

LTCCP

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Introduction

This document is to be read as a companion to Council's 2006 – 2016 Long Term Council Community Plan, Volume 1.

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.

In most cases these policies were first published in Volume 2 of Council's 2004 LTCCP.

At a recent series of Council workshops and meetings, both outcomes to the community consultation process and submissions to published Council documents and policy proposals were considered. The result is the policies and proposals contained within this document.

Funding Impact Statement

Adopted by Council on 29 June 2006 following consideration of activity levels of service, proposed projects and funding requirements. We note that in some instances direct comparisons to previous plans is difficult as a direct result of the November 2005 revaluation which saw an overall increase of 72% in the capital value of Tasman District.

Treasury Management Policy

This policy, which has been in existence since 1999, has been subject to a number of reviews in the intervening years.

Again Council formally adopted this policy on 23 February 2006. The main variation occurs in clause 3.2, Borrowing Limits, which proposed Council's total debt servicing cost after interest rate on net external public debt would not exceed 20% of total annual rates and levies. The current level is 13.2%. Council proposes to retain funds borrowing arrangements with five registered financial institutions and funds investment arrangements with seven registered financial institutions.

A full copy of the Treasury Management Policy can be obtained from Council's Corporate Services Manager.

Rate Remission Policies

There are only minor changes to these policies first published in 2004, specifically, Policy on Remission for Sporting, Recreation or Community Organisations – clause 8, Policy on School Wastewater Charges – clause 5 and Policy on Remission of Uniform Charges for Non-Contiguous Rating Units Owned by the Same Ratepayer – clause 3.

Council intends to remit the sum of \$1.710 million under these rate remission policies over the 10-year period covered by this plan. This figure is inflation adjusted.

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.

Other Policies

There were only minor changes to these policies which were adopted by Council on 23 February 2006.

Development Contributions Policy

This Policy was adopted by Council on 2 March 2006. Following consideration of submissions there have been a number of minor working changes to the policy contained within this document.

Schedule of Charges

It is an annual requirement that Council publishes its Schedule of Charges that will be levied during the 2006/2007 financial year. Reference should be made to these on a line by line basis specific to the interest of the reader.

Revenue and Financing Policy

This policy was developed by Council to meet statutory requirements of the Local Government Act 2002. It performs a similar role to the funding policy that was required under the previous legislation. This policy is a reference to the current funding regimes for each of the activities undertaken by Council. It is subject to regular review as Council prepares its draft annual plans and LTCCP documents.

Water and Sanitary Services Assessments

This document includes a reproduction of the Water and Sanitary Services Assessment together with Council's Waste Management Plan.

Financial Projections

For those readers who would prefer to consider Council's 10-year financial projections in today's dollars, Council has included summary financial statements in this form.

Funding Impact Statement 2006/2007

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 culminates with a table detailing the revenue generated from the rates identified.

The rating policy of Tasman District Council is that where it is practical, identifiable beneficiaries of Council activities pay for the costs by targeted rates, direct charges or fees. The balance of Council activities are funded through the general rate which is levied on a mix of rates charged on a capital value basis, together with a Uniform Annual General Charge.

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 2006/2007 are:

Category	2005/2006	2006/2007
Infrastructural Utilities	0.0000	0.0000
Land which is not an Infrastructural Utility	0.3551	0.2156

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) is \$180.00 (2005/2006 \$160.00).

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 2006/2007 are:

Category	2005/2006	2006/2007
a) Richmond/Hope Urban Drainage Area	0.0566	0.0347
b) Motueka Urban Drainage Area	0.0566	0.0347
c) Mapua/Ruby Bay Urban Drainage Area	0.0566	0.0347
d) Brightwater Urban Drainage Area	0.0566	0.0347
e) Wakefield Urban Drainage Area	0.0566	0.0347
f) Takaka Urban Drainage Area	0.0566	0.0347
g) Murchison Urban Drainage Area	0.0566	0.0347
h) Collingwood Urban Drainage Area	0.0566	0.0347
i) Kaiteriteri Urban Drainage Area	0.0566	0.0347
j) St Arnaud Urban Drainage Area	0.0566	0.0347
k) Tapawera Drainage Area	-	0.0347
l) Tasman Drainage Area	-	0.0347
m) Patons Rock Drainage Area	-	0.0347
n) Ligar Bay Drainage Area	-	0.0347
o) Tata Beach Drainage Area	-	0.0347
p) Pohara Drainage Area	-	0.0347
q) Balance of the Tasman District not in areas a) to p)	0.0055	0.0030
r) Infrastructural Utilities	0.0000	0.0000

Council resolved to include new drainage areas k) to p) from 1 July 2006.

2. Water Supply

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. The categories of property and the rates (in cents per cubic meters supplied) for 2006/2007 are:

Category	2005/2006	2006/2007
All metered connections excluding the major industrial water users	55.0 cents	72.0 cents
Major Industrial water users	31.9 cents	33.9 cents

In addition, Council sets a targeted rate under Section 19 of the Local Government (Rating) Act 2002 for the supply of water. This rate will be based on where the land is situated and the provision of service and will be set in relation to all rating units with a metered connection excluding those in the Motueka Township and the major industrial water user. The rate for 2006/2007 is 25 cents per day (2005/2006 20 cents).

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 2006/2007 are:

Category	2005/2006	2006/2007
Dovedale/Neudorf Rural Water Supply Area:		
First unit supplied	415.00	456.00
Second and subsequent units supplied	290.00	319.00
Redwood Valley Rural Water Supply Area	270.00	300.00
Eighty-Eight Valley Rural Water Supply Area	52.00	52.00
Low-flow restricted supply connections	115.00	117.00

Council sets a targeted rate for the supply of water to the Eighty-Eight Valley Rural Water Supply Area. The rate will be set in relation to all land to which the Eighty-Eight Valley Water Supply is provided. The rate (in dollars per rating unit) for 2006/2007 is \$60.00 (2005/2006 \$60.00).

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 operational costs. The rate for 2006/2007 is 0.0357 cents per dollar of land value (2005/2006 0.0614).

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 2006/2007 is \$150.00 (2005/2006 nil).

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. This rate will be set differentially based on where the land is situated. The categories and rates (in dollars per rating unit) for 2006/2007 are: are:

Category	2005/2006	2006/2007
Motueka Urban Water Supply Area	54.75	56.75
Takaka Firewells Water Supply Area	14.50	16.50

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 2006/2007 is \$123.00 (2005/2006 \$123.00).

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 2006/2007 is \$394.00 (2005/2006 \$394.00).

3. Wastewater

3.1. Wastewater – 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 or through a private drain, 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 2006/2007 are:

Category	2005/2006	2006/2007
First water closet or urinal	360.00	410.00
Second to tenth water closet or urinal	270.00	308.00
Eleventh and subsequent water closet or urinal	180.00	205.00

3.2. Wastewater – capital charges

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the wastewater schemes listed over. This rate will be based on where the land is situated and set differentially based on each rating unit in each 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) for 2006/2007 are:

Category	2005/2006	2006/2007
Kaiteriteri/Stephens Bay and Riwaka Urban Drainage Areas forming the Kaiteriteri/Riwaka Wastewater Scheme	86.00	86.00
Mapua/Ruby Bay Urban Drainage Area	88.00	88.00
Murchison Urban Drainage Area	85.00	85.00
Port Motueka Urban Drainage Area	77.00	77.00
Collingwood Wastewater Scheme Area	187.00	187.00

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Pohara and Pohara Stage Three Wastewater Schemes. 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) for 2006/2007 are:

Category	2005/2006	2006/2007
Connected Rating Units		
Pohara	222.00	222.00
Pohara Stage Three	250.00	250.00
Serviceable Rating Units		
Pohara	111.00	111.00
Pohara Stage Three	125.00	125.00

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the Pohara and Pohara Stage Three Wastewater Schemes. This rate will be based on the provision or availability of service and the use to which the land is put. 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. 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 2006/2007 are:

Category	2005/2006	2006/2007
Non-residential Connected Rating Units (for second and subsequent W/Cs or urinals)		
Pohara	74.00	74.00
Pohara Stage Three	83.35	83.35
Residential Connected Rating Units with more than one separately used or inhabited part (for second and subsequent W/Cs or urinals)		
Pohara	74.00	74.00
Pohara Stage Three	83.35	83.35

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the St Arnaud 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 on each rating unit in the St Arnaud Urban Drainage 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 2006/2007 is \$401.00 (2005/2006 \$401.00).

Council sets a targeted rate for the purpose of meeting loan repayments for the capital costs of the St Arnaud Wastewater Scheme. This rate will be based on the provision or availability of service and the use to which the land is put. The rate will be set on each rating unit in the St Arnaud Urban Drainage Area which has not elected to make a lump sum contribution to the capital cost of the scheme. Where the rating unit is non-residential or is residential and has more than one separately used or inhabited part, 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 2006/2007 are:

Category	2005/2006	2006/2007
Non-residential Rating Units (for second and subsequent W/Cs or urinals)	138.35	138.35
Residential Rating Units with more than one separately used or inhabited part (for second and subsequent W/Cs or urinals)	138.35	138.35

4. Regional River Works

Council sets a targeted rate for river works. This rate will be based on the land value of each rating unit and will be set differentially based on where the land is situated. The categories of land and the rates (in cents per dollar of land value) for 2006/2007 are:

Category	2005/2006	2006/2007
Classification X	0.1829	0.1001
Classification Y	0.1829	0.1001
Classification Z	0.0387	0.0201

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 2006/2007 is 0.0528 (2005/2006 0.0825).

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 2006/2007 is 0.0529 (2005/2006 0.0880).

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 2006/2007 is \$1,049.00 (2005/2006 \$1,049.00).

7. Mapua Stop Bank Rate

Council sets a targeted rate for the purpose of meeting loan repayments for the feasibility 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. The rate (in dollars per rating unit) for 2006/2007 is \$10.00 (2005/2006 \$10.00).

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 or regional 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 2006/2007 is \$16.60 (2005/2006 \$35.00).

9. Regional 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 or regional projects which have met defined criteria, and will provide benefit to the residents of Tasman District and Nelson City. This rate is set in relation to all rateable units within the Tasman District. The rate (in dollars per rating unit) for 2006/2007 is \$20.00 (2005/2006 nil)

10. 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 operations 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 2006/2007 is \$31.40 (2005/2006 \$8.40 funded the capital project. Operating costs were previously funded from Council's general rate).

11. ASB Bank Aquatic Centre Operational Rate

Council sets a targeted rate for the purpose of funding the operation and maintenance costs of the ASB Bank Aquatic Centre. This rate is based on where the land is situated and will be set on each rating unit in the ASB Bank Aquatic Centre Rating Area. The rate (in dollars per rating unit) for 2006/2007 is \$14.00 (2005/2006 \$14.00).

12. 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 2006/2007 is \$280.00 (2005/2006 nil).

13. Fireblight Control Rate – Riwaka

Council sets a targeted rate for the purpose of funding the cost of the removal of hawthorn in the Riwaka area. This rate is based on where the land is situated and will be set on each rating unit in the Fireblight Control Rating Area which is used to grow pipfruit. The rate (in dollars per rating unit) for 2006/2007 is \$500.00 (2005/2006 \$500.00).

14. Fireblight Control Rate – Waimea

Council sets a targeted rate for the purpose of funding the cost of the removal of hawthorn in the Waimea area. This rate is based on planted horticultural hectares within the defined rating boundary at 31 January 2006. The rate (in dollars per planted hectare) for 2006/2007 is \$52.50 (2005/2006 nil).

15. Refuse/Recycling Rate

Council sets a targeted rate for the purpose of funding kerbside recycling. 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 2006/2007 is \$100.00 (2005/2006 \$55.00).

16. 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 2006/2007 is \$645.00 (2005/2006 \$645.00).

17. Rural Address Property Identification (RAPID) Numbering Rate

Council sets a targeted rate for the purpose of funding the cost of rural address property identification numbering. This rate is based on the provision of service and will be set in relation to each rating unit which does not have a Council issued street number or any other form of rural address property identification numbering. The rate (in dollars per rating unit) for 2006/2007 is \$30.00. This rate will be levied on the Lakes/Murchison Ward for the entire 2006/2007 year only. For other wards within Tasman District this rate will be levied following the commencement of rural address property numbering.

18. Mapua Rehabilitation Rate

Council sets a rate for the purpose of meeting costs in respect of the Mapua Rehabilitation project. The rate (in dollars per rating unit) for 2006/2007 is \$12.00 (2005/2006 \$12.00).

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

2. *Major Industrial Water User*

The Major Industrial Water User category includes the property identified by the valuation roll number 1938098700.

3. *Unit*

A unit of water on the Dovedale and Redwood Valley Rural Water Supply Schemes 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 Low Flow Restricted Supplies is the equivalent of 1,000 litres of water per day.

4. *Pipfruit Use*

For the purposes of the Fireblight Control Rate properties used for pipfruit production are those properties where apples or pears are grown for commercial use. A map showing the properties identified as being used to grow pipfruit can be viewed at any Council office.

Assessment and invoicing

The above rates are to be rounded down to the nearest five cents where applicable, are inclusive of Goods and Services Tax and are to be 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 2006/2007 rates instalments become payable on the following dates:

Instalment 1	1 August 2006	Instalment 3	1 February 2007
Instalment 2	1 November 2006	Instalment 4	1 May 2007

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 charges to be added to unpaid rates. A first additional charge of ten percent (10%) of the amount of rate instalments remaining unpaid to be added on the following dates:

Instalment 1	1 September 2006	Instalment 3	1 March 2007
Instalment 2	1 December 2006	Instalment 4	1 June 2007

A further additional charge of five per cent (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 2006 and any first instalment penalty already incurred is to be remitted. If not paid by 30 November 2006, the penalties relating to the four instalments as above will apply.

A penalty of 10 percent (10%) 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, or where a direct debit is in place.

Uneconomic balances

Council will not collect total annual rates (not including metered water rates) of \$10.00 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 four per cent (4%) of the total year's rates if payment of same is received on or before 31 August 2006.

Revenue Generated from Rates during 2006/2007	\$GST Incl
General Rate:	
• Land which is not an Infrastructural Utility	24,917,625
• Infrastructural Utilities	-
Stormwater:	
• Richmond/Hope Drainage Area	744,168
• Motueka Urban Drainage Area	322,466
• Mapua/Ruby Bay Urban Drainage Area	143,557
• Brightwater Urban Drainage Area	72,217
• Wakefield Urban Drainage Area	63,447
• Takaka Urban Drainage Area	46,336
• Murchison Urban Drainage Area	14,266
• St Arnaud Urban Drainage Area	22,618
• Kaiteriteri Urban Drainage Area	115,926
• Collingwood Urban Drainage Area	20,940
• Balance of Tasman District not in above stormwater areas	165,375
• Infrastructural Utilities	-
Water Supply:	
• All metered connections excluding the major industrial water user	2,012,494
• Major industrial water user	406,800
• Low-flow restricted supply connections	130,206

Water Supply:	
• Dovedale/Neudorf Rural Water Supply	195,347
• Redwood Valley Rural Water Supply	148,202
• Eighty-Eight Valley Rural Water Supply	35,046
• Hamama Water Supply	7,725
• Hamama Water Supply Fixed Charge	2,552
• Motueka Urban Water Supply Rate	168,504
• Takaka Firewells Water Supply Rate	7,757
• Kaiteriteri/Stephens Bay Water Supply Scheme Rate	21,454
• Collingwood Water Supply Rate	16,481
• Wai-iti Valley Community Dam	243,600
Wastewater operation and maintenance charges	5,773,295
Wastewater capital charges:	
• Kaiteriteri/Stephens Bay and Riwaka Urban Drainage Areas forming the Kaiteriteri/Riwaka Wastewater Scheme	2,924
• Mapua/Ruby Bay Urban Drainage Area	1,848
• Murchison Urban Drainage Area	2,635
• Port Motueka Urban Drainage Area	462
• Collingwood Wastewater Scheme Area	374
• Pohara Wastewater Scheme Area	25,183
• Pohara Stage Three Wastewater Scheme Area	9,500
• St Arnaud Wastewater Scheme Area	31,494
Regional River Works Rates:	
• Classification X & Y	989,426
• Classification Z	989,426
Motueka Business Rate	40,595
Richmond Business Rate	86,346
Ruby Bay Stop Bank Rate	10,700
Mapua Stop Bank Rate	18,743
District Facilities Rate	342,594
Regional Facilities Rate	412,016
Museums Rate	647,185
ASB Bank Aquatic Centre Operational Rate	134,717
Fireblight Control Rate - Waimea	16,511
Fireblight Control Rate - Riwaka	34,500
Refuse/Recycling Rate	1,649,416
Hamama Road Sealing Rate	7,101
RAPID Numbering Rate	51,408
Mapua Rehabilitation Rate	247,097
Plus internal transfers	84,375
	16,737,355

The rates revenue sought from the uniform annual general charge and targeted rates set on a uniform basis is 18.74% of the total revenue from all rates sought by Council in accordance with Section 21 of the Local Government (Rating) Act 2002.

Treasury Management Policy

1 Introduction

Tasman District Council (“the Council”) undertakes borrowing, investment and risk management activity (in total referred to in this document as treasury activity). The Council’s treasury activities are carried out within the requirements of the Local Government Act 2002 which defines the operating environment for local authorities in relation to borrowing, investment and risk management activity.

This treasury policy document provides the policy framework for all of the Council’s treasury activities and defines the financial stewardship and key responsibilities and the operating parameters within which borrowing, investment and risk management activity is to be carried out. This treasury policy document will be reviewed and updated on an annual basis.

1.1 Objective

To implement policy and financial management that will yield competitive advantage to the people of the Tasman District.

Council’s goals to achieving this objective are:

- accurate, transparent accounting and cashflow reporting
- to provide timely and accurate information to Council operating committees
- to act in accordance with Council delegated responsibility for all financial matters
- ensure that Council expenditure is justified by a pre-determined recovery of capital, or a return on investment at an established rate in either cash or public good
- the value of Council owned assets to be costed into annual operating expenses of each activity
- to manage Council investment portfolio and advise on the use of those revenues generated

- to ensure Council compliance with statutory obligations
- to advise Council on risk management obligations in the protection of its ratepayers assets
- to ensure that financial planning will not impose unnecessary burdens on future ratepayers of Tasman District.

1.2 Borrowing

The Council’s borrowing activity is largely driven by its capital works programme.

The Council’s borrowing policy is discussed in Section 3 of this document.

1.3 Investments

The Council manages a significant portfolio of investments comprising equity investments, forestry, property and special funds.

Council’s primary purpose in retaining an investment portfolio is:

- strategic assets are to be held by the Council, for public good
- to earn from strategic investments a cashflow for investment in community wellbeing
- prudently manage cashflows within annual budget parameters
- to support short term cash requirements

The Council’s investment policy is discussed in Section 4 of this document.

1.4 Philosophy

The Council acknowledges that there are various financial risks such as interest rate risk, liquidity risk and credit risk arising from its borrowing and investment activities. The Council is a risk-averse entity and does not wish to incur unnecessary risk from its treasury activities.

The strategies to achieve this are as follows:

- principle of investments - minimisation of risk
- short term liquid investments
- protection of real value of assets
- investments to yield a return equal to the weighted average annual cost of capital (or better)

The Council's treasury function (refer below) is a risk management function focused on protecting the Council's budgeted interest cost and stabilising the Council's cashflows. The Council will not undertake any treasury activity which is unrelated to its underlying cashflows or is speculative in nature.

1.5 Policy Setting And Management

The Council approves policy parameters in relation to its treasury activities.

The Council's Chief Executive has overall financial management responsibility for the Council's borrowing and investments.

The Council exercises ongoing governance over its subsidiary companies, through the process of approving the Constitutions, Statements of Corporate Intent and appointment of Directors of these companies.

Operational management of the Council's forestry investment is provided by P F Olsen & Co Ltd.

Council is joint (50:50) shareholder of Port Nelson Ltd, Nelson Airport Ltd and Tourism Nelson Tasman Ltd, together with Nelson City Council.

1.6 Treasury (internal) function

The Council's borrowing, investments (other than those mentioned above) and cash management activities are managed centrally through its treasury function. The treasury function is broadly charged with the following responsibilities to:

- raise funds as required in terms of both maturity and interest rate and manage the Council's borrowing programme to ensure funds are readily available at margins and costs favourable to the Council;
- develop and maintain professional relationships with financial markets in general and the Council's bankers in particular;
- manage the Council's investments within its strategic objectives and ensure that surplus cash is invested in liquid and credit worthy instruments;
- avoid adverse interest rate related increases on ratepayer charges and maintain overall interest cost within budgeted parameters;
- realise the economies of scale from operating as a centralised function on behalf of Council's operating divisions and business units;
- manage the overall cash and liquidity position of the Council's operations;
- effectively charge costs of Council's internal debt to specifically defined operating activities of Council, on a monthly basis;
- provide timely and accurate reporting of treasury activity and performance.

1.7 Section 80 Disclosure

Council will, in years 2013/2014 to 2015/2016, have debt servicing costs in excess of its Treasury Management Policy threshold of 20% of annual rates and levies. The Policy will be exceeded by 0.4% in 2013/2014 and 0.6% in 2014/2015.

Council has noted in the introductory sections to this LTCCP document, that the principle of affordability was an over-riding factor in the preparation and content of the document. Council policy is to debt-fund its capital projects and is not prepared to increase rates and levies to a level whereby the borrowing policy would not be exceeded.

The breach of policy assumes that Council will proceed with all identified projects in this plan and that they will be debt-funded. It is Council policy to continually review its Treasury Management Policy and to consult with the communities of interest on specific debt-funded projects prior to them proceeding.

2. Structure

2.1 Treasury Responsibilities

The key responsibilities of the above positions are as follows:

a) Council

- Approve treasury policy
- Approve annual borrowing programme contained in the Annual Plan or LTCCP
- Approve budgets and performance reporting

b) Corporate Services Committee – under delegation from Council

- Evaluate and approve amendments to policy
- Review treasury activity through monthly reporting, supplemented by exception reporting
- Approve interest rate risk management instruments contained in Appendix IV and all subsequent additions/deletions

c) Chief Executive

- Overall responsibility for treasury function
- In conjunction with the Corporate Services Manager, approve the opening/closing of bank accounts and new banking facilities
- Review treasury activity through weekly cash flow reporting
- In conjunction with the Corporate Services Manager, approve register of cheque and electronic banking signatories
- Also includes Corporate Services Manager's delegations

d) Corporate Services Manager

- Treasury function responsibilities under delegation from Chief Executive
- Responsibility for managing relationships with financial institutions
- Negotiate borrowing facilities
- Arrange new borrowing undertaken in line with Council resolution and approved borrowing strategy
- Authorise the use of Council approved interest rate risk management instruments within discretionary authority
- Recommend policy changes to Corporate Services Committee for approval
- Peruse market quotes for all treasury transactions (except cash management transactions) prior to execution
- Also includes the Accounting Manager's delegations

e) Accounting Manager

- Day to day responsibility for treasury function
- Secondary responsibility for executing treasury management transactions in the absence of the Corporate Services Manager
- Review month end variance analysis to ensure reasonableness of treasury accounts
- Responsible for maintaining operational and accounting systems to record and report treasury activity
- Review and approve treasury system/spread sheet reconciliation to general ledger
- Also includes Financial Services Clerk's delegations

f) Financial Services Clerk

- Report treasury activity to the Corporate Services Manager and to the Accounting Manager
- Prepare cash flow forecasts within policy guidelines
- Execute approved borrowing, investment and interest rate risk management strategies

- Update treasury system/spread sheets for all new, re-negotiated or maturing transactions
- Reconcile treasury system/spread sheets to general ledger

g) Independent Audit

- Verify accuracy of outstanding treasury transactions by undertaking independent confirmation checks
- Ongoing review of treasury procedures and controls
- To provide an opinion as to whether the Annual Report fairly reflects Council's financial and non financial information
- To provide an opinion as to whether compliance with significant legislative requirements have been met.

3. Borrowing Policy

3.1 General Policy

The 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 planning process. The arrangement of precise terms and conditions of borrowing is delegated to the Corporate Services Manager,

The Council has significant infrastructural assets with long economic lives yielding long term benefits. The Council also has a significant strategic investment holding. The use of debt is seen as an appropriate and efficient mechanism for promoting intergenerational 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 the 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. The Council's other District responsibilities have policy and social objectives and are generally revenue funded.

The 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 LTCCP. The specific debt can also result from finance, which has been packaged into a particular project.
- In approving new debt, the Council considers the impact on its borrowing limits (refer Section 3.2) 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.

3.2 Borrowing Limits

In managing debts, the Council will adhere to the following limit (based on the Council's latest financial statements).

Total debt servicing cost after Interest rate risk management costs/benefits on net external public debt will not exceed 20% of total annual rates and levies.

Based on a District population of 47,700, net external debt per capita is projected to be \$1506 at 30 June 2006.

Net external public debt is defined as loan funds raised to meet Council activities, but does not include debt of Council's associate organisations or equity investments.

Currently Council's Treasury Management Policy will be breached in the year 2013/2014 and 2014/2015 as a result of borrowing requirements identified in this LTCCP document. Council will continue to monitor the requirements under the relevant clause of the Treasury Management Policy, albeit noting it is an assumption that all projects will proceed as identified and all will be debt-funded.

3.3 Borrowing Mechanisms

The Council will be able to borrow through a variety of market mechanisms including issuing stock and debentures, direct bank borrowing or accessing the short and long-term capital markets indirectly.

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, capital markets and loan stock issuance.
- The Council's overall debt maturity profile, to ensure concentration of debt is avoided at reissue/roll over time.
- Prevailing interest rates and margins relative to term for both loan stock issuance, capital markets and bank borrowing.
- The market's outlook on future interest rate movements, 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.

The Council's ability to readily attract cost effective borrowing is largely driven by its ability to rate, maintain a strong credit rating and manage its relationships with its investors and financial institutions.

The 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.

3.4 Liquidity Risk Management

Liquidity risk management refers to the timely availability of funds to the Council when needed, without incurring penalty costs.

The Council does not hold its reserves in cash. While reserves are not funded, the Council anticipates and plans for draw-downs against reserves (refer section 3.9)

The Council minimises its liquidity risk by:

- Matching expenditure closely to its revenue streams and managing cash flow timing differences to its favour.
- Avoiding concentration of debt maturity dates (refer below).
- Maintaining a mixture of committed and uncommitted credit lines with its relationship banks, (refer below).

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 the Council's control, the Council ensures debt maturity is spread widely over a band of maturities. Specifically, the Council manages this by ensuring that no more than 20% of total debt is subject to refinancing in any financial year.

Total debt in this context includes existing as well as planned debt, but excludes any established short term floating rate borrowing programme (eg promissory notes) and debt raised using stand-alone project financing.

3.5 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 interest rate movements. Generally, given:

- the Council's desire to have predictable, 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 intergenerational factors,
- the Council tends to have a high percentage of fixed rate or hedged borrowing. Notwithstanding the above, it may be appropriate from time to time, depending on the Council's outlook on interest rates, to have a floating rate profile, which is defined as any debt or interest rate risk management instrument where interest rates are being reset on a frequency less than 180 days.

The Council manages this specifically using the following operating parameter:

The Corporate Services Manager is authorised to approve up to 60% of the total debt to have a floating rate profile.

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

The Council is also exposed to interest rate re-pricing risk on the maturity of existing fixed rate debt that will be re-financed, as well as issue yield risk on planned new debt. The Council manages these exposures using the following operational parameter:

The Corporate Services Manager is authorised to approve hedging up to 100%, re-pricing risk on existing fixed rate debt and issue yield on planned

new debt within the next 18-month period.

Interest rate risk strategy is managed through the use of the following:

- Adjusting the average maturity of its borrowings. Interest rate risk is therefore managed within the confines of liquidity and there is a constant trade-off between the two.
- Using interest rate risk management instruments (refer note below) to convert fixed rate borrowing into floating rate or hedged borrowing and floating rate borrowing into fixed or hedged borrowing.
- Using interest rate risk management instruments to hedge re-pricing risk on existing fixed rate debt and issue yield on planned borrowing.

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

3.6 Security

Security may be offered over specific assets with prior Council approval.

Council will offer security on infrastructure assets where special rating provisions apply.

3.7 Repayment

The 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 LTCCP process 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 the Council determines otherwise.

Council policy is to repay net external debt to a minimum level of \$4,000,000 per year.

3.8 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 bank rates incurred by Council.
- Treasury uses the internal debt portfolio as an input into determining its external debt requirements. Where possible, the Council's reserves are used to reduce external debt, effectively reducing the Council's net interest cost.

3.9 Reserves

The 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. The Council maintains committed lines sufficient to cover the sum of the Council's contingency reserves.

3.10 Credit Risk Management

While the Council will only borrow from reputable financial Institutions, there is no minimum credit rating requirements imposed by the Council on its lenders. Council has recently completed a review of borrowing facility agreements with its approved financial institutions, the outcome of which has been to increase the borrowing limit by \$10 million from each institution. Under the terms of Council's borrowing facility agreement, there is an imposed borrowing limit of \$28 million each from ASB Bank Ltd, Westpac Banking Corporation, Bank of New Zealand and National Bank of New Zealand.

4. Investment Policy

4.1 Investment Mix

The Council has a significant portfolio of investments comprising:

- equity investments (covered in Section 4.3)
- asset investments (covered in Section 4.4)
- associated organisations (covered in Section 4.5)

A full list of the Council's current investments and their updated book values is included in Appendix III of the Treasury Management Policy.

4.2 General Policy

Council's philosophy is to ensure that the return on investments in cash and/or public good is equal to or greater than those returns achievable by general ratepayers of the District.

From a risk management point of view, the Council is well aware that its investment returns are exposed to the success or otherwise of its main investment sectors. At an appropriate time the Council believes it

should continue to reduce that exposure by reducing its holdings, and using the proceeds to reduce debt. The timing of these divestments will be in accordance with the Council's objective to optimise the return.

The Council will not hold cash investments other than those involving special funds and cash management investments. In its cash investment activity, the Council's primary objective when investing is the protection of its investment. Accordingly, any credit worthy counterparties will be acceptable. The Council's policy on managing credit risk is contained in Section 7 of the Treasury Management Policy.

Council's policy is to invest into banks with short term rating minimum of A+ and long term AA-, Standard and Poors Rating.

Short term is defined as a maximum of 180 days.

4.3 Equity Investments

4.3.1 Port Nelson Limited

Nature of Investment and Rationale for Holding.

Council is a 50% shareholder in this Company, with Nelson City Council holding the other 50% shareholding. When the Crown vested the shares in this Company with two Councils, jointly as shareholders, the Councils accepted a rate of return below the market value. Notwithstanding this, however, future investments in the port will be measured on their ability to return current market rates of return to the shareholders.

Disposition of Revenue

The current Directors policy is that a dividend equal to 50% of net profit after tax will be returned to shareholders annually.

Risk Management

Risks associated with Council's investment in Port Nelson Ltd are limited.

Management/Reporting Procedures

Quarterly reports are received and reviewed by Council. Election of Directors takes place at the Company's annual general meeting. Council is represented on the Board by two appointed Directors.

Specific Policy

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

4.3.2 Nelson Airport Limited

Nature of Investment

Tasman District Council and Nelson City Council each own 50% of the shares of this Company, which is the successor to the Nelson Regional Airport Authority. Council's investment is represented by 1.2 million ordinary one dollar shares.

Rationale for Holding Investment

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

Disposition of Revenue

This Company has resolved to pay an annual dividend detailed in its Statement of Intent and adopted by the shareholders for each of the next three years.

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, in accordance with the requirements of the Companies Act 1993.

4.3.3 Tourism Nelson Tasman Ltd

Nature of Investment

This Company was established on 1 July 1994 with a view to promoting and marketing tourism activities of the District, to the potential tourism market throughout New Zealand, the Pacific basin and ultimately the rest of the world.

Tasman District Council and Nelson City Council each hold a 50% share in this Company.

Disposition of Revenue

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

Risk Management

Risks associated with Council's investment in Tourism Nelson Tasman Ltd are limited.

Management/Reporting Policies

To retain and utilise strategic benefits of investment in this Company.

4.4 Asset Investments

4.4.1 Forestry

Nature of Investment

The 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.

Disposition of Revenue

Current policy is to provide a fixed sum from net

forestry revenue towards subsidising general rate in each financial year. Current statute requires that 10% of net forestry revenues be used for maintenance of Rabbit Island each year. Council's Forestry Subcommittee currently contributes \$140,000 from forestry revenues to the maintenance of Rabbit Island each year. This figure is currently in excess of 10%. The forestry activity will from time to time contribute to Council's general rate – annual contributions are detailed in the 10-year Activity Management Report.

Risk Management

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

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

Policies for Forestry

Retention of forestry investment is reviewable annually.

4.4.2 Property Investments

Nature of Investment

Council currently has a range of 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

Rationale for Holding Investment

Council's current property holding, management and operational philosophies are contained within the Property Asset Management Plan. This policy clearly defines Council's statutory obligation, levels

of service, tenancy requirements, maintenance scheduling, return on investments and any other pertinent property related matters.

Disposition of Revenue

Council policy requires that funds generated from Council's property activities are utilised as a contribution against annual general rate. Revenues are generated both from commercial property sources at negotiated market rentals and internally assessed occupational costs.

Risk Management

Council's property activities are managed by a Property Manager and specifically assigned staff.

Council has a delegated Property Subcommittee which is regularly briefed on property related matters, considers all proposed property acquisition, property disposals and utilisation of revenues generated from Council's properties.

4.4.3 Community Housing

Nature of Investment

Council currently has 97 community houses available for rental, generally to elderly or disabled persons.

These houses are located in:

Croucher Street, Richmond	10
Vosper Street, Motueka	27
Hill Street, Richmond	20
Mears Haven, Motueka	18
Starveall Street, Brightwater	7
Commercial Street, Takaka	4
Edward Street, Wakefield	7
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.

Disposition of 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 Committee annually from this account.

Risk Management

Council's community housing activities are managed by staff in the Community Services Department. Council's Community Services Committee regularly reviews Council's involvement in community housing, including assessment of the need for this asset within the community.

4.4.4 Camping Grounds

Nature of Investment

Council owns four camping grounds within its District (Collingwood, Pohara, Motueka and Murchison) that 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.

Disposition of 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

Council's Community Services Committee receives regular reports on the nature and activity of its camping grounds. Evaluation of these reports

includes continued ownership which is evaluated on an ongoing basis as and when leases become available for renewal.

4.5 Associated Organisations

4.5.1 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.

Disposition of Revenue

Council does not receive any financial return from this Business Unit. Council's cash commitment to the Business Unit for the 2006/2007 financial year will be \$2.5 million. This figure is projected to steadily increase in subsequent years, the effect of which will result in projected increases in Council's wastewater pan charges.

Risk Management

The Business Unit is managed by a committee, with representatives from both Councils plus one external representative. This Committee is required to regularly report to the Councils.

4.5.2 Tasman Bays Heritage Trust

Nature of Investment

Tasman District Council has a 50% shareholding in this entity, the remaining 50% being held by Nelson City Council.

Rationale for Holding Investment

To provide a quality museum facility for the residents of Tasman District and Nelson City.

Disposition of Revenue

Council's annual cash commitment to the Provincial Museum is in the vicinity of \$540,000. Council has provided a grant of \$600,000 and a loan of \$1.2 million to the Trust. Council does not receive a dividend from this organisation.

Risk Management

The Trust is required to report on a regular basis to the two Councils. Tasman District Council has representation on the Trust.

5. Cash Management

The treasury function is responsible for managing the Council's cash surpluses and/or deficits.

The Council maintains rolling daily, monthly and annual cash flow projections which form the basis of its cash management activity. The Council maintains one main bank account for its operating cash flows as well as other bank accounts for specialist activities such as borrowing requirements. Individual business units within the Council do not maintain separate bank accounts. Full details of the Council's bank accounts are listed in Appendix VII of the Treasury Management Policy.

The Council manages its working capital balances by matching expenditure closely to its revenue streams, and managing cash flow timing differences to its favour. Daily bank balances are extracted by the Financial Services Clerk through the Deskbank system.

Generally cash flow surpluses from timing differences are available for periods less than 180 days.

Cash management activities must be undertaken within the following parameters:

- Cash flow surpluses will be placed in call deposits, negotiable certificates of deposits or bank bills with its relationship banks. Amounts invested must be within limits specified in Section 7 of the Treasury Management Policy.
- An optimal daily range of -\$500,000 to +\$500,000 is targeted for in the Council's main bank account, with amounts drawn from the Council's money market lines, if required.
- The Council will maintain a committed bank overdraft facility of not more than \$3 million.
- The use of interest rate risk management on cash management balances is not permitted.
- The Council will maintain committed funding lines of no less than \$2 million.

6. Foreign Exchange Management

Council will not borrow or enter into incidental arrangements within or outside New Zealand in currency other than New Zealand currency, without the resolution of full Council

7. Treasury Counterparty Exposure Limits

The Council ensures that all investment, interest rate risk management, as well as any foreign exchange activity is undertaken with institutions that are of high quality credit 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 rate risk management and any foreign transactions are undertaken with entities that have a Standard and Poors (S&P) credit rating no worse than the minimum levels stated in the table below.

- Limiting total exposure to prescribed amounts.
- Rigorously monitoring compliance against set limits.

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. A current list of S&P rated issuers is included in Appendix VI.

Council does not require S&P ratings from Nelson Building Society or Southland Building Society.

Exposures to each counterparty are computed as follows:

- **On-balance Sheet**

Total amounts invested with that counterparty

- **Netting Arrangements**

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

8. Banking relationships

As in other parts of its activities, the Council's preference in the treasury management area is to

Institution	Minimum S&P short term credit rating	Minimum S&P long term credit rating	Total exposure limit for each counterparty
Government	N/A	N/A	Unlimited
Registered Bank on balance sheet exposures	A1+	AA-	\$30 million

deal with preferred suppliers. The Council's choice of relationship banks is determined by its desire to benefit from long term relationships rather than seeking the best returns in the short term.

Each financial institution must be capable of providing the Council with:

- comprehensive treasury services in NZD products. In this regard whilst day to day transactional requirements are important, it is the Council's borrowing requirements that are likely to drive key relationships.
- proven expertise and a track record in arranging local capital markets facilities.
- a desire to accommodate Council funding without additional security requirements.

The Council's cash management and interest rate risk management activities are undertaken with its relationship bank.

The Council's banking relationships will be reviewed at least every three years.

9. Reports and Meetings

9.1 Reports

The following reports will be produced:

Report Name	Frequency	Prepared by	Reviewed by	Recipient
Daily Cash Position	Daily	Financial Services Clerk	Accounting Manager	Corporate Services Manager
Treasury Report	Monthly	Accounting Manager	Corporate Services Manager	Corporate Services Committee Chief Executive
Limits Report	Monthly	Accounting Manager	Corporate Services Manager	Corporate Services Committee Chief Executive
Debt Maturity Profile	Monthly	Financial Services Clerk	Corporate Services Manager	Corporate Services Committee Chief Executive
Debt Profile	Monthly	Financial Services Clerk	Corporate Services Manager	Corporate Services Committee Chief Executive

10. Delegated Authorities

Activity	Delegated to
Approved policy document	Council
Alter policy document	Council
Open/close bank accounts	Chief Executive/Corporate Services Manager
Acquire and dispose of investments other than financial investments	Council
Approve borrowing programme for the year	Council
Approve charging assets as security over borrowing	Council
Approve new loans in accordance with Council resolution	Corporate Services Manager
Negotiate debt in relation to interest rate, term and maturity date	Corporate Services Manager
Approve signatories	Chief Executive/Mayor
Approve funds transfer signatories	As per register approved by Chief Executive
Manage borrowing strategy	Corporate Services Manager/Accounting Manager
Approve interest rate risk management instruments contained in the Risk Management Tool Kit in Appendix IV and subsequent additions and deletions	Council
Authorise use of Council approved interest rate risk management instruments	Corporate Services Manager
Manage Council cash requirements	Accounting Manager

Note: In the case of absence of Council officers, cross delegations as incorporated in 2.1 Treasury responsibilities will apply.

11. Key Internal Controls

The Council's systems of internal controls over treasury activity include:

- adequate segregation of duties among the core treasury functions of deal execution, confirmation, settling and accounting/reporting. There are a small number of people involved in treasury activity. Accordingly strict segregation of duties is not always achievable. Refer to Section 2.1 for more detailed treasury responsibilities. The risk from this will be minimised by the following processes:
 - › a documented discretionary approval process for treasury activity
 - › regular management reporting
 - › regular operational risk control reviews by the independent audit function

Organisational, systems, procedural and reconciliation controls to ensure:

- › All treasury activity is bona fide and properly authorised.
- › Checks are in place to ensure the Council's accounts and records are updated promptly, accurately and completely.
- › All outstanding transactions are re-valued regularly and independently of the execution functions to ensure accurate reporting and accounting of outstanding exposures and hedging activity.

More specifically, key internal controls are as follows:

11.1 General

Organisational Controls

- › The Corporate Services Manager has responsibility for establishing appropriate structures, procedures and controls to support treasury activity. Detailed procedures supporting the key controls contained in this document are contained in the Council's Treasury Procedures Manual.

- › All borrowing, investment, cash management and risk management activity is undertaken in accordance with approved delegations authorised by the Council.
- › Personnel with dealing responsibilities cannot perform bank reconciliations or act as a cheque signatory.

Cheque/Electronic Banking Signatories

- › Positions approved by the Council as per register.
- › Dual signatures are required for all cheques and electronic transfers.

Authorised Personnel

- › All counterparties are provided with a list of personnel approved to undertake transactions, standard settlement instructions and details of personnel able to receive confirmations.

Confirmations

- › Same day faxed confirmations are requested from banks and checked by the Financial Services Clerk.
- › All inward letter confirmations including registry confirmations are received and checked by the Corporate Services Manager against completed deal tickets and summary spread sheet records to ensure accuracy.

Reconciliations

- › Bank reconciliations are performed regularly by the Accounts Administrator and checked by the Accounting Manager. Any unresolved unreconciled items arising during bank statement reconciliation which require amendment to the Council's records are signed off by the Corporate Services Manager.
- › A monthly reconciliation of the treasury system/spread sheets to the general ledger is carried out by the Financial Services Clerk and approved by the Corporate Services Manager.

11.2 Borrowing

In addition to the controls listed under Section 11.1, the following controls apply to borrowing:

- › Borrowing activity is undertaken within borrowing limits specified in Section 3 of this policy.
- › All borrowing is undertaken by using competitive bidding processes. Detailed procedures for issuing securities and bank borrowing are included in the Treasury Procedures Manual.

11.3 Investments

In addition to the controls listed in Section 11.1, the following controls apply to investments:

- › Investment activity is undertaken within limits specified in Section 7 of this policy.
- › All deliverable certificates of investments (for example, bank bills) are held in safe custody in Council's safe or with the originating bank.

11.4 Incidental Arrangements

In addition to the controls listed under Section 11.1, the following controls apply to incidental arrangements:

- › The use of incidental arrangements is confined to managing interest rate risk of Council borrowings and is to be within the confines of the parameters and instruments specified in Section 3 of this policy.
- › The use of incidental arrangements requires formal prior approval of the Corporate Services Manager.
- › Standard master agreements for incidental arrangements are completed by the Council with its relationship banks.

12. Content of Appendices

- Appendix I
Borrowing Instruments Definitions
- Appendix II
The Risk Management Tool Kit
- Appendix III
Schedule of Current Council Investments and Values
- Appendix IV
List of Council approved Financial Institutions and their date of registration
- Appendix V
Approved Financial Investment Instruments
- Appendix VI
Standard and Poors Ratings
- Appendix VII
Tasman District Council Bank Accounts
- Appendix VIII
Specified Reserve Accounts

Appendix I

Borrowing Instruments Definitions

1. Bank Sourced Borrowing

1.1 Bank Bill Facilities

Commercial Bills cover all types of bills of exchange which are defined under the Bills of Exchange Act 1908 as:

“An unconditional order in writing, addressed by one person to another signed by the person giving it, requiring the person to whom it is addressed to pay on demand, or at fixed or determinable future time, a sum certain in money to, or to the order of a specified person, or to bearer.”

Bank bill facilities are normally for a term of up to three years, but may be for as long as five years. Bank Bills are bills of exchange, drawn or issued

usually by the original borrower and accepted or endorsed by a bank.

For a Bank Accepted Bill, the bank makes the payment of the face value of the bill on maturity. Most bank bills traded in the New Zealand market are Bank Accepted Bills.

Bank Endorsed Bills have been endorsed by a bank with another party as acceptor. In the event of default of the original acceptor, payment can be sought through the chain of endorsers to the bill.

An investor in bank bills can sell the bills prior to maturity date and receive the cash. Bank bills are a longer term borrowing instrument than cash loans. Bills are normally drawn for terms of 30, 60 or 90 days, with a few being drawn for 180 days. The 90 day bank bill is the underlying traded benchmark instrument for the short end of the market.

Costs

The principal costs to the borrower are the discounting bank's yield at which it discounts the bill at the time of draw down, an arrangement fee, an acceptance fee and line fee (expressed in basis points or percentage per annum) and margin. Acceptance fees, arranger fees, line fees and margins in aggregate normally range between 35 – 300 basis points (ie 0.35% – 3.00%), depending on the credit worthiness of the borrower.

1.2 Revolving Credit Facilities (Variable Amount Term Loans)

Revolving credit facilities are similar from a borrower's perspective, except interest is paid in arrears rather than upfront as in the case of bank bills. Revolving credit facilities are usually for a term of up to three years but may be for as long as five years and like bank bills, drawings under the facility are priced off the bank bill buy rate. Most facilities allow for the borrower to draw up to the facility

amount in various tranches of debt and for various terms out to a maximum term of the maturity date of the facility. Like bank bills, most borrowers use these facilities to borrow on a 90 day basis.

Costs

The principal costs are the same as with bank bills, the lending banks yield which sets the base rate at the time of lending, an arrangement fee, an acceptance fee and a line fee (expressed in basis points or percentage per annum) and the margin. Acceptance fees, arranger fees, lines fees and margins in aggregate normally range between 35 - 300 basis points (ie 0.35% - 3.00%), depending on the credit worthiness of the borrower.

1.3 Short Term Money Market Lines

Short-term money market loans or cash loans can be Committed or Uncommitted. A customer pays for a guarantee of the availability of the funds in a Committed Loan. In an Uncommitted Loan, funds are provided on a best endeavours basis and no line/commitment fee is payable. In addition to a line fee, a margin may be charged on any line usage.

The main usage of cash loans is to cover day-to-day shortfalls in funds. The interest rate is governed by the term of the borrowing and the implied or implicit credit rating of the borrower. Cash loans are short term only and are normally drawn for a term of one (overnight) to seven days. Interest collection can be daily.

Appendix II

The Risk Management Tool Kit

1. Approved interest Rate Risk Management Instruments

- a) Interest rate risk management instruments approved for use, consistent with the policy contained in Section 3.5 are:
 - › Fixing through physical borrowing instruments
 - loan stock, debentures, medium term notes, bank term loan
 - › Floating through physical borrowing instruments - short term revolving stock, bank borrowing, promissory note programme
- b) The following interest rate risk management instruments are available for interest rate risk management activity, but are to be specifically approved by the Council:
 - › Forward rate agreements
 - › Interest rate swaps
 - › Purchase of interest rate options products including caps, floors, bond options and swaptions
 - › Interest rate collar type option strategies
- c) The following interest rate risk management instruments are not permitted for use:
 - › Selling interest rate options for the primary purpose of generating premium income is not permitted because of its speculative nature.
 - › Structured or leveraged interest rate option strategies where there is any possibility of the Council's total interest expense increasing in a declining interest rate market or where the Council's total interest cost is increasing faster than the general market rate.
 - › Interest rate futures contracts.

2. Interest Rate Risk Management Instruments and Terms – Definitions

BKBM (Bank Bill Mid Rate)

The bank bill mid market settlement rate as determined at 10,45 am each business day on Reuters page BKBM. This is the standard rate for the settlement of interest rate swaps, forward rate agreements and interest rate caps and collars.

Bond Options

The Council when purchasing a bond option has the right but not the obligation to buy or sell a specified government stock maturity on an agreed date and time and at an agreed rate.

Forward Rate Agreement

An agreement between the Council and a counterparty (usually a bank) protecting the Council against a future adverse interest rate movement for a specified period of time. The Council and the counterparty agree to a notional future principal amount, the future interest rate, the bench mark dates and the bench mark rate (usually BKBM).

Interest Rate Collar Strategy

The combined purchase (or sale) of a cap or floor with the sale (or purchase) of another floor or cap.

Interest Rate Options

The purchase of an interest rate option gives the holder (in return for the payment of a premium) the right but not the obligation to borrow (described as a cap) or invest (described as a floor) at a future date for a specified period. The Council and the counterparty agree to a notional future principal amount, the future interest rate, the bench mark dates and the bench mark rate (usually BKBM). Interest rate option products include caps, floors, bond options and swaptions.

Interest Rate Swap

An interest rate swap is an agreement between the Council and a counterparty (usually a bank) whereby the Council pays (or receives) a fixed interest rate and receives (or pays) a floating interest rate. The parties to the contract agree notional principal, start date of the contract, duration of the contract, fixed interest rate and the bench mark rates (usually BKBM).

Swaption

The purchase of a swaption gives the Council the right, but not the obligation, to enter into an interest rate swap, at a future date, at a specific interest rate.

Appendix III

Schedule of current Council Investments and Values
These values are current at 30 June 2005.

	\$(000)
Port Nelson Ltd (50% shareholding)	48,767
Tourism Nelson Tasman Ltd (50% shareholding)	62
Nelson Regional Sewerage Business Unit	7,850
Tasman Bays Heritage Trust	6,447
Nelson Airport Ltd	1,650

Appendix IV

List of Council approved Financial Institutions and their date of registration.

Name	Registration Date	Credit Ratings			
		S&P		Moody's	
		Short	Long	Short	Long
Registered Banks					
ANZ Banking Group (NZ) Ltd	1 April 1987	A1+	AA-	-	-
ASB Bank Ltd	11 May 1989	A1+	AA-	-	-
Bank of New Zealand	1 April 1987	A1+	AA	P1	-
Rabobank Nederland	1 April 1996	A1+	AAA	-	-
Kiwi Bank					
The National Bank of New Zealand Ltd	1 April 1987	-	AA-	-	-
TSB Bank Ltd	8 June 1989	-	-	-	-
Westpac Banking Corporation	1 April 1987	A1	A+	P1	A1
Building Societies					
Nelson Building Society	1 April 2002	-	-	-	-
Southland Building Society	1 April 2002	-	-	-	-

Appendix V

Approved Financial Investment Instruments

Investment instruments available in the market (excluding equities and property) can generally be discussed under four broad categories relating to the issuer of these instruments.

1 *New Zealand Government*

Treasury bills are registered securities issued by the Reserve Bank of New Zealand (RBNZ) on behalf of the Government. They are usually available for terms up to a year but generally preferred by investors for 90 day or 180 day terms. They are discounted instruments, and are readily negotiable in the secondary market.

Government stock are registered securities issued by the RBNZ on behalf of the Government. They are available for terms ranging from one year to twelve year maturities. Government stock have fixed coupon payments payable by the RBNZ every six months. They are priced on a semi annual yield basis and are issued at a discount to face value. They are readily negotiable in the secondary market.

2 *Local Authorities*

Local Authority stock are registered securities issued by a wide range of local government bodies. They are usually available for maturities ranging from one to ten years. A fixed coupon payment is made semi annually to the holder of the security. They are negotiable and usually can be bought and sold in the secondary market.

3 *Registered Banks*

Call and term deposits are funds accepted by the bank on an overnight basis (on call) or for a fixed term. Interest is usually calculated on a simple interest formula. Term deposits are for a fixed term and are expected to be held to maturity. Term

deposits are not negotiable instruments. Termination prior to maturity date can often involve penalty costs.

Certificates of deposits are securities issued by banks for their funding needs or to meet investor demand. Transferable certificates of deposits (TCDs) are non bearer securities in that the name of the investor, face value and maturity date are recorded on the certificate. They are able to be transferred by registered transfer only. Negotiable certificates of deposits (NCDs) on the other hand are bearer securities and are able to be transferred immediately. Both TCDs and NCDs are priced on a yield rate basis and issued at a discount to face value. They are generally preferred over term deposits because investors can sell them prior to maturity.

Bank bills are bills of exchange drawn or issued, usually by a corporate borrower and accepted or endorsed by a bank. The investor is exposed to bank credit risk when investing in such instruments. Bank bills are readily available for any maturity up to 180 days, although 30 to 90 day terms are more common. They are priced on a yield basis and issued at a discount to face value. Investors in bank bills can sell the bills prior to maturity date.

4 *Corporates*

Corporate bonds are generally issued by companies with good credit ratings. These bonds can be registered securities or bearer instruments. A fixed coupon payment is made semi annually to the holder of the security. They are priced on a semi annual yield basis and are issued at a discount to face value. Corporate bonds are negotiable and can be bought and sold in the secondary market.

Promissory notes are issued by borrowers who usually have a credit rating and standing in the market that is sufficient to enable the notes to be issued without endorsement or acceptance by a

bank. The notes are usually underwritten by financial institutions to ensure that the borrower obtains the desired amount of funds. Promissory notes are issued with maturities ranging from seven days to over one year. The common maturities are for 30 and 90 days. The face value of the note is repaid in full to the bearer on maturity.

Appendix VI

S & P Ratings

S & P Australian Ratings Rating Code

AAA rated corporations, financial institutions, governments or asset-backed financing structures (entities) have an extremely strong capacity to pay interest and repay principal in a timely manner.

AA rated entities have a very strong capacity to pay interest and repay principal in a timely manner and differ from the highest rated entities only in a small degree.

A rated entities have a strong capacity to pay interest and repay principal in a timely manner, although they may be somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than those in higher rating categories.

BBB rated entities have a satisfactory or adequate capacity to pay interest and repay principal in a timely manner. Protection levels are more likely to be weakened by adverse changes in circumstances and economic conditions than for borrowers in higher rating categories.

BB rated entities face ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to a less adequate capacity to meet timely debt service commitments.

B rated entities are more vulnerable to adverse business, financial or economic conditions than entities in higher rating categories. This vulnerability is likely to impair the borrower's capacity or willingness to meet timely debt service commitments.

CCC rated entities have a currently identifiable vulnerability to default and are dependent upon favourable business, financial and economic conditions to meet timely debt service commitments. In the event of adverse business, financial or economic conditions, they are not likely to have the capacity to pay interest and repay principal.

CC is typically applied to debt subordinated to senior debt that is assigned an actual or implied "CCC" rating.

C rated entities have high risk of default or are reliant on arrangements with third parties to prevent defaults.

D rated entities are in default. The rating is assigned when interest payments or principal payments are not made on the date due, even if the applicable grace period has not expired. The "D" rating is also used upon the filing of insolvency petition or a request to appoint a receiver if debt service payments are jeopardised.

Entities rated "BB", "B", "CC" and "C" are regarded as having predominantly speculative characteristics with respect to the capacity to pay interest and repay principal. "BB" indicates the least degree of speculation and "C" the highest. While such entities will likely have some quality and protective characteristics, these are outweighed by large uncertainties or major exposures to adverse conditions.

The ratings from “AA” to “CCC” may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories.

Credit Watch highlights an emerging situation which may materially affect the profile of a rated corporation.

Short Term Ratings Including Commercial Paper (up to 12 months).

A1 rated entities possess a strong degree of safety regarding timely payment. Those entities determined to possess extremely strong safety characteristics are denoted with an “A1+” designation.

A2 rated entities have a satisfactory capacity for timely payment. However the relative degree of safety is not as high as for those rated “A1”

A3 rated entities have an adequate capacity for timely repayment. They are more vulnerable to the adverse effects of changes in circumstances than obligations carrying the higher designations.

Entities receiving a “B” rating have only a speculative capacity for timely payment. Those with “B1” have a greater capacity to meet obligations and are somewhat less likely to be weakened by adverse changes in the environment and economic conditions than those rated “B2”.

C1 rated entities possess a doubtful capacity for payment .

D1 rated entities are in default.

Ratings of BBB- (long term) or A3 (short term) and above are investment grade.

Appendix VII

Tasman District Council Bank Accounts

- General Fund Account
- Loan Account
- Direct Credit Account
- Takaka Imprest Account
- Motueka Imprest Account
- General Disaster Relief Fund
- Rivers Relief Fund
- Self Insurance Fund

Appendix VIII

Specified Reserve Accounts

Tasman District Council will maintain separate bank accounts for the following specified reserve accounts:

- Pinegrove Trust
- Port Dividend Fund
- General Disaster Relief Fund
- Rivers Relief Fund
- Self Insurance Fund

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 for 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 or sewage disposal.
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 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

Objective 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 were 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 remissions 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

Objective of the Policy

To provide relief to ratepayers who have excessive metered water rates due to a fault or leak in the internal reticulation servicing their rating unit.

Conditions and Criteria

1. The policy will apply to applications from ratepayers who have excess water rates due to a fault in the internal reticulation.
2. All applicants must submit their request in writing and proof of repairs to the internal reticulation must be provided with the application.
3. 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.
4. Where ownership of a rating unit has been for less than six months, staff will monitor consumption for a period of three months to establish a reasonable consumption figure at which to charge.
5. The balance of the account owing will be remitted based on the above criteria.
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 50 per cent of the difference between the consumption as calculated in clause 3 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 reviewed and a remission granted only in exceptional circumstances.
8. The Utilities Asset Engineer will have delegated authority to approve remission of water charges in excess of the charges payable according to the policy.

Policy on Penalty Remissions

Objective of 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

Objective 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 uniform annual general charges and specified target 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
 - Community Facilities Rate
 - Regional Facilities Rate
 - Museums Rate
 - Motueka Water Works/Services
 - Takaka Firewells Maintenance
 - Mapua Stop Bank Rate
 - ASB Bank Aquatic Centre Operational Rate
 - Refuse/Recycling Rate
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

Objective 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 \$10.00 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 Maori Freehold Land

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

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 Maori 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 Maori 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 Maori freehold land is:

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

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 a series of loans on which interest and principal are paid annually so that at 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 that 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 LTCCP) 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 the 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 the 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 pay 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 on 1 July and subsequent financial years.

- 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 option 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 consultation papers; and
- inclusion in LTCCP – the degree of significance may also determine whether a decision on a matter must be explicitly included in the LTCCP, 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, decisions or other matters are significant, the Council could use the following thresholds, criteria and procedures:

Thresholds

- Issues, assets or other matters that incur more than 1% of Council's asset base, or 5% of Council's budgeted turnover;
- 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 function.

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 any significant activity is carried out.
- 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
- Community Housing 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 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.

Policy on Partnerships with the Private Sector

Introduction

Section 107 of the Local Government Act 2002 (the Act) determines that a local authority must adopt under section 102, policies in respect of the commitment of local authority resources to partnerships between the local authority and the private sector.

Partnership with the private sector is defined as any arrangement or agreement that is entered in between one or more local authorities and one or more persons engaged in business, but does not include arrangement or an agreement in which the only parties are local authorities, or one or more local authorities and one or more Council organisations.

A contract for the supply of any goods or services to, or on behalf of a local authority, is not defined as a partnership with the private sector.

Such policies must include:

- The circumstances (if any) in which the local authority will provide funding or other resources to any form of partnership with the private sector, whether by way of grant, loan, or investment, or by way of acting as a guarantor for any such partnership;
- What consultation the local authority will undertake in respect of any proposal to provide funding or other resources to any form of partnership;
- What conditions the local authority will impose before providing resources to any form of partnership;
- An outline of how risks associated with any such funding or other resources are assessed and managed;
- An outline of the procedures by which any such funding will be monitored and reported on to the

local authority will be monitored and reported; and

- An outline of how the local authority will assess, monitor and report on the extent that community outcomes are furthered by the provision of funding or other resources or a partnership with the private sector.

Present Situation

Currently Council does not have any partnerships with the private sector as defined under section 107, of the Act. Whilst Council has a partnership and funding relationship with the Nelson City Council, interpretation of “partnership with the private sector” by the Audit Office, precludes Trusts, and other non-profit-making organisations.

Consultation

Where Council is considering any partnerships with the private sector, it will undertake appropriate consultation with the community using the special consultative procedure. Where possible, this consultation will be undertaken through the annual plan process.

Discussion of the Desirability of Partnerships with the Private Sector

Partnerships between public agencies and the private sector are being practised around the world. In countries such as the UK, USA and Australia, Public Private Partnerships (PPP), have been established in both central and local government to deliver services ranging from transport links, such as network rail and underground systems (UK), highway, water and sewerage infrastructure (USA), and hospital and educational facilities (Australia).

The essential purpose of PPP is the substitution of private management expertise and funds for those of the public sector in the provision of services normally provided by governments. This makes it different from outright privatisation which involves

the complete transfer of an asset and the services associated with it to the private sector.

Criteria for Consideration of Partnerships with the Private Sector

The broad principles underpinning any partnership with the private sector should include the following elements:

- Focus on the end result, rather than the means of delivery
- Allocation of risk and the commercial framework of the partnership model delivering the best outcomes for the community
- Performance measures ensuring that the quality of services delivered meets the needs of the community, and the outcomes of the project are transparent
- Private participation being subject to competitive tendering processes
- Emphasis on transparency and disclosure of the processes and outcomes, acknowledging the need to protect commercial confidentiality where appropriate
- Confidence in the probity of the partnership model and the way in which it is implemented

The public interest must be protected and any project should be open to public input:

- Effective in meeting the objectives of Council;
- Accountable and transparent, to ensure that the community will be well informed about the obligations of both the Tasman District Council and the private sector partner, and that these obligations will meet Central Government Audit Office standards
- Open to public input with pathways in place so that the public's rights are protected through a fair appeals process and other conflict resolution mechanisms

- Equitable, to ensure that disadvantaged individuals and groups can effectively use the infrastructure; open to ensure ongoing public access to essential infrastructure
- Protective of consumer rights, especially of those sectors of the community that are the most vulnerable protective of community health and safety
- Protective of consumers' rights to privacy
- Protective of Council's occupational and health responsibilities

The partnership must deliver value for money where:

- A need has been defined in measurable output terms
- The project is structured to minimise the risk to Council in order to generate the incentives for cost effective, high quality services
- There is an identifiable market of bidders prepared to compete for the opportunity to undertake the project
- There is scope for private parties to demonstrate particular skills and/or innovative capacity;
- The project size justifies the transaction and ongoing management costs

Finally, risk must be identified, and allocated to whoever is best able to manage risk at the least cost, taking into account public interest considerations.

The structure of the partnership project needs to take account of which partner is best able to take responsibility for managing such risks as:

- Design and construction risk – cost, quality and time
- Commissioning and operating risk
- Service and under performance risk
- Industrial relations risk
- Maintenance risk
- Regulation and legal change risk

- Technology obsolescence risk
- Planning risk
- Price risk
- Taxation risk
- Residual value risk and (where appropriate) demand or volume risk
- Occupational safety and health risk

Conclusions

Partnership projects bring public and private parties together for long term mutual benefit. While there undoubtedly is risk involved, consideration of the opportunity to achieve the Tasman District Council goals of the Council mission statement through funding and operating mechanisms in partnership with the private sector seems worthy of consideration on a case by case basis. Inherent of this approach would be a policy determined as prescribed under section 107 of the Act.

The other viewpoint is not to be open to partnerships with the private sector, and frame policy accordingly.

The Act definition of partnerships with the private sector includes grants, loan, investment, or acting as a guarantor. Within this broad area there may well be the opportunity for a form of partnership with private parties to provide a needed facility, service or infrastructure.

Fundamental to any consideration will be policy based on section 107 of the Act.

Statement on Fostering Maori Participation in Council Decision-Making

Purpose

This statement outlines the steps Council is taking to foster Maori capacity to contribute to Council decision-making processes over the period of this LTCCP, as required by Schedule 10(5) of the Local Government Act 2002.

Background

For some time, Council has been increasingly aware of the importance of furthering a closer working relationship between the District's Maori 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 account for the values of Maori as a special set of community values. Council consult and engage with Maori 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 Maori participation in Council Decision-Making.

The new Local Government Act 2002 now places a number of obligations and responsibilities on Council in regard to Maori. These include the need to establish and maintain processes to:

- Provide opportunities for Maori to contribute to the decision-making processes of Council.

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

There are a number of methods being put forward by Iwi 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 may be considered following meetings with each Iwi through the various manawhenua Trusts, to improve our relationship:

- Developing a formal memorandum of understanding concerning the Iwi/Maori/Council relationship.
- Iwi nominating a Kaumatua to a Council.
- In consultation with Iwi appointing an Iwi Liaison Officer as a full or part-time member of Council staff.
- In consultation with Iwi providing some form of Maori representation on various Council committees.
- In consultation with Iwi providing some future structured training/familiarisation course to improve Councillors and staff understanding of Iwi perspectives.
- Modifying Council policies so that the need for Iwi consultation and involvement is clearly part of the decision-making process of Council.

Development Contributions Policy

1. Introduction

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 created by continuing population growth.

In order that those undertaking developments pay a fair share of the capital expenditure for infrastructure, a transparent, consistent, and equitable basis is required for determining 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 Council Community Plan (LTCCP) under Section 102(4)(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. 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 cash 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 sources.

1.3 Adoption of Policy

This Policy has been amended and will come into force on 1 July 2006.

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; or
- the Council incurs, or is likely to incur, capital expenditure to provide appropriately for those assets, ie 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. A Development Contributions Policy enables Council to require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of a development.

Council intends collecting development contributions based on development occurring in two parts of the District as shown on the map at Appendix A and detailed in Schedule I. These are:

1. The Coastal Tasman Area comprising the Rural 3 zone, the Mapua and Waimea Inlet Rural Residential zones and the Services Contribution Area as defined in the Tasman Resource Management Plan within the 10-year period of the LTCCP

2. The remainder of the District. Where a development will benefit from existing or future Council water, wastewater or stormwater services within the 10-year period of the LTCCP, a development contribution for that particular infrastructure item will be required. For the purposes of defining where a development will benefit from a particular utility service, any subdivision or development on land within an urban drainage area or water supply area pertinent to an existing or future service, or any proposed connection to a new or future service shall be deemed to so benefit. The road network is of benefit to the whole District and development contributions for roads will be payable on development throughout the remainder of 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 has been paid, in which case the development contribution includes a component for a connection fee. Where an allotment or development within the Coastal Tasman Area will connect to a utility service outside of the Coastal Tasman Area, a development contribution based on the remainder of the District will be payable.

For the avoidance of doubt a development contribution will be required at the time of creating any new allotment by subdivision regardless of whether any buildings exist on the new allotments.

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:

1. 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;
2. Where subject to Council's agreement, the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure;
3. Where Council has received or will receive funding from a third party for these works.
4. Where existing use rights under Section 10 of the Resource Management Act apply to any building development;
5. Where a resource consent is subject to a change of condition(s) under section 127 of the Resource Management Act and the effect of the change is no different to that anticipated under the original consent.
6. Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure;
7. 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.
8. 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 for each utility service in respect of building development equivalent to any previous contribution paid at the time of subdivision that resulted in the creation of the title being built upon.

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 from 1 July 2004 will not require financial contributions for subdivision and land development under the Council's Tasman Resource Management Plan for capital expenditure on these assets where a development contribution has been required. However, Council 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 or any Transitional District Plan provisions under the RMA.

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

Calculation

Financial contributions are contributions levied under the Resource Management Act 1991 (RMA).

Section 5 of the RMA provides the purposes for which Financial Contributions may be taken – the sustainable management of natural and physical resources. Under section 108(10) of the RMA a Financial Contribution can be imposed on resource consents.

Financial contributions for reserves and community services are not included in Development Contributions Policy but will still be charged under Section 16.5 of the Tasman Resource Management Plan (TRMP). A full copy of the TRMP is available at Council offices for public inspection or on the Council website.

Financial contributions under the TRMP can be taken to address environmental effects other than those resulting from growth. Financial contributions can also be taken to off-set adverse environmental effects that may result from a development, as environmental compensation.

Financial Contribution – Subdivision Per New Allotment	
Component	Contribution
Reserves and Community Services	5.5% of value
Notes: Notes: (1) "Reserve" means any land set aside by the Council for a public purpose other than an esplanade reserve or esplanade strip set aside or created under Section 230 of the Act or a reserve for utility purposes. (2) "Community Services" means any service or facility provided by the Council (other than the infrastructure components itemised in this table) for a public purpose and includes any associated work.	

Financial Contribution on Building Development

A financial contribution is payable to Council for every development that requires a building consent under the Building Act 1991, except where:

- (a) the activity is a first dwelling on a single certificate of title; or
- (b) the activity is the replacement of a building by another building of similar character, intensity and scale erected on the same site as the replaced building; or
- (c) the activity involves a repair or renovation work to an existing building where any adverse effects are no greater than previously.

The financial contribution is assessed as a percentage of the value of the building consent application lodged with the council.

Financial Contribution – Building

Financial Contribution – Building	
Component	Contribution
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.5%
Building Consent (above \$200,001 value)	0.25%
Notes:	
(1) The financial contribution is GST inclusive.	
(2) The building consent value is GST exclusive.	
(3) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings.	

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, roads, 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 resource consent for a subdivision or building development;
- a building consent;
- 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:

- practicality of implementation;
- economies of scale in implementation costs;
- fairness;
- best available knowledge for projections and allocating budgets.

Council may 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, in which case the development contribution includes a component for a connection fee.

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:

- water supply
- wastewater reticulation
- roading and other transport
- stormwater collection and management

4.1 Capital Expenditure as a Result of Growth in 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. 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 Council's LTCCP.

For that part of the District within the Coastal Tasman Area, the relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 below:

Table 1		
Activity	Growth component to be funded by Development Contributions	\$ (GST excl)
Road network		5,691,925
Water supply		13,345,070
Total		19,036,995

For the remainder of the District, the relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 2 below

Table 2		
Activity	Growth component to be funded by Development Contributions	\$ (GST excl)
Water		12,531,483
Wastewater		28,252,486
Roading		6,138,991
Stormwater		6,225,705
Total		53,148,665

4.2 Development across District Boundaries

In the situation where a proposed development lies in more than one development contribution part of the District, the development contribution required for the entire development will be determined by reference to that part of the District which contains more than half of the land area subject to development.

5. Units of Demand

5.1 Residential

- 5.1.1 The unit of demand within the Coastal Tasman Area is based upon the development of 1,680 new residential activities over the life of the LTCCP and beyond through the subdivision and associated development of new and existing lots. Each new or additional dwelling is assumed to generate a demand for network infrastructure that is equivalent to a single household unit of demand.
- 5.1.2 For the remainder of the District, all additional allotments created at subdivision stage for residential use and all new additional dwellings are assumed to be equal to the creation of an equivalent household unit of demand (HUD).

5.2 Non-Residential (Coastal Tasman Area and Remainder of the District)

- 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 by Council 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.
- 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,

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, in relation to the first building on an allotment, take into account the development or financial 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 concerning the circumstances where development contributions will be refunded, or land returned are set out in Appendix B. Council also reserves the right to refund moneys in circumstances it considers appropriate in relation to payments made for second dwellings.

Council may require the developer to provide such information. In any case the Council will carry out its own assessment for any

7. Payment of Development Contributions

In addition to its powers generally to require payment of development contributions, Council will exercise 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 224I of the Resource Management Act 1991(RMA)
- Withhold a code compliance certificate under Section 43 of the Building Act 1991
- 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.

Applicants for a building consent that attracts payment of a development contribution shall be entitled to a 5 per cent discount if payment is made at the time of uplifting the building consent.

8. 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 LTCCP
- any other matters Council considers relevant.

9. Significant Assumptions Of The Development Contributions Policy

9.1 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 in two relevant parts of the District. These are:

- the Coastal Tasman Area;
- the remainder of the District.

9.2 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 activity 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.

* Lumpy infrastructure is where in any given year there are large sums assigned given the discrete nature of the development work.

9.3 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 activity management planning data.

9.4 Best Available Knowledge

Development contributions are based on capital expenditure budgets from Council's activity (or asset) 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.

9.5 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.

9.6 Financial/Administrative Assumptions

All figures in the Development Contributions Policy are in future dollars.

That methods of service delivery will remain substantially unchanged.

10. Review of Decisions

A Council subcommittee comprising the Mayor (or a Mayoral nominee), and the Chair of the Environment and Planning and 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. A meeting to consider the request shall be convened within 20 working days of lodging the review request.

11. 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:

- the provision of facilities and amenities
- the making of grants
- 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.

Catchment means the area served by a particular infrastructure.

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

Community Outcomes, in relation to a District or region:

1. means the outcomes for that District or region that are identified as priorities for the time being through a process under Section 91 of the Act
2. includes any additional outcomes subsequently identified through community consultation by the local authority as important to the current or future social, economic, environmental, or cultural well-being of the community

Development means

1. any subdivision or other land development that generates a demand for reserves, network infrastructure, or community infrastructure, but
2. does not include the pipes or lines of a network utility operator

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

Table 3			
Activity	Base Unit	Demand per Household Unit	Comments
Water	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	
100 mm or greater*			
101-150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (Commercial only) (Industrial separately assessed on Trade waste flows from site ie more than 1.0m ³ /day)	Number of pans /urinals	2 pans / urinals	Urinal = pan. Number of pans/urinals x 2 = HUD amount ie 10 pans +2 urinals =12 pans divided by 2 = 6 HUDs
Stormwater	300 m ² of non pervious surface	300 m ² and multiples thereof for roof and paved areas. Credits given for stormwater mitigation ie grass swales/rain gardens	Typical residential dwelling covers approx. 300 m ² site. Multiples of 300m ² :ie roof and paved areas equate to 1HUD/300m ²
Roading	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 carparks required per development x 3 = required HUD

- For industrial/wet industries using more than 5.0m³ 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 required but an increased use in Council's

infrastructure ie 198 and 199 Local Government Act 2002 (LGA 2002) , Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant 208(d) of LGA 2002.

Development Contribution means a contribution:

a. provided for in a development contribution policy included in the Long-Term Council Community 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 Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
- (iii) both.

Development Contribution Areas means defined geographical areas to which a development contribution is applicable.

Development Contributions Policy means the policy on development contributions included in the Long-Term Council Community Plan of the Council under Section 102(4)(d) of the Act.

District means the Tasman District.

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

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) and includes an accessory building that exceeds 15 square metres in area and is able to be used for sleeping accommodation whether or not it contains ablutions, cooking or kitchen facilities.

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

Schedule I – Summary of Development Contributions

1. Development Contributions Applying Within The Coastal Tasman Area

1.1 Residential Development

1.1.1 How Development Contributions have been Set

In the Coastal Tasman Area, detailed analysis has been undertaken in relation to servicing costs to accommodate growth in accordance with the detailed planning provisions for the area. These are “end state” calculations based on the expected number of dwellings and a full services development programme which Council intends to implement, and will provide for roading upgrades and extensions and provision of water supply services over time to the Council’s standards. Development contributions will be required on the grant of resource consent for subdivision or building development within the Area, or on the grant of a building consent for any building development.

Table 4

Development Contribution per Household Unit of Demand***

Activity	Contribution* \$ (GST incl)
Road network (except as required in the following line)	6,888
Water supply**	11,528
Stormwater	Nil

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

** *The development contribution for water supply also includes a service connection fee.*

*** *Where an allotment created by subdivision or where a dwelling connects to a reticulated sewerage scheme, a development contribution equivalent to that for the remainder of the district shall be payable.*

1.1.2 Calculation of Development Contributions

For each infrastructure asset (water and roads) where development contributions are required, the development contributions payable by the developer will be calculated by multiplying the number of household units of demand generated by the development by the figure for the relevant activity in Table 4.

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;
- (d) any utility allotment which is created for the purposes of a Residents Association or such similar management purpose which is not to be used for residential or productive purposes

Any allotment containing a building for which a development contribution has been paid in the three years preceding the issue of the Section 224 certificate shall have the equivalent amount deducted from the development contribution.

1.1.3 Development Contributions Required on Building Development in the Coastal Tasman Area

For building development in the Coastal Tasman Area, development contributions are required as follows:

- (a) For each building that is the first dwelling on a site, the development contribution for the building is

calculated as follows:

- (i) 100% of the road network contribution set out in Table 4, less any road network contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP, and
 - (ii) 33% of the wastewater reticulation contribution set out in Table 4, less any wastewater reticulation contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP, and
 - (iii) 33% of the water supply contribution set out in Table 4, less any water supply contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP.
- (b) Where the building is a second or subsequent dwelling on a single certificate of title, the development contribution is set out in Table 4.

1.2 Non-Residential Development

- 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. 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 (HUD) – see Table 3. The assessment required may be based on Council's own estimates of the likely demand for network infrastructure.

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.

- 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.

- In calculating the equivalent HUD, the Council does not allow for fractions of HUDs. Standard rounding formulae will apply ie ≥ 0.5 is rounded up to the next whole number, < 0.5 is rounded down to the next whole number.

2. Development Contributions Required In The Remainder Of The District (Excluding The Coastal Tasman Area)

2.1 Residential Development

For each infrastructure asset (water, wastewater, roading and stormwater) 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 5. 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:

- the number of separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- any allotment required as a condition of consent to be amalgamated with another allotment.
- any utility allotment which is created for the purposes of a Residents Association or such similar management purpose which is not be used for residential or productive purposes

Any allotment containing a building for which a development contribution has been paid in the three years preceding the issue of the Section 224 certificate shall have the equivalent amount deducted from the development contribution.

Activity	Development Contribution per HUD	\$ (incl GST)*
Water		3,065
Wastewater		6,087
Roading		1,554
Stormwater		1,561
Total		12,267

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

2.1.2 *Development Contributions Required on Building Development in the Remainder of the District*

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

(a) For each building that is the first dwelling on site, the development contribution for the building is calculated as follows:

(i) 100% of the road network contribution set out in Table 5, less any road network contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP and

(ii) 33% of the wastewater reticulation contribution set out in Table 5, less any wastewater reticulation contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP and

(iii) 33% of the water supply contribution set out in Table 5, less any water supply contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP, or the 2004-2014 LTCCP, and

(iv) 33% of the stormwater contribution set out in Table 5, less any stormwater contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP, or the 2004-2014 LTCCP

(b) Where the building is a second or subsequent dwelling on a single certificate of title, the development contribution is set out in Table 5.

non-residential unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the nonresidential development and the assumptions made in calculating the household unit of demand (HUD). The assessment required may be based on Council's own estimates of the likely demand for network infrastructure. 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.

2.2.2 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.

2.2.3 In calculating the equivalent HUD, the Council does not allow for fractions of HUDs. Standard rounding formulae will apply ie ≥ 0.5 is rounded up to the next whole number, < 0.5 is rounded down to the next whole number.

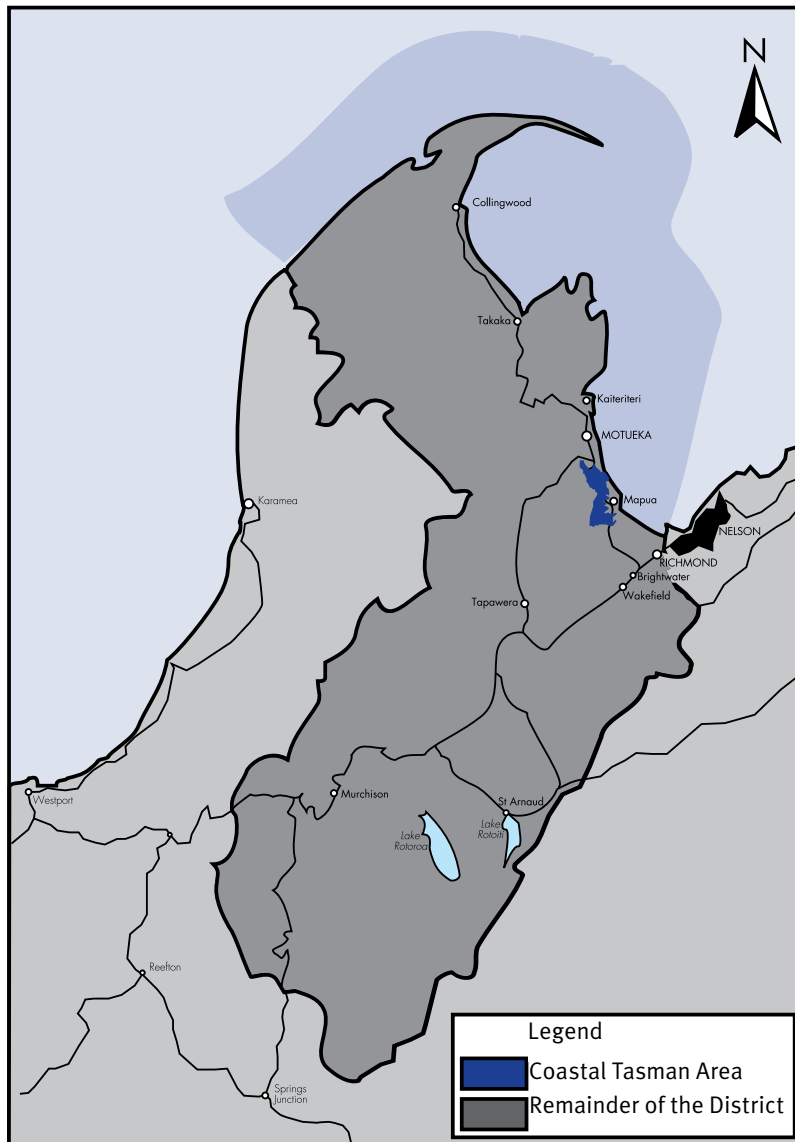
2.2 *Non-Residential Development*

2.2.1 Where there is a subdivision for a non-2.2.1 Where there is a subdivision for a nonresidential land use, or non-residential building development, an assessment will be carried out to determine a

Schedule II – Summary of Activity Management Plans'

Appendix A

Map showing the Coastal Tasman Area and the Remainder of the District.



SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT

STORMWATER

Township	Project Description	Total Cost	% For Growth	Growth Cost	Year work to be Undertaken															
					Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10						
Richmond	Headingley Lane Ditch Widening	740,000	20%	148,000	148,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	SH60 to SH6 Ditch Widening	1,605,172	75%	1,201,629	-	-	-	-	-	-	-	-	-	-	-	232,442	477,903	-	-	491,284
Richmond	Richmond South Drain Diversion/Crossing Patons Road	913,444	100%	913,444	-	-	-	-	-	178,686	734,758	-	-	-	-	-	-	-	-	-
Richmond	Richmond South	999,636	75%	749,727	-	-	-	14,666	603,067	-	-	-	-	-	-	-	-	-	-	-
Richmond	Bird Street / Elizabeth Street - m Pipes	1,915,291	25%	466,974	231,250	237,725	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Poutama Drain - New Stormwater Drain	468,000	20%	93,600	93,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Hunt Lowery - New Stormwater Drain	611,892	20%	122,378	59,500	62,878	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Templemore Drive - Widened Stormwater Ditch/Bridge	400,495	20%	80,099	21,773	-	-	-	-	-	-	-	-	-	58,326	-	-	-	-	-
Motueka	Poole Street - New Infiltration Cut-off Drain	131,500	20%	26,300	26,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Parker Street - New Stormwater Pipe/ Ditch Widening	141,645	20%	28,329	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motueka	North Tidal Gates Improvement Works	93,664	20%	18,733	-	-	-	-	-	-	-	-	-	-	-	-	18,733	-	-	-
Motueka	Lammas Drains - Outfalls Improvement, Ditch Widening	133,270	20%	26,654	5,214	21,440	-	14,775	-	-	-	-	-	-	-	-	-	-	-	-
Motueka	Network Improvements - Improve Existing Connectivity	73,874	20%	14,775	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motueka	Pool St High St - New Pipework to Fearon Street	698,481	30%	209,544	-	-	-	-	-	103,325	106,219	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Ruby Bay - Stafford Drive Pipes & Outfall	219,810	40%	87,924	-	-	87,924	-	-	-	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Aranui Park Stormwater - Upgrade Drain and Culverts under State Highway	266,568	40%	106,627	-	-	-	20,858	85,769	-	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Causeway - New Outfall with Hydraulic Gates	635,933	40%	254,373	49,760	204,613	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Langford, other small areas	345,802	40%	138,321	-	-	-	-	-	-	-	-	-	-	-	138,321	-	-	-	-
Mapua/Ruby Bay	Seaton Valley Drain - Upgrade Drain and Culverts under State Highway	488,710	40%	195,484	-	-	-	38,240	157,244	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Jeffries Creek - Dam & Drains	600,000	40%	240,000	240,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Pitfire Improvements - Wider Study of Problem	53,854	20%	10,771	-	-	-	-	-	-	-	-	-	-	5,311	5,460	-	-	-	-
Brightwater	Snowdon Bush - Cleanout & Reshape	62,540	20%	12,508	-	-	-	-	12,508	-	-	-	-	-	-	-	-	-	-	-
Brightwater	School/ Sales Yard - Convert to Denention Storage	180,435	25%	45,109	-	-	8,824	36,285	-	-	-	-	-	-	-	-	-	-	-	-
Wakefield	Whitby Rd to Arrow Street - Diversion Culvert to Wai-iti River	568,109	20%	113,622	-	-	-	-	-	22,226	91,395	-	-	-	-	-	-	-	-	-
Wakefield	Folkner Bush - Bund Required to Prevent Flooding	53,970	20%	10,794	10,794	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wakefield	Eden Stream - Problems with Open Drain	361,340	20%	72,268	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Takaka	Commercial Street - New Pipeline along Commercial Street Outfall to Roses Drain	930,608	20%	186,122	-	-	-	8,854	18,204	159,064	-	-	-	-	-	-	14,137	-	-	58,131
Murchison	Fairfax Street - Drains Upstream of Culvert	50,620	20%	10,124	-	-	-	10,124	-	-	-	-	-	-	-	-	-	-	-	-
General District	Pattons Rock - Replace Two Outfall Pipes	83,791	20%	16,758	-	-	-	8,148	-	8,610	-	-	-	-	-	-	-	-	-	-
General District	Tasman - Baldwin Road Culverts	194,373	20%	38,875	-	-	-	7,605	31,270	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Gibbs Rd - Lower Section at Courthouse	135,796	100%	135,796	-	-	-	135,796	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Upper Gibbs Road - Upgrade Pipework	100,395	25%	25,099	-	-	-	25,099	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Elizabeth Street - Replace Ext 600 dia with 1050 dia	273,643	25%	68,403	-	-	-	-	68,403	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Washington Street - New Pipework and Sumps	265,547	60%	159,328	-	-	-	-	-	-	159,328	-	-	-	-	-	-	-	-	-
Collingwood	Beach Road outlets - Replace Outfalls to Sea	86,104	75%	64,578	-	-	-	-	-	64,578	-	-	-	-	-	-	-	-	-	-
Kaititeri	Torlesse Drive pipework	222,652	20%	44,530	-	-	-	-	8,711	35,819	-	-	-	-	-	-	-	-	-	-
Kaititeri	Channel in Stephen Creek	86,105	100%	86,105	-	-	-	-	-	86,105	-	-	-	-	-	-	-	-	-	-
				6,225,705	848,410	480,119	216,289	417,221	1,163,862	1,214,485	791,342	516,233	563,384	14,360						

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT

WATER		Year work to be Undertaken												
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Urban Water Supply	Construct New Booster PS to New High Level Reservoir	314,188	50%	157,094	-	-	15,323	141,771	-	-	-	-	-	-
Urban Water Supply	Construct New Low Level Reservoir 4,300 m ³	4,287,795	100%	4,287,795	-	-	-	203,694	209,398	3,874,703	-	-	-	-
Urban Water Supply	New 300m Diameter Main to Reservoir 5.7km	2,343,995	100%	2,343,995	-	-	-	111,353	114,471	2,118,171	-	-	-	-
Urban Water Supply	New Patons Rd High Level Main - Between Bateup & Whites Road	335,857	100%	335,857	-	-	32,760	303,097	-	-	-	-	-	-
Urban Water Supply	New Patons Rd Low Level Main - Between Bateup & Ranzau Road	834,226	100%	834,226	-	-	81,372	752,854	-	-	-	-	-	-
Urban Water Supply	Richmond Water Treatment Plant - New mixing, UV & Chlorination Plant	4,245,366	50%	2,122,683	-	-	-	-	39,311	60,618	207,717	1,815,037	-	-
Urban Water Supply	Richmond WTP High Lift Pump Station	606,710	50%	303,355	-	-	29,590	273,765	-	-	-	-	-	-
88 Valley	Construct Link to Wakefield Water Supply	429,122	50%	214,561	-	-	-	-	-	-	-	20,929	193,632	-
88 Valley	Construct New High Level Reservoir	385,590	50%	192,795	-	-	-	-	-	-	-	18,806	173,989	-
Murchison	Construct Reservoir	120,000	30%	36,000	36,000	-	-	-	-	-	-	-	-	-
Wakefield	New Source Construction	2,838,537	60%	1,703,122	-	-	166,126	1,536,996	-	-	-	-	-	-
					36,000	0	325,171	3,323,530	363,180	6,053,492	207,717	1,854,772	367,621	0

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - COASTAL TASMAN AREA														
WATER														
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Mapua	Coastal PL - Brontie Rd Res Sig 1	812,127	44%	357,336	-	-	-	-	-	34,855	322,481	-	-	-
Mapua	Coastal PL - Main Pump Station	244,700	44%	107,668	-	-	5,115	5,258	97,295	-	-	-	-	-
Mapua	Coastal PL - Motueka Res Pump Station	251,886	44%	110,830	-	-	-	-	10,811	100,019	-	-	-	-
Mapua	Coastal PL - Motueka Res Sig 1	2,146,677	44%	944,538	-	-	44,871	46,127	853,540	-	-	-	-	-
Mapua	Coastal PL - Old Coach Rd Pump Station	211,859	44%	93,218	-	-	-	-	-	9,093	84,125	-	-	-
Mapua	Coastal PL - Old Coach Rd Res Sig 1	790,004	44%	347,602	-	-	-	-	33,906	313,696	-	-	-	-
Mapua	Coastal PL - Pipeline 15	1,636,023	44%	719,850	-	-	-	-	-	70,215	649,635	-	-	-
Mapua	Coastal PL - Pipeline 1a	4,905,104	44%	2,158,246	-	-	102,529	105,400	1,950,317	-	-	-	-	-
Mapua	Coastal PL - Pipeline 1b	4,705,674	44%	2,070,497	-	-	-	-	201,960	1,868,537	-	-	-	-
Mapua	Coastal PL - Power Supplies to Pump Stations	171,068	44%	75,270	-	-	-	-	36,854	18,943	19,473	-	-	-
Mapua	Coastal PL - Treatment Plant	556,134	44%	244,699	-	-	11,625	11,950	221,124	-	-	-	-	-
Mapua	Coastal PL - Wellfield	200,208	44%	88,092	-	-	4,185	4,302	79,605	-	-	-	-	-
Mapua	CTA - Pipeline 10	38,359	85%	32,605	-	-	-	-	-	-	-	-	3,180	29,425
Mapua	CTA - Pipeline 11	51,147	85%	43,475	-	-	-	-	-	-	-	-	4,241	39,234
Mapua	CTA - Pipeline 12	63,933	85%	54,343	-	-	-	-	-	-	-	-	5,301	49,042
Mapua	CTA - Pipeline 13	442,641	85%	376,245	-	-	-	-	-	-	-	-	185,525	190,720
Mapua	CTA - Pipeline 14	332,031	85%	282,226	-	-	-	-	27,529	254,697	-	-	-	-
Mapua	CTA - Pipeline 16	840,664	85%	714,564	69,700	6,44,864	-	-	-	-	-	-	-	-
Mapua	CTA - Pipeline 18	965,136	85%	820,366	-	-	-	-	-	80,020	740,346	-	-	-
Mapua	CTA - Pipeline 19	188,320	85%	160,072	-	-	-	-	-	15,614	144,458	-	-	-
Mapua	CTA - Pipeline 2	48,399	85%	41,139	-	-	-	-	-	-	4,013	37,126	-	-
Mapua	CTA - Pipeline 21	254,091	85%	215,977	-	-	-	-	-	-	21,067	19,4910	-	-
Mapua	CTA - Pipeline 23	423,484	85%	359,961	-	-	-	-	-	-	35,111	324,850	-	-
Mapua	CTA - Pipeline 24	544,480	85%	462,808	-	-	-	-	-	-	45,143	417,665	-	-
Mapua	CTA - Pipeline 25	496,081	85%	421,669	-	-	-	-	-	-	41,130	380,539	-	-
Mapua	CTA - Pipeline 3	48,399	85%	41,139	-	-	-	-	-	-	4,013	37,126	-	-
Mapua	CTA - Pipeline 4	60,498	85%	51,423	-	-	-	-	-	-	5,016	46,407	-	-
Mapua	CTA - Pipeline 5	1,188,809	85%	1,010,488	-	-	-	-	-	-	-	-	498,268	512,219
Mapua	CTA - Pipeline 6	126,468	85%	107,498	-	-	-	-	-	-	-	-	53,007	54,491
Mapua	CTA - Pipeline 7	227,644	85%	193,497	-	-	-	-	-	-	-	-	95,413	98,084
Mapua	CTA - Pipeline 8	38,359	85%	32,605	-	-	-	-	-	-	-	-	3,180	29,425
Mapua	CTA - Pipeline 9	102,293	85%	86,949	-	-	-	-	-	-	-	-	8,481	78,468
Mapua	CTA - Tasman Res	189,703	85%	161,248	-	-	-	-	-	-	-	-	79,511	81,737
Mapua	Coastal Pipeline Water Abstraction	405,600	44%	178,464	88,000	90,464	-	-	-	-	-	-	-	-
Mapua	Coastal Pipeline Advance Design	405,600	44%	178,464	88,000	90,464	-	-	-	-	-	-	-	-
				13,345,070	245,700	825,792	168,325	173,037	3,512,941	2,765,689	2,116,011	1,438,623	936,107	1,162,845

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT

ROADING		Project Description	Total Cost	% For Growth	Growth Cost	Year work to be Undertaken														
Township	Location					Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10					
	Richmond	Richmond Car Parks Land Purchase	932,020	50%	466,010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Brightwater	Brightwater Starveall Street Car Park Extension	130,564	50%	65,282	-	30,840	-	-	-	-	-	-	-	-	-	-	-	-	-
	Takaka	New Fire Station Carpark	238,415	20%	47,683	-	-	4,185	43,498	-	-	-	-	-	-	-	-	-	-	-
	Tapawera	New Car Park Construction	60,663	20%	12,133	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Car Park Reconstruction & Sealing	102,520	50%	51,260	5,000	46,260	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motueka	Whitwells Car Park Legalisation	15,000	50%	7,500	7,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Pohara	New Abel Tasman Footpath and Seawall	322,934	50%	161,477	-	-	52,786	108,691	-	-	-	-	-	-	-	-	-	-	-
	District	New Footpaths District Wide	1,135,890	50%	567,945	50,000	51,400	52,839	54,319	55,840	57,403	59,011	60,663	62,362	64,108	-	-	-	-	-
	Mapua	Toru Street 250m Footpath	21,135	20%	4,227	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Iwa Street 500m Footpath	40,560	20%	8,112	4,000	4,112	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Tahi Street 250m Footpath	26,073	20%	5,215	-	-	-	5,215	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Korepo Street 500m Footpath	45,297	20%	9,059	-	-	-	-	4,467	4,592	-	-	-	-	-	-	-	-	-
	Mapua	Higgs Road 200m Footpath	23,604	20%	4,721	-	-	-	-	-	-	4,721	-	-	-	-	-	-	-	-
	Mapua	Aranui Road 500m Footpath	42,271	20%	8,454	-	-	8,454	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Toru Street 250m Kerb and Channel	40,158	20%	8,032	-	-	8,032	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Iwa Street 500m Kerb and Channel	77,753	20%	15,210	7,500	7,710	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Tahi Street 250m Kerb and Channel	41,282	20%	8,256	-	-	-	8,256	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Korepo Street 500m Kerb and Channel	84,932	20%	16,986	-	-	-	-	8,376	8,610	-	-	-	-	-	-	-	-	-
	Mapua	Higgs Road 200m Kerb and Channel	35,406	20%	7,081	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Aranui Road 500m Kerb and Channel	88,516	20%	17,703	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mapua	Various Sites District Wide Kerb and Channel	766,144	20%	153,229	11,000	11,719	12,470	13,471	14,518	15,614	16,759	17,956	19,207	20,514	-	-	-	-	-
	Pohara	Abel Tasman 300m Kerb and Channel	57,403	20%	11,481	-	-	-	-	-	11,481	-	-	-	-	-	-	-	-	-
	District	Access Improvement Various Backblock Roads District Wide	113,586	50%	56,793	5,000	5,140	5,284	5,432	5,584	5,740	5,901	6,066	6,236	6,411	-	-	-	-	-
	Motueka	Graham Valley Backblock Road Upgrades	109,261	20%	21,852	-	-	4,227	8,691	-	-	-	-	-	-	-	-	-	-	-
	Motueka	Motueka Service Lanes Manoy/Talbot	139,320	50%	69,660	-	-	-	-	6,701	27,553	35,406	-	-	-	-	-	-	-	-
	District	Street Furniture Three New Bus Shelters	33,540	50%	16,770	-	-	5,279	-	-	5,578	5,913	-	-	-	-	-	-	-	-
	Richmond	Construction Paton Road - Bateup Road to White Road Section	2,810,908	75%	2,108,181	-	-	-	162,956	1,256,389	688,836	-	-	-	-	-	-	-	-	-
	Richmond	Construction Wensley Road - Bateup Road to Chelsea Road Section	200,000	50%	100,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Richmond	Construction Hart Road - Wensley South to Cutting	701,960	50%	350,980	-	315,000	35,980	-	-	-	-	-	-	-	-	-	-	-	-
	Richmond	Construction Bateup Road - Wensley Road to 50kph	939,390	75%	704,543	-	-	-	-	41,880	43,052	619,610	-	-	-	-	-	-	-	-
	Wakefield	Construction 88 Valley Road - Various upgrades Robinson Reserve to Totara View Road 1000m	634,230	50%	317,115	-	-	-	105,678	108,637	-	-	-	-	-	-	-	-	-	-
	Upper/Moutere	Construction Martin Road	52,840	50%	26,420	-	-	-	26,420	-	-	-	-	-	-	-	-	-	-	-
	Kaiteriteri/Riwaka	Kaiteriteri Riwaka Realignment 1200m	381,155	20%	76,231	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	District	Other Cycle Lanes	2,071,780	25%	517,945	-	51,400	52,839	54,319	55,840	57,403	59,011	60,663	62,362	64,108	-	-	-	-	-
	Riwaka	Cycleway Loder Lane, SH 60 to School Road Unsealed	123,000	25%	30,750	-	30,750	-	-	-	-	-	-	-	-	-	-	-	-	-
	Motueka	Moutere Highway Cycleway Queen Vic to School Road Unsealed	338,780	25%	84,695	-	41,763	42,932	-	-	-	-	-	-	-	-	-	-	-	-
					6,138,991	190,000	698,894	421,632	573,485	1,687,465	954,726	831,116	400,133	175,112	206,427	-	-	-	-	-

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - COASTAL TASMAN AREA

ROADING		Year work to be Undertaken												
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Tasman	Baldwin Road 65.0m	184,581	68%	125,515	-	-	-	-	-	-	-	-	-	100,962
Tasman	Goddard Road 460m	61,846	68%	42,055	-	-	-	-	-	-	-	-	-	33,828
Tasman	Williams Road 810m	146,672	68%	99,737	-	-	-	-	-	-	-	-	-	80,909
Tasman	Horton Road 14,85m	218,240	68%	148,403	-	-	-	-	-	-	-	-	-	125,112
Tasman	Mamaku 1000m	71,791	68%	48,818	-	-	-	-	-	-	-	-	-	25,284
Tasman	Marriages Road 164.0m	237,393	68%	161,427	-	-	-	-	-	-	-	-	-	130,954
Ruby Bay	Awa Awa Road 1400m	171,960	68%	116,933	-	-	-	-	-	-	-	-	-	94,859
Ruby Bay	Pomona Road 4800m	828,297	68%	563,242	-	-	-	-	-	-	-	-	-	-
Ruby Bay	Foley Road 400m	307,340	68%	208,991	-	-	-	-	-	-	-	-	-	-
Bronte West	Trialgar Road 1840m	442,528	68%	300,919	-	-	-	-	-	-	-	-	-	-
Bronte South	Stringer Road 2000m	565,268	68%	384,382	-	-	-	-	-	-	-	-	-	-
Redwood Valley	Maisey Road 1400m	305,613	68%	207,817	-	-	-	-	-	-	-	-	-	-
Mapua	Seaton Valley Road 3300m	1,067,232	68%	725,718	-	-	-	-	-	-	-	-	-	-
Lower Moutere	Old Coach Road 7500m pre earthworks	3,203,716	68%	2,178,527	-	-	-	-	-	-	-	-	-	-
Tasman	Harley Road 3200m	558,002	68%	379,441	-	-	-	-	-	-	-	-	-	-
				5,691,925	0	157,599	144,356	64,306	92,133	1,704,336	1,866,645	475,299	24,850	319,319
													336,024	911,227

Appendix B

Local Government Act 2002 Refund Of Development Contributions

S209 Refund of Money and Return of Land if Development Does Not Proceed

1. A territorial authority must refund or return to the consent holder or to his or her personal representative, a development contribution paid or land set aside under this subpart if:
 - (a) The resource consent:
 - (i) lapses under Section 125 of the Resource Management Act 1991; or
 - (ii) is surrendered under Section 138 of that Act; or
 - (b) the building consent lapses under Section 41 of the Building Act 1991; or
 - (c) the development or building in respect of which the resource consent or building consent was granted does not proceed; or
 - (d) the territorial authority does not provide the reserve, network infrastructure, or community infrastructure for which the development contribution was required.
2. A territorial authority may retain any portion of a development contribution or land referred to in subsection (1) of a value equivalent to the costs incurred by the territorial authority in relation to the development or building and its discontinuance.

S210 Refund of Money or Return of Land if Not Applied to Specified Reserve Purposes

1. If a development contribution has been required for a specified reserve purpose, a territorial authority must:
 - (a) refund money received for that purpose, if the money is not applied to that purpose within 10 years after the authority receives the money or other period specified in the Development Contribution Policy; or
 - (b) return land acquired for the specified reserve purpose, if the authority does not use the land for that purpose within 10 years after the authority acquires the land or other period agreed by the territorial authority and the person who paid the development contribution.
2. A territorial authority may retain part of the money or land referred to in subsection (1) of a value equivalent to the costs of the authority in refunding the money or returning the land.

Schedule of Charges

The Tasman District Council, acting under the Local Government Act 2002, hereby prescribes the following charges with regard to the relevant activities of Council.

All charges shall come into force on 1 July 2006 and shall remain in force until amended by resolution. Unless otherwise identified, charges are GST inclusive.

Resource Management	Lodgement Fee (GST incl) \$	
Resource Consent Applications Land use, subdivision, water, discharge, coastal		
Controlled Activity Non notified ROW Application (S.348 LGA) Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	320.00
Discretionary Activities – Non notified Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	600.00
Notified and Limited notification – all consent applications requiring notification Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	3,000.00
Monitoring		
A standard monitoring fee of \$80.00 will be applied to all land use consents where monitoring is required. Monitoring outside of this first review will be subject to the “Re-inspection Fee” outlined under Miscellaneous on next page		
Additional Subdivision Costs		
Applications requiring consultation (eg District Land Registrar, Department of Conservation, Transit New Zealand), plus agency costs/fees incurred	2	95.00
Title Plan – Certification under S223 RMA	2	95.00
Engineering Plans plus per allotment add-on in excess of two lots in relation to any subdivision proposal	1 1	125.00 45.00
Completion Certificate no charge if Section 224 approval on face of original title and can be attended to immediately for any subsequent inspection – hourly rate and disbursements Bond administration fee	1 1	210.00 90.00

1 *Deposit on Application*

2 *Standard Charge per Application*

Miscellaneous	Lodgement Fee (GST incl) \$	
Discharge oil on roads – existing permit holders	2	50.00
Discharge oil on roads – new permit applications		80.00
Alterations to Designations and uplifting of non-notified outline plan – S176A	1	300.00 125.00
Bond Administration Fee	1	90.00
Certificate of Compliance under Section 139 and Certificate of Existing Use under Section 139A of the Resource Management Act 1991	2	300.00
Certificate under Overseas Investment Act 1973	1	125.00
Certificate of Compliance for Sale of Liquor Act		90.00
Change or cancellation of consent conditions under section 127 or review under section 128– non-notified	1	300.00
Other notified consents, including change or cancellation of consent conditions under section 127 or review under section 128	1	3,000.00
Document Execution: Documents requiring Council resolution, Certification or Council Seal eg S221, 226, 241, 243, RMA S321, 327A, LGA, Covenants and Caveats	2 2	125.00 80.00/hour
Plus actual cost (over 30 minutes)		
Lodgement fee for objections under S357, 357A and 357B Resource Management Act 1991	2	125.00
Other non-notified consents not covered elsewhere including S125 extensions of time	1	300.00
Re-inspection fee (monitoring) – due to non-compliance actual and reasonable	1	80.00/hr
Request for a Preparation of Plan Change	1	4,200.00
Requirements for Designations or Heritage Orders	1	3,000.00
Transfer of Consents to new owner	2	75.00
Part transfers of a permit	2	300.00
Transfer of Water Permit to new site (S136(2)(b)) – Not-notified	1	300.00
Applications for Road Stopping (S342 LGA)	1	300.00

1 *Deposit on Application*

2 *Standard Charge per Application*

Building Control	Standard Charge per Application (GST incl) \$
Building Consents Includes issue of consent, inspections and code of compliance certificate	
Dwelling	
Single storey < 70 m ²	1,185.00
Single storey > 70 m ²	1,435.00
Multi-storey and/or > 200 m ²	1,800.00
Relocated Building – Dwelling	770.00
Log Burner (free-standing, inbuilt or wetback connection to water cylinders, solar heating panel installation)	130.00
Swimming Pool/Spa Pool	130.00
Other Work (eg alterations, new garages, sheds, commercial buildings, and other relocated buildings) Value:	
\$Nil to 1,000	130.00
1,001 to 2,000	270.00
2,001 to 5,000	400.00
5,001 to 10,000	560.00
10,001 to 20,000	655.00
20,001 to 50,000	800.00
50,001 to 100,000	1,205.00
100,001 to 200,000	1,365.00
200,001 to 500,000	1,780.00
> 500,001	2,100.00
Demolition Permit for buildings > 60 m ²	85.00
<p>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. Where Building Certifiers are used, Council will discount the above charges. Review of engineer design buildings by consultant will be charged at cost.</p>	
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	\$1.97/\$1,000 value of project
Project Information Memoranda	
New construction, additions/alterations < \$300,000	160.00
New construction, additions/alterations > \$300,000	250.00

Land Information Memoranda	Standard Charge per Application (GST incl) \$
Land Information Memorandum requested under the Local Government Official Information and Public Meetings Act (No 2) 1991 Residential Commercial/Industrial 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.	160.00 250.00
Property Enquiries – Access to Council Records	
File Access Staff advice (beyond 15 minutes) Residential file property enquiry – fee covers photocopying, printouts and up to 15 minutes staff time to discuss contents Terraview/property/rates printout Other reproductions (plans etc) Photocopying (Black and White) - A4 single-sided - A4 double-sided - A3	10.00 10.00/10 mins 75.00 3.00 each at cost 25c 35c 50c
Note: Frequent user discount is available as follows: Option 1 A lump sum of \$800.00 (including GST) payable annually in advance for a company gives access to an unlimited number of files. Option 2 A coupon-based system. Each coupon will enable access to five site files. For residential files the cost per coupon is \$35.00 (including GST) and for commercial and industrial files, the cost per coupon is \$90.00.	
Miscellaneous	
Building Certificates required under other legislation (eg Sale of Liquor Act 1989) Plus inspection charge (if required)	85.00 85.00
Building Warrant of Fitness checks	110.00
Compliance Schedule issued under Section 219(2) of the Building Act 2004 (for new buildings)	150.00
Swimming Pool Registration Fee	Nil
Swimming Pool Exemption Fee (plus any additional costs associated with staff time, hearings and inspections)	130.00
Amended Plan (after consent granted and before CCC)	160.00

Land Information Memoranda	Standard Charge per Application (GST incl) \$
Application for certificate of Acceptance Section 97 of the Building Act 2004. Fees, charges or levies that would have been payable had building consent been applied for before carrying out the work	140.00
Lodgement fee for seeking review of any Development Contribution set by staff included in the Development Contribution Policy	125.00
Re-inspection for Code Compliance Certificate minimum charge plus any associated staff cost.	45.00
Documents requiring Council resolution, certification or Council seal Plus actual cost (over 30 minutes)	65.00 \$80.00/hour
Certificates of Public Use	150.00
Dam classification application plus consultant costs	130.00
Monthly Building Consent list	150.00 pa
Department of Building and Housing information request plus any associated staff cost	130.00
Gambling Venue Consent – Deposit fee only	300.00

Environmental Health	Standard Charge per Application (GST incl) \$
Camping Ground Registration Fee – Basic Fee Plus 50c for every camp site	175.00
Certificate of Fitness for Mortuary	150.00
Food Premises – gross floor area less than 50 m ²	160.00
Food Premises – where gross floor area of premises is between 50 m ² – 100 m ²	200.00
Food Premises – where gross floor area of premises is between 100 m ² – 200 m ²	250.00
Food Premises – where gross floor area of premises exceeds 200 m ²	350.00
Each additional inspection of food premises	85.00
Funeral Directors Registration Fee	150.00
Hairdressers Registration Fee	150.00
Offensive Trade	165.00
Trading in Streets and Public Places Bylaw 2005	
Display of goods on the footpath by shopkeepers outside their shops	10.00 per day 15.00 per month 60.00 per year
Hawker's Licence	22.50
Long term or short term street stall Plus site lease Application Fee	112.50
Operation of Mobile Shop and Food Stalls	112.50
Outdoor Café Application Fee Plus site lease	112.50

Sale of Liquor¹		Standard Charge per Application (GST incl) \$
Applications involving Agency Hearing		275.00
BYO On Licence		132.00
Caterer's Off Licence		132.00
Club Liquor Licence		776.00
Liquor Off Licence		776.00
Liquor On Licence		776.00
Manager's Certificate		132.00
Redefinition Application		75.00
Re-inspection following non-compliance		65.00
Special Licence		63.00
Temporary Authority Order		132.00
Dog Control		
Registration Fees:	Urban Dogs	35.00
	Rural	24.00
	Seeing Eye and Hearing Dogs	No charge
	Search and Rescue Dogs	No charge
Impounding Fees:	1 st impounding	
	Neutered dogs	60.00
	2 nd impounding	30.00
	Neutered dogs	70.00
	3 rd impounding	40.00
	Neutered dogs	80.00
	Sustenance	50.00
Micro-chipping impounded dogs if required		6.00/day
<i>Owners whose dog is de-sexed during the registration year following its impounding will receive a \$30 refund</i>		20.00
Kennel Licence:	Initial Application	75.00
	Annual Renewal	25.00

¹ Sale of Liquor charges will be imposed as fixed by Central Government

Resource Management: Administration, Monitoring and Supervision Charges	Standard Charge per Consent (GST incl) \$
Gravel/Shingle Extraction Fees	
Waimea/Wairoa Rivers	5.00/m ³
Wai-iti	3.50/m ³
Upper Motueka (including all tributaries above Baton Bridge)	2.50/m ³
Lower Motueka (including all tributaries below Baton Bridge)	5.00/m ³
Moutere	3.50/m ³
Riwaka/Marahau/Sandy Bay	3.50/m ³
Takaka and Tributaries	5.00/m ³
Aorere and Tributaries and other Golden Bay Rivers	3.50/m ³
Buller	2.50/m ³
Other Rivers, Streams and Coastal Marine Area	3.50/m ³
Gravel extraction outside of the above-listed areas or on freehold land	2.00/m ³
Sand in Lower Motueka River (including all tributaries below Baton Bridge)	2.00/m ³
Coastal Structures – Annual Charges	
Coastal Structures per consent:	
Aquaculture Activity	400.00
0 – 10 lines	25.00
each additional line	65.00
other structures	
Water Permit Annual Charges	
For stock water, private domestic use, fire fighting, cooling, private community water supplies, recreational uses and permits to take water to or from an irrigation dam, reservoir, pond, seepage hole or embayment irrespective of the quantity authorised	65.00
For all other permits to take water, the fee is based on the daily quantity of water authorised multiplied by the catchment factor, to reflect the different impacts and management requirements in different catchments, as set out below:	
Less than 250 m ³ /day	90.00
250 – 499 m ³ /day	115.00
500 – 999 m ³ /day	163.00
1,000 – 2,499 m ³ /day	235.00
2,500 – 4,999 m ³ /day	363.00
5,000 – 14,999 m ³ /day	609.40
15,000 – 49,999 m ³ /day	1,320.00
50,000 – 299,999 m ³ /day	3,939.00
300,000 m ³ /day or more	11,132.00

Resource Management: Administration, Monitoring and Supervision Charges (continued)		Standard Charge per Consent (GST incl) \$
Catchment	Catchment Factor	
Aorere	1.00	
Takaka	1.00	
Motueka	1.50	
Moutere	1.50	
Waimea	1.50	
Buller	1.00	
<p><i>Where the supply to Council of water meter readings is a condition of the water permit, an additional charge of \$100 incl GST will be levied the following year for each water permit where the water meter return(s) were not received by Council within one week of the due date stated on the meter reading forms.</i></p> <p><i>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:</i></p>		
	Surcharge \$	
Less than 250 m ³ /day	68.29	
250 – 499 m ³ /day	78.92	
500 – 999 m ³ /day	116.35	
1,000 – 2,499 m ³ /day	182.12	
2,500 – 4,999 m ³ /day	333.87	
5,000 – 14,999 m ³ /day	560.50	
15,000 – 49,999 m ³ /day	1,214.07	
50,000 – 299,999 m ³ /day	3,622.89	
For Permits to Divert Water		65.00
For Permits to Dam Water		25.00
Discharge Permits (Water or Contaminant) Annual Charges		
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		65.00
Dairy shed and piggery discharges (including laboratory costs)		300.00
Fish Farming		
Less than 1,000 m ³ /day authorised discharge		65.00
1,000 – 4,999 m ³ /day		200.00
5,000 – 14,999 m ³ /day		554.00
15,000 – 49,999 m ³ /day		1,130.00
50,000 – 99,999 m ³ /day		2,685.00
100,000 m ³ /day or more		3,760.00

Resource Management: Administration, Monitoring and Supervision Charges (continued)			Standard Charge per Consent (GST incl) \$
Food Processing Industries (including by way of example, abattoirs, fish processing, vegetable processing, dairy factories, wineries)			
1. Untreated waste to water			
2. Semi-treated/screened waste to water			
3. Fully treated/unpolluted waste to water or discharge			
Authorised at less than 200 m ³ /day	(1) 554.00	(2) 270.00	(3) 65.00
200 – 999 m ³ /day	1,615.00	810.00	162.00
1,000 m ³ /day or more	3,250.00	1,625.00	326.00
Gravel Wash and Mining Discharges			
Less than 1,000 m ³ /day authorised			200.00
1,000 – 2,999 m ³ /day			330.00
3,000 m ³ /day			554.00
Sawmills, Timber Processing Discharges			200.00
Power Generation Discharges			
Less than 1,000 m ³ /day authorised			75.00
1,000 – 4,999 m ³ /day			200.00
5,000 – 24,999 m ³ /day			265.00
25,000 – 299,999 m ³ /day			595.00
300,000 m ³ /day or more			3,745.00
Sewage Effluents: Residential dwellings with septic tank systems on single title are exempt	<i>Untreated</i>	<i>Primary treated / septic tanks</i>	
Less than 50 m ³ /day authorised	554.00	300.00	
50 – 99 m ³ /day	870.00	550.00	
100 – 999 m ³ /day	1,615.00	970.00	
1,000 – 9,999 m ³ /day	5,380.00	2,685.00	
10,000 m ³ /day	9,365.00	4,650.00	
	<i>Secondary treated oxidation ponds</i>	<i>Tertiary treated/ land disposal</i>	
Less than 50 m ³ /day authorised	75.00	300.00	
50 – 99 m ³ /day	175.00	350.00	
1,000 – 9,999 m ³ /day	1,750.00	554.00	
10,000 m ³ /day	1,870.00	890.00	
Stormwater (subdivision discharges to transfer to Council exempt)			75.00
Tip Leachate, Contaminated run-off, Emergency wastewater or Industrial discharge			200.00
Discharges to land under Section 15(1)(d)			75.00
Discharge Permits (Air) Annual Charges			
Major air discharges (former Pt A [Clean Air Act] activities)			1,500.00
Minor air discharges (former Pt B [Clean Air Act] activities)			275.00
Minor Air Discharges (former Pt C [Clean Air Act] activities)			75.00

General Rules Applying in Respect of Charges

Charges will include all staff time (\$80.00 per hour inclusive of overhead component and GST) associated with processing and assessing applications, excluding staff travel time to and from the site of the application and/or consent holder. Additional 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.

Where all or part of any deposit or charge is not paid beforehand, Council will reserve the right not to process that application. Council reserves the right to invoice for work done in excess of any deposit fee paid.

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 consents are sought, the charge shall be based on the "highest deposit" application cost plus 20% of the deposit of accompanying applications.

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.

A \$25.00 (GST inclusive) discount applies per consent to dam where the consent holder also holds additional permits for a surface watertake.

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

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 Review Authority and will be charged accordingly. Commissioner costs shall be charged at actual costs incurred.

Wharfage			
Mussel line backbone charge \$1/m in length for mussel lines Mussel line backbone charge 25c/m in length for spat lines Storage charges of \$1/sq m per day			
	Fish and Shellfish \$	General Cargo \$	Fuel \$
Tarakohe Mapua	9.75/tonne bag	3.54/tonne	3.54/1,000 litres
Notes: These wharfage fees are not payable on wharves or parts of wharves, the use or occupation of which has been assigned to a party other than Council under some existing instrument Torrent Bay jetty is considered to be a recreational facility for which no wharfage is charged.			
Commercial Operator's Licence			(GST inclusive)
Application Fee Payable on initial application and in addition to the annual fee: (plus reimbursement for any reasonable and necessary costs incurred by Council in assessing an application (eg valuation of seaworthiness, qualifications and experience).			80.00
Annual Fee 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.			225.00
Fuel Facilities			
Pump sited on Council wharf, or property at Tarakohe or Motueka. The lump sum charge is in lieu of wharfage.			3,600.00/year
Elsewhere and excluding wharfage			50.00/year

Refuse Charges	2006/2007 1 July to 30 June (GST incl)
Rubbish Bags (TDC sale price)	1.20
Tyres:	
Car	3.00
Car tyres with rims	10.00
Truck	6.00
Loader/Tractor	25.00
Mixed Refuse:	
Car boot ($\frac{1}{2}$ m ³)	14.00
Other vehicles	28.00/m ³
Scrap:	
Car bodies (complying)	30.00
Other vehicles and non-complying cars	135.00
Whiteware (complying)	5.00
Whiteware (non-complying)	15.00
Hardfill (only accepted at Richmond)	30.00/m ³
Greenwaste	12.00/m ³
Hazardous Waste	
Oils and Solvents	free
Other materials	disposal cost
Batteries	free
Marine Waste (shells)	30.00/m ³
APPROVED Special wastes, Eves Valley Landfill (GST inclusive)	90.00/tonne

Corporate Charges			
GIS Map Prices (per copy)	GST incl \$		GST incl \$
A4 black and white	5.00	Subsequent copies	2.00
A4 colour	10.00	Subsequent copies	5.00
A3 black and white	10.00	Subsequent copies	5.00
A3 colour	15.00	Subsequent copies	7.00
A2 black and white	15.00	Subsequent copies	5.00
A2 colour	20.00	Subsequent copies	9.00
A1 black and white	20.00	Subsequent copies	7.00
A1 colour	30.00	Subsequent copies	12.00
A0 black and white	25.00	Subsequent copies	9.00
A0 colour	40.00	Subsequent copies	15.00
Electronic files (eg Maps and GIS data in electronic format)			
Per Mbyte		\$50.00	
Minimum Charge		\$25.00	
CD/DVD Media		\$5.00 1 st , \$1.00 thereafter	
Access to Explore Tasman			
Connection Fee Monthly		\$100.00 \$100.00 per month	
Annual (in advance)		\$1,000.00 one-off	

Engineering Plan Document Charges			
Payment is required on receipt of copies. Payment to be made at main Reception (cash, cheque or Eftpos available). GST invoices available on request.			GST Incl \$
A1 Print	8.00	Subsequent copies	3.00
A2 Print	5.00	Subsequent copies	2.00
A3 Print	4.00	Subsequent copies	1.50
A4 Print	3.00	Subsequent copies	1.00
Photocopying			
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
Laminating			
A4 Pouches			50c
A3 Pouches			70c
Binding			
Spiral Binding:			40c/document
Clear plastic cover			20c
Card back			20c
Plastic spiral			10c
Library Charges			
Loans			
New adult books – 3 week loan			1.00
All magazines in adult section - 3 week loan			20c
Music CD's – 3 week loan			1.00
Reserves and Requests			
Reservation within Tasman District Libraries			2.00
Request (interloan) outside Tasman District – minimum charge, see leaflet for details			5.00
Overdue items			
After due date		Adult Member	Junior Member
Two weeks late		1.00	50c
Four weeks late		3.00	1.50
		5.00	2.50
Photocopying			
A4			20c
Double sided			40c
A3			40c
Double sided			70c
Colour			2.00
Internet Charges			
Up to 15 minutes (minimum charge)			2.00
Up to 30 minutes			3.50
Up to 45 minutes			5.50
Up to one hour (maximum booking)			7.00
Replacement Membership Card			3.00

Engineering Charges	\$
Permit Fees	
Vehicle Access Crossing (urban)	100.00
Vehicle Access Crossing (rural)	100.00
Road Opening Permit – perpendicular	350.00 plus actual costs (\$200.00 refundable on satisfactory completion)
Road Opening Permit – parallel to road	150.00 plus actual costs (bond of \$100.00 per 100 metres up to \$5,000.00)
Water Tanker Permit (not permitted in water-short areas)	500.00 pa
Fencing on road reserve (also gates, other structures)	250.00 + inspection costs
Parking permit	25.00/day
Application for Tourist Facility Sign (\$100 refunded if consent refused)	150.00 plus actual costs
Fencing between private and Tasman District Council land	actual and reasonable as agreed by parties
Oiling Permit	80.00
Road Closure (events, parades)	250.00 (or actual costs for inspections and public notifications) plus \$2,000.00 bond plus insurance and public liability cover
Officer's Inspection Fees	95.00/hour
Engineering Standards	75.00

Motueka Aerodrome			
Aircraft Type	General Aviation Users Charges (through honesty box)	Aerodrome Operators Charges (invoiced monthly)	Aerodrome Operators Charges (Advance Annual Payment Option)
	\$	\$	\$
Single engine	5.00	50.00/month/aircraft	550.00
Twin Engine	7.50	75.00/month/aircraft	850.00
Helicopter	5.00	50.00/month/aircraft	550.00
Microlight/ Homebuilt	5.00	37.50/month/aircraft	400.00
Glider	5.00	37.50/month/aircraft	400.00
NB: General Aviation Users charges not paid through honesty box will incur a \$25.00 administration fee			
Aircraft Parking Charges for Visiting Aircraft			
Aircraft Type	Charges (payable through Honesty Box)		
Single engine	\$5.00 per day or \$450.00 pa		
Twin Engine	\$7.50 per day or \$675.00 pa		
Helicopter	\$5.00 per day or \$450.00 pa		
Microlight/Homebuilt	\$3.75 per day or \$350.00 pa		
Glider	\$3.75 per day or \$350.00 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 Executive Officer (Airport Manager) and will be evaluated on their own merit.			
Notes:			
Interest charge of 12% per annum will be applied on a daily basis on any charges which remain unpaid at the end of the month of invoicing.			
An aerodrome movement is defined as on/in the operational airspace and below 150 feet airport ground level.			
These charges are to be reviewed on an annual basis.			

Water Connection Charges

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

Connection Charge	
Connection per property	\$3,375 <i>"plus work plus administration plus GST"</i>
Coastal Tasman Planning Area Rural 3 and Services Overlay Areas	\$4,800 <i>"plus work plus administration plus GST"</i>

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

Connection Charge	
All urban areas except Motueka Township and Riwaka connected to Kaiteriteri Supply	\$1200.00 incl GST plus work plus admin plus GST
Main Road Riwaka, connected to the Kaiteriteri Supply	\$3,000 incl GST plus work plus admin plus GST
Special water reading fee	\$30.00 per reading

Rural Water Supply Connection Charges

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

Connection Charge	
Dovedale)
Redwoods Valley) Only if capacity is available
Eighty Eight Valley)
First Unit	\$3,500 incl GST plus Work plus admin plus GST
Additional Units	\$600/unit incl GST plus work plus admin plus GST

Motueka Urban Water Supply Area

Connection Charge	
Unserviced Lots	\$1,200 incl GST plus work plus admin plus GST
Serviced subdivisions approved prior to Dec 1996	\$1,200 incl GST per lot
New subdivisions approved since Dec 1996	\$2,000 incl GST per lot

Wastewater Connection Charges

District-wide connection fees for new connections outside existing Wastewater UDA's	\$2,400 incl GST at building consent plus Work + Admin + GST.
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Wastewater Connection Fees for new connections within UDA's

Richmond	\$1,200 incl GST at building consent plus Work + Admin + GST
Waimea Basin	
Mapua, Ruby Bay	
Kaiteriteri, Riwaka	
Murchison	
Motueka	
Takaka	
Collingwood	
Tapawera	
Pohara/St Arnaud	Rated for Capital Costs plus Work + Admin + GST

Wastewater trade waste charges

Conveying based on rate of discharge	\$5 per annum per litre per second (excluding GST)
Treatment based on BOD ₅	\$650 per annum per kilogram BOD per day (excluding GST)
Wastewater pan charge	Equates to wastewater – operation and maintenance charge as set out in this LTCCP
Method B – Definition 'C'. Cost to convey and treatment of sewerage.	Equates to water supply – metered connections as set out in this LTCCP

Administration charge items and terms

Trade waste discharges	Rate	Terms
Temporary discharge charge	\$300	A charge payable prior to receipt of temporary discharge
Trade waste application charge	\$300	A charge payable on an application for a trade waste discharge
Annual trade waste consent charge	\$300	Annual management charge for holders of trade waste consents to cover Council's costs associated with: <ol style="list-style-type: none"> Administration Compliance monitoring Inspection of the consents

Tasman District Council Cemetery Charges – 1 July 2006

Type	Charges (incl GST)
<i>Plot – Purchase Right of Burial</i>	
RSA	No fee
New Plot – 12 years and over	\$750.00
<i>Children's Areas where set apart</i>	
Child 5-12 years	\$450.00
Child 0-5 years	\$100.00
Stillborn	No fee
Out of District Fee on any Burial Plot – extra to above	\$750.00
<i>Ashes – Purchase Right of Burial</i>	
RSA	No charge
Rose Garden – all ages	\$350.00
Tree Shrub Garden – all ages	\$350.00
Ash Berm – all ages	\$350.00
Stillborn	No fee
Out of District Fee on any Ash Plot – extra to above	\$350.00
<i>Burial Interment Fees</i>	
RSA	\$580.00
Interments – 12 years and over	\$580.00
Child – 5-12 years	\$375.00
Child 0-5 years	\$120.00
Stillborn	No fee
Disinterment	Actual cost
Sunday & Public Holiday extra charge – all ages	\$250.00
<i>Ash Interment Fees</i>	
All ash plots in all cemeteries – all ages	\$120.00
Disinterment – ashes	Actual cost
Sunday and Public Holidays extra charge – all ages (if contractor attendance is required)	\$80.00

Revenue and Financing Policy

Council provides many different activities, all of which need to be paid for in some way. This policy outlines who pays and why. Revenue sources include rates, fees, charges, subsidies and investments.

Contents

Introduction

- Purpose
- The Legislation
- Structure of this Policy
- Related Policies

Funding of Capital Expenditure

- Proceeds from asset sales
- Loans

Funding of Operating Expenses

- Activities

Introduction

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.

The Legislation

The Revenue and Financing Policy is developed to meet the requirements of Section 102 of the Local Government Act 2002 (the Act). It performs a similar role to the Funding Policy that was required under the previous legislation.

The Act considerably changes the criteria and structure of the policy from the previous legislation. Section 102(4)(a) specifies the requirement to

prepare the policy. Section 103 specifies the structure of 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. In selecting those funding sources, Council is required to have regard to considerations set out in Section 101(3).

Section 101(3) sets out a two-stage consideration process.

The first stage is to determine, for each activity to be funded, appropriate funding sources having regard to:

- the community outcomes to which the activity primarily contributes; and
- the Benefits to the Community and Individuals between the community as a whole, any identifiable part of the community, and individuals; and
- the period in or over which those benefits are expected to occur; and
- the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

The second stage is to take the combined results of the allocations of the first stage and to assess the overall impact of that on “the current and future social, economic, environmental and cultural wellbeing of the community”.

Section 103(2) sets out the list of funding sources available to Council for both operational and capital expenditure. These are:

- (a) General rates, including –
 - i. Choice of valuation system
 - ii. Differential rating
 - iii. Uniform annual general charges
- (b) Targeted rates
- (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
- (j) Any other source

Structure of This Policy

To meet the requirements of the Act 2002, this policy is structured as follows:

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

Related Policies

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

- Treasury Management Policy – this Policy incorporating Council's Borrowing and Investment policies sets out the objectives and criteria for managing Council's treasury function.
- Development Contributions Policy – the Act 2002 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 further 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.

Funding of Capital Expenditure

Section 103(1) of the Act 2002 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 three things – the purchase of new assets, the replacement of existing assets and the repayment of loan principal on debt previously raised by Council.

In general, the method of funding the capital expenses of an activity will be the same as the method of funding operating expenses. However, especially for the purchase of new assets, Council may use additional funding sources such as loans, financial contributions and development contributions that would not be appropriate funding sources for operating expenses.

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 it is the notion that if Council provides a new asset for the community such as a new water reservoir or a new library, the cost of providing that asset should be spread 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 life of the asset.

It is Council's current policy to repay loans over a 20-year period, regardless of the life cycle of the asset – the respective asset life cycles are identified in the depreciation statement of Council's Accounting Policy contained in Volume 1 of the LTCCP.

It is Council policy to leave benefit for future generations.

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.

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.

It explains whether the activity is funded from fees or charges, subsidies or grants, targeted rates, general rates, or a combination of one or more of these.

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 an 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.

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 contained in Volume 1 of this document. In summary, Council's rating sources are identified as follows:

General rate – this is the most significant of Council's revenue sources and is used to levy rate 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 new project considered by Council. The current revenue regime for general rate allocation to activity costs is a result of Council's deliberations on equitable funding sources.

Uniform Annual General Charge – this rate is a method of collecting general rate is levied as a fixed amount per rateable property. It is deemed that properties receive equal benefit for services charged regardless of the rateable value of those properties.

Targeted Rates – Council has identified targeted rates for stormwater, water, wastewater, river works, business rates, Ruby Bay stopbank, Mapua stopbank, District Facilities, Regional Facilities, Museums Facilities, ASB Bank Aquatic Centre operations, Wai-iti Valley Community Dam, Fireblight control in Riwaka and Waimea, refuse/recycling, rural address property identification, Mapua Rehabilitation and road sealing in Hamama Road and Carlyon Road. Council levies targeted rates on the basis of direct user pays for benefit received. 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.

Resource Policy

Activity Description

This activity involves the analysis and development of policy and planning provisions required under the Resource Management Act and the Biosecurity Act and the provision of policy advice on matters of national importance affecting Tasman District.

Why we do it

Council is required by law and community expectation to manage the environment of Tasman District and the consequence of human activity. This requires sound analysis and robust policy development.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our community understands regional history, heritage and culture.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community, future generations, resource users, Tangata Whenua.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that the District's development is sustainable.

Distribution of benefits

Policy and Strategy and Development Planning are considered to provide predominantly public benefits that affect property values or benefit the community as a whole. The community benefits from sustainable management of its natural and physical resources, providing understanding of relationships between natural and physical resources and awareness of the state of our environment and the formulation of effective resource strategies. Sustainable management of Tasman District's resources. Guidance on appropriate use and development of resources. Input into local and national resource policy. Raising public awareness of the importance of good environmental practices.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Statutory obligations, environmental groups, and individuals within our community create a high level of awareness and identify responsibilities and actions that they would like Council to assume.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate in terms of direct public response to Council initiatives, through to long term environmental benefits resulting from monitoring the requirements of the resource consents to ensure environmental sustainability.

	Cash Operating Expenditure	Capital Expenditure
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Resource Information

Activity Description

This activity involves establishing and maintaining an efficient resource information base to allow Council to properly discharge its resource management functions and to provide advice to the public on environmental conditions and issues affecting the District. It also involves investigation, monitoring and analysis of significant environmental issues affecting or likely to affect the District.

Why we do it

Council is required by law and community expectation to monitor the state of the environment of Tasman District Council and to undertake resource investigations that allow us to better understand and manage the effects of resource use and changes in the quality and quantity of our land, water, air, and coastal resources.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our community understands regional history, heritage and culture.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community, resources users, individuals, sectors, and Council (which gathers and generates information).

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that the District's development is sustainable.

Distribution of benefits

Resource users will gain a clearer understanding of their actions which will in turn lead to greater environmental responsibility and awareness. Rural property owners will benefit through increased productivity, reduced costs. Resource users will gain from the monitoring of their activities. Monitoring and investigation provides information on the state of the environment, the risks and trends. The information assists well-informed decision-making and planning which promotes a cleaner environment. The information resource can be widely used by other Council departments. The general public will gain environmental and amenity improvements with enhanced opportunities in a number of areas.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Statutory obligations, environmental groups, and individuals within our community create a high level of awareness and identify responsibilities and actions that they would like Council to assume.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate in terms of direct public response to Council initiatives, through to long term environmental benefits resulting from monitoring the requirements of the resource consents to ensure environmental sustainability.

	Cash Operating Expenditure	Capital Expenditure
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Resource Consents and Compliance

Activity Description

We assess resource consent applications as required under the Resource Management Act and the Tasman Regional Management Plan for the development and use of land, air, water, and coastal resources. Our activities also involve related compliance monitoring and enforcement.

Why we do it

Council is required by law to receive and process resource consent applications and to monitor and enforce compliance with plan rules and conditions of consent. There is also an expectation from the community that we will respond to environmental and nuisance complaints.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our community understands regional history, heritage and culture.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community, applicants, future residents.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that the District's development is sustainable.

Distribution of benefits

Individual resource users will benefit from monitoring their activity, through better resource allocation decisions and through reduced application costs. They will also gain good understanding of their actions which ultimately will lead to enhanced environmental awareness and responsibilities. Successful applicants are able to use resources. The process guards the environment from adverse effects, and encourages a pleasant, safe and healthy lifestyle for all. It provides a consistent and uniform approach to use of all resources. Monitoring resource use ensures that activities are within the boundaries of their consents. The surveillance and monitoring of consents promotes a cleaner, safer, healthier environment.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Statutory obligations, environmental groups, and individuals within our community create a high level of awareness and identify responsibilities and actions that they would like Council to assume.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate in terms of direct public response to Council initiatives, through to long term environmental benefits resulting from monitoring the requirements of the resource consents to ensure environmental sustainability.

	Cash Operating Expenditure	Capital Expenditure
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Environmental Education, Advocacy and Operations

Activity Description

This activity involves those Council activities that seek to encourage good environmental outcomes through education and advocacy and other non-regulatory methods. We also undertake works and services in conjunction with landowners involving catchment stabilisation, riparian protection and habitat enhancement.

Why we do it

Council is keen to promote good environmental outcomes by non-regulatory means where this is cost effective and in those situations where active involvement in work programmes yields community support and involvement.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our community understands regional history, heritage and culture.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community, resources users, individuals, sectors, and Council (which gathers and generates information).

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that the District's development is sustainable.

Distribution of benefits

The general public will gain an improved understanding of the state of the environment, current statutory and environmental issues and the proposed formulation of effective resource policy for sustainment. Identification and promotion of opportunities for achieving sustainable management of natural and physical resources. Education and advocacy for sustainable environmental management practice.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Statutory obligations, environmental groups, and individuals within our community create a high level of awareness and identify responsibilities and actions that they would like Council to assume.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate in terms of direct public response to Council initiatives, through to long term environmental benefits resulting from awareness of the need to sustain our natural environment.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates	Yes	
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Regulatory Services

Activity Description

This activity involves receiving and processing a range of licence applications, giving advice and performing statutory functions in the areas of public health, building, sale of liquor, hazardous substances, animal control, rural fire, parking and administration.

Why we do it

Council is required by law to receive and process licence applications and statutory registration systems, to inspect, monitor and enforce compliance with these statutory regimes. There is also an expectation from the community that we will uphold and administer these regimes.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our community understands regional history, heritage and culture.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through maintaining readiness to respond to adverse events, assisting with the health, safety and wellbeing of the community and the control of building work in the District.

Distribution of benefits

Building control activity provides the majority of benefits to those applying for building consents, although there is some public benefit through the activity to maintain public safety, which is recovered through the general rate and uniform annual general charge.

Rural fire activity benefits the community. Where possible the costs of extinguishing a fire are recovered from the person responsible for lighting the fire where that can be determined. The Council considers that the community at large benefits from this activity.

The main benefits of environmental services are public, through control of infectious diseases and monitoring of environmental standards, although because charges are set under statute, the full cost of the activity cannot be recovered.

The benefits of dog control are considered to be largely public, through protection of the public. Private individuals benefit through administration of the registration system and returning lost or strayed animals. While there are public benefits, the Council considers that exacerbators should fund this activity and therefore the public benefit is to be funded by registration fees. Assurance of compliance with legal obligations. Confidence for beneficiaries knowing their asset is safe and sound.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The protection of the public from aggressive or straying animals allows owners to enjoy their pets. Exacerbators should fund control incidents. The users of the building consent services are identifiable, receiving an individual service. The processing and administration of building consents is recovered by way of user charges.

The provision of Project Information Memorandums (PIMs) and issuing and recording consents are also funded by the users of the service. Persons or organisations requiring licensing and monitoring under the Sale of Liquor Act should fund the cost of this regulatory work. User charges are in place to fund all of these activities.

Period in which the benefits are expected to occur

The benefits of this activity range from immediate for matters such as dealing with noise complaints to long-term environmental benefits.

Council considers the beneficiaries of this activity to be:

Property owners/operators, future owners/operators, the community, central government.

The setting and enforcing of safe standards, which provide security for the wider community.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Land Transportation

Activity Description

Tasman District Council is responsible for the management of a road network that comprises approximately 1,660 km of roads, (861 km sealed and 799 km unsealed), 470 bridges, 180 km of footpaths, 20 carparks providing 1,200 spaces, streetlights, traffic signs and culvert pipes. Each road in the roading network has been categorised into a roads hierarchy based on the road's purpose and level of use.

Why we do it

Council is required by law and community expectation to manage a land transportation network that facilitates the safe and efficient movement of people and goods throughout the District and that promotes the wellbeing of the District's communities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An efficient road transport network has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

The benefits apply in part to the whole community, as people are free to use any public road in the District. The recovery of subsidies from Land Transport NZ reflects partly the private benefits that are attributed to the roading network; however, in many instances parts of the roading activity are not eligible for subsidy. Therefore, the balance of costs must be recovered through general rates. When considering the underlying roading infrastructure the Council recognises that there are benefits to both individuals and to properties, as a result of the roading activity. Individuals have equal access to the network and, therefore, have equal ability to use the network. The Council considers that the general rate for each property best reflects the equality of use and access that the network provides.

The Council also considers that properties benefit from the roading activity as the benefit of access to a property can have an impact on the value of a property. All road users receive direct benefits. Businesses are able to move goods swiftly, individuals can travel to employment, recreation, health, education and other activities. Well designed and landscaped roads benefit the general community from a safety point of view as well as offering the enjoyment of pleasant surroundings.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding roading distinctly is that it constitutes a large component of the District's rates and it enables costs to be allocated in a fair manner.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Users of the roading network create the need for maintenance from the number of trips that are made and the type of vehicle used. The subsidies that the Council receives from Land Transport NZ are funded through petrol taxes and road user charges that reflect the volume of use by each road user. However, the level of subsidies received does not equate to the Council's view of the public/private benefit split. Hence the balance must be rate funded.

Future residents will contribute to future operating costs and possibly some of the loan servicing costs, while current users must fund the cost of the

additional capacity until those future users arrive. It is reasonable for those future users to make a contribution that relates to the cost of catering for that growth.

Period in which the benefits are expected to occur

The roading systems that are being implemented over the next ten years will provide long term benefit to the community.

Capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

Motorists, cyclists, pedestrians, public and commercial transport operators and passengers, planners and developers.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes
Transit / Transfund	Yes	Yes

Coastal Structures

Activity Description

This activity comprises the provision and maintenance of some of the District wharves, jetties, and associated buildings, as well as the navigational aids, boat ramps, road access and parking to provide safe access to significant parts of the District coastal facilities for recreation and commercial users.

Why we do it

Council is required by law and community expectation to maintain navigational aids. Council provides other coastal assets and services, particularly coastal protection works and boat ramps, in response to community expectation and the high value of these assets to the community.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An efficient coastal structure network has a significant impact on the social, economic and environmental wellbeing of the community.

Council considers the beneficiaries of this activity to be:

The general public, recreational and commercial users.

Distribution of benefits

When considering the underlying coastal structure network, the Council recognises that while there are benefits to the District at large, the cost of maintaining these assets is more closely aligned directly to network users. Encouragement of safe and efficient use of harbours, a clean and healthy marine environment. Raising community awareness on safe practices in and on the water. Having the capacity to respond to pollution oil spills.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding Council's coastal structures network is that predominantly those who directly use the facilities will contribute to their funding.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

People who are using the coastal structures are creating the need for the Council to undertake work. It is considered appropriate for these people to fund this work through user charges.

Period in which the benefits are expected to occur

The coastal structures will provide long-term benefit to the community.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Aerodromes

Activity Description

This activity encompasses the management of assets at the Aerodrome at Motueka and the aerodrome at Takaka which is operated and maintained for design airplanes at/or below 5700 kg maximum capacity take off weight.

Why we do it

Council has no legal obligation to provide this service. However, Council justifies this activity because aerodromes have a public value and Council considers that the assets are important to the community.

Contribution to Community Outcomes

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The general public, recreational and commercial users.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An efficient aerodrome network has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

When considering the aerodromes network, the Council recognises that while there are benefits to the District at large, the cost of maintaining these assets is more closely aligned directly to network users. The aerodromes offer safe and controlled access to and from air space. They also offer alternative access in emergency operations – particularly for Golden Bay.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding Council's aerodrome network is that predominantly those who directly use the facilities will contribute to their funding.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

People who are using the aerodromes networks are creating the need for the Council to undertake work. It is considered appropriate for these people to fund this work through user charges.

Period in which the benefits are expected to occur

The aerodromes networks will provide long term benefit to the community.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Refuse

Activity Description

This activity encompasses the provision of integrated waste management services to residents in the Tasman District. It includes refuse collection services, disposal services through four resource recovery stations (in Richmond, Mariri, Takaka and Collingwood), and two landfills (Eves Valley and Murchison), and waste recycling services through a kerbside collection service and provision of drop off facilities. In addition, there are two resource recovery parks at Richmond and Takaka transfer stations.

Why we do it

Council is required by law to promote effective and efficient waste management in the District. Council has resolved that the best method of ensuring that waste management services remain available and affordable is for it to maintain ownership of refuse disposal facilities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport, and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An adequate refuse collection and disposal system has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

The benefits apply indirectly to the whole community and directly to those who are in an area which has a refuse collection service. The Council considers that properties that receive, or will receive, a refuse collection service should be responsible for funding expenditure relating to collection and those that dispose of refuse at the transfer stations should pay a disposal fee. There are both public and private benefits in this activity. On a public level it ensures a convenient, healthy and cost effective disposal of refuse to legal and environmental standards. On a private level – the service is provided for the convenience of the user.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

Where benefits are identified to specific users it is appropriate that user charges and targeted rates are set to match the private benefit received.

Therefore for accountability and transparency, targeted rates have been set for refuse collection. Appropriate fees for refuse disposal reflect the private benefit gained.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The creator of waste creates the need for collection and disposal. It is considered appropriate for these people to fund this work through targeted rates and user charges.

Period in which the benefits are expected to occur

The refuse disposal systems that have been developed will provide long term benefit to the community. The duration of benefits is dependent on

the ability to gain the necessary resource consents, but is anticipated to be a minimum of 35 years.

Further capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

The general public, households on collection routes, commercial operators, and the environment.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	
Fees and Charges	Yes	Yes
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Wastewater

Activity Description

This activity encompasses the provision of wastewater treatment facilities and sewerage collection systems to the residents of 14 urban drainage areas within Tasman District. The assets used to provide this service include about 300 km of pipelines, 1,990 manholes, 70 sewage pump stations and 7 sewage treatment plants.

Why we do it

Council is required by law and community expectation to maintain existing wastewater network services for the purposes of safeguarding community health and promoting community wellbeing.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport, and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant positive impact on the social, economic, environmental and social wellbeing of the

community. Treatment and disposal will protect the health of the community and the environment from adverse effects of untreated or uncontrolled effluent disposal.

Distribution of benefits

The benefits apply indirectly to the whole community and directly to those people who are connected to one of the 14 Council-operated schemes in the District.

While there are wider community and environmental benefits relating to disposing of sewage to a high standard, the Council considers that people who are connected, or will be connected, to the wastewater schemes should be solely responsible for funding expenditure to ensure the environment is protected. Therefore, for operating costs, it is considered that targeted rates are the most equitable form of funding this activity. The wastewater service provides a healthy and convenient disposal system which meets legal and environmental standards. It provides a serviced location for those wishing to move into areas with wastewater systems. It ensures controlled environmental effects.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding wastewater distinctly is that only those currently connected, or planning to connect, to schemes will contribute to their funding. Therefore for accountability and transparency targeted rates have been set for each scheme.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

People who are connected to the wastewater schemes are creating the need for the Council to undertake work to minimise the damage to the District's waterways. It is considered appropriate for these people to fund this work through targeted rates.

Developers who are adding to the demands placed on schemes, which require the Council to undertake new capital works related to growth will contribute to these costs. The Council applies capital contributions to contribute to funding those costs – refer to the Capital Contributions Policy.

Period in which the benefits are expected to occur

The reticulation, treatment and disposal systems that

are being implemented over the next ten years will provide long term benefit to the community.

The duration of benefits is dependent on the ability to gain resource consents for effluent disposal, but are anticipated to be a minimum of 35 years, with any engineering solution intended to provide future benefits equivalent to the design life of the systems components, which for certain assets is in excess of 70 years.

Further capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

Residents, commercial properties, the general public, visitors to the District.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Stormwater Management

Activity Description

Council's activities encompass the provision of stormwater collection, reticulation, and discharge systems for Tasman District. The assets used to provide this service include drainage channels, piped reticulation networks, tide gates, inlet structures and discharge structures.

Why we do it

The Council has no statutory obligation to provide for private stormwater runoff. However, Council does have a duty of care to ensure that any runoff from its own properties is remedied or mitigated. Because most of its property is mainly in the form of impermeable roads in developed areas, this generally means that some level of reticulation system is constructed. The presence of this system then becomes the logical network for private stormwater disposal. Consequently, the stormwater systems in the Tasman District are a mixture of private and public drains.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport, and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An adequate stormwater system has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

The benefits apply indirectly to the whole community and directly to those who are connected to each scheme. While there are wider community and environmental benefits relating to the availability of an effective stormwater system, the Council considers that properties that are connected, or will be connected, to the stormwater schemes should be responsible for funding expenditure to ensure the environment is protected and reduce the extent of flooding. Stormwater drainage minimizes flood damage to public and private property. It promotes health, safety and access and minimizes inconvenience to the general public.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding from the activity distinctly from other activities

The benefit of funding stormwater distinctly is that only those currently connected, or planning to connect, to schemes, or property within a rural stormwater area will contribute to their funding.

Therefore for accountability and transparency targeted rates have been set for each scheme.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Owners of developed properties require that there are systems for the collection and disposal of stormwater.

It is considered appropriate for these people to fund this work through targeted rates.

Developers who are adding to the demands placed on schemes which require the Council to undertake new capital works related to growth will contribute to these costs. The Council applies capital contributions to contribute to funding those costs – refer to the Capital Contributions Policy.

Period in which the benefits are expected to occur

The stormwater systems that are being implemented over the next ten years will provide long term

benefit to the community. The duration of benefits is dependent on the ability to gain the necessary resource consents, but is anticipated to be a minimum of 35 years.

Further capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

Property owners, general public, Council, central government, road drainage.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Rivers

Activity Description

Council maintains 285km of the region's rivers to minimum standard in order to carry out its statutory roles to promote soil conservation and mitigate damage caused by floods.

Why we do it

Council is required by law to manage the river network, promote soil conservation and mitigate damage caused by floods.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport, and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

Property owners, recreational users, Council, commercial and government agencies.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

An efficient rivers network has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

The benefits apply indirectly to the whole community and directly to those whose properties are adjacent to the District's rivers. While there are wider community and environmental benefits relating to an effective rivers network, the Council considers that properties directly adjacent to rivers will fund the cost of that activity at a higher level than those deemed to be indirectly affected. There is a private benefit in this activity as Council involvement limits damage to property and production. The activity limits production loss effects on some other activities. The Council's work protects access to services which assists utilities like Telecom, Transit NZ, Tasman Energy and DOC. The general public is served by ensuring the health and accessibility of rivers for recreational enjoyment.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding rivers is that those adjacent to the rivers network will pay a higher proportion of rate. Accountability and transparency for each targeted rate has been established.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Properties which are adjacent to the rivers network are creating the need for the Council to undertake work relating to asset maintenance. It is considered appropriate for these people to fund this work through targeted rates.

Period in which the benefits are expected to occur

The duration of benefits is dependent on the ability to gain the necessary resource consents, but is anticipated to be a minimum of 35 years.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments	Yes	
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Water Supply

Activity Description

This activity comprises the provision of potable water to properties within 16 existing water supply areas in the Tasman District. The Council's network is extensive and rapidly growing. At present the network comprises 648km of pipeline, 37 pumping stations, 10,212 domestic connections and several reservoirs.

Why we do it

Territorial authorities have numerous responsibilities relating to the supply of water. One such responsibility is the duty under the Health Act 1956 to improve, promote, and protect public health within their Districts. This implies that in the case of the provision of potable water, councils have the obligation to identify where such a service is required and to either provide it directly themselves, or to maintain an overview of the supply if it is provided by others.

Comment

Targeted rates for water schemes are charged to each rating unit and on separately used and inhabited parts of a rating unit that have a connection to a Council water scheme. Refer to the rating policy for details.

Water races targeted rates are charged by a mixture of a rate per hectare and a uniform annual charge.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our unique and special natural environment is bountiful, healthy, clean and protected.

Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

Our transport, and essential services are sufficient, efficient and sustainably managed.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our growing and sustainable economy provides opportunities for us all.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Water is a necessity of life and the supply of water has a significant impact on the social, economic and environmental wellbeing of the community.

Distribution of Benefits

The benefits apply indirectly to the whole community and directly to those who are connected to each scheme. While there are wider community and environmental benefits relating to the availability of a high quality supply of potable water, the Council considers that households who are connected, or will be connected, to the water schemes should be solely responsible for funding expenditure.

Therefore for cash operating costs, it is considered that targeted rates are the most equitable form of funding this activity. The Council's supply systems offer convenient, healthy, reliable and cost effective water and give all users an assurance of quality and quantity.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding water distinctly is that only those currently connected, or planning to connect, to schemes will be contribute to their funding. Therefore for accountability and transparency, targeted rates have been set for each scheme.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

People who are connected to the water schemes are creating the need for the Council to undertake work relating to the availability of a high quality supply of potable water. It is considered appropriate for these people to fund this work through targeted rates.

Developers who are adding to the demands placed on schemes which require the Council to undertake

new capital works related to growth will contribute to these costs. The Council applies capital contributions to contribute to funding those costs – refer to the Capital Contributions Policy.

Period in which the benefits are expected to occur

The water supply systems that are being implemented over the next ten years will provide long term benefit to the community. The duration of benefits is dependent on the ability to gain the necessary resource consents, but is anticipated to be a minimum of 35 years.

Council considers the beneficiaries of this activity to be:

All households and commercial operators connected to the supply, the general public.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Libraries

Activity Description

The role of public libraries is to provide quality services that enrich the life of the community by promoting lifelong learning and the creative use of leisure. Tasman District Council provides library services to all residents in the Tasman District through a District Library in Richmond, branch libraries in Motueka, Takaka and Murchison and link libraries in Collingwood, Dovedale, Mapua, Tapawera and Wakefield.

Why we do it

Council is required by law and community expectation to promote the wellbeing of the communities in the District. This involves developing an informed community whose members are literate and inspired.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participator community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

The provision of libraries contributes to the economic, social and cultural wellbeing of the community by providing individuals with the opportunity to enhance their mental wellbeing.

Distribution of benefits

The benefits potentially apply to the whole community as libraries provide individuals with the opportunity to develop a lifestyle that enhances their mental wellbeing. Libraries provide access to formal and informal information.

They offer recreational and social benefits to the general public and provide access to current affairs, commercial and intellectual issues.

Libraries offer safe and stimulating environments, they strengthen literacy and break down barriers to social isolation.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

There is private benefit for those that use the library services. However, the Council considers that there are wide community benefits from ensuring only minimal charges are imposed, thereby encouraging public use that may not occur if significant user charges were imposed.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The Council undertakes the activity to help to ensure that the community has access to a broad range of recreational, arts, cultural and social opportunities.

Period in which the benefits are expected to occur

The existing facilities will be of long term benefit to the community.

Further capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

Resident library users, visitors, future generations, Council, central government, public organisations.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Cultural Services and Community Grants

Activity Description

This activity involves strengthening communities by resourcing community initiatives and community organisations through Grants, Employment Initiatives, Museums and Events Promotion.

Why we do it

Council is required by law and community expectation to promote the wellbeing of the communities in its District. This requires community growth and participation. Active and involved communities are sustainable and healthy communities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participator community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic and cultural wellbeing of the community, in terms of promoting cultural enrichment and opportunities for residents to be involved in community life.

Distribution of benefits

The benefits apply to the whole community by providing the opportunity to develop a lifestyle that enhances individuals mental wellbeing. Council recognises that there are private benefits as well. Organisations may obtain funding from other sources as well as Council. The provision of grants is accessible to the wider community.

Grants promote educational improvement, physical, social and mental wellbeing and they acknowledge input made by volunteers.

The Nelson Provincial Museum provides a sense of community identify. It show cases our heritage and conserves cultural artefacts for the education and enjoyment of present and future generations. The Regional Museum provides professional advice and support for displays.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding community grants is that the organisations are providing services that are of benefit to the whole district. Therefore the activity is funded by way of community services charge.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The Council undertakes the activity to allow Tasman District residents to enjoy access to a wide range of cultural and social activities.

Period in which the benefits are expected to occur

The community grants provide ongoing benefit to the community

Council considers the beneficiaries of this activity to be:

Community groups, individuals, residents, sports groups, the arts, cultural and craft groups.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	
Sundry Income	Yes	

Community Recreation

Activity Description

This activity involves the provision of recreational opportunities which meet and enhance the recreational and cultural needs and aspirations of present and future communities of the Tasman District.

Why we do it

Council is required by law and community expectation to promote the wellbeing of the communities in the District. This requires community growth and participation. Active and involved communities are sustainable and healthy communities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our community understands regional history, heritage and culture.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Council considers the beneficiaries of this activity to be:

Local residents and visitors, families, senior citizens and children.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic and cultural wellbeing of the community, in terms of promoting cultural enrichment and opportunities for residents to be involved in community life.

Distribution of benefits

The public gains better use of resources, facilities and recreational opportunities and as such gain physical and mental wellbeing and a sense of community identity. Council considers there is a private benefit to all those who use Council recreation facilities including community and sporting groups. Recreation and leisure activities enhance the physical, social and mental wellbeing of the community and sections of the community.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	
Sundry Income	Yes	

Camping Grounds

Activity Description

Council owns four camping grounds on reserve land in Collingwood, Motueka, Pohara, and Murchison. These campgrounds assist in meeting the demand for camping at popular holiday destinations in Tasman District for both visitors and residents.

Why we do it

Council is the owner of reserves that have historically been used as camping grounds which is a permitted activity under the Reserves Act 1977. Council recognizes that operating camping grounds is not core business and consequently manages the activity by entering into long term leases which limit its involvement in this activity.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our community understands regional history, heritage and culture.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Council considers the beneficiaries of this activity to be:

Campers, residents, domestic and international visitors.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic and cultural wellbeing of the community, in terms of promoting cultural enrichment and opportunities for residents to be involved in community life.

Distribution of benefits

Our camping grounds provide open-space benefits and enable access to reasonably priced accommodation.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Parks and Reserves

Activity Description

Tasman District Council manages a range of parks, reserves, open spaces, and recreational facilities for and on behalf of the community. Parks and reserves includes the provision of cemeteries, public conveniences, urban open spaces and amenity reserves, parks and gardens, trees, plots and verges, sports grounds, Rabbit Island, walkway reserves, and public halls.

Why we do it

Council is required by law and community expectation to manage the use, development and protection of land and natural resources in a way that protects environmental standards and promotes community wellbeing.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our community understands regional history, heritage and culture.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Community outcomes

The communities needs for health and social services are met.

People are friendly and caring, creating a strong sense of community in our District.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting recreation opportunities and activities, social spaces, cultural enrichment and opportunities for residents to be involved in community life, environmental enhancement and cultural enrichment while adding distinctive open spaces and infrastructure.

Provision of adequate public conveniences impacts on the social, economic and environmental wellbeing of the community

Distribution of benefits

Parks and Reserves benefit a wide number of residents. They offer sports grounds for clubs, picnic areas for families and encourage good physical and mental health.

The facilities also provide cultural and heritage benefits and they provide controlled and serviced areas for recreational enjoyment and appreciation of the environment.

Community halls encourage social, mental and physical wellbeing by offering venues for social gatherings, sports and dances.

Groups are also able to obtain exclusive use of indoor facilities for a limited period of time.

Cemeteries provide a final resting place. They provide an important social function for friends and family who wish to visit the graves of loved ones.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

Funds taken for reserve development contributions are used for the purposes for which they were intended.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Council undertakes the activity to allow Tasman District residents to enjoy access to a wide range of reserves, cultural and social activities, and the projected population growth of the District will increase the demand for reserves.

Capital contributions will be required from developers to enable Council to match the demand

for new reserves resulting from growth in the District.

It is considered appropriate for this activity to be funded through general rates.

Period in which the benefits are expected to occur

The reserves, which are being developed over the next ten years, provide ongoing benefit to the community.

Further capital costs are to be funded from borrowing rates set at a level to cover interest costs and loan repayments. It is considered that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

The public conveniences that are being built over the next ten years will provide long term benefit to the community.

Council considers the beneficiaries of this activity to be:

Residents, visitors, sports groups.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	Yes
Targeted Rates		Yes
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions	Yes	
Financial Contributions under the Resource Management Act 1991		Yes
Grants and Subsidies	Yes	
Sundry Income	Yes	Yes

Community Facilities Rates

Activity Description

We provide a rating source to meet the costs associated with a wide range of community facilities that have been proposed by Council.

Why we do it

The objective of this rating source is to provide a fund to assist with the construction of those facilities that would not normally be included within the bounds of Council's general activities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Council considers the beneficiaries of this activity to be:

Communities, community groups, sport and recreational groups.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting recreation opportunities and activities, social spaces, cultural enrichment and opportunities for residents to be involved in community life, environmental enhancement and cultural enrichment while adding distinctive open spaces and infrastructure.

Distribution of benefits

The Community Facilities Rate is levied to meet part of the costs of capital funding for new, large, community, recreational, sporting or cultural District or Regional projects which have met the relevant criteria and which will provide benefit to the citizens of Tasman District.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges		
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	Yes
Sundry Income	Yes	Yes

Emergency Management

Activity Description

This activity involves the delivery of comprehensive emergency management by the Tasman District Council with the Nelson City Council as a joint standing committee under the Local Government Act.

Why we do it

The Civil Defence Emergency Act 2002 dictates that both Councils provide individually and jointly for their emergency management responsibilities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Council considers the beneficiaries of this activity to be:

The community, Council, central government.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, through maintaining readiness to respond to adverse events, assisting with the health, safety and wellbeing of the community.

Distribution of benefits

Emergency management is considered to provide public benefit, received by the community as a whole. Emergency management offers community wide benefits with a planned response to civil emergencies.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Community Housing

Activity Description

This activity involves providing housing for predominantly elderly and/or people with disabilities within the Tasman District by providing for rental, 30 cottages in Richmond, 7 cottages in Brightwater and Wakefield, 45 cottages in Motueka, 4 in Takaka and 4 in Murchison.

Why we do it

Prior to 1992, Government provided subsidies and low interest loans to local authorities to provide housing for the elderly. When these subsidies ceased, Council resolved to continue with the provision of housing for the predominantly elderly and disabled.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Community outcomes

The communities needs for health and social services are met.

People are friendly and caring, creating a strong sense of community in our District.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social and cultural wellbeing of the community.

Distribution of benefits

Council cottages provide safe, affordable housing for the elderly, in areas of the community where they wish to reside.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

Appropriate rentals are set to recover the costs associated with providing housing for the elderly.

The Council recovers costs and makes no return on its substantial capital investment.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Predominantly elderly and/or people with disabilities who have a need for assistance with accommodation creates the need to undertake this activity.

Period in which the benefits are expected to occur

Council's community cottages are maintained to a high standard to provide an ongoing service. Where capital expenditure is required it will be funded from accumulated funds and borrowing.

Council considers the beneficiaries of this activity to be:

Primarily the elderly and people with disabilities.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Governance

Activity Description

This activity involves running the electoral process to provide the District with a democratically elected Mayor, Council and Community Boards and the governance of the District by its elected representatives.

Why we do it

Tasman District Council as a Unitary Authority has a wide range of functions and responsibilities under a number of statutes and associated regulations. These statutes define what we are required to do and in many cases, how we must carry out these duties and responsibilities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Our diverse community enjoys access to a range of spiritual, cultural, social, educational and recreational services.

Our participatory community contributes to District decision-making and development.

Our built urban and rural environments are functional, pleasant and safe.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Significant impact on the social, economic, cultural and environmental wellbeing of the community, in terms of providing effective decision-making and leadership for the community, and through effective public information.

Distribution of benefits

The Governance process provides a public benefit. The democratic process and decisions affect individuals and properties within the community. Everyone has an equal opportunity to be heard by Council and have his or her views considered. The provisions surrounding the number of wards and makeup of Council and community boards ensures that the governing bodies in the District are democratically elected and that they carry out Council functions according to the democratic parameters.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability, the costs associated with the democratic process have been separated.

Period in which the benefits are expected to occur

The benefits will occur in the year in which expenditure is made to ensure the people of the Tasman District are adequately represented, informed and consulted.

Council considers the beneficiaries of this activity to be:

All citizens within Tasman District.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	
Targeted Rates	Yes	
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	

Forestry

Activity Description

This activity involves the management of approximately 2,800 stocked hectares of commercial plantations.

Why we do it

To provide a steady income stream to offset rates and to provide recreational opportunities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our growing and sustainable economy provides opportunities for us all.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Positive impacts on the environmental and social wellbeing of the community.

Distribution of benefits

The operation of commercial forests enables a reduction in rates. Forests also provide leisure facilities.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

This allows transparency and accountability for this activity.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Provision for activity expansion, for example, areas to meet future recreational needs.

Period in which the benefits are expected to occur

Forestry assets are maintained to appropriate standards to provide an ongoing service. Where capital expenditure is required it will be funded from accumulated funds and borrowing.

Council considers the beneficiaries of this activity to be:

Ratepayers, residents, visitors.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates		
Targeted Rates		
Fees and Charges		
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Property

Activity Description

This activity encompasses the provision of property related services for the Council.

Why we do it

The Council is the owner or custodian of a substantial property portfolio and has identified the need for quality property services and professional expertise within Council to meet its ongoing property requirements.

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes.

Our growing and sustainable economy provides opportunities for us all.

Our vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.

Our community understands regional history, heritage and culture.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Positive impacts on the environmental and social wellbeing of the community.

Distribution of benefits

The benefits are to the individual occupier or user, with no need for subsidy from the general ratepayer. The ownership of property allows Council to operate from central locations, which are readily accessible to residents. The Property division also provides information and advice and ensures consistent practices.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or non direct, of this activity, therefore depreciation has been funded at the income statement level.

The costs and benefits of funding the activity distinctly from other activities

Appropriate rentals are set to recover the costs associated with providing commercial property. To achieve cost recovery, costs need to be separately identified. This allows transparency and accountability for this activity.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The protection of foreshores and key recreational areas from erosion and adverse weather. Provision for activity expansion, for example, areas to meet future recreational needs.

Period in which the benefits are expected to occur

Property assets are maintained to appropriate standards to provide an ongoing service. Where capital expenditure is required it will be funded from accumulated funds and borrowing.

Council considers the beneficiaries of this activity to be:

Council, residents, other Council departments.

	Cash Operating Expenditive	Capital Expenditive
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments		
Borrowing		Yes
Proceeds from Asset Sales	Yes	
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		
Sundry Income	Yes	Yes

Water & Sanitary Services Assessments

Introduction

The commentary in this section represents the executive summary of Council's Water and Sanitary Services Assessments and Waste Management Plan, which were initially publicly consulted on during April to June 2005 and formally adopted by Council at 30 June 2005.

The Water and Sanitary Services Assessment (WSSA) is an assessment of water and sanitary services in the Tasman District. The Council is required to carry out this assessment under the Local Government Act 2002. It looks at both Council owned services and privately owned services relating to:

- Water supply,
- Sewerage and sewage disposal,
- Stormwater disposal,
- Public toilets, and
- Cemeteries / Crematoria

The aim is to assess the adequacy of these services, both now and for the future.

Water Supply

Council Owned Water Supplies

The Council owns 17 water supplies. There are 10 supplies serving essentially urban areas. These are provided with on-demand, metered water to individual properties. There are 3 Rural Water Supply systems that provide low flow, restricted supplies, with each customer providing their own storage tank and on-property reticulation system.

There are 4 "Community" schemes (including Torrent Bay), that are schemes that do not fit within the Urban classification, but which are not rural water supplies either.

Most Council owned schemes have been assessed as providing sufficient water of drinkable standard for current and future needs. There are however some key issues that have been identified, including:

- Securing adequate water to continue supplying the growing populations of the Waimea Basin Water Supply Schemes (Richmond, Waimea, Brightwater/Hope and Wakefield)
- Constructing a system to meet the large unmet demand in the Coastal Tasman Area and to provide a reticulation system for Motueka
- Continuing to meet the growing demand in the Rural Water Supply Schemes (88 Valley, Redwoods and Dovedale), as well as resolving reticulation limitations and water quality standards.
- Constructing a system to meet the large unmet demand in the Pohara to Tata Beach area
- Upgrading water treatment on all schemes, but especially those with surface water takes, to meet drinking water standards
- Developing measures to improve water conservation by demand management and leakage control

It is noted that in the Council's Water Activity Management Plan, there are many improvements listed to upgrade the Council systems. They include:

- Construction of a new water treatment plant to treat Richmond and Waimea waters
- Construction of new water sources for Dovedale Rural water supply
- Construction of better linkage systems between the Waimea communities
- Construction of a number of new storage reservoirs
- Upgrade trunk mains between the Waimea Basin schemes
- The development of Public Health Risk Management Plans

Further options to improve Council water supplies include:

- Preparation of a comprehensive Waimea Basin Water Strategy
- Review of Water Source and Treatment Facilities and Identification of Gaps
- Preparation of a Water Demand Management and Leakage Strategy

Communities without Council Water Supplies

There are a number of communities in Tasman District that do not have a Council owned water supply. From an assessment of each community's water supply arrangement, a priority ranking has been determined based on general water availability and reliability of supply, and the quality of the water that is available. It is aimed at prioritising which communities most need to improve their water supplies. This priority ranking is shown in the table below.

Priority Ranking of Tasman Community Water Supplies

Priority Categories	Community		
Priority 1	Motueka		
Priority 2	<table border="0"> <tr> <td>Marahau / Sandy Bay Tasman /Kina Takaka Pohara</td> <td>Ligar Bay Tata Beach Patons Rock</td> </tr> </table>	Marahau / Sandy Bay Tasman /Kina Takaka Pohara	Ligar Bay Tata Beach Patons Rock
Marahau / Sandy Bay Tasman /Kina Takaka Pohara	Ligar Bay Tata Beach Patons Rock		
Priority 3	<table border="0"> <tr> <td>Braeburn / Harakeke Brooklyn Pakawau Parapara</td> <td>Puponga Rangihaeata Tukurua Upper Moutere</td> </tr> </table>	Braeburn / Harakeke Brooklyn Pakawau Parapara	Puponga Rangihaeata Tukurua Upper Moutere
Braeburn / Harakeke Brooklyn Pakawau Parapara	Puponga Rangihaeata Tukurua Upper Moutere		
Priority 4	<table border="0"> <tr> <td>Lower Moutere Rotoroa St Arnaud</td> <td>Tadmor Toko Ngawa</td> </tr> </table>	Lower Moutere Rotoroa St Arnaud	Tadmor Toko Ngawa
Lower Moutere Rotoroa St Arnaud	Tadmor Toko Ngawa		

Key issues for these communities include being able to secure sufficient quantities of safe drinking water.

The community that is considered to be the highest priority for an improved water supply is Motueka. This is because of its size and the public health risks that this raises and the lack of adequate fire fighting provisions. Council has in their Activity Management Plan a project to construct a water supply for Motueka.

The Priority 2 communities are those where the sources of water in the immediate area are unlikely to be of sufficient quality or quantity to meet the needs of the community. Many of these communities are also where there is considered to be high demand and development potential. It is recommended that these communities review their water supply arrangements and consider whether alternative sources are feasible.

Priority 3 communities are generally small communities where there is considered to be relatively low development pressure, and where water supplies are generally deficient in some way, whether it be water availability or water quality. Most of these communities may be happy to continue with the status quo, however, if a water supply was offered at the right price they may be inclined to join the scheme.

Priority 4 communities have issues regarding the availability of additional water sources. The small populations of the communities and the cost of developing and delivering a more reliable source of supply, place these communities in a lower level of urgency for an upgrade. Present water supply methods are meeting the community's needs.

Wastewater Disposal

Council Owned Systems

The Council owns, manages, operates and maintains 13 wastewater systems in the Tasman District. It has 7 wastewater treatment plants (WWTPs) and is a joint owner of the Nelson Regional Sewerage System (NRSS) which includes Bells Island WWTP.

Adequacy of wastewater services can be assessed on the basis of the wastewater system's ability to remove wastewater from each property; and the system's ability to treat and dispose of the wastewater into the environment in a manner that meets environmental compliance criteria, that minimises the risk to public health, and that minimises the impact on the environment.

The assessment of the Council systems concluded that while the Council owned systems cover many communities in the District, there are some inherent problems that require addressing. These include:

- High Wet Weather Flows
- Insufficient Capacity to Convey Future Flows
- Pumping System Deficiencies in some systems
- Wastewater Treatment and Disposal Performance at some treatment plants

The Council has recognised most of the inadequacies and is progressing plans to rectify them. These plans are outlined in the Council's Wastewater Activity Management Plan 2006.

Solutions to these problems cannot be provided over night, and Council is planning a staged upgrade process. However, the planned series of upgrades is comprehensive and addresses the main inadequacies that the assessments have identified.

Privately Owned Systems and Non-Reticulated Areas

The provision of wastewater services within the District is quite comprehensive. Most urban areas of any size within the District have a Council reticulation and disposal system. However, most rural areas within the District, which includes some reasonably sized communities, rely on private on-site disposal systems.

There are no privately owned wastewater systems in the District that serve residential dwellings.

The success of the on-site disposal systems is variable across the District. There is however, a developing understanding within the Council that an unacceptably high number of on-site disposal systems are performing poorly.

Adequacy of wastewater services in non-reticulated communities has been assessed on the basis of the ability of the systems to treat and dispose of the wastewater into the environment in a manner that meets environmental compliance criteria; that minimises the risk to public health; and that minimises the impact on the environment.

Based on these assessments, a priority ranking has been determined as shown in the table below.

Priority Ranking for Tasman Communities Wastewater Systems

Priority Categories	Community
Priority 1	Marahau / Sandy Bay, Patons Rock, Tasman / Kina, Pakawau
Priority 2	Parapara, Tukurua, Upper Moutere
Priority 3	Anchorage, Awaroa, Bark Bay, Rotoroa, Torrent Bay, Totaranui
Priority 4	Bests Island, Brooklyn, Lower Moutere, Puonga, Rangihaeata, Quinneys Bush Camp, Tadmor, Toko Ngawa

The key issues for the identified unreticulated communities are:

- For many of the communities identified, the alternatives to on-site treatment are limited and expensive.
- There are many old systems in place that are not up to what would be considered current standards today, and therefore will continue to provide poor performance.
- Many on-site systems are not operated and maintained well enough
- There is very little monitoring of performance and/or compliance of on-site systems
- There are some communities that are on septic tanks, however, the nature and size of the community has changed and it is now less appropriate for those communities to remain on septic tanks.

The Priority 1 Communities are those where on-site systems are unlikely to work well. It is recommended that some form of centralised treatment and disposal should be considered by these communities. Some of the communities may qualify for subsidies to assist the funding of such a system. If community wastewater systems are not adopted, the options similar to the Priority 2 Communities below could be pursued.

Priority 2 Communities are generally those where parts of the communities are on soils that are not good for on-site disposal. In these communities, options could include:

- education programmes to teach residents proper operation and maintenance procedures

- environmental monitoring programmes to benchmark and assess environmental health of downstream systems
- compliance monitoring programmes and/or licensing systems to ensure residents are keeping systems maintained
- contract out system maintenance to other parties, perhaps through Council, to ensure regular maintenance
- Most of the communities in Priority 3 are in or around National Parks. Options for these would need close consultation with DOC.

Priority 4 communities appear to have on-site disposal systems that are operating well. However, Council could consider expanding some of the options listed for Priority 2 Communities to the entire District.

Stormwater Disposal

The assessment of the adequacy of the stormwater disposal systems has been done by:

1. considering the impact on public health
2. considering the impact on the environment

Stormwater Disposal Systems Impact on Public Health

The assessment of the impact on public health has been done by considering the following questions:

- Are communities at risk from flooding?
- If the community floods, will this compromise community drinking water?
- If the community floods, will this compromise community wastewater systems?

From this assessment, a priority ranking has been determined. Community priority rankings are shown in the table below.

Priority Ranking of Communities Which Could Be Impacted by Stormwater Disposal Systems

Priority Categories	Community	Comment
Priority 1	Tasman / Kina, Motueka, Takaka	Water extracted from on-site wells on many properties, surface flooding and potential for contamination from wastewater
Priority 2	Brightwater, Richmond, Riwaka, Wakefield	Water supplies may be affected by river floods although very rarely. Flooding can cause sewage overflows however these are in limited, known areas and are rare.
Priority 3	Brooklyn, Collingwood, Kaiteriteri, Murchison	Water supplies may be affected by river floods although very rarely.
Priority 4	Paton's Rock	Flooding may compromise on-site wastewater disposal systems

Key issues include:

- Surface flooding where there is on-site abstraction of water
- Major river flooding could cause flooding around several Council water supply systems well heads.
- Surface flooding will increase inflow into wastewater systems and can cause sewage overflows
- Surface flooding can compromise on-site sewage disposal

Where there is a risk of flooding, the options for improvements are mainly based around:

- Ensuring any wells used for drinking water are protected from possible flood levels
- Discontinuing use of shallow wells for drinking water purposes
- Ensuring on-site wastewater systems are protected from possible flood levels
- Providing a community water supply and/or a wastewater system
- Improving flood protection to the surrounding waterways
- Ensuring that if sewage overflows occur, impact of overflows on public health and particularly water supplies are considered, and if necessary action taken (e.g. notify local residents, erection of signs)
- Assessing all well heads that are in flood plains to ensure they are adequately designed to withstand flooding without compromising public health
- Reviewing emergency response procedures to ensure that in the event of flooding, appropriate action is taken to review water quality during and after flood and issue boil water notices as necessary

Stormwater Disposal Systems Impact on the Environment

To assess the potential impact on the environment, the areas of nationally or internationally important natural ecosystem value that are listed in the Tasman Resource Management Plan (TRMP) have been each assessed as to whether urban stormwater disposal systems are likely to impact the areas. This has focussed on the impact of urban runoff rather than rural runoff. The rating has also considered the potential impact from sewage overflows and/or runoff from poorly performing on-site disposal systems.

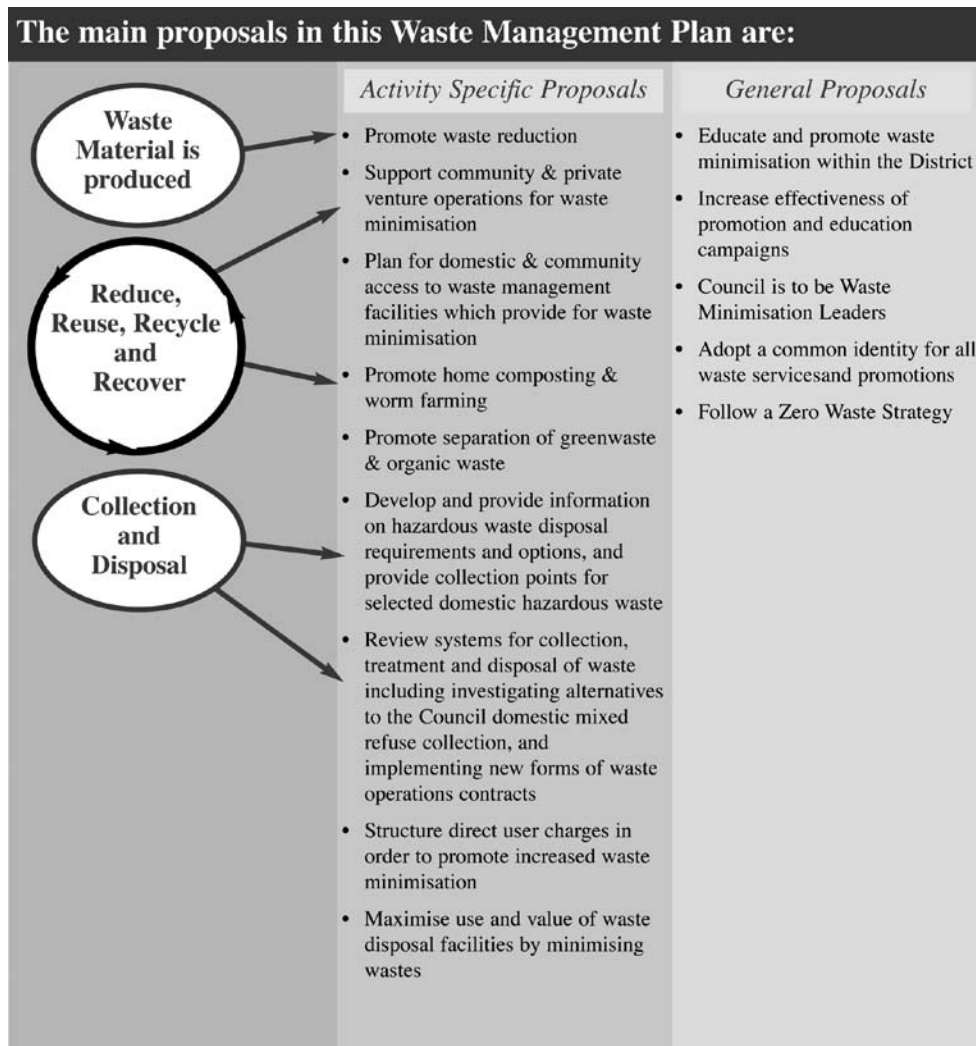
The impact of most of the stormwater disposal systems on these areas is considered to be minor in most instances. Richmond is perhaps the only urban centre of sufficient size and density to be of significant impact, especially when the Waimea Inlet also receives stormwater discharge from Stoke (Nelson City).

Waste Management Plan

Summary of Key Elements

This is a brief overview of the key elements of the Tasman District Council’s Waste Management Plan (the Plan). The main proposals, including issues, objectives, policies and methods are

discussed in Sections 4 to 13 of the Plan. These are discussed under the headings of: integrated waste management; solid waste reduction; education and promotion; solid waste reuse and recycling; organic resource recovery; solid waste collection; liquid wastes; hazardous wastes; disposal; and cost recovery.



Key new initiatives of the Waste Management Plan are:

- Move the Council's focus from being a basic provider to being a key leader in waste minimisation and executing better waste management practices
- 'Brand' the Council's waste management and promotion activities with a common identity promoting waste minimisation
- Expand the Council's role in working with the community in order to facilitate community based solutions to improve waste management and to encourage good waste management as a community responsibility
- Initiate, plan and maintain consistent promotional and educational programmes on waste minimisation and good waste management practices
- Use the appropriate levies and charges on waste disposal to assist cost recovery, in order to fund waste minimisation initiatives and also encourage the community to make informed and responsible choices regarding their own waste management
- Review and update Council's Trade Waste Bylaw Investigate the feasibility of large-scale composting or mulching
- Introduce a ban of mixed refuse to landfill within 5 years, mixed refuse being defined here as "unsorted refuse containing materials that can be reused or recycled"
- On the expiry of current waste operations contracts, implement alternative contract arrangements that provide incentives for waste minimisation, including separation of transfer station and waste disposal activities
- Investigate alternatives to the Council's domestic mixed refuse collection service and implement the best alternative which will provide for a basic residual waste collection whilst encouraging waste minimisation
- Investigate and implement bylaws which control waste collection and or licence waste collection operators to ensure waste minimisation targets

are achieved and to encourage efficiency and prevent public nuisance

Background

This document is the Waste Management Plan (the Plan) for the Tasman District as Unitary Authority. It is intended to cover the management of all wastes including liquid, solid and hazardous.

The New Zealand Waste Strategy defines waste as "any material, solid, liquid or gas, that is unwanted and/or unvalued and discarded or discharged."

It is perceived that the key issues relate primarily to solid wastes and the Plan therefore focuses on these wastes. Management systems for liquid wastes are more established in Tasman District, but it is envisaged that greater development of the provisions of the Plan for management of liquid wastes will be made in future reviews of this Plan. Gaseous wastes are covered by this Plan in terms of the cross media effects that result from solid and liquid waste management. Energy is considered in this plan in the context of cleaner production.

The Plan has been developed on the basis of:

- Council's discussion document entitled Tasman Waste Management Plan Issues and Options Discussion Document for Workshop (2002)
- Review of Waste Management plans prepared by other Councils.
- Review of waste management systems and issues in Tasman District.
- Requirements of several planning documents and Government Acts.

Implementing the Plan

To ensure that the provisions made by the Plan continue to be appropriate for the current situation, the Plan will be subject to review every 5 years or earlier if it considered necessary or beneficial. Any amendments to the Plan must be made through the Special Consultative Procedure set out in the LGA.

This review process will allow the Council to adapt the Plan to current conditions and to incorporate the best available practicable options for solid waste management.

The Plan assumes that future changes in waste management are inevitable. It includes some measures with a long-term view while primarily focusing on actions for the next 5 years. It also acknowledges that implementation of the Plan's methods will need to be operationally flexible to allow for public responses and changes in available technology.

The Plan therefore defines aims and policies, provides methods to achieve the aims, and defines anticipated outcomes for each policy. However the Plan provides flexibility in methods of implementation at the operational level. Implementation detail and funding will need to be addressed annually during the preparation of Council's Annual Plan, and also more frequently at the operational level.

Waste Management Plan

This document is the Tasman District Council Waste Management Plan (the Plan). As outlined in Section 2.1 of this document, the Plan is a legislative requirement of, and has been prepared in accordance with the Local Government Act 2002 (LGA). The Plan contains Aims, Policies and Methods for each of the defined facets of the waste management system.

For the purposes of the Plan, waste means "any material, solid, or liquid, that is unwanted and/or unvalued and discarded or discharged." This definition follows that used in the New Zealand Waste Strategy.

This Plan assumes that changes in waste management are inevitable. It includes some measures with a longer-term view while primarily focusing on actions for the next 5 years.

The long-term view of this Plan is to avoid waste production by placing greater emphasis on the front-end of the waste process. To achieve this the Council's emphasis is on cleaner production and other methods of waste minimisation rather than merely providing waste disposal services, to include leading waste minimisation and waste management in the region. The Council's role in this will be as a facilitator to help waste producers adopt environmentally appropriate waste management practices. To this end Council formally adopted a Zero Waste Strategy for the Tasman District in March 2001. It should be noted that the aims, objections and actions of the Zero Waste Strategy have been incorporated into this Plan.

Purpose

A Waste Management Plan documents a strategy for the management of wastes. It sets goals and specific targets, and outlines the policies and methods required to achieve these. It also aids Council in forecasting the financial and technical resources required to appropriately manage its wastes in the foreseeable future. This Plan will provide a blueprint for the management of wastes by the Council and those operating within its jurisdiction.

Issues

The Council requires a Plan for the integrated management of waste to suit current and future conditions. The Plan must provide the best management options considering economic, social, technical, land use and environmental perspectives. The waste management issues facing Tasman District are:

- Establishing systems to implement Council's "zero waste to landfill" goal. Expenditure on alternative waste systems and practices is required if the zero waste goal is to be achieved.
- The Council's role in providing and/or managing waste collection and disposal services ie Council versus private/community sector provision.

- Ensuring that waste management practices within the District adopt a sustainable approach and meet the purpose of the LGA.
- The relationship with other neighbouring authorities in providing waste management services.
- Moving the Council beyond being a basic provider to being a key leader in executing better waste management practices.
- The effectiveness of promotion initiatives and the availability of information on waste minimisation initiatives and responsible waste management.
- Using incentives to encourage and assist the community to make informed, responsible choices regarding their waste disposal - particularly through user pays charges.
- Maintaining the certainty of service availability and standard.
- Cost recovery for waste minimisation and management activities.
- The possibility of cross media contamination such as fly tipping, discharge to land, burning, discharging into sewers or stormwater.
- Encouraging and assisting the separation and controlled disposal of hazardous and special wastes.
- Ensuring waste services are available and affordable to all in the Tasman District while taking into account:
 - › the practice of uniformity of service for all parts of the District.
 - › the small and dispersed settlements within the District
 - › the distance from markets that can re-use and/or recycle waste
 - › the impact of tourism on the waste stream both generated by visitors and indirectly generated by services provided for visitors eg building material and waste from accommodation and food premises
- Ensuring, through monitoring, that the methods implemented as a result of this Plan are achieving

the purpose of the LGA, namely sustainable development, which includes the environment, economic, social and cultural considerations.

Goals

To this end, the goals of the Plan are based on those described in the New Zealand Waste Strategy:

1. To lower the social costs and risks of waste
2. To reduce the damage to the environment from waste generation and disposal
3. To increase economic benefits by more efficient use of materials.

The long-term goal of Council's solid waste management is to achieve zero waste to landfill or other disposal by 2015. Some initial work has been done in implementing this target.

This plan aims to achieve the specific targets in the New Zealand Waste Strategy regarding minimisation and diversion of waste which apply to Tasman District Council and local government generally, unless another target has been specified in another section of this plan.

The focus of this Waste Management Plan is to make the next steps toward the target of zero waste and the targets in the New Zealand Waste Strategy and to establish the systems needed to achieve the targets.

Principles

The Waste Management Plan developed for the Tasman District must be comprehensive to ensure that all relevant issues are addressed in an integrated way.

The basis of this Plan is the integrated management of waste to suit current and projected conditions, providing the best management options considering economic, social, technical, land use and environmental perspectives.

The Key Principles of this Plan are:

Principle 1: The Waste Management Hierarchy

The management of wastes should be based on the following hierarchy of options, as identified by the LGA. They are:

- the first priority in the hierarchy is to reduce the quantity of all material and the toxicity of hazardous material that enters the waste stream and the impact on the environment of producing it in the first place
- the second priority is to reuse as much material as possible using it again or for another purpose
- the third priority is to recycle as much material as possible by reprocessing to make new or different products
- the fourth priority is to recover as much material and/or energy from the waste stream as is possible so as to be able to use it in another way
- the fifth priority is to provide environmentally safe and effective residual management including disposal by landfill, once the waste stream has been reduced in each of the above stages.

Principle 2: Responsibility for the Costs of Waste Disposal

As far as practicable, people and organisations that are disposing of waste should meet the full financial costs of managing the waste they seek to dispose of. When costs are allocated to those who dispose of waste in equitable proportion to the quantities or types of waste they dispose, a strong incentive will be provided to them to change their behaviour and reduce the quantities of waste requiring collection, treatment and/or disposal.

Principle 3: Sustainable Resource Management

Management of the waste stream should reflect the need for sustainable management of the natural and physical resources of the District as defined in the Resource Management Act 1991. Waste management solutions should reflect, as nearly as possible,

natural processes of breakdown and renewal.

Life-cycle approaches which consider all aspects of resource use, waste generation, storage, transport, treatment and disposal are most effective.

Principle 4: Partnerships in the Community

People and communities are at the centre of concerns for waste management. They are entitled to a healthy, safe, and productive life and should be free to provide for their social, economic and cultural wellbeing with a high degree of certainty for the future within the ability of the environment to sustain their activities. The ways in which wastes are managed must respect those environmental limits, take account of community values and conditions while also ensuring that the community is involved in the implementation of improved waste management practices.

Principle 5: Cultural Diversity

Cultural issues play a vital and legitimate role in waste management. The planning for, and activities associated with, waste management must recognise and balance the identity, culture and interests of all people in the District.

Principle 6: Transparency

The development (and amendment) and implementation of this plan will be undertaken in an open, transparent and accountable manner. Regular reporting on progress is essential to maintain the impetus and the changes that will occur.

Principle 7: Private Enterprise

Council acknowledge that they have a responsibility to ensure that Tasman District has an efficient and effective waste management system. However, Council considers that this can be achieved without their active involvement in service delivery. Therefore, Council will actively encourage the involvement of private enterprise in the delivery aspects of waste management.

Prospective Income Statement	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)
Income											
General rates	20,681	22,149	23,584	24,806	25,199	25,534	26,459	26,564	26,557	26,788	27,415
Targeted rates	12,793	14,878	17,205	18,538	19,891	21,760	23,097	24,193	25,225	26,455	27,300
Dividends	1,740	2,030	2,130	2,190	2,300	2,410	2,420	2,530	2,540	2,650	2,660
Bank interest	558	423	401	399	397	395	144	142	140	288	286
Subsidy: - Land Transport New Zealand	6,493	5,989	7,080	6,593	6,876	6,828	7,081	6,982	6,966	7,074	7,218
Fees, recoveries and other	17,543	15,978	16,251	16,147	16,120	14,448	16,466	16,764	17,492	17,713	17,949
Total Operating Income	59,808	61,446	66,651	68,673	70,783	71,375	75,667	77,175	78,920	80,667	82,828
Expenditure											
Operating Costs of Activities											
Resource policy & regulatory services	8,364	8,616	8,759	8,879	8,896	8,968	9,060	9,095	8,995	9,183	9,223
Transportation	13,302	14,967	15,648	16,095	16,931	17,605	18,316	19,604	20,665	21,062	21,988
Sanitation, drainage & water supply	15,737	18,047	19,560	20,430	21,295	22,790	24,199	25,567	26,749	27,290	27,587
Cultural services & community grants	1,853	2,033	2,047	2,141	2,196	2,225	2,252	2,271	2,286	2,335	2,354
Recreation and leisure	5,653	6,102	6,136	6,165	6,267	6,289	6,318	6,382	6,300	6,269	6,346
Council enterprises	1,758	2,437	2,573	2,939	2,954	2,269	3,370	3,151	3,292	3,296	3,534
Community support services	6,781	6,501	8,347	7,107	7,000	7,017	6,802	6,647	6,686	6,656	6,697
Total Operating Expenditure	53,448	58,702	63,070	63,755	65,539	67,163	70,317	72,716	74,973	76,093	77,729
Surplus before Vested Assets and Taxation	6,360	2,745	3,581	4,918	5,244	4,212	5,350	4,459	3,947	4,574	5,099
Plus											
Assets vested in Council	2,000	3,385	3,480	3,577	3,677	3,780	3,886	3,995	4,107	4,222	4,340
Net Surplus	8,360	6,130	7,061	8,495	8,921	7,992	9,236	8,454	8,054	8,796	9,439

Prospective Balance Sheet	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)
Current Assets											
Bank	2,824	3,839	4,074	4,221	2,417	2,359	3,864	3,390	4,107	4,698	6,049
Accounts receivable	7,476	3,918	4,153	4,049	4,094	3,793	4,146	4,180	4,305	4,388	4,454
Investments	3,342	4,666	4,826	4,986	5,146	5,306	5,466	5,626	5,786	5,946	6,106
Property held for resale	600	-	-	-	-	-	-	-	-	-	-
	14,242	12,423	13,053	13,256	11,656	11,458	13,476	13,197	14,198	15,033	16,609
Current Liabilities											
Trade and other payables	8,283	11,390	12,134	11,400	11,016	11,942	12,974	11,862	11,685	11,015	10,310
Current portion of public debt	3,612	4,823	5,610	6,342	7,155	9,439	9,176	9,834	10,552	11,057	11,806
	11,895	16,213	17,744	17,742	18,171	21,381	22,150	21,696	22,237	22,072	22,116
Working Capital	2,347	(3,790)	(4,691)	(4,486)	(6,515)	(9,923)	(8,674)	(8,499)	(8,039)	(7,039)	(5,507)
Non Current Assets											
Investments in associates	55,041	56,926	56,926	56,926	56,926	56,926	56,926	56,926	56,926	56,926	56,926
Other investments	895	2,275	2,245	2,215	2,185	2,154	923	892	866	839	819
Intangible assets	292	292	292	292	292	292	292	292	292	292	292
Investment property	1,194	1,265	1,300	1,336	1,373	1,411	1,451	1,492	1,534	1,577	1,621
Infrastructure & Fixed Assets	752,147	828,835	877,277	896,205	951,596	1,018,165	1,042,087	1,104,574	1,174,457	1,184,837	1,243,457
	809,569	889,593	938,040	956,974	1,012,372	1,078,948	1,101,679	1,164,176	1,234,075	1,244,471	1,303,115
Non Current Liabilities											
Public Debt	68,230	67,961	81,858	92,466	97,602	106,551	121,255	129,689	136,450	139,007	136,303
	68,230	67,961	81,858	92,466	97,602	106,551	121,255	129,689	136,450	139,007	136,303
Total Net Assets	743,686	817,842	851,491	860,022	908,255	962,474	971,750	1,025,988	1,089,586	1,098,425	1,161,305
Ratepayers Equity											
Accumulated General Equity	436,371	446,962	454,165	461,763	471,943	481,107	489,410	497,089	503,985	511,295	518,462
Reserve funds	11,589	11,840	11,698	12,595	11,336	10,164	11,097	11,872	13,030	14,516	16,788
Revaluation reserves	295,726	359,040	385,628	385,664	424,976	471,203	471,243	517,027	572,571	572,614	626,055
	743,686	817,842	851,491	860,022	908,255	962,474	971,750	1,025,988	1,089,586	1,098,425	1,161,305

Prospective Cashflow Statement	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)
Cashflow From Operating Activities											
Cash was Provided From:											
Fees and Charges	24,038	24,813	23,498	23,243	23,349	21,973	23,337	23,854	24,474	24,991	25,386
Rates	33,473	37,027	40,789	43,344	45,090	47,294	49,556	50,757	54,782	52,942	54,716
Dividends Received	1,740	2,030	2,130	2,190	2,300	2,410	2,420	2,530	2,540	2,650	2,660
Interest Received	558	423	401	399	397	395	144	142	140	288	286
Net GST Received	302	284	309	340	355	354	378	380	387	396	415
	60,111	64,577	67,126	69,516	74,491	72,426	75,835	77,662	79,322	81,267	83,463
Cash was Disbursed To:											
Payments to Suppliers & Employees	(44,025)	(40,665)	(44,784)	(45,059)	(44,811)	(44,076)	(45,269)	(46,886)	(46,889)	(47,729)	(48,411)
Interest Paid	(4,610)	(5,159)	(6,334)	(7,404)	(8,119)	(8,836)	(9,909)	(10,900)	(11,611)	(12,078)	(12,160)
	(48,635)	(45,824)	(51,118)	(52,463)	(52,930)	(52,912)	(55,178)	(57,786)	(58,500)	(59,808)	(60,572)
Net Cash From Operating Activities	11,476	18,754	16,011	17,050	18,561	19,511	20,658	19,876	20,823	21,460	22,893
Cashflow From Investing Activities											
Cash was provided from:											
Proceeds from sale of investments	-	-	-	-	-	-	1,200	-	-	-	-
Cash was Disbursed To:											
Purchase of property plant & equipment	(37,552)	(29,501)	(30,300)	(28,083)	(26,154)	(30,642)	(34,633)	(29,282)	(27,425)	(23,774)	(19,426)
Net cash used in Investing Activities	(37,552)	(29,501)	(30,300)	(28,083)	(26,154)	(30,642)	(33,433)	(29,282)	(27,425)	(23,774)	(19,426)
Cashflow From Financing Activities											
Cash was Provided From:											
Proceeds from loans	29,615	17,881	19,507	16,950	12,291	18,388	23,880	18,269	17,313	13,614	9,101
Cash was Disbursed To:											
Repayments of borrowings	(3,612)	(4,136)	(4,823)	(5,610)	(6,342)	(7,155)	(9,439)	(9,176)	(9,834)	(10,552)	(11,057)
Net Cash From Financing Activities	26,003	13,745	14,684	11,340	5,949	11,233	14,440	9,092	7,479	3,062	(1,956)
Total Net Cashflows	(73)	2,998	395	307	(1,644)	102	1,665	(314)	877	751	1,511
Opening Cash Held	6,239	5,507	8,505	8,900	9,207	7,563	7,665	9,330	9,016	9,893	10,644
Closing Cash Balance	6,166	8,505	8,900	9,207	7,563	7,665	9,330	9,016	9,893	10,644	12,155
Represented By:											
Cash at Bank	2,824	3,839	4,074	4,221	2,417	2,359	3,864	3,390	4,107	4,698	6,049
Short Term Investments	3,342	4,666	4,826	4,986	5,146	5,306	5,466	5,626	5,786	5,946	6,106
	6,166	8,505	8,900	9,207	7,563	7,665	9,330	9,016	9,893	10,644	12,155

Prospective Statement of Changes in Equity	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)	Budget \$ (000)
Equity at the start of the year	735,326	799,871	817,842	851,491	860,022	908,255	962,474	971,750	1,025,988	1,089,586	1,098,425
Net surplus (deficit) for the year	8,360	6,130	7,061	8,495	8,921	7,992	9,236	8,454	8,054	8,796	9,439
Increase(Decrease) in revaluation reserves	-	11,841	26,588	36	39,312	46,227	40	45,784	55,544	43	53,441
Total recognised revenues and expenses for the period	8,360	17,971	33,649	8,531	48,233	54,219	9,276	54,238	63,598	8,839	62,880
Equity at the end of the year	743,686	817,842	851,491	860,022	908,255	962,474	971,750	1,025,988	1,089,586	1,098,425	1,161,305

Projected Loan Balances by Activity												
	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	20013/2014	2014/2015	2015/2016		
	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)		
Environment & planning	2,117	1,989	1,861	1,739	1,631	1,523	1,415	1,307	1,199	1,091		
Subsidised roading	5,792	8,011	9,828	11,582	13,271	14,895	16,453	17,944	19,365	20,716		
Non Subsidised roads	11,909	12,613	13,523	13,412	13,379	15,444	17,308	17,025	16,132	15,589		
Stormwater	4,941	6,226	7,652	7,915	9,671	11,277	12,585	12,605	12,547	11,715		
Refuse	1,858	1,845	2,143	2,277	2,325	2,276	2,077	1,862	1,668	1,431		
Water	9,014	9,670	10,839	13,199	18,961	27,895	29,770	32,555	32,527	31,462		
Wastewater	11,707	18,006	21,323	23,684	26,124	28,463	30,035	32,710	34,530	32,659		
Coastal structures	5,290	5,431	5,503	5,216	4,929	4,642	4,355	4,088	3,847	3,614		
Aerodromes	10	15	107	101	95	89	258	291	371	348		
Council housing	480	416	356	297	239	182	140	106	92	86		
Camping grounds	131	113	95	77	59	41	23	18	18	18		
Parks & reserves	2,724	2,535	2,346	2,157	1,968	1,779	1,598	1,431	1,264	1,097		
Property	2,604	3,104	3,718	4,008	4,399	4,622	4,970	5,139	5,297	5,892		
Facilities	9,137	12,497	14,579	14,117	13,648	13,179	12,710	12,241	11,772	11,303		
Museums	3,260	3,210	3,160	3,110	3,060	1,810	1,760	1,760	1,760	1,760		
Regulatory	152	143	134	125	116	107	98	89	80	71		
Rivers	0	0	0	107	209	305	2,068	3,935	5,700	7,364		
Corporate	1,658	1,644	1,641	1,634	1,906	1,902	1,900	1,896	1,895	1,893		
	72,784	87,468	98,808	104,757	115,990	130,431	139,523	147,002	150,064	148,109		

Projected Capital Works by Activity		2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	20013/2014	2014/2015	2015/2016
		\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)
Subsidised Roading	\$7,090	\$9,040	\$8,162	\$8,450	\$8,366	\$8,651	\$8,379	\$8,262	\$8,385	\$8,465	\$8,465
Non-Subsidised Roading	\$1,577	\$2,839	\$2,936	\$1,924	\$3,323	\$4,606	\$4,328	\$2,173	\$1,620	\$2,018	\$2,018
Stormwater	\$2,452	\$2,003	\$2,171	\$1,069	\$2,572	\$2,440	\$2,195	\$903	\$814	\$56	\$56
Refuse	\$642	\$282	\$604	\$493	\$434	\$276	\$132	\$110	\$134	\$98	\$98
Water	\$3,527	\$2,034	\$2,297	\$6,362	\$8,201	\$11,025	\$4,243	\$5,203	\$2,559	\$1,612	\$1,612
Wastewater	\$5,401	\$8,282	\$5,435	\$4,530	\$4,709	\$4,651	\$3,910	\$5,016	\$4,241	\$764	\$764
Coastal Structures	\$65	\$550	\$500	\$0	\$15	\$10	\$10	\$10	\$10	\$25	\$25
Aerodromes	\$8	\$10	\$144	\$55	\$9	\$2	\$182	\$50	\$100	\$0	\$0
Library	\$218	\$229	\$239	\$250	\$261	\$274	\$287	\$302	\$316	\$333	\$333
Camping Grounds	\$50	\$70	\$60	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0
Parks and Reserves	\$1,924	\$1,340	\$1,240	\$1,085	\$1,215	\$1,110	\$1,025	\$1,200	\$1,195	\$1,075	\$1,075
Emergency Management	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property	\$2,060	\$675	\$838	\$520	\$650	\$510	\$660	\$510	\$525	\$1,000	\$1,000
Governance	\$262	\$130	\$105	\$105	\$105	\$135	\$105	\$105	\$105	\$145	\$145
Community Facilities	\$1,907	\$2,000	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regulatory Services	\$55	\$35	\$35	\$60	\$25	\$25	\$50	\$25	\$25	\$50	\$50
Rivers	\$433	\$438	\$408	\$602	\$688	\$739	\$2,569	\$2,794	\$2,778	\$2,778	\$2,778
Other	\$783	\$461	\$442	\$443	\$442	\$454	\$641	\$640	\$643	\$641	\$641
	\$28,454	\$30,468	\$27,866	\$25,998	\$31,065	\$34,958	\$28,766	\$27,303	\$23,450	\$19,060	\$19,060

Statistical Rating Information June 2006

Property Capital value	Ratepayers in each group		Total Rateable CV in each group		General Rate Payable
	\$	Number	%	Amount	%
0 - 100,000	701	3.3	33,108,050	0.3	197,561
100,000 - 200,000	2448	11.4	405,357,750	4.1	1,314,591
200,000 - 300,000	5990	28.0	1,521,200,250	15.5	4,357,908
300,000 - 400,000	4235	19.8	1,480,153,550	15.1	3,953,511
400,000 - 500,000	2445	11.4	1,101,444,000	11.2	2,814,813
500,000 - 600,000	1513	7.1	837,188,000	8.5	2,077,317
600,000 - 700,000	1175	5.5	767,272,000	7.8	1,865,739
700,000 - 800,000	762	3.63	573,950,400	5.8	1,374,597
800,000 - 900,000	503	2.4	429,852,000	4.4	1,017,301
900,000 - 1,000,000	366	1.7	349,880,500	3.5	820,222
1,000,001 - 1,100,000	234	1.1	247,632,800	2.5	576,016
1,100,001 - 1,200,000	188	0.9	217,437,000	2.2	502,634
1,200,001 - 1,300,000	158	0.7	199,351,000	2.0	458,241
1,300,001 - 1,400,000	96	0.4	130,317,000	1.3	298,243
1,400,001 - 1,500,000	97	0.5	142,006,000	1.4	323,625
1,500,001 +	471	2.2	1,421,176,000	14.4	2,964,682
	21,382	100	9,857,326,300	100	24,917,000