

Revenue and Financing Policy

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

1 INTRODUCTION

1.1 Purpose

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

2.2 The Legislation

The Revenue and Financing Policy is developed to meet the requirements of Section 102 of the Local Government Act 2002 (the Act).

Section 102(4)(a) of the Act 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:

- for transparency and accountability, of funding the activity distinctly from other activities. the community outcomes to which the activity primarily contributes; and
- the distribution of benefits 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

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; and
 - (ii) Differential rating; and
 - (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; and
- (j) Any other source.

1.3 Structure of the Policy

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

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

1.4 Related Policies

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

- 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 and the Resource Management Act 1991 both permit Council to require developers to provide or make financial contributions for the provision of community infrastructure. This is a potential source of funding for Council.
- Rates Remission and Postponement Policies – these policies detail those circumstances under which Council will give consideration to the remission or postponement of rates on properties.

2 FUNDING OF CAPITAL EXPENDITURE

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

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

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

Capital works which were deferred in previous years but are now required to be undertaken are funded by a mixture of loans, rates, financial contributions and subsidies with loans being the predominant source of funds. This work is also referred to as backlog.

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

One of the considerations in relation to the funding of activities is "the period in or over which those benefits are expected to occur" (s101(3)(a)(iii)). This is sometimes described as the inter-generational equity principle. Underlying this principle is the notion that if Council provides a new asset for the community such as a new water reservoir or new library, the cost of providing that asset should be spread over time so that all those who benefit from it should pay for part of the cost. In practice this would be achieved by borrowing the cost of the asset and repaying the loan over a 20 year timeframe.

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

Development Contributions

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

Sundry Income

Sundry income comprises mostly dividends from Council investments (namely Port Nelson Ltd and Nelson Airport Ltd) and bank interest and is allocated to each activity on a pro-rata basis. The effect of sundry income is to reduce the rate requirement for that activity.

2.2 Proceeds from Asset Sales

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

3 FUNDING OF OPERATING EXPENSES

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

Council funds operating expenditure from the following sources:

- general rates
- targeted rates
- fees and charges
- grants and subsidies
- sundry income
- other operating revenue

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

Council has resolved in previous years not to fund depreciation at activity levels. The rationale behind this is to acknowledge that the creation of new capital works will generate additional depreciation charges. This depreciation charge would be likely to have a significant financial impact on Council's smaller communities and place unfair financial burden on those communities. Therefore the sole responsibility for funding depreciation expenditure should not necessarily be on these communities. Council is of the view that the depreciation charge is more equitably apportioned across the total ratepayers of the District. Accordingly, in activity financial statements Council has denoted the value of depreciation to be funded at income statement level.

3.1 Rating Sources

Council has identified a number of rating sources under either general or targeted rates. These are detailed in Council's Funding Impact Statement contained in Volume I 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 rates where there is a deemed general benefit for the activity across the entire District. Council continues to review its funding policy giving consideration to perceived areas of direct or indirect benefit for each activity and 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.

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

Uniform Annual General Charge (UAGC)

This rate is a method of collecting general rate and 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. With the maximum amount to be collected as a UAGC being prescribed in law and being mindful of the impact a UAGC has on lower valued properties it is intended to increase the UAGC by \$20 per annum until the legislative maximum is reached.

Targeted Rates

Council has identified targeted rates over the next ten year period for:

- stormwater
- water
- wastewater
- river works
- Motueka and Richmond business rates
- Ruby Bay stopbank
- Mapua stopbank
- district facilities
- regional facilities
- museums facilities
- community facilities operations
- Wai-iti Valley Community Dam
- Waimea Water Augmentation
- Golden Bay and Motueka Community Boards
- Fireblight control in Waimea
- solid waste/recycling
- Mapua rehabilitation
- road sealing in Hamama Road and Carlyon Road
- Torrent Bay beach replenishment
- Takaka fire wells
- Motueka River Stopbank Reconstruction
- Motueka Urban Water Supply

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

4 ACTIVITIES

4.1 Resource Policy

Activity Description

This activity involves the analysis and development of policy and planning provisions required under the Resource Management Act 1991 and the Biosecurity Act 1993 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 transport and essential services are sufficient, efficient 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 participatory community contributes to District decision-making and development
- 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

This activity has a significant positive 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 Resource Policy activity is considered to provide predominantly public benefits to the community as a whole. The community benefits from sustainable management of its natural and physical resources include:

- providing an understanding of relationships between natural and physical resources
- protecting environmental values
- awareness of the state of our environment
- the formulation of effective resource strategies
- sustainable management and use of Tasman District's natural and physical 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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

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

Statutory obligations and community expectations are increasingly requiring good environmental policy.

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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.2 Environmental 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 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 vibrant community is safe, well, enjoys an excellent quality of life and supports those with special needs.
- Our participatory community contributes to District decision-making and development
- Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community, resources users, individuals, sector groups (e.g., Farmers or businesses), and Council (which gathers and generates information).

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

This activity has a significant positive 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 Council's monitoring and investigation activity provides information on the state of the environment, the risks to environmental values, and environmental trends. The information assists well-informed decision-making and planning which promotes a better environment and the sustainable use and development of resources. The information resource can be widely used by other Council departments. The general public will gain environmental and amenity improvements 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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

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

Statutory obligations and community expectations are increasingly requiring good information to better understand our environment and the impacts we are having on it.

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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	

4.3 Resource Consents and Compliance

Activity Description

This activity involves the assessment and processing of resource consent applications for the development and use of land, air, water or coastal resources, and 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 transport and essential services are sufficient, efficient 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 participatory community contributes to District decision-making and development
- Our growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community (public), applicants (private) and future residents (public).

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

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that the District's development is sustainable.

Distribution of benefits

Successful applicants are able to use resources. The process guards the environment from adverse effects, and encourages a pleasant, safe and healthy lifestyle and environment for everyone. It provides a consistent and uniform approach to use of 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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

For transparency and accountability the costs associated with this activity have been separated from other Council activities

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

Statutory obligations and applicant who generate the need for consents to be processed and monitored, community groups who may have concerns about the effects of an activity on them or the environment.

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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.4 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 and also the undertaking of works and services in conjunction with land owners. In particular, undertaking catchment stabilisation, riparian protection, and habitat enhancement work and pest management operations. This activity also involves follow-up monitoring at the former Fruitgrowers Chemical Company site at Mapua and Civil Defence and Emergency Management functions.

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. Council undertakes civil defence responsibilities as required by the Civil Defence Emergency Management Act 2002 in conjunction with Nelson City Council.

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 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 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 growing and sustainable economy provides opportunities for us all.

Council considers the beneficiaries of this activity to be:

The community (public), resources users (private), individuals (private), and sector groups (private).

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

This activity has significant impact on the social, economic, cultural and environmental wellbeing of the community, through undertaking Council operations that help protect the community and the environment by maintaining readiness to respond to adverse events and encouraging behaviour with the community that promotes good environmental practices and supports community well-being.

Distribution of benefits

The community will benefit through being encouraged to change their behaviour to be more environmentally responsible. The community will also benefit from being better prepared in the event of an emergency. The community generally and the farming community will benefit from Council's biosecurity operations (e.g., Bovine Tb control).

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

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

Statutory obligations and community expectations are increasingly requiring better environmental management, biosecurity control and access to better information on ways individuals can change their behaviour to reduce their impact on the environment and to be more sustainable.

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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	

4.5 Regulatory Services

Activity Description

This activity involves the provision of advice and discharging statutory functions in the areas of public health, building, sale of liquor, hazardous substances, animal control, rural fire, parking and maritime administration. It involves assessing and processing permit and registration applications, the administration of bylaws, and associated monitoring and enforcement action.

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 requirements. There is also an expectation from the community that we will uphold and administer these requirements.

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

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

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through maintaining fire fighting capacity, assisting with public health and safety, and the 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 health and safety, through control of infectious diseases and monitoring of environmental standards. The harbourmaster function also benefits public health and safety.

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.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this

activity does not lie with the beneficiaries, direct or in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. With the exception of dog control Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

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 and applicants who generate the need for consents and licences to be processed, community groups who may have concerns about the effects of an activity on them or the environment.

Period in which the benefits are expected to occur

The benefits of this activity range from immediate private benefit gained through the granting of consents and licences, or responding to complaints (e.g., about dogs), through to longer term benefits (e.g., from the construction of safe buildings).

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 provides security for the wider community.

Funding	Operating	Capital
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.6 Land Transportation

Activity Description

Tasman District Council is responsible for the management of a transportation network that comprises of approximately 1,681 km of roads, 916 km sealed and 765km unsealed, 467 bridges (including footbridges), 184km of footpaths, 21 carparks providing 1100 spaces, 3735 streetlights, traffic signs and culvert pipes. Each road in the transportation network has been categorised into a transportation hierarchy based on the road's purpose and level of use.

The Tasman District transportation network encompasses and requires:

- ownership or agreed use of land under roads.
- road pavements and surfacings to provide a carriageway for the safe movement of people and goods
- culverts, water tables and a stormwater system to provide drainage
- signs, barriers and pavement markings to provide road user information and safe transport
- bridges to carry traffic over waterways.
- footpaths, walkways and cycle-lanes to provide for the needs of pedestrians and cyclists
- street lighting to provide safe and comfortable movement of vehicular and pedestrian traffic at night.

Why we do it

The provision of transport services is considered to be a core function of local government and is something that the Council has done historically. The service provides many public benefits and it is considered necessary and beneficial to the community that the Council undertakes the planning, implementation and maintenance of the Transportation to assist in promoting the economic, social, environmental and cultural wellbeing of the District's communities, by helping to facilitate the safe and efficient movement of people and goods throughout the District.

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.

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 subsidies from road user charges and petrol tax provided to the Council by the New Zealand Transport Agency reflects partly the private benefits that accrue from the use of much of the roading network. The balance of costs must be recovered through general rates to reflect the public benefit locally from the existence of the roading network.

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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges or development contributions.

The benefit of funding roading separately from other Council activities is that it constitutes a large component of the District’s rates and it enables costs to be allocated in a transparent and fair manner.

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

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.

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 Development Contributions Policy.

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. Council considers 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.

Funding	Operating	Capital
General Rates	Yes	Yes
Targeted Rates		Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		Yes
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	Yes
New Zealand Transport Agency funding	Yes	Yes

4.7 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 that provide safe access to significant parts of the District coastal facilities for recreation and commercial users. The provision of some of the structures for coastal protection also forms part of this activity.

Assets currently in this activity include:

- ownership of wharves at Mapua and Riwaka
- responsibility for ports at Motueka
- jetties (such as at Torrent Bay), boat ramps, navigational aids and moorings.
- coastal protection works at Ruby Bay and Marahau
- the navigation aids associated with harbour management.

Port Tarakohe is not included in this activity as it is reported on separately through the Enterprise Committee of Council.

Why we do it

Council has a responsibility as a Regional Authority to manage coastal structures that they own or that have no other identifiable owner/operator. Council has further responsibilities as a Harbour Authority.

Council considers its involvement in the continued ownership and responsibility for the coastal assets justified because its assets and associated activities have a public value, and the community preference is for Council to retain management of assets that are important to the community. Additionally, Council has access to more favourable financing options for this particular activity, and the provision of coastal assets and services which have a high community value are considered to be a core function of Local Government.

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.

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

Coastal structures have 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 (public), recreational and commercial users (private).

Distribution of benefits

The Council recognises that while there are benefits to the District at large from having coastal structures (public), the greatest benefits are to those who directly use the structures or those who own the assets that are protected by the structures (private).

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or in-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 separately from other activities is that predominantly those who directly use the facilities will contribute to their funding.

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

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 or who own assets that need protecting by 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. Capital costs are to be funded from borrowing with rates set at a level to cover interest costs and loan repayments. Council considers that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

Funding	Operating	Capital
General Rates	Yes	Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		Yes
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.8 Aerodromes

Activity Description

The Tasman District Aerodromes Activity comprises the provision and maintenance of the following assets at Motueka and Takaka:

- Ownership or agreed use of land under the runways.
- Runway pavements and surfacings for safe landing, takeoff and taxiing of aircraft.
- Ancillary buildings for administration and housing of associated activities.
- Navigational aids.
- Security fencing and other arrangements for protection of the assets and safety of the users.

Why we do it

Council has no statutory obligation to provide this service. However, Council considers their involvement justified because aerodromes have a public value, and the community preference is for Council to retain management of assets that are important 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.

Council considers the beneficiaries of this activity to be:

The general public (public), recreational and commercial users (private).

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

Aerodromes have a significant positive impact on the social and economic wellbeing of the community.

Distribution of benefits

The Council recognises that while there are benefits to the District at large from operating aerodromes (public), the greatest benefits are to those who directly use them (private). 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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

The benefit of funding Council's aerodromes 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 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 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. Council considers that borrowing is the appropriate funding method that will most efficiently achieve inter-generational equity.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.9 Solid Waste

Activity Description

The Solid Waste activity encompasses the provision and control of waste management services to residents in the Tasman District by providing:

- education and promotion of waste minimisation;
- kerbside recycling and solid waste collection services;
- drop-off facilities for solid waste, greenwaste, reusable and recyclable materials;
- greenwaste and recyclable processing;
- management of operational and closed landfills;
- bulk transport services for solid waste and greenwaste.

There are five Resource Recovery Centres, one operational landfill and 22 closed landfills located throughout the district.

Why we do it

The Local Government Act 2002 requires Council to promote effective and efficient waste management within its district. The LGA also gives the Council the legal authority to be involved in the provision of solid waste services.

The Waste Minimisation Act 2008 replaces Part 31 of the Local Government Act 1974 and aims to protect the environment from harm by encouraging the efficient use of materials and a reduction in waste - with consequent environmental, social, cultural and economic benefits.

Council is required under this legislation to carry out a waste assessment and to prepare a Waste Management and Minimisation Plan (WMMP) by 2012. This WMMP will supersede the existing Waste Management Plan

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.

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

An adequate solid waste management system has a significant positive impact on the social, economic and environmental wellbeing of the community.

Distribution of benefits

The benefits of this activity apply indirectly to the whole community and directly to those who generate and dispose of waste. These people should be responsible for funding expenditure relating to collection and disposal services. There are both public and private benefits in this activity. On a public level it ensures a convenient, healthy and cost effective disposal of waste to meet environmental standards. On a private level – the service is provided for the convenience of the user.

This activity also has wider community benefit through its environmental education and environmental monitoring (ie of landfill sites) components, which will be funded primarily from general rates.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or in-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 waste collection.

Appropriate fees for waste 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 generator of waste creates the need for collection and disposal services. Council considers it appropriate for these people to fund this work through targeted rates and user charges.

Period in which the benefits are expected to occur

The residual waste disposal systems (ie landfills) 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 maximum 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. Council considers that borrowing is the 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, the environment.

Funding	Operating	Capital
General Rates	Yes	Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	Yes

4.10 Wastewater

Activity Description

What we do

This activity encompasses the provision of wastewater treatment facilities and sewerage collection systems to the residents of 14 Urban Drainage Areas (UDA's) within the Tasman District. The assets used to provide this service include approximately 323 km of pipelines, 2,250 manholes, 75 sewage pump stations, seven wastewater treatment plants and the relevant resource consents to operate these assets.

Tasman District Council owns, operates and maintains 12 sewerage systems conveying wastewater to eight wastewater treatment and disposal plants (WWTPs).

Why we do it

The provision of wastewater management services is considered to be a core public health function of local government and is something that the Council has done historically. The service provides many public benefits and it is considered necessary and beneficial to the community that the Council undertakes the planning, implementation, and maintenance of wastewater services in the District.

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

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.

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

This activity has a significant positive impact on the 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 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 in-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. Targeted rates have been used for accountability and transparency for those who fund the schemes.

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 activity and for the Council to protect the environment. Council considers it 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 Development 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 maximum 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. Council considers that borrowing is the 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.

	Operating	Capital
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		Yes

4.11 Stormwater Management

Activity Description

This activity encompasses the provision of stormwater collection, reticulation, and discharge systems in Tasman District. The assets used to provide this service include drainage channels, piped reticulation networks, tide gates, detention or ponding areas, inlet structures, and discharge structures.

The stormwater sumps and road culvert assets are generally owned and managed by Council's Transportation Group or by the New Zealand Transport Agency, depending upon whether or not they are located on local roads or state highways.

The Council manages its stormwater activities under 15 Urban Drainage Areas and one General District Area. The General District Area covers the entire District outside the Urban Drainage Areas. Typically these systems include small communities with stormwater systems that primarily collect and convey road run-off to suitable discharge points. It does not include land drains or river/stream systems. These are either the responsibility of Council under the Rivers Activity Management area or the responsibility of the landowners under the Tasman Resource Management Plan (TRMP).

Why we do it

The Council has no statutory obligation to provide for private stormwater runoff, just as it has no obligation to provide protection against wind or other natural events. This is clear in the Local Government Act (LGA) 2002 where it states that councils do not have to take responsibility for stormwater systems which service only private properties.

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.

The provision of stormwater drainage to urban areas is something that the Council has always provided. The service provides many public benefits and it is considered necessary and beneficial to the community that the Council undertakes the planning, implementation and maintenance of the stormwater services within the urban areas.

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.

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

An adequate stormwater system has a significant positive 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 minimises flood damage to public and private property. It promotes, health, safety and access and minimises 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 in-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.

Targeted rates have been used to ensure accountability and transparency to those who fund the schemes.

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 Development 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 maximum 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 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.

	Operating	Capital
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.12 Rivers

Activity Description

Tasman District Council maintains 285 kilometres of the region's rivers in order to carry out its statutory roles to promote soil conservation and mitigate damage caused by floods. These rivers are "classified" and funded by a differential river rating system. The rivers are on private, Council and Crown (Department of Conservation, Land Information New Zealand)) lands. The associated river protection works such as stopbanks, rock and willows are owned, maintained and improved by Council.

Council involvement in rivers outside the classification scheme is limited to carrying out river and soil conservation works, which have some defined community benefit. These are not Council-owned assets as the landowner takes over ongoing responsibility to maintain the asset. However these works are an integral part of the river control system and therefore it is considered appropriate to address them in this AMP.

Why we do it

The provision of river management services is considered to be a core function of local government. Prior to 1992 rivers were managed by the Nelson Catchment Board followed by the Nelson/Marlborough Regional Council. In 1992 the functions of a catchment board under the soil conservation and Rivers Control Act 1941 were transferred to Tasman District Council.

The service provides many public benefits such as a level of flood protection to dwellings in the flood plain for selected rivers, river management and river maintenance. It is considered necessary and beneficial to the community that the Council undertakes the planning, implementation, and maintenance of these rivers services in the District in accordance with their respective legislative requirements and responsibilities.

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.

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 positive 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 indirectly benefit. There is a private benefit in this activity as Council involvement limits damage to property and production. The Council's work protects access to services which assists utilities like Telecom, the New Zealand Transport Agency, Network Tasman 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 in-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 separately from other activities is that it is possible for those adjacent to the rivers network to pay a higher proportion of the costs of the service. Accountability and transparency for each targeted rate are clearer and 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

Development of properties adjacent to the rivers network means there are assets being located in flood plains which are at risk of flooding. The need to protect these assets is creating the need for the Council to undertake work relating to asset development and maintenance. It is considered appropriate for owners of these properties 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 maximum of 35 years.

	Operating	Capital
Funding		
General Rates		Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.13 Water Supply

Activity Description

This activity comprises the provision of potable water (i.e. suitable for use and consumption by people) to properties within 16 existing water supply areas in the Tasman District. The Council's network is extensive and growing rapidly. At present the network comprises approximately 659km of pipeline, 34 pumping stations, 11,387 domestic connections, and 43 reservoirs and break pressure tanks with a capacity of approximately 18,330 cubic meters of water. In addition Council manages the Wai-iti water storage dam to provide supplementary water into the Lower Wai-iti River and aquifer. Water is supplemented at times of low river flows to allow a sustained water take for land irrigation.

Tasman District Council owns, operates and maintains 10 Urban Water Supply Schemes, three Rural Supply Schemes, and three Community Schemes.

Why we do it

The provision of water supply services is considered to be a core public health function of local government and is something that the Council has always provided. The service provides many public benefits and it is considered necessary and beneficial to the community that the Council undertakes the planning, implementation and maintenance of water supply services in the District.

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 the 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 supply and irrigation 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.

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.

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 positive 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 and irrigation water, the Council considers that properties who are connected, or will be connected, to the water schemes should be solely responsible for funding expenditure.

Therefore for 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.

The water storage component of this activity contributes to maintaining environmental flows in the rivers. Any Council contribution to these flows will be funded primarily from general rate.

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or in-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 separately from other Council activities 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. Council considers it 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 maximum 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 funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

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

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		Yes
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		Yes

4.14 Libraries

Activity Description

Tasman District Libraries provide quality services to the community; promoting lifelong learning and creative use of leisure. TDC libraries provide access to information and leisure as well as space for our communities to interact. Access to information in a variety of formats including books, electronic databases and other media. An information service is available during all opening hours with qualified staff to help users to find the information they are seeking. Children's services include a variety of activities in all the libraries. Outreach services to the homebound as well as to preschools, and other organisations are provided by the libraries.

Service is to all residents of the district through libraries in Richmond, Motueka, Takaka and Murchison. Electronic resources are provided via the TDC Libraries website and in the libraries.

Link libraries provide limited book stock only, operate in Wakefield, Tapawera, Mapua, Collingwood and Dovedale.

Why we do it

Council is required by law and community expectation to promote the wellbeing of the community. Libraries develop 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 participatory community contributes to District decision-making and development.

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

The provision of libraries contributes to the social and cultural wellbeing of the community by providing individuals with recreational and educational opportunities.

Distribution of benefits

The benefits potentially apply to the whole community as libraries provide individuals with the opportunity to enhance their lifestyle through recreational and educational activities. Libraries provide access to fiction and non-fiction 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 in-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:

Library users, visitors, future generations, Council, central government, public organisations.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		Yes
Grants and Subsidies	Yes	Yes

4.16 Community Recreation

Activity Description

What we do

The Community Recreation activity provides for the recreational and cultural needs of the communities of the Tasman District. This is done via projects that support and develop the community engagement with recreation, sports, arts and heritage. The activity requires working collaboratively with community and government agencies to ensure sustainability of programmes. Where gaps exist in services that should be provided, there is a role to advocate and work on behalf of the community.

Why we do it

Active and involved communities are sustainable and healthy communities. Recreation and leisure activities contribute to the regions prosperity and identity. The Community Recreation Activity is an essential component of Councils Business in terms of:

- how it relates to the communities
- how it strengthens its communities
- how it supports its communities
- how it maintains an accurate picture of community opportunities and challenges

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, safe and sustainably managed.
 - Our unique and special natural environment is bountiful, healthy, clean and protected
 - Our transport and essential services are sufficient, efficient and sustainably managed
- Our growing and sustainable economy provides opportunities for us all.

Comment

The Active Communities "Way2Go" Community Pathway Project is administered and co-ordinated by Community Recreation. This project is supported with funding from the District Health Board and SPARC (Sport and Recreation New Zealand), through a funding agreement, which includes other partnership organisations.

Council considers the beneficiaries of this activity to be:

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

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

The activity has a significant positive 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 gain better use of resources, facilities and recreational opportunities and as such gain physical and psychological wellbeing and a sense of community identity. Overall there are district and national benefits from people being healthy. Council also considers there is a private benefit to all those who use Council recreation facilities including community and sporting groups.

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

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	

4.17 Camping Grounds

Activity Description

Council owns four commercially operated 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.

Eventually all the camping grounds will be operated on long-term commercial lease arrangements.

Why we do it

The camping grounds are located on reserve land at popular holiday destinations. They provide an opportunity for low cost holiday and visitor accommodation and deliver a range of benefits including:

- providing unique recreation and holiday experiences
- providing facilities to cater for local residents and visitors to the District
- providing low cost access to riverside and coastal camping.

These reserves have historically been used as camping grounds – a permitted activity under the Reserves Act 1977. Council recognises that operating camping grounds is not core business and has endeavoured to enter into long-term lease arrangements to limit its involvement in the day-to-day running of these businesses.

Contribution to Community Outcomes

This activity contributes to the following identified community outcome:

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

Council considers the beneficiaries of this activity to be:

Campers, domestic and international visitors.

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

This activity has a positive impact on the social, economic and cultural wellbeing of the community, in terms of promoting social and cultural enrichment and opportunities for residents to be involved in community life.

Distribution of benefits

Our camping grounds provide open-space and amenity benefits and enable access to reasonably priced accommodation. The primary beneficiaries are campground users and lessees (private). The wider community receives a benefit from the annual dividend returned to the Council from the camping grounds.

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

	Operating	Capital
Funding		
General Rates		
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.18 Parks and Reserves

The projected population growth of the District will increase the demand for reserves.

Capital contributions will be required from developers, through financial contributions under the Resource Management Act 1991, to enable Council to match the demand for new reserves resulting from growth in the District.

Activity Description

Tasman District Council manages a range of parks, reserves, open spaces and recreational facilities for and on behalf of the community. Easily accessible parks and open spaces provide active recreation, play and social opportunities for both residents and visitors. Council's activities in this area aim to assist in the development of healthy, active, functioning communities. Parks and reserves includes the provision of:

- urban open spaces and amenity reserves
- formal parks and gardens
- trees, plots and verges
- sports grounds
- Rabbit Island recreation reserves
- rural recreation and esplanade reserves
- walkway reserves
- scenic and special interest parks

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.

Council recognises it plays a key role in creating the environment in which communities can prosper and enjoy improved health and well-being. The provision of open spaces and recreational facilities influences the way in which people can take part in the life of the community and makes the choice for people to be active more convenient, easy, safe and enjoyable.

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 unique and special natural environment is bountiful, healthy, clean and protected.
- Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

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

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting recreation opportunities and activities, and providing social spaces, cultural enrichment and opportunities for residents to be involved in community life. It also provides environmental enhancement while adding distinctive open spaces and infrastructure.

Provision of adequate public conveniences and cemeteries cater for specific needs within the wider community.

Distribution of benefits

Parks and Reserves benefit a wide number of residents and visitors. They offer sports grounds for clubs, picnic areas for families and encourage good physical and psychological health. They can also help protect the natural areas and environmental values.

The facilities protect 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.

The Council provides attractive and functional cemeteries. They provide a final resting place where families and friends can visit deceased 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 in-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 activity is provided mainly for the public good and so is predominantly funded from the general rate. Where parts of this activity are funded from money taken for reserve financial contributions this expenditure is detailed in the 2009 LTCCP.

Funding the activity separately from other Council activities enables transparency to ensure that the financial 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 and visitors to enjoy access to a wide range of reserves, cultural and social activities, and

It is considered appropriate for this activity to be funded through general and targeted rates, user charges and reserve financial contributions.

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 loans. Council considers 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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates	Yes	Yes
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991	Yes	Yes
Grants and Subsidies	Yes	Yes

4.19 Community Facilities Rate

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 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

This activity has a significant positive 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. This activity provides a public benefit and by funding as a targeted rate transparency is improved

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

Period in which the benefits are expected to occur.

Further capital costs and operating grants 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 funding method that will most efficiently achieve inter-generational equity.

Council considers the beneficiaries of this activity to be:

All citizens within Tasman District.

	Operating	Capital
Funding		
General Rates		
Targeted Rates	Yes	Yes
Fees and Charges		
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing	Yes	Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies	Yes	Yes

4.20 Community Housing

Activity Description

This activity involves providing housing for predominantly elderly and/or people with disabilities (subject to a General Practitioner supporting the need) within the Tasman District by providing for rental, 30 cottages in Richmond, seven cottages in Brightwater, seven cottages in Wakefield, 45 cottages in Motueka, four in Takaka and four in Murchison, giving a total of 97.

Housing allocation is carried out as per Tasman District Council's Policy on Pensioner Housing. This policy also sets income and asset limits and eligibility criteria.

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/or disabled.

Council considers it has a social responsibility to provide affordable cottages for pensioners and people with disabilities.

Contribution to Community Outcomes

This activity contributes to the following identified community outcome:

- 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.

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

This activity has a significant positive impact on the social and cultural wellbeing of the community.

Distribution of benefits

Council cottages provide safe, affordable housing for the elderly. The primary beneficiaries are those housed in the cottages (private).

Council acknowledges that the sole responsibility for funding of non cash expenses associated with this activity does not lie with the beneficiaries, direct or in-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

Council has appropriate systems in place to separately identify the costs and administration of charging rent. Appropriate rentals are set to recover the costs associated with providing housing for the elderly. The Council recovers costs slightly more rental from cottage tenants than is required to meet the costs of the activity. A dividend of five percent of the income is returned to the Council from the cottage rentals.

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 or borrowing.

Council considers the beneficiaries of this activity to be:

Primarily the elderly and people with disabilities.

	Operating	Capital
Funding		
General Rates		
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.21 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 outcome:

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

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

This activity has a 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 and providing opportunities for public input into Council decision-making processes.

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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate. However in line with councils policy of charging by targeted rate those that directly benefit from a service community boards are funded by a targeted rate after allowing for a general rate subsidy.

For transparency and accountability, the costs associated with the democratic process have been separated from other Council activities.

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.

	Operating	Capital
Funding		
General Rates	Yes	
Targeted Rates	Yes	
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.22 Forestry

Activity Description

This activity involves the management of approximately 2,800 stocked hectares of commercial plantation forestry. Council forests are currently managed under contract by P F Olsen and Company..

Why we do it

- to provide a steady income to offset rates
- to provide recreational opportunities where appropriate

Contribution to Community Outcomes

This activity contributes to the following identified community outcomes:

- Our growing and sustainable economy provides opportunities for us all.
- Our unique and special natural environment is bountiful, healthy and protected.
- Our built urban and rural environments are functional, pleasant, safe and sustainably managed.

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

Positive impacts on the economic 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 in-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 activity predominantly contributes to the general rate and provides a dividend to Parks and Reserves. Separating the funding of this activity 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 demand for recreational use of forests could impact on the forestry activity.

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.

	Operating	Capital
Funding		
General Rates		
Targeted Rates		
Fees and Charges	Yes	
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales		
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		

4.23 Property

Activity Description

This activity encompasses the provision of property related services for the Council. This includes:

- the provision of facilities for Council's operational properties (libraries and administration offices), their management, maintenance and development.
- the acquisition and disposal of property for Council purposes.
- the management, maintenance and development of Council's commercial property portfolio.
- the provision of property services to other activities of the Council including lease and rental services, property valuation services, property advisory services and the provision of a council property register
- property associated with infrastructural assets

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

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

This activity has positive impacts on the environmental and social wellbeing of the community.

Distribution of benefits

The ownership of property allows Council to operate from central locations, which are readily accessible to residents (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 in-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

Council has the appropriate systems in place to separately identify the charges and costs of this activity. Council considers that the most appropriate method to recover the public benefit component is general rate (rate in the dollar based on capital value) and considers the most appropriate method to recover the private portion is fees and charges.

Rentals are set at market rates 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

Demand from Council activities for additional or less operational space impacts on the need to undertake the activity.

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.

	Operating	Capital
Funding		
General Rates	Yes	Yes
Targeted Rates		
Fees and Charges	Yes	Yes
Interest and Dividends from Investments (sundry income)	Yes	Yes
Borrowing		Yes
Proceeds from Asset Sales	Yes	Yes
Development Contributions		
Financial Contributions under the Resource Management Act 1991		
Grants and Subsidies		