

# DRAFT FUNDING IMPACT STATEMENT

TASMAN DISTRICT COUNCIL

# DRAFT FUNDING IMPACT STATEMENT

This draft Funding Impact Statement should be read in conjunction with the Council's Revenue and Financing Policy.

Rates are set under the Local Government (Rating) Act 2002 ("the Act") as at 1 July each year.

At various points in this draft Funding Impact Statement, the Council has included an indicative level of rate or charge. These show the effect of all rating proposals in the Consultation Document including those relating to the Waimea Community Dam. These figures support the calculations in the example rate models and are included to provide you with an indication of the level of rates Council is likely to assess on your rating unit in the coming year.

The rates in this draft Funding Impact Statement are GST inclusive (unless otherwise stated.)

The rates included in this Funding Impact Statement will be set and assessed for each year of the Long Term Plan 2021-2031, except the last year of the Ruby Bay Stopbank rate will be 2021 – 2022, the last year of the Hamama Rural Water Supply – Fixed Charge based on set land value will be 2024 – 2025 and the last year of the Warm Tasman rate will be 2024 – 2025.

## RATING AREA MAPS

The targeted rates which are set based on where the land is situated, other than district wide rates, have unique rating area maps which are included in this

document. Rating units that fall fully or partially in the map area of a rate will be charged the applicable rate.

## RATING UNIT: DEFINITION

The Rating Unit is determined by the Valuer General. It is generally a property which has one Record of Title but can include two or more Records of Titles or part Records of Title, for example, dependant on whether the land is owned by the same person or persons and are used jointly as a single unit and are adjacent.

## RATING DIVISIONS

The Council will consider applications from ratepayers to apply rating divisions to a rating unit as per Section 27(5) of the Act only when the parts of a rating unit have different rateability treatment as per Part 1 or Part 2 of Schedule 1 of the Act or different differential categories under Section 27 subsection (4)(b)(i) or (ii) of the Act or when one of the proposed parts may qualify for a rates remission under the Council's Rates Remission Policy. If a rating division of a rating unit is approved, the Council's Policy is that each part of the rating unit will be separately valued by the Council's registered valuer.

## RATING BASE INFORMATION

Clause 15A of Schedule 10 of the Local Government Act 2002 requires Council to disclose its projected number of rating units within the district over the period of the Long Term Plan.

	2020/2021 ACTUAL	2021/2022 PROJECTED	2022/2023 PROJECTED	2023/2024 PROJECTED	2024/2025 PROJECTED
Rateable rating units	24,200	24,654	25,086	25,518	25,950
Non rateable rating units	1,300	1,300	1,300	1,300	1,300
Total rating units	25,500	25,954	26,386	26,818	27,250

	2025/2026 PROJECTED	2026/2027 PROJECTED	2027/2028 PROJECTED	2028/2029 PROJECTED	2029/2030 PROJECTED	2030/2031 PROJECTED
Rateable rating units	26,393	26,836	27,279	27,722	28,165	28,608
Non rateable rating units	1,300	1,300	1,300	1,300	1,300	1,300
Total rating units	27,693	28,136	28,579	29,022	29,465	29,908

STATISTICS	PROJECTED FIGURES			FIGURES AT 1 JULY 2021
	RATEABLE	NON RATEABLE	TOTAL RATING UNITS	
Capital value (note last general revaluation was in late 2020)	\$21,782,059,859	\$1,011,465,983	\$22,793,525,842	
Land value (note last general revaluation was in late 2020)	\$12,033,406,720	\$745,802,376	\$12,779,209,096	
Rating units	24,654	1,300	25,954	

Funds raised by uniform charges, which include the UAGC and any targeted rate set as a uniform fixed amount per rating unit (excluding water and wastewater) cannot exceed 30% of the total rates revenue. The Council is projecting to set its uniform charges at 18% for 2021/2022, which is below the maximum allowed level.

# DESCRIPTION OF EACH RATE

## GENERAL RATE

DIFFERENTIAL CATEGORY
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<b>GENERAL RATE</b>
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The General rate funds activities which are deemed to provide a general benefit across the entire District or which are not economic to fund separately or as a result of Council's consideration of the allocation of liability for revenue needs on the well-being of the community. These activities include: environmental management, public health and safety, transportation, coastal assets, water supply, waste management and minimisation, community development, governance, and council enterprises.

*The capital values are assessed by independent valuers. Their results are audited by the Office of the Valuer General.*

<b>UNIFORM ANNUAL GENERAL CHARGE (UAGC)</b>
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Funding the same activities as the general rate.

*The Council has determined a portion of the general rate is to be assessed as a UAGC.*

*The purpose of setting the UAGC is to ensure that every ratepayer makes a minimum contribution to the Council's activities.*

## TARGETED RATES

*The Council will not accept lump sum contributions (as defined by Section 117A of the Act) in respect of any targeted rate.*

DIFFERENTIAL CATEGORY
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<b>1 STORMWATER RATE</b>
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(Funding the Stormwater activities including operating, maintaining and improving the stormwater infrastructure assets.)

*Ratepayers in the Urban Drainage Rating Area receive greater benefit from stormwater infrastructure or cause the need for stormwater infrastructure. For this reason the Council has determined that a differential charge will be applied as follows:*

<i>*Urban Drainage Area – Stormwater Differential – A differential of 1 will apply.</i>	Urban Drainage Area – Stormwater Differential
<i>*Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.</i>	Balance of the District – General Drainage Stormwater Differential

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Every rateable rating unit in the District		Rate in the \$ of Capital Value	0.1995 cents	43,465
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$290.00	7,150
CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Every rateable rating unit in the District which has a land value				
Where the land is situated being rateable rating units in the Stormwater Urban Drainage Rating Area	A1 – A15	Rate in the \$ of Capital Value	0.0459 cents	5,129
Where the land is situated being rateable rating units with land value, that are not in the Stormwater Urban Drainage Rating Area	Balance of District	Rate in the \$ of Capital Value	0.0048 cents	485



DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



2 WATER SUPPLY RATES

2.1 WATER SUPPLY RATES – URBAN WATER SUPPLY METERED CONNECTIONS AND RURAL WATER EXTENSIONS TO URBAN WATER SCHEMES (“THE CLUB”)

Ratepayers on the Urban Water Supply with a metered connection pay both the volumetric charge and the service charge. The portion of revenue allocated to the service charge for rates is determined by taking 36% of the total revenue required for the urban water supply including the portion billed to other users as charges but excluding the rural water extensions to urban water scheme revenue, and then deducting the portion recovered through charges.

Ratepayers on the Urban Water Supply with a water restrictor pay the Rural Water Extensions to Urban Water Schemes rate.

2.1 (a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Volumetric charge

(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)

This water rate will be billed separately from the rates invoice.

2.1 (b) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Service Charge

(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)

2.1 (c) Water Supply – Rural Water Extensions to Urban Water Schemes

(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)

The 1m³ base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.

The extensions that will be charged this rate are: Best Island Water Supply, Māpua/Ruby Bay Water Supply, Brightwater/Hope Water Supply, Richmond Water Supply, Wakefield Water Supply, and any others which are referred to as the Other Rural Water Supply Extensions.

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Provision of service being the supply of metered water to those rating units in the District, which have metered water connections, excluding those connected to the Motueka Water Supply because they have a different targeted rate		Per m <sup>3</sup> of water supplied	\$2.45	6,114
Provision of a service being a connection to a metered water supply by rating units in the District, excluding those connected to the Motueka Water Supply		Fixed amount \$ per connection (meter)	\$362.35	3,866
Provision of a service being a connection to a supply of water via a rural extension to urban schemes through a lowflow restricted water connection		Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate	\$714.31	860

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



**2.2 WATER SUPPLY RATES – MOTUEKA WATER SUPPLY METERED CONNECTIONS**

Ratepayers on the Motueka Water Supply with a metered connection pay both a volumetric water supply charge and a service charge. The portion of revenue allocated to the service charge is determined by taking 36% of the total revenue required for the Motueka water supply and the Motueka firefighting water supply less the rates recovered by the Motueka firefighting water supply rate.

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

**2.2 (a) Water Supply – Motueka Water Supply Metered Connections: Volumetric Charge**

(Funding the Motueka Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

*This water rate will be billed separately from the rates invoice.*

**2.2 (b) Water Supply – Motueka Water Supply Metered Connections: Service Charge**

(Funding the Motueka Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 WATER SUPPLY – RURAL CONNECTIONS**

**2.3 (a) Water Supply – Dovedale Rural Water Supply**

(Funding the Dovedale Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

*The Council has determined that a differential charge will be applied:*

*\*Dovedale Differential A – includes the supply of water for up to and including the first 2m<sup>3</sup> per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m<sup>3</sup> per day. A differential of 1 per 1m<sup>3</sup> per day will apply.*

Dovedale Differential A

*For example, rating units with a 2m<sup>3</sup> per day restrictor volume will be billed two of the Differential A charge.*

*\*Dovedale Differential B – includes the supply of water greater than 2m<sup>3</sup> per day. This rate is charged based on the extent of provision of service based using the size of restrictor volume, with a base of 1m<sup>3</sup> per day. A differential of 0.77 per 1m<sup>3</sup> per day will apply.*

Dovedale Differential B

*For example, rating units with a 3m<sup>3</sup> per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.*

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Provision of service being the supply of metered water to rating units connected to the Motueka Water Supply		Per m <sup>3</sup> of water supplied	\$2.33	592
Provision of service being a connection to the Motueka Water Supply		Fixed amount \$ per connection (meter)	\$143.68	200
Provision of a service being a connection to the Dovedale Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume).	\$789.12	388
		Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume).	\$607.62	249

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



DIFFERENTIAL CATEGORY

**2.3 (b) Water Supply – Redwood Valley Rural Water Supply**

(Funding the Redwood Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 (c) Water Supply – Eighty Eight Valley Rural Water Supply – Variable Charge**

(Funding the Eighty Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 (d) Water Supply – Eighty Eight Valley Rural Water Supply – Service Charge**

(Funding the Eighty Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 (e) Water Supply – Hamama Rural Water Supply – Variable Charge**

(Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 (f) Water Supply – Hamama Rural Water Supply – Service Charge**

(Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

**2.3 (g) Water Supply – Hamama Rural Water Supply – Fixed Charge based on set land value**

(Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Provision of a service being a connection to the Redwood Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate	\$543.20	566
Provision of a service being a connection to the Eighty Eight Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate	\$339.63	164
Provision of a service being a connection to the Eighty Eight Valley Rural Water Supply through a lowflow restricted water connection		Fixed amount \$ per rating unit	\$361.72	58
Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the \$ of Land Value	0.0452 cents	10
Provision of a service being a connection to the Hamama Rural Water Supply		Fixed amount \$ per rating unit	\$264.14	8
Where the land is situated being rating units in the Hamama Rural Water Supply Rating Area	B1	Rate in the \$ of set land value (which is the land value at the time capital works were completed in 2005)	0.1650 cents	9

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



2.4 WATER SUPPLY FIREFIGHTING

**2.4 (a) Water Supply: Motueka Firefighting**

(Funding the Motueka Township firefighting water supply.)

The Water Supply: Motueka Firefighting rate recovers a portion of the total costs of the Water Supply: Motueka Firefighting and Motueka Water Supply: Service Charge. This percentage is phasing up to 70% of the total revenue requirement over the next three years because the costs of providing firefighting capacity are a significant portion of the total costs of running the water supply.

**2.4 (b) Water Supply: Tākaka Firefighting – Capital**

(Funding the Tākaka CBD firefighting water supply capital costs.)

*The amount of revenue planned to be raised by each of the differentials is shown.*

	Tākaka CBD Differential
	Tākaka Residential Differential
	Tākaka Balance of Golden Bay Ward Differential

**2.4 (c) Water Supply: Tākaka Firefighting – Operating**

(Funding the Tākaka CBD firefighting water supply operating costs.)

2.5 WATER SUPPLY – DAMS

**2.5 (a) Water Supply – Dams: Wai-iti Valley Community Dam**

(Funding the costs of the Wai-iti Valley Community Dam.)

*Water is only released from the dam when low flows are reached.*



## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Where the land is situated being rating units in the Motueka Firefighting Water Supply Rating Area	C1	Fixed amount \$ per Rating Unit	\$38.45	133
Every Rating Unit in the Golden Bay Ward	D1 – D3			
Where the land is situated being rating units in the Tākaka Firefighting Water Supply Commercial CBD Rating Area	D1	Rate in the \$ of Capital Value	0.0770 cents	54
Where the land is situated being rating units in the Tākaka Firefighting Water Supply Residential Rating Area	D2	Fixed amount \$ per Rating Unit	\$52.13	23
Where the land is situated being rating units in the Tākaka Firefighting Water Supply Rest of Golden Bay Rating Area	D3	Fixed amount \$ per Rating Unit	\$15.33	44
Where the land is situated being those in the Tākaka Firefighting Water Supply Commercial CBD Rating Area and Tākaka Firefighting Water Supply Residential Rating Area	D1, D2	Fixed amount \$ per Rating Unit	\$34.00	19
Where land is situated and the provision of service and the activities controlled under the Tasman Resource Management Plan under the Resource Management Act 1991. This rate will apply to those rating units in the Wai-iti Dam Rating Area that are permit holders under the Resource Management Act 1991 because they are able to use the amount of augmented water as permitted by their resource consent and apply it to the land in accordance with the amount and rate specified in the resource consent	E1	Extent of provision of service: charged at \$ per hectare as authorised by water permits granted under the Resource Management Act 1991	\$277.87	246

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

		DIFFERENTIAL CATEGORY
<b>3 WASTEWATER RATE</b>		
<p>(Funding the Wastewater activities including providing and managing wastewater treatment facilities and sewage collection and disposal.)</p> <p><i>In respect of rating units used primarily as a residence for one household, the rating unit will be treated as having no more than one toilet.</i></p> <p><i>The costs associated with wastewater are lower per pan the more pans that are present. For this reason the Council has determined that a differential charge will be applied as follows:</i></p>		
<p><i>*One toilet or urinal. A differential of 1 is set.</i></p>	<p>First toilet or urinal ("pan")</p>	
<p><i>*2 – 10 toilets or urinals. A differential of 0.75 is set.</i></p>	<p>2 – 10 toilets or urinals ("pans")</p>	
<p><i>*11 or more toilets or urinals. A differential of 0.5 is set.</i></p>	<p>11 or more toilets or urinals ("pans")</p>	
<p><i>For example, a non-residential property with 12 pans would pay one of the first pan charge, nine of the 2 – 10 pans charge, and two of the 11 or more pans charge.</i></p>		
<b>4 REGIONAL RIVER WORKS RATE</b>		
<p>(Funding Rivers activities – river works including maintaining rivers in order to promote soil conservation and mitigate damage caused by floods and riverbank erosion and to maintain quality river control and flood protection schemes.)</p> <p><i>The river works benefits are not equal throughout the District. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are planned so that the Area X Differential and Area Y Differential will be charged at the same rate, and the total amount of rates planned to be generated by the combined Area X Differential and Area Y Differential is the same as the planned rates generated for the Area Z Differential.</i></p>		
		<p>River Rating Area X Differential</p>
		<p>River Rating Area Y Differential</p>
		<p>River Rating Area Z Differential</p>

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
<p>Provision of a service. The provision of service is measured by the number of toilets and/or urinals ("pans") connected either directly or by private drain to a public wastewater system with a minimum of one pan being charged per connected rating unit.</p>				
		Uniform charge in the \$ for each toilet or urinal (pan)	\$704.74	10,251
		Uniform charge in the \$ for each toilet or urinal (pan)	\$528.55	1,603
		Uniform charge in the \$ for each toilet or urinal (pan)	\$352.37	709
<p>Every rateable rating unit in the District</p>				
Where the land is situated being rateable rating units in the River Rating Area X	F1, F2	Rate in the \$ of Land Value	0.0558 cents	737
Where the land is situated being rateable rating units in the River Rating Area Y	F1, F2	Rate in the \$ of Land Value	0.0558 cents	524
Where the land is situated being rateable rating units in the River Rating Area Z	F2	Rate in the \$ of Land Value	0.0129 cents	1,261

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY

5 MOTUEKA BUSINESS RATE

(Funding Governance activities – providing a grant to Our Town Motueka to fund promotion of the Motueka business area.)

*The promotion of the Motueka business area has a greater benefit for those businesses that are closer to the CBD. For this reason the Council has determined that a differential charge will be applied.*

*The differentials are planned to generate two times the total amount of rates from the Area A Differential than the Area B Differential.*

Motueka Business Area A Differential

Motueka Business Area B Differential

6 RICHMOND BUSINESS RATE

(Funding Governance activities – providing a grant to Richmond Unlimited to fund promotion of the Richmond business area.)

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Where the land is situated being rateable rating units in the Motueka Business Rating Area A and B and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/industrial, Residential – public communal/multi use, Lifestyle – multi-use, Transport, Utility services –communications, Community services –Medical and allied, and Recreational	G1, G2			
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area A	G1, G2	Rate in the \$ of Capital Value	0.0385 cents	44
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area B	G1	Rate in the \$ of Capital Value	0.0234 cents	22
Where the land is situated being rateable rating units in the Richmond Business Rating Area and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential –public communal/ multi use, Lifestyle – multi-use, Transport, Utility services – communications, Community services – Medical and allied, and Recreational	H1	Rate in the \$ of Capital Value	0.0430 cents	133

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
<p><b>7 RUBY BAY STOPBANK RATE</b></p> <p>(Funding the costs of Coastal Assets activities – the capital costs of the Ruby Bay Stop Bank.)</p>	
<p><b>8 MĀPUA STOPBANK RATE</b></p> <p>(Funding the costs of Coastal Assets activities – the capital costs of the Māpua Stop Bank and the operating and other costs of the Ruby Bay and Māpua Stop Banks and coastal studies.)</p>	
<p><b>9 TORRENT BAY REPLENISHMENT RATE</b></p> <p>(Funding the costs of Coastal Assets activities – reinstating and maintaining the beach at Torrent Bay.)</p> <p><i>The replenishment has a benefit to the rating units in the Torrent Bay area, with a higher degree of benefits for those that are closer to the foreshore. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are set to generate the same amount of planned rates from Torrent Bay Area A Differential and Torrent Bay Area B Differential. There are significantly more rating units in Area B than in Area A which means those individual rating units in Area A will be contributing more for the higher degree of benefits they receive.</i></p>	<p>Torrent Bay Area A Differential</p> <hr/> <p>Torrent Bay Area B Differential</p>
<p><b>10 DISTRICT FACILITIES RATE</b></p> <p>Funding Community Development activities including part of the costs of capital and operating funding for large, community, recreational, sporting or cultural District projects which have met defined criteria, and will provide benefit to the residents of Tasman District.</p>	
<p><b>11 SHARED FACILITIES RATE</b></p> <p>Funding Community Development activities including part of the costs of capital and operating funding for 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.</p>	
<p><b>12 MUSEUMS FACILITIES RATE</b></p> <p>(Funding Community Development museum activities including contributing to the capital and operating costs of the Regional Museum, and the Council’s District museums.)</p>	

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Where the land is situated being rateable rating units in the Ruby Bay Stopbank Rating Area	I1	Fixed amount \$ per Rating Unit	\$1,072.38	11
Where the land is situated being rateable rating units in the Māpua Stopbank Rating Area	J1	Fixed amount \$ per Rating Unit	\$51.61	62
Where the land is situated being rateable rating units in the Torrent Bay Rating Area A and B	K1 – K2			
Where the land is situated being rateable rating units in the Torrent Bay Rating Area A	K1	Fixed amount \$ per Rating Unit	\$857.52	10
Where the land is situated being rateable rating units in the Torrent Bay Rating Area B	K2	Fixed amount \$ per Rating Unit	\$270.79	10
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$102.17	2,519
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$67.13	1,655
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$61.89	1,526



## DESCRIPTION OF EACH RATE (CONT.)

### TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
<b>13 REFUSE / RECYCLING RATE</b>	
(Funding Waste Management and Minimisation activities including kerbside recycling, rubbish collection and other waste related activities.)	
<b>14 MĀPUA REHABILITATION RATE</b>	
(Funding costs of Environmental Management activities – interest and loans and holding costs associated with the former Fruit Grower Chemical Company site.)	
<b>15 GOLDEN BAY COMMUNITY BOARD RATE</b>	
(Funding Governance activities – the costs of the Golden Bay Community Board and specific projects that the Board wishes to undertake in the Golden Bay Ward.)	
<b>16 MOTUEKA COMMUNITY BOARD RATE</b>	
(Funding Governance activities – the costs of the Motueka Community Board and specific projects that the Board wishes to undertake in the Motueka Ward.)	
<b>17 WARM TASMAN RATE</b>	
(Funding the costs of Environmental Management activities – the Warm Tasman Scheme.)	

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Where the land is situated being rating units in the Refuse – Recycling Rating Area	L1 – 16	Fixed amount \$ per Rating Unit	\$135.51	2,837
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$5.39	133
Where the land is situated being rateable rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward	M1	Fixed amount \$ per Rating Unit	\$20.07	69
Where the land is situated being rateable rating units in the Motueka Community Board Rating Area, which is the Motueka Ward	N1	Fixed amount \$ per Rating Unit	\$19.26	113
Provision of service which occurs when homeowners apply and are approved into the scheme which results in the installation of a wood burner and/or insulation into their property		Extent of provision of service: calculated per \$ of the total cost of the installed works and the administration fee charged over a 9 year period including GST and interest	14.67 cents	24

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY
<p><b>18 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS RATES</b></p> <p><i>The Council utilises two targeted rates to fund the Council's rates contribution for environmental and community benefits associated with the Waimea Community Dam. The Districtwide rate is set to fund 70% of the environmental and community benefit cost to be funded through rates less the amount recovered through charges. In addition those rating units within the Zone of Benefit (ZOB) will fund the remaining 30% of the revenue less the amount recovered through charges because properties with a closer proximity to the water supplied by the dam will have a greater benefit than those farther away.</i></p>
<p><b>18.1 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS DISTRICTWIDE RATE</b></p> <p>(Funding the costs of the water supply activity – Council's contribution for the environmental and community benefits associated with the Waimea Community Dam.)</p>
<p><b>18.2 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE</b></p> <p>(Funding the costs of the water supply activity – Council's contribution for the environmental and community benefits associated with the Waimea Community Dam.)</p>
<p><b>19 WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE</b></p> <p>(Funding the costs of the water supply activity – Council's contribution for the irrigator extractive use capacity capital costs of the Waimea Community Dam.)</p>
<p><b>TOTAL INCLUDING GST</b></p>
<p><b>TOTAL EXCLUDING GST</b></p>
<p><b>Plus:</b> Rates penalties</p>
<p><b>Less:</b> Rates remissions net of GST</p>
<p><b>TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS INCLUDING GST</b></p>
<p><b>TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS EXCLUDING GST</b></p>

## DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2021/2022 RATE (GST INC)	2021/2022 TOTAL RATE (\$000, GST INC)
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$26.25	647
Where the land is situated being rateable rating units in the Waimea Community Dam Zone of Benefit Rating Area	O1	Rate in the \$ of Capital Value	0.0030 cents	274
Where the land is situated being rateable rating units in the Waimea Community Dam Extractive Use Rating Area (EURA)	P1	Rate in the \$ of Land Value	0.0343 cents	145
				95,151
				82,740
				414
				(456)
				95,041
				82,698

# ASSESSMENT AND INVOICING

For rates other than volumetric metered water rates, rates are set as at 1 July each year and the Council invoices rates quarterly, with the instalment invoice dates being 1 August, 1 November, 1 February and 1 May. Each instalment is one quarter of the total annual rates payable for the year. Rates are due and payable to the Tasman District Council. The 2021/2022 rates instalments due dates for payment are:

<b>INSTALMENT 1 DUE DATE</b>	<b>20 AUG 2021</b>
<b>INSTALMENT 2 DUE DATE</b>	<b>22 NOV 2021</b>
<b>INSTALMENT 3 DUE DATE</b>	<b>21 FEB 2022</b>
<b>INSTALMENT 4 DUE DATE</b>	<b>20 MAY 2022</b>

Volumetric metered water rates are invoiced separately from other rates. Invoices for the majority of users are issued six monthly and invoices for larger industrial users are issued monthly. The 2021/2022 due dates for payment are as follows:

**METERS INVOICED IN JUNE: 20 JUL 2021**  
(may include but is not limited to meters in Murchison, Upper Tākaka, Pōhara, Collingwood and meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN JULY: 20 AUG 2021**  
(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN AUGUST: 20 SEP 2021**  
(may include but is not limited to meters in Māpua, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN SEPTEMBER: 20 OCT 2021**  
(may include but is not limited to meters in Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN OCTOBER: 22 NOV 2021**  
(may include but is not limited to meters in Richmond, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN NOVEMBER: 20 DEC 2021**  
(may include but is not limited to meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN DECEMBER: 20 JAN 2022**  
(may include but is not limited to meters in Murchison, Upper Tākaka, Pōhara, Collingwood and meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN JANUARY: 21 FEB 2022**  
(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN FEBRUARY: 21 MAR 2022**  
(may include but is not limited to meters in Māpua, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN MARCH: 20 APR 2022**  
(may include but is not limited to meters in Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN APRIL: 20 MAY 2022**  
(may include but is not limited to meters in Richmond, meters W00898, W00897, W00906, W45268, W00910, W00899)

**METERS INVOICED IN MAY: 20 JUN 2022**  
(may include but is not limited to meters W00898, W00897, W00906, W45268, W00910, W00899)

Payments received will be applied to the oldest outstanding amounts first.

## ASSESSMENT AND INVOICING (CONT.)

### PENALTIES

For rates other than volumetric metered water rates, under Section 57 and 58 of the Local Government (Rating) Act 2002, the Council prescribes a penalty of ten percent (10%) of the amount of rate instalments remaining unpaid after the due date to be added on the following dates:

INSTALMENT 1 PENALTY DATE	23 AUG 2021
INSTALMENT 2 PENALTY DATE	23 NOV 2021
INSTALMENT 3 PENALTY DATE	22 FEB 2022
INSTALMENT 4 PENALTY DATE	23 MAY 2022

For volumetric metered water rates, a penalty of 10 percent (10%) will be added to the amount of metered water rates remaining unpaid after the due date to be added on the following dates:

METERS INVOICED IN JUNE: 21 JUL 2021

METERS INVOICED IN JULY: 23 AUG 2021

METERS INVOICED IN AUGUST: 21 SEP 2021

METERS INVOICED IN SEPTEMBER: 21 OCT 2021

METERS INVOICED IN OCTOBER: 23 NOV 2021

METERS INVOICED IN NOVEMBER: 21 DEC 2021

METERS INVOICED IN DECEMBER: 21 JAN 2022

METERS INVOICED IN JANUARY: 22 FEB 2022

METERS INVOICED IN FEBRUARY: 22 MAR 2022

METERS INVOICED IN MARCH: 21 APR 2022

METERS INVOICED IN APRIL: 23 MAY 2022

METERS INVOICED IN MAY: 21 JUN 2022

On 8 July 2021, a further penalty of five percent (5%) will be added to rates (including previously applied penalties) that remain unpaid from previous years on 7 July 2021. On 10 January 2022, a further penalty of five percent (5%) will be added to any portion of previous years rates (including previously applied penalties) still remaining unpaid on 8 January 2022.

The above penalties will not be charged on a rating unit where Council has agreed to a programme for payment of rate arrears or where a direct debit programme is in place and payments are being honoured in accordance with the Council's Rates Remission Policy.

# INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES

The Council uses example properties with different rating mixes and a range of property values to illustrate the impact of its rating policies.

The general rate applies to every rateable rating unit in the District. Targeted rates are applied to rating units depending on how each targeted rate is set, as detailed in this document.

The District's last three yearly revaluation was carried out by Quotable Value Limited as at 1 October 2020. The new values apply from the 2021/2022 rating year. The capital value of the District increased by 22% and the land value of the District increased by 33%.

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

The following tables will present what the indicative rate increase would have been on the example properties, before the effects of the revaluation are taken into account. They also present what the indicative rates increases will be on example properties, after the effects of the revaluation. The rating effects on individual properties will vary because of differing

valuation changes, and because targeted rates do not apply uniformly to all properties.

To demonstrate indicative rates changes between the 2020/2021 year and the rates for the 2021/2022 year, a selection of 29 properties from the District have been set out below.

These properties are examples and do not cover all situations for all of the rateable properties in the District. More information on the proposed rates for a particular property can be found on the Council's website [tasman.govt.nz](http://tasman.govt.nz).

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

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

The overall indicative rates change for these properties range from -23.2% to 18.5%.

	CV (PRE 2020 REVALUATION)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES IF 2020 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2020/2021
Residential – Tākaka	350,000	2,560	2,612	2.0%
Residential – Murchison, with 131m <sup>3</sup> of water, Urban Water Supply Metered Connections	190,000	2,398	2,513	4.8%
Residential – Māpua (no Council supplied wastewater/metered water)	645,000	2,335	2,428	4.0%
Residential – Māpua, with 153 m <sup>3</sup> of water, Urban Metered Water Supply	495,000	3,583	3,722	3.9%
Residential – Kaiteriteri, with 149m <sup>3</sup> of water, Urban Water Supply Metered Connections	790,000	4,357	4,532	4.0%
Residential – Brightwater, with 117m <sup>3</sup> of water, Urban Water Supply Metered Connections	500,000	3,630	3,719	2.5%



RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)



\$ INCREASE FROM 2020/2021	CAPITAL VALUE	% CV INCREASE (2020 COMPARED WITH 2017)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES	% CHANGE FROM 2020/2021	\$ CHANGE FROM 2020/2021
52	465,000	32.9%	2,560	2,746	7.3%	186
115	265,000	39.5%	2,398	2,601	8.5%	203
93	770,000	19.4%	2,335	2,407	3.1%	72
139	590,000	19.2%	3,583	3,705	3.4%	122
175	910,000	15.2%	4,357	4,420	1.4%	63
89	610,000	22.0%	3,630	3,735	2.9%	105

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	CV (PRE 2020 REVALUATION)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES IF 2020 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2020/2021
Residential – Wakefield, with 185m <sup>3</sup> of water, Urban Water Supply Metered Connections	455,000	3,448	3,593	4.2%
Residential – Motueka, with 87m <sup>3</sup> of water, Motueka Water Supply Metered Connections	490,000	3,191	3,295	3.3%
Residential – Richmond (Waimea Village), with 29m <sup>3</sup> of water, Urban Water Supply Metered Connections	280,000	2,599	2,694	3.7%
Residential – Richmond, with 103m <sup>3</sup> of water, Urban Water Supply Metered Connections	670,000	3,921	4,075	3.9%
Residential – Richmond, with 181m <sup>3</sup> of water, Urban Water Supply Metered Connections	1,210,000	5,667	5,906	4.2%
Dairy Farm – Collingwood-Bainham	7,800,000	20,930	21,545	2.9%
Forestry – Lakes Murchison	1,000,000	3,065	3,180	3.8%
Horticultural – Richmond with 177m <sup>3</sup> of water, Urban Water Supply Metered Connections	820,000	3,443	3,617	5.1%
Horticultural – Ngatimoti	905,000	2,757	2,888	4.8%
*Horticultural – Hope in WCD EURA	2,110,000	5,857	6,660	13.7%
Pastoral Farming – Wakefield – with Water Supply Dams – Wai-iti Valley Community Dam – 8	2,580,000	10,161	10,099	-0.6%
Pastoral Farming – Upper Moutere	1,090,000	3,228	3,370	4.4%
*Lifestyle – Hope in WCD EURA	1,250,000	3,769	4,287	13.7%
*Lifestyle – Hope in WCD EURA, with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme	860,000	4,116	4,626	12.4%
Lifestyle – Wakefield, with 3m <sup>3</sup> /day restrictor, Eighty-Eight Valley Rural Water Supply	2,000,000	6,623	7,010	5.8%
Lifestyle – East Tākaka	570,000	1,951	2,042	4.7%
Lifestyle – Neudorf, with 2m <sup>3</sup> /day restrictor, Dovedale Rural Water Supply	430,000	3,083	3,238	5.0%
Lifestyle, Tasman with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme	825,000	4,024	4,273	6.2%
Lifestyle – Bronte, with 3m <sup>3</sup> /day restrictor, Redwood Valley Rural Water Supply	1,390,000	5,591	5,937	6.2%

\*Waimea Community Dam Extractive Use Rating Area

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

\$ INCREASE FROM 2020/2021	CAPITAL VALUE	% CV INCREASE (2020 COMPARED WITH 2017)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES	% CHANGE FROM 2020/2021	\$ CHANGE FROM 2020/2021
145	580,000	27.5%	3,448	3,670	6.4%	222
104	590,000	20.4%	3,191	3,293	3.2%	102
95	385,000	37.5%	2,599	2,812	8.2%	213
154	800,000	19.4%	3,921	4,044	3.1%	123
239	1,375,000	13.6%	5,667	5,680	0.2%	13
615	7,020,000	-10.0%	20,930	16,075	-23.2%	-4,855
115	1,290,000	29.0%	3,065	3,347	9.2%	282
174	1,110,000	35.4%	3,443	3,866	12.3%	423
131	1,205,000	33.1%	2,757	3,118	13.1%	361
803	2,690,000	27.5%	5,857	6,940	18.5%	1,083
-62	2,810,000	8.9%	10,161	9,287	-8.6%	-874
142	1,230,000	12.8%	3,228	3,177	-1.6%	-51
518	1,530,000	22.4%	3,769	4,318	14.6%	549
510	1,060,000	23.3%	4,116	4,664	13.3%	548
387	2,370,000	18.5%	6,623	6,914	4.4%	291
91	660,000	15.8%	1,951	1,983	1.6%	32
155	530,000	23.3%	3,083	3,259	5.7%	176
249	1,020,000	23.6%	4,024	4,320	7.4%	296
346	1,690,000	21.6%	5,591	5,971	6.8%	380

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	CV (PRE 2020 REVALUATION)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES IF 2020 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2020/2021
Commercial – Queen Street, Richmond, with 343m <sup>3</sup> of water, Urban Water Supply Metered Connections	1,370,000	9,249	9,627	4.1%
Commercial – High Street, Motueka	1,460,000	7,112	7,281	2.4%
Industrial – Cargill Place, Richmond, with 51m <sup>3</sup> of water, Urban Water Supply Metered Connections	660,000	3,765	3,910	3.9%
Utility	77,210,000	173,872	186,706	7.4%

The following table shows the breakdown of the rates for the example properties for 2021/2022:

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/ RECYCLING RATE	COMMUNITY BOARD RATES (2)
Residential – Tākaka	\$1,217	\$263	\$213	\$705	\$106	\$136	\$20
Residential – Murchison, with 131m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$818	\$263	\$122	\$705	\$10	–	–
Residential – Māpua (no Council supplied wastewater/ metered water)	\$1,825	\$263	\$37	–	\$71	\$136	–
Residential – Māpua, with 153 m <sup>3</sup> of water, Urban Metered Water Supply	\$1,465	\$263	\$271	\$705	\$58	\$136	–

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

\$ INCREASE FROM 2020/2021	CAPITAL VALUE	% CV INCREASE (2020 COMPARED WITH 2017)	2020/2021 ACTUAL RATES	2021/2022 PROPOSED RATES	% CHANGE FROM 2020/2021	\$ CHANGE FROM 2020/2021
378	1,470,000	7.3%	9,249	9,111	-1.5%	-138
169	1,650,000	13.0%	7,112	6,953	-2.2%	-159
145	780,000	18.2%	3,765	3,867	2.7%	102
12,834	83,200,000	7.8%	173,872	166,537	-4.2%	-7,335

WATER SUPPLY FIRE-FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
\$86	-	-	-	-	-	-	\$2,746
-	-	-	-	\$683	-	-	\$2,601
-	\$52	-	-	-	-	\$23	\$2,407
-	\$52	-	-	\$737	-	\$18	\$3,705

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE	COMMUNITY BOARD RATES (2)
Residential – Kaiteriteri, with 149m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$2,105	\$263	\$417	\$705	\$48	\$136	\$19
Residential – Brightwater, with 117m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$1,506	\$263	\$280	\$705	\$178	\$136	–
Residential – Wakefield, with 185m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$1,446	\$263	\$266	\$705	\$39	\$136	–
Residential – Motueka, with 87m <sup>3</sup> of water, Motueka Water Supply Metered Connections	\$1,467	\$263	\$271	\$705	\$48	\$136	\$19
Residential – Richmond (Waimea Village), with 29m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$1,058	\$263	\$177	\$705	\$29	\$136	–

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
-	-	-	-	\$727	-	-	\$4,420
-	-	-	-	\$649	-	\$18	\$3,735
-	-	-	-	\$815	-	-	\$3,670
\$38	-	-	-	\$346	-	-	\$3,293
-	-	-	-	\$433	-	\$11	\$2,812



## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE	COMMUNITY BOARD RATES (2)
Residential – Richmond, with 103m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$1,885	\$263	\$367	\$705	\$50	\$136	–
Residential – Richmond, with 181m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$3,032	\$263	\$631	\$705	\$67	\$136	–
Dairy Farm – Collingwood-Bainham	\$14,295	\$263	\$338	–	\$1,144	–	\$20
Forestry – Lakes Murchison	\$2,863	\$263	\$62	–	\$159	–	–
Horticultural – Richmond with 177m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$2,505	\$263	\$53	–	\$81	\$136	–
Horticultural – Ngatimoti	\$2,694	\$263	\$58	–	\$84	–	\$19
Horticultural – Hope in WCD EURA	\$5,656	\$263	\$130	–	\$185	\$136	–
Pastoral Farming – Wakefield – with Water Supply Dams – Wai-iti Valley Community Dam – 8	\$5,896	\$263	\$135	–	\$770	–	–

RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
-	-	-	-	\$614	-	\$24	\$4,044
-	-	-	-	\$805	-	\$41	\$5,680
\$15	-	-	-	-	-	-	\$16,075
-	-	-	-	-	-	-	\$3,347
-	-	-	-	\$795	-	\$33	\$3,866
-	-	-	-	-	-	-	\$3,118
-	-	-	-	-	\$490	\$80	\$6,940
-	-	-	\$2,223	-	-	-	\$9,287

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE	COMMUNITY BOARD RATES (2)
Pastoral Farming – Upper Moutere	\$2,744	\$263	\$59	–	\$111	–	–
Lifestyle – Hope in WCD EURA	\$3,341	\$263	\$74	–	\$125	\$136	–
Lifestyle – Hope in WCD EURA, with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme	\$2,403	\$263	\$51	–	\$96	\$136	–
Lifestyle – Wakefield, with 3m <sup>3</sup> /day restrictor, Eighty-Eight Valley Rural Water Supply	\$5,018	\$263	\$114	–	\$138	–	–
Lifestyle – East Tākaka	\$1,607	\$263	\$32	–	\$46	–	\$20
Lifestyle – Neudorf, with 2m <sup>3</sup> /day restrictor, Dovedale Rural Water Supply	\$1,347	\$263	\$26	–	\$45	–	–
Lifestyle, Tasman with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme	\$2,324	\$263	\$49	–	\$89	\$136	–

RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
-	-	-	-	-	-	-	\$3,177
-	-	-	-	-	\$333	\$46	\$4,318
-	-	-	-	\$1,429	\$254	\$32	\$4,664
-	-	-	-	\$1,381	-	-	\$6,914
\$15	-	-	-	-	-	-	\$1,983
-	-	-	-	\$1,578	-	-	\$3,259
-	-	-	-	\$1,429	-	\$30	\$4,320

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE	COMMUNITY BOARD RATES (2)
Lifestyle – Bronte, with 3m <sup>3</sup> /day restrictor, Redwood Valley Rural Water Supply	\$3,661	\$263	\$81	–	\$150	\$136	–
Commercial – Queen Street, Richmond, with 343m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$3,222	\$263	\$674	\$2,819	\$120	\$136	–
Commercial – High Street, Motueka	\$3,582	\$263	\$757	\$1,233	\$290	\$136	\$19
Industrial – Cargill Place, Richmond, with 51m <sup>3</sup> of water, Urban Water Supply Metered Connections	\$1,845	\$263	\$358	\$705	\$50	\$136	–
Utility	\$166,274	\$263	–	–	–	–	–

(1) Includes District Facilities Rate, Shared Facilities Rate, Museums Facilities Rate, Māpua Rehabilitation Rate and Waimea Community Dam – Environmental and Community Benefits Districtwide Rate

(2) Includes Golden Bay Community Board Rate and Motueka Community Board Rate

(3) Includes Water Supply: Motueka Firefighting, Water Supply: Tākaka Firefighting – Capital, and Water Supply: Tākaka Firefighting – Operating

(4) Includes Motueka Business Rate and Richmond Business Rate

(5) Includes Water Supply – Urban Water Supply Metered Connections: Volumetric Charge, Water Supply – Urban Water Supply Metered Connections: Service Charge, Water Supply – Rural Water Extensions to Urban Water Schemes, Water Supply – Motueka Water Supply Metered Connections: Volumetric Charge, Water Supply – Motueka Water Supply Metered Connections: Service Charge, Water Supply – Dovedale Rural Water Supply, Water Supply – Redwood Valley Rural Water Supply, Water Supply – Eighty Eight Valley Rural Water Supply – Variable Charge, Water Supply – Eighty Eight Valley Rural Water Supply – Service Charge

## RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – EXTRACTIVE USE RATE	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
-	-	-	-	\$1,630	-	\$50	\$5,971
-	-	\$632	-	\$1,201	-	\$44	\$9,111
\$38	-	\$635	-	-	-	-	\$6,953
-	-	-	-	\$487	-	\$23	\$3,867
-	-	-	-	-	-	-	\$166,537

**The following rates are not presented in the above examples:**

- Water Supply – Hamama Rural Water Supply – Variable Charge
- Water Supply – Hamama Rural Water Supply – Service Charge
- Water Supply – Hamama Rural Water Supply – Fixed Charge based on set land value
- Ruby Bay Stopbank Rate
- Torrent Bay Replenishment Rate
- Warm Tasman Rate

# RATING MAPS INDEX

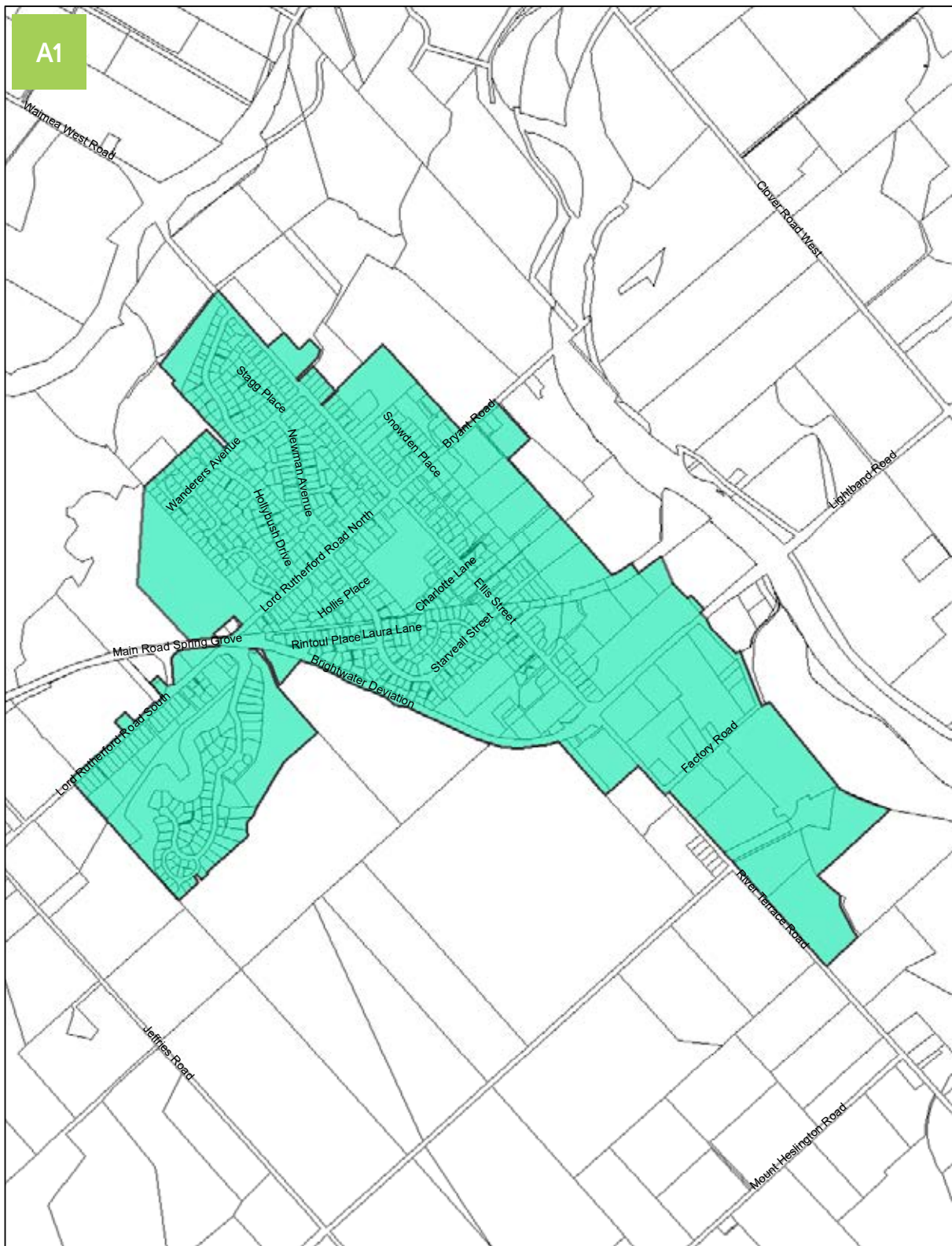
RATING MAP NAME	MAP REFERENCE
<b>STORMWATER URBAN DRAINAGE RATING AREA</b>	
Brightwater	A1 (page 41)
Collingwood	A2 (page 42)
Kaiteriteri	A3 (page 43)
Ligar Bay – Tata Beach	A4 (page 44)
Māpua – Ruby Bay	A5 (page 45)
Motueka	A6 (page 46)
Murchison	A7 (page 47)
Patons Rock	A8 (page 48)
Pōhara	A9 (page 49)
Richmond	A10 (page 50)
St Arnaud	A11 (page 51)
Tākaka	A12 (page 52)
Tapawera	A13 (page 53)
Tasman	A14 (page 54)
Wakefield	A15 (page 55)
<b>HAMAMA RURAL WATER SUPPLY RATING AREA</b>	B1 (page 56)
<b>MOTUEKA FIREFIGHTING WATER SUPPLY RATING AREA</b>	C1 (page 57)
<b>TĀKAKA FIREFIGHTING WATER SUPPLY COMMERCIAL CBD RATING AREA</b>	D1 (page 58)
<b>TĀKAKA FIREFIGHTING WATER SUPPLY RESIDENTIAL RATING AREA</b>	D2 (page 59)
<b>TĀKAKA FIREFIGHTING WATER SUPPLY REST OF GOLDEN BAY RATING AREA</b>	D3 (page 60)
<b>WAI-ITI DAM RATING AREA</b>	E1 (page 61)
<b>RIVER RATING AREA X AND Y</b>	F1 (page 62)
<b>RIVER RATING AREA X, Y, AND Z</b>	F2 (page 63)
<b>MOTUEKA BUSINESS RATING AREA A AND B</b>	G1 (page 64)
<b>MOTUEKA BUSINESS RATING AREA A AND B – DETAIL MAP</b>	G2 (page 65)

## RATING MAPS INDEX (CONT.)

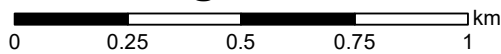
RATING MAP NAME	MAP REFERENCE
RICHMOND BUSINESS RATING AREA	H1 (page 66)
RUBY BAY STOPBANK RATING AREA	I1 (page 67)
MĀPUA STOPBANK RATING AREA	J1 (page 68)
TORRENT BAY RATING AREA A	K1 (page 69)
TORRENT BAY RATING AREA B	K2 (page 70)
<b>REFUSE – RECYCLING RATING AREA:</b>	
Brightwater – Waimea	L1 (page 71)
Collingwood	L2 (page 72)
Kaiteriteri	L3 (page 73)
Korere Tophouse	L4 (page 74)
Ligar Bay – Tata Beach	L5 (page 75)
Mārahau	L6 (page 76)
Motueka	L7 (page 77)
Moutere	L8 (page 78)
Pōhara	L9 (page 79)
Richmond	L10 (page 80)
Riwaka	L11 (page 81)
St Arnaud	L12 (page 82)
Tākaka	L13 (page 83)
Tapawera	L14 (page 84)
Upper Tākaka	L15 (page 85)
Wakefield	L16 (page 86)
<b>GOLDEN BAY COMMUNITY BOARD RATING AREA</b>	M1 (page 87)
<b>MOTUEKA COMMUNITY BOARD RATING AREA</b>	N1 (page 88)
<b>WAIMEA COMMUNITY DAM ZONE OF BENEFIT RATING AREA</b>	O1 (page 89)
<b>WAIMEA COMMUNITY DAM EXTRACTIVE USE RATING AREA</b>	P1 (page 90)



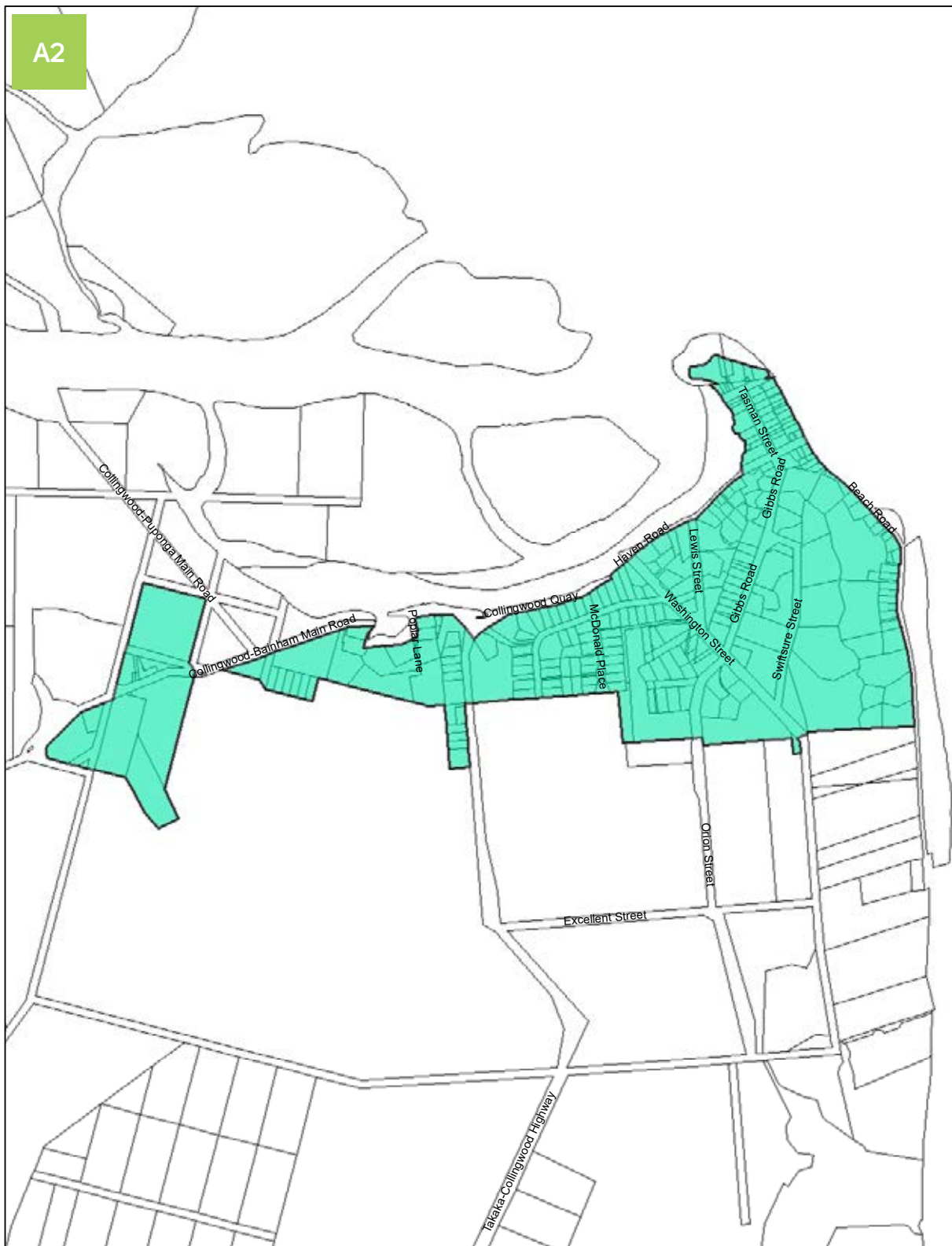
RATING MAPS



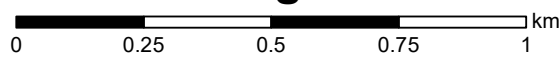
### Stormwater Urban Drainage Rating Area Brightwater



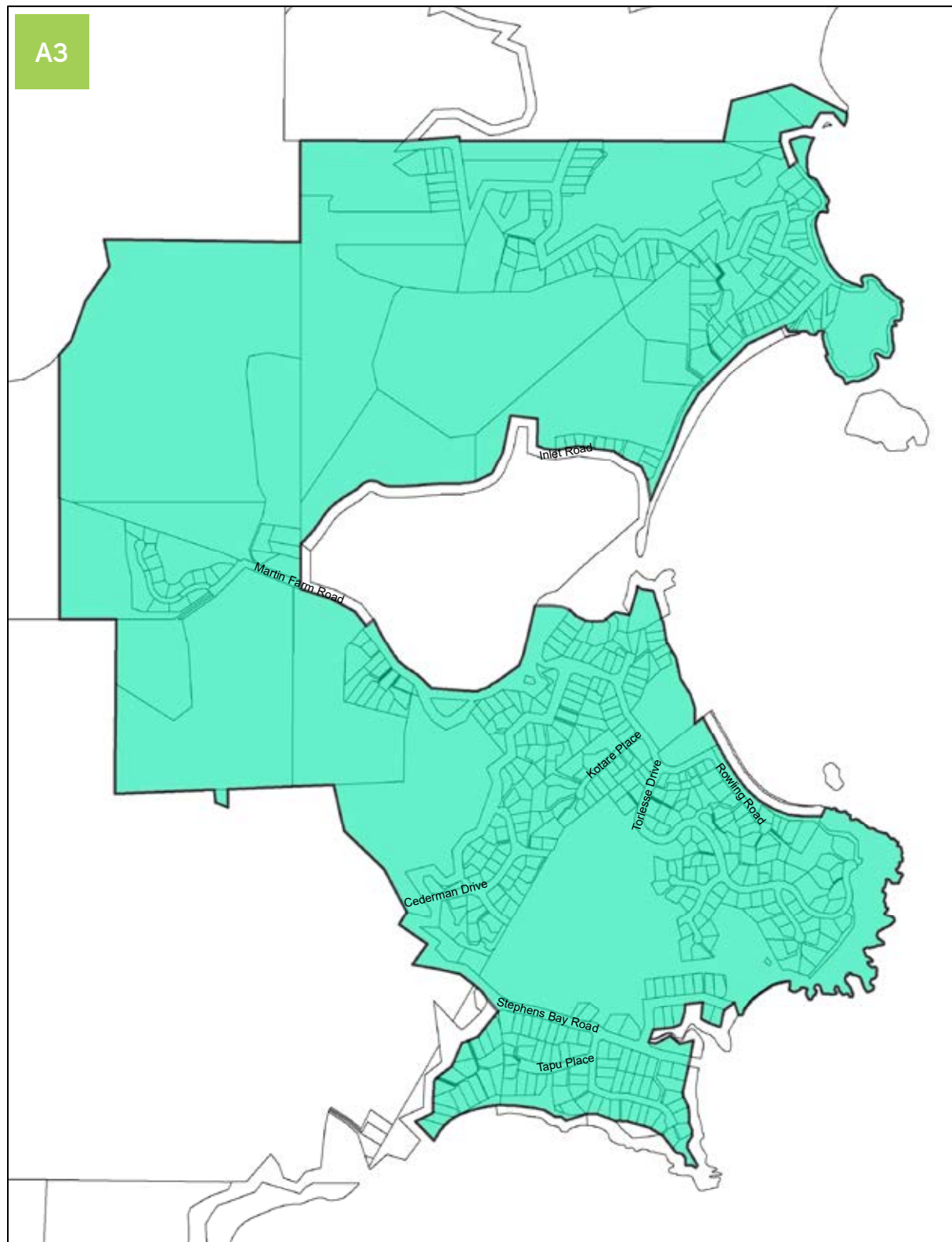
RATING MAPS



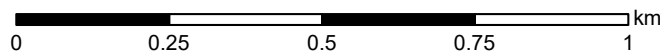
### Stormwater Urban Drainage Rating Area Collingwood



RATING MAPS



**Stormwater Urban Drainage Rating Area  
Kaiteriteri**



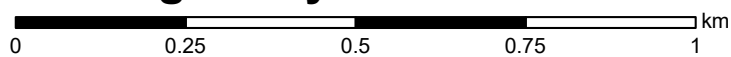


RATING MAPS

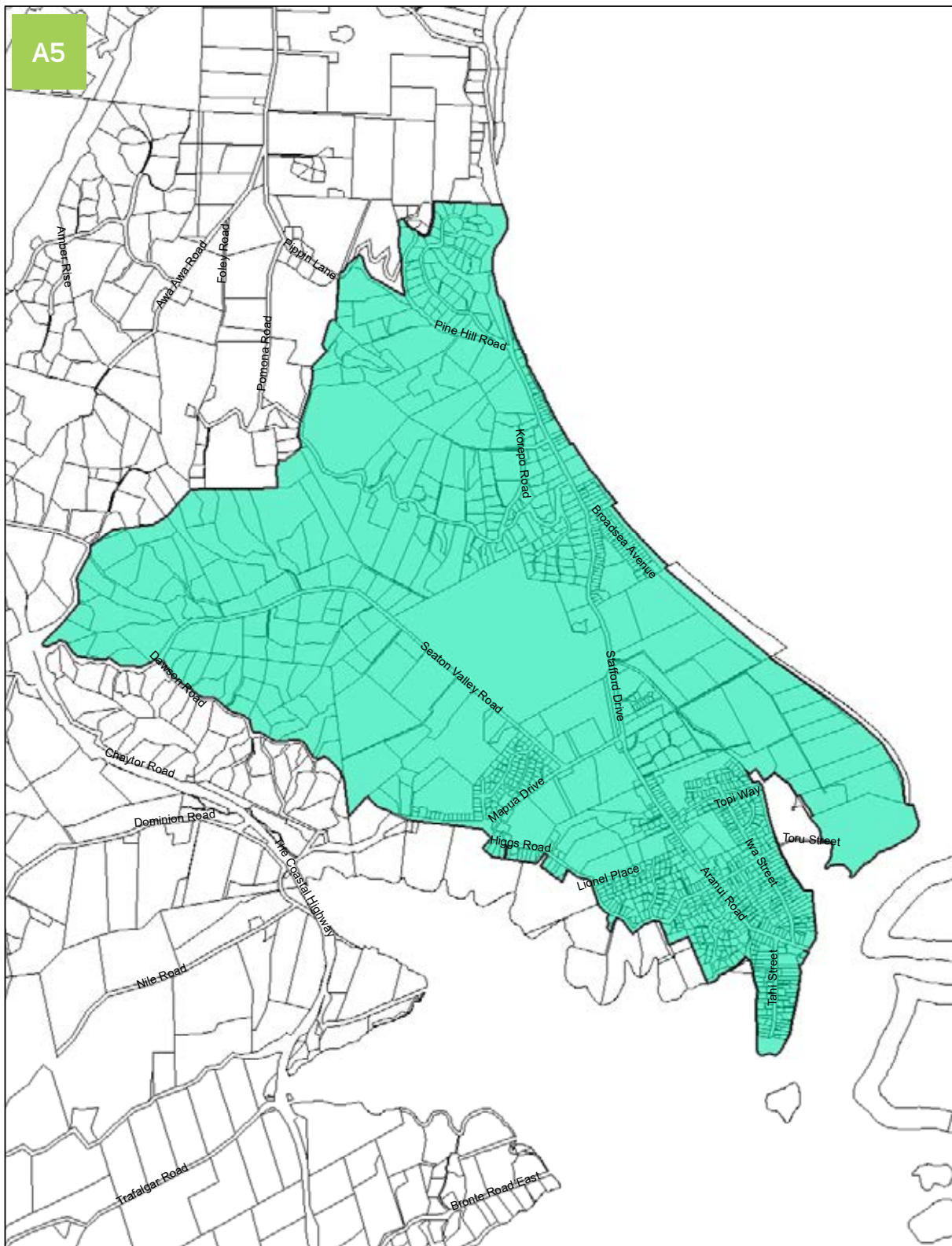


A4

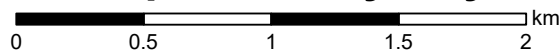
**Stormwater Urban Drainage Rating Area  
Ligar Bay - Tata Beach**



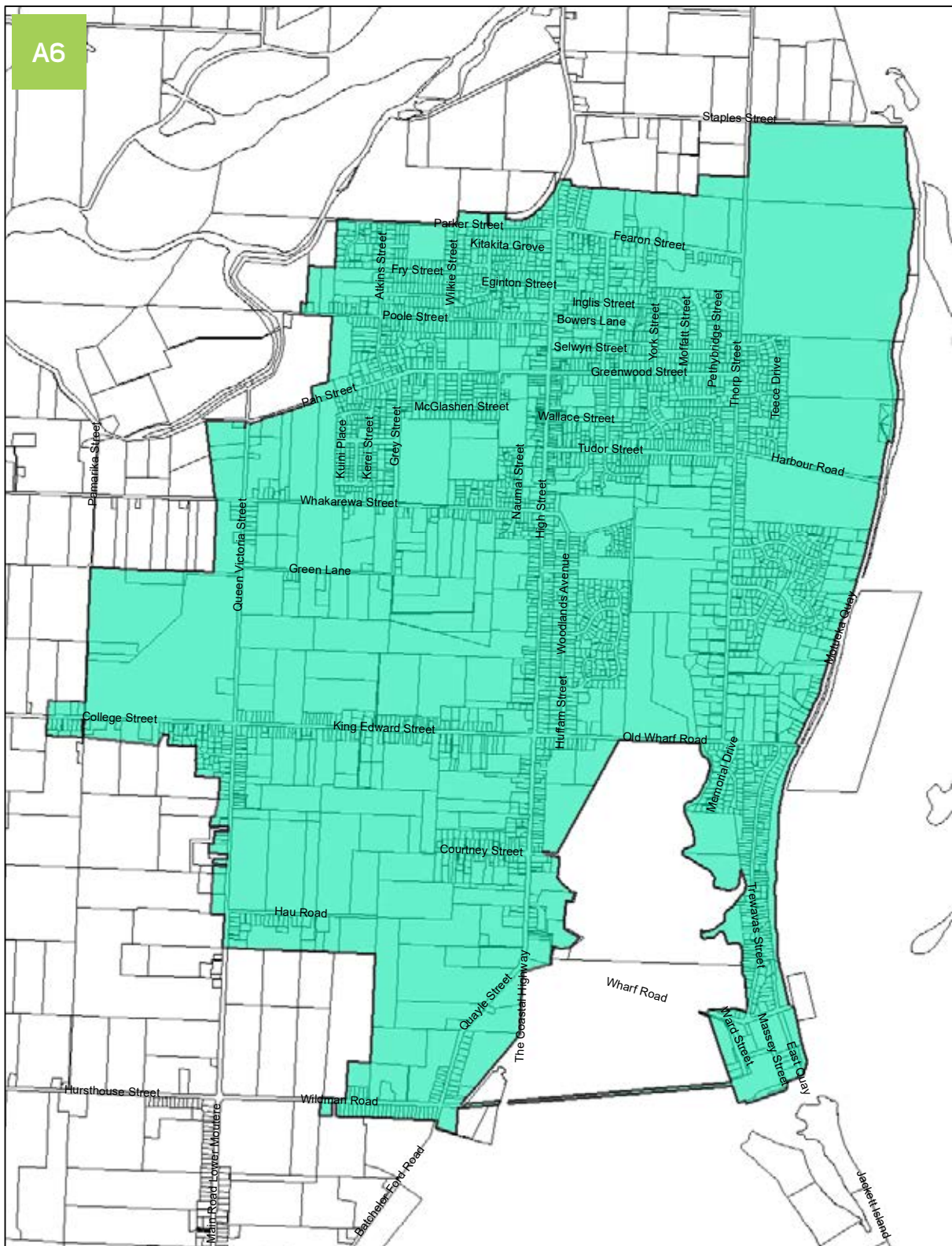
RATING MAPS



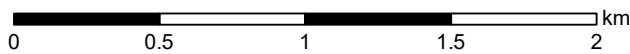
**Stormwater Urban Drainage Rating Area  
Māpua - Ruby Bay**



RATING MAPS

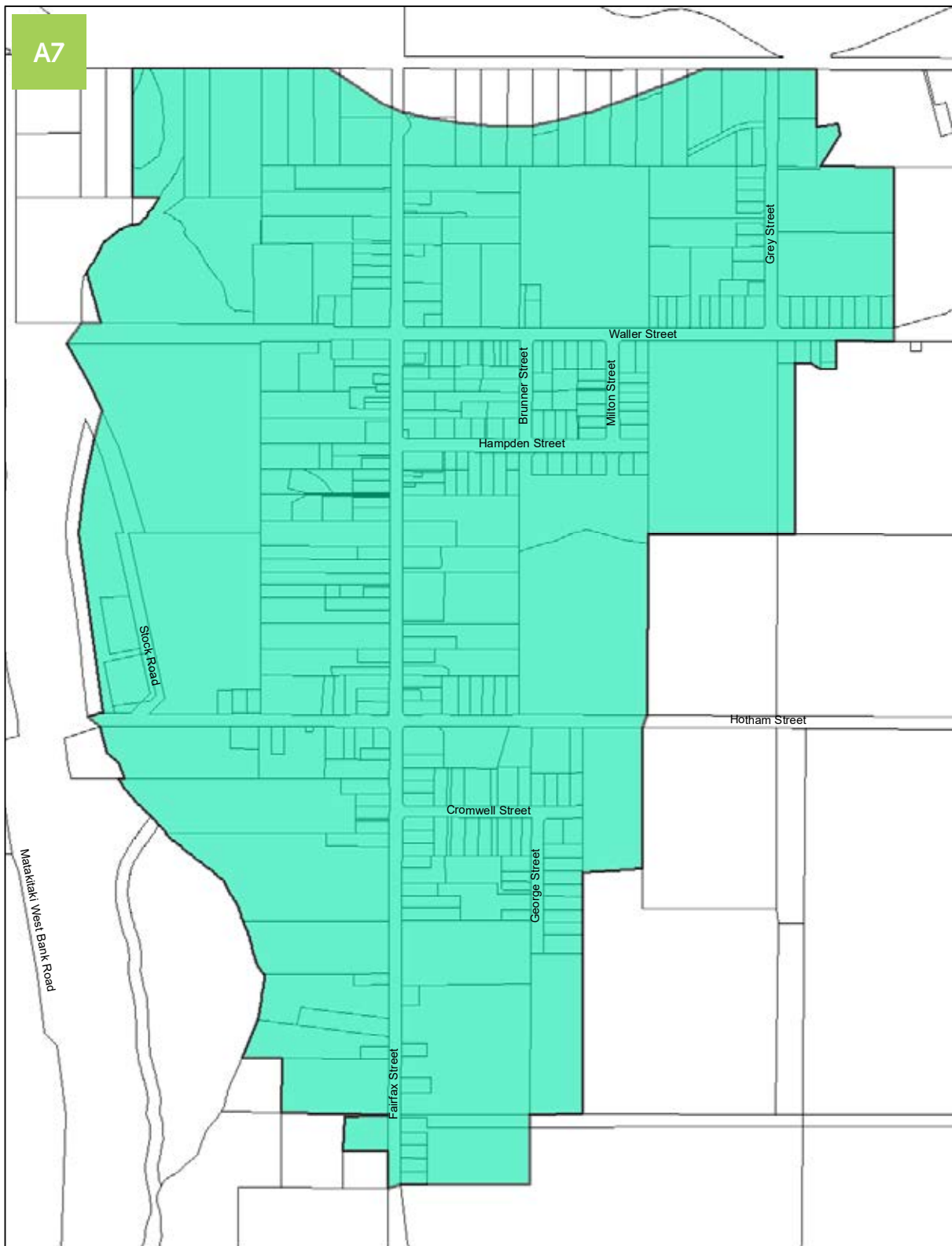


**Stormwater Urban Drainage Rating Area  
Motueka**



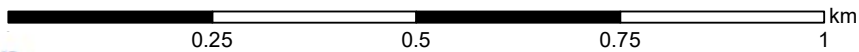


RATING MAPS



A7

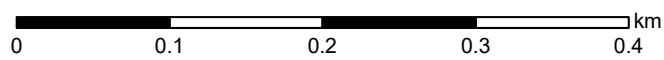
**Stormwater Urban Drainage Rating Area  
Murchison**



RATING MAPS

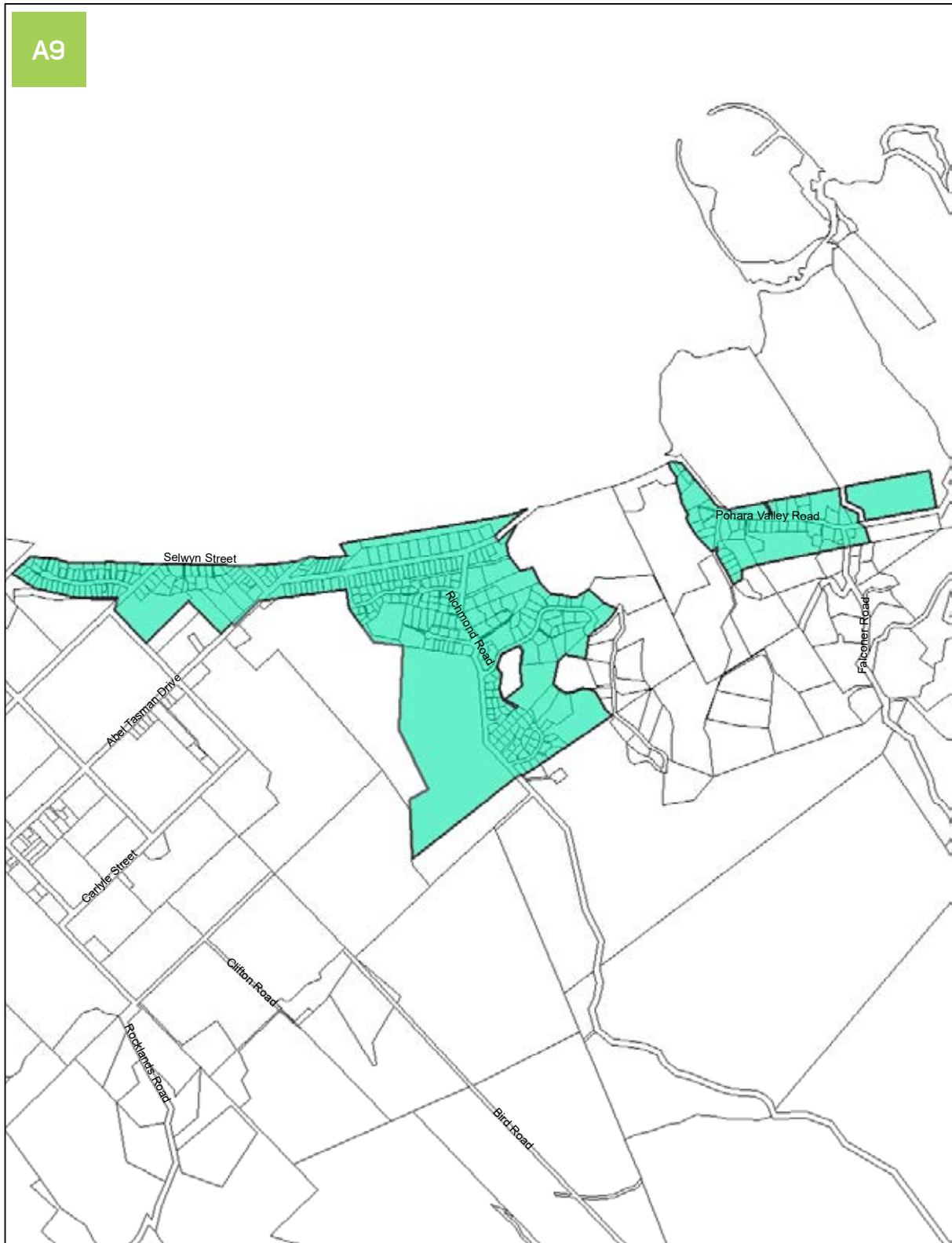


**Stormwater Urban Drainage Rating Area  
Patons Rock**

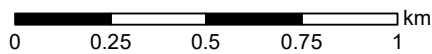




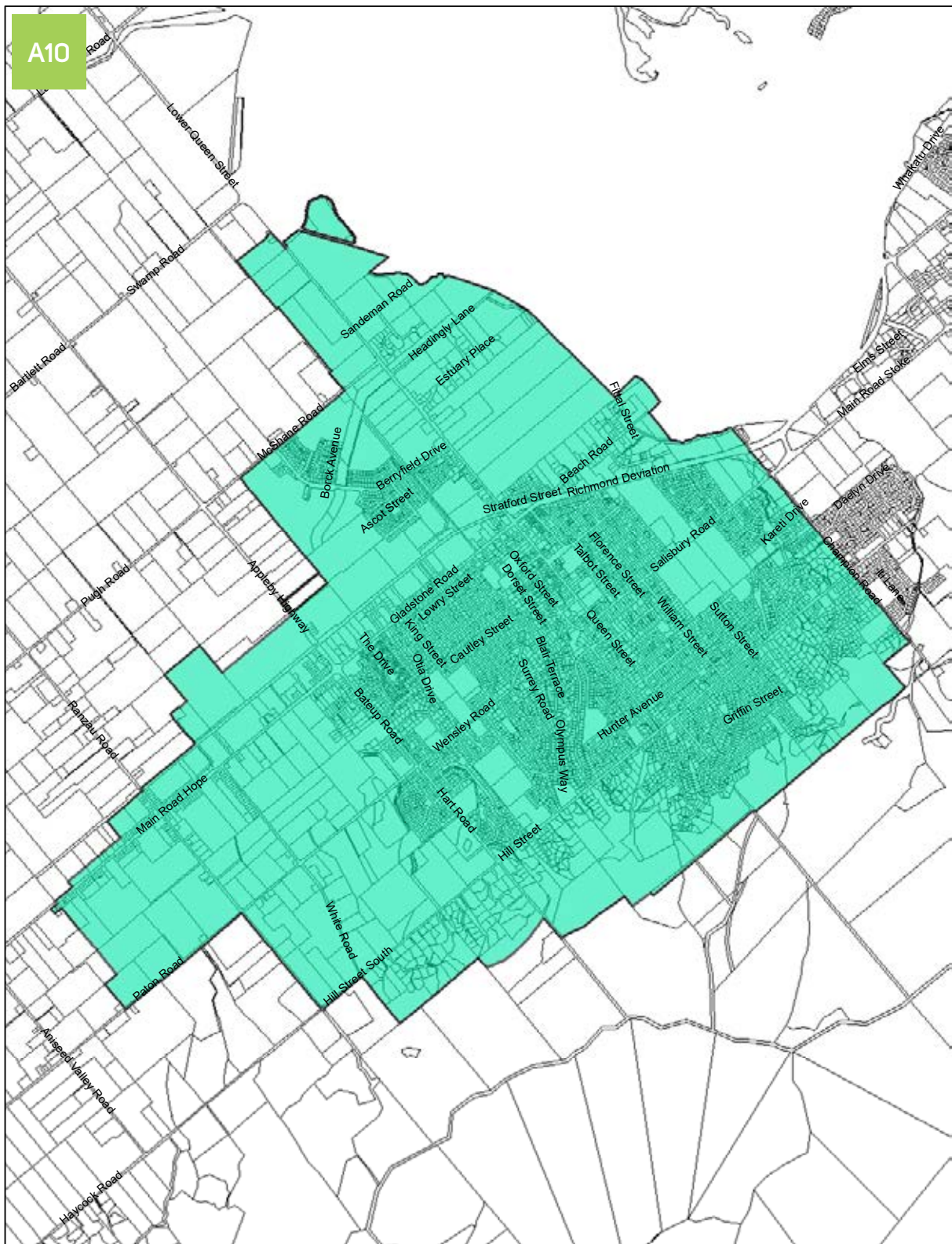
A9



**Stormwater Urban Drainage Rating Area  
Pōhara**

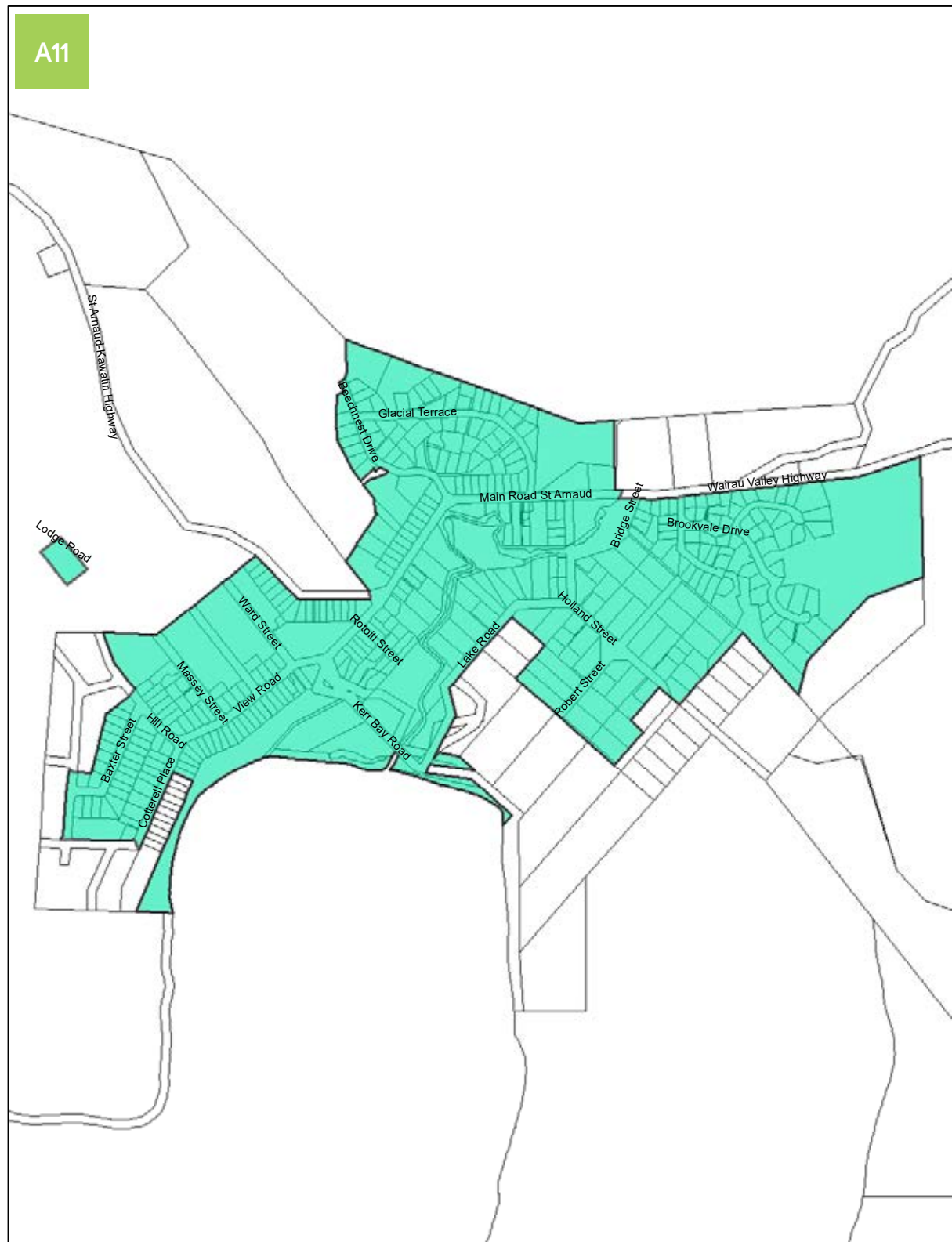


RATING MAPS

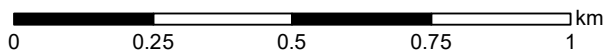


**Stormwater Urban Drainage Rating Area  
Richmond**



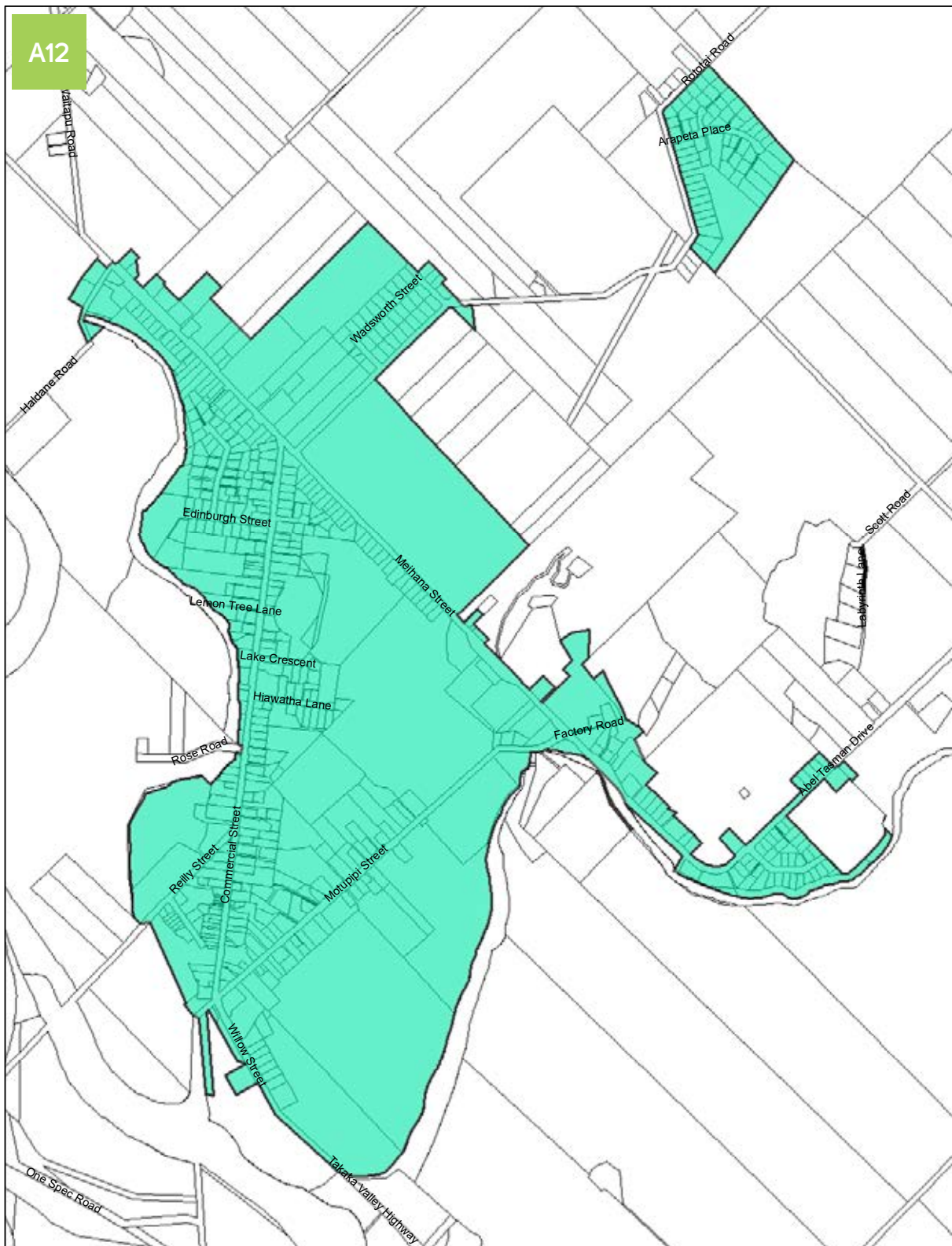


### Stormwater Urban Drainage Rating Area St Arnaud

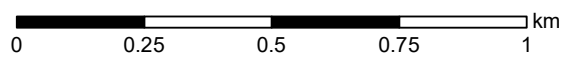




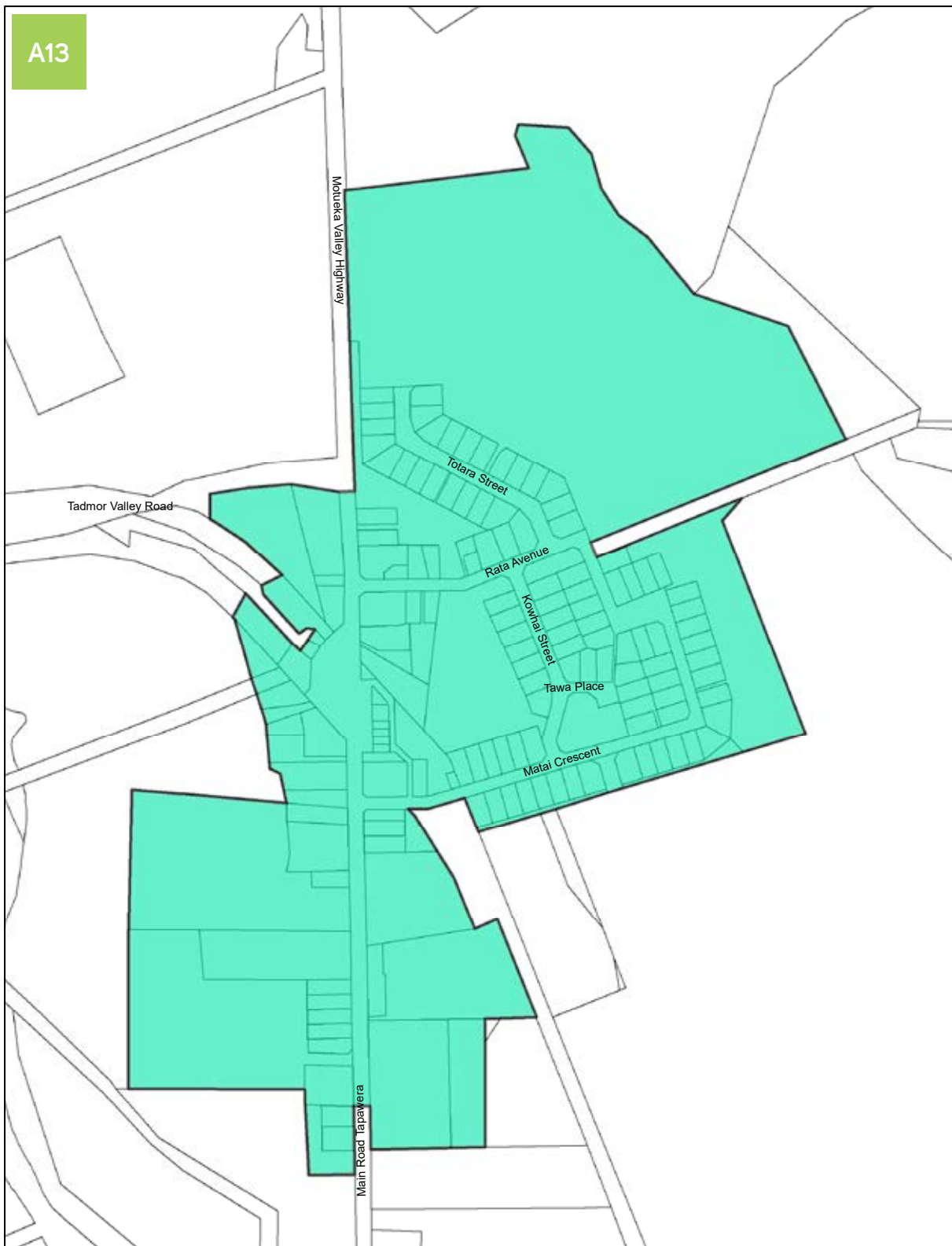
RATING MAPS



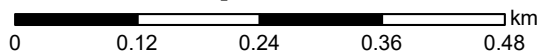
**Stormwater Urban Drainage Rating Area  
Tākaka**



RATING MAPS



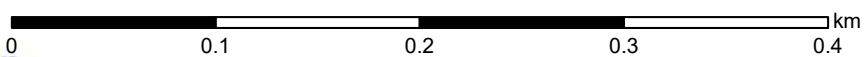
**Stormwater Urban Drainage Rating Area  
Tapawera**



RATING MAPS

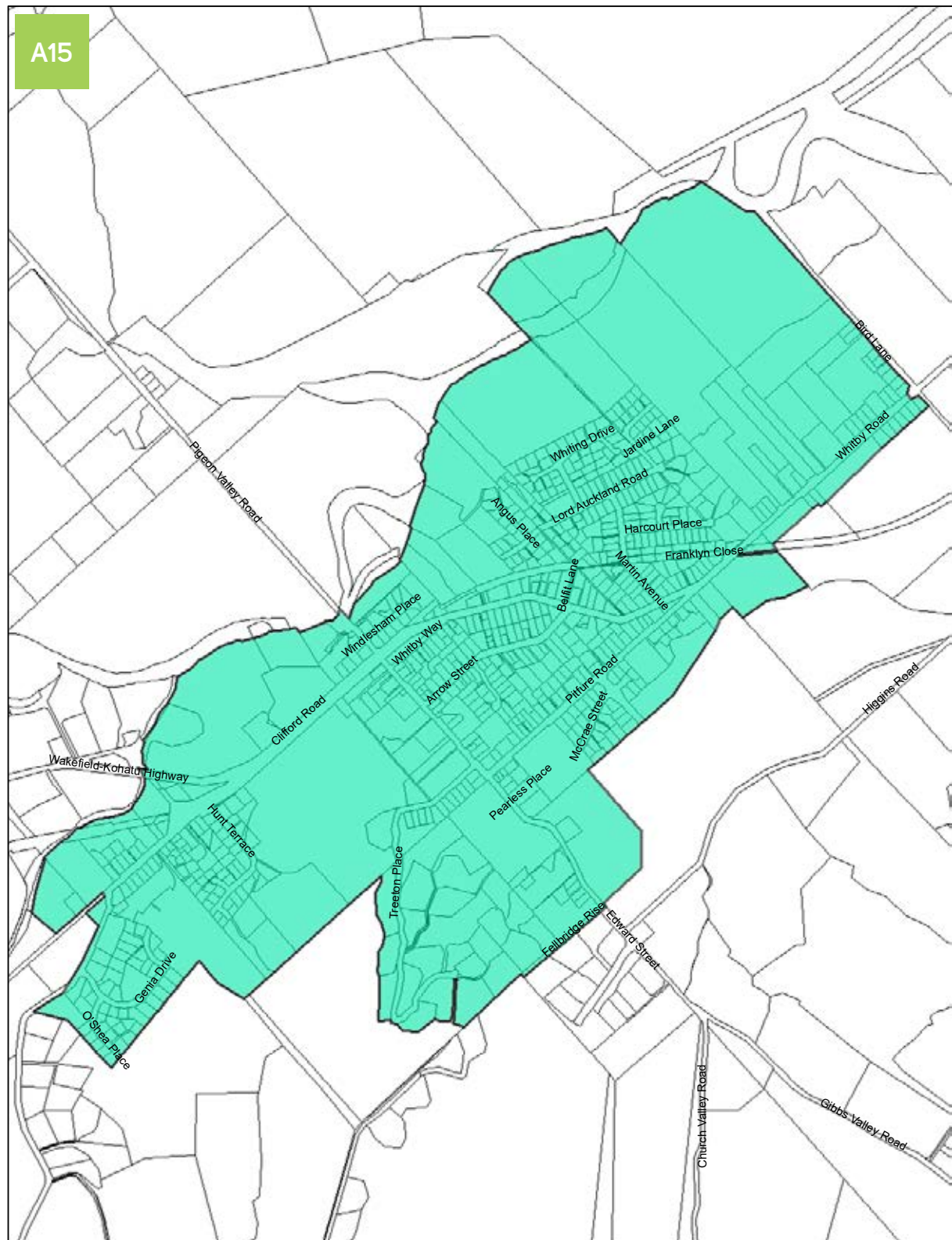


**Stormwater Urban Drainage Rating Area  
Tasman**



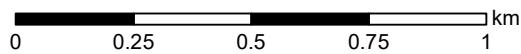


RATING MAPS

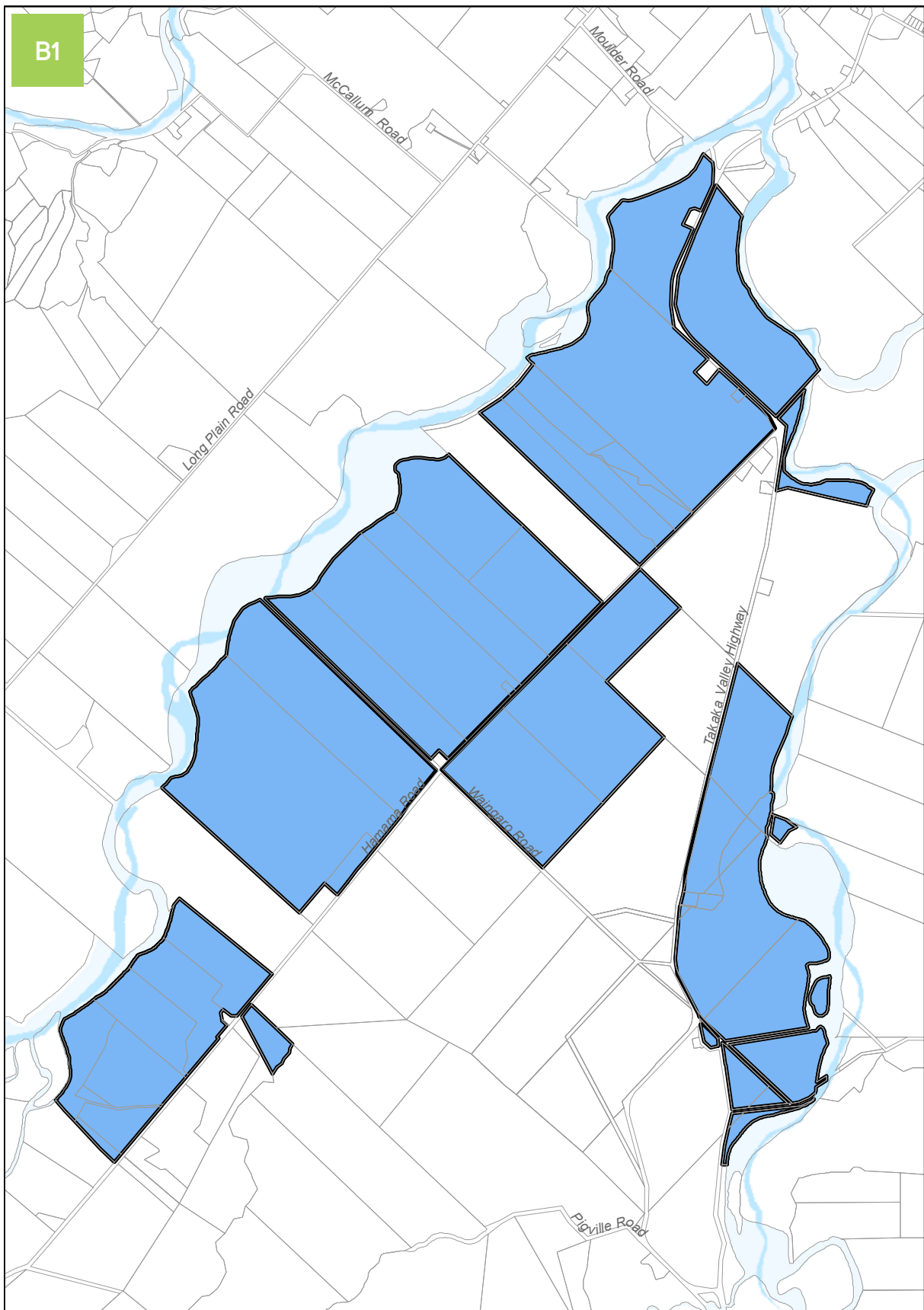


A15

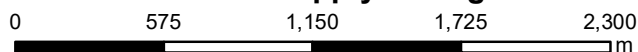
**Stormwater Urban Drainage Rating Area  
Wakefield**



RATING MAPS

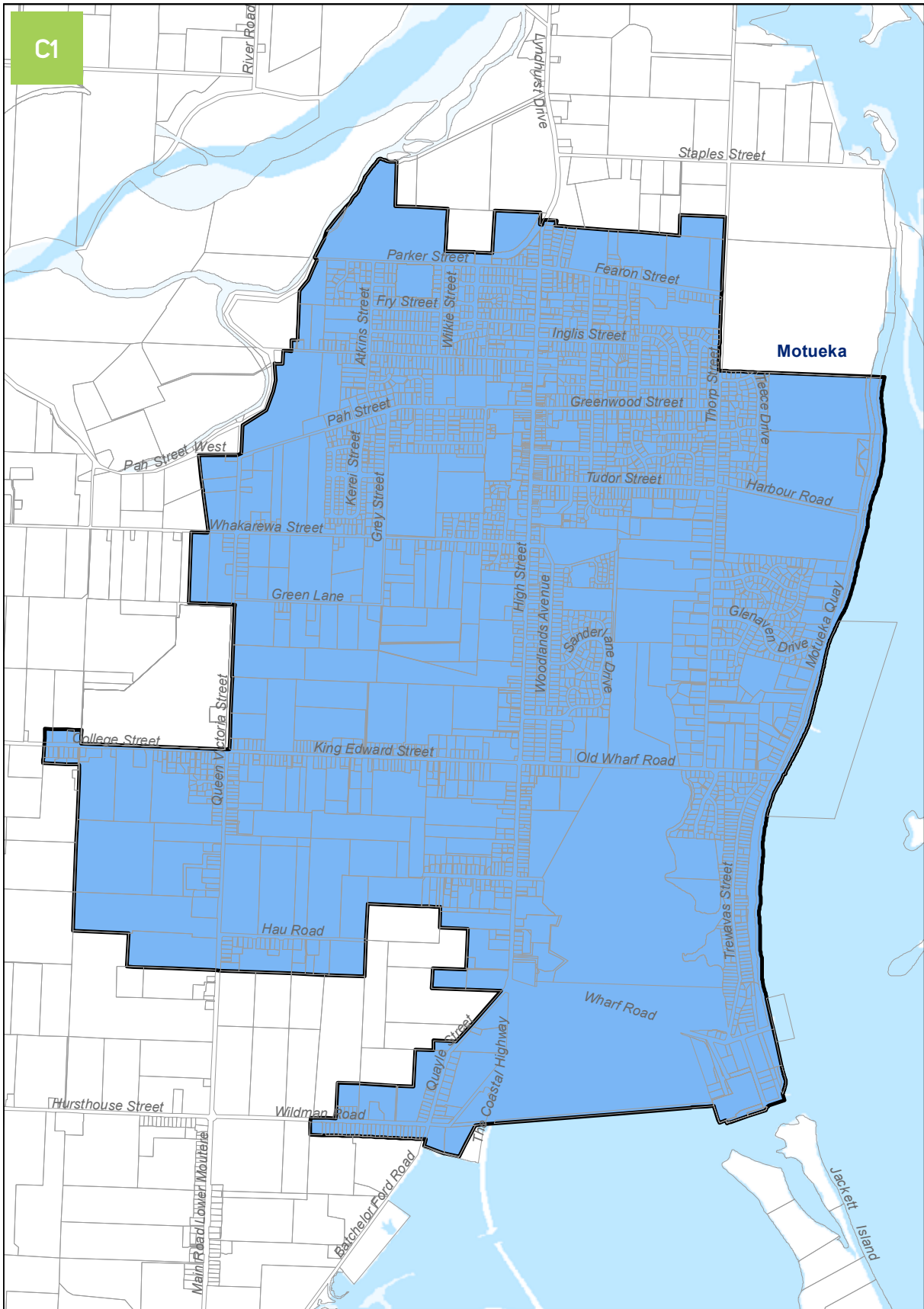


**Hamama  
Rural Water Supply Rating Area**

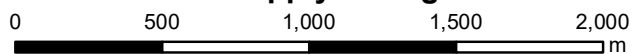




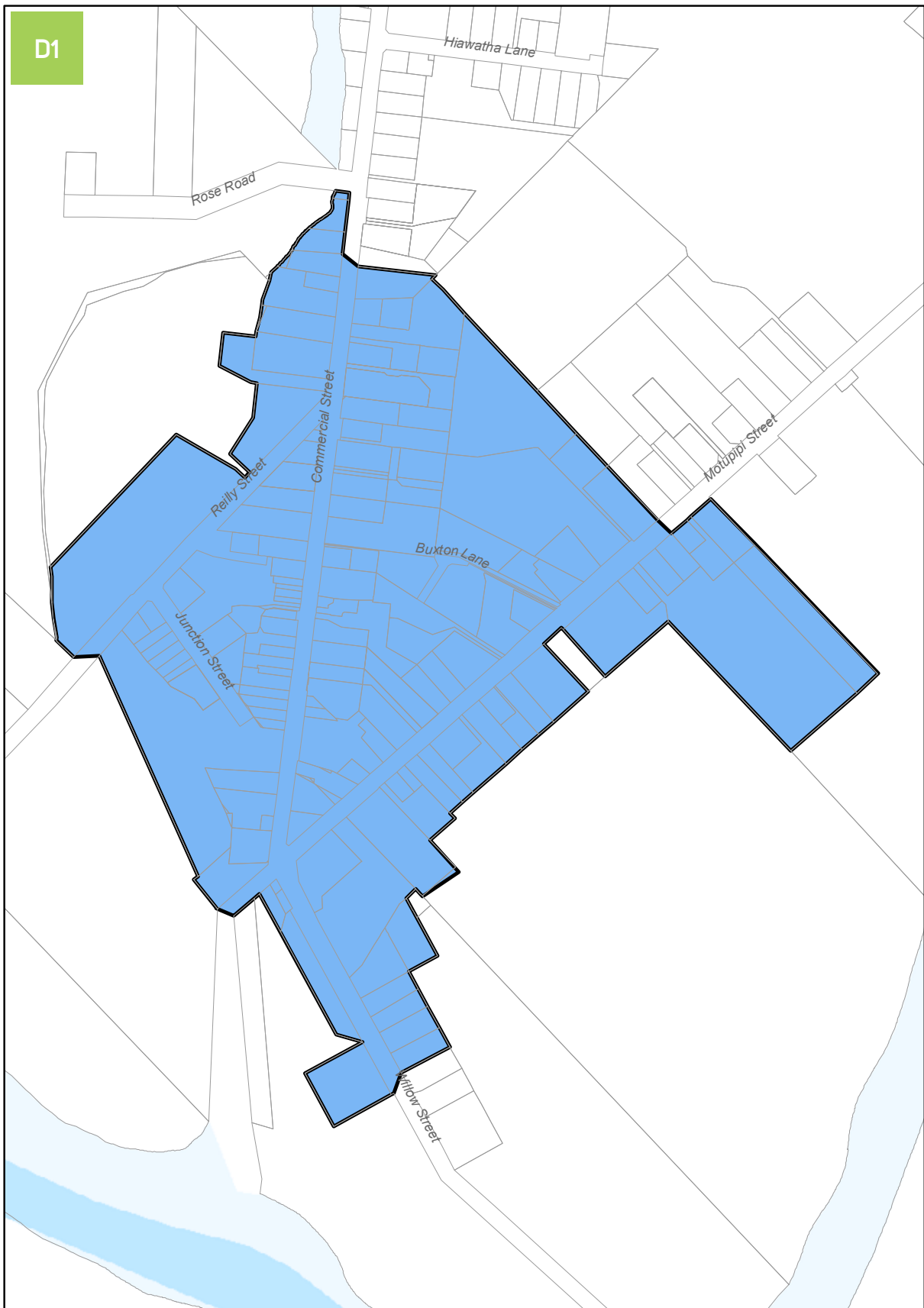
RATING MAPS



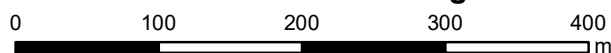
Motueka Firefighting  
Water Supply Rating Area



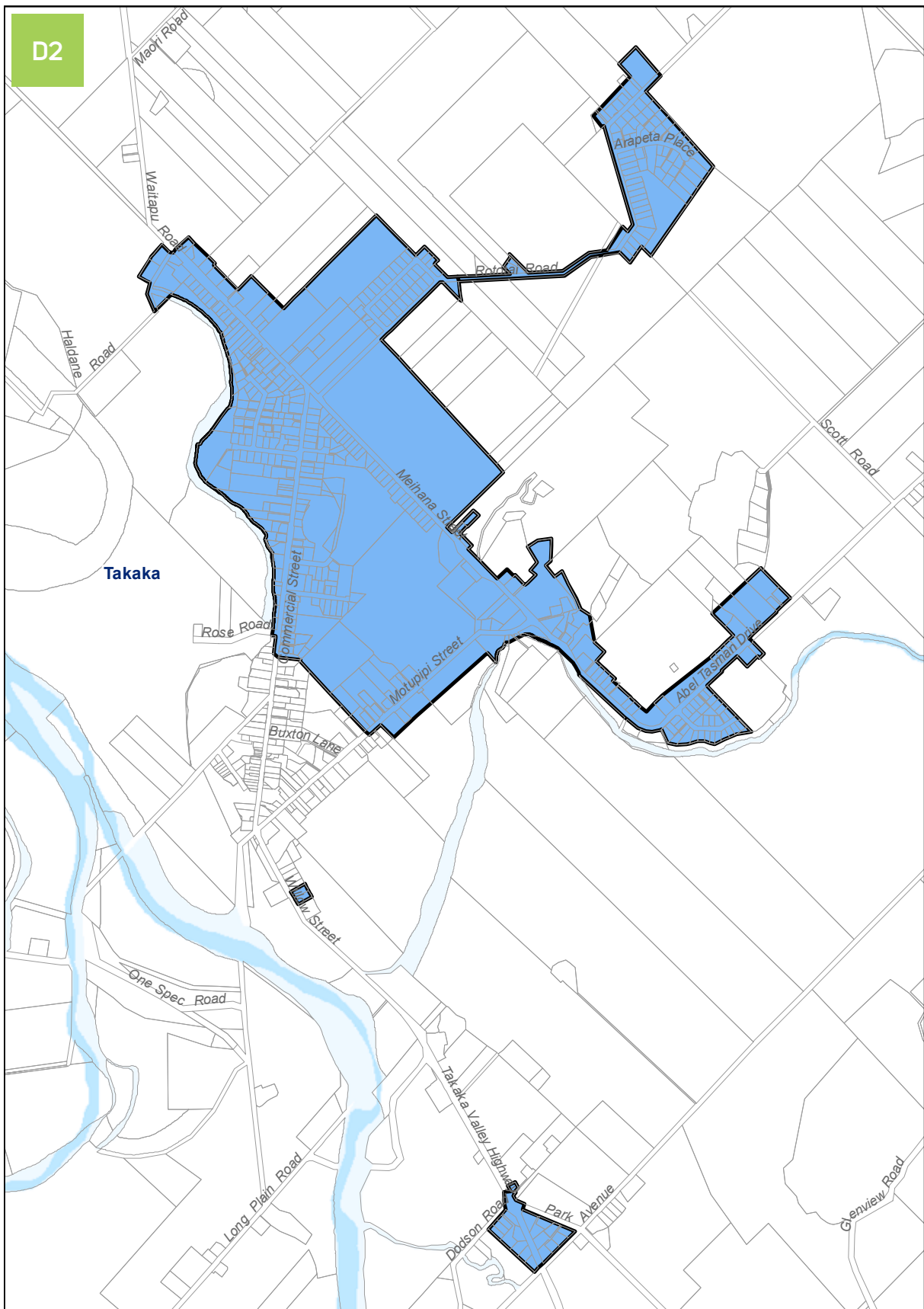
RATING MAPS



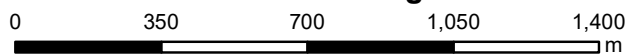
**Tākaka Firefighting Water Supply  
Commercial CBD Rating Area**



RATING MAPS

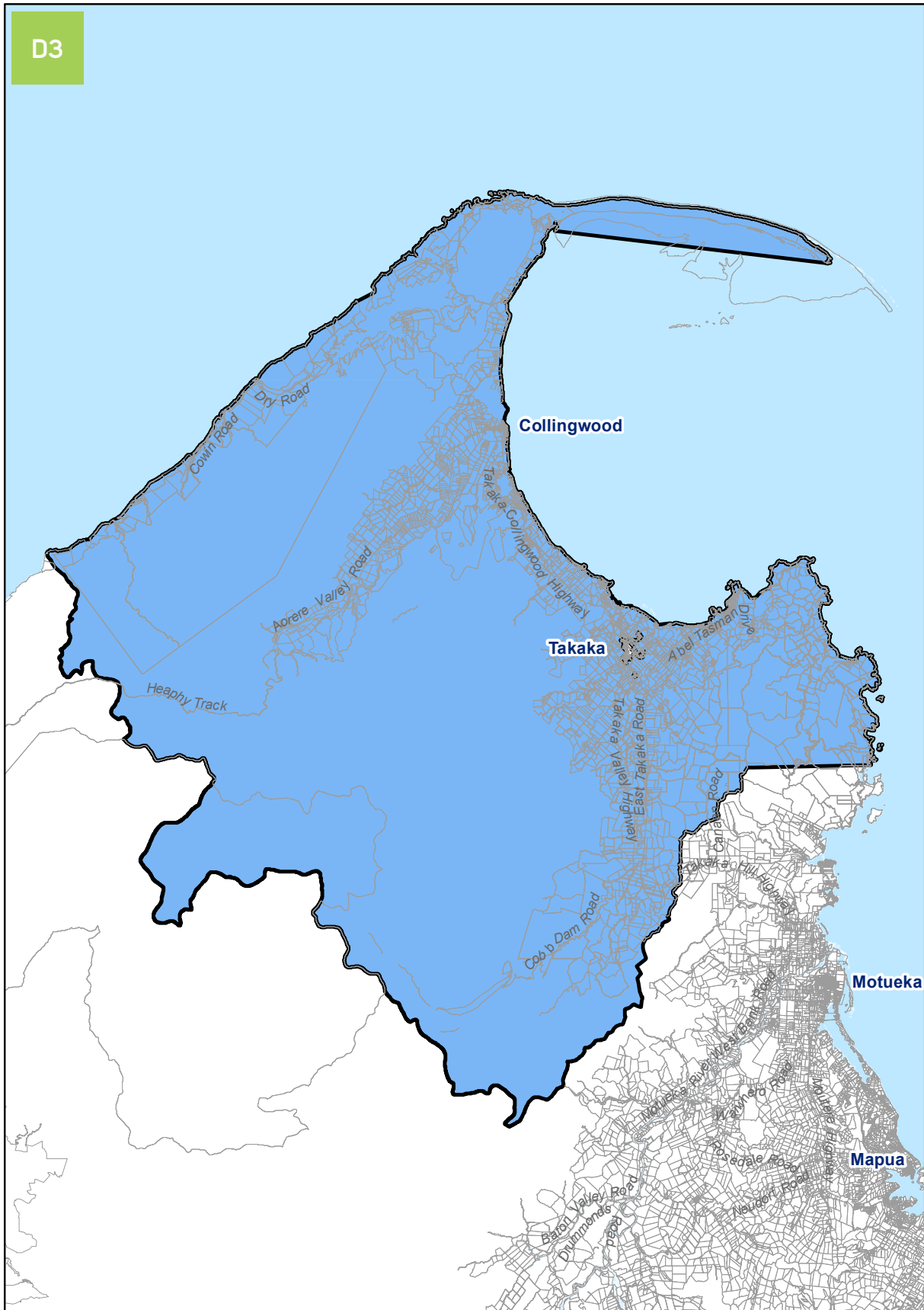


**Tākaka Firefighting Water Supply Residential Rating Area**



RATING MAPS

D3

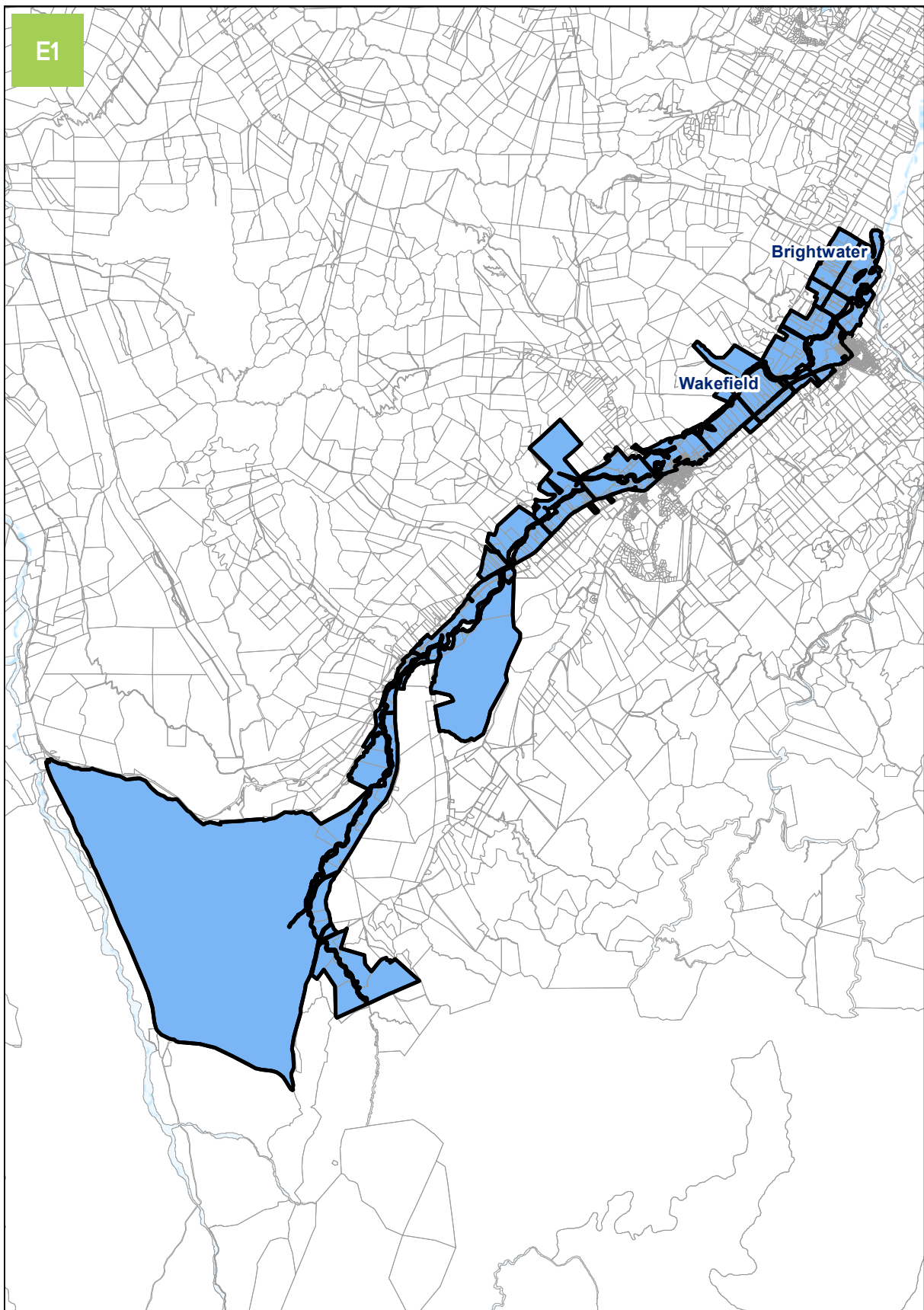


**Takaka Firefighting Water Supply  
Rest of Golden Bay Rating Area**

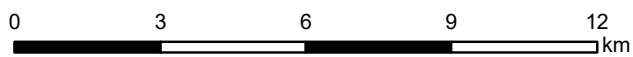




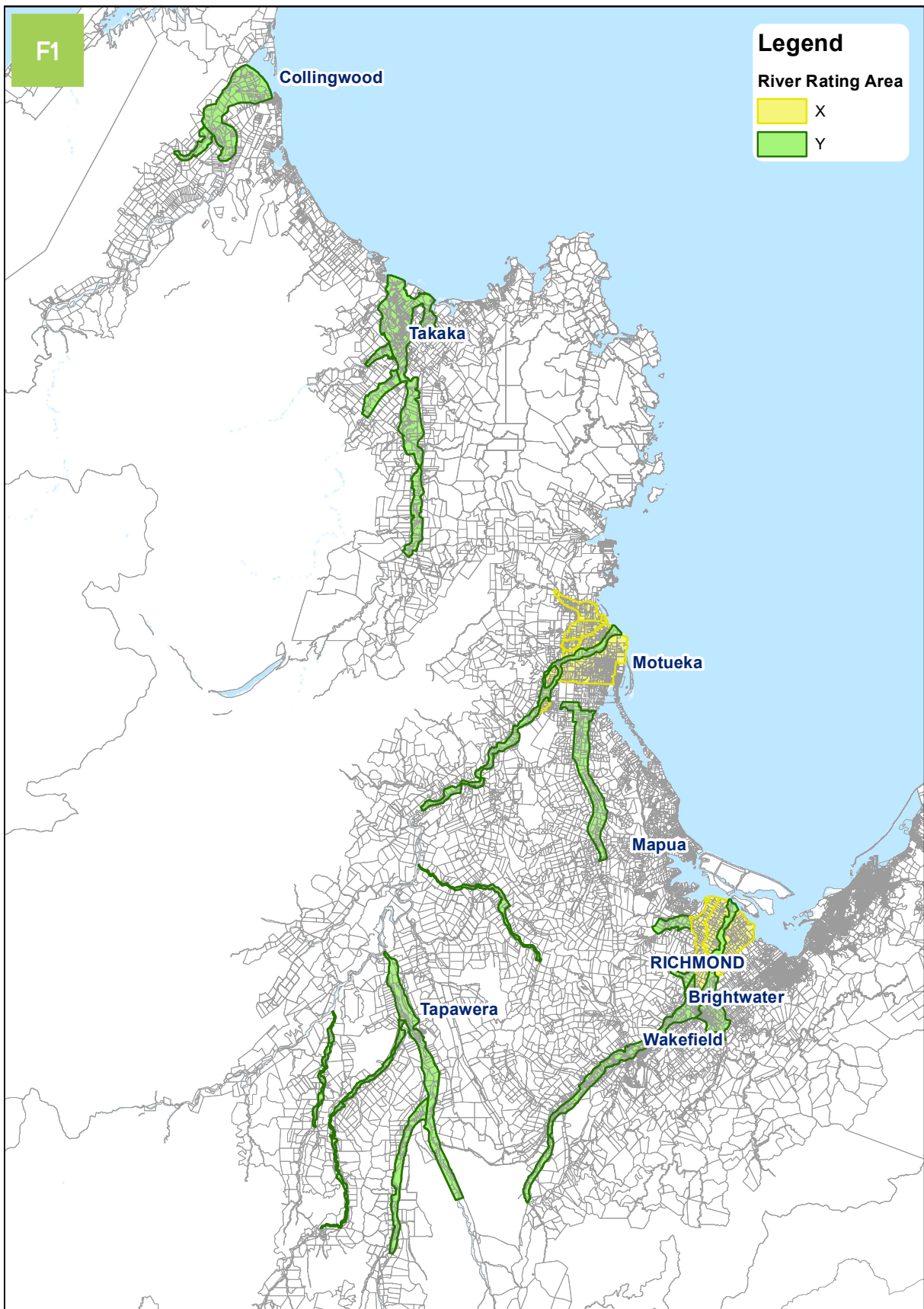
RATING MAPS



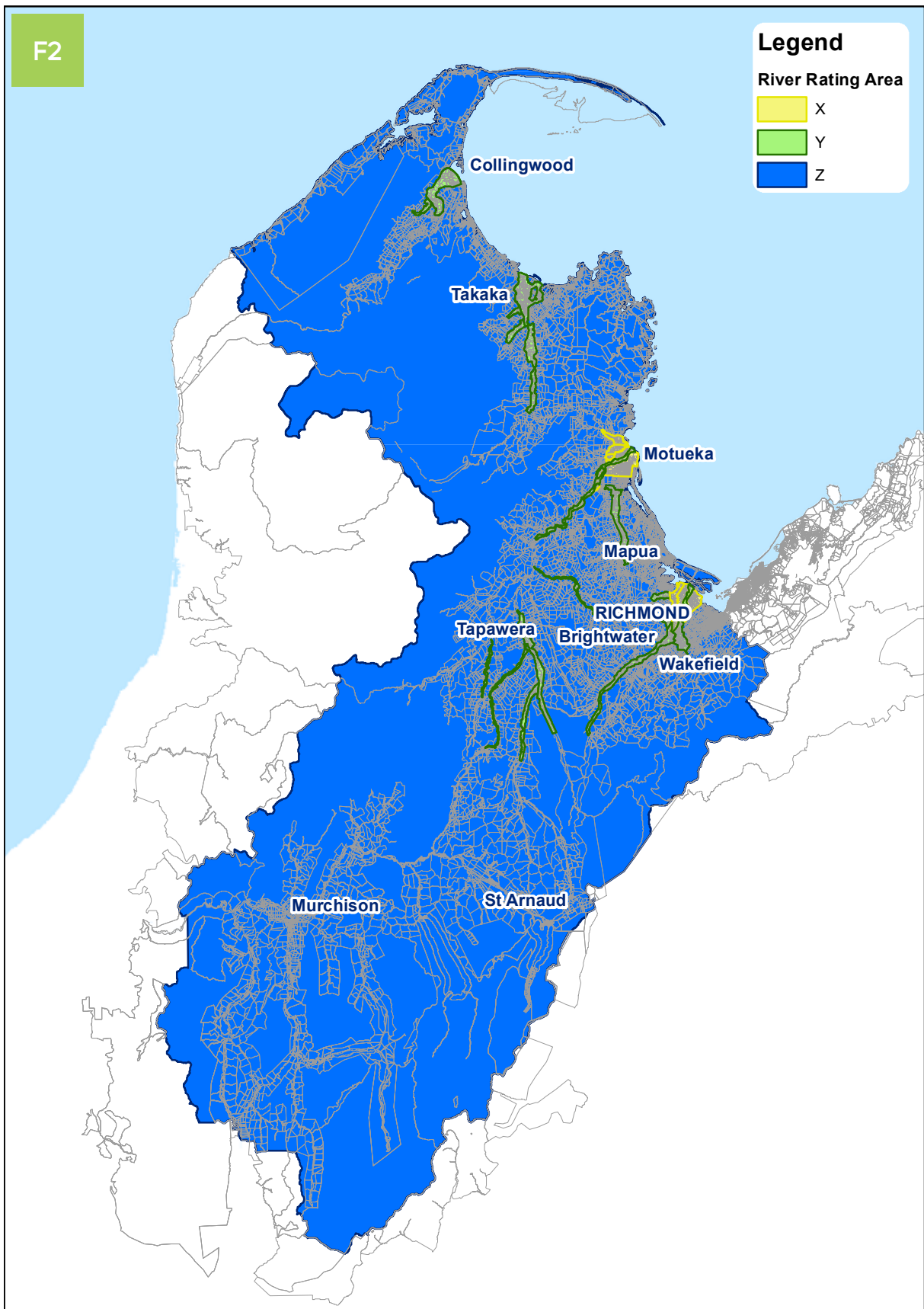
Wai-iti Dam Rating Area



RATING MAPS

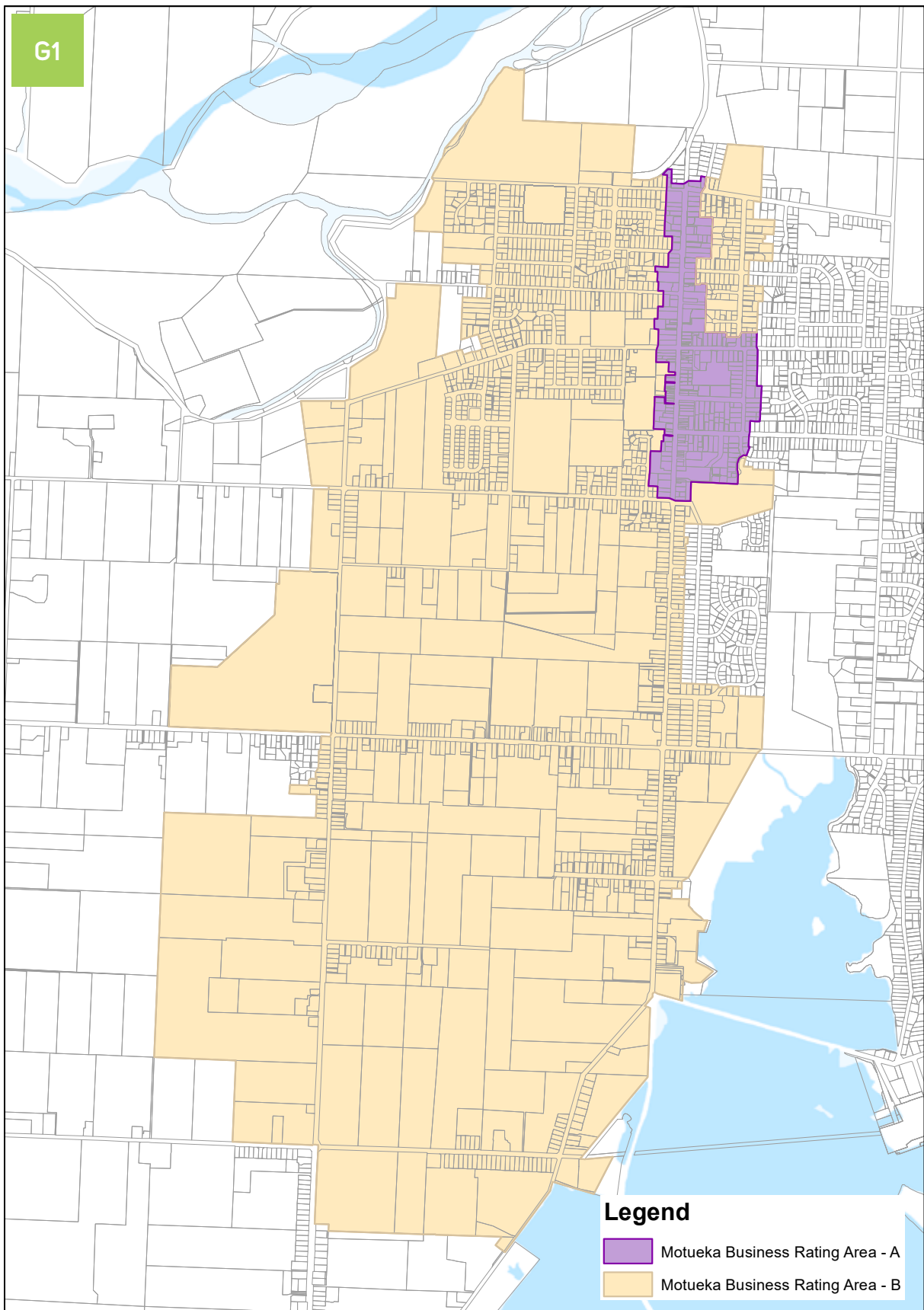


RATING MAPS



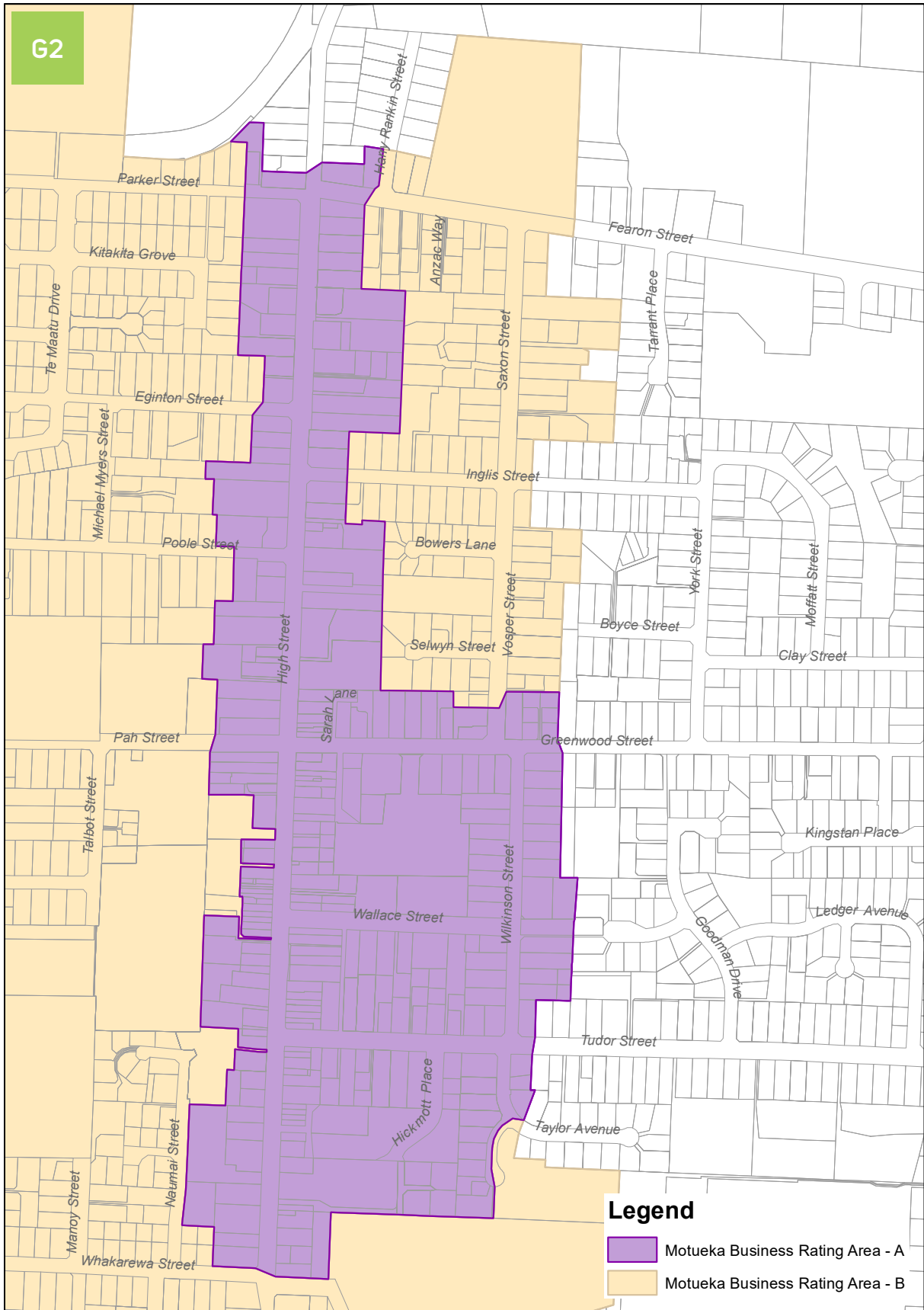


RATING MAPS

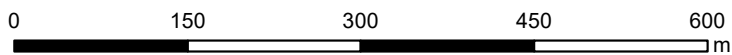




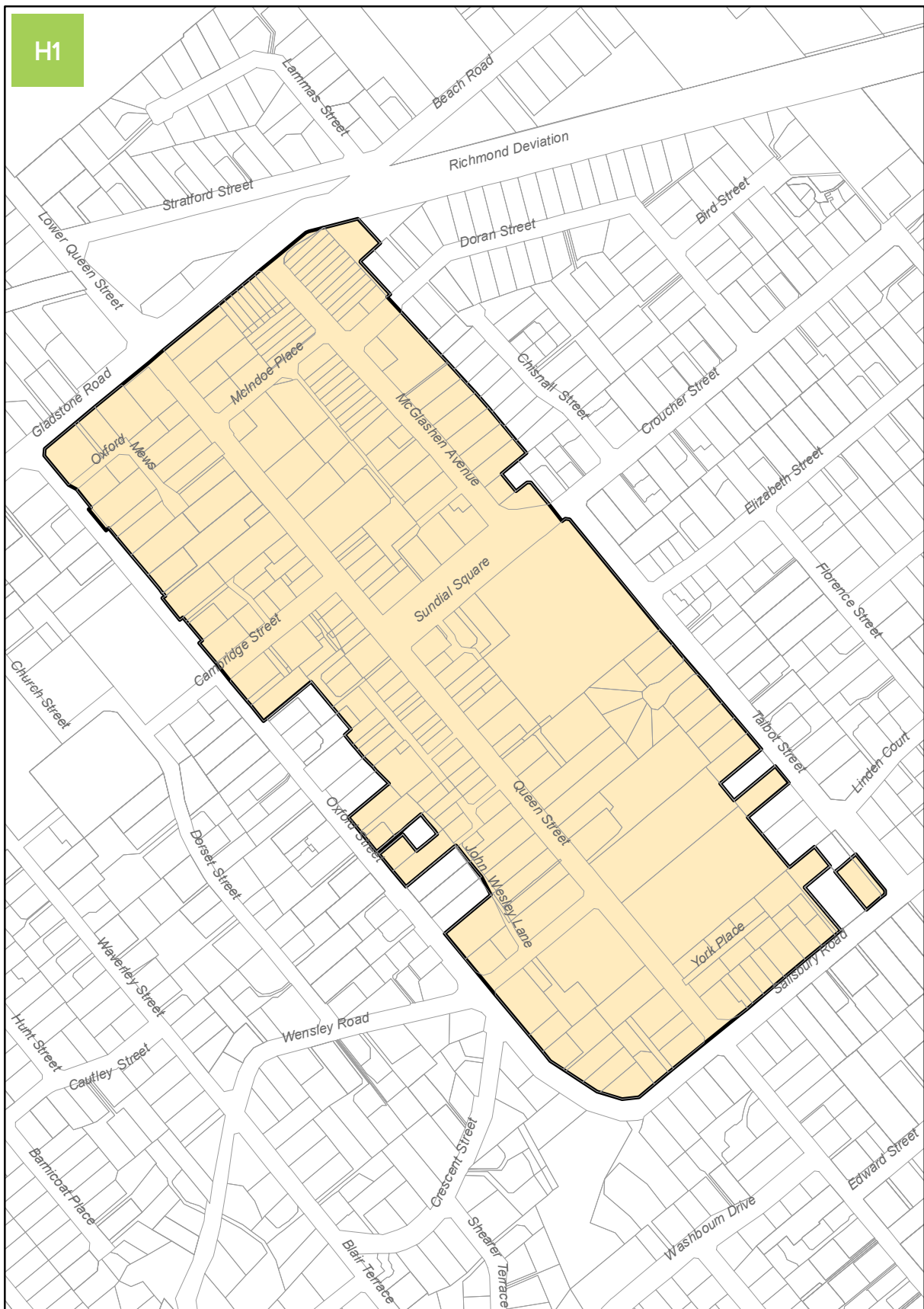
RATING MAPS



Motueka Business Rating Area A & B - Detail Map



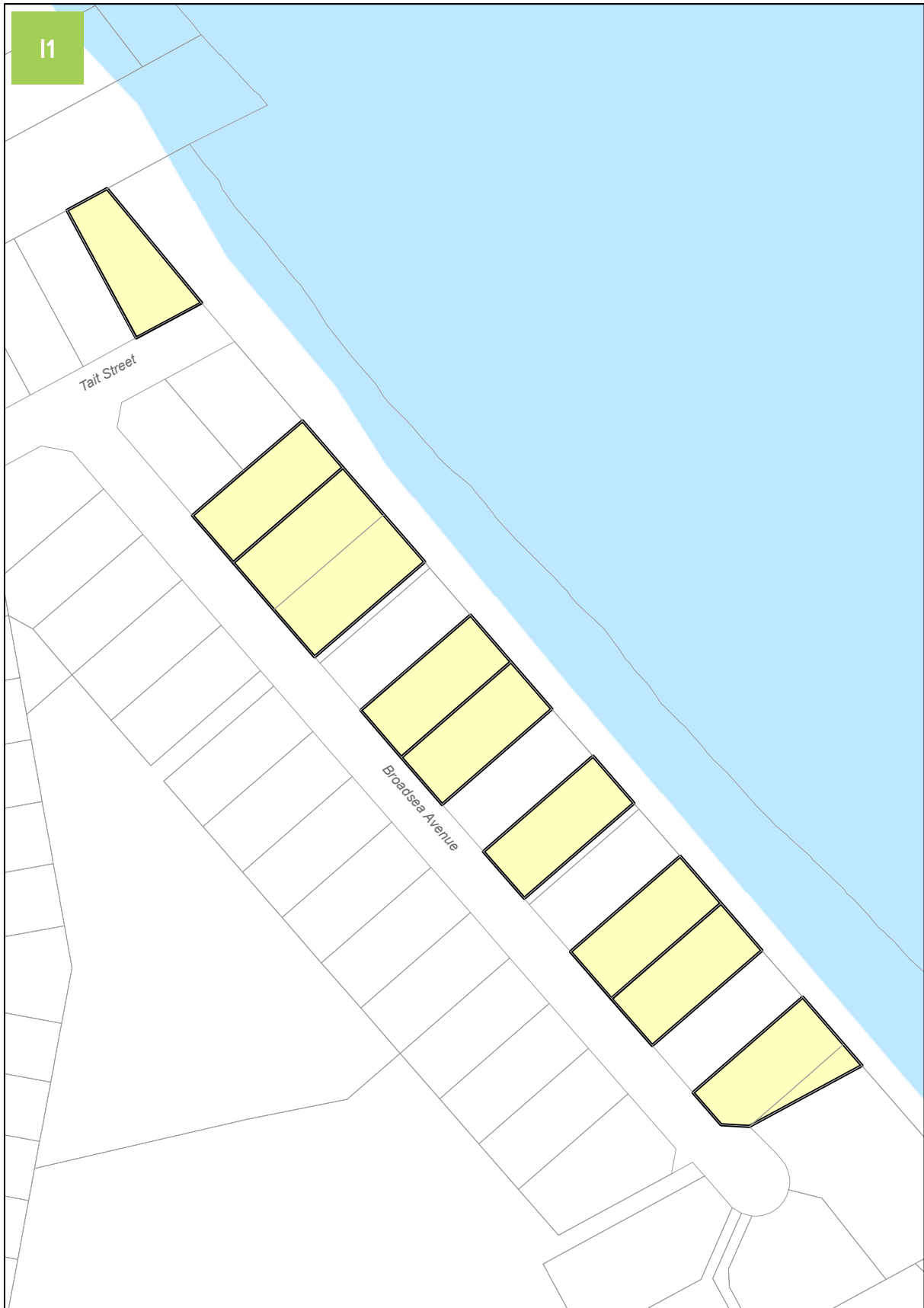
# RATING MAPS



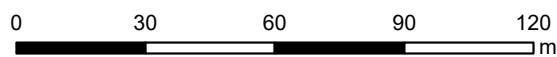
**Richmond Business Rating Area**



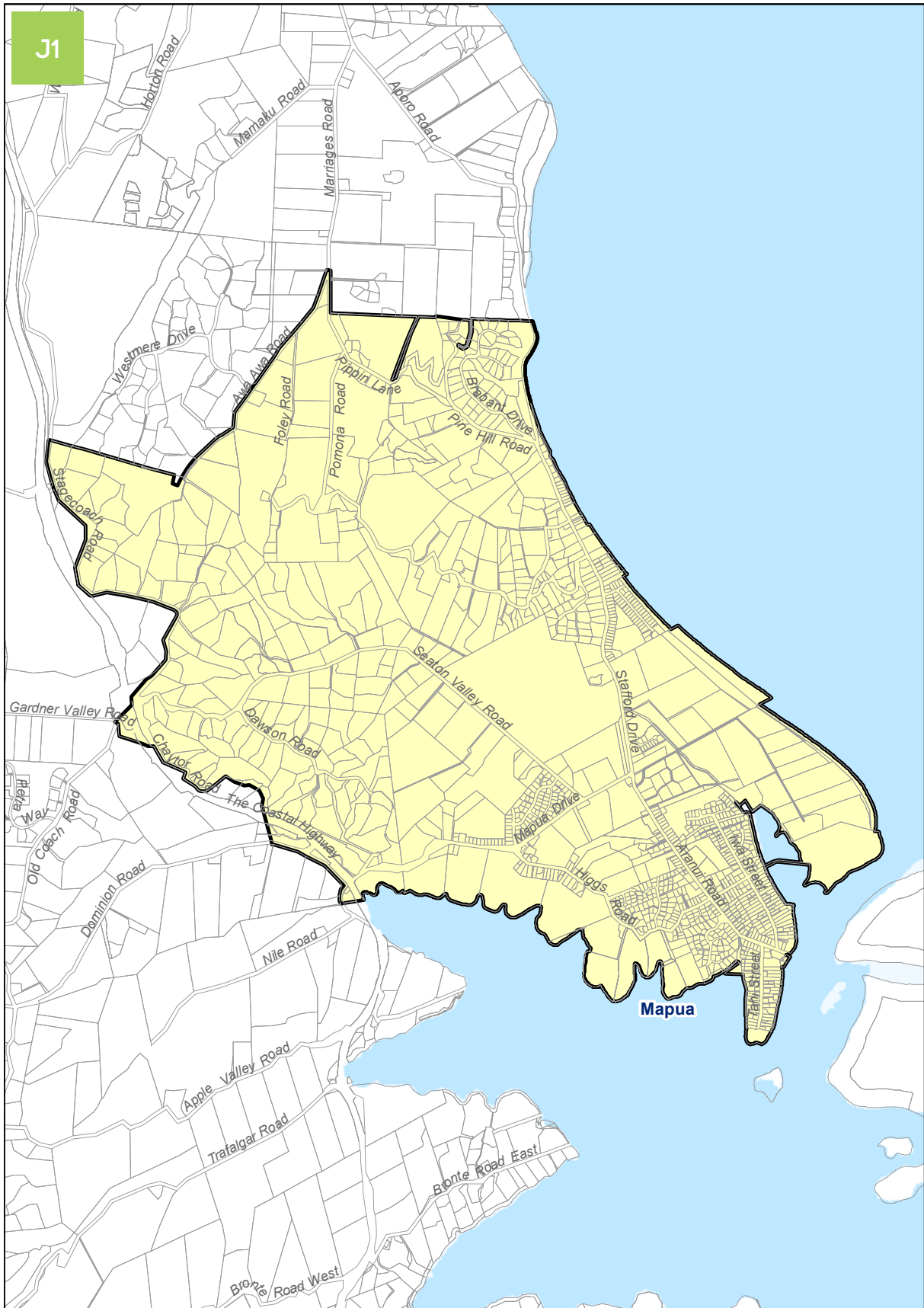
RATING MAPS



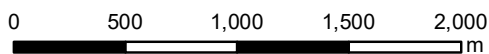
Ruby Bay Stopbank Rating Area



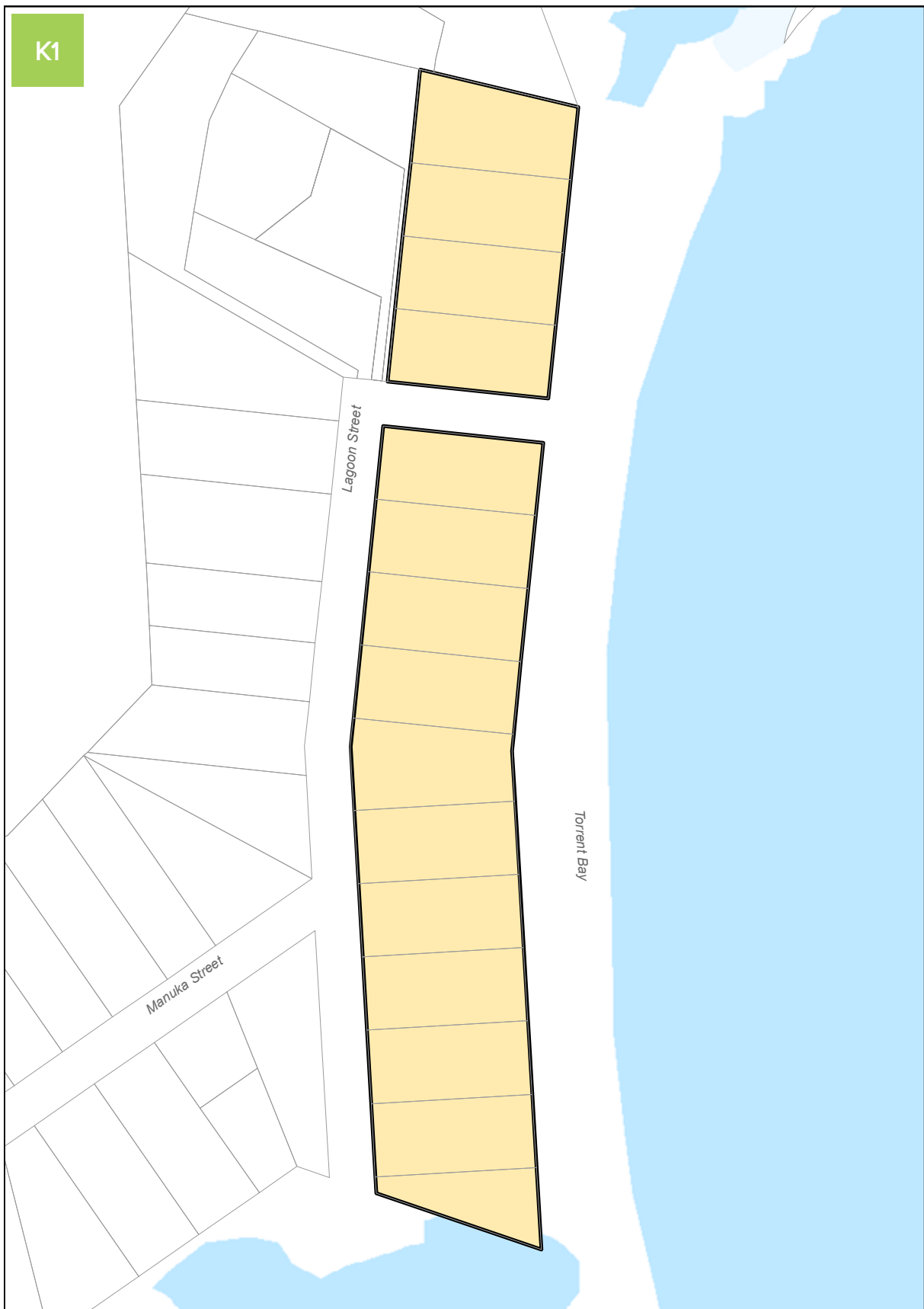
RATING MAPS



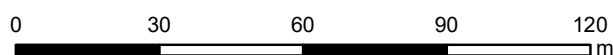
Māpua Stopbank Rating Area



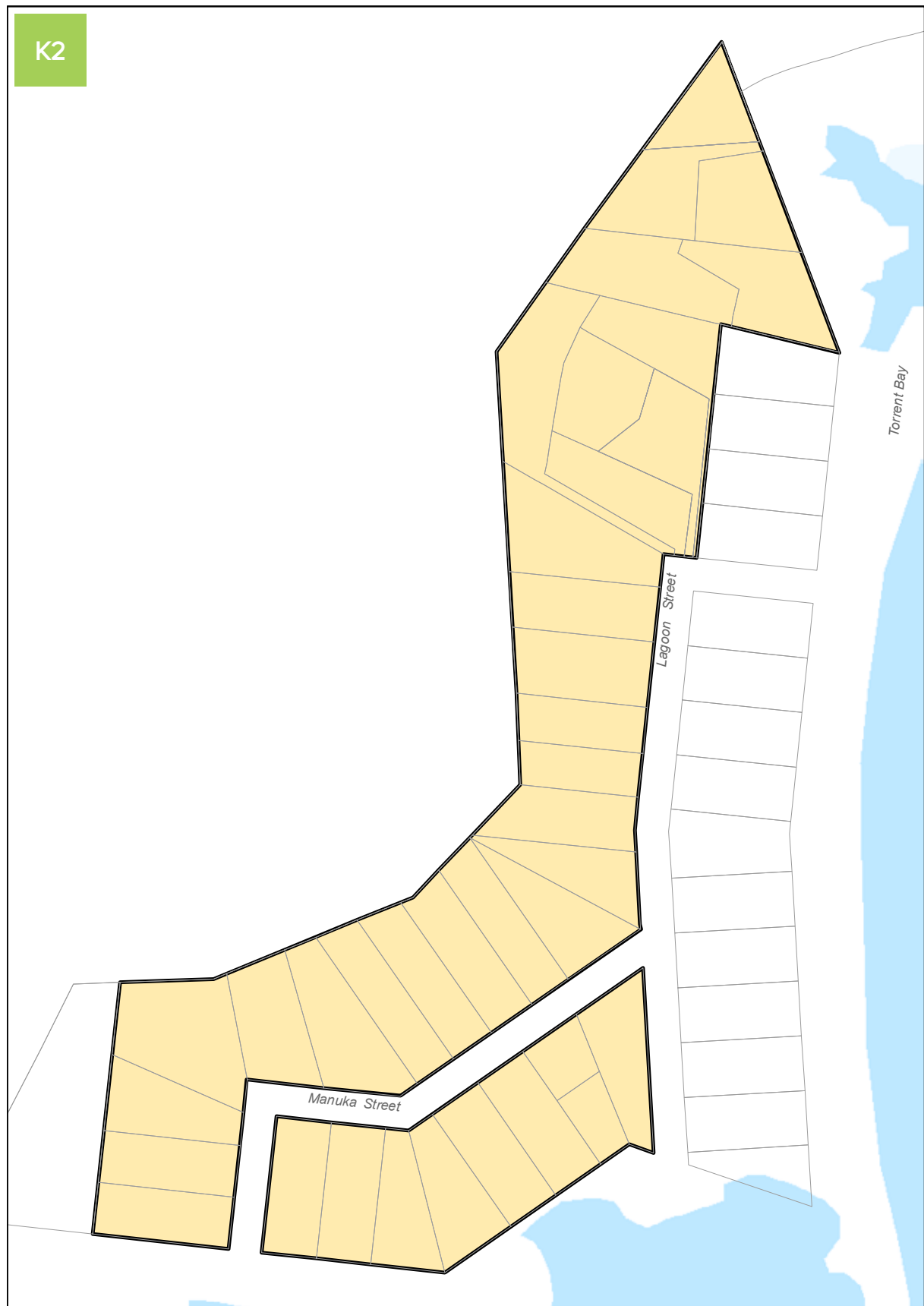
RATING MAPS



Torrent Bay Rating Area A



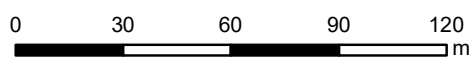
RATING MAPS



K2

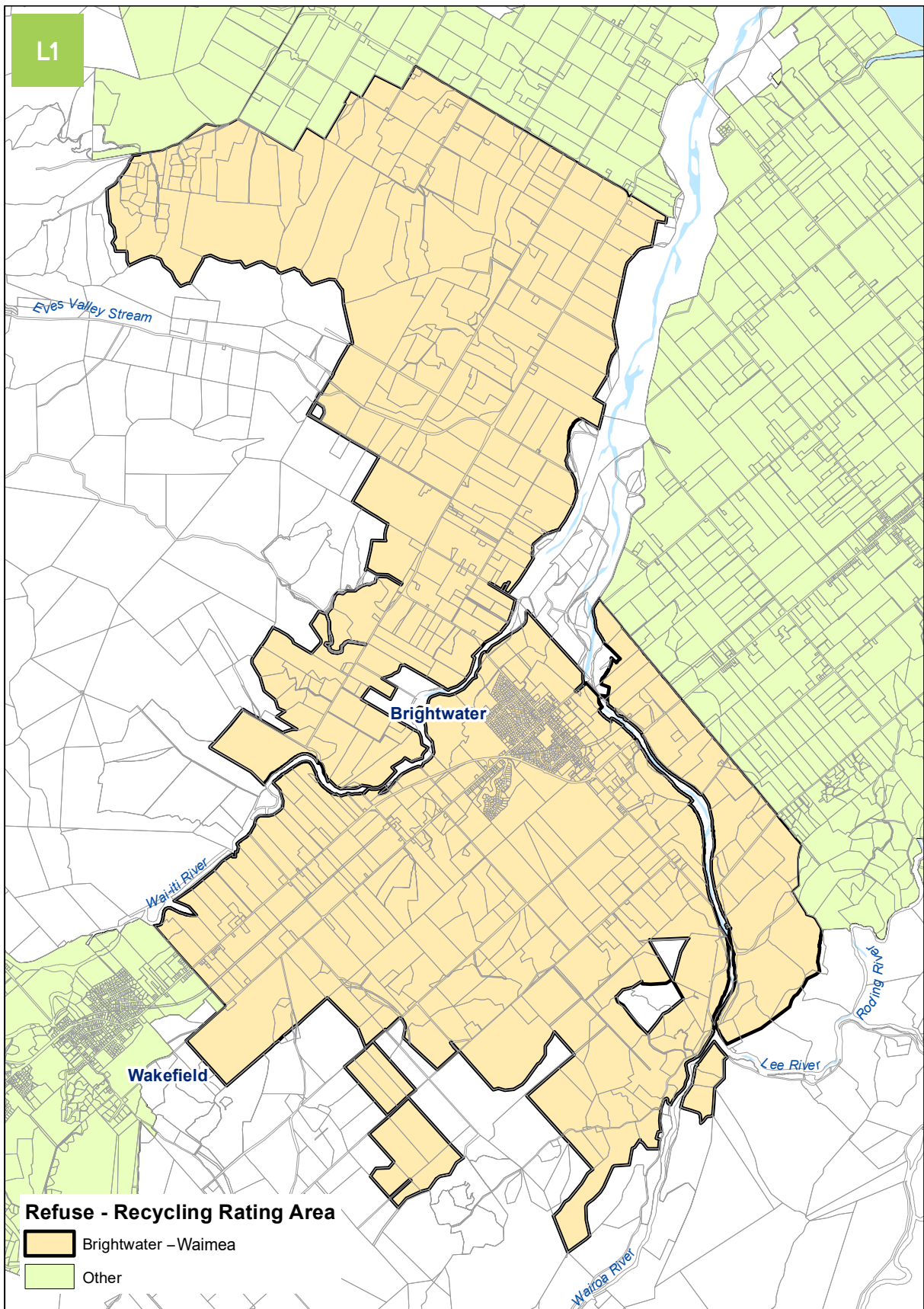


Torrent Bay Rating Area B

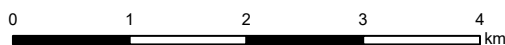




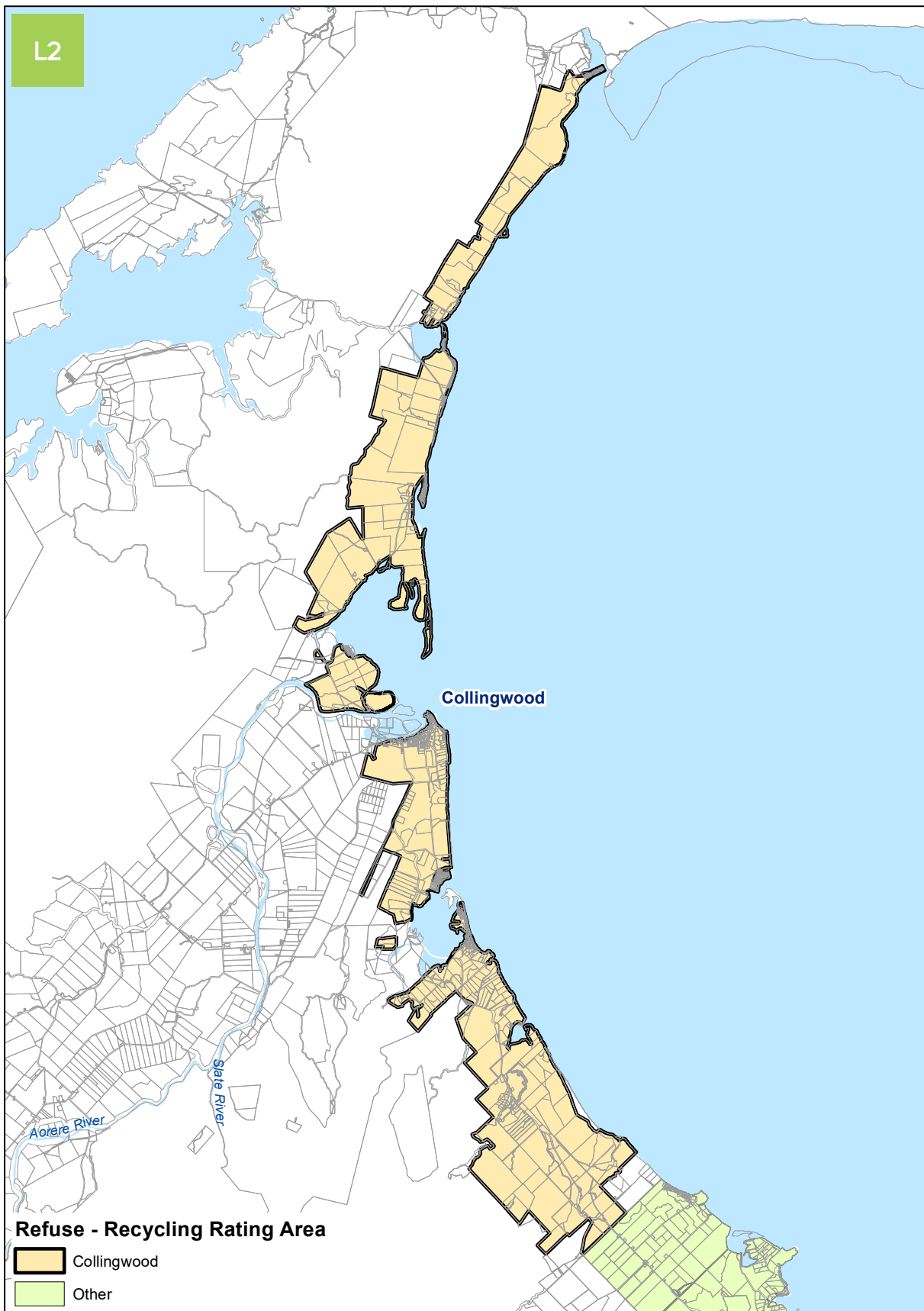
RATING MAPS



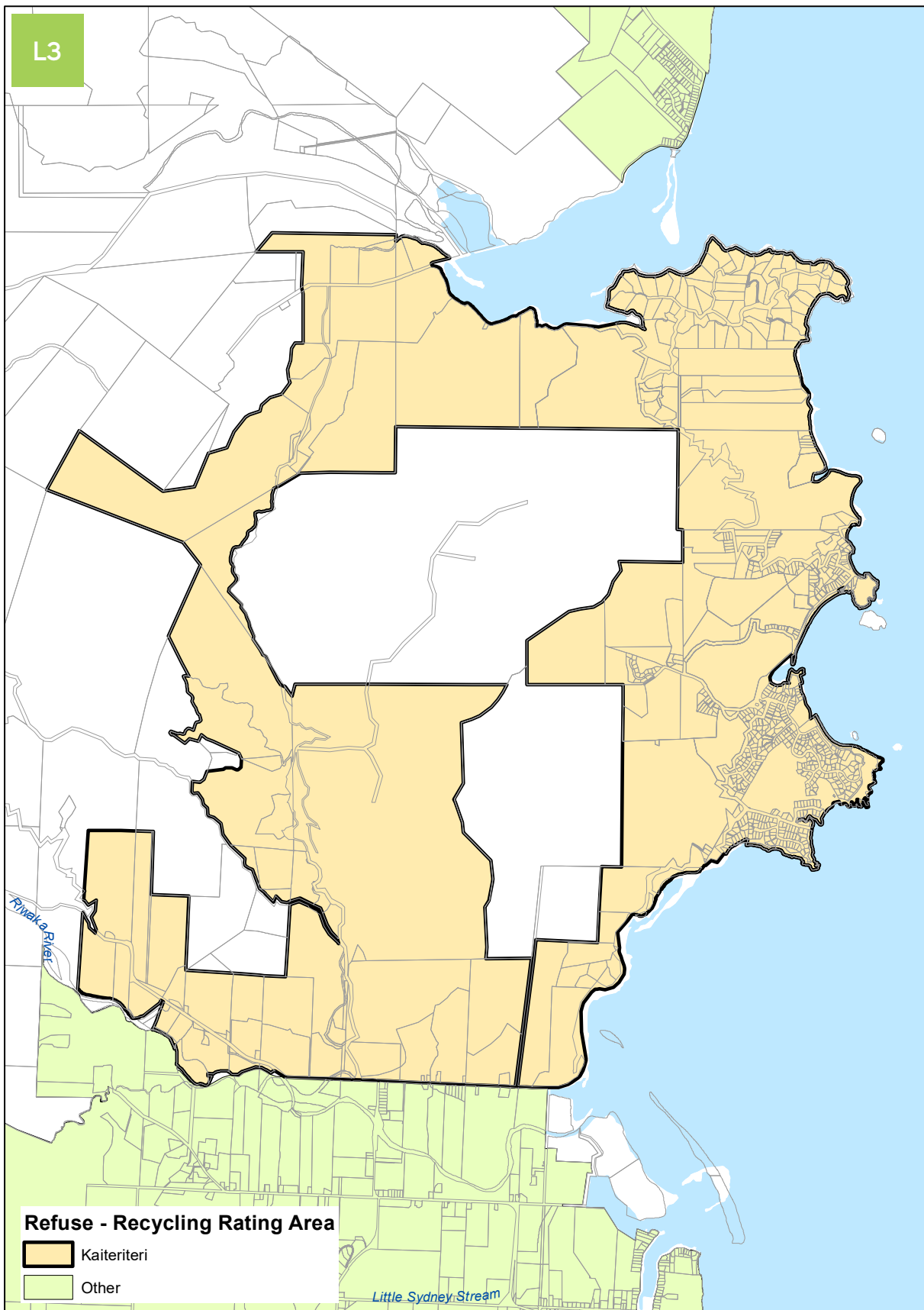
**Refuse - Recycling Rating Area  
Brightwater - Waimea**



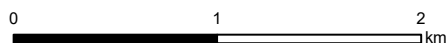
RATING MAPS



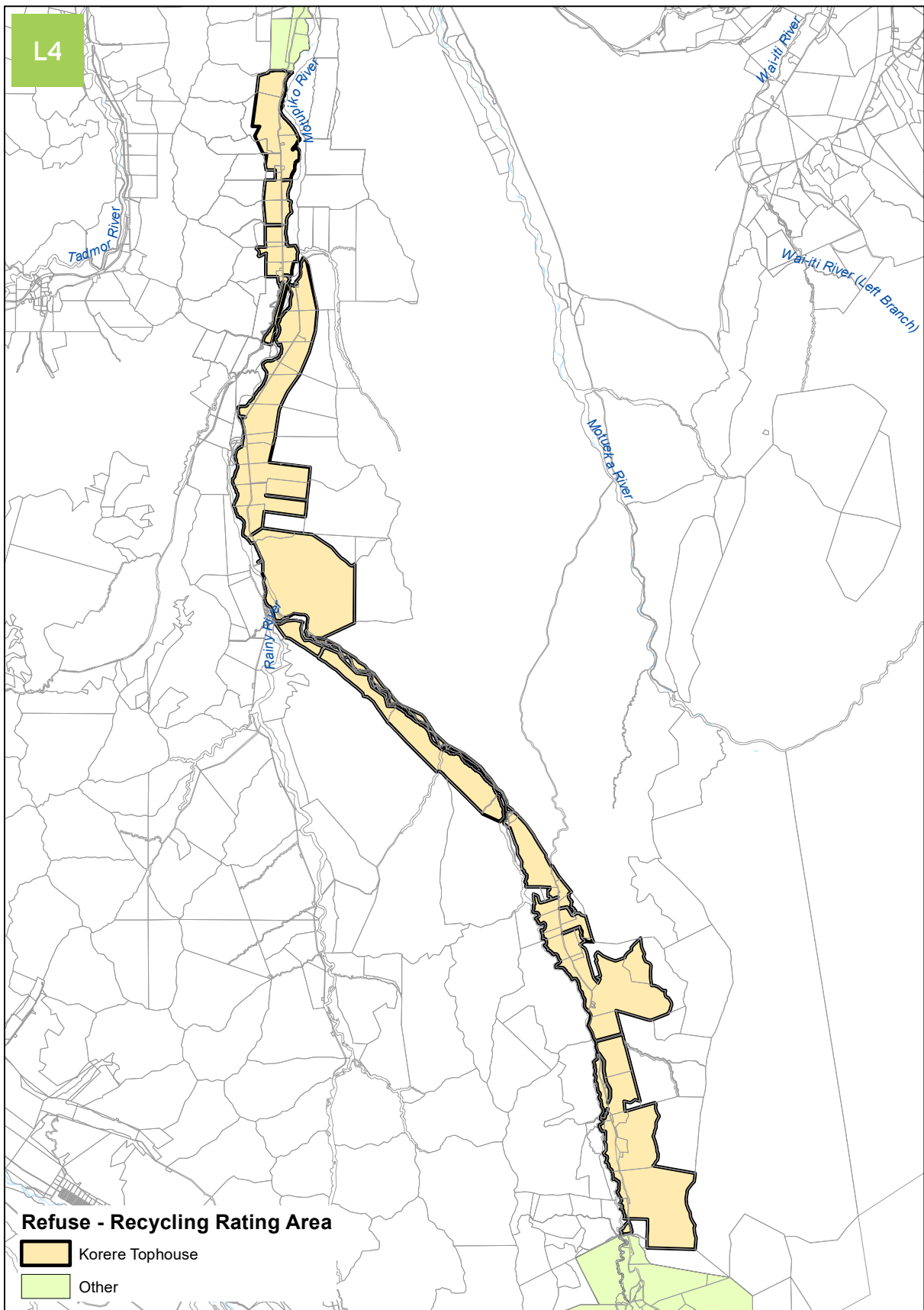
RATING MAPS



**Refuse - Recycling Rating Area  
Kaiteriteri**

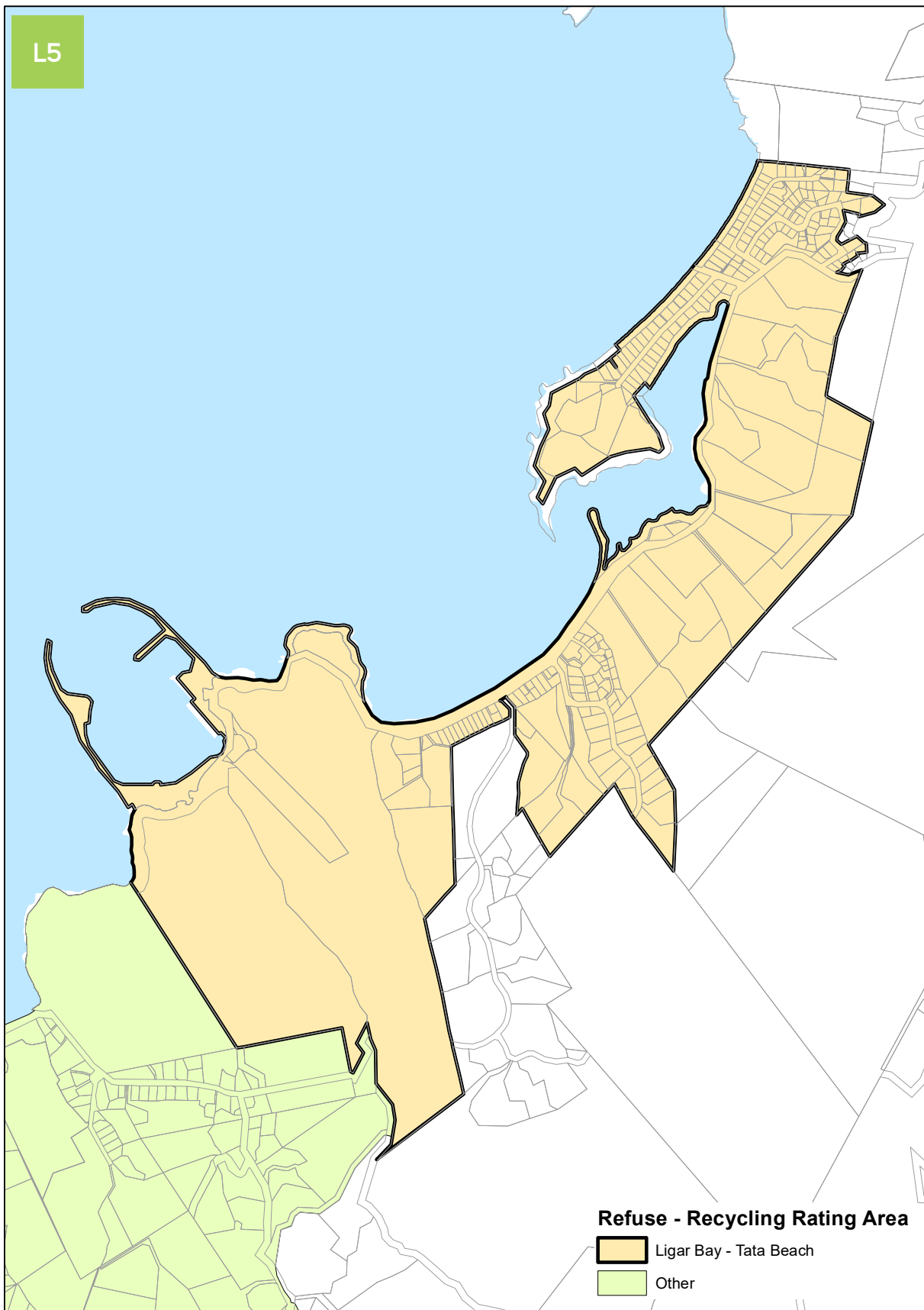


RATING MAPS

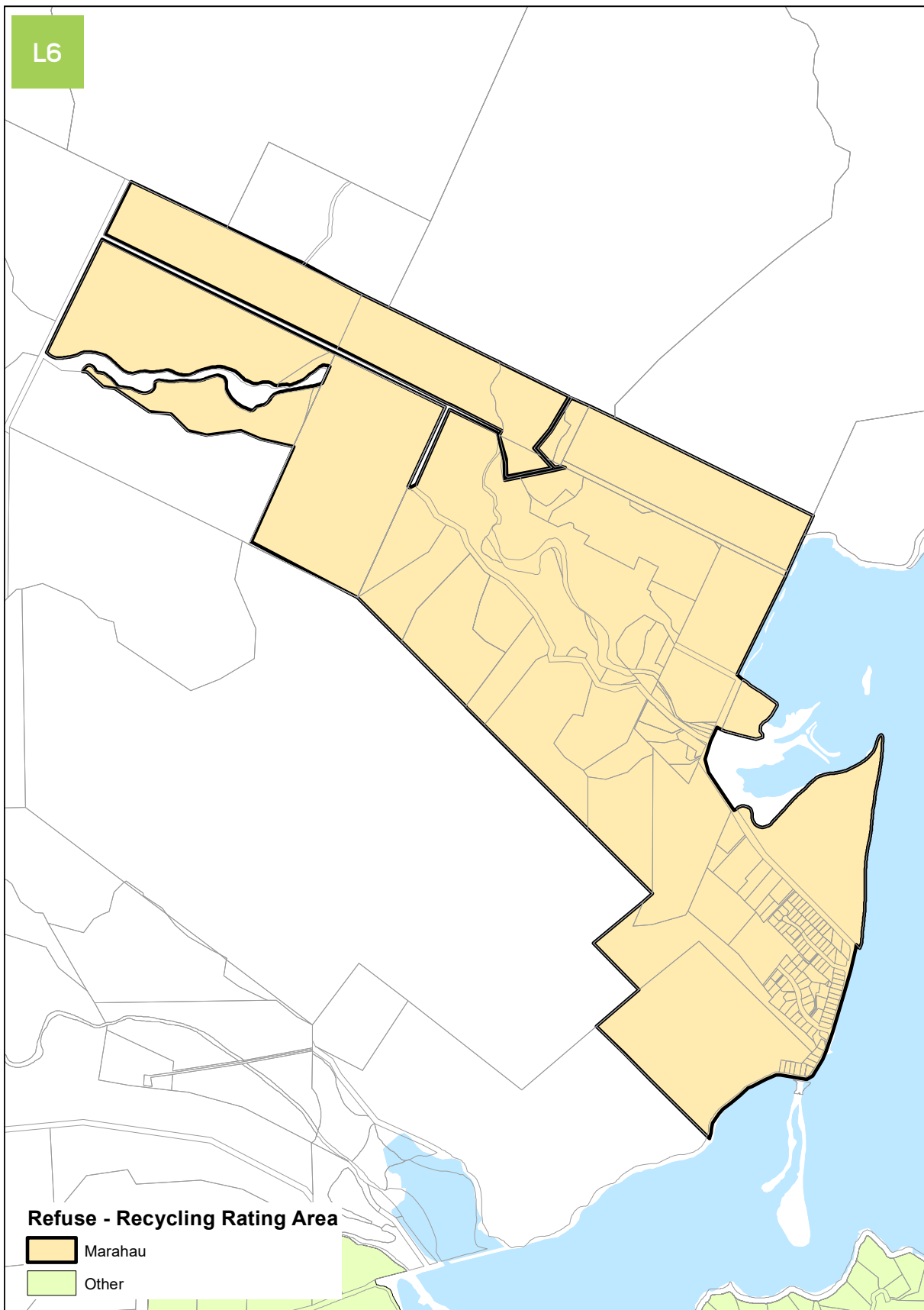




RATING MAPS

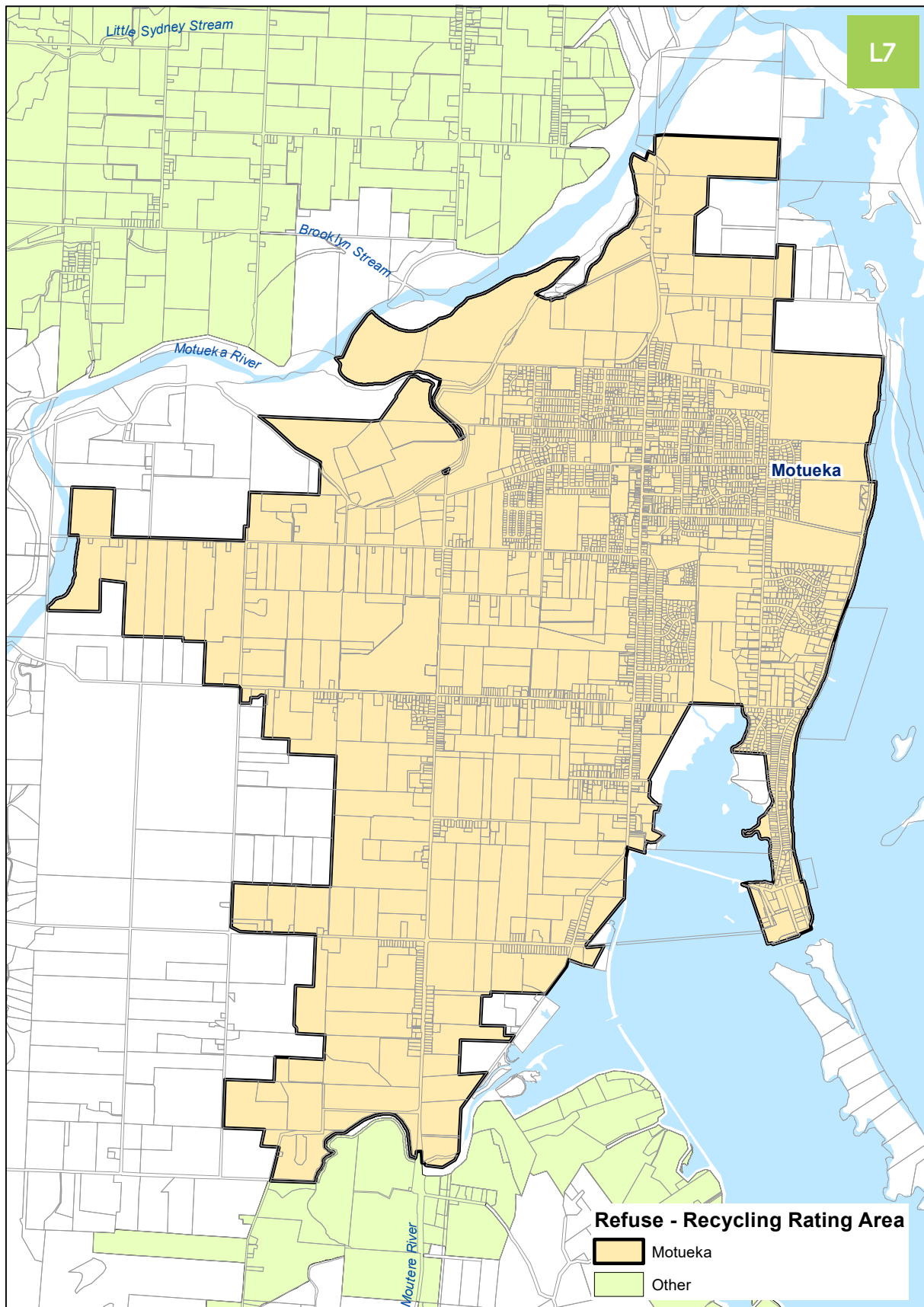


RATING MAPS

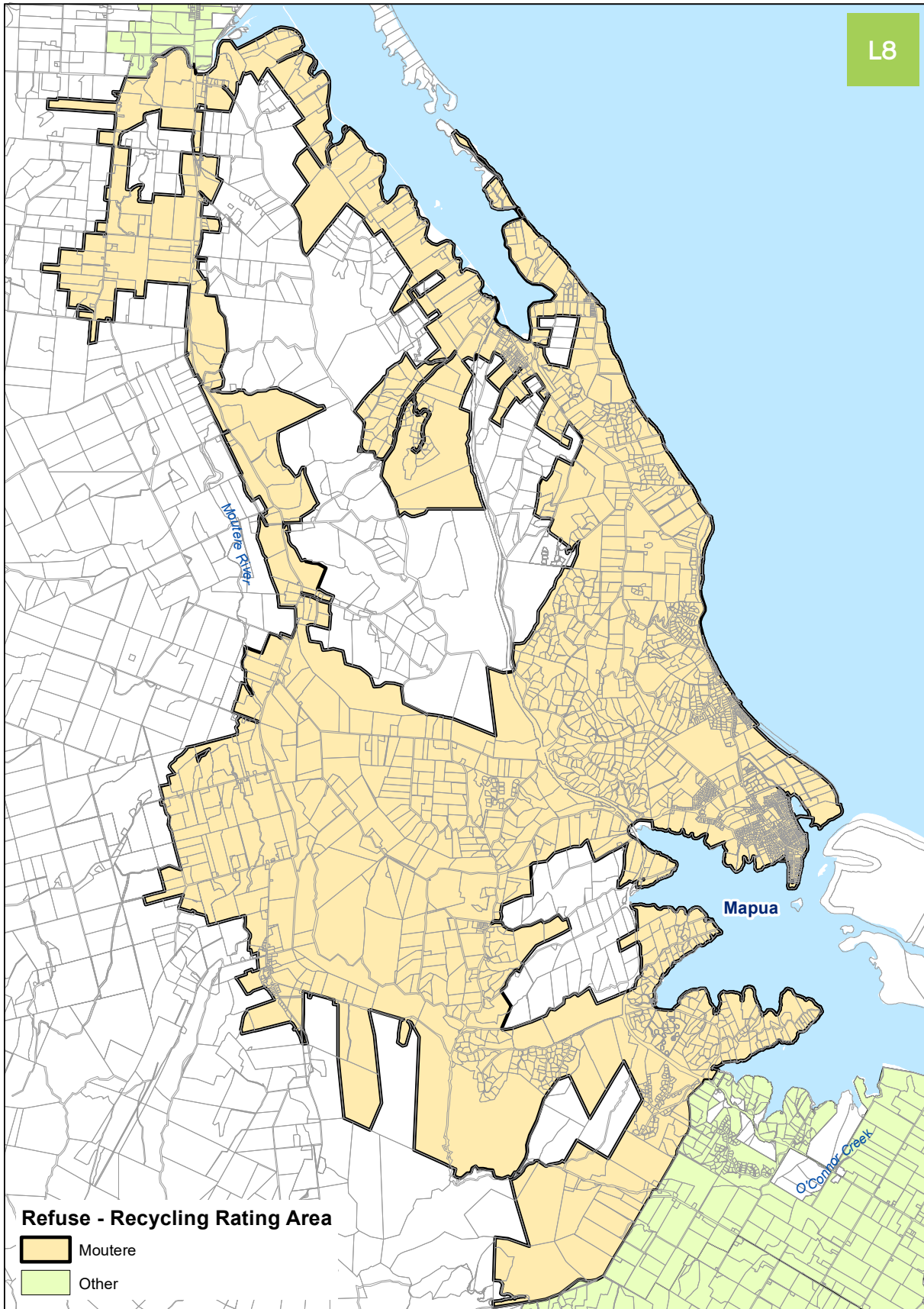




RATING MAPS

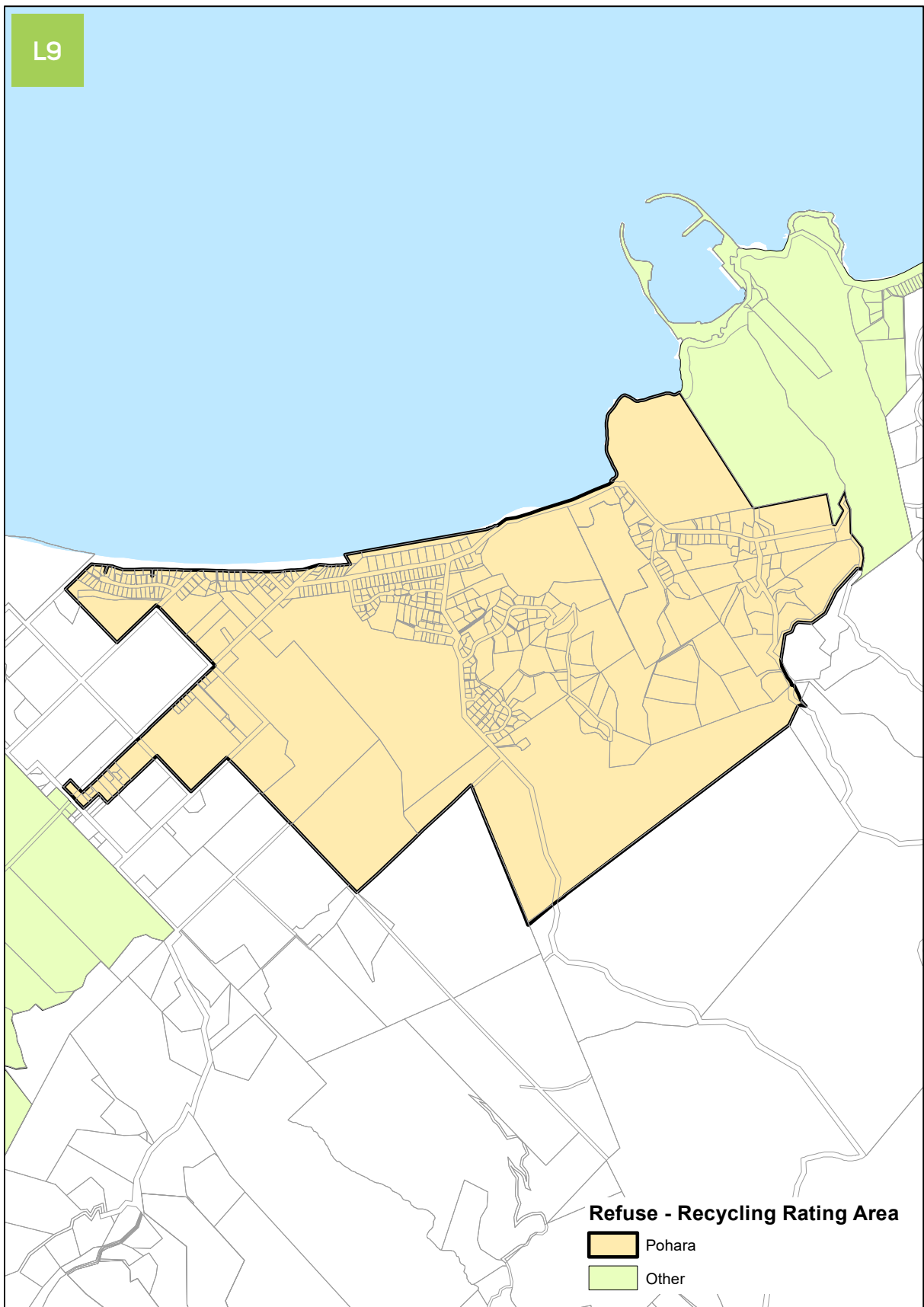


RATING MAPS



L8

RATING MAPS

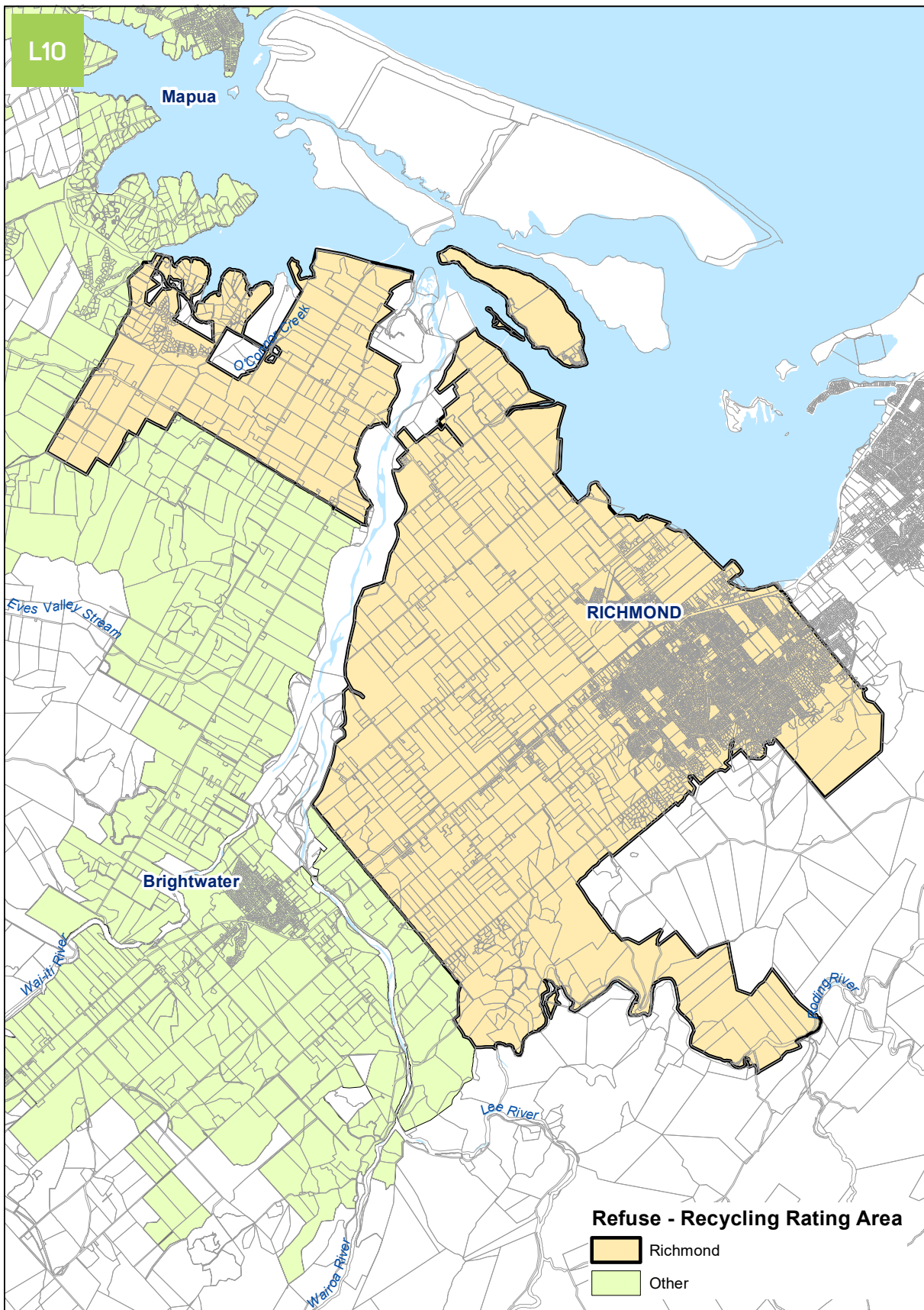


Refuse - Recycling Rating Area  
Pōhara

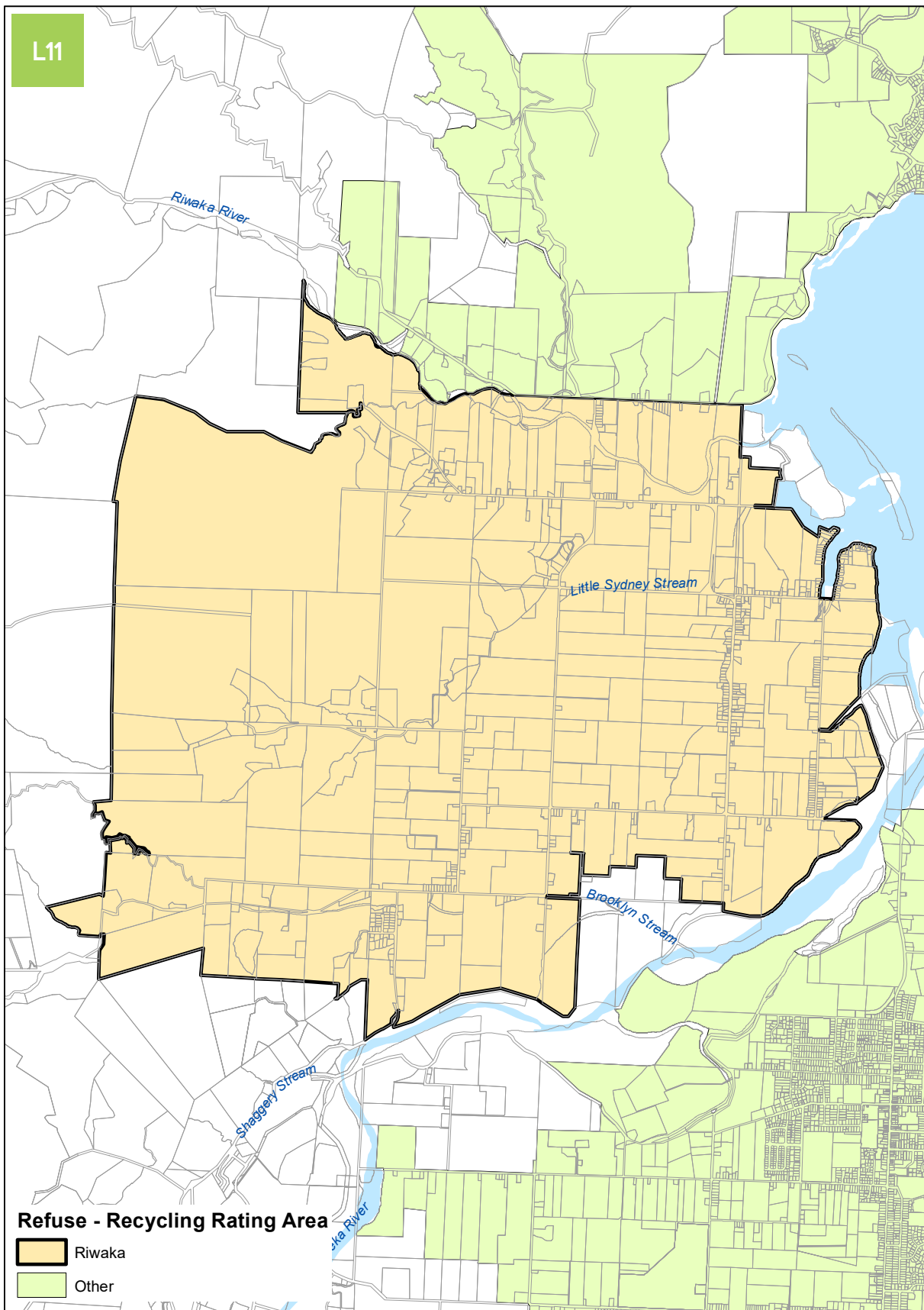




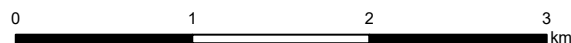
RATING MAPS



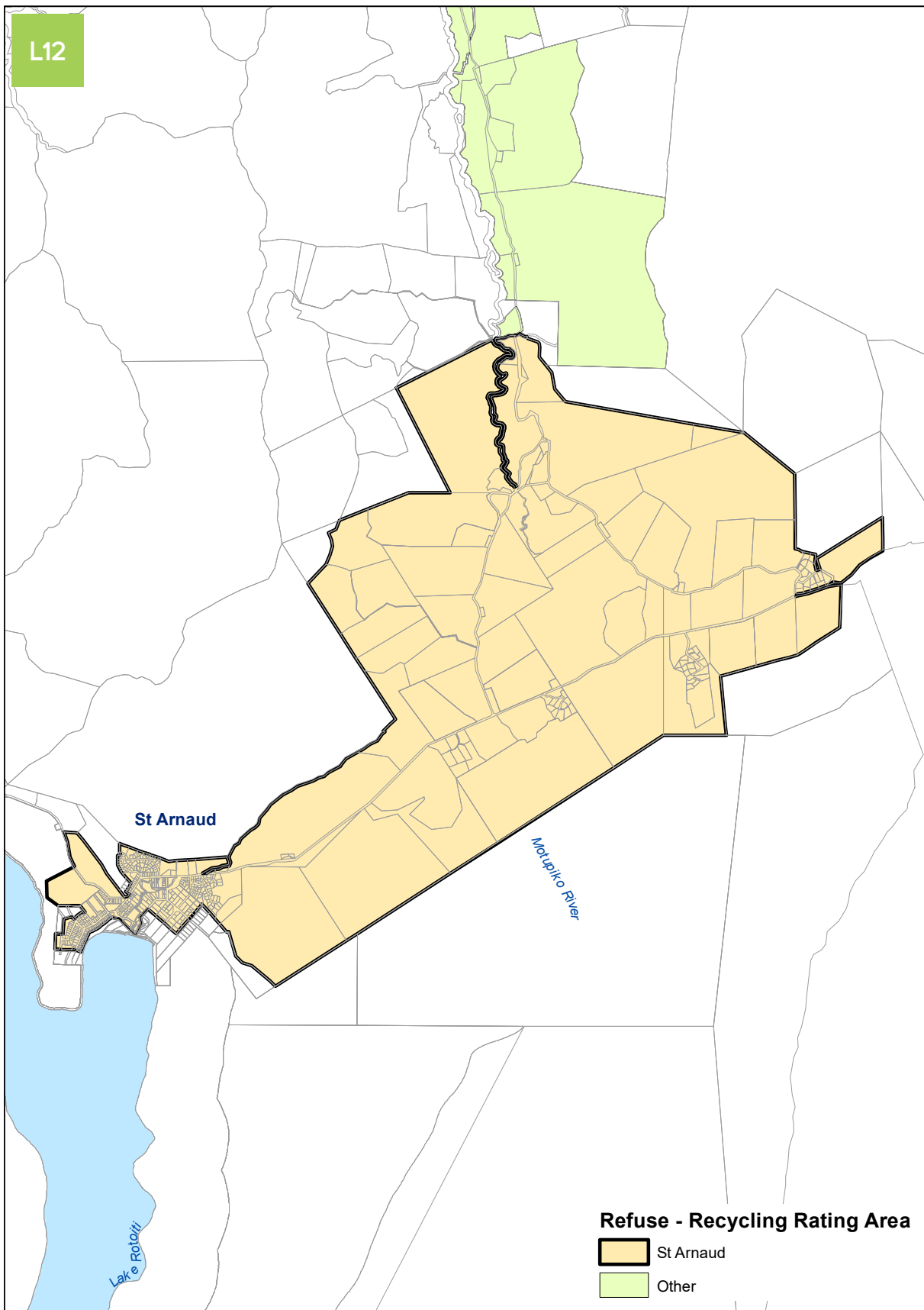
RATING MAPS



**Refuse - Recycling Rating Area  
Riwaka**

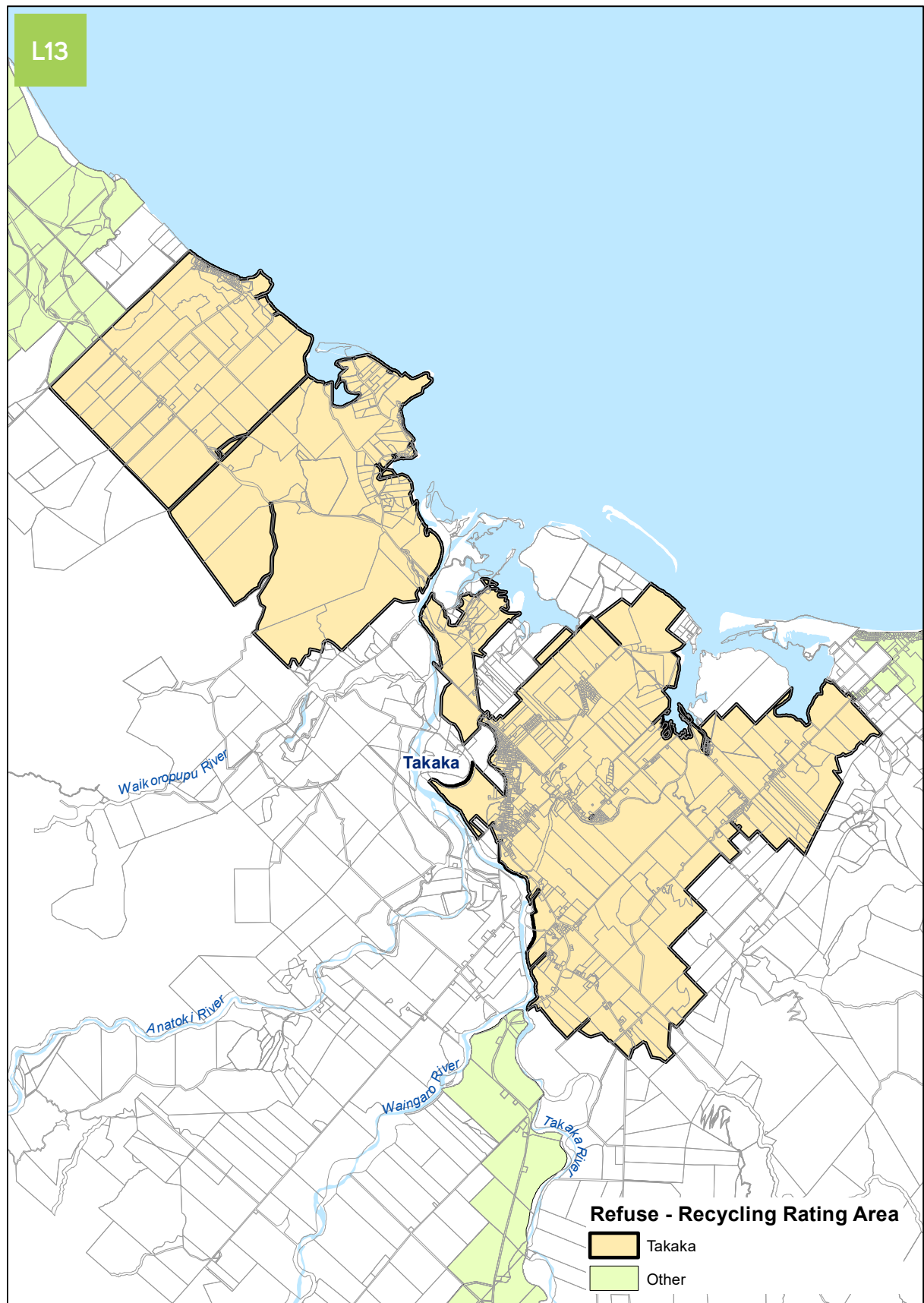


RATING MAPS

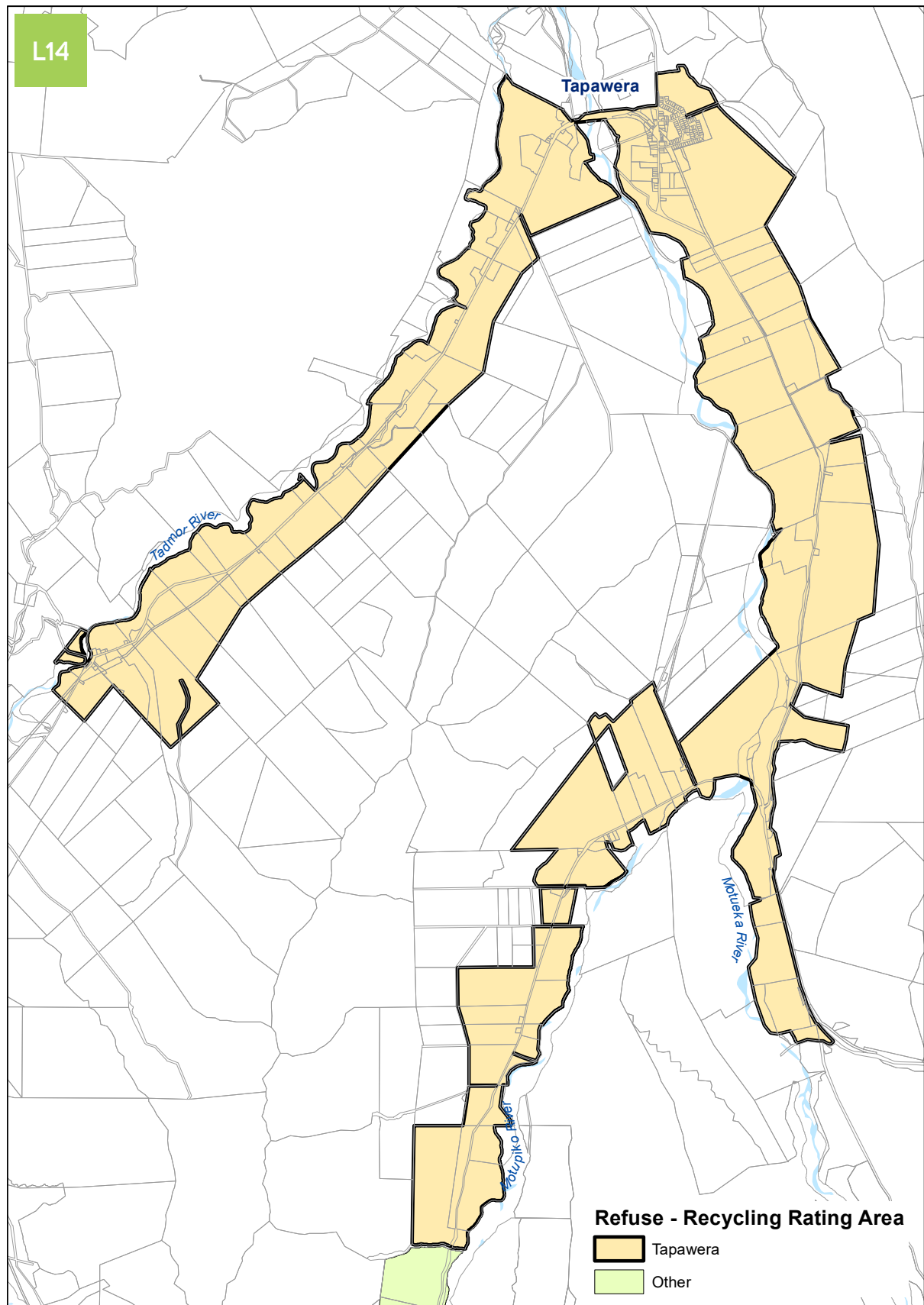




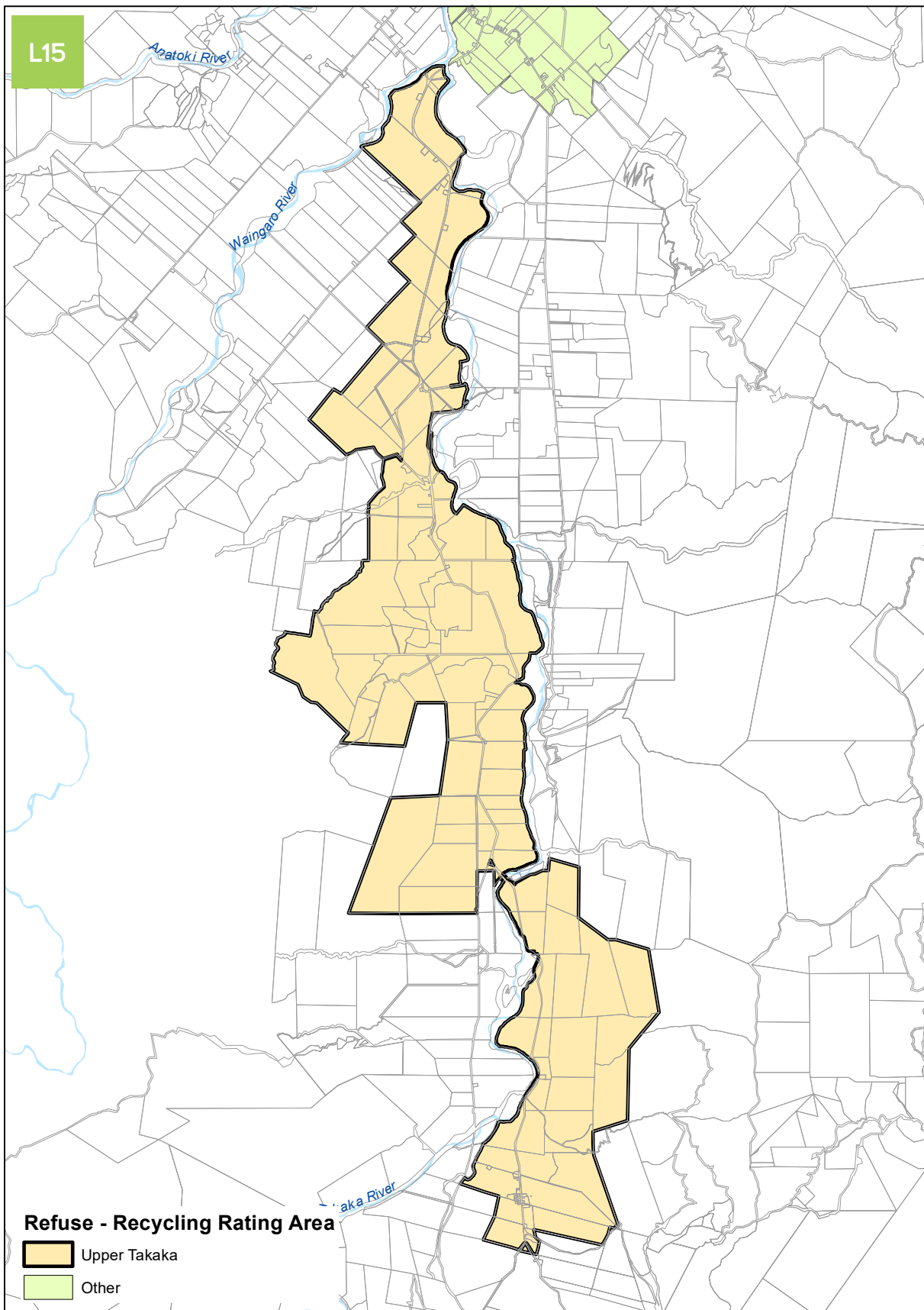
RATING MAPS



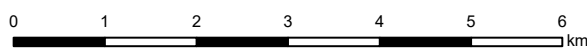
RATING MAPS



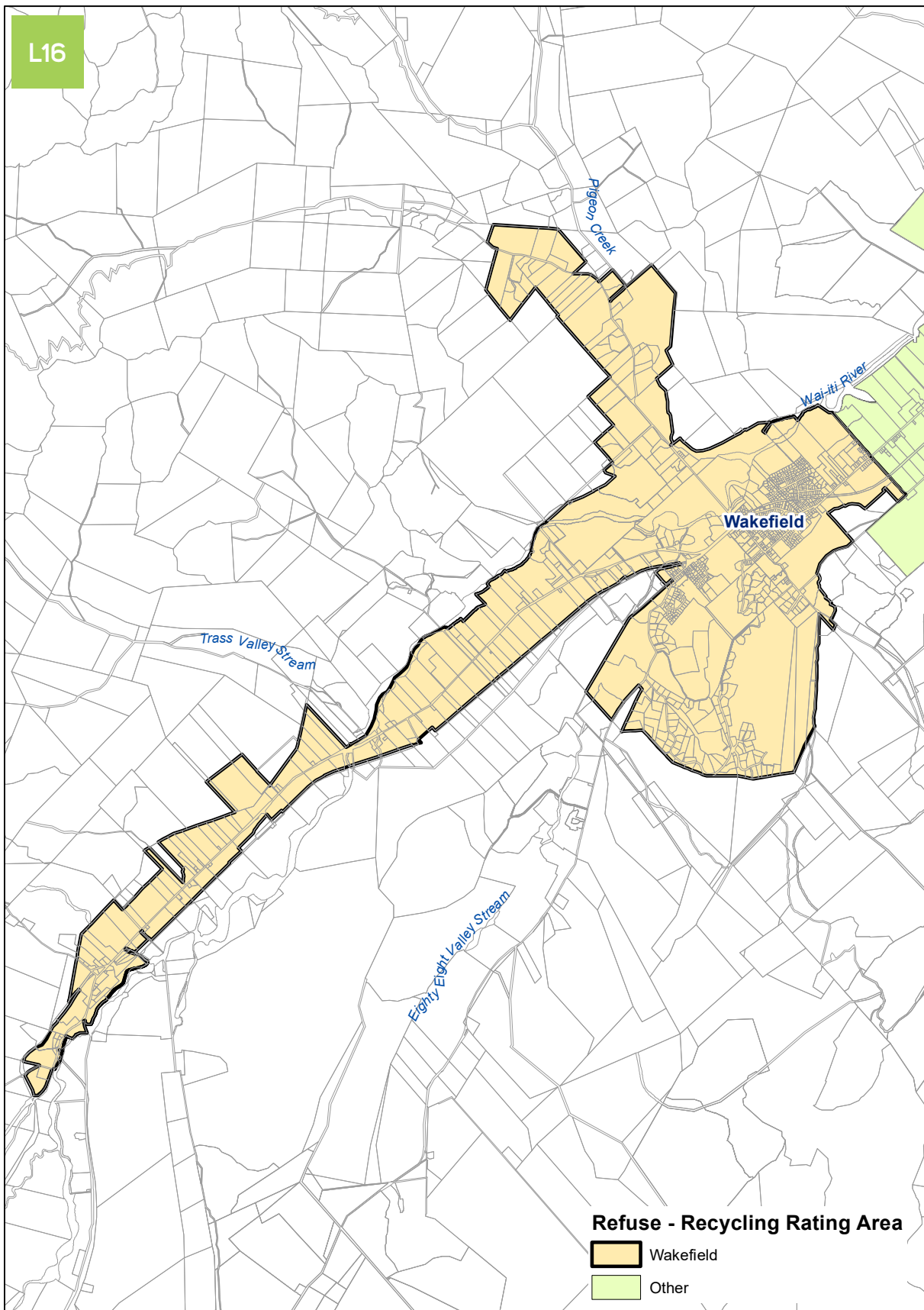
RATING MAPS



**Refuse - Recycling Rating Area  
Upper Tākaka**

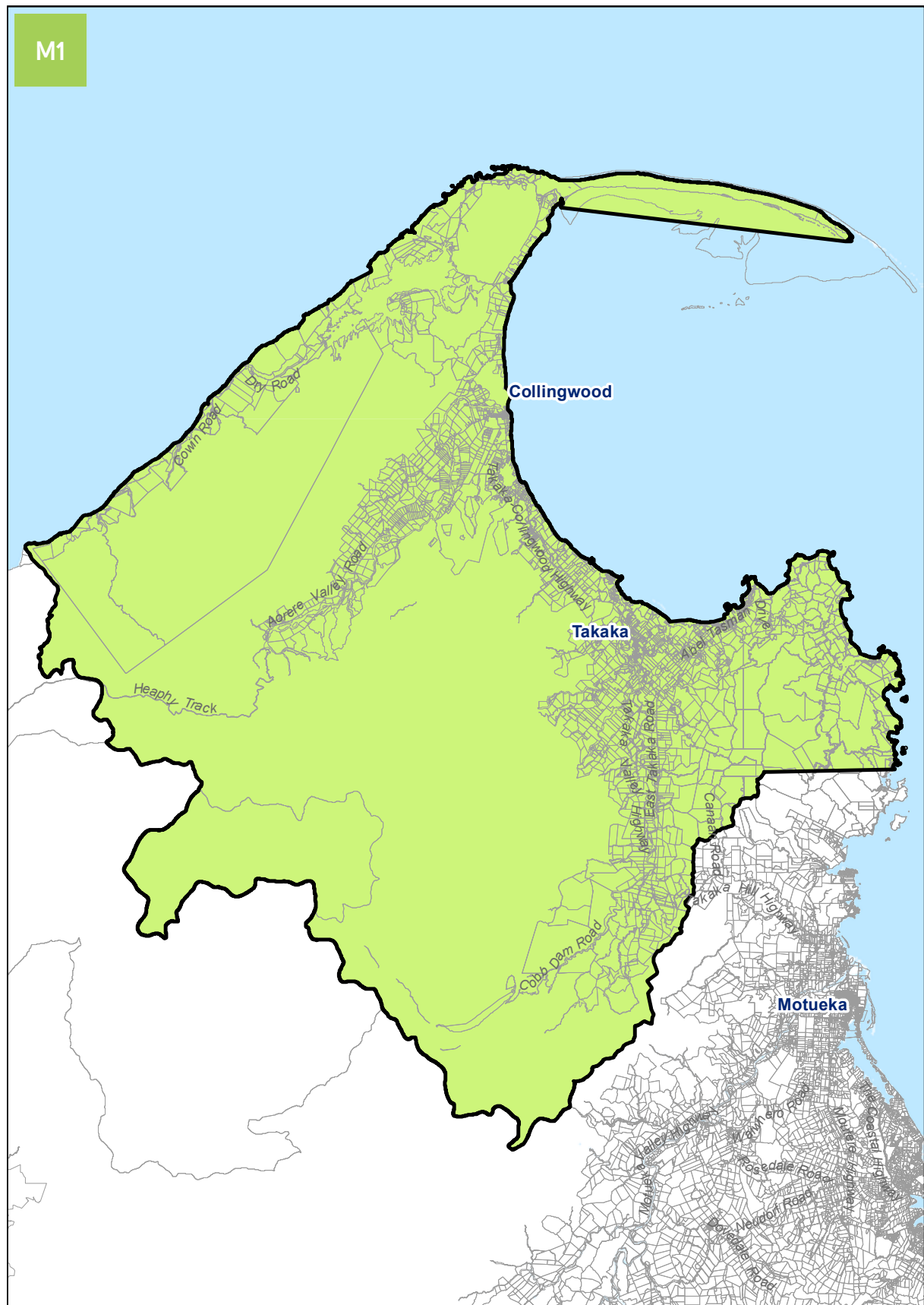


RATING MAPS





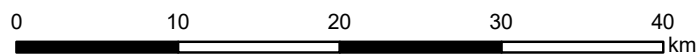
RATING MAPS



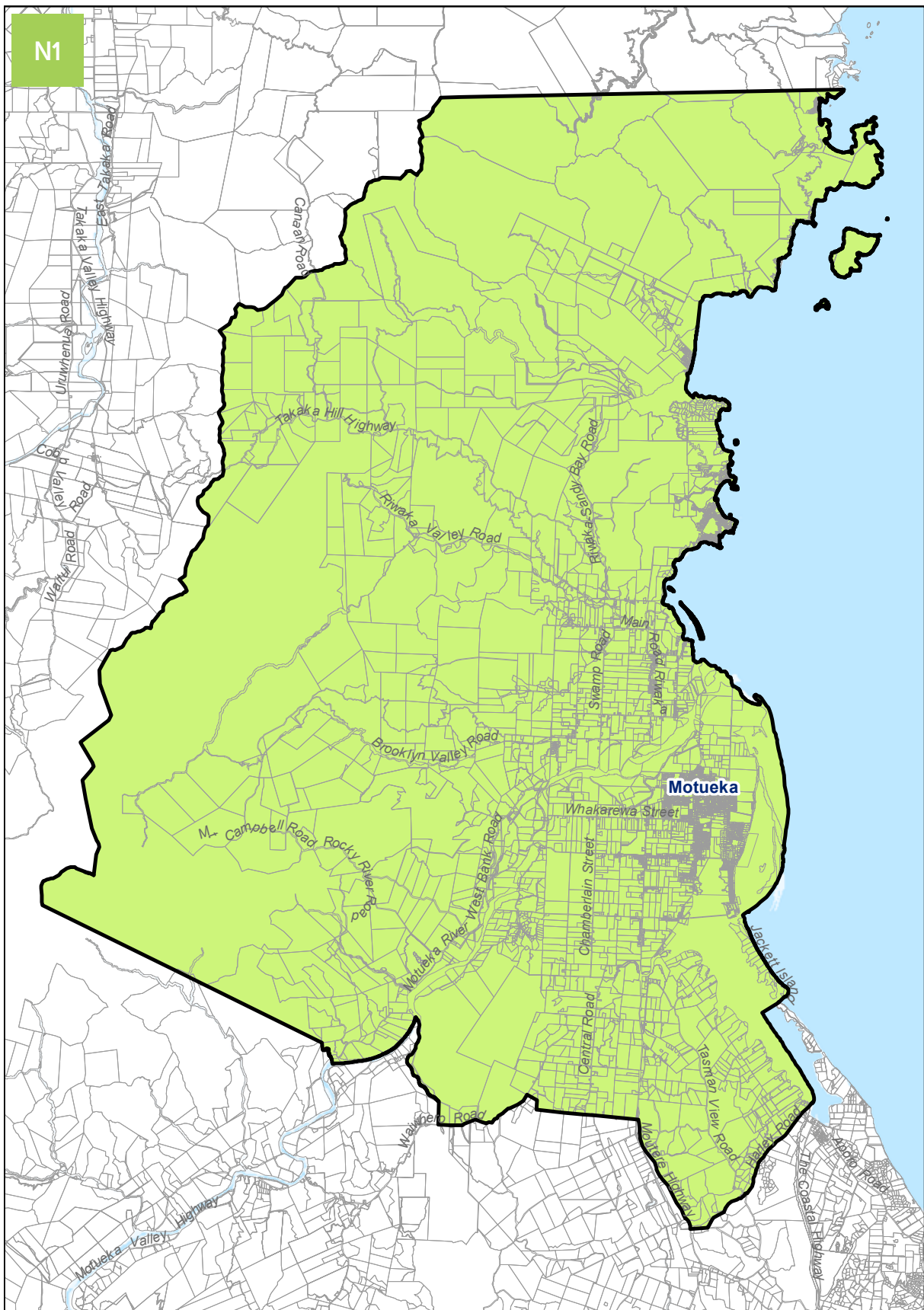
M1



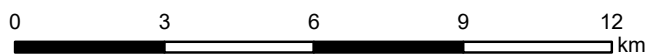
Golden Bay Community Board Rating Area



RATING MAPS

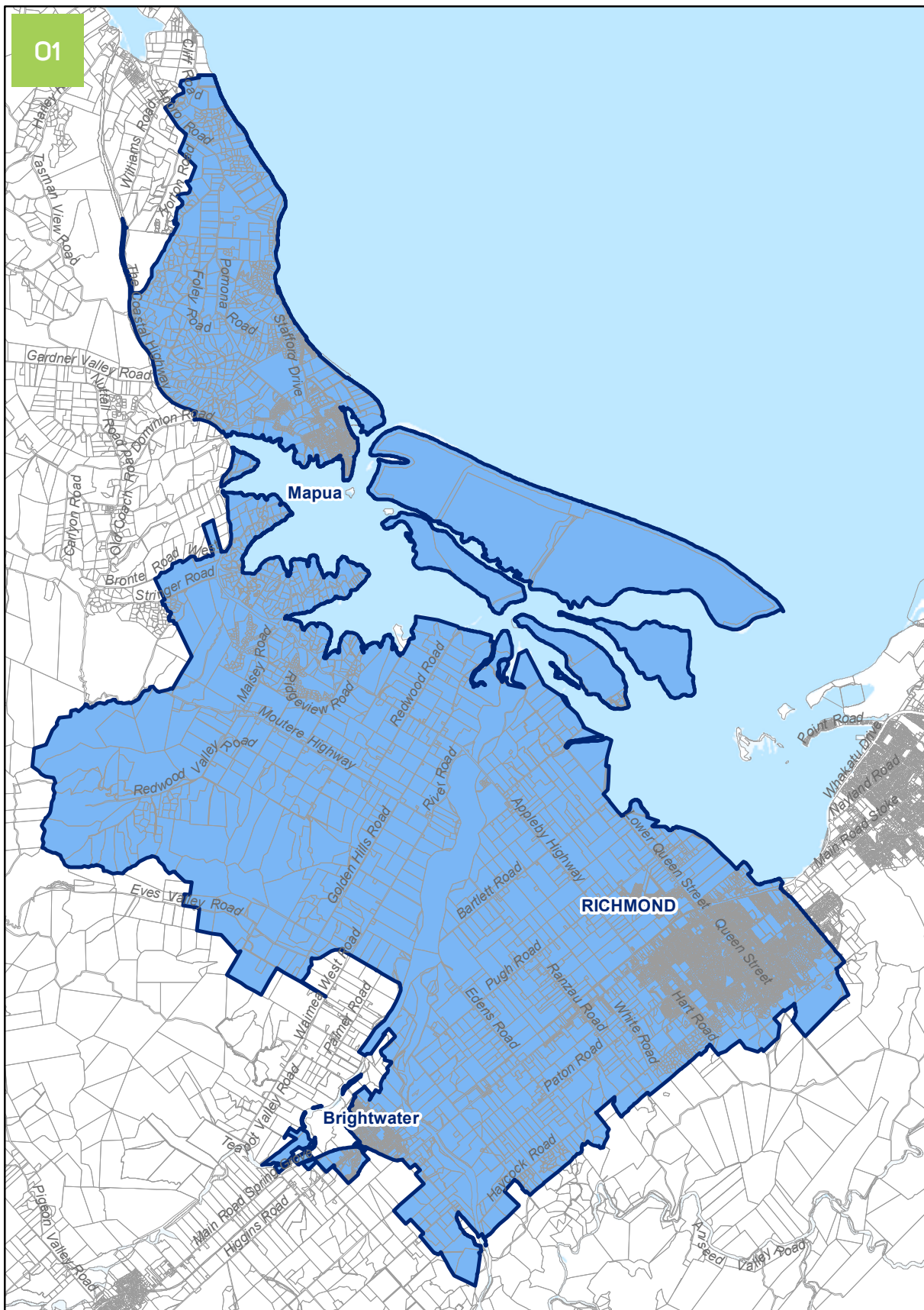


Motueka Community Board Rating Area





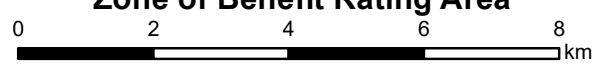
RATING MAPS



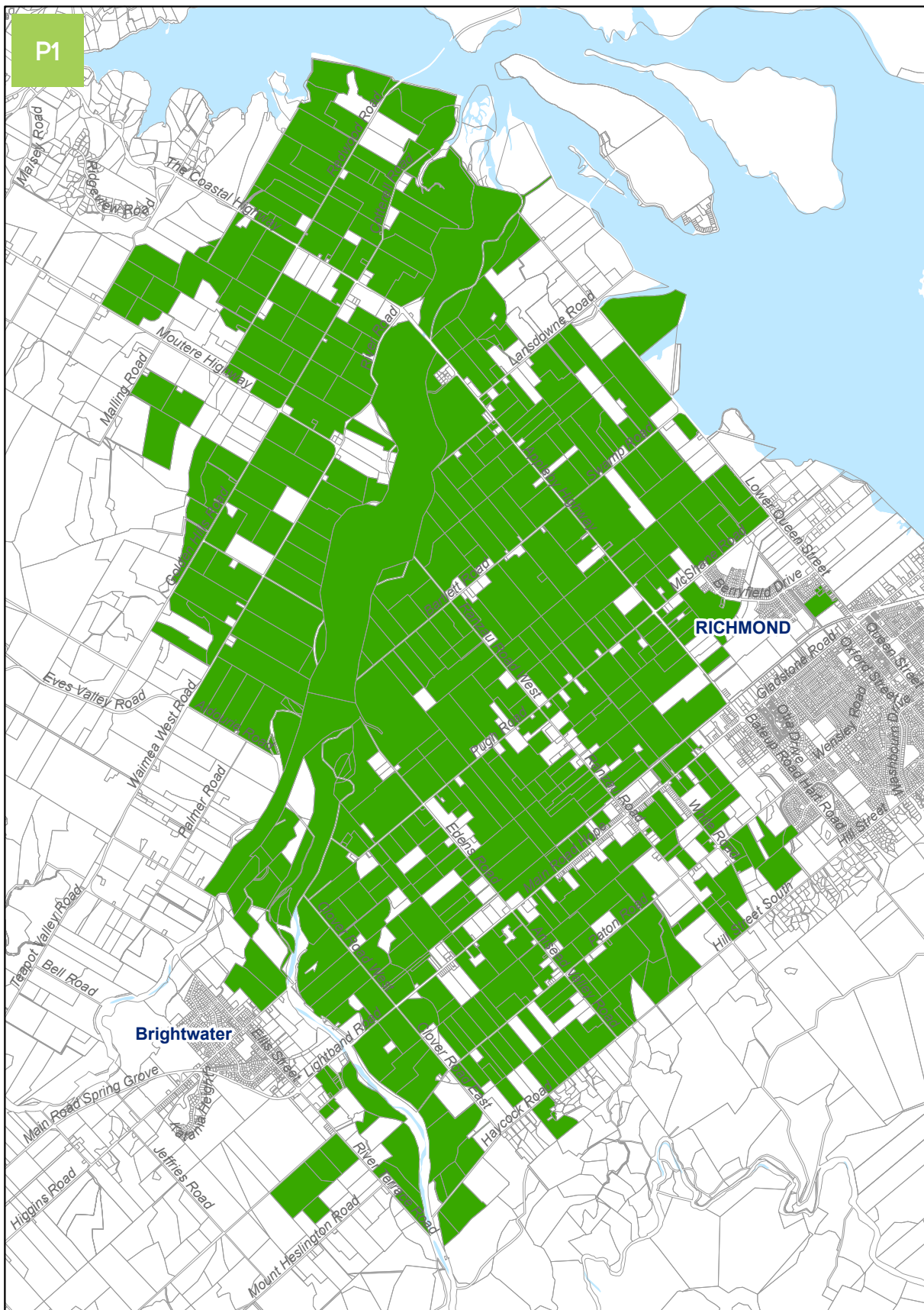
01



Waimea Community Dam  
Zone of Benefit Rating Area



RATING MAPS



Waimea Community Dam  
Extractive Use Rating Area

