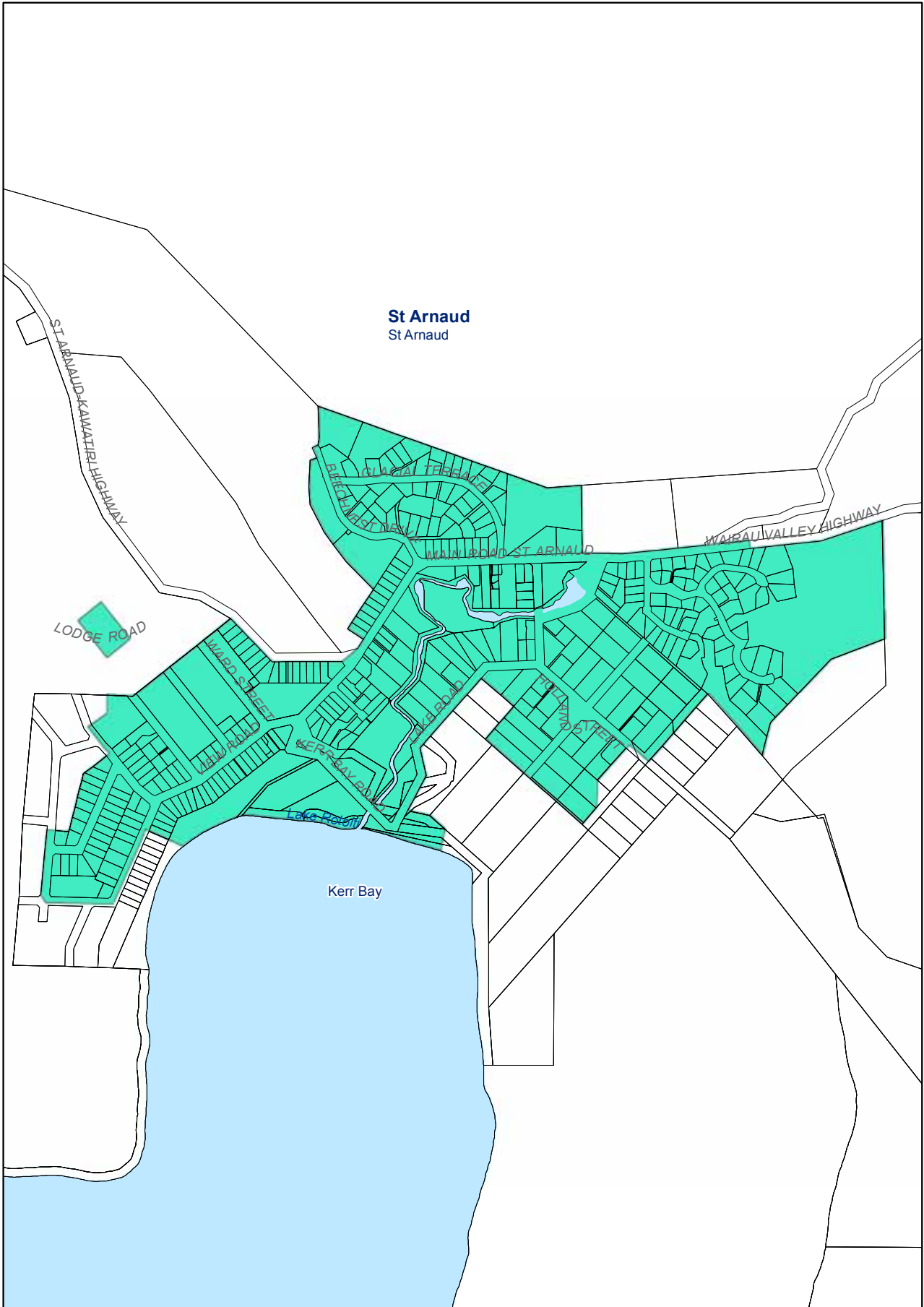


**Richmond**  
**Stormwater Urban Drainage Rating Area**

0      800      1,600      2,400      3,200  
 m







**St Arnaud**  
St Arnaud

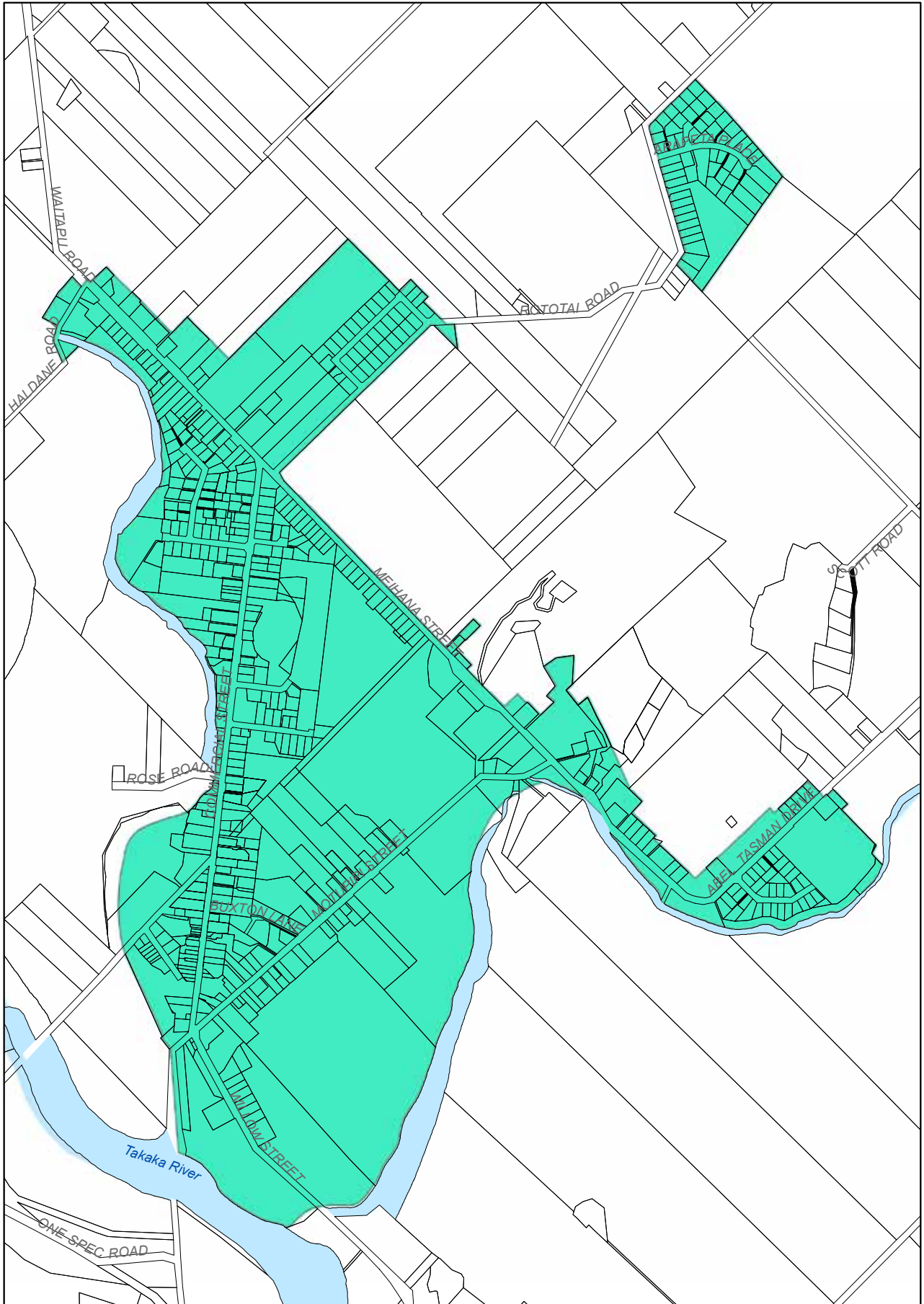
Kerr Bay

**St Arnaud**  
**Stormwater Urban Drainage Rating Area**

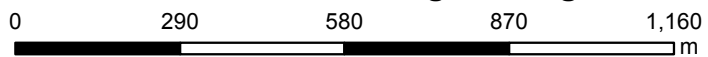
0 275 550 825 1,100  
m

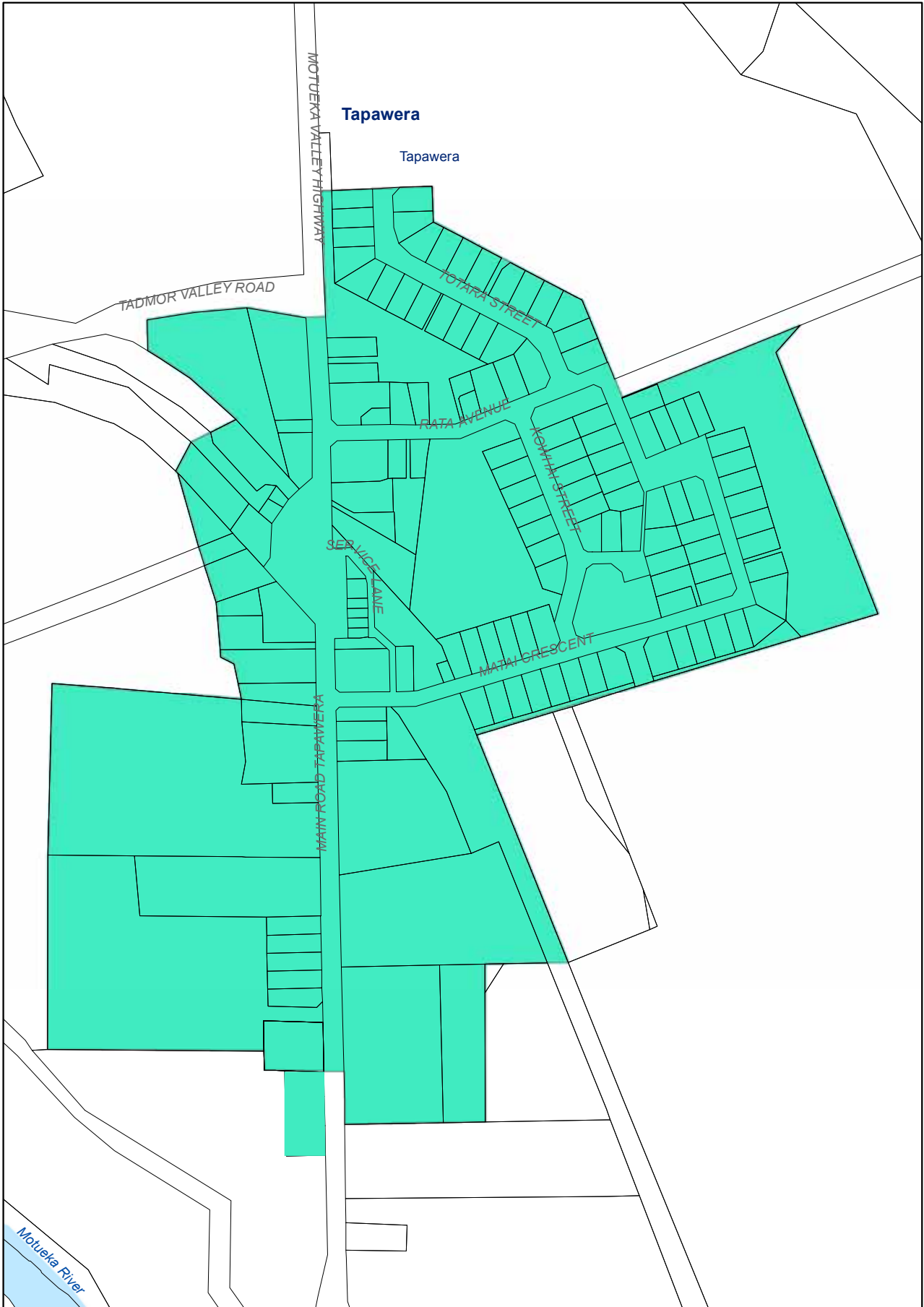
N  
1:11,500



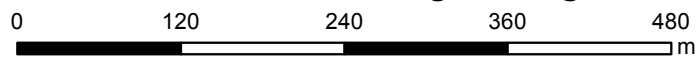


**Takaka  
Stormwater Urban Drainage Rating Area**



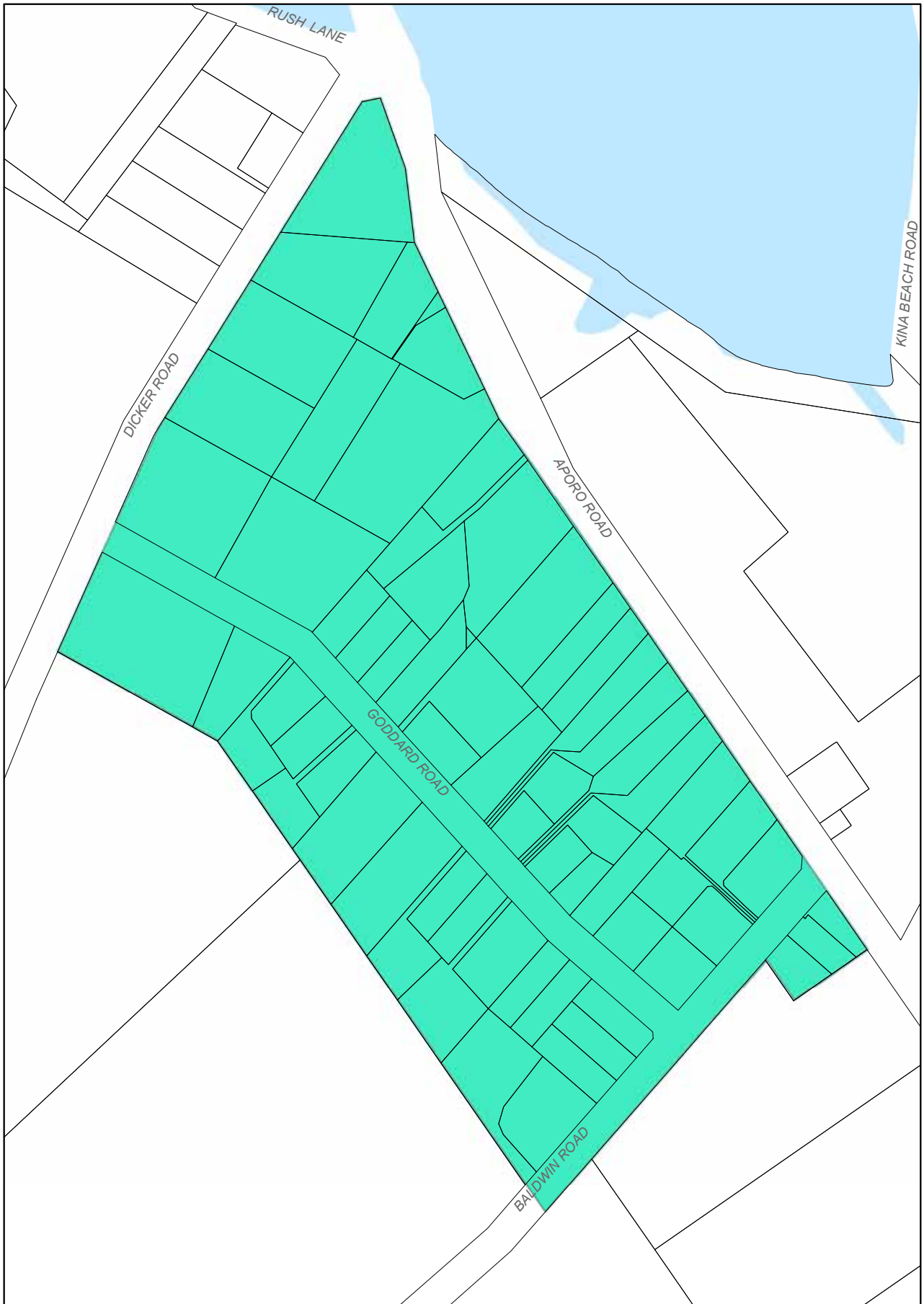


**Tapawera**  
**Stormwater Urban Drainage Rating Area**



1:5,000

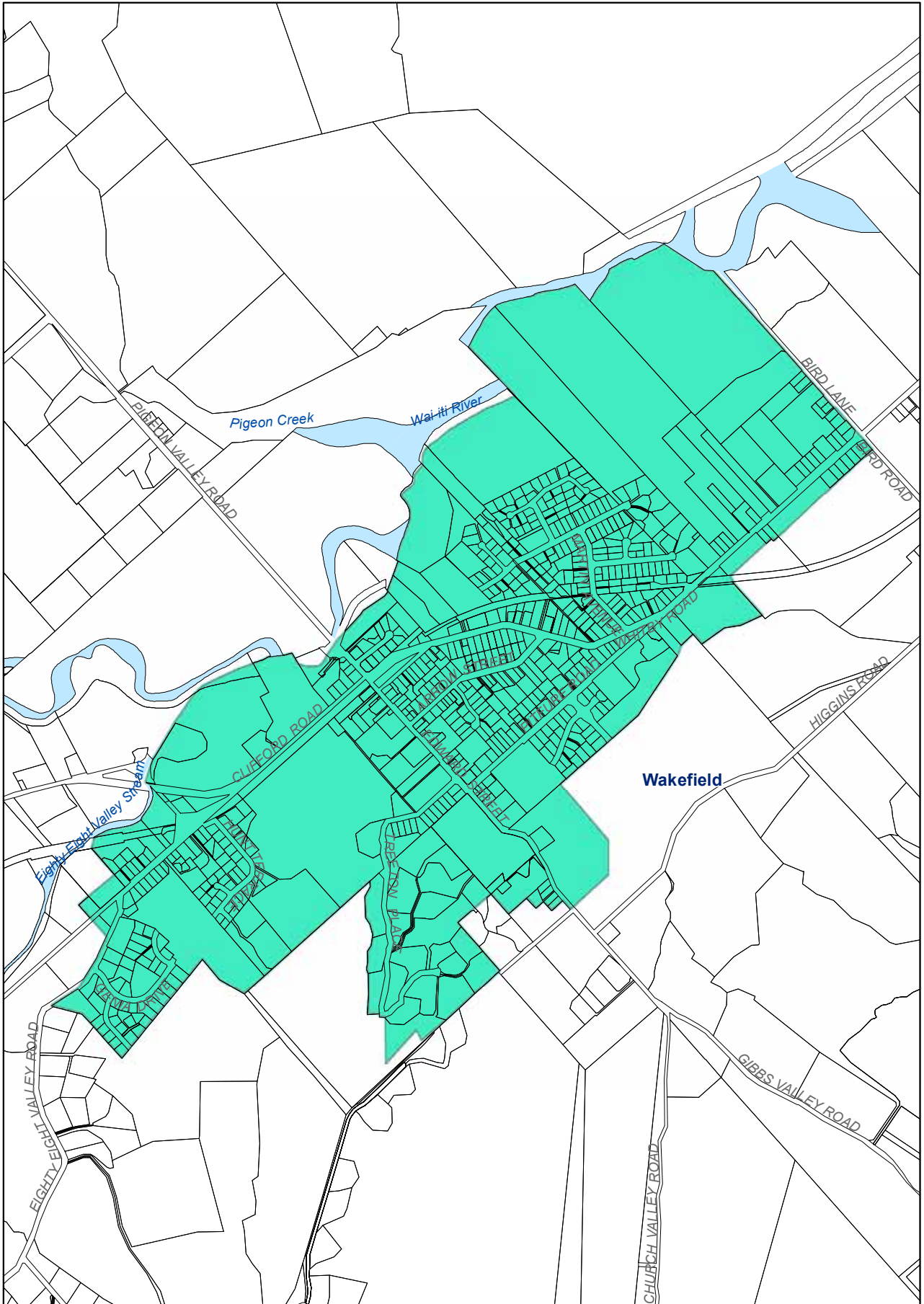




**Tasman**  
**Stormwater Urban Drainage Rating Area**

0 70 140 210 280  
m





**Wakefield**  
**Stormwater Urban Drainage Rating Area**

0 350 700 1,050 1,400  
m

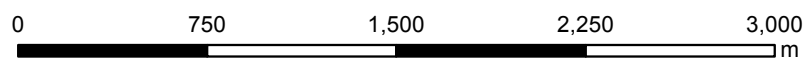


# Water, Sanitary Services, Waste Management, and other rating maps

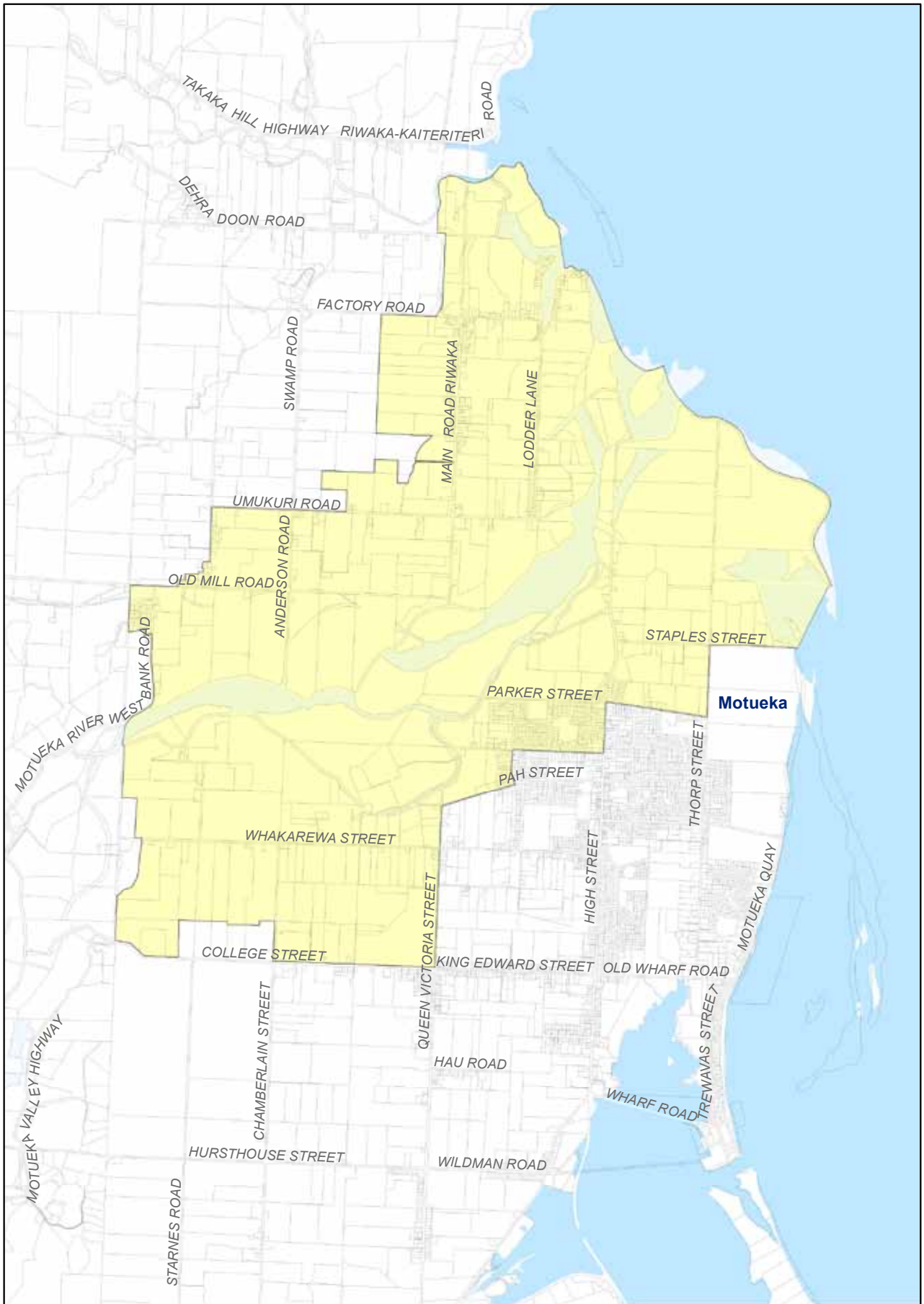
Stop Banks



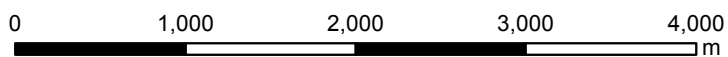
### Mapua Stopbank Rating Area



1:27,000

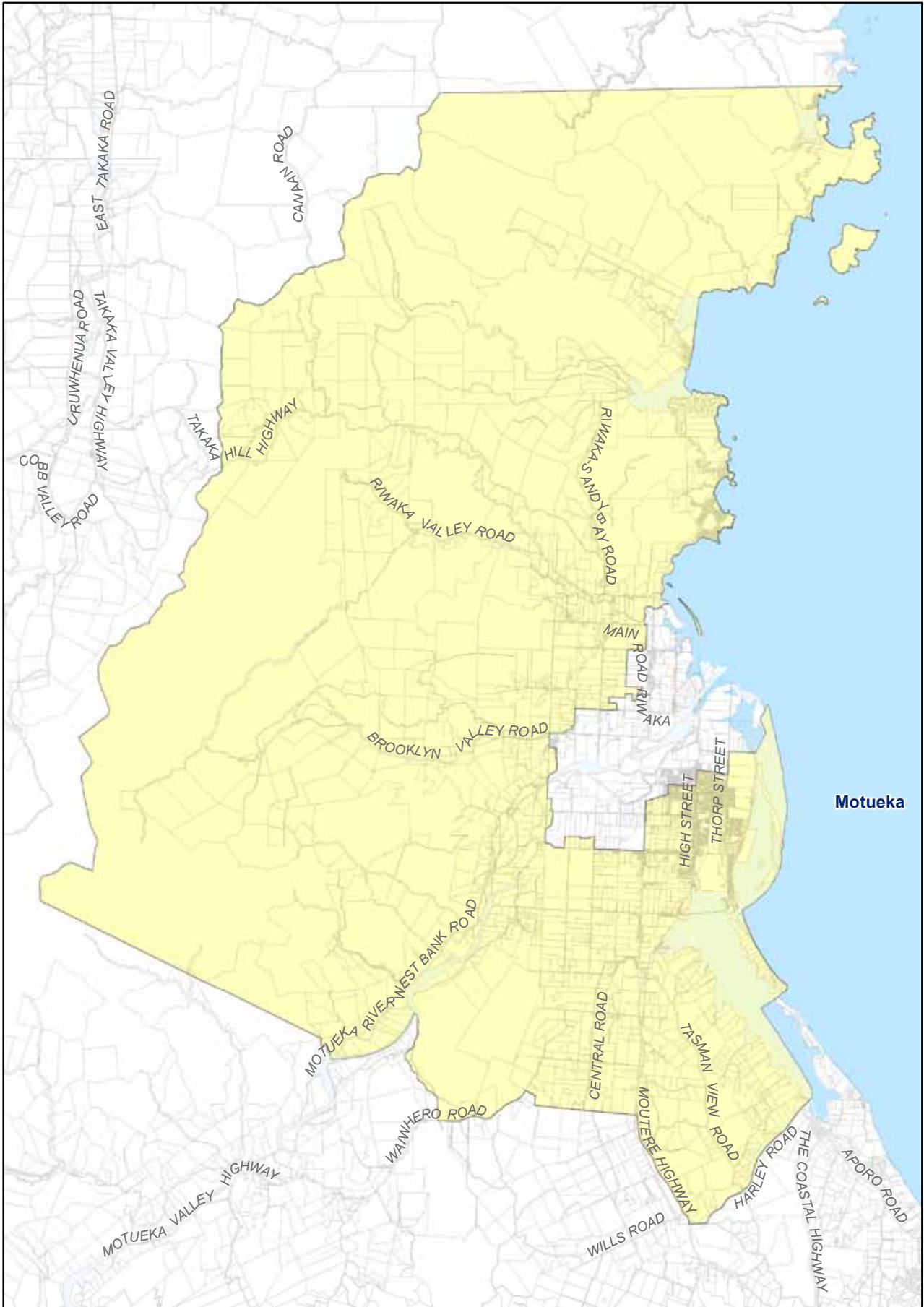


**Motueka Flood Control (Direct - Area A) Rating Area**

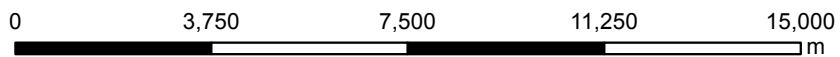


1:40,000





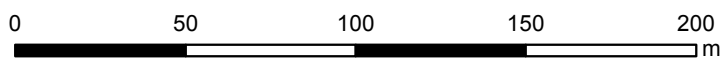
**Motueka Flood Control (Indirect - Area B) Rating Area**



1:130,000



**Ruby Bay Stopbank Rating Area**

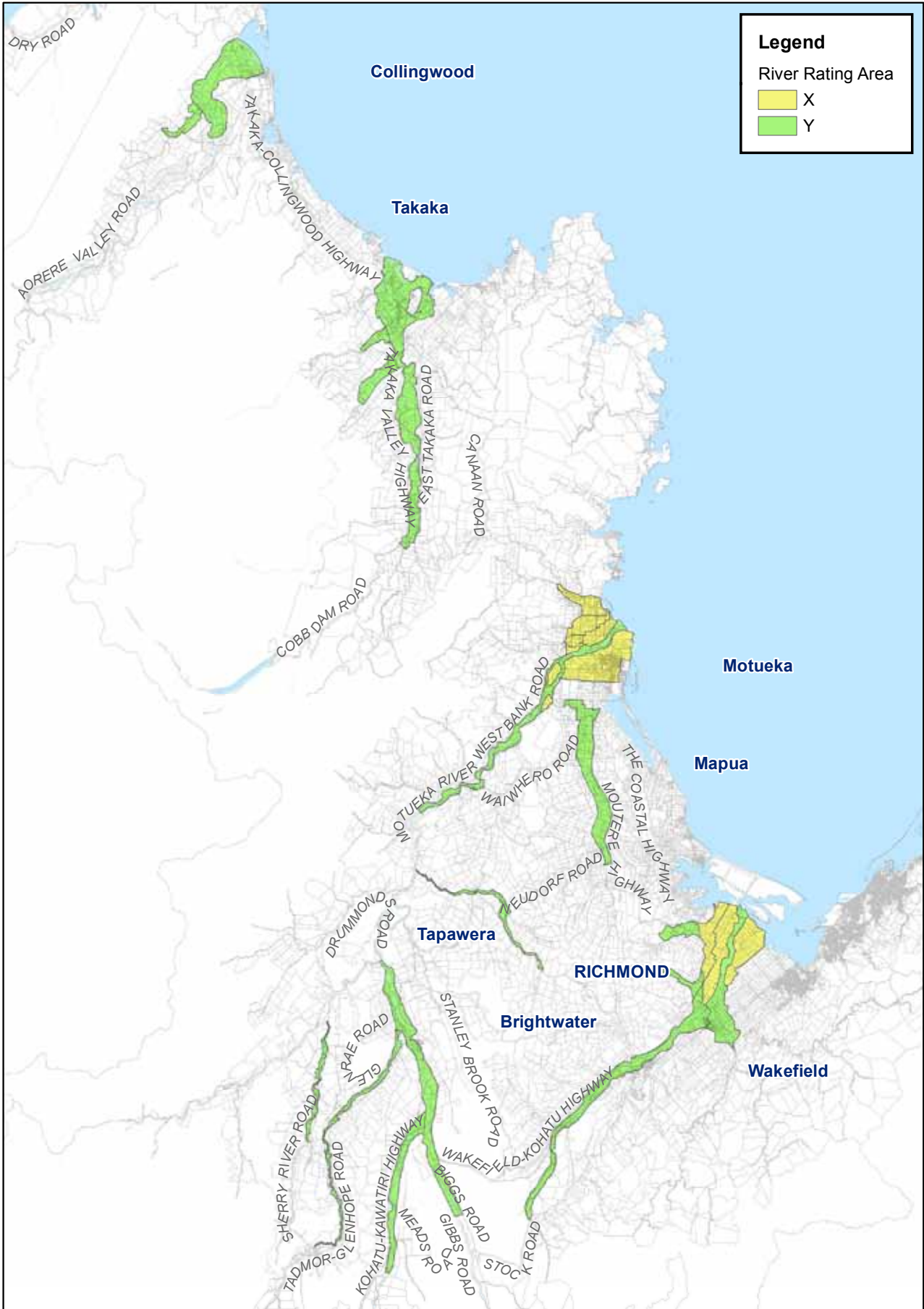


**1:2,000**

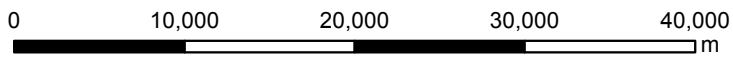


# Water, Sanitary Services, Waste Management, and other rating maps

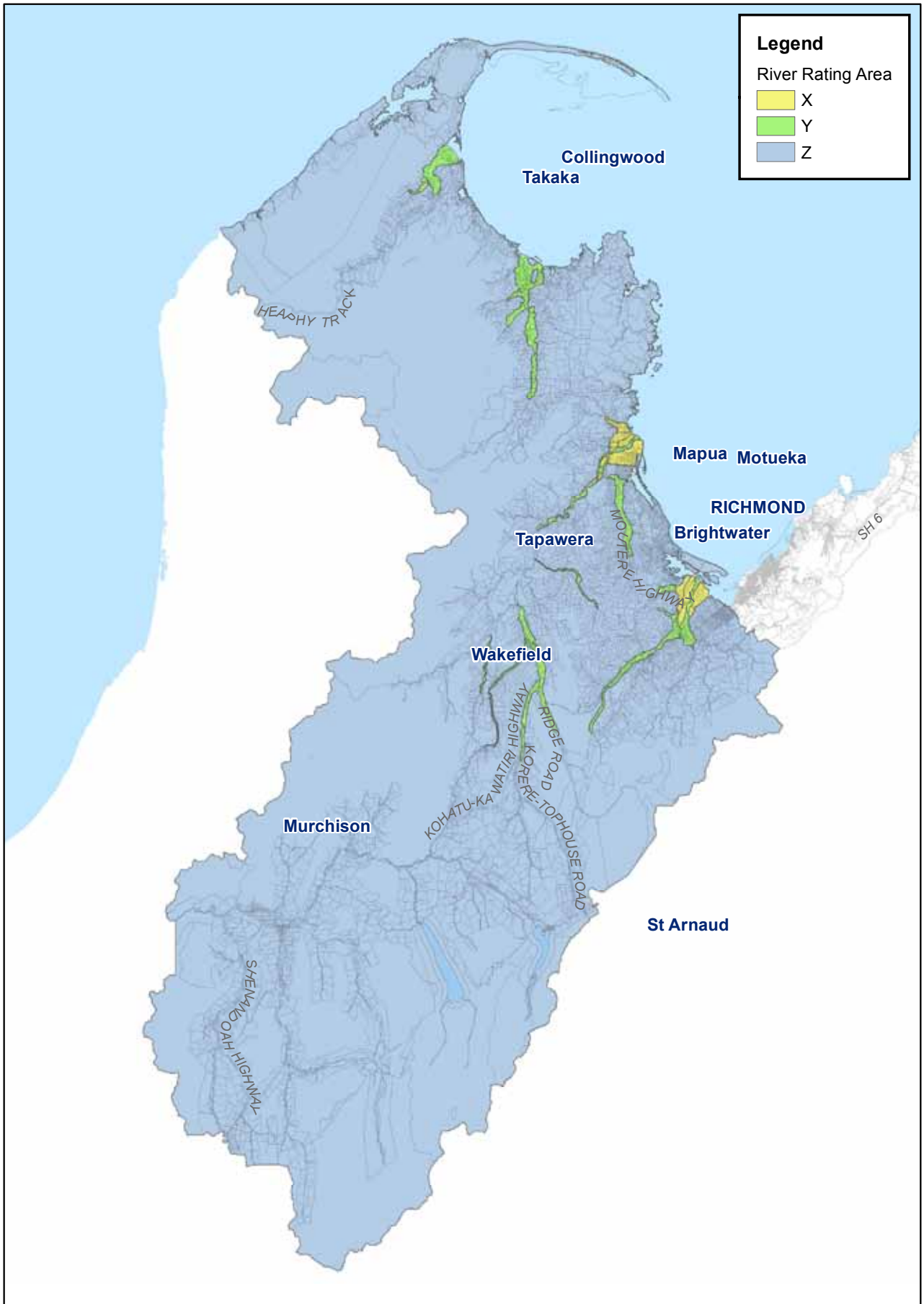
River Rating Area



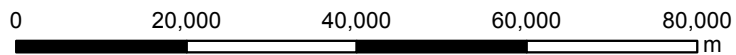
**River Rating Area X & Y**



1:400,000



**River Rating Area X, Y & Z**



1:800,000



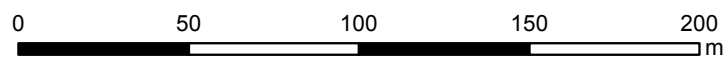
# Water, Sanitary Services, Waste Management, and other rating maps

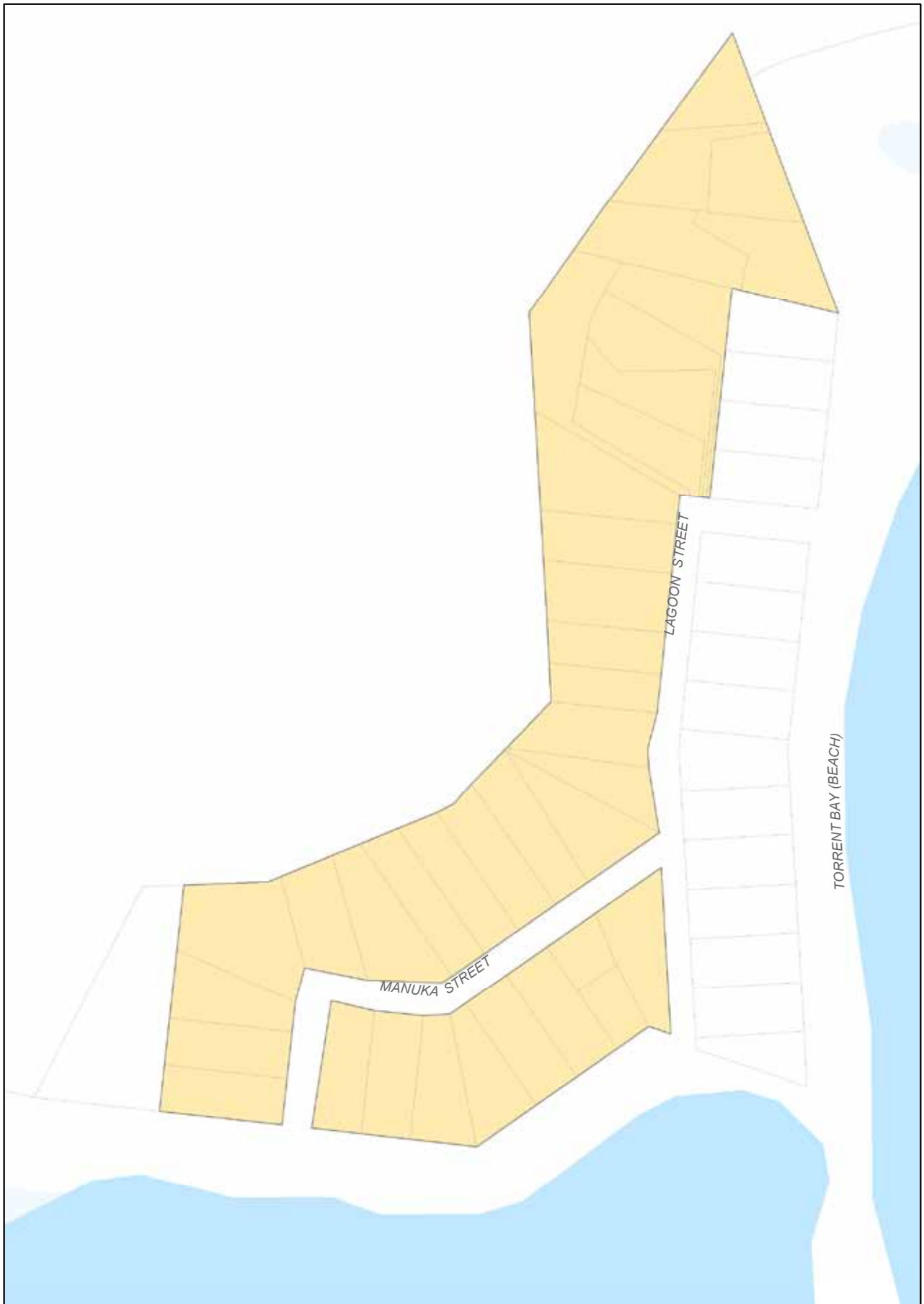
Sand Replenishment



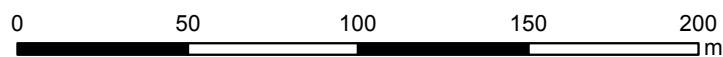


**Torrent Bay - Front Rate (A)  
Rating Area**





**Torrent Bay - BackRate (B)  
Rating Area**

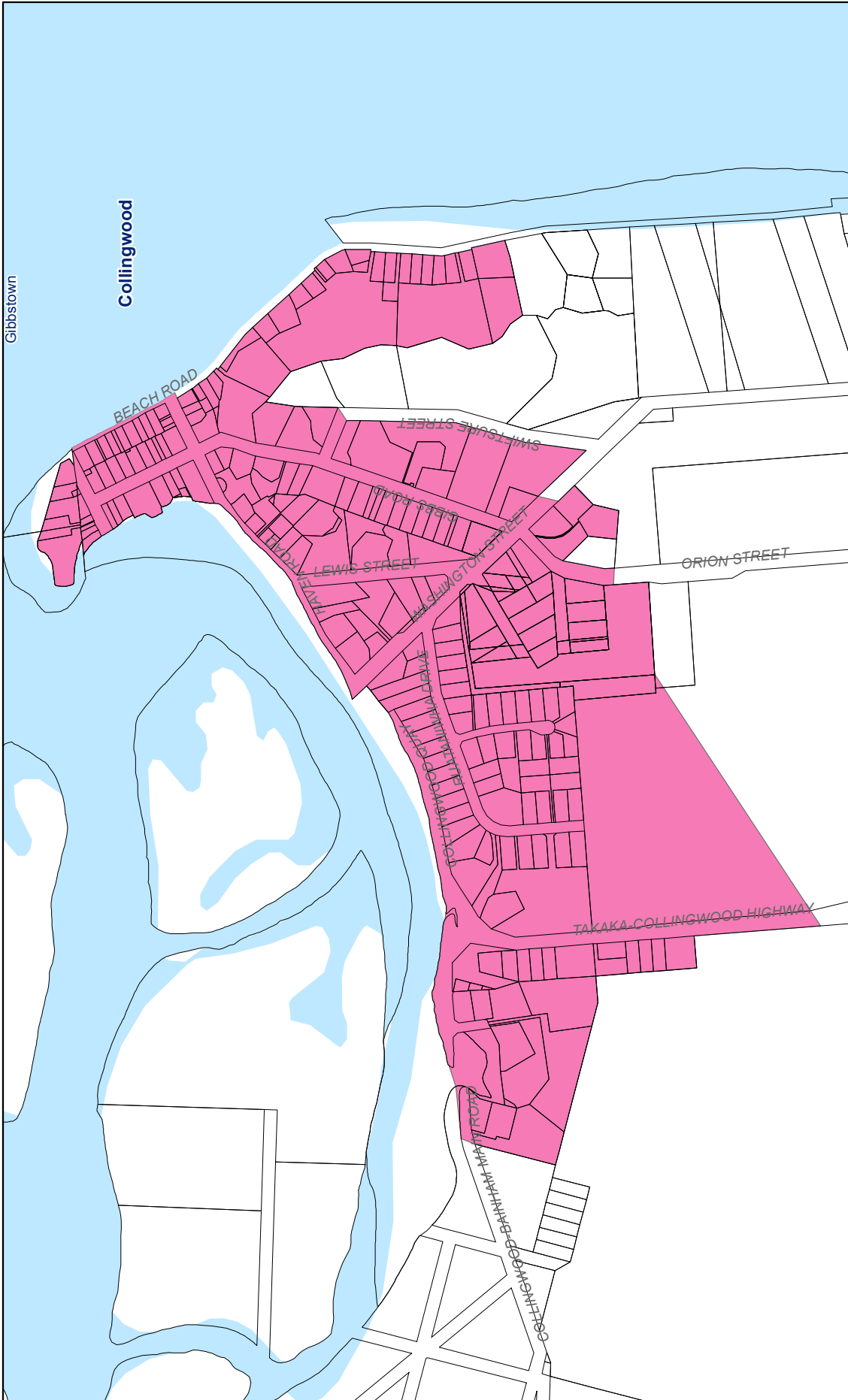




# Water, Sanitary Services, Waste Management, and other rating maps

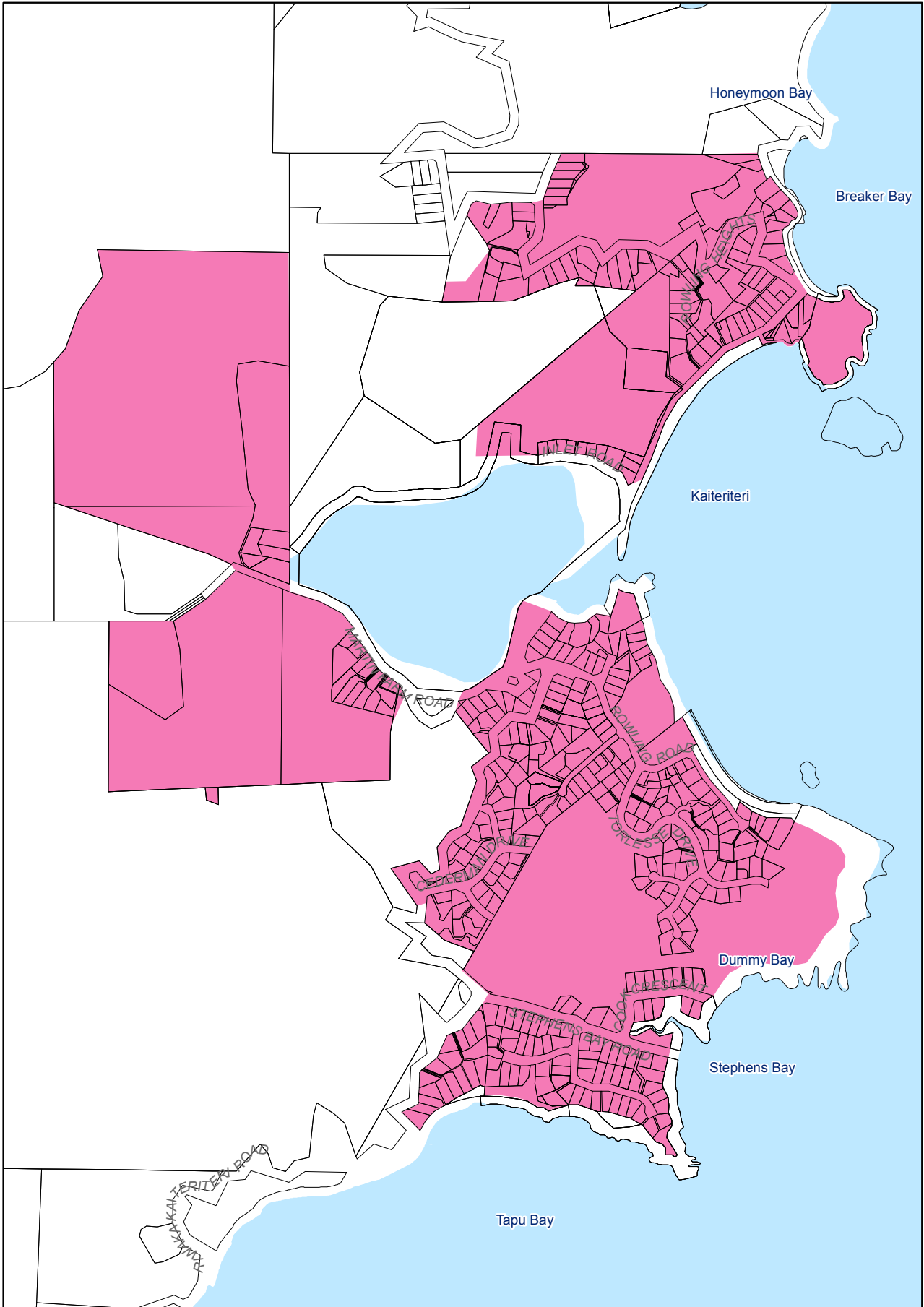
Wastewater Urban Drainage Area



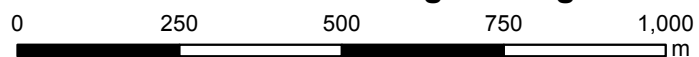


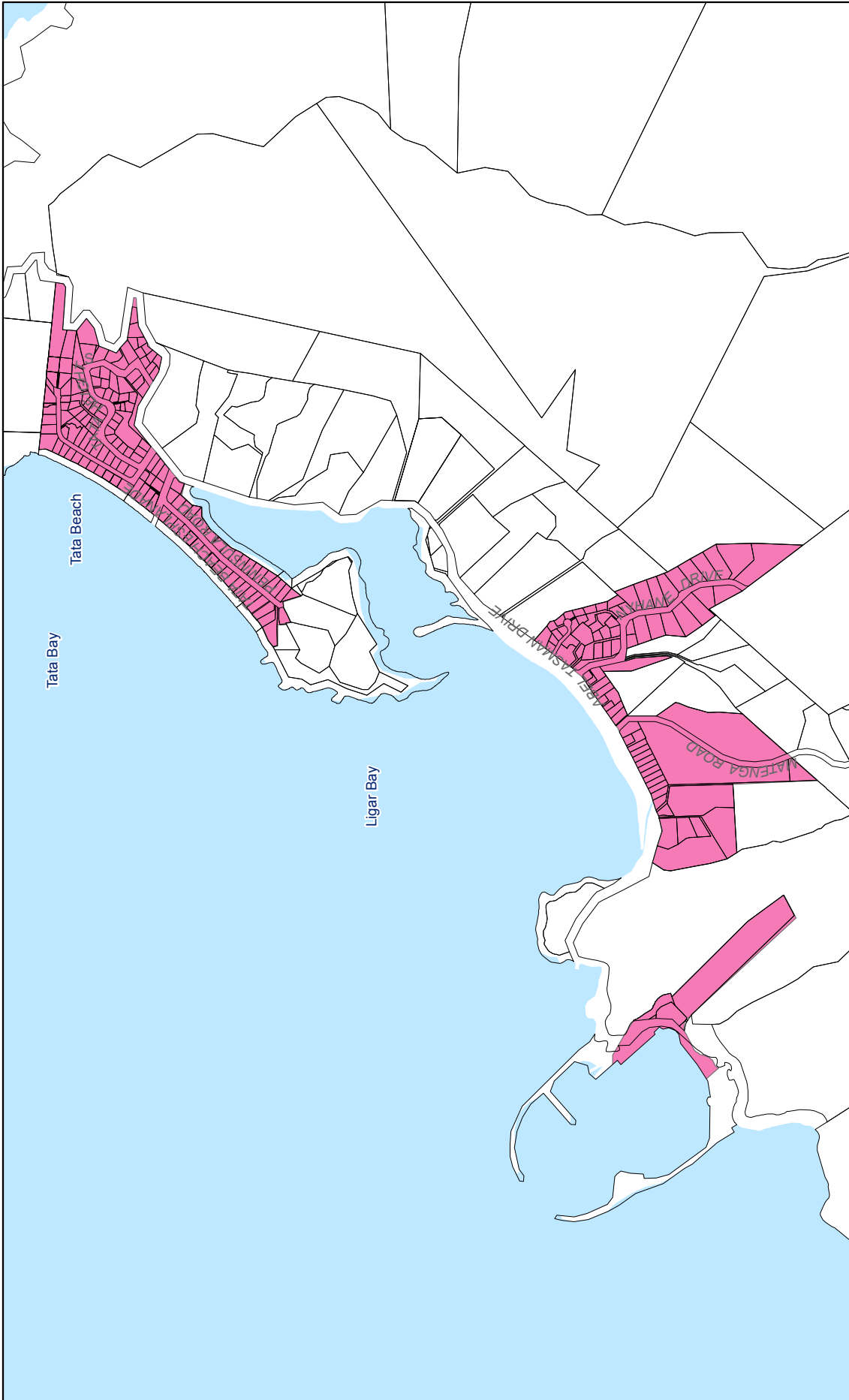
# Collingwood Wastewater Urban Drainage Rating Area





**Kaiteriteri  
Wastewater Urban Drainage Rating Area**



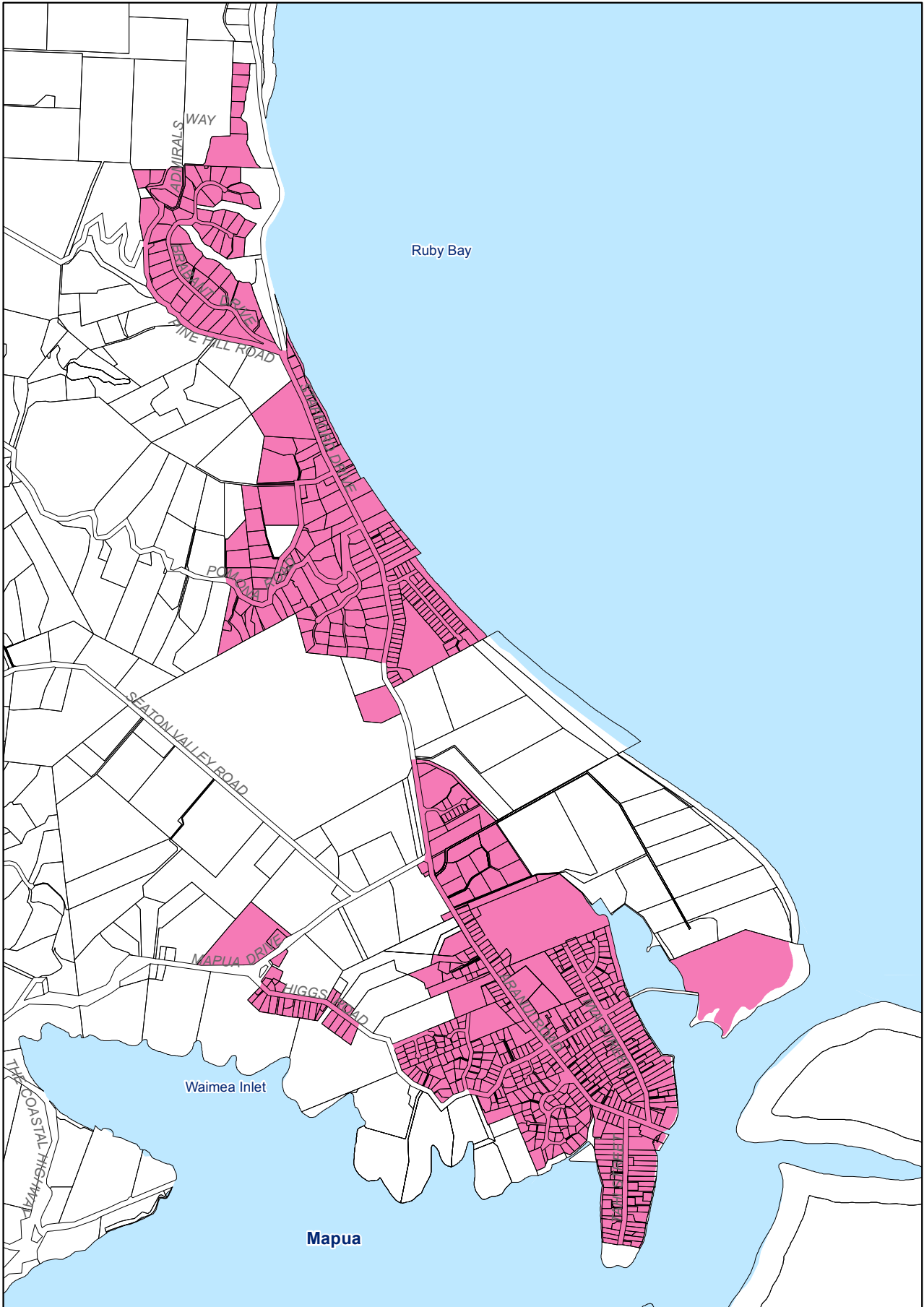


1:13,500

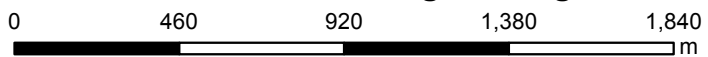
**Ligar Bay/Tata Beach Wastewater Urban Drainage Rating Area**

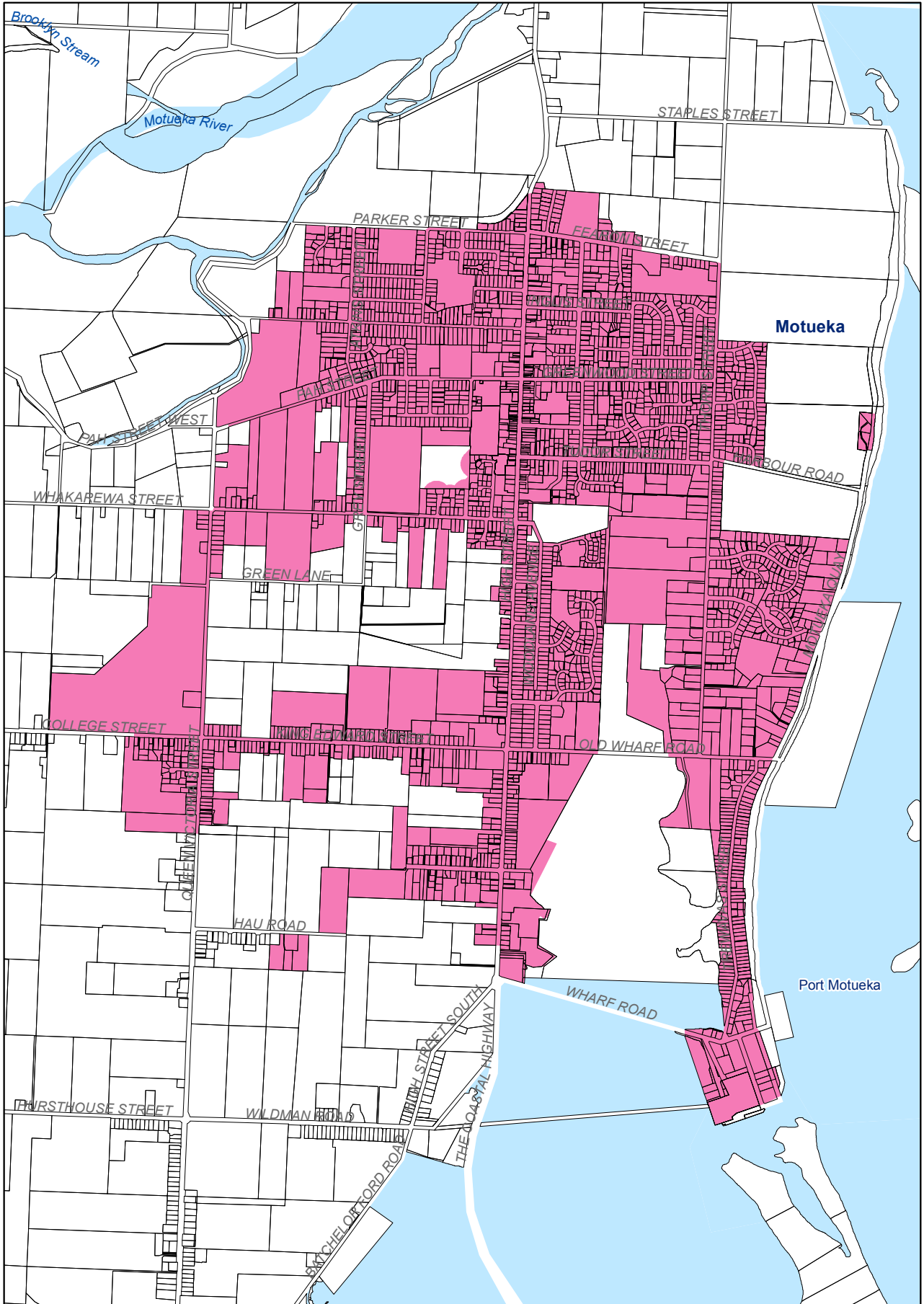




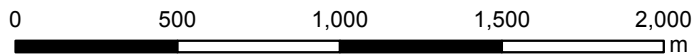


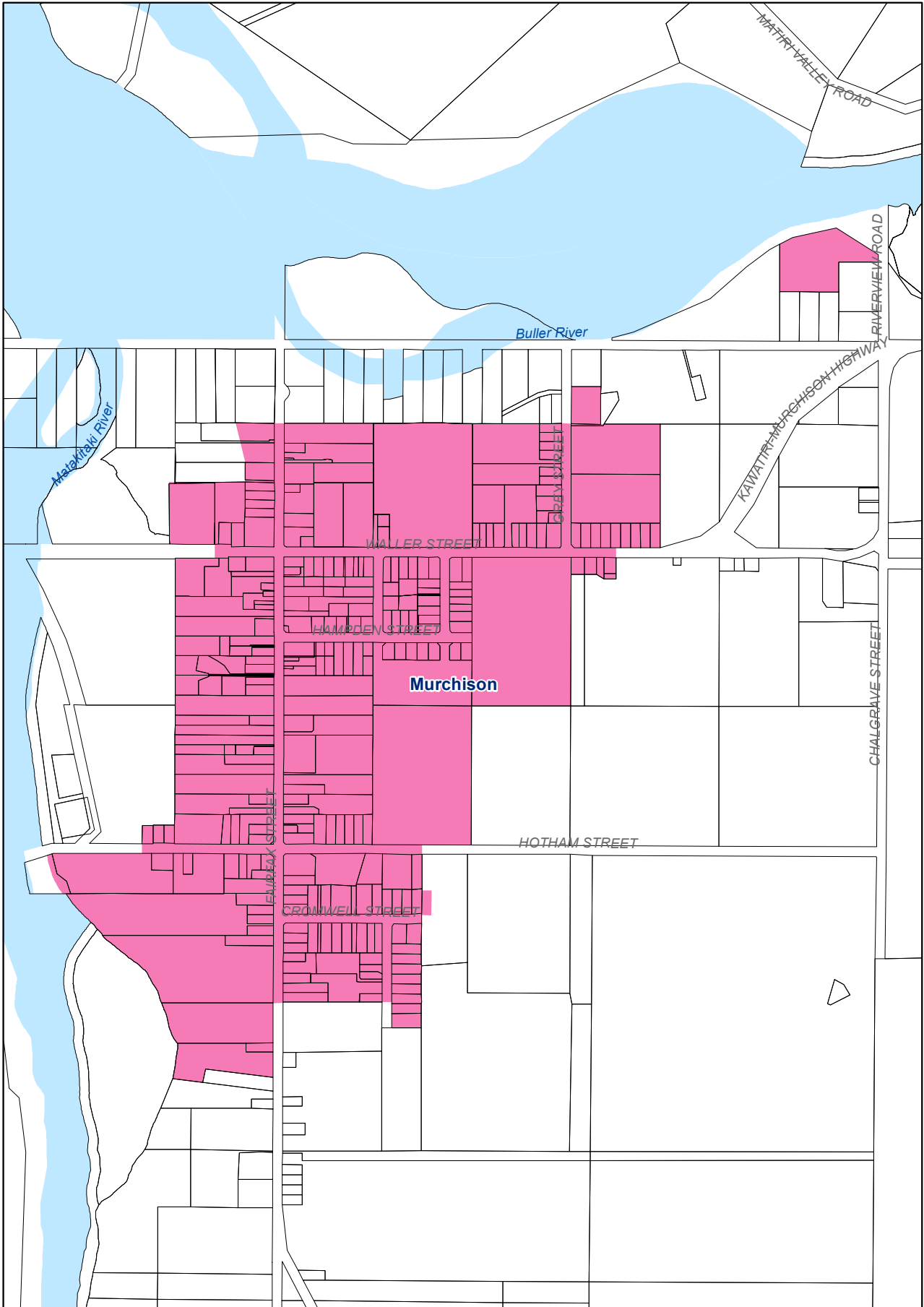
**Mapua**  
**Wastewater Urban Drainage Rating Area**





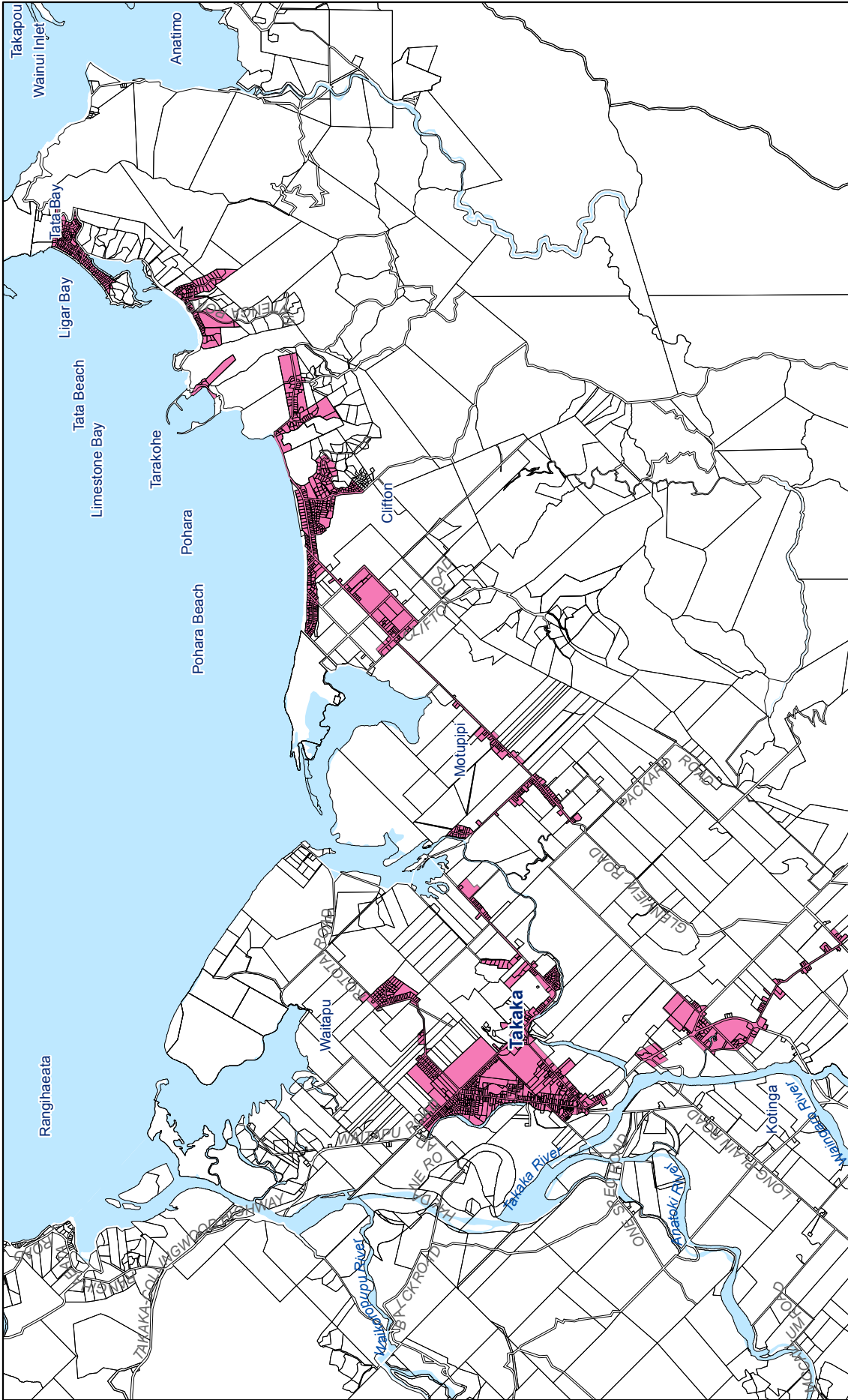
**Motueka  
Wastewater Urban Drainage Rating Area**





**Murchison**  
**Wastewater Urban Drainage Rating Area**

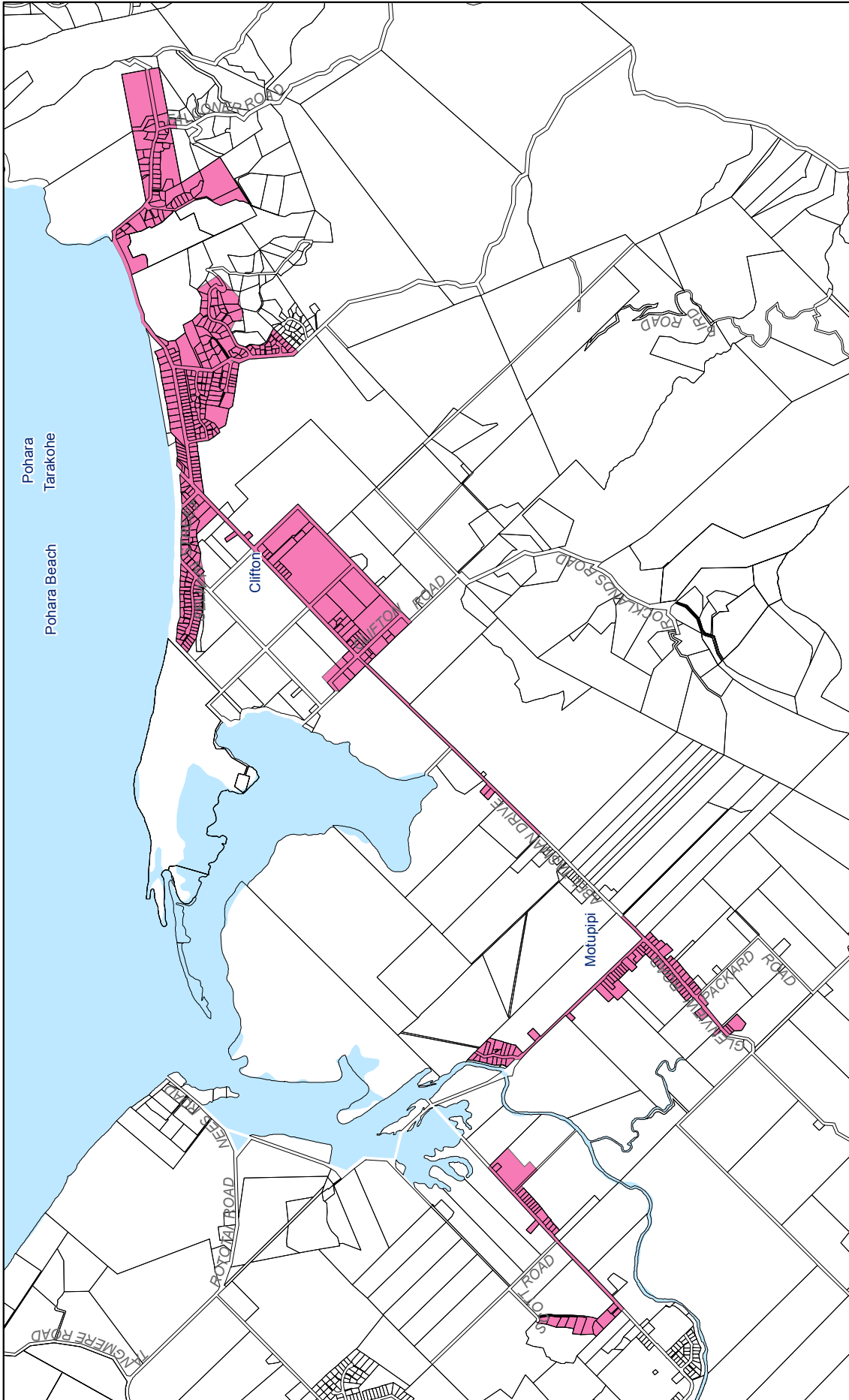




1:55,500

# Takaka / Pohara / Clifton / Motupipi Wastewater Urban Drainage Rating Area

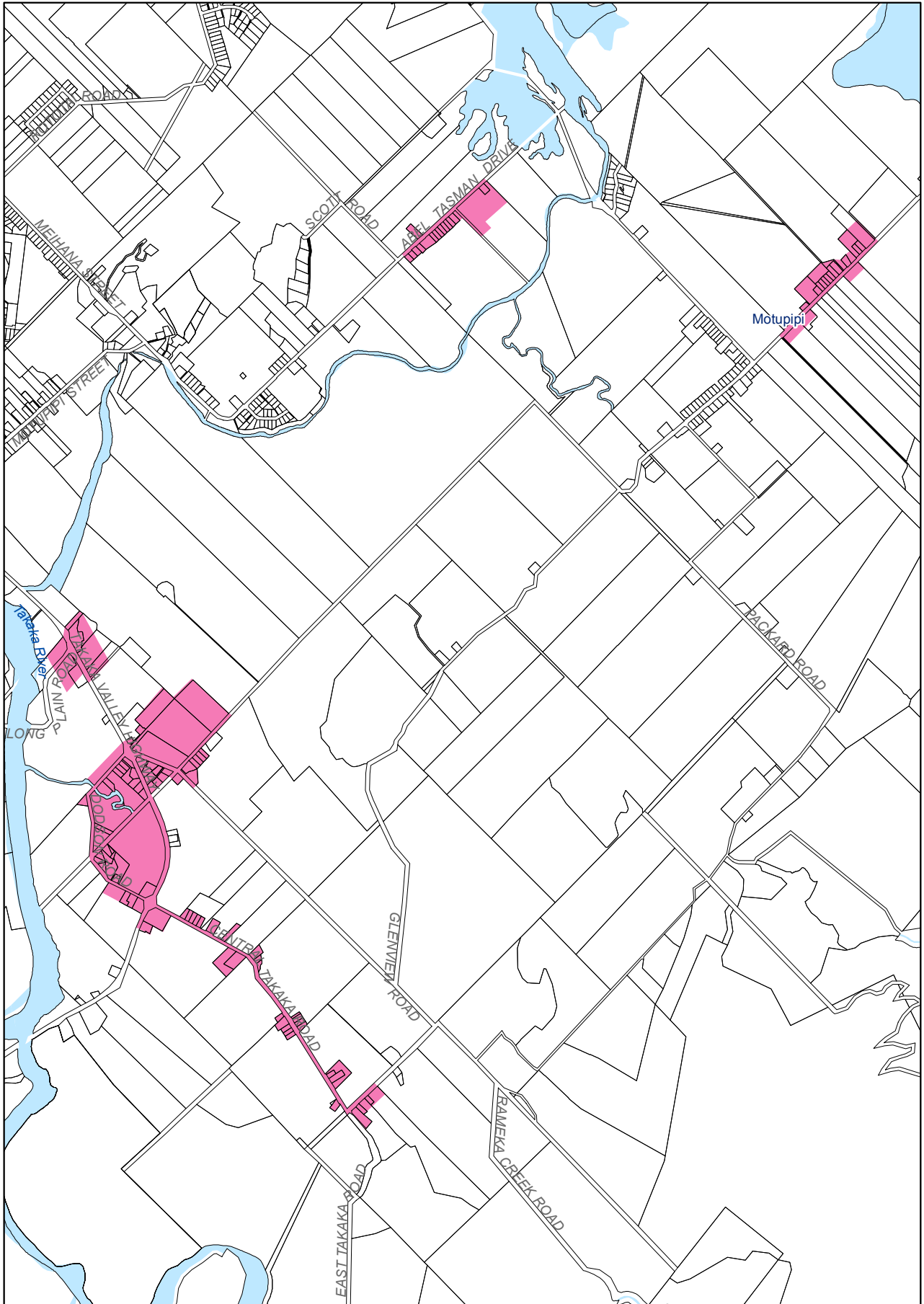




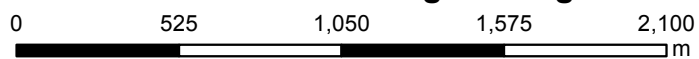
1:27,000

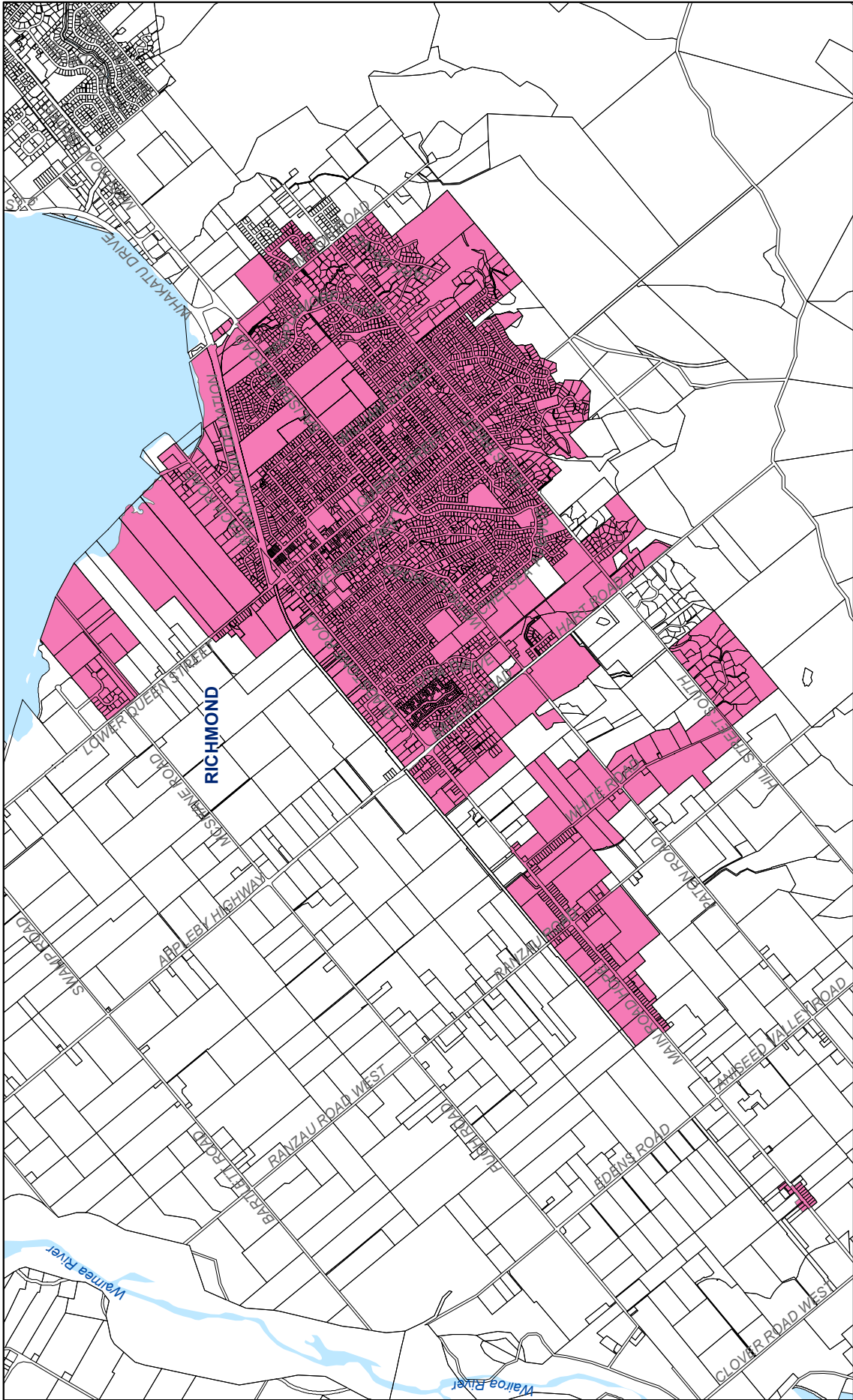
## Pohara Wastewater Urban Drainage Rating Area





**Proposed Pohara Stage 3  
Wastewater Urban Drainage Rating Area**

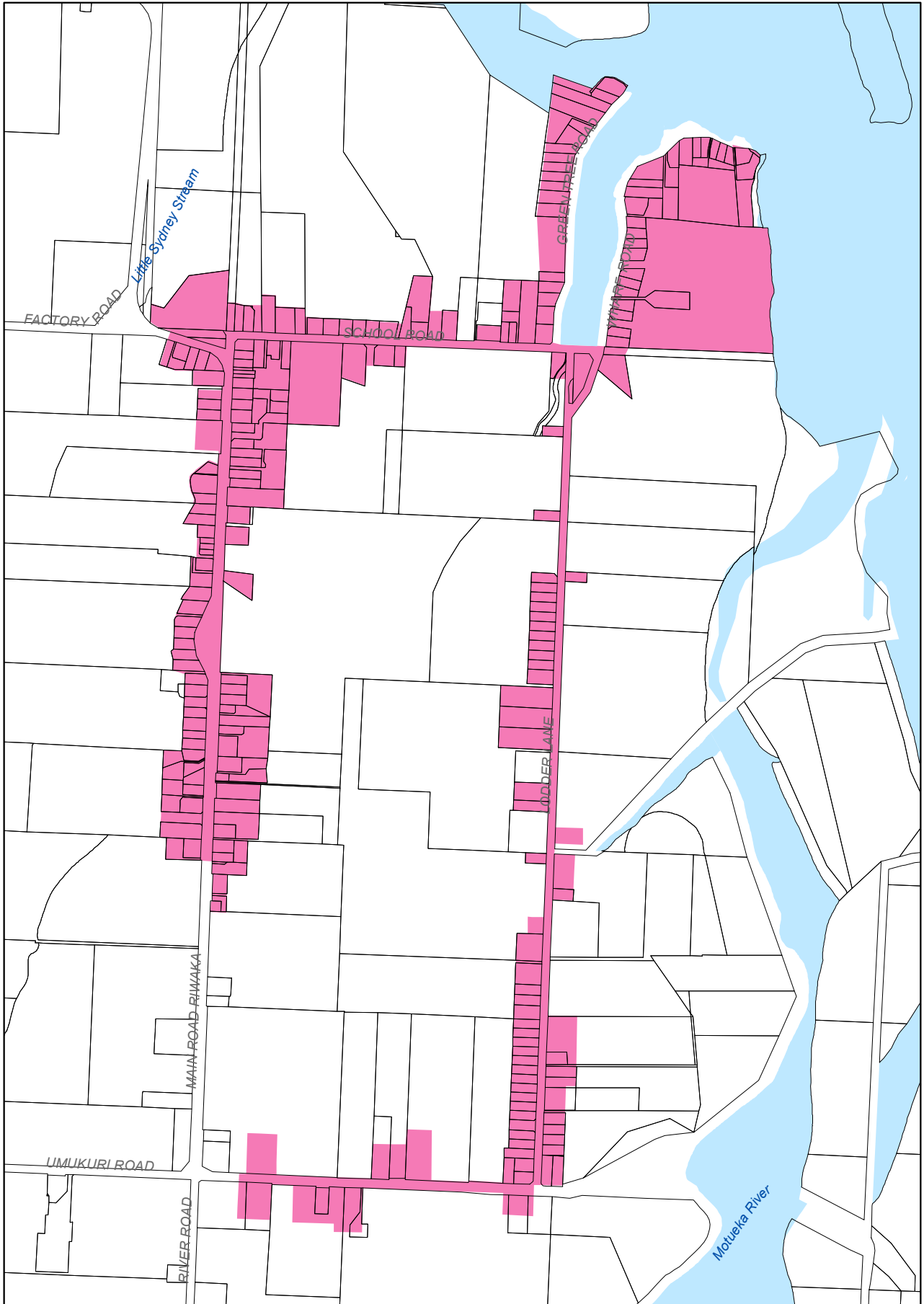




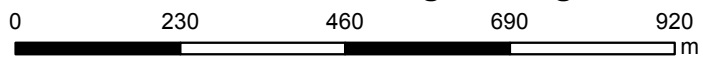
1:34,500

# Richmond Wastewater Urban Drainage Rating Area

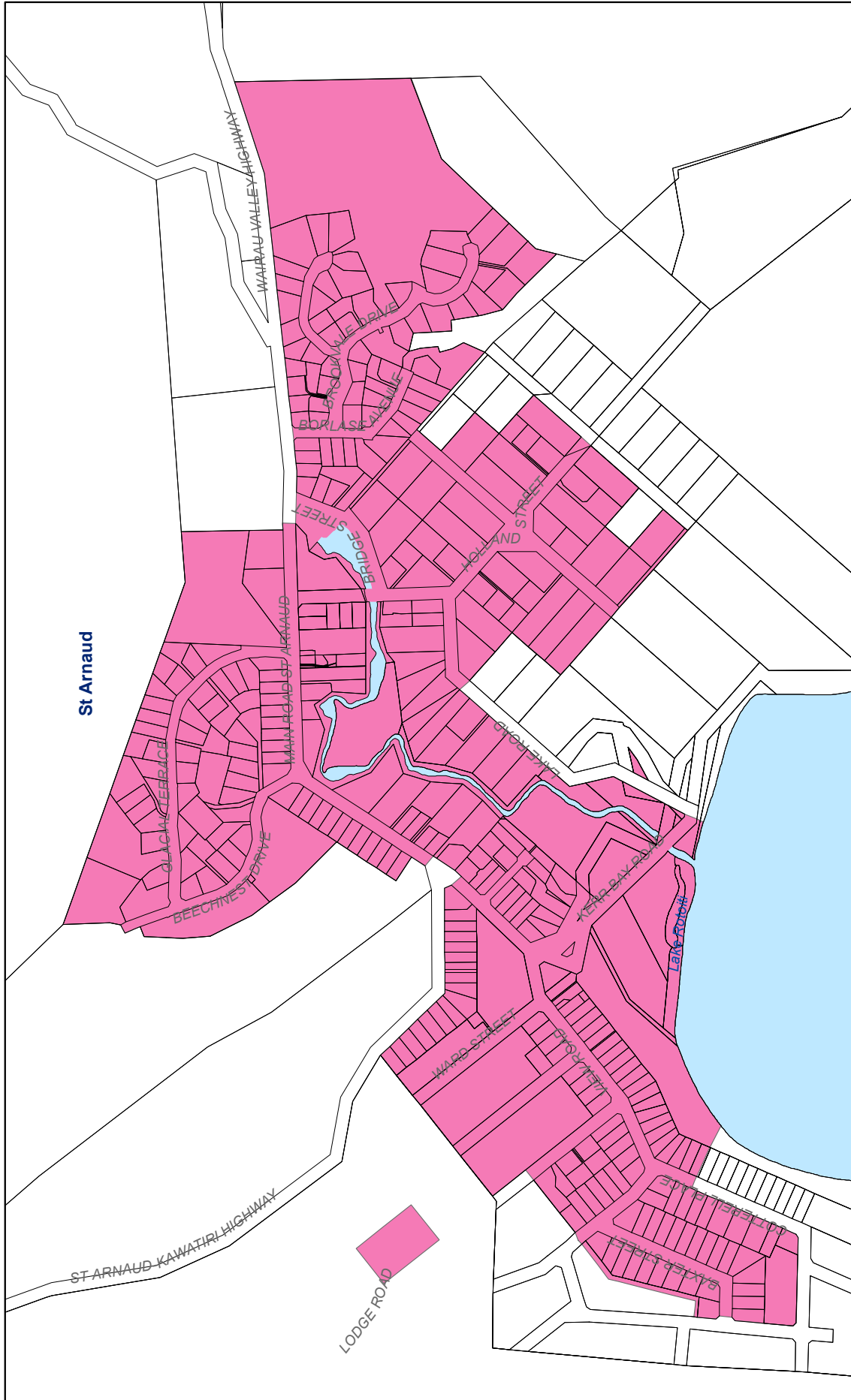




**Riwaka**  
**Wastewater Urban Drainage Rating Area**



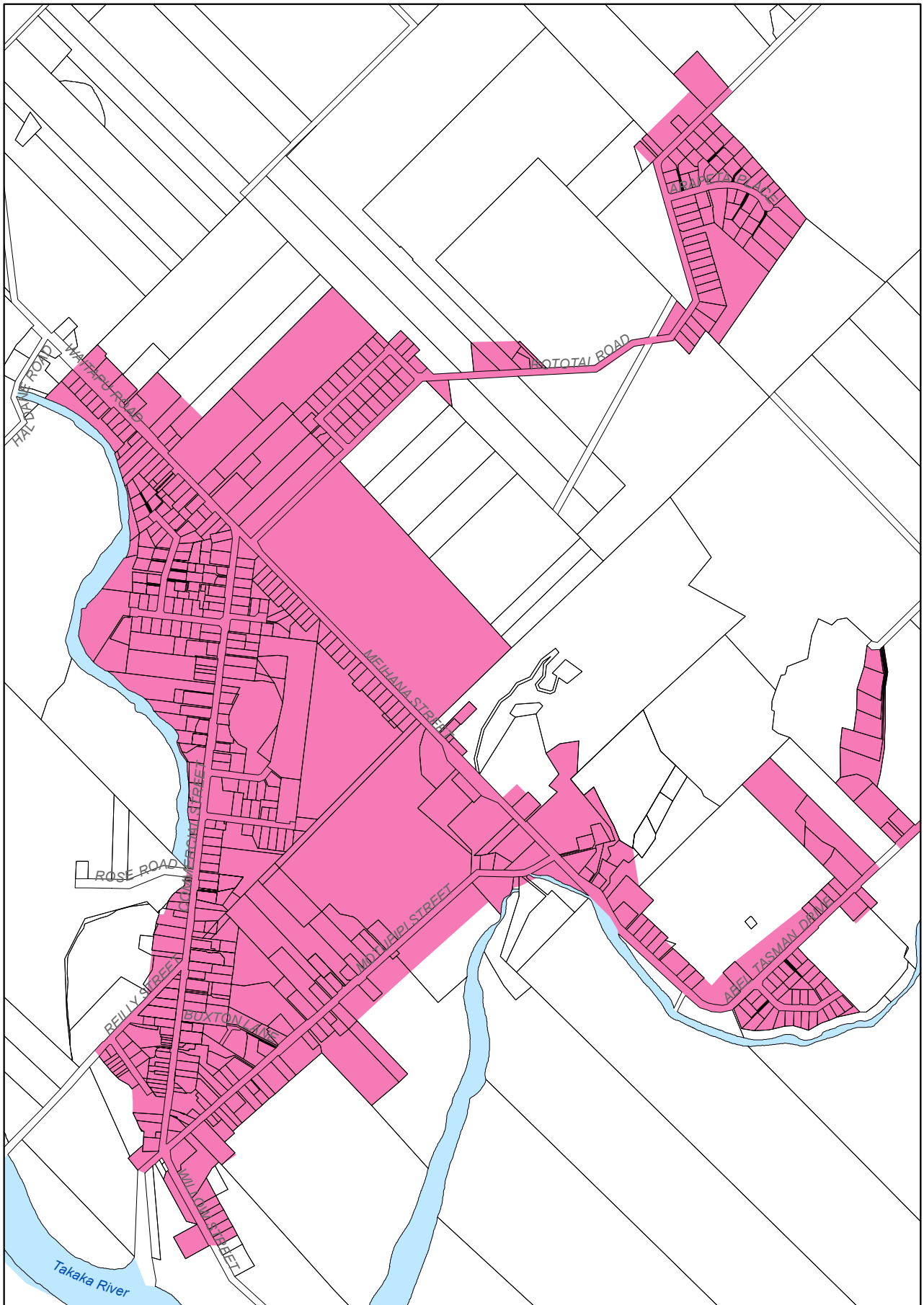




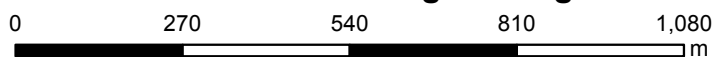
1:8,000

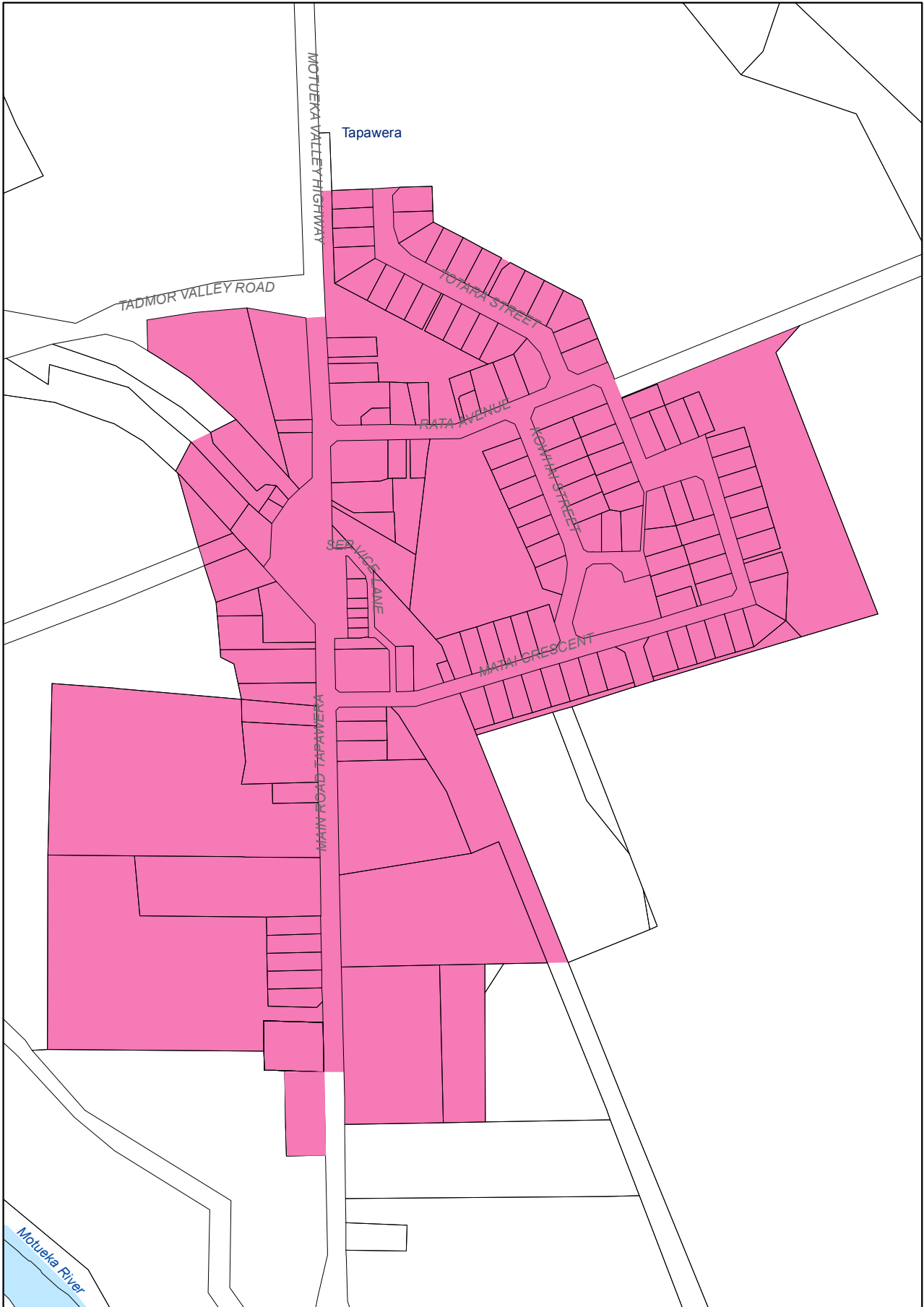
## St Arnaud Wastewater Urban Drainage Rating Area



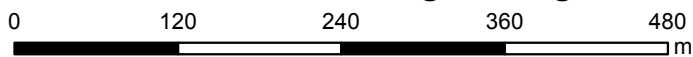


**Takaka**  
**Wastewater Urban Drainage Rating Area**





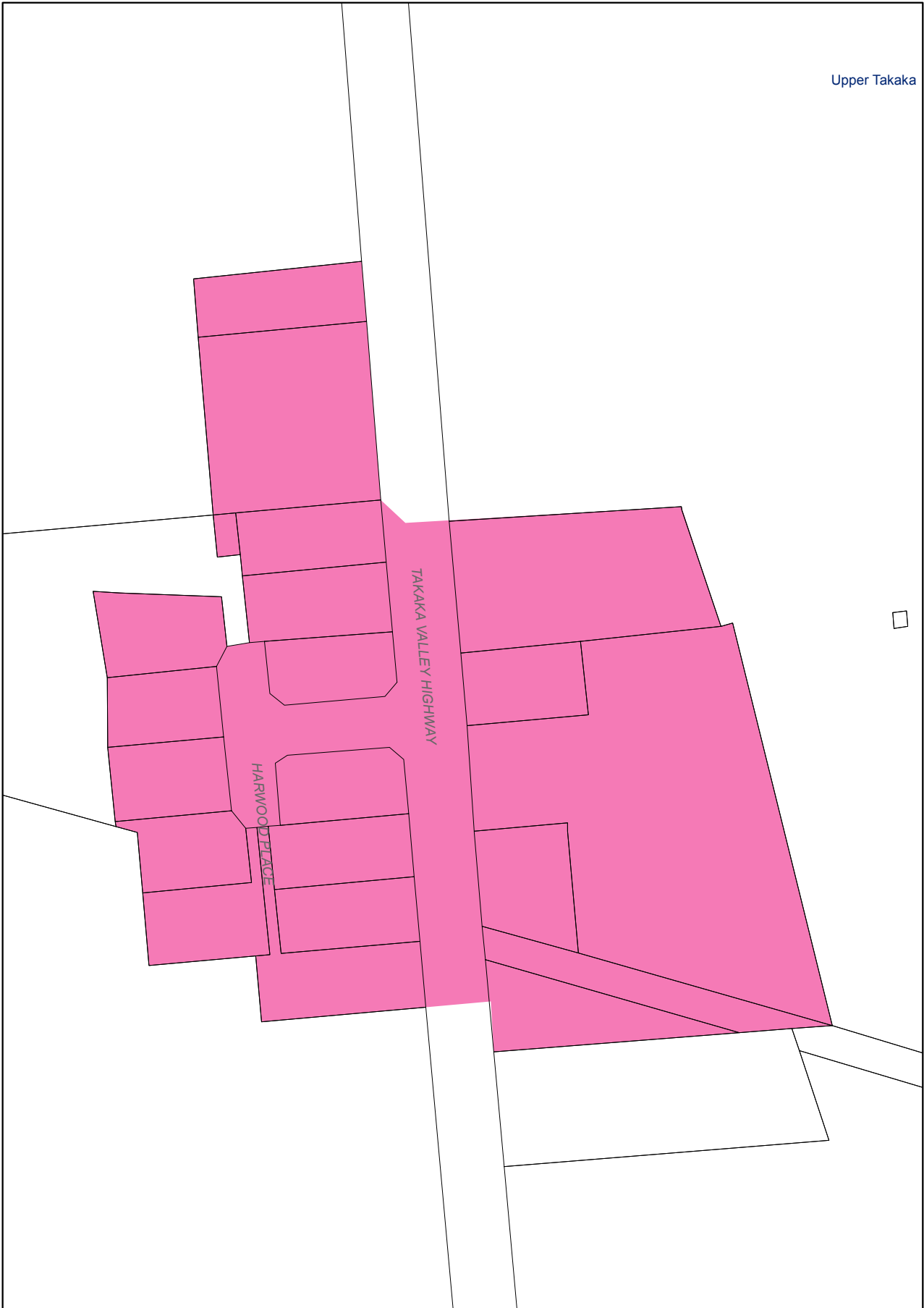
**Tapawera**  
**Wastewater Urban Drainage Rating Area**



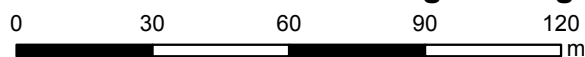
1:5,000

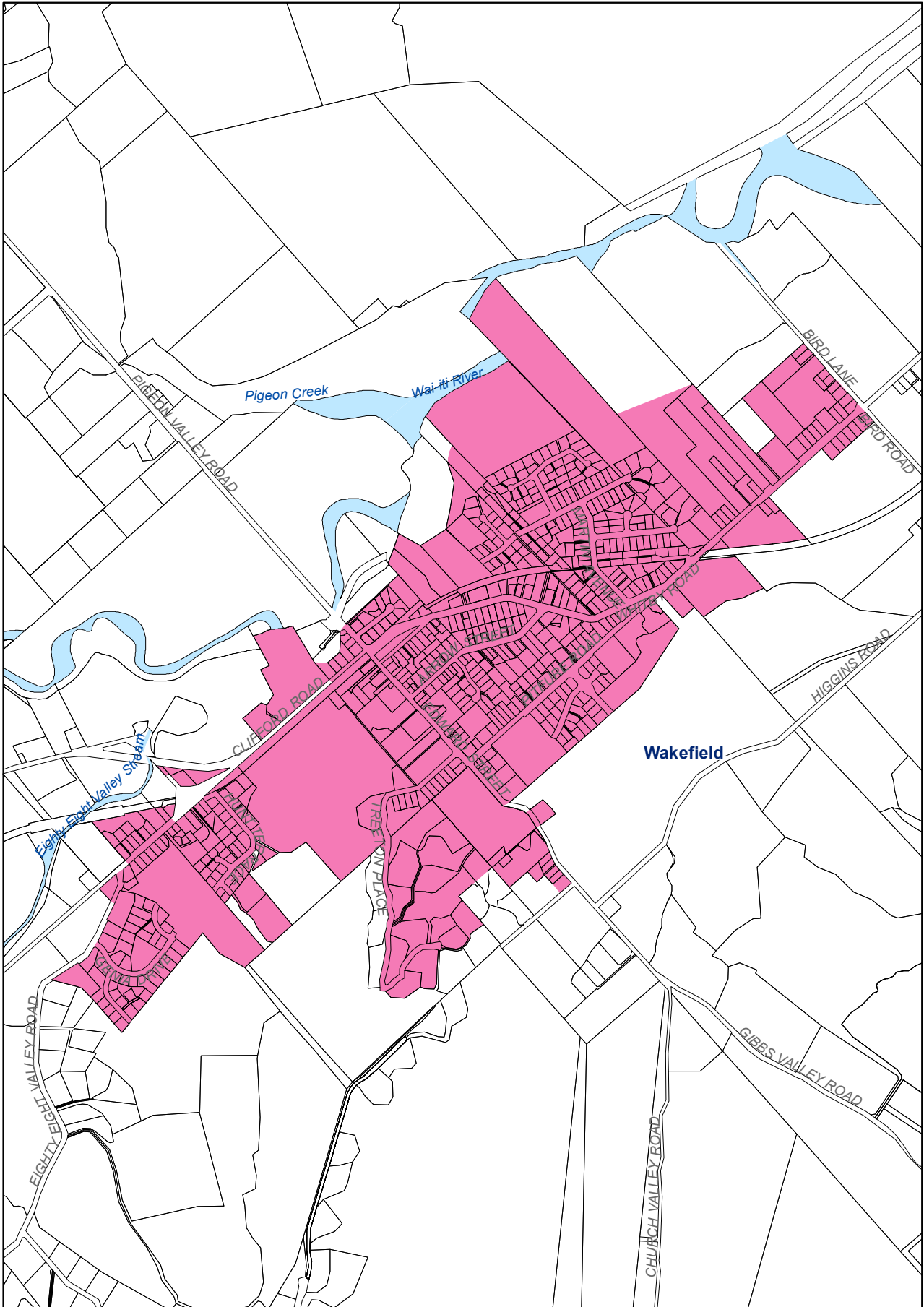


Upper Takaka

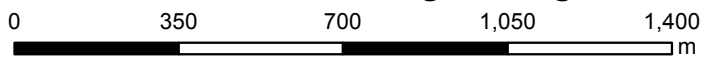


**Upper Takaka  
Wastewater Urban Drainage Rating Area**





**Wakefield  
Wastewater Urban Drainage Rating Area**



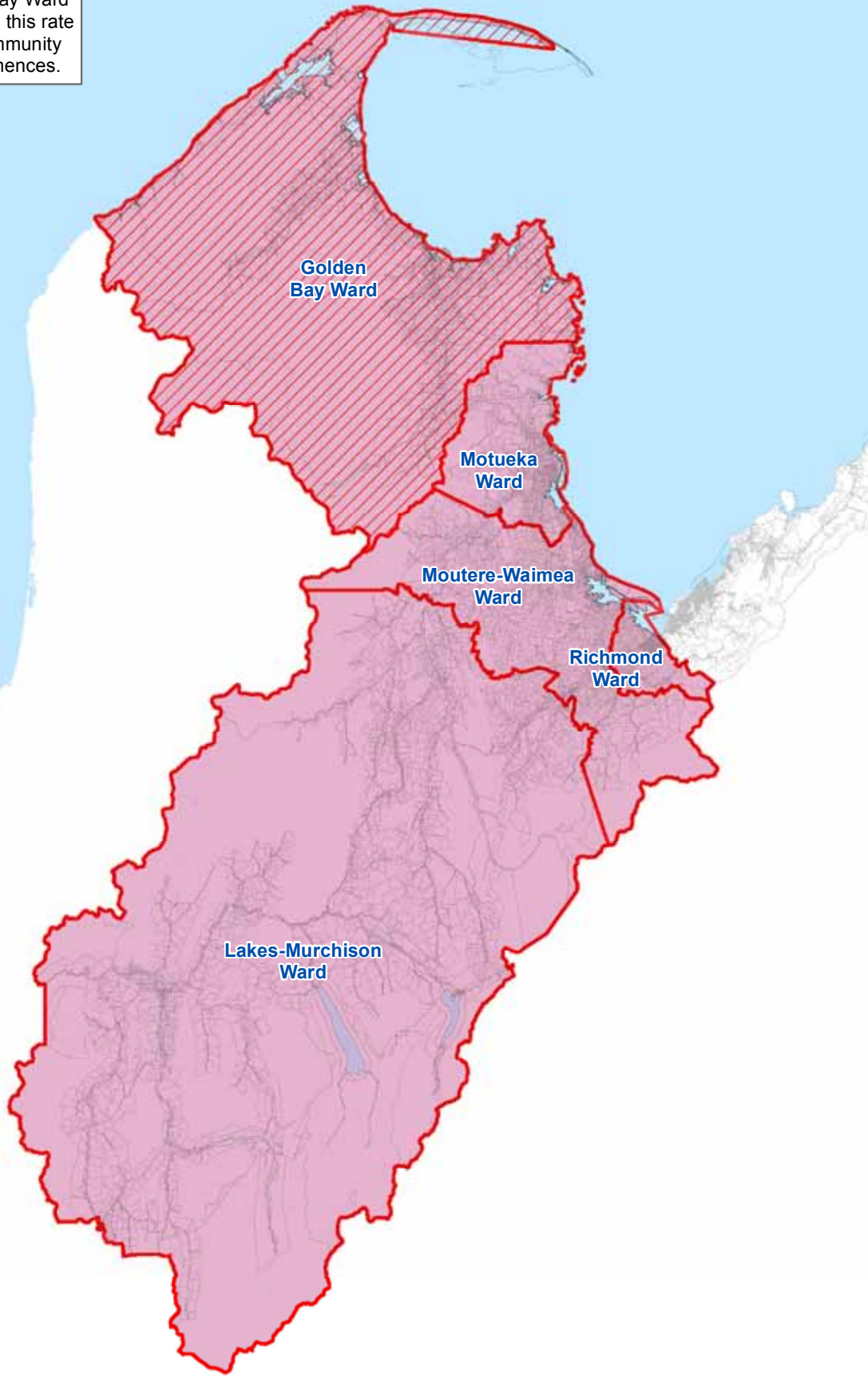
**1:14,500**



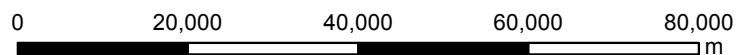
# Water, Sanitary Services, Waste Management, and other rating maps

Facilities Rating Areas

The Golden Bay Ward is exempt from this rate until new community facility commences.

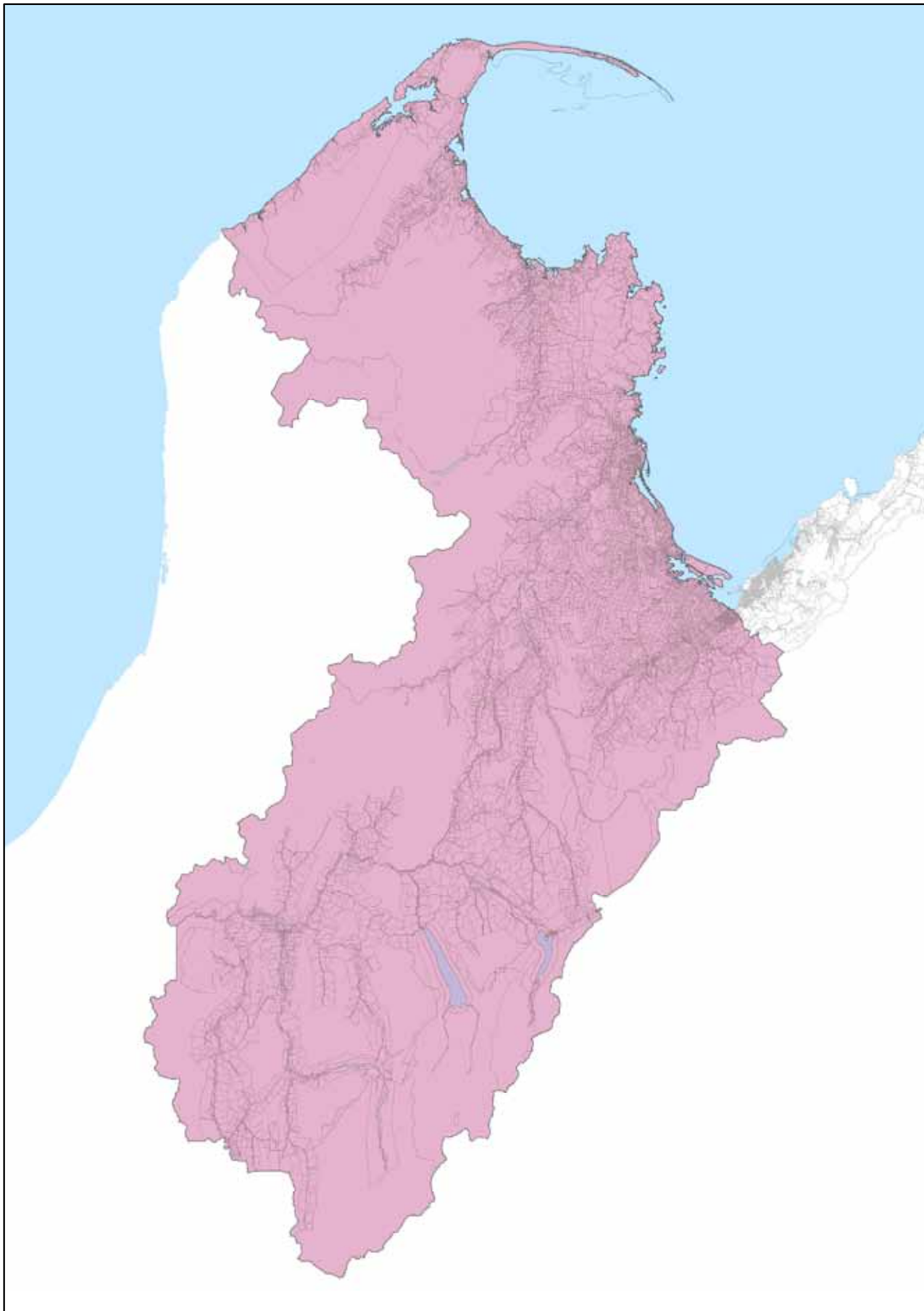


**Facilities Operation Rating Area**

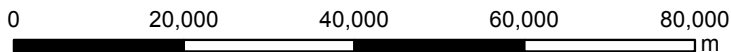


1:800,000



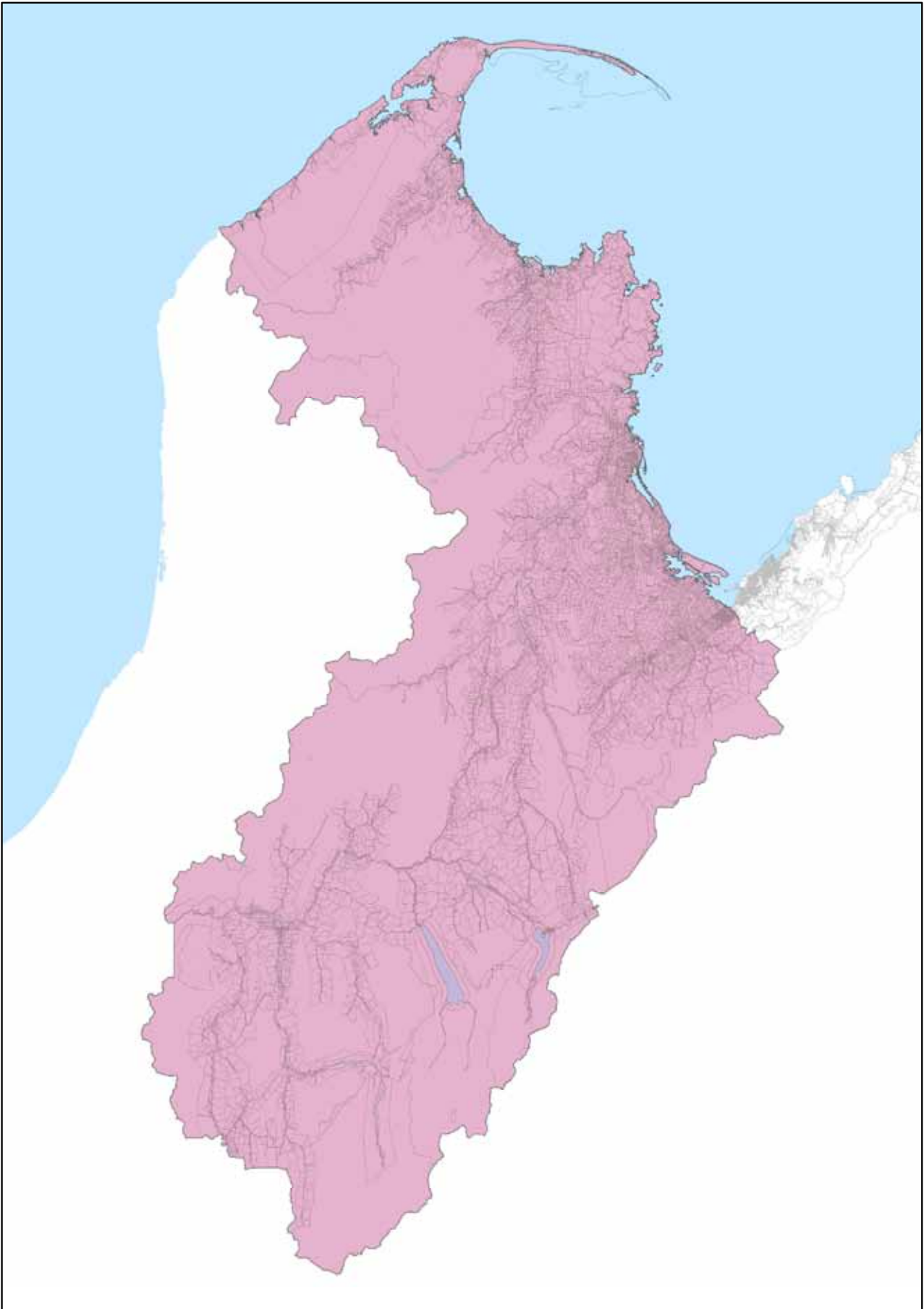


**District Facilities Rating Area**

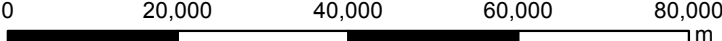


1:800,000

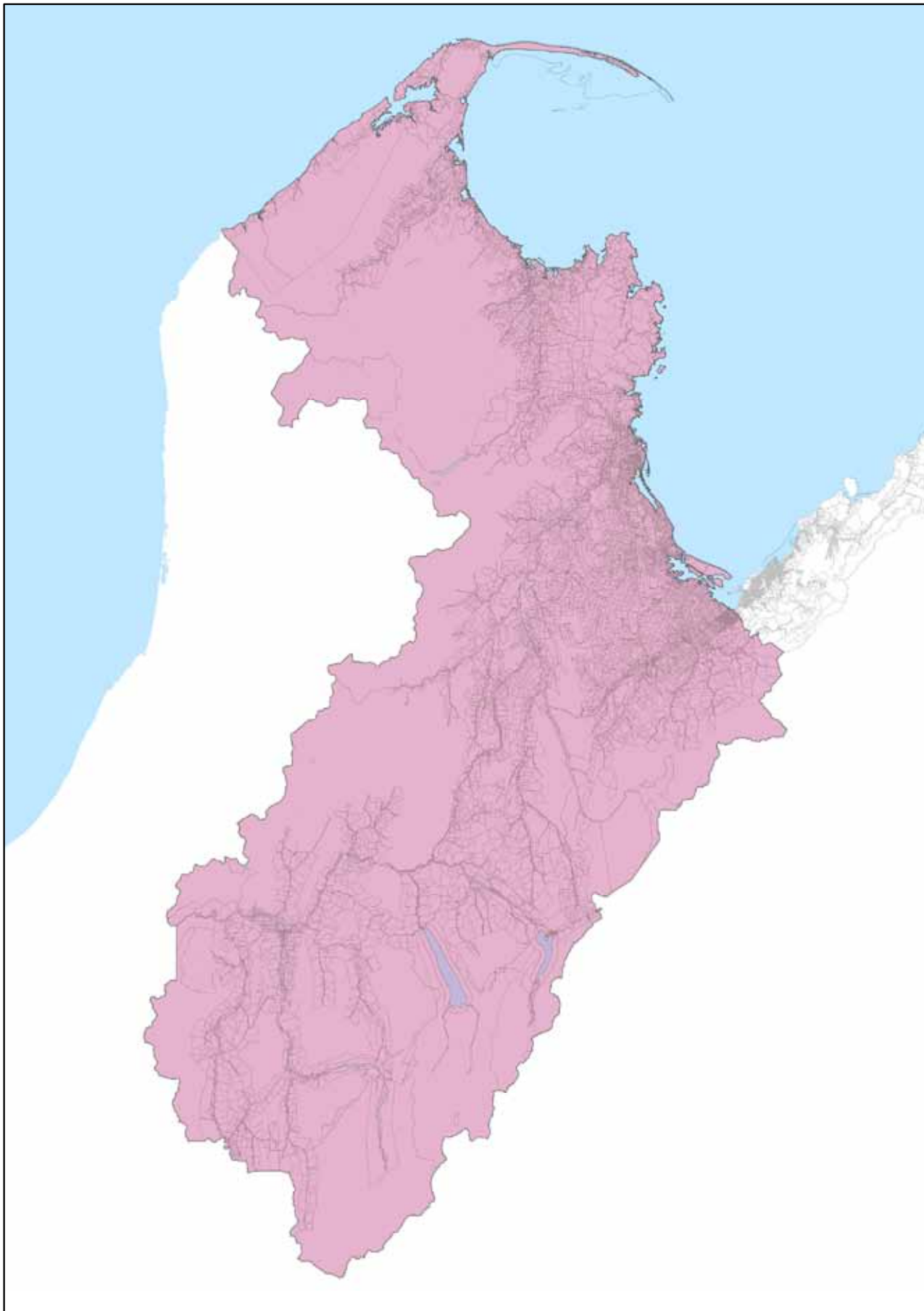




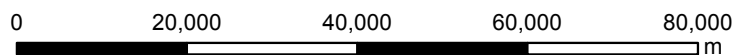
**Shared Facilities Rating Area**



1:800,000



**Museums Facilities Rating Area**

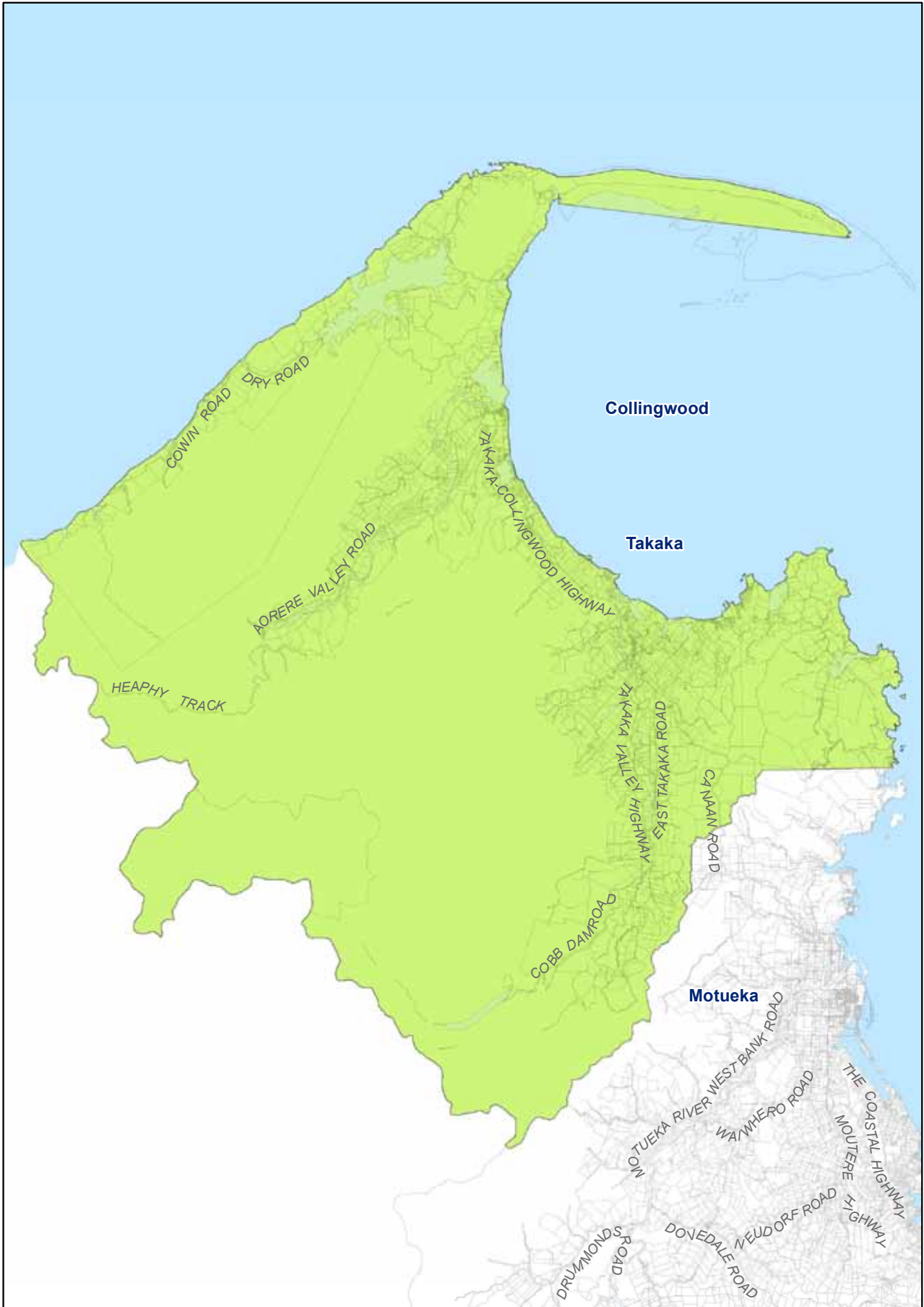


1:800,000

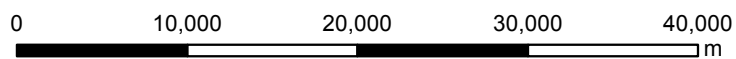


# Water, Sanitary Services, Waste Management, and other rating maps

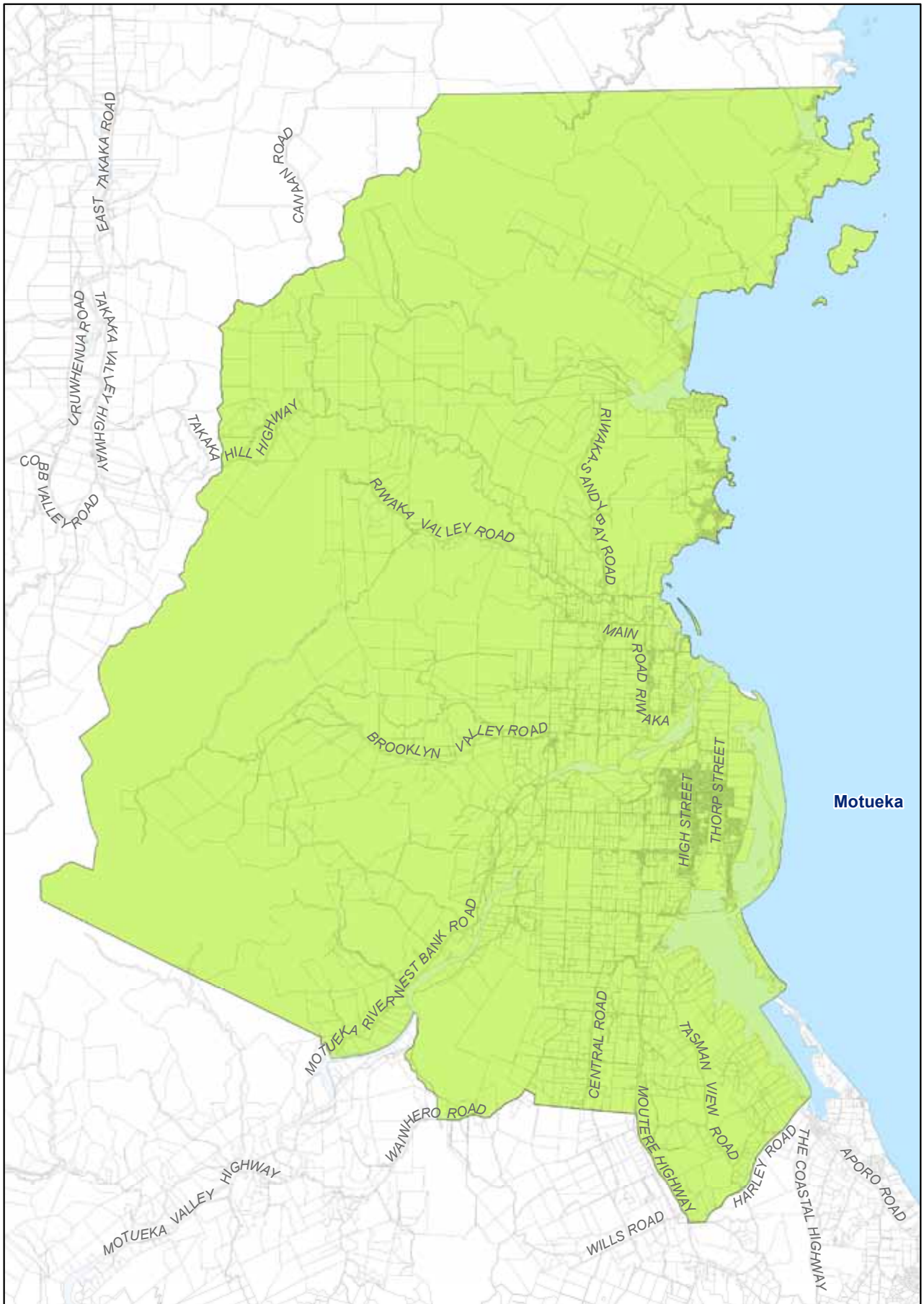
Community Board Rating Area



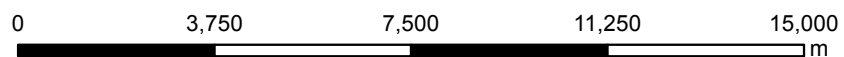
**Golden Bay Community Board Rating Area**



1:400,000



**Motueka Community Board Rating Area**



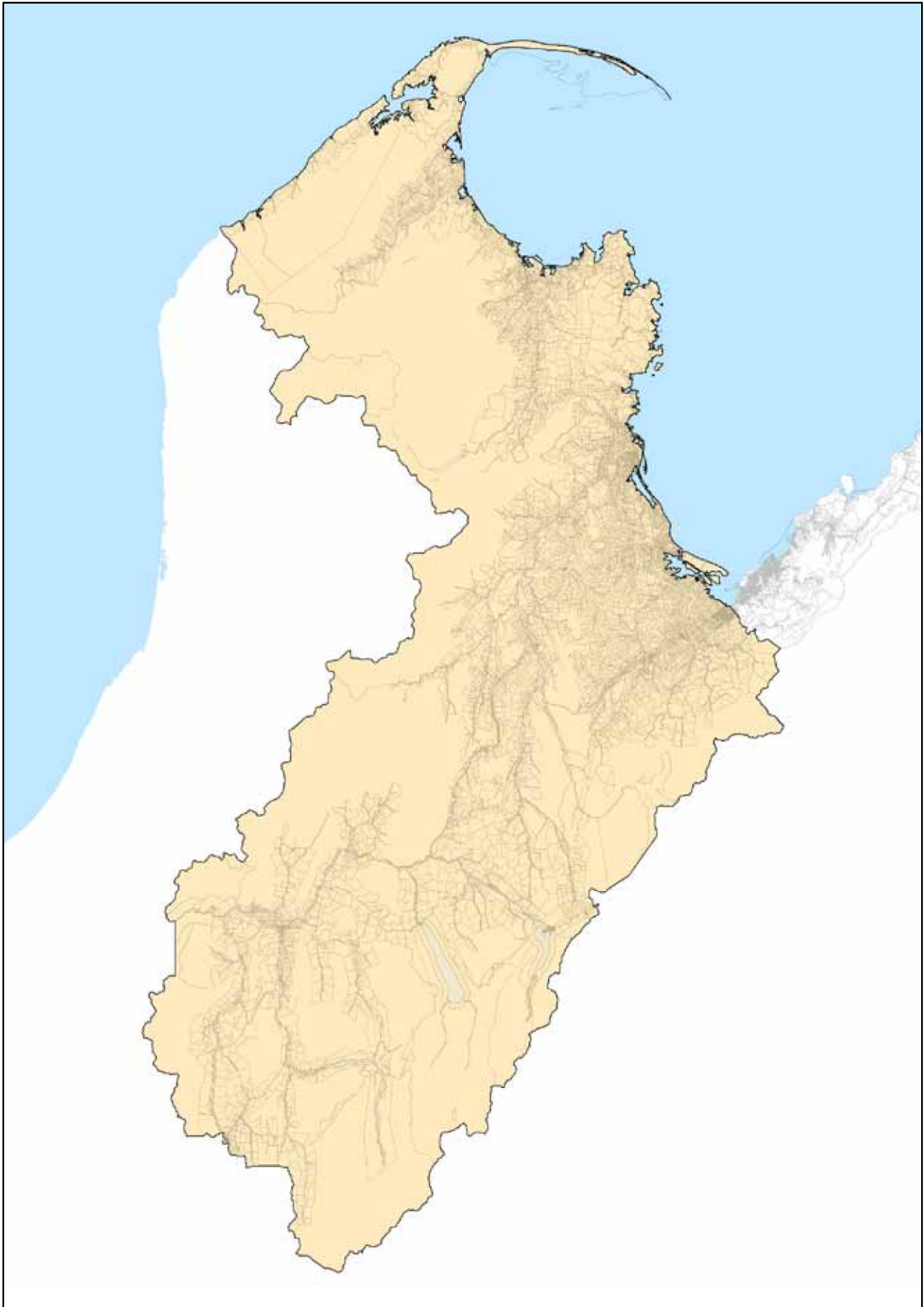
1:130,000



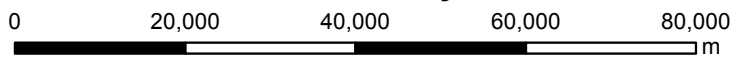
# Water, Sanitary Services, Waste Management, and other rating maps

Other Maps



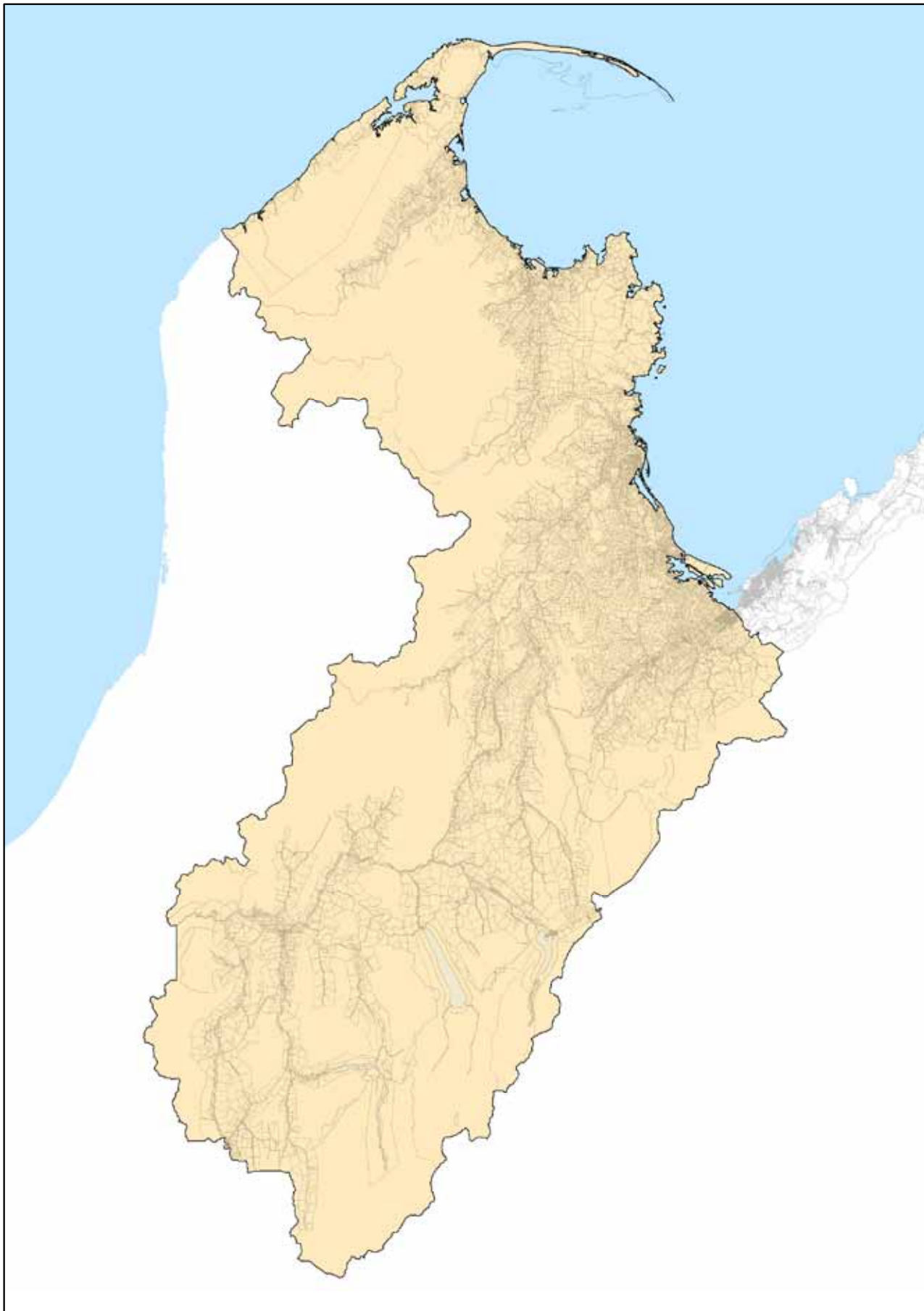


**Tourism Activity Rate**

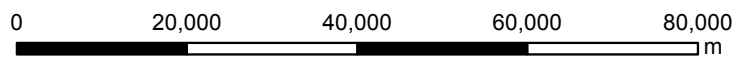


1:800,000

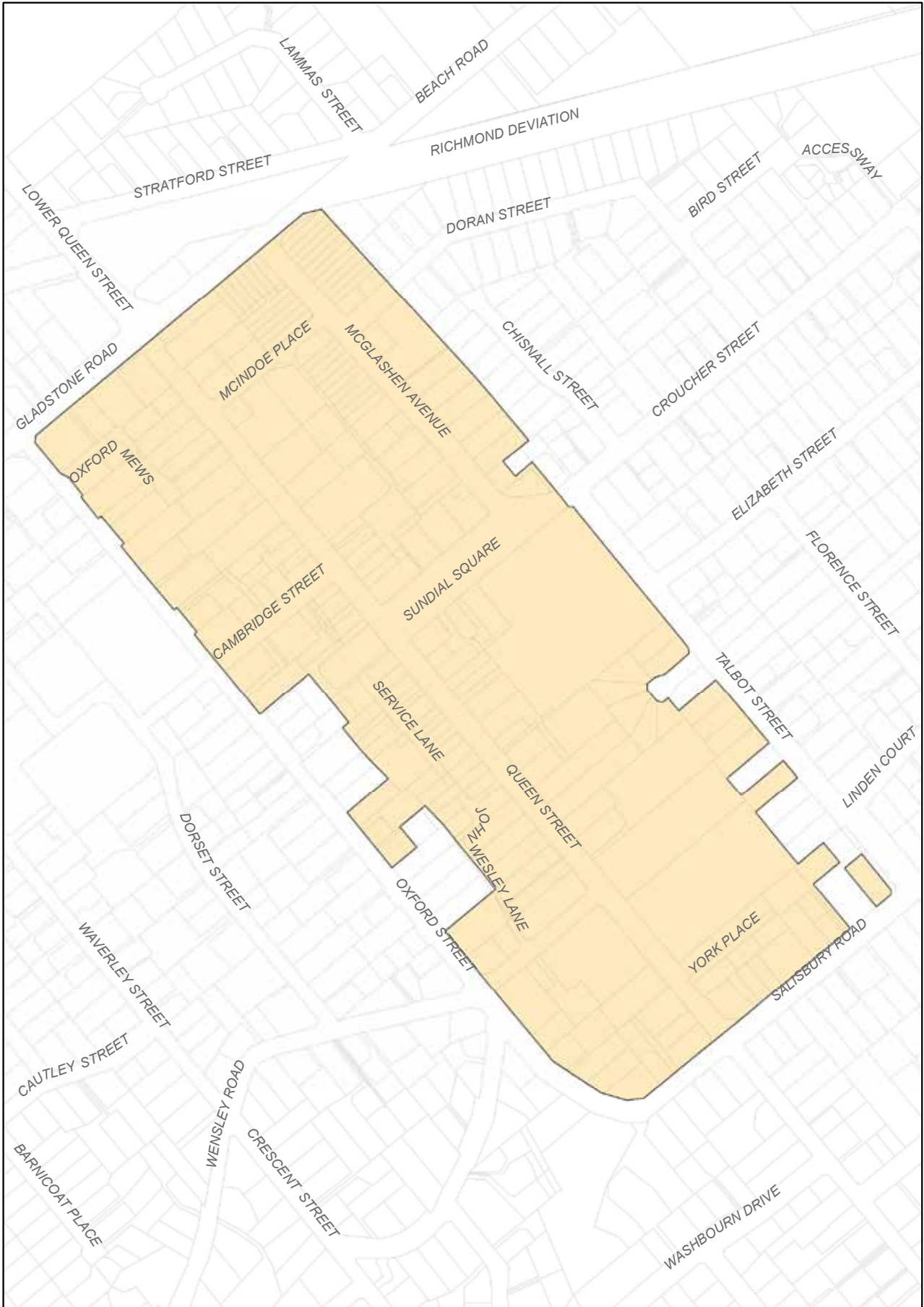




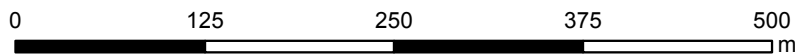
**Mapua Rehabilitation Rating Area**



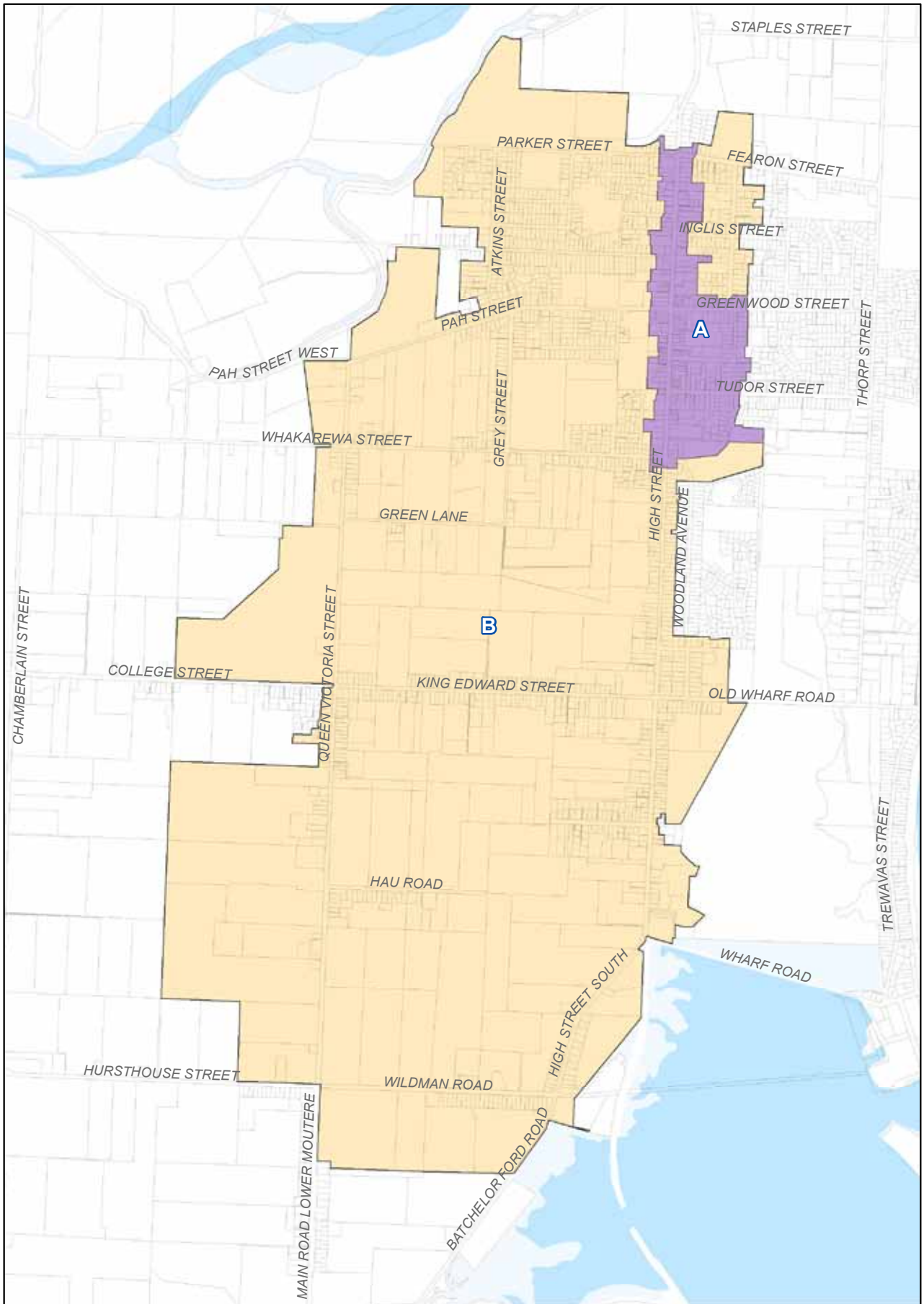
1:800,000



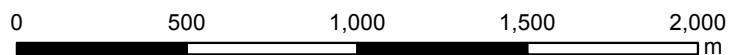
**Richmond Business Rating Area**



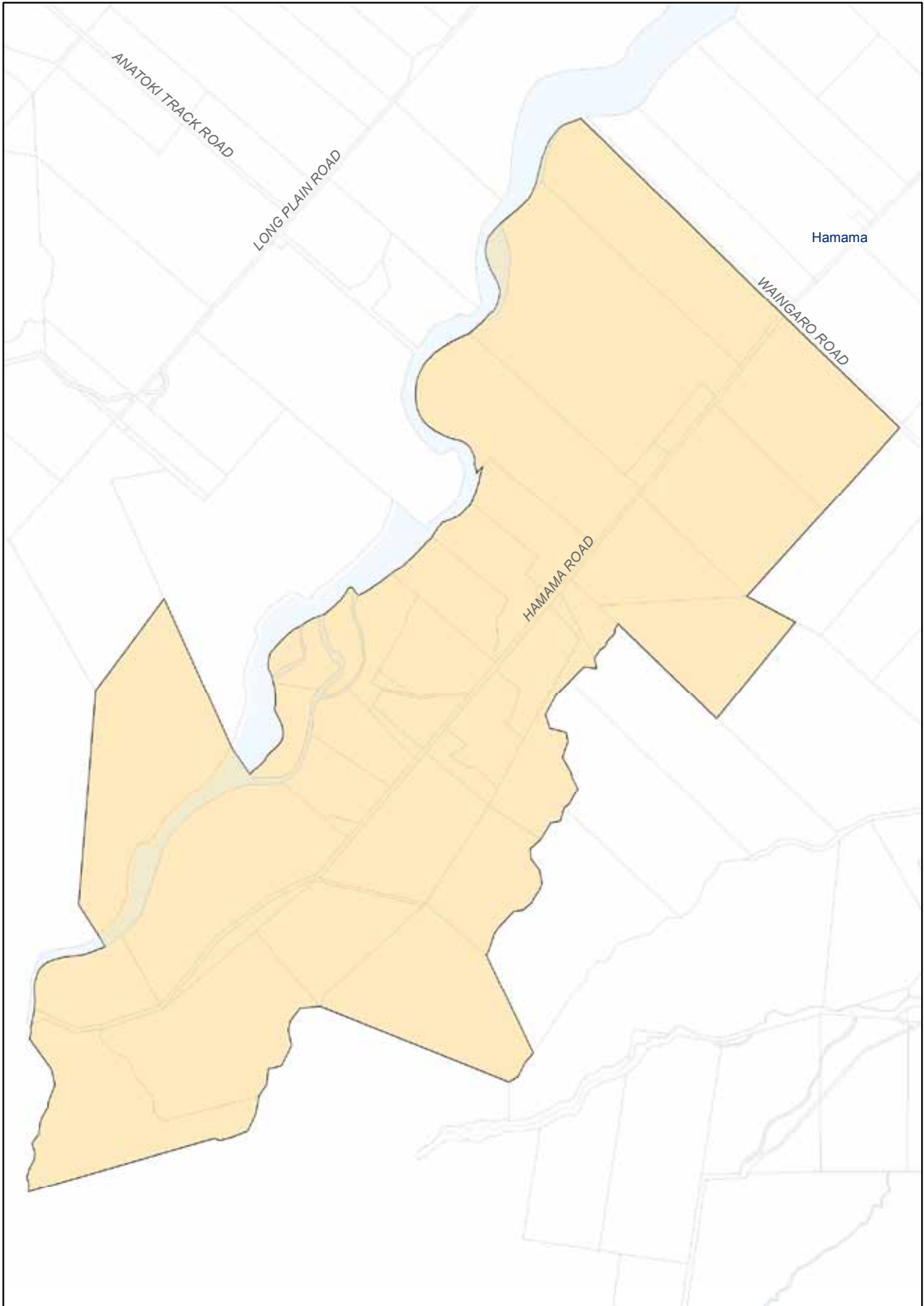
1:4,500



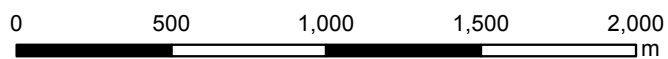
**Motueka Business Rating Area A & B**



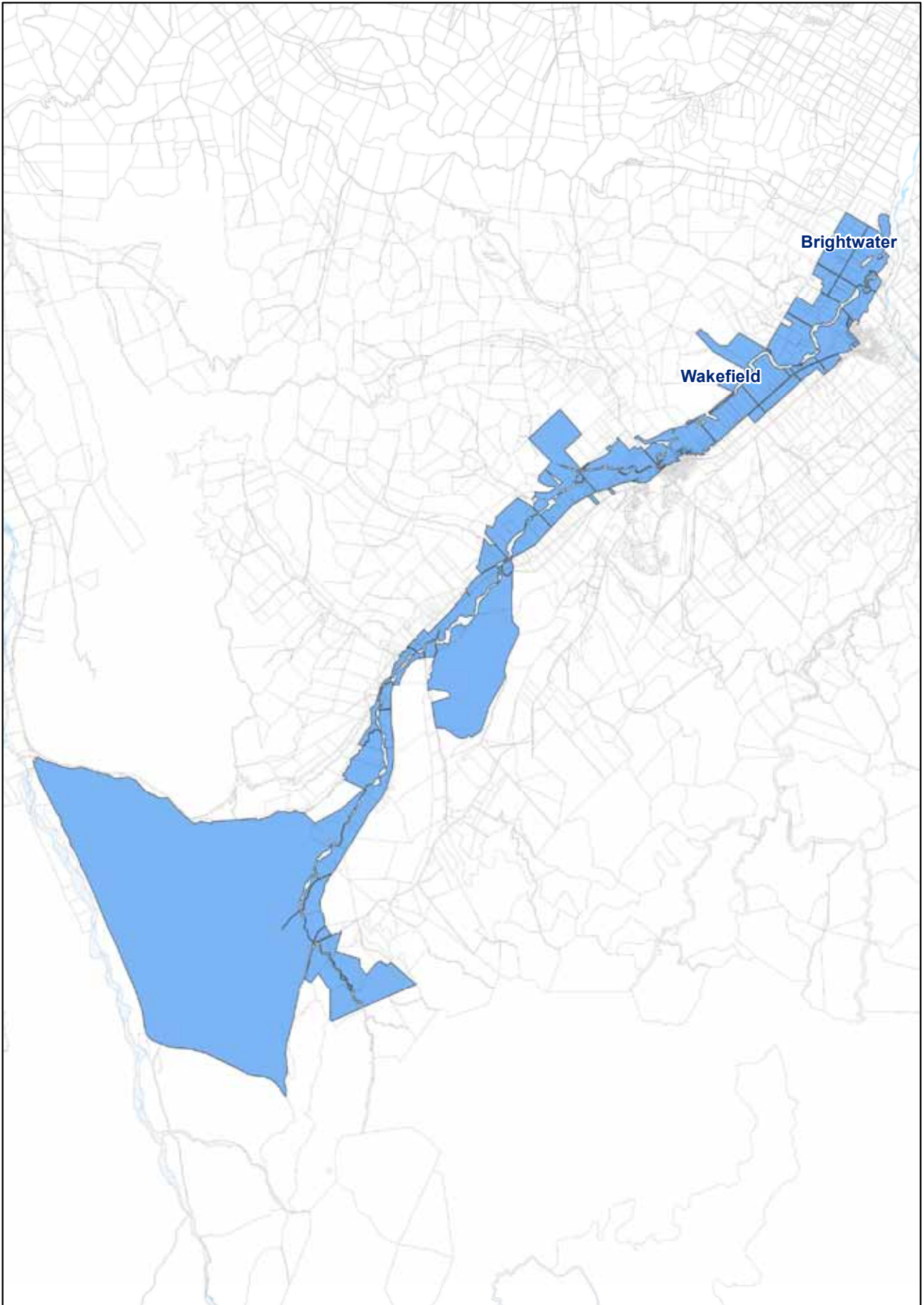
1:20,000



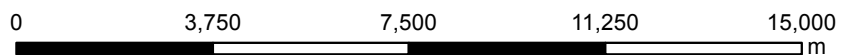
**Hamama Road Sealing Rating Area**

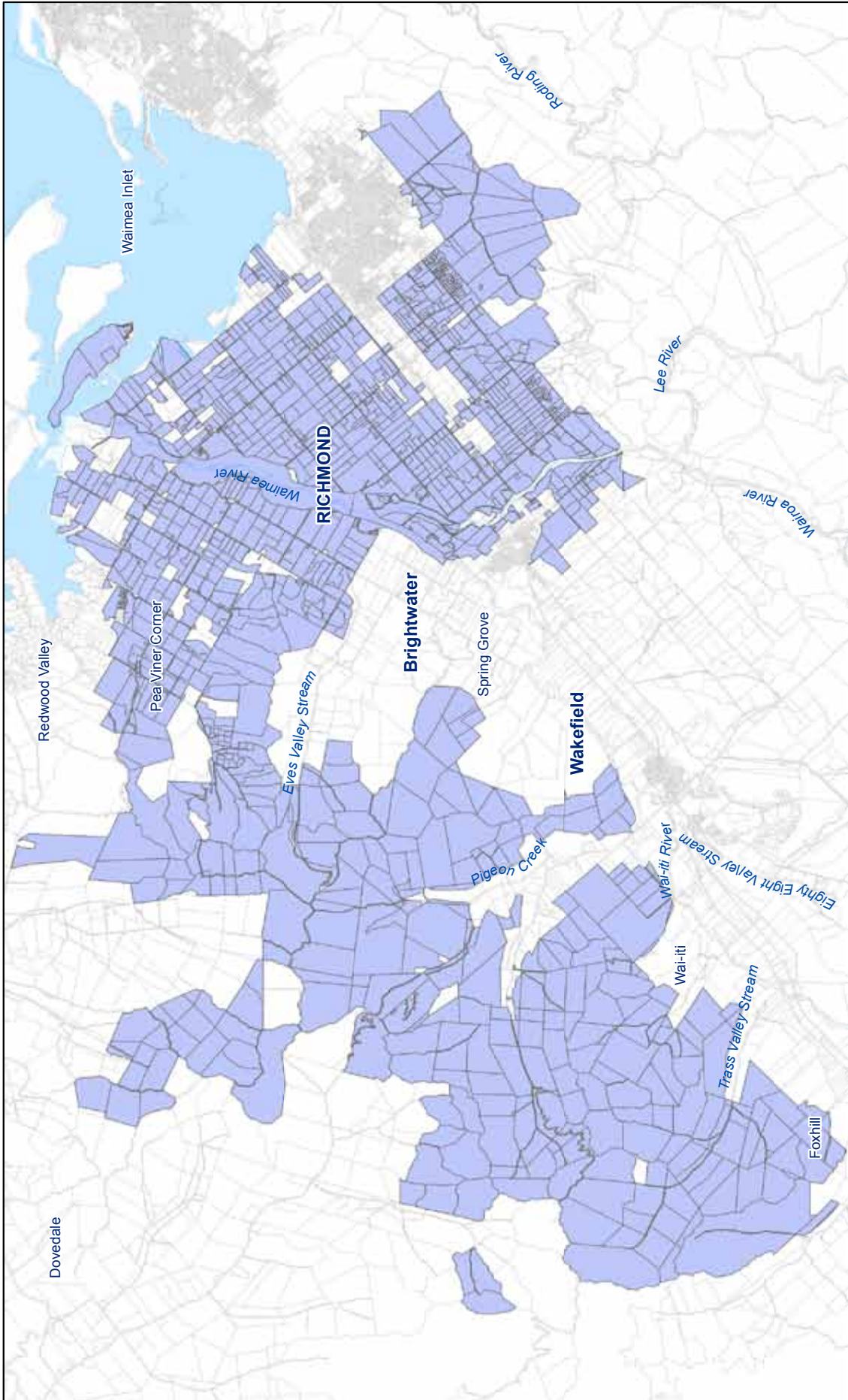


1:22,000



**Wai-iti Dam Rating Area**





## Waimea Water Augmentation Rating Area



1:110,000

Note: This rate funds the costs of the Waimea water feasibility study. Refer to page 51 in Volume 1 for a map of properties for the proposed Lee Valley Dam.

