

RATES: FUNDING IMPACT STATEMENT

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

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

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

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

RATING AREA MAPS

The targeted rates which are set based on where the land is situated, other than district wide rates, have unique rating area maps which are included in this document. Rating units that fall fully or partially in the map area of a rate will be charged the applicable rate.

RATING UNIT: DEFINITION

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

RATING BASE INFORMATION

Clause 20A of Schedule 10 of the Local Government Act 2002 requires the Council to disclose its projected number of rating units within the District at the end of the preceding financial year, as well as the projected total capital value and land value of these rating units.

STATISTICS	PROJECTED FIGURES AT 1 JULY 2016		
	RATEABLE	NON RATEABLE	TOTAL RATING UNITS
Capital value	\$13,354,773,819	\$730,140,150	\$14,084,913,969
Land value	\$7,262,682,330	\$494,692,150	\$7,757,374,480
Rating Units	22,766	1324	24,090

Funds raised by uniform charges, which include the UAGC and any targeted rate set as a fixed amount per rating unit (excluding water and wastewater) cannot exceed 30% of the total rates revenue. The Council is projecting its uniform charges at 19%, which is below the maximum allowed level.

	DIFFERENTIAL CATEGORY	
GENERAL RATE		
<p>The general rate funds activities which are deemed to provide a general benefit across the entire District or which are not economic to fund separately. These activities include: environmental management, public health and safety, transportation, roads and footpaths, coastal structures, water supply, solid waste, flood protection and river control works, community facilities and parks, community relations, governance, and council enterprises and property.</p> <p><i>A portion of the general rate is used to fund the Council's General Disaster Fund.</i></p> <p><i>The capital values are assessed by independent valuers. Their results are audited by the Office of the Valuer General.</i></p>		
UNIFORM ANNUAL GENERAL CHARGE (UAGC)		
<p>(Funding the same activities as the general rate).</p> <p><i>The Council has determined a portion of the general rate is to be assessed as a UAGC.</i></p> <p><i>The purpose of setting the UAGC is to ensure that every ratepayer makes a minimum contribution to the Council activities.</i></p>		

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Every rateable rating unit in the District		Rate in the \$ of Capital Value	0.2572 cents	34,354
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$290.00	6,602

	DIFFERENTIAL CATEGORY
TARGETED RATES	
The Council will not accept lump sum contributions (as defined by Section 117A of the Act) in respect of any targeted rate.	
1. STORMWATER RATE	
(Funding the Stormwater activities including operating, maintaining and improving the stormwater infrastructure assets.) <i>Ratepayers in the Urban Drainage Rating Area receive greater benefits from stormwater infrastructure. For this reason the Council has determined that a differential charge will be applied as follows:</i> <i>*Urban Drainage Area – Stormwater Differential – A differential of 1 will apply.</i> <i>*Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.</i>	Urban Drainage Area – Stormwater Differential Balance of the District – General Drainage Stormwater Differential
2. WATER SUPPLY RATES	
2.1 Water Supply Rates – Urban Water Supply Metered Connections and Rural Water Extensions to Urban Water Schemes <i>Ratepayers on the Urban Water Supply with a metered connection pay both a volumetric water supply rate and a service charge water supply rate. The portion of revenue allocated to the service charge is determined by taking 36% of the total revenue required for the urban water supply including the portion billed to other users as charges but excluding the rural water extensions to urban water scheme revenue.</i>	
2.1(a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Urban Water Supply & Industrial Water Supply Agreement Holders): Volumetric Charge (Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.) <i>This water rate will be billed separately from the rates invoice.</i>	
2.1(b) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Urban Water Supply & Industrial Water Supply Agreement Holders): Service Charge (Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)	

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Every rateable rating unit in the District which has a land value				
Where the land is situated being rateable rating units in the Stormwater Urban Drainage Rating Area	A1-A15	Rate in the \$ of Capital Value	0.0719 cents	4,714
Where the land is situated being rateable rating units with land value, that are not in the Stormwater Urban Drainage Rating Area	Balance of District	Rate in the \$ of Capital Value	0.0075 cents	478
Provision of service being the supply of metered water to those rating units in the District, which have metered water connections, excluding those connected to the Motueka Urban Water Supply because they have a different targeted rate, and excluding the industrial water supply users who have a commercial water supply agreement with the Council that will be charged for via charges		Per m ³ of water supplied	\$2.14	4,227
Provision of a service being a connection to a metered water supply by rating units in the District, excluding those connected to the Motueka Urban Water Supply, and excluding the industrial water supply users who have a commercial water supply agreement with the Council		Fixed amount \$ per connection (meter)	\$314.87	3,002

	DIFFERENTIAL CATEGORY
<p>2.1(c) Water Supply – Rural Water Extensions to Urban Water Schemes (Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.) <i>The 1m³ base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.</i> <i>The extensions that will be charged this rate are: Best Island Water Supply, Mapua/Ruby Bay Water Supply, Brightwater/Hope Water Supply, Richmond Water Supply, Wakefield Water Supply, and any others which are referred to as the Other Rural Water Supply Extensions.</i></p>	
<p>2.2 Water Supply – Motueka Urban Water Supply Metered Connections (Funding the Motueka Urban Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.) <i>The existing Motueka Urban Water Supply account will continue to operate separately to the Water Supply – Urban Metered Connections account. This means that the water charges for the existing connected Motueka water users will have a different cost structure. As significant renewals and capital upgrades are required, these will be reflected in the water supply charges.</i> <i>In the event that full reticulation of the whole Motueka Township proceeds then it is intended that the existing Motueka Urban Water Supply account will become part of the Water Supply- Urban Metered Connections account.</i> <i>This water rate will be billed separately from the rates invoice.</i></p>	
<p>2.3 Water Supply – Rural Connections</p>	
<p>2.3(a) Water Supply – Dovedale Rural Water Supply (Funding the Dovedale Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.) <i>The Council has determined that a differential charge will be applied:</i></p>	
<p><i>*Dovedale Differential A – includes the supply of water for up to and including the first 2m³ per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m³ per day. A differential of 1 per 1m³ per day will apply.</i> <i>For example, users with a 2m³ per day restrictor volume will be billed two of the Differential A charge.</i></p>	Dovedale Differential A
<p><i>*Dovedale Differential B – includes the supply of water greater than 2m³ per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m³ per day. A differential of 0.77 per 1m³ per day will apply.</i> <i>For example, users with a 3m³ per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.</i></p>	Dovedale Differential B

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Provision of a service being a connection to a supply of water via a rural extension to urban schemes through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$623.97	705
Provision of service being a connection to the Motueka Urban Water Supply		Per m ³ of water supplied	\$1.82	392
Provision of a service being a connection to the Dovedale Rural Water Supply through a lowflow restricted water connection				
		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume).	\$560.32	289
		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume).	\$431.44	195

	DIFFERENTIAL CATEGORY
<p>2.3(b) Water Supply – Redwood Valley Rural Water Supply (Funding the Redwood Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	
<p>2.3(c) Water Supply – Eighty Eight Valley Rural Water Supply – Variable Charge (Funding the Eighty-Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	
<p>2.3(d) Water Supply – Eighty Eight Valley Rural Water Supply – Service Charge (Funding the Eighty-Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	
<p>2.3(e) Water Supply – Hamama Rural Water Supply – Variable Charge (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	
<p>2.3(f) Water Supply – Hamama Rural Water Supply – Service Charge (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	
<p>2.3(g) Water Supply – Hamama Rural Water Supply – Fixed Charge based on set land value (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)</p>	

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Provision of a service being a connection to the Redwood Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$337.98	360
Provision of a service being a connection to the Eighty-Eight Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$159.47	85
Provision of a service being a connection to the Eighty-Eight Valley Rural Water Supply through a lowflow restricted water connection		Fixed amount \$ per connected rating unit	\$177.46	30
Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the \$ of Land Value	0.038 cents	7
Provision of a service being a connection to the Hamama Rural Water Supply		Fixed amount \$ per connected rating unit	\$191.79	5
Where the land is situated being rating units in the Hamama Rural Water Supply Rating Area	B1	Rate in the \$ of set land value (which is the land value at the time capital works were completed in 2005)	0.165 cents	9

	DIFFERENTIAL CATEGORY
2.4 Water Supply Firefighting	
2.4(a) Water Supply: Motueka Firefighting (Funding the Motueka Township firefighting water supply.)	
2.4(b) Water Supply: Takaka Firefighting – Capital (Funding the Takaka CBD firefighting water supply capital costs.) <i>The amount of revenue planned to be raised by each of the differentials is shown.</i>	Takaka CBD Differential
	Takaka Residential Differential
	Takaka Balance of Golden Bay Ward Differential
2.4(c) Water Supply: Takaka Firefighting – Operating (Funding the Takaka CBD firefighting water supply operating costs.)	
2.5 Water Supply – Dams	
2.5(a) Water Supply – Dams: Wai-iti Valley Community Dam (Funding the costs of the Wai-iti Valley Community Dam.) <i>Water is only released from the dam when low flows are reached.</i>	

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Where the land is situated being rating units in the Motueka Firefighting Water Supply Rating Area	C1	Fixed amount \$ per Rating Unit	\$23.92	79
Every Rating Unit in the Golden Bay Ward	D1-D3			
Where the land is situated being rating units in the Takaka Firefighting Water Supply Commercial CBD Rating Area	D1	Rate in the \$ of Capital Value	0.1037 cents	51
Where the land is situated being rating units in the Takaka Firefighting Water Supply Residential Rating Area	D2	Fixed amount \$ per Rating Unit	\$52.13	23
Where the land is situated being rating units in the Takaka Firefighting Water Supply Rest of Golden Bay Rating Area	D3	Fixed amount \$ per Rating Unit	\$15.33	42
Where the land is situated being those in the Takaka Firefighting Water Supply Commercial CBD Rating Area and Takaka Firefighting Water Supply Residential Rating Area	D1,D2	Fixed amount \$ per Rating Unit	\$46.00	25
Where land is situated and the provision of service and the activities controlled under the Tasman Resource Management Plan under the Resource Management Act 1991. This rate will apply to those rating units in the Wai-iti Dam Rating Area that are permit holders under the Resource Management Act 1991 because they are able to use the amount of augmented water as permitted by their resource consent and apply it to the land in accordance with the amount and rate specified in the resource consent.	E1	Extent of provision of service: charged at \$ per hectare as authorised by water permits granted under the Resource Management Act 1991	\$355.00	316

	DIFFERENTIAL CATEGORY	
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3. WASTEWATER RATE

<p>(Funding the Wastewater and Sewage Disposal activities including providing and managing wastewater treatment facilities and sewage collection and disposal.)</p> <p><i>In respect of rating units used primarily as a residence for one household, no more than one toilet will be liable for the wastewater rate.</i></p> <p><i>The costs associated with wastewater are lower per pan the more pans that are present. For this reason the Council has determined that a differential charge will be applied as follows:</i></p> <p><i>*One toilet or urinal. A differential of 1 is set.</i></p> <p><i>*2-10 toilets or urinals. A differential of 0.75 is set.</i></p> <p><i>*11 or more toilets or urinals. A differential of 0.5 is set.</i></p> <p><i>For example, a non-residential property with 12 pans would pay one of the first pan charge, nine of the 2-10 pans charge, and two of the 11 or more pans charge.</i></p>	
	First toilet or urinal ("pan")
	2-10 toilets or urinals ("pans")
	11 or more toilets or urinals ("pans")

4. REGIONAL RIVER WORKS RATE

<p>(Funding Flood Protection and River Control Works activities – river works including maintaining rivers in order to promote soil conservation and mitigate damage caused by floods and riverbank erosion and to maintain quality river control and flood protection schemes.)</p> <p><i>The river works benefits are not equal throughout the District. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are planned so that the Area X Differential and Area Y Differential will be charged at the same rate, and the total amount of rates planned to be generated by the combined Area X Differential and Area Y Differential is the same as the planned rates generated for the Area Z Differential.</i></p>	
	River Rating Area X Differential
	River Rating Area Y Differential
	River Rating Area Z Differential

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Provision or availability of a service. The provision of service is measured by the number of toilets and/or urinals ("pans") connected either directly or by private drain to a public wastewater system. The availability of a service is considered to be present when a building consent has been issued meaning the number of toilets and/or urinals authorised has been determined.				
		Uniform charge in the \$ for each toilet or urinal (pan)	\$737.74	9,792
		Uniform charge in the \$ for each toilet or urinal (pan)	\$553.30	1,640
		Uniform charge in the \$ for each toilet or urinal (pan)	\$368.87	614
Every rateable rating unit in the District.				
Where the land is situated being rateable rating units in the River Rating Area X	F1,F2	Rate in the \$ of Land Value	0.1184 cents	816
Where the land is situated being rateable rating units in the River Rating Area Y	F1,F2	Rate in the \$ of Land Value	0.1184 cents	704
Where the land is situated being rateable rating units in the River Rating Area Z	F2	Rate in the \$ of Land Value	0.0255 cents	1,522

	DIFFERENTIAL CATEGORY	
5. MOTUEKA BUSINESS RATE		
<p>(Funding Governance activities – providing a grant to Our Town Motueka to fund promotion of the Motueka business area and covering administration and other associated costs)</p> <p><i>The promotion of the Motueka business area has a greater benefit for those businesses that are closer to the CBD. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are planned to generate two times the total amount of rates from the Area A Differential than the Area B Differential.</i></p>		
	Motueka Business Area A Differential	
	Motueka Business Area B Differential	
6. RICHMOND BUSINESS RATE		
<p>(Funding Governance activities – providing a grant to Richmond Unlimited to fund promotion of the Richmond business area and covering administration and other associated costs.)</p>		
7. RUBY BAY STOPBANK RATE		
<p>(Funding the costs of Coastal Structure activities – the capital costs of the Ruby Bay Stop Bank.)</p>		

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Where the land is situated being rateable rating units in the Motueka Business Rating Area A and B and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential- public communal/ multi use, Lifestyle- multi-use, Transport, Utility services- communications, Community services- Medical and allied, and Recreational	G1,G2			
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area A	G1,G2	Rate in the \$ of Capital Value	0.0476 cents	40
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area B	G1	Rate in the \$ of Capital Value	0.0315 cents	20
Where the land is situated being rateable rating units in the Richmond Business Rating Area and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential- public communal/ multi use, Lifestyle- multi-use, Transport, Utility services- communications, Community services- Medical and allied, and Recreational	H1	Rate in the \$ of Capital Value	0.0478 cents	120
Where the land is situated being rateable rating units in the Ruby Bay Stopbank Rating Area	I1	Fixed amount \$ per Rating Unit	\$1,072.31	11

	DIFFERENTIAL CATEGORY
8. MAPUA STOPBANK RATE	
(Funding the costs of Coastal Structure activities – the capital costs of the Mapua Stop Bank and the operating and other costs of the Ruby Bay & Mapua Stop Banks and coastal studies.)	
9. MOTUEKA FLOOD CONTROL RATE	
(Funding Flood Protection and River Control Works – the costs of the Motueka Flood Control Project, including project investigation design and feasibility study.)	
<i>The flood control was intended to benefit the rating units in the Motueka Flood Control Rating areas, with a higher degree of benefits for those that are closer to the river. For this reason the Council has determined that a differential charge will be applied.</i>	Motueka Flood Control Area A Differential
<i>The differentials are set so that the A Differential contributes 57% of the planned targeted rate revenue and the B Differential contributes 43% of the planned targeted rate revenue.</i>	Motueka Flood Control Area B Differential
10. TORRENT BAY REPLENISHMENT RATE	
(Funding the costs of Coastal Structure Activities – reinstating and maintaining the beach at Torrent Bay.)	
<i>The replenishment has a benefit to the rating units in the Torrent Bay area, with a higher degree of benefits for those that are closer to the foreshore. For this reason the Council has determined that a differential charge will be applied.</i>	Torrent Bay Area A Differential
<i>The differentials are set to generate the same amount of planned rates from Torrent Bay Area A Differential and Torrent Bay Area B Differential. There are significantly more rating units in Area B than in Area A which means those individual rating units in Area A will be contributing more for the higher degree of benefits they receive.</i>	Torrent Bay Area B Differential
11. DISTRICT FACILITIES RATE	
(Funding Community Facilities and Parks activities including part of the costs of capital funding for new, large, community, recreational, sporting or cultural District projects which have met defined criteria, and will provide benefit to the residents of Tasman District.)	
12. SHARED FACILITIES RATE	
(Funding Community Facilities and Parks activities including part of the costs of capital funding for new, large, community, recreational, sporting or cultural regional projects which have met defined criteria, and will provide benefit to the residents of Tasman District and Nelson City.)	
13. FACILITIES OPERATIONS RATE	
(Funding Community Facilities and Parks activities including the operating costs of various community facilities within the District.)	

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Where the land is situated being rateable rating units in the Mapua Stopbank Rating Area	J1	Fixed amount \$ per Rating Unit	\$82.12	84
Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area A and B	K1-K2			
Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area A	K1	Rate in the \$ of Capital Value	0.0121 cents	51
Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area B	K2	Rate in the \$ of Capital Value	0.0016 cents	38
Where the land is situated being rateable rating units in the Torrent Bay Rating Area A and B	L1-L2			
Where the land is situated being rateable rating units in the Torrent Bay Rating Area A	L1	Fixed amount \$ per Rating Unit	\$935.46	10
Where the land is situated being rateable rating units in the Torrent Bay Rating Area B	L2	Fixed amount \$ per Rating Unit	\$263.85	10
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$55.82	1,271
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$72.59	1,653
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$40.63	925

	DIFFERENTIAL CATEGORY	
14. MUSEUMS FACILITIES RATE		
(Funding Community Relations museum activities including contributing to the capital and operating costs of the Regional Museum, and the Council's District museums.)		
15. REFUSE/ RECYCLING RATE		
(Funding Solid Waste activities including kerbside recycling, rubbish collection and other waste related activities.)		
16. MAPUA REHABILITATION RATE		
(Funding costs of Environmental Management activities – the Mapua rehabilitation project.)		
17. GOLDEN BAY COMMUNITY BOARD RATE		
(Funding Governance activities – the costs of the Golden Bay Community Board and specific projects that the Board wishes to undertake in the Golden Bay Ward.)		
18. MOTUEKA COMMUNITY BOARD RATE		
(Funding Governance activities – the costs of the Motueka Community Board and specific projects that the Board wishes to undertake in the Motueka Ward.)		
19. WARM TASMAN RATE		
(Funding the costs of Environmental Management activities – the Warm Tasman Scheme.) <i>The rate will commence in the first rating year after the application is finalised.</i>		
TOTAL INCLUDING GST		
TOTAL EXCLUDING GST		

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2016-2017 RATE (GST INC)	2016-2017 TOTAL RATE (\$ '000S, GST INC)
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$60.87	1,386
Where the land is situated being rating units in the Refuse-Recycling Rating Area	M1-M16	Fixed amount \$ per Rating Unit	\$136.93	2,619
Every rateable rating unit in the District		Fixed amount \$ per Rating Unit	\$7.21	164
Where the land is situated being rateable rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward	N1	Fixed amount \$ per Rating Unit	\$18.02	59
Where the land is situated being rateable rating units in the Motueka Community Board Rating Area, which is the Motueka Ward	O1	Fixed amount \$ per Rating Unit	\$17.67	100
Provision of service which occurs when homeowners apply and are approved into the scheme which results in the installation of a wood burner and/or insulation into their property		Extent of provision of service: calculated per \$ of the total cost of the installed works and the administration fee charged over a 9 year period including GST and interest	\$0.1727	65
				79,707
				69,310

ASSESSMENT AND INVOICING

Rates are set as at 1 July each year and the Council invoices rates quarterly, with the instalment dates being 1 August, 1 November, 1 February and 1 May. Each instalment is one quarter of the total annual rates payable for the year. Rates assessments will be rounded down to the nearest 10 cents where applicable, will be inclusive of Goods and Services Tax and are due and payable to the Tasman District Council at the Council Offices in four instalments. The 2016/2017 rates instalments due dates are:

Instalment 1	22 August 2016
Instalment 2	21 November 2016
Instalment 3	20 February 2017
Instalment 4	22 May 2017

Volumetric metered water rates are invoiced separately from other rates. Invoices for the majority of users are issued six monthly and invoices for larger industrial users are issued monthly. All invoices are due for payment on the 20th of the month following the month in which the invoice is issued or the next working day if the 20th is a weekend or public holiday.

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

PENALTIES

Under Section 57 and 58 of the Local Government (Rating) Act 2002 the Council prescribes a penalty of ten percent (10%) of the amount of rate instalments remaining unpaid by the due date to be added on the following dates:

Instalment 1	23 August 2016
Instalment 2	22 November 2016
Instalment 3	21 February 2017
Instalment 4	23 May 2017

A penalty of five percent (5%) will be added to rates that remain unpaid from previous years on 1 July 2016, and to any portion still remaining unpaid on 4 January 2017.

A penalty of 10 percent (10%) will be added to the amount of metered water rates remaining unpaid on the next working day after the last date for payment as shown on the metered water invoice.

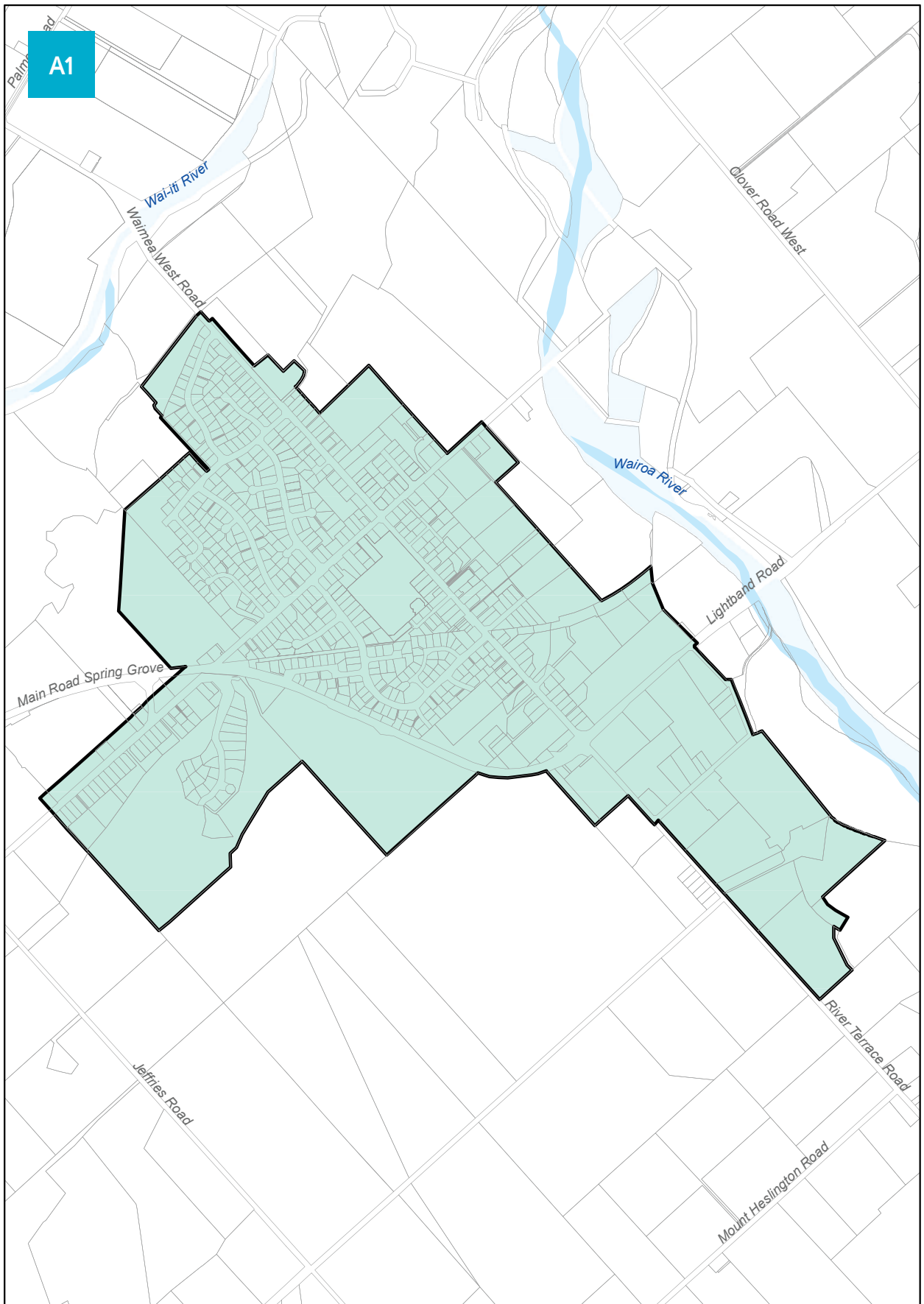
The above penalties will not be charged on a rating unit where Council has agreed to a programme for payment of rate arrears or where a direct debit programme is in place and payments are being honoured.



RATING MAPS INDEX

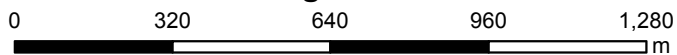
Rating Map Name	Map Reference	Page Number
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Motueka Flood Control Rating Area B	K2	139
Torrent Bay Rating Area A	L1	140
Torrent Bay Rating Area B	L2	141
Refuse-Recycling Rating Area	M series	142-157
Brightwater-Waimea	M1	142
Collingwood	M2	143
Kaiteriteri	M3	144
Korere Tophouse	M4	145
Ligar Bay-Tata Beach	M5	146
Marahau	M6	147
Motueka	M7	148
Moutere	M8	149
Pohara	M9	150
Richmond	M10	151
Riwaka	M11	152
St Arnaud	M12	153
Takaka	M13	154
Tapawera	M14	155
Upper Takaka	M15	156
Wakefield	M16	157
Golden Bay Community Board Rating Area	N1	158
Motueka Community Board Rating Area	O1	159



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**Stormwater Urban Drainage Rating Area
Brightwater**

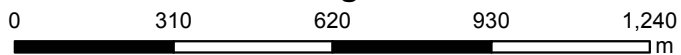


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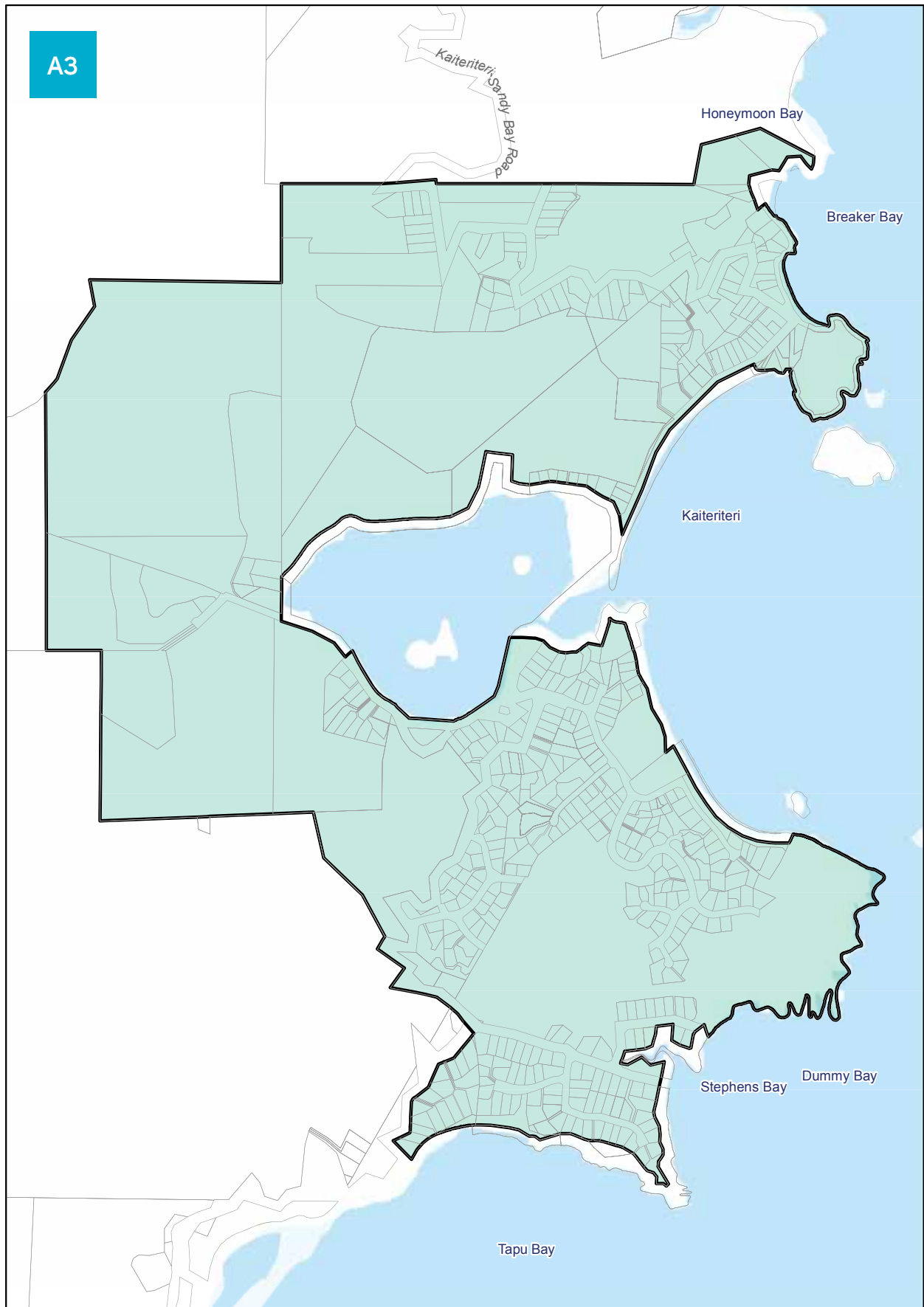


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Stormwater Urban Drainage Rating Area Collingwood

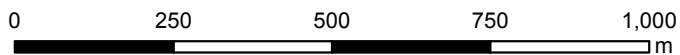


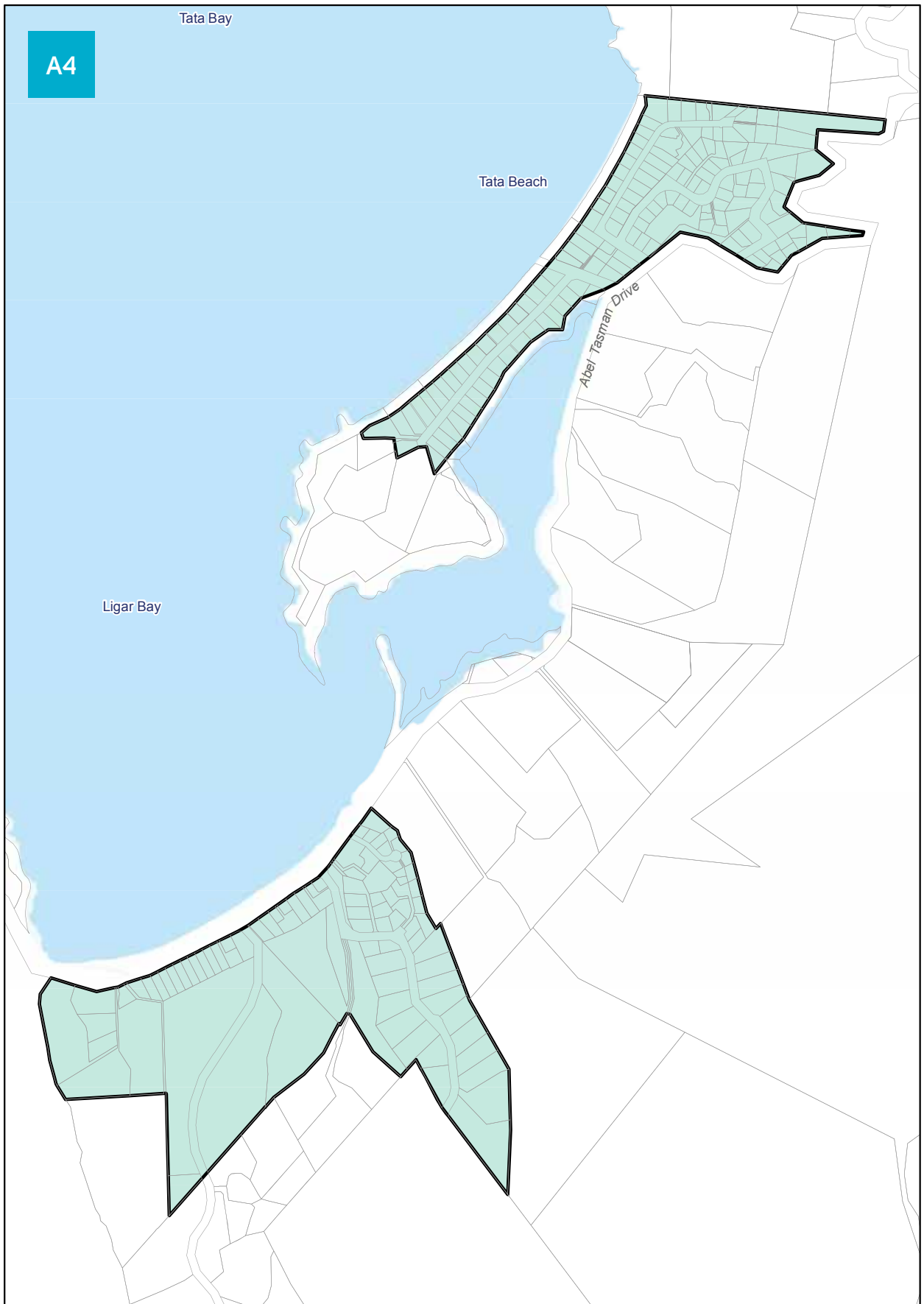
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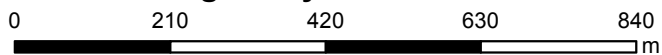
Stormwater Urban Drainage Rating Area Kaiteriteri

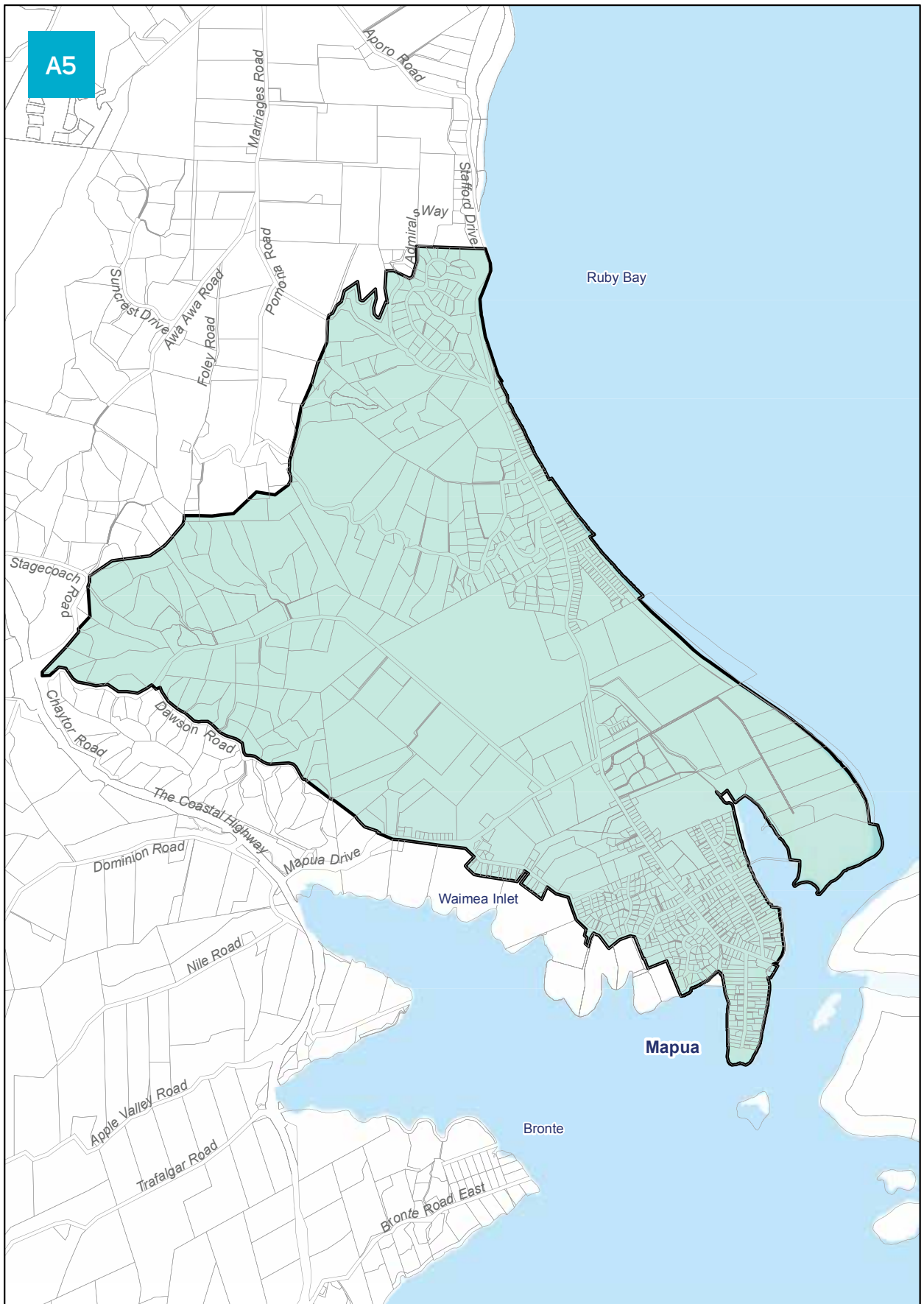




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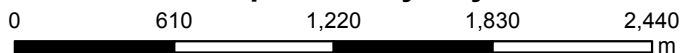
Stormwater Urban Drainage Rating Area
Ligar Bay - Tata Beach

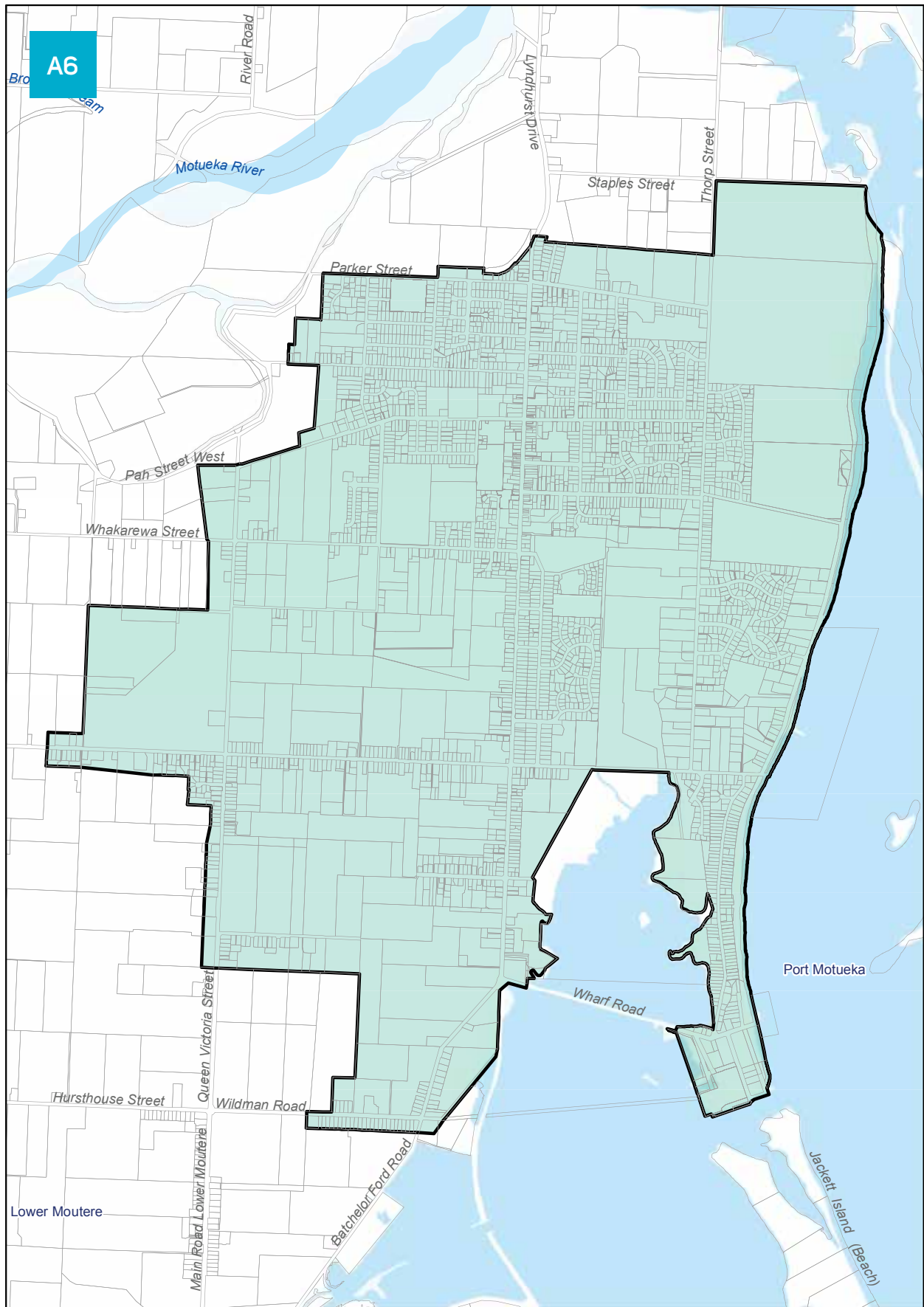




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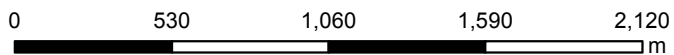
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Mapua - Ruby Bay**

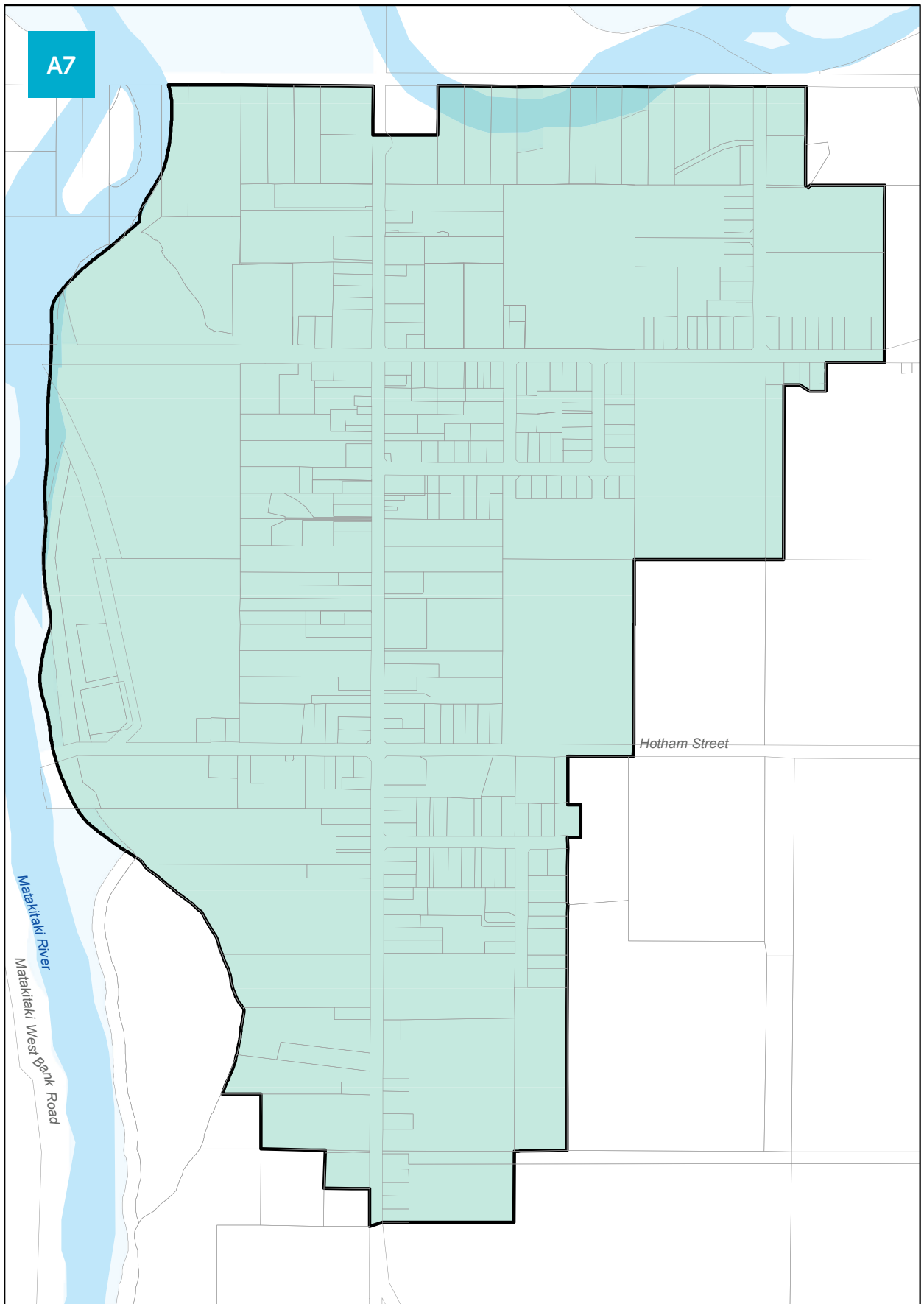




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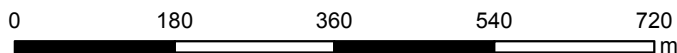
**Stormwater Urban Drainage Rating Area
Motueka**



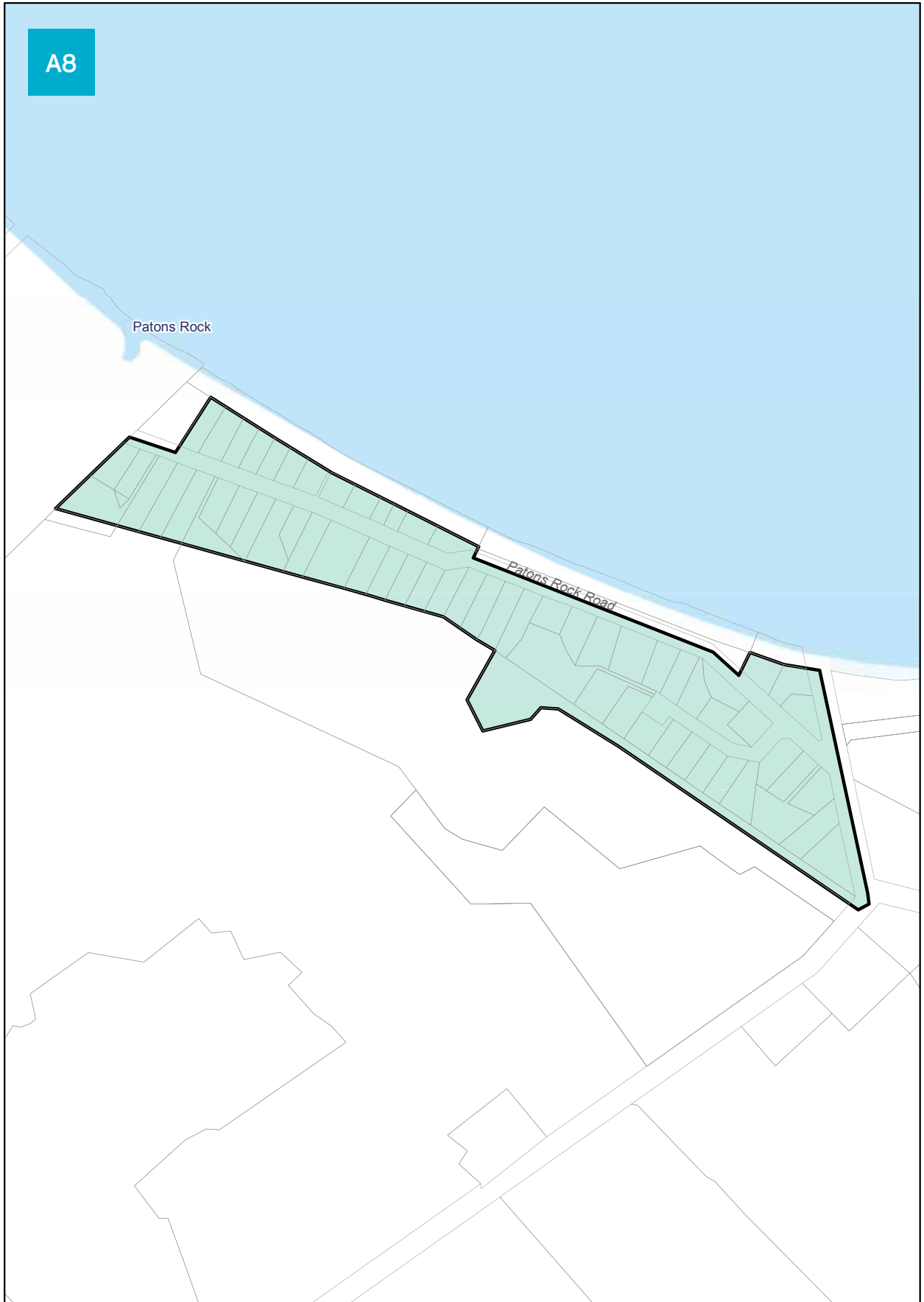


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Murchison**

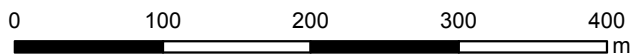


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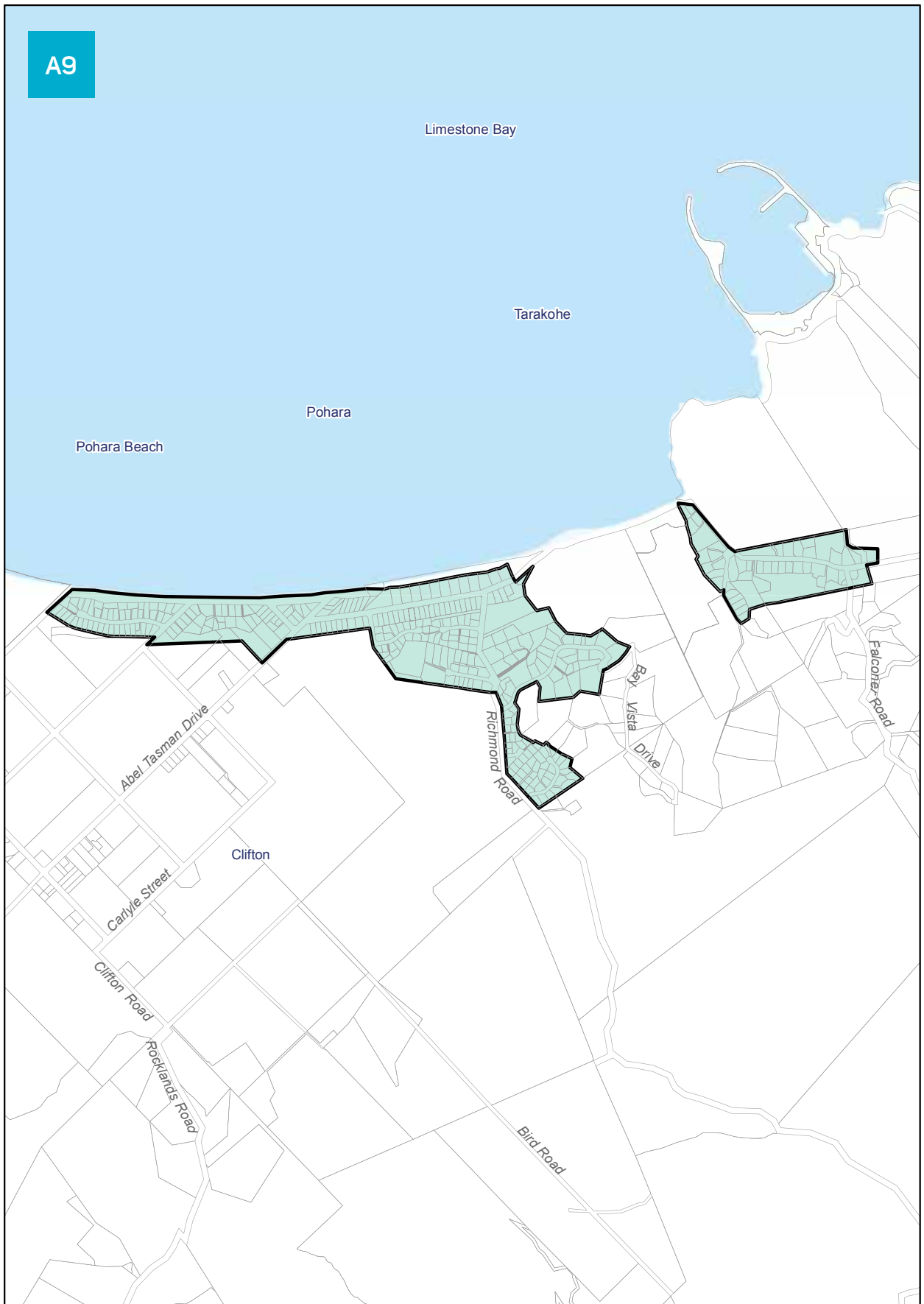


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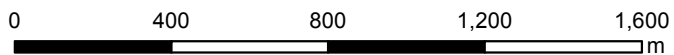
Stormwater Urban Drainage Rating Area
Patons Rock



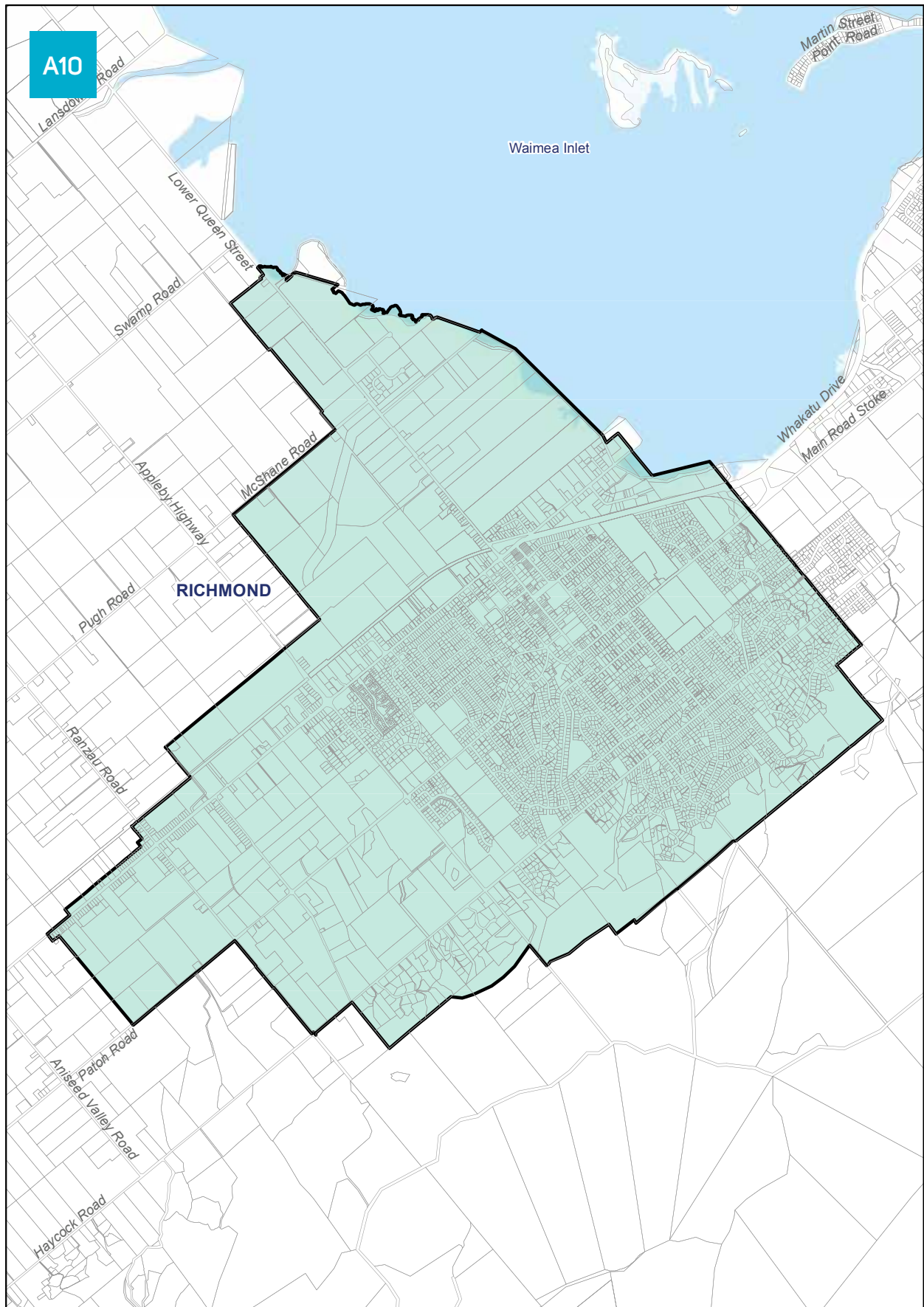
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**Stormwater Urban Drainage Rating Area
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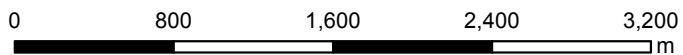


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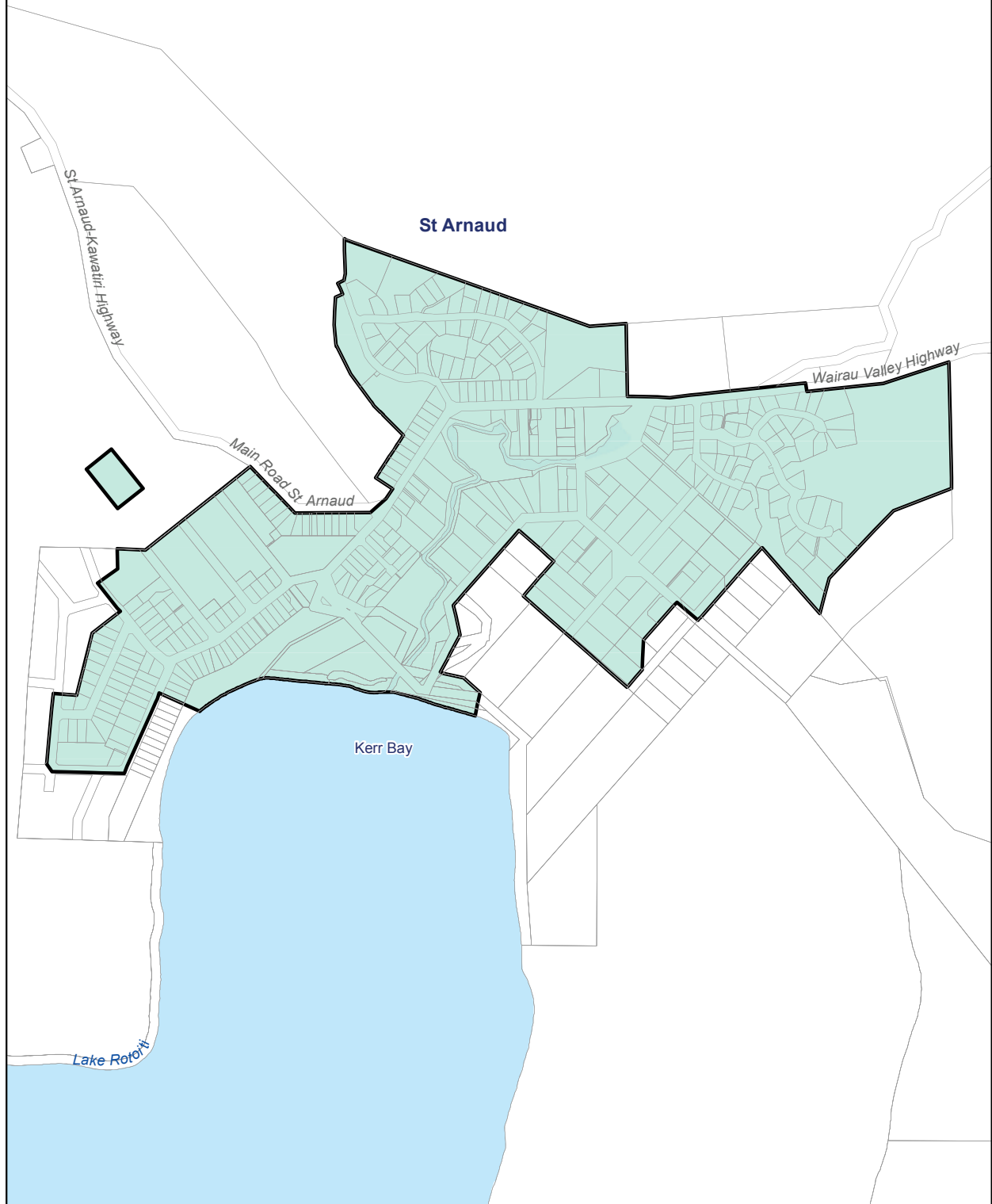


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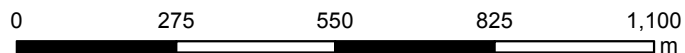
**Stormwater Urban Drainage Rating Area
Richmond**



A11

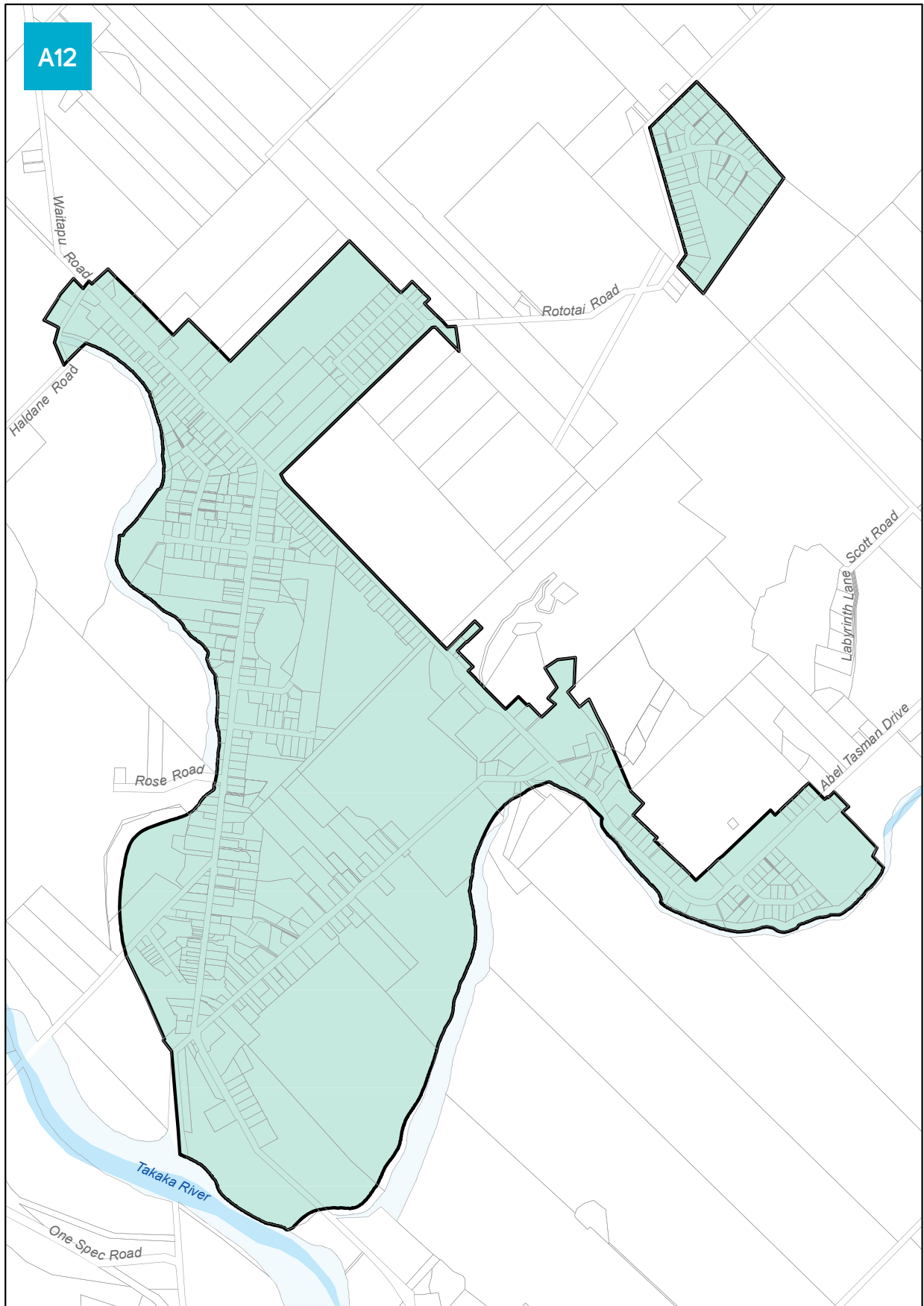


**Stormwater Urban Drainage Rating Area
St Arnaud**



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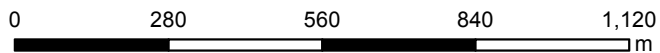
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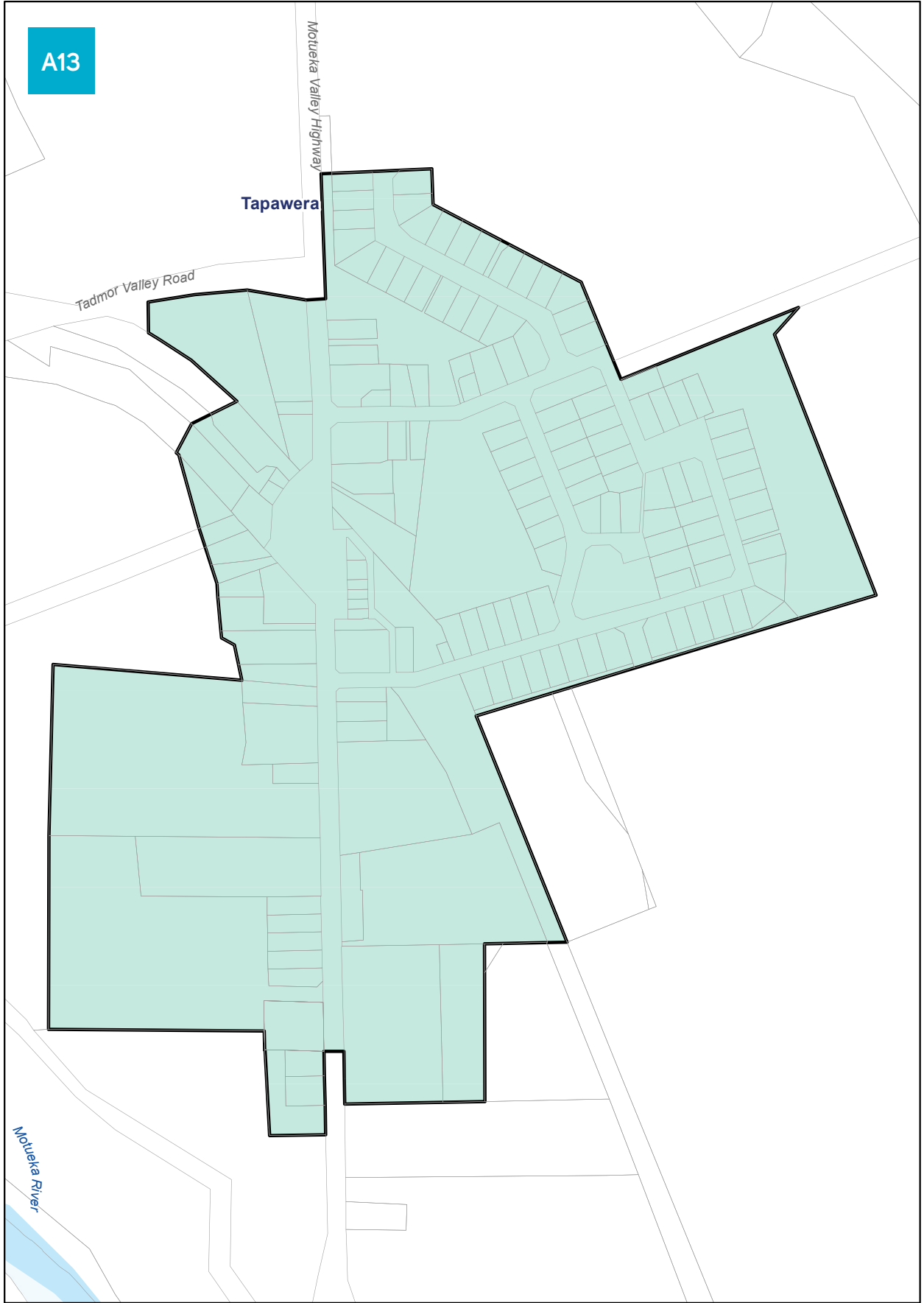
Stormwater Urban Drainage Rating Area

Takaka

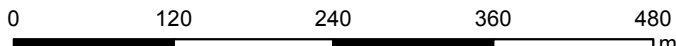


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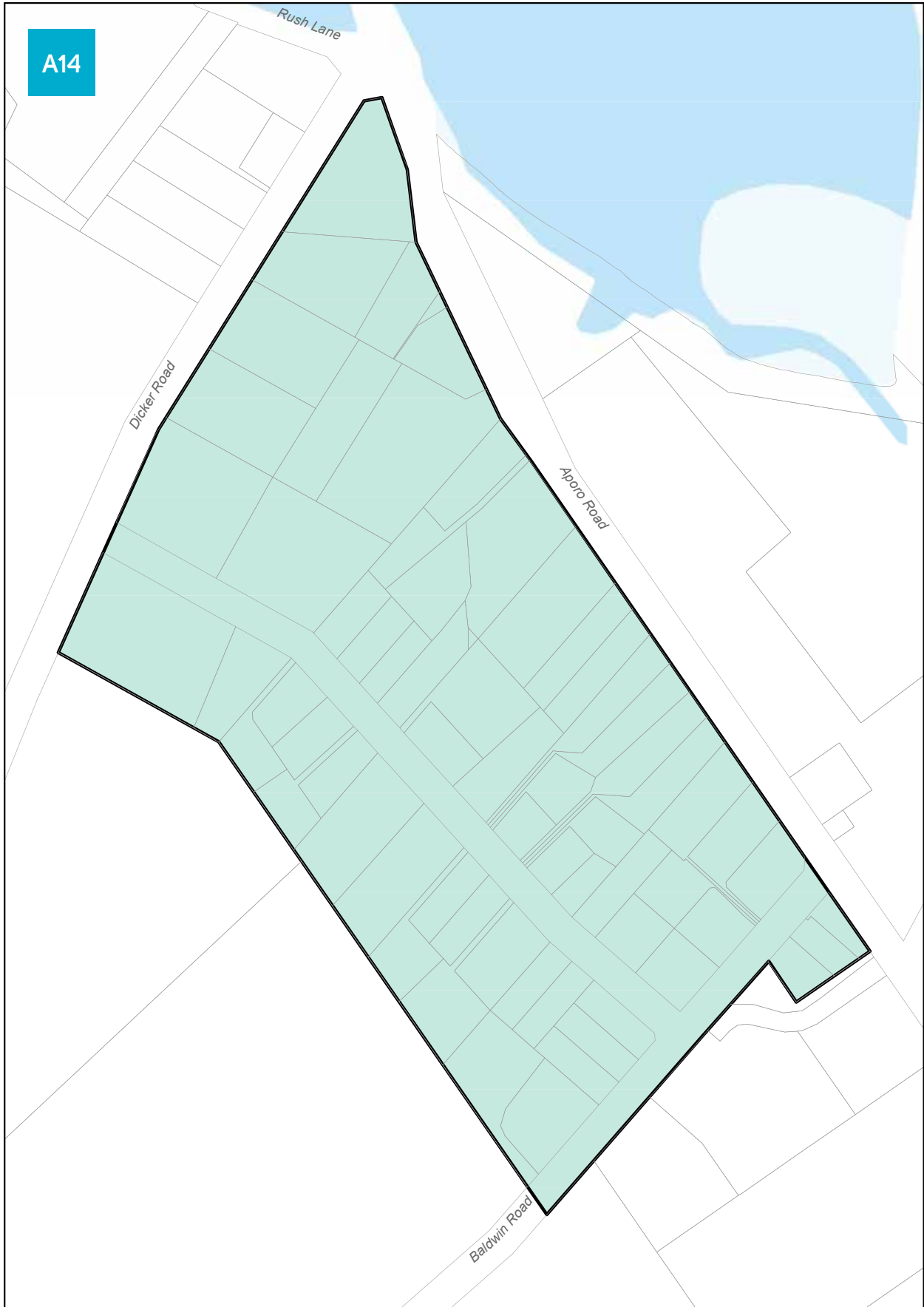
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**Stormwater Urban Drainage Rating Area
Tapawera**

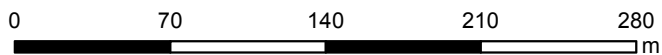


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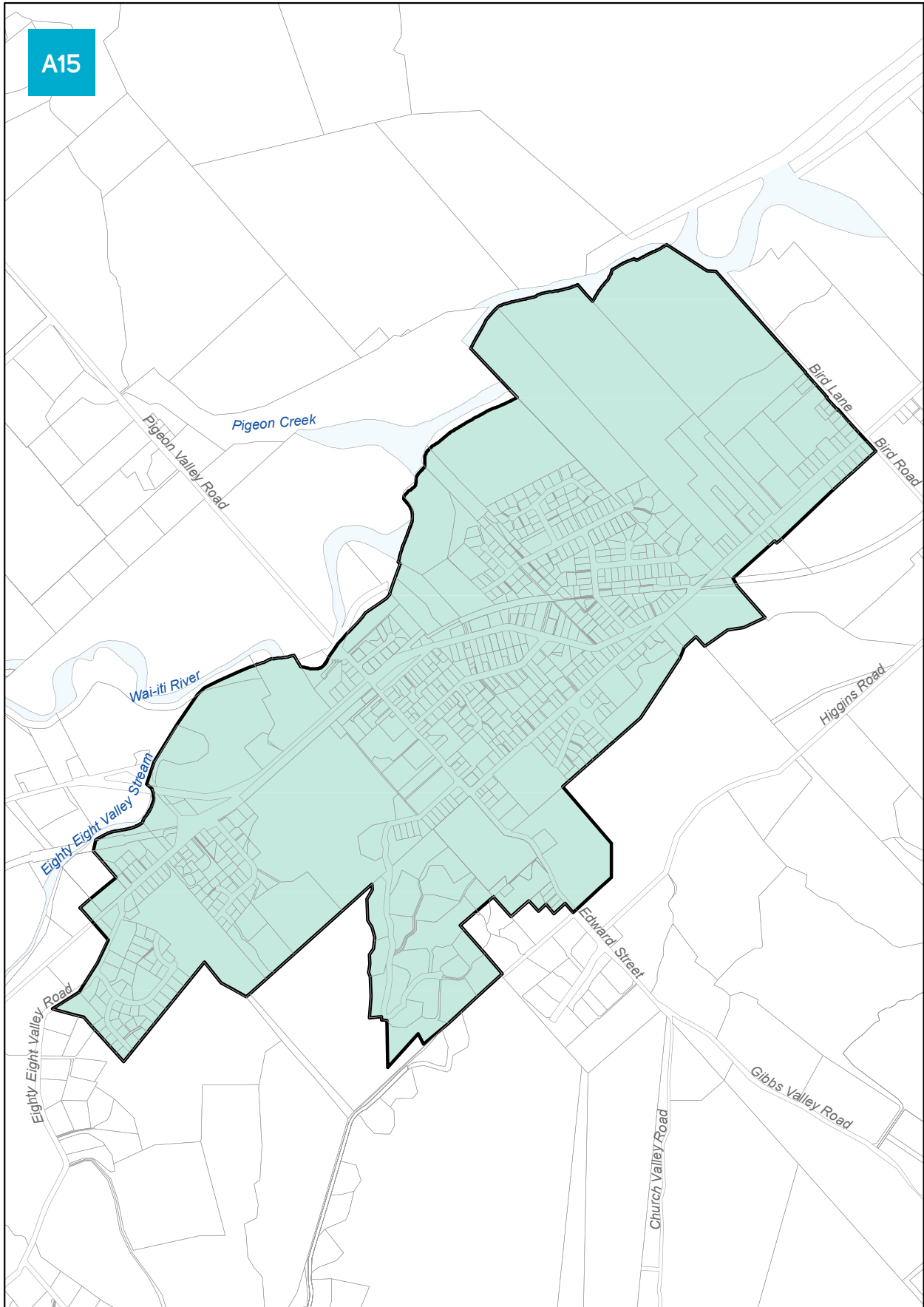


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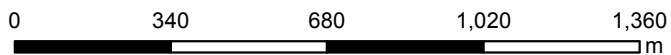
**Stormwater Urban Drainage Rating Area
Tasman**



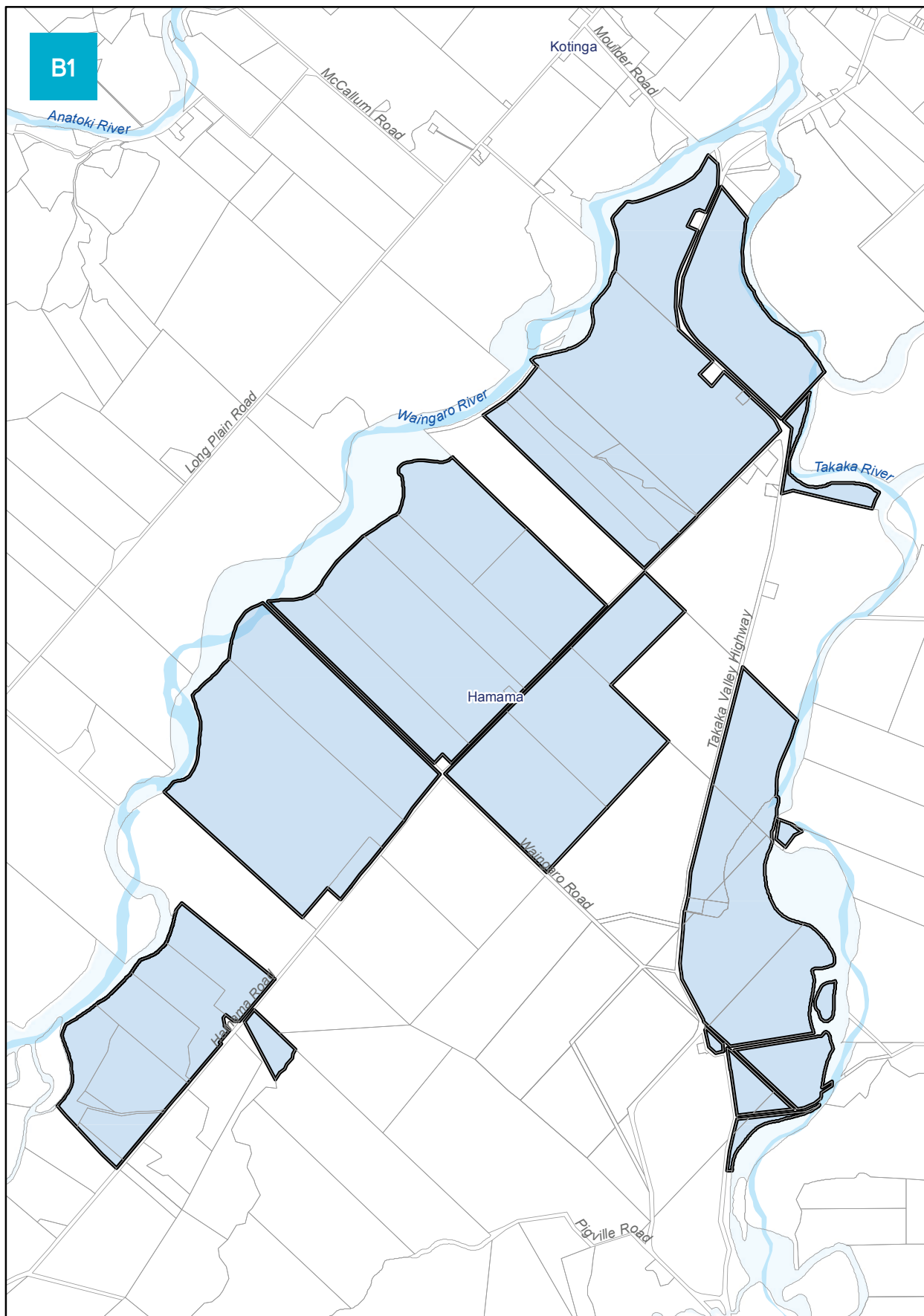
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**Stormwater Urban Drainage Rating Area
Wakefield**

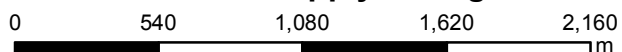


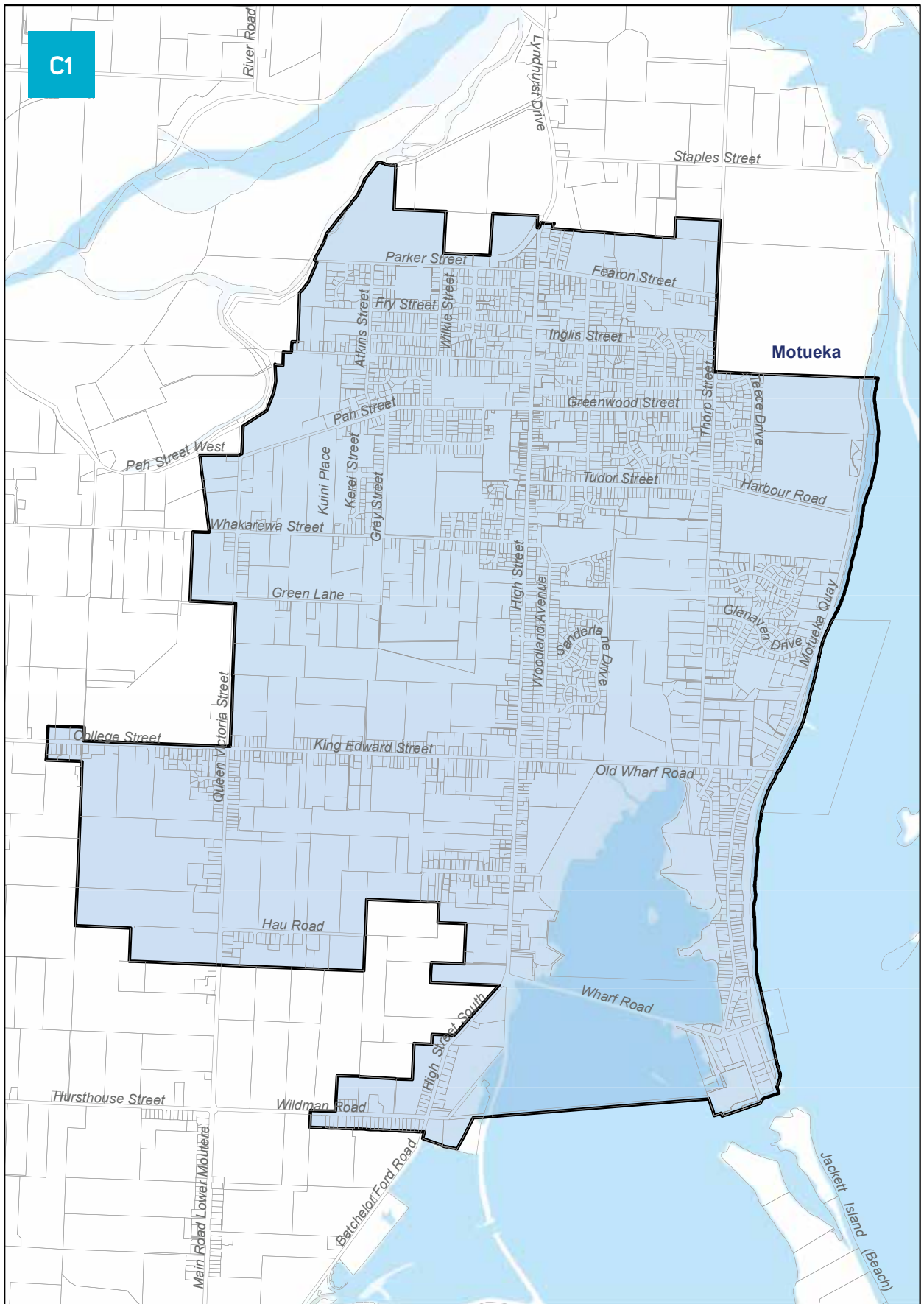
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Hamama Rural Water Supply Rating Area





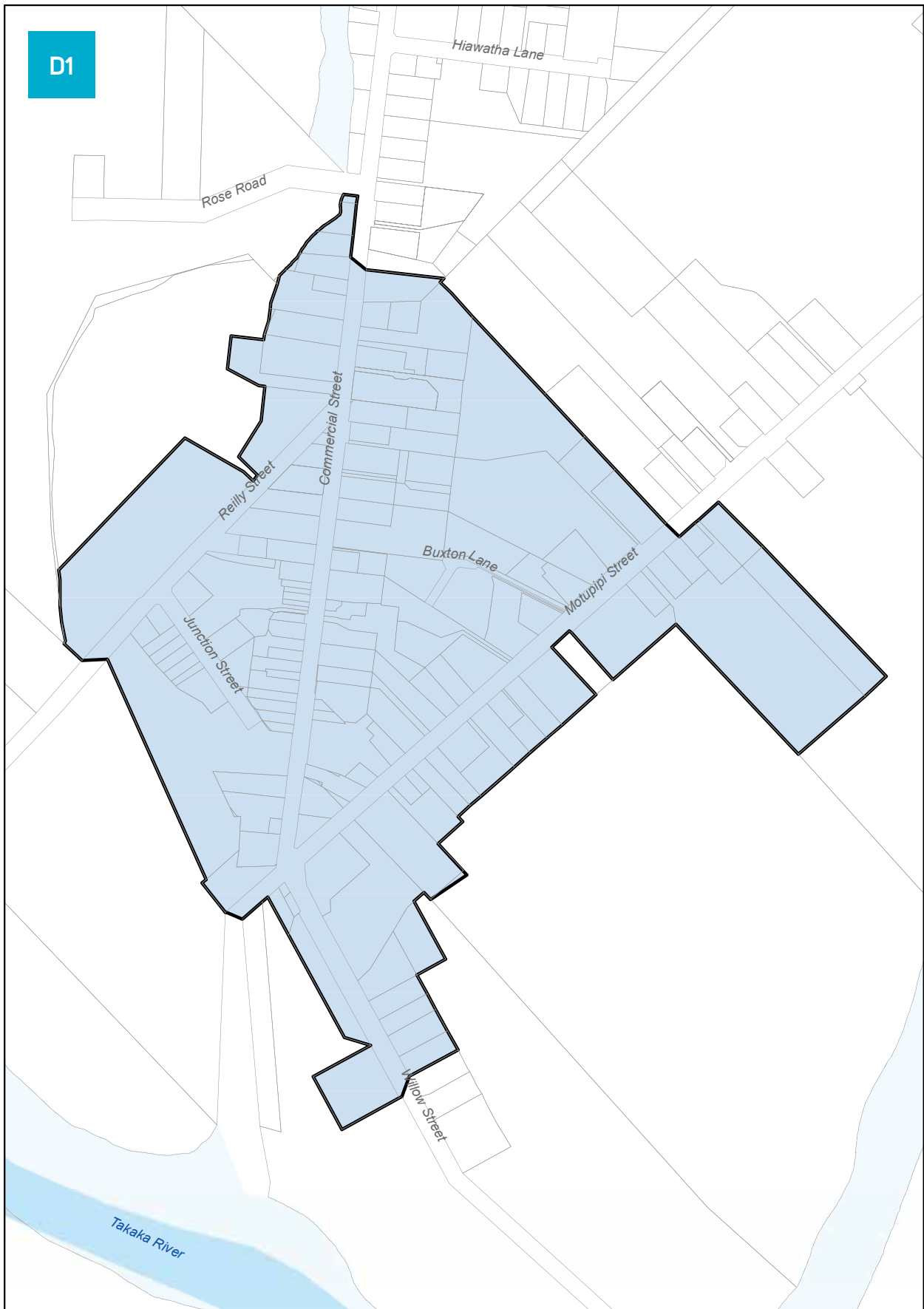
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Motueka
Firefighting Water Supply Rating Area

0 510 1,020 1,530 2,040
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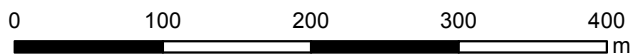


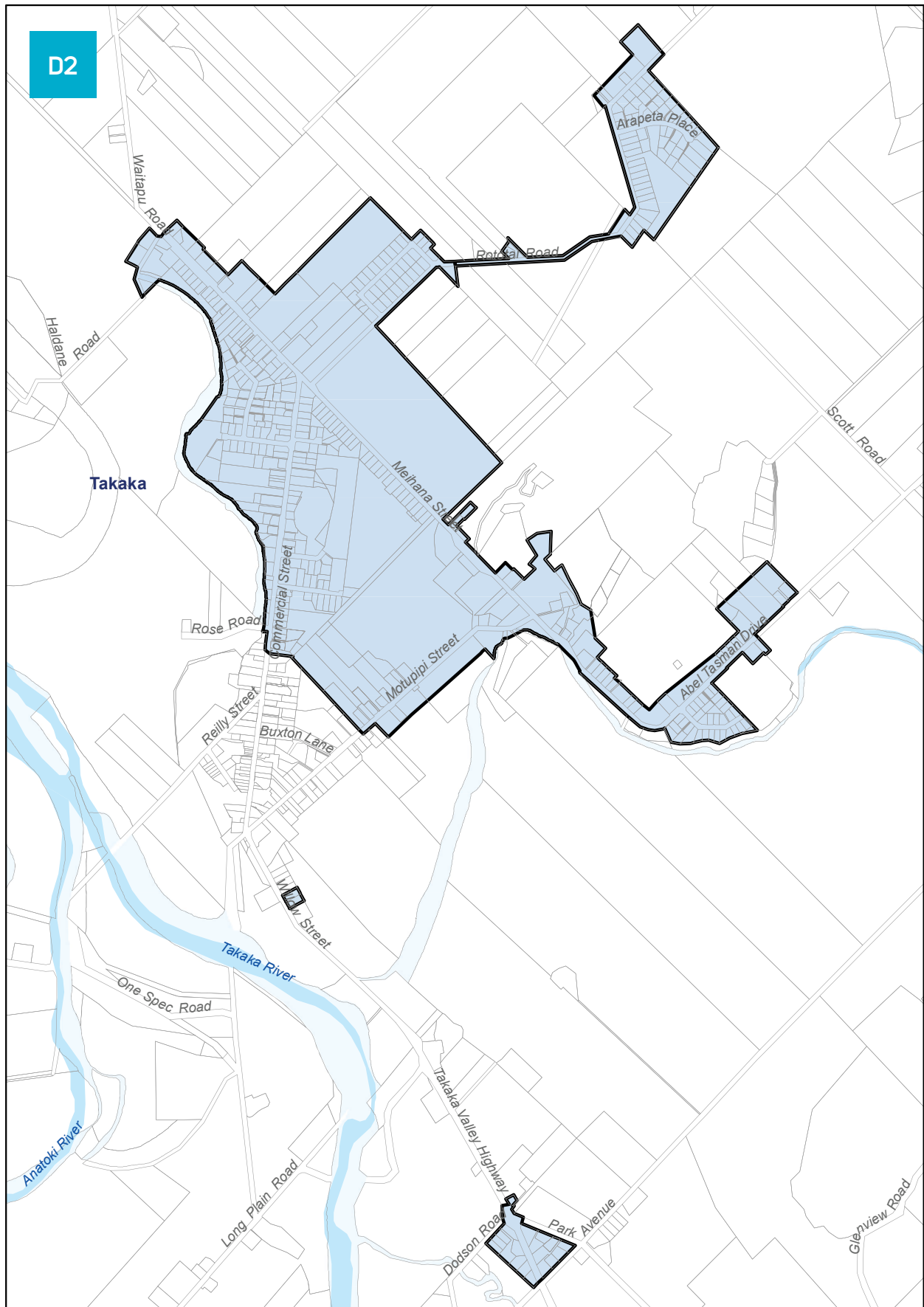
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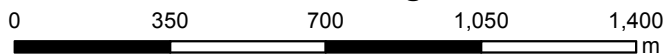
Takaka Firefighting Water Supply Commercial CBD Rating Area



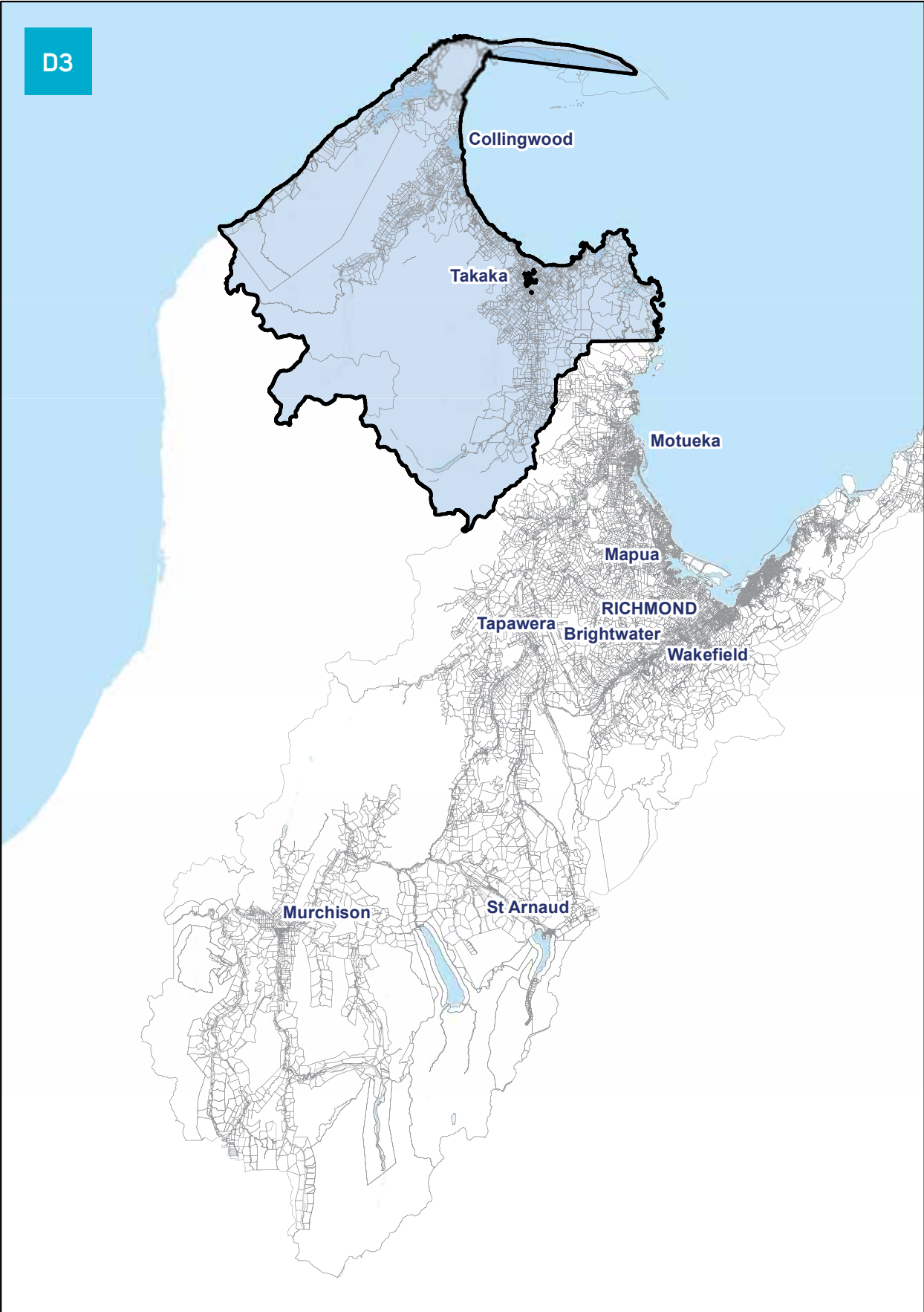


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Takaka Firefighting Water Supply Residential Rating Area

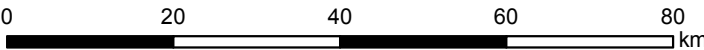


D3

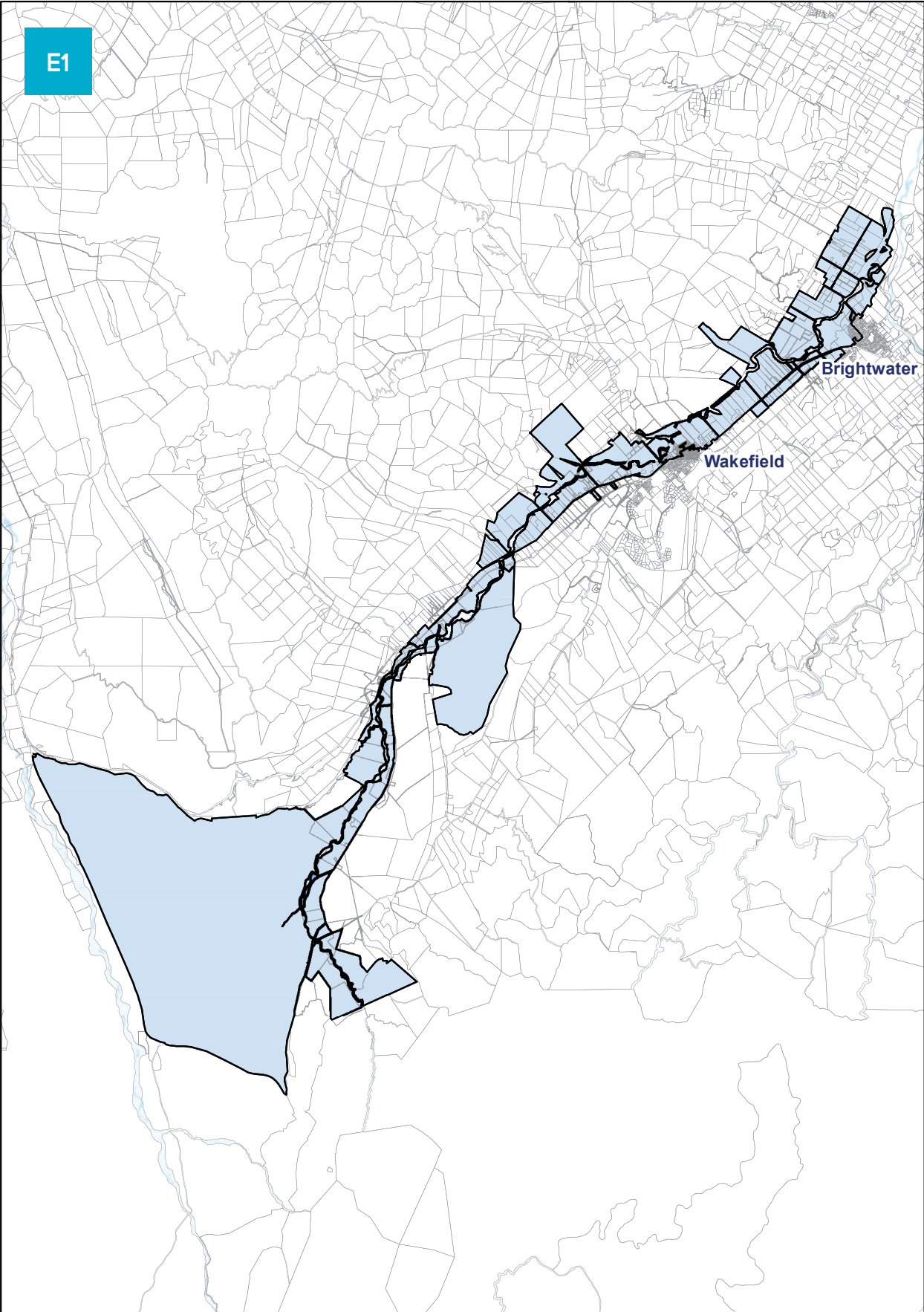


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Takaka Firefighting Water Supply Rest of Golden Bay Rating Area

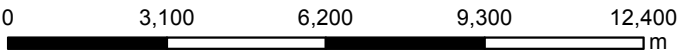


E1

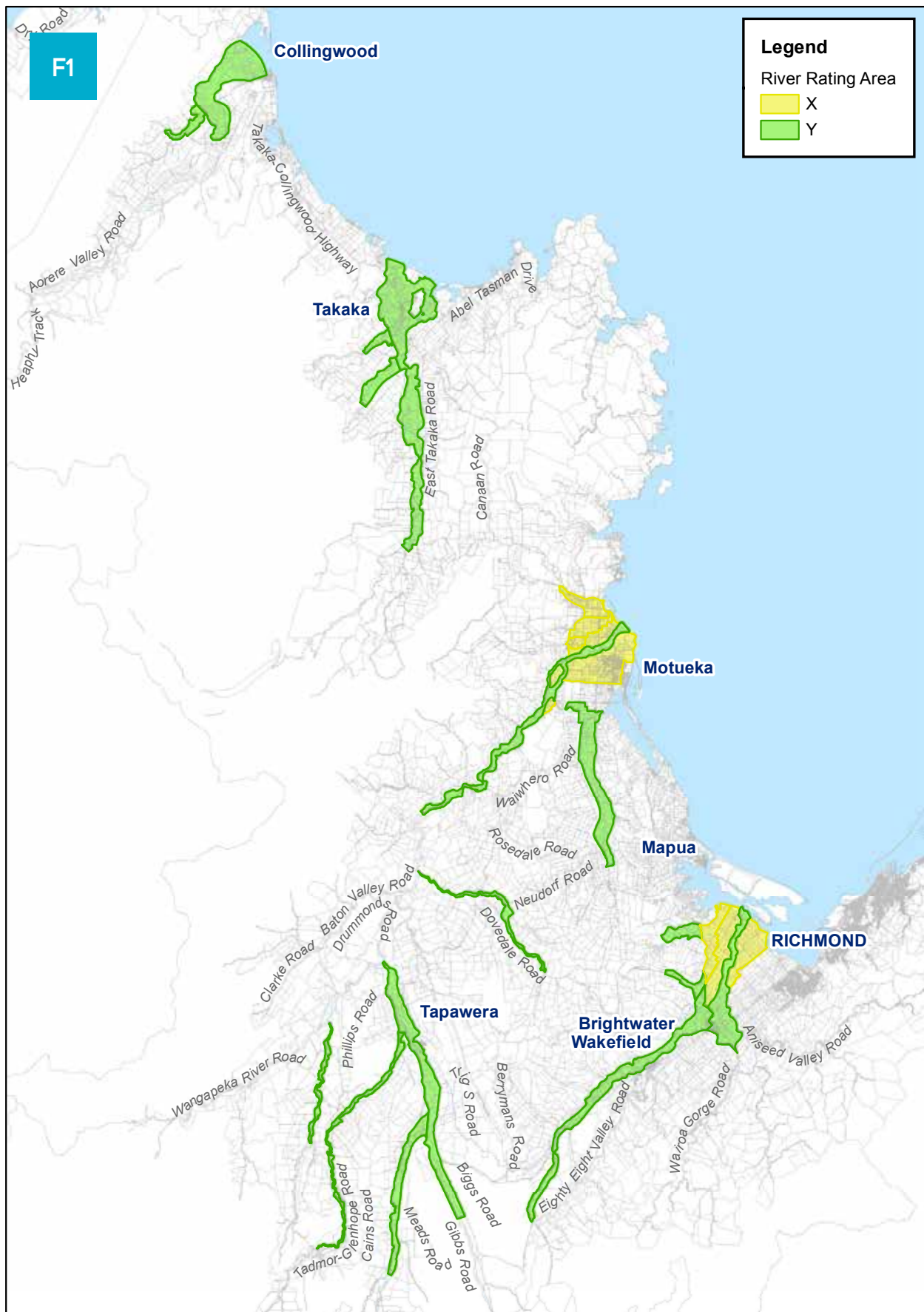


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Wai-iti Dam Rating Area

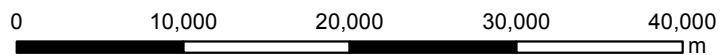


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River Rating Area X & Y



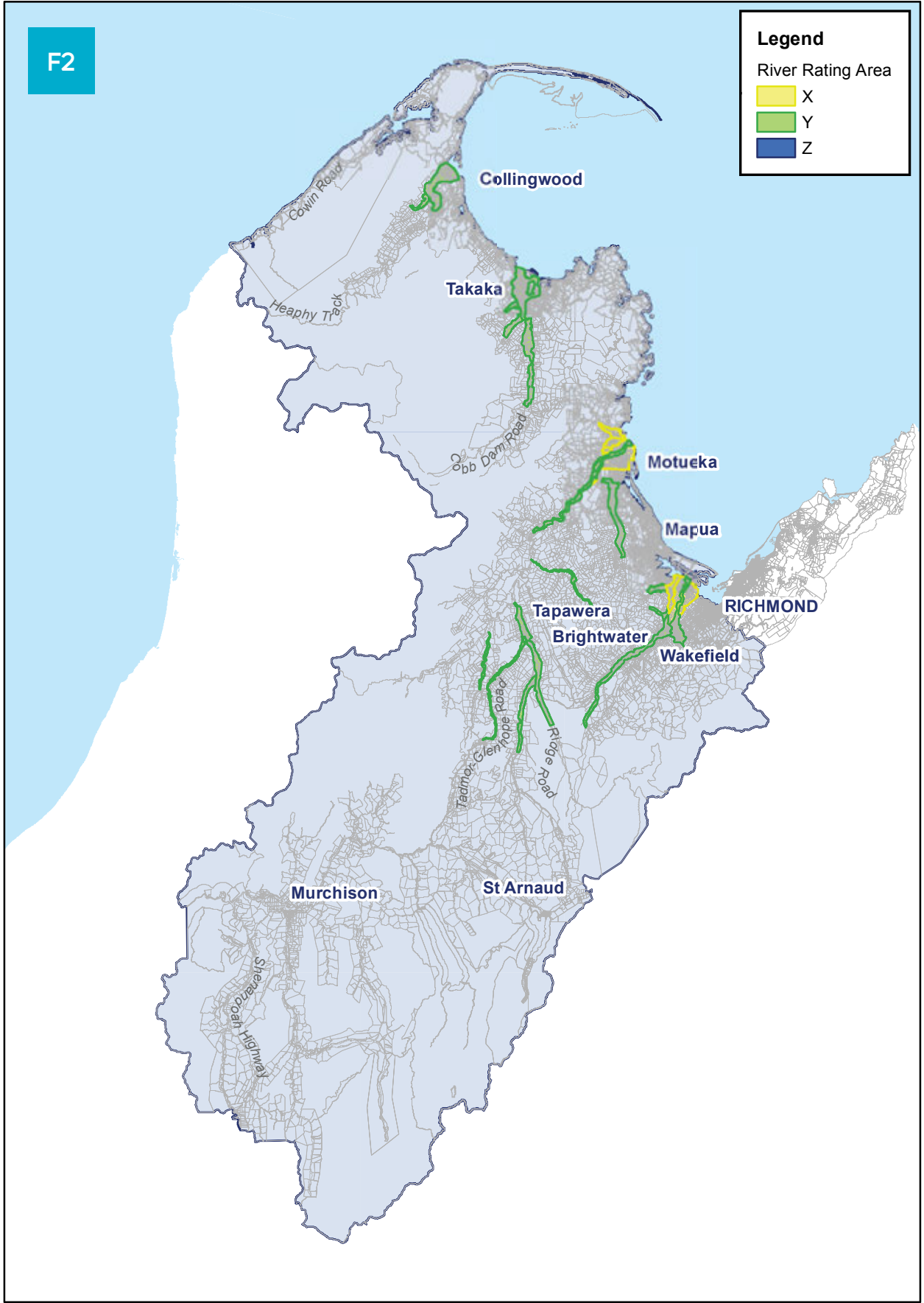
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F2

Legend

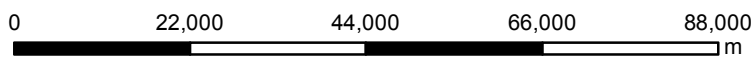
River Rating Area

- X
- Y
- Z

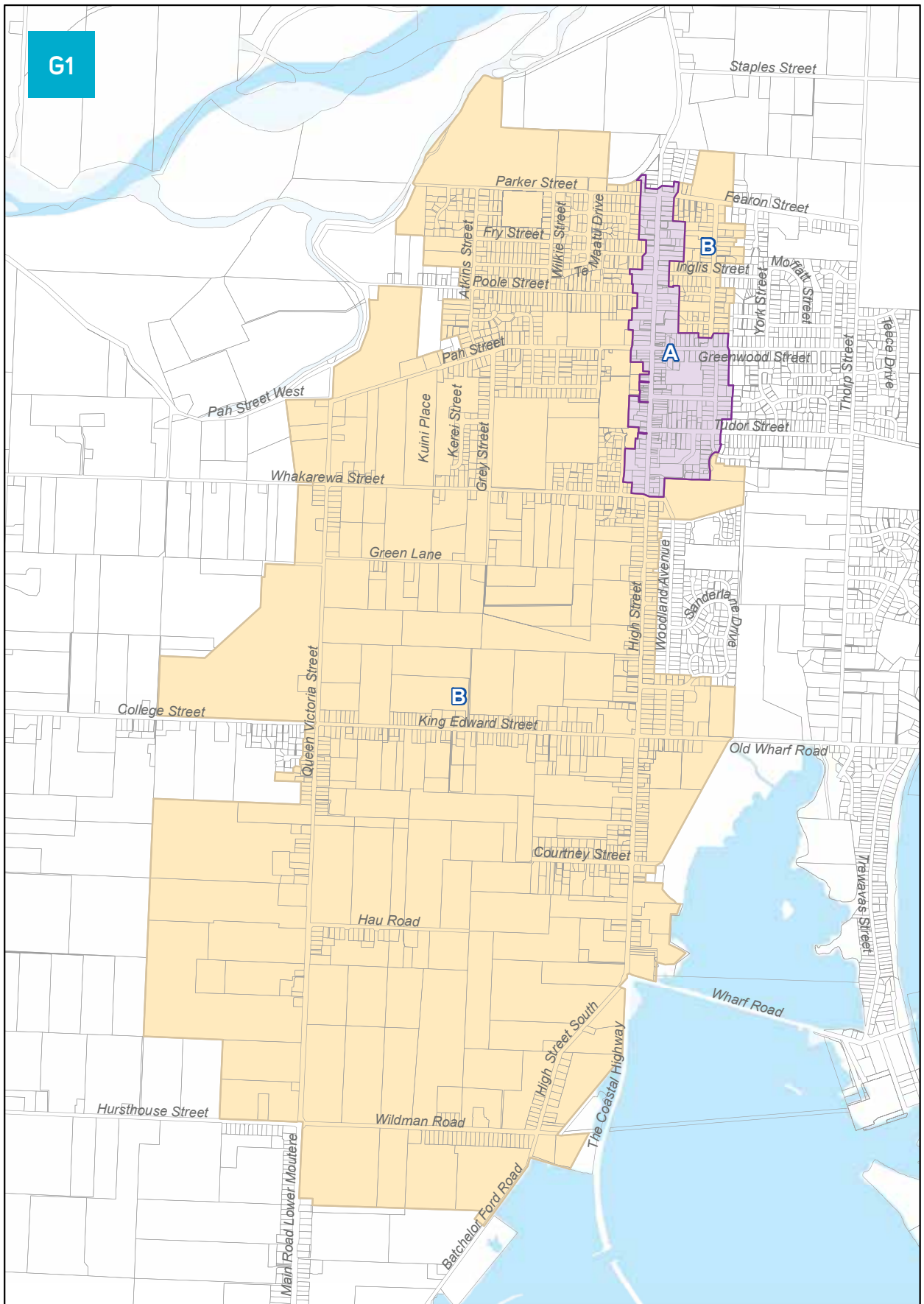


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River Rating Area X, Y & Z

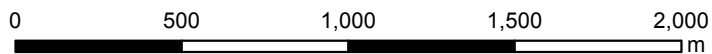


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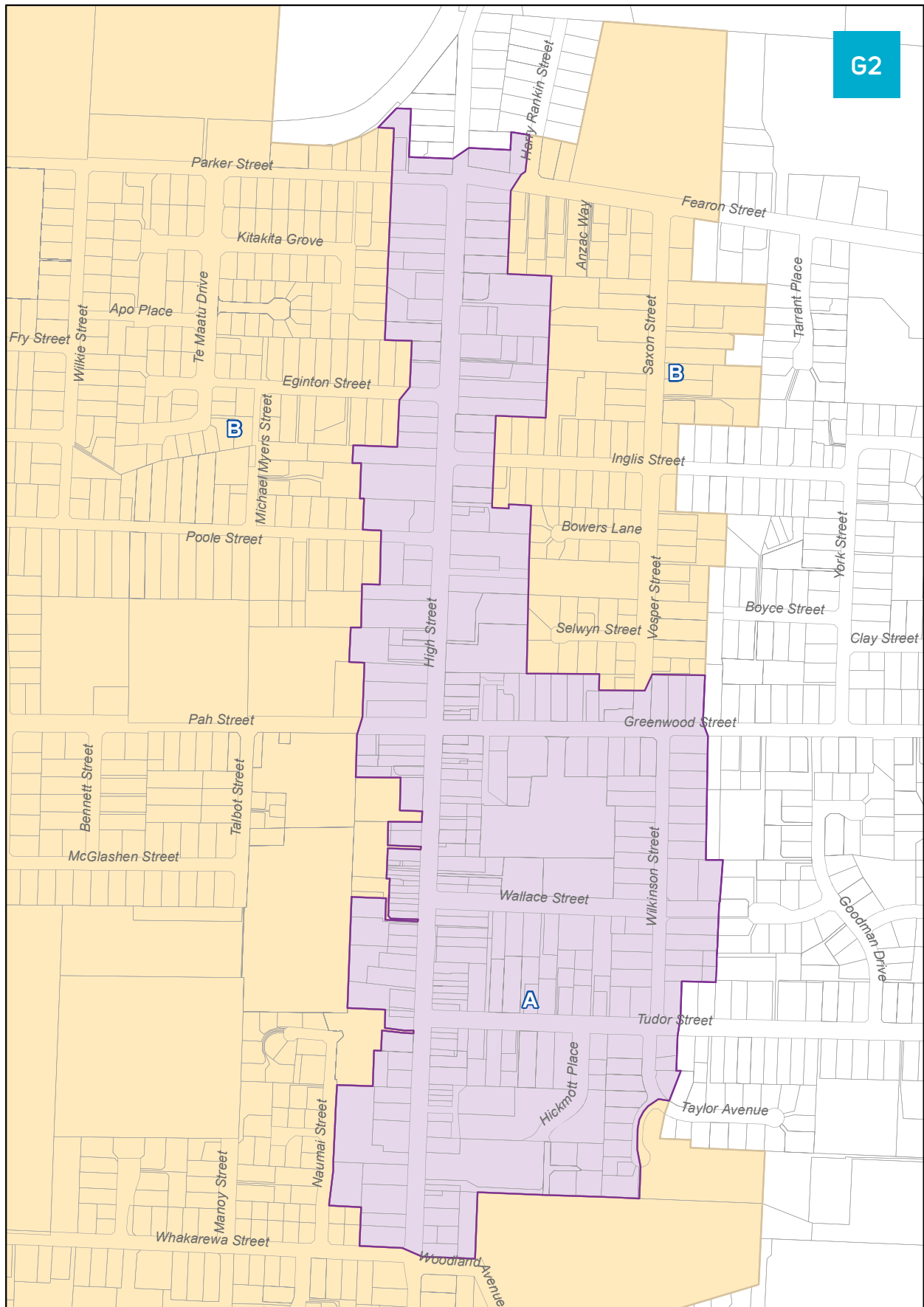


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Motueka Business Rating Area A & B

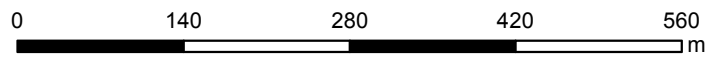


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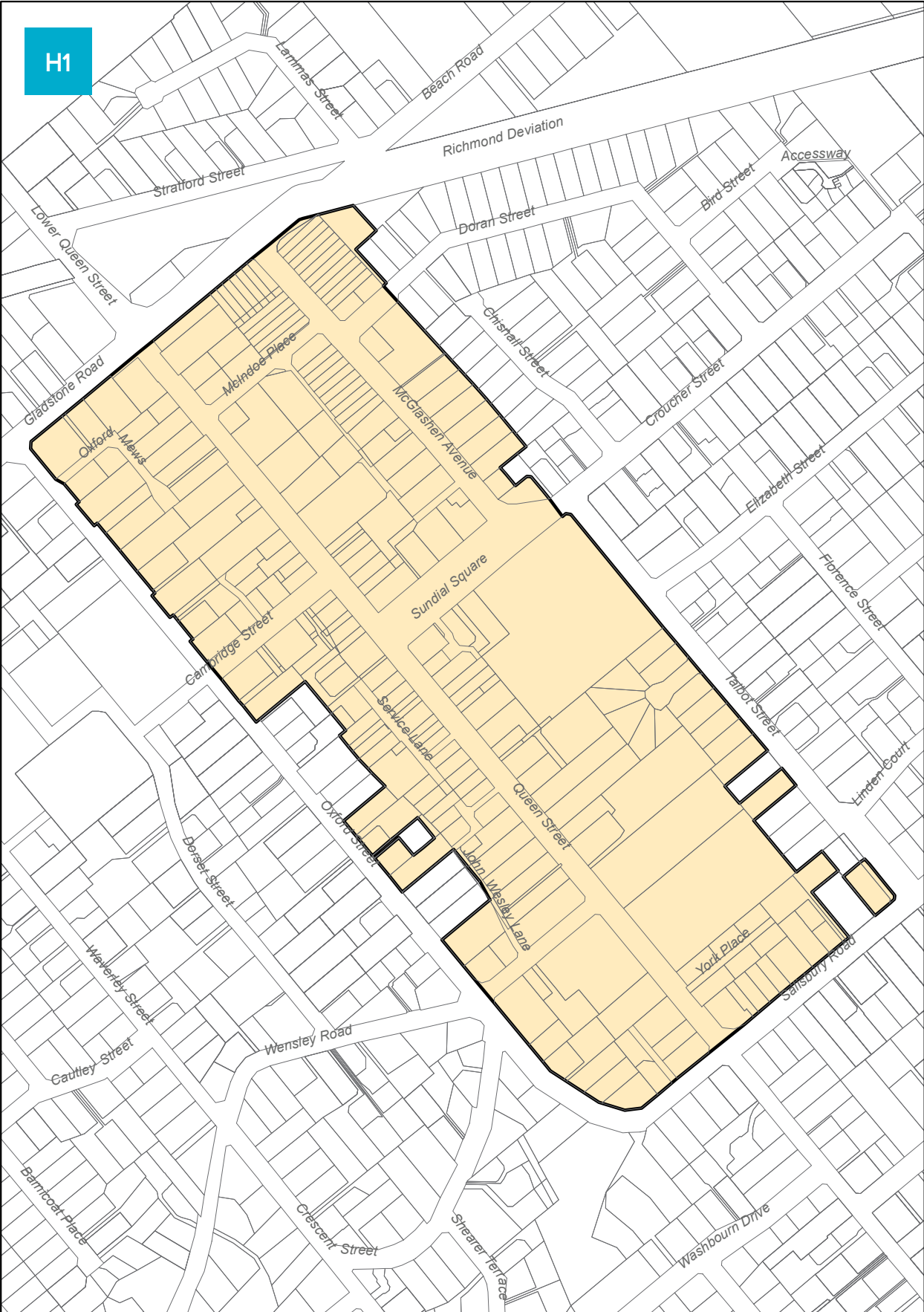


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Motueka Business Rating Area A & B - Detail Map



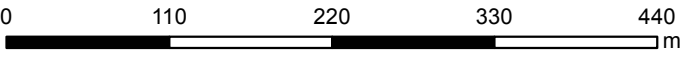
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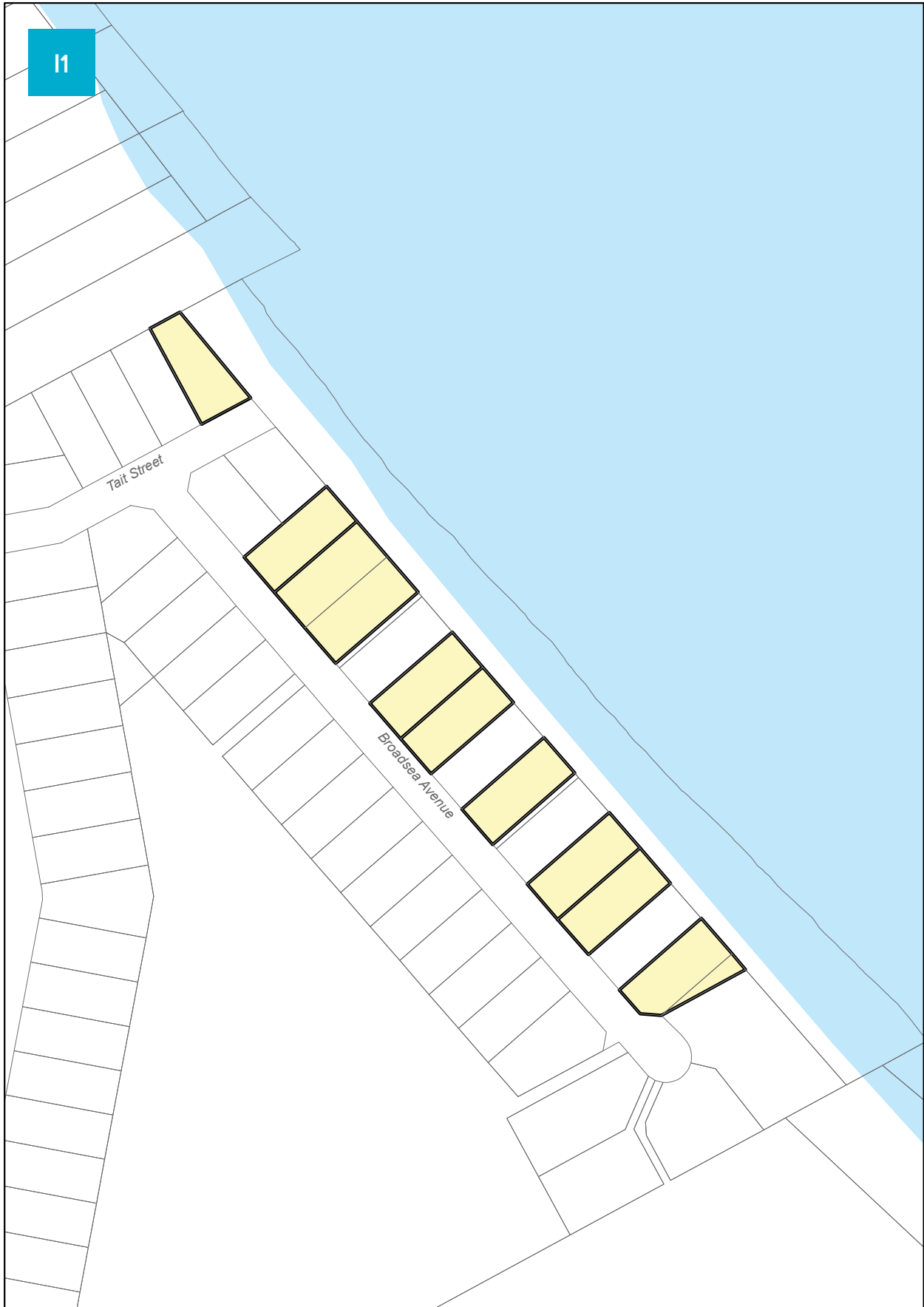


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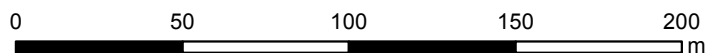
Richmond Business Rating Area



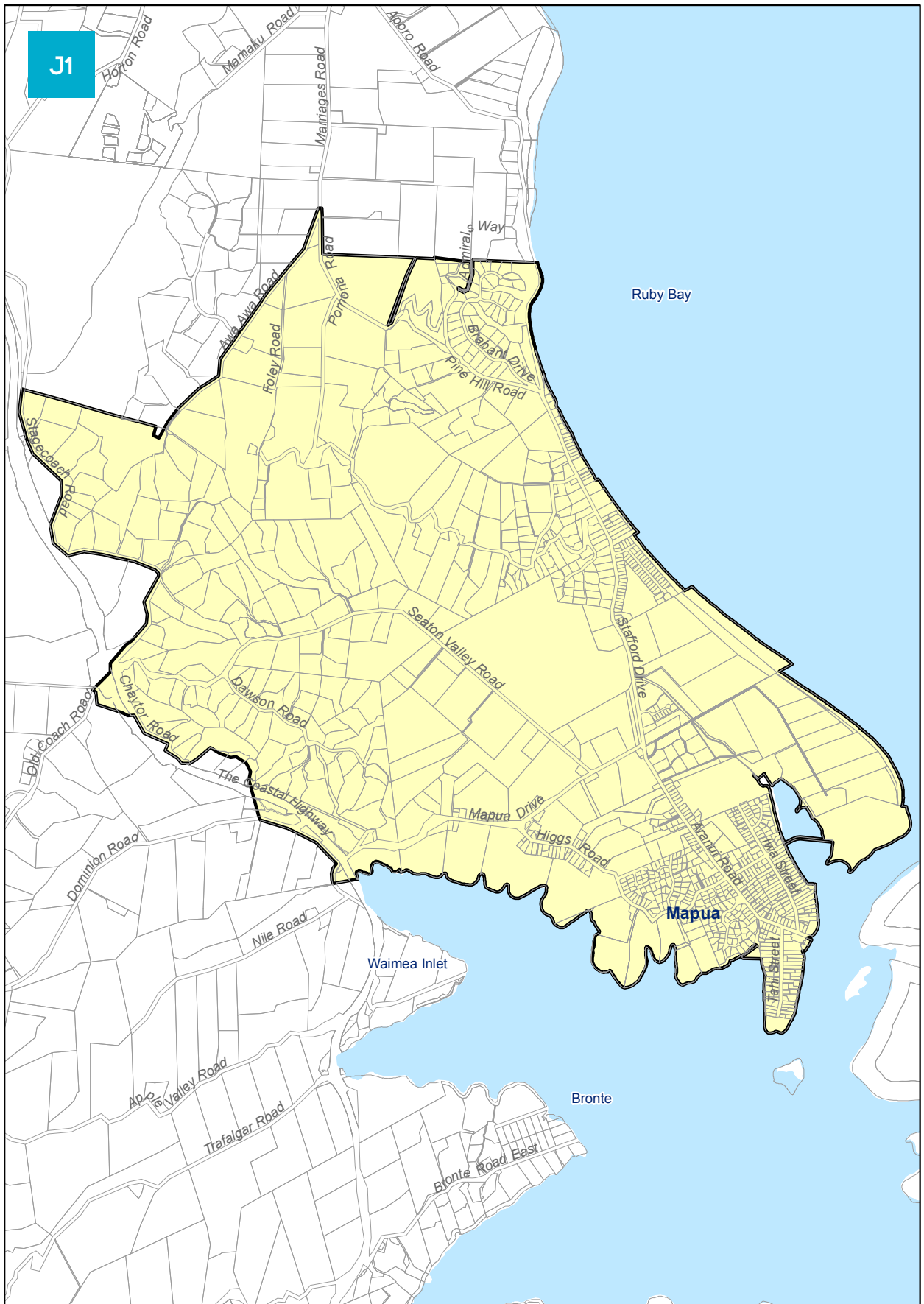


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Ruby Bay Stopbank Rating Area

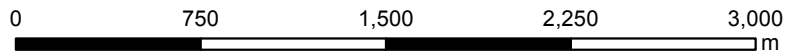


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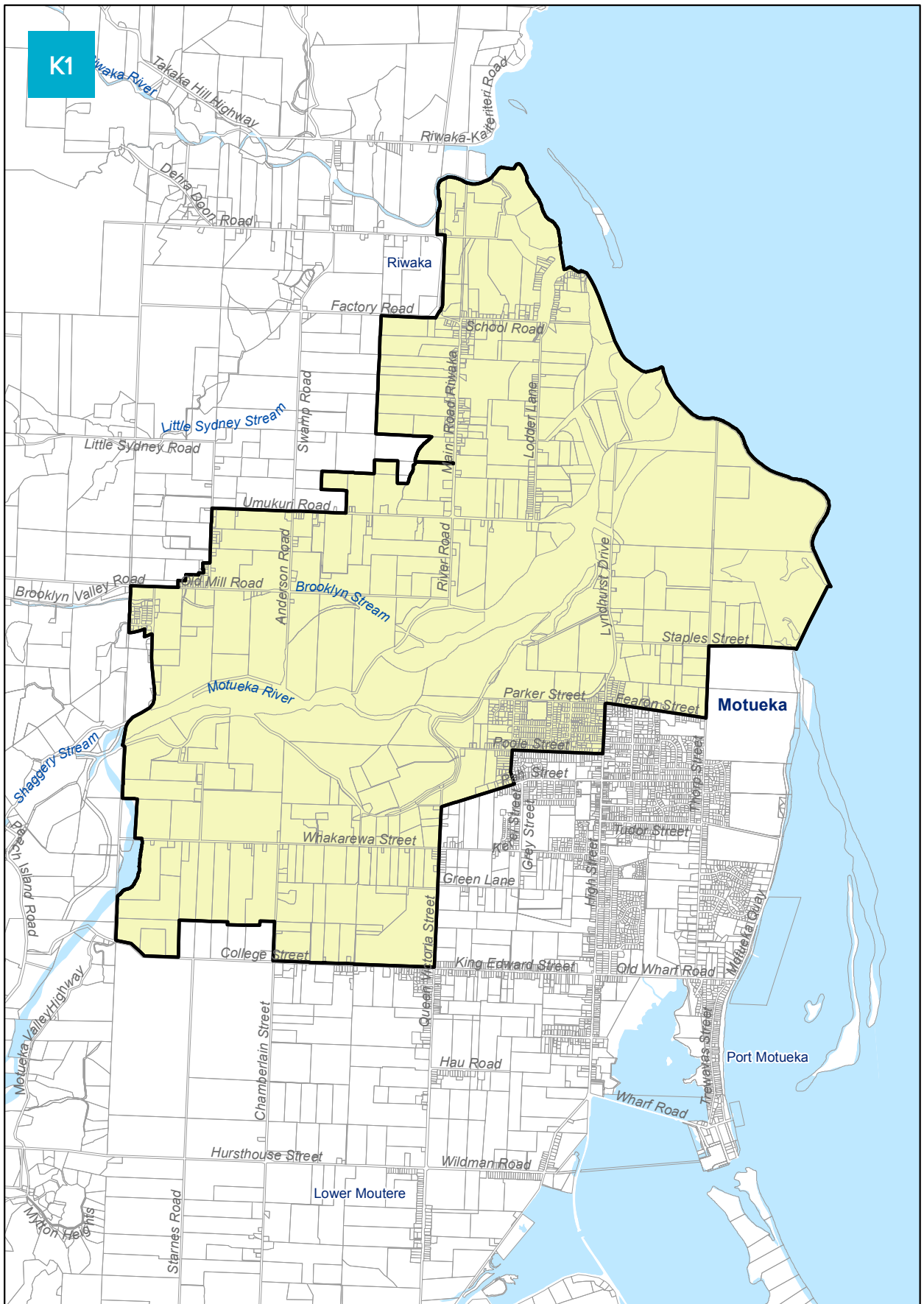


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Mapua Stopbank Rating Area

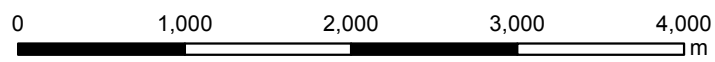


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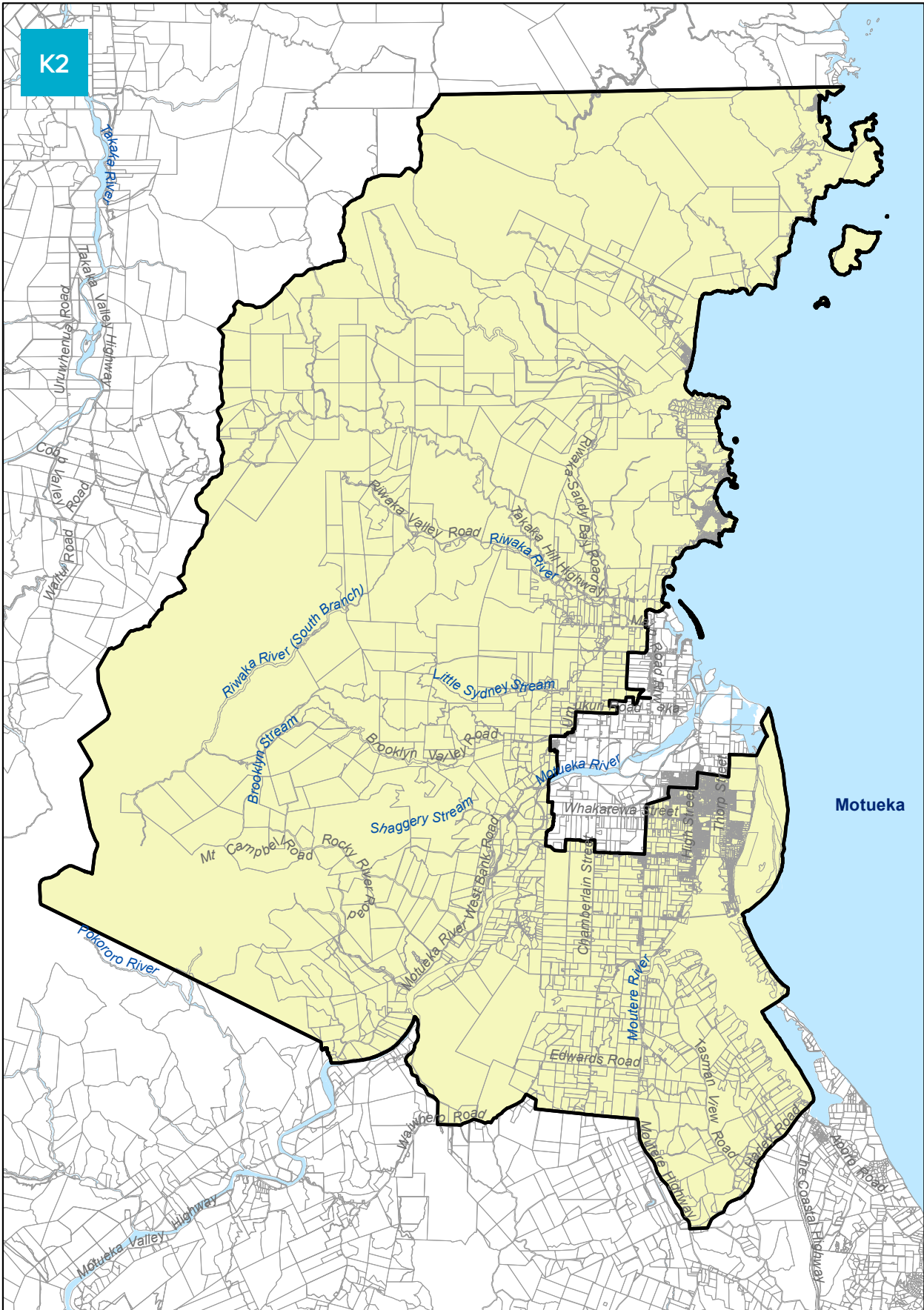


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Motueka Flood Control Rating Area A



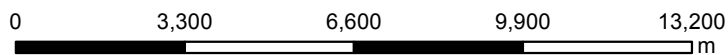
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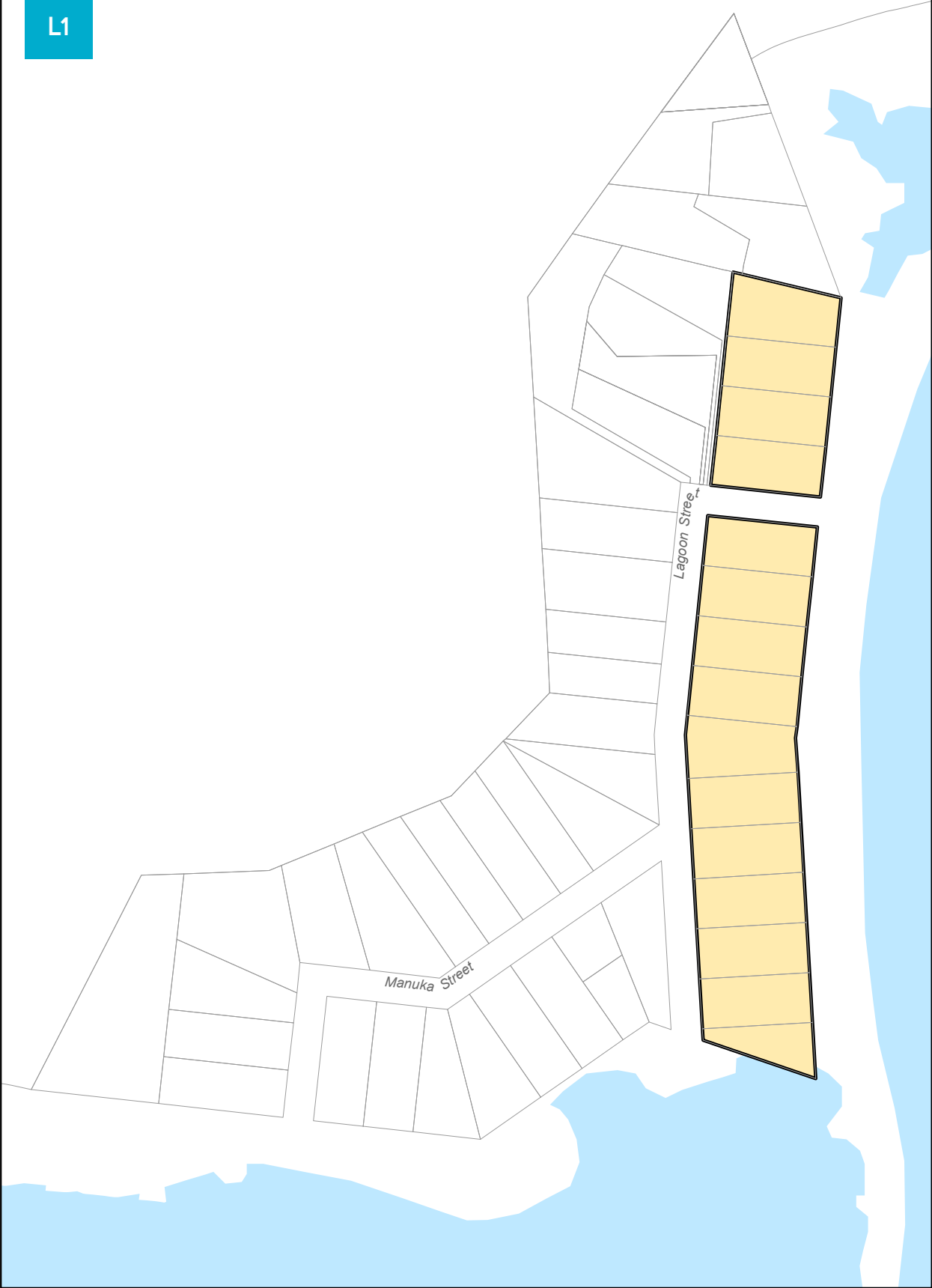
Motueka Flood Control Rating Area B



1:130,000

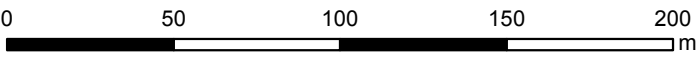
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L1

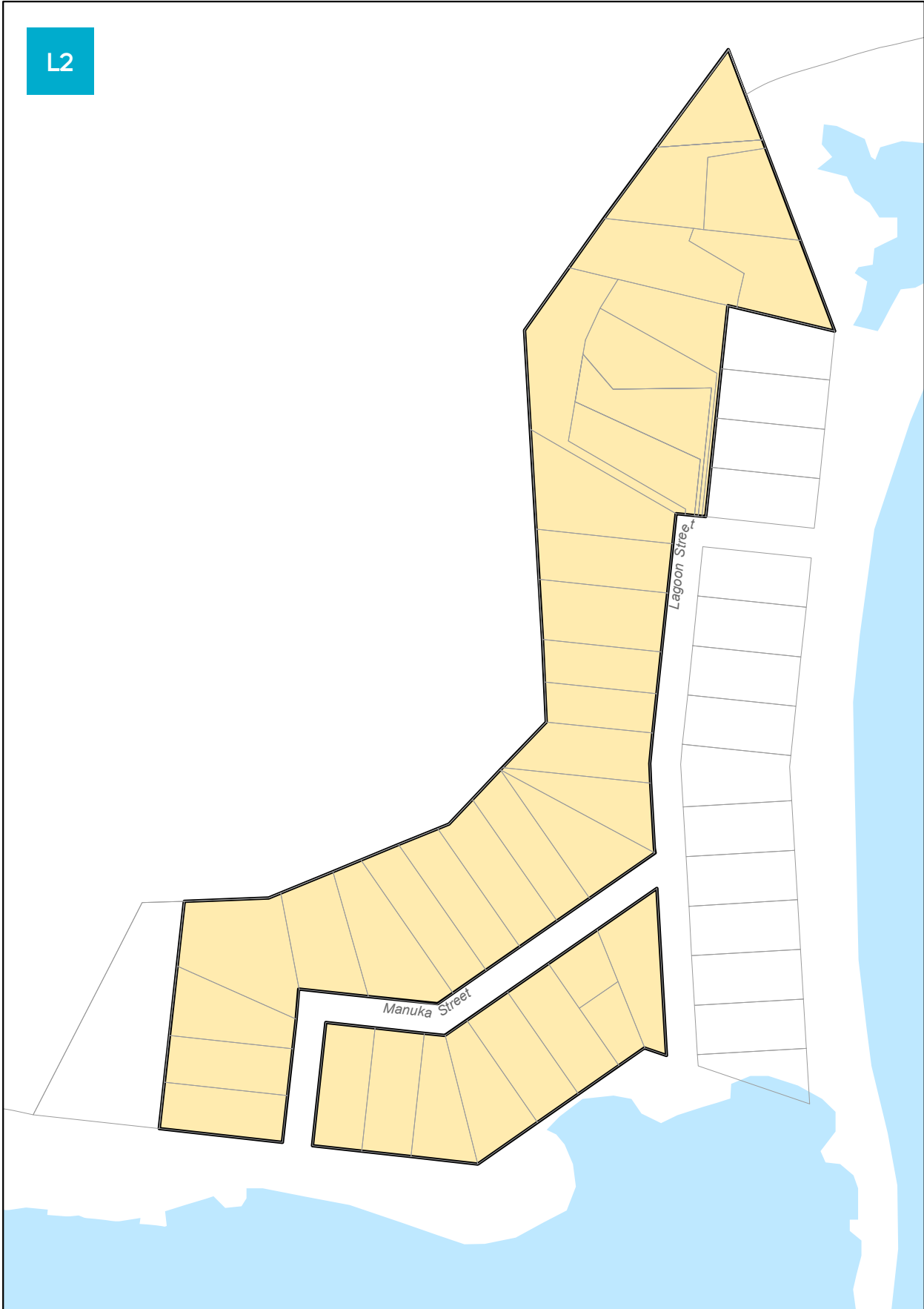


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Torrent Bay Rating Area A

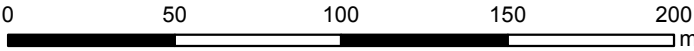


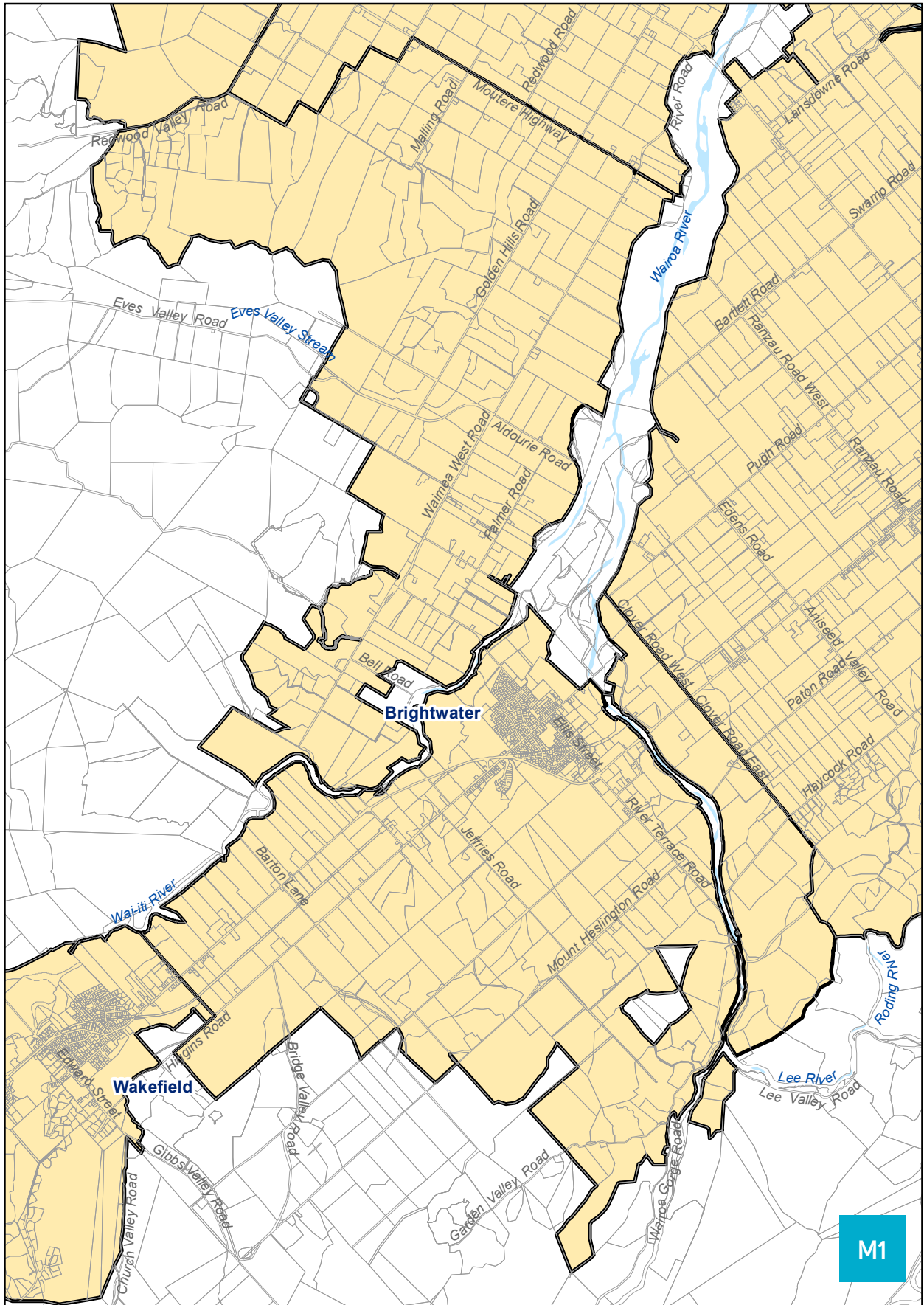
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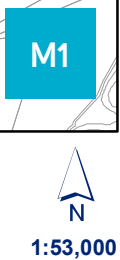
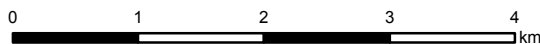
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Torrent Bay Rating Area B

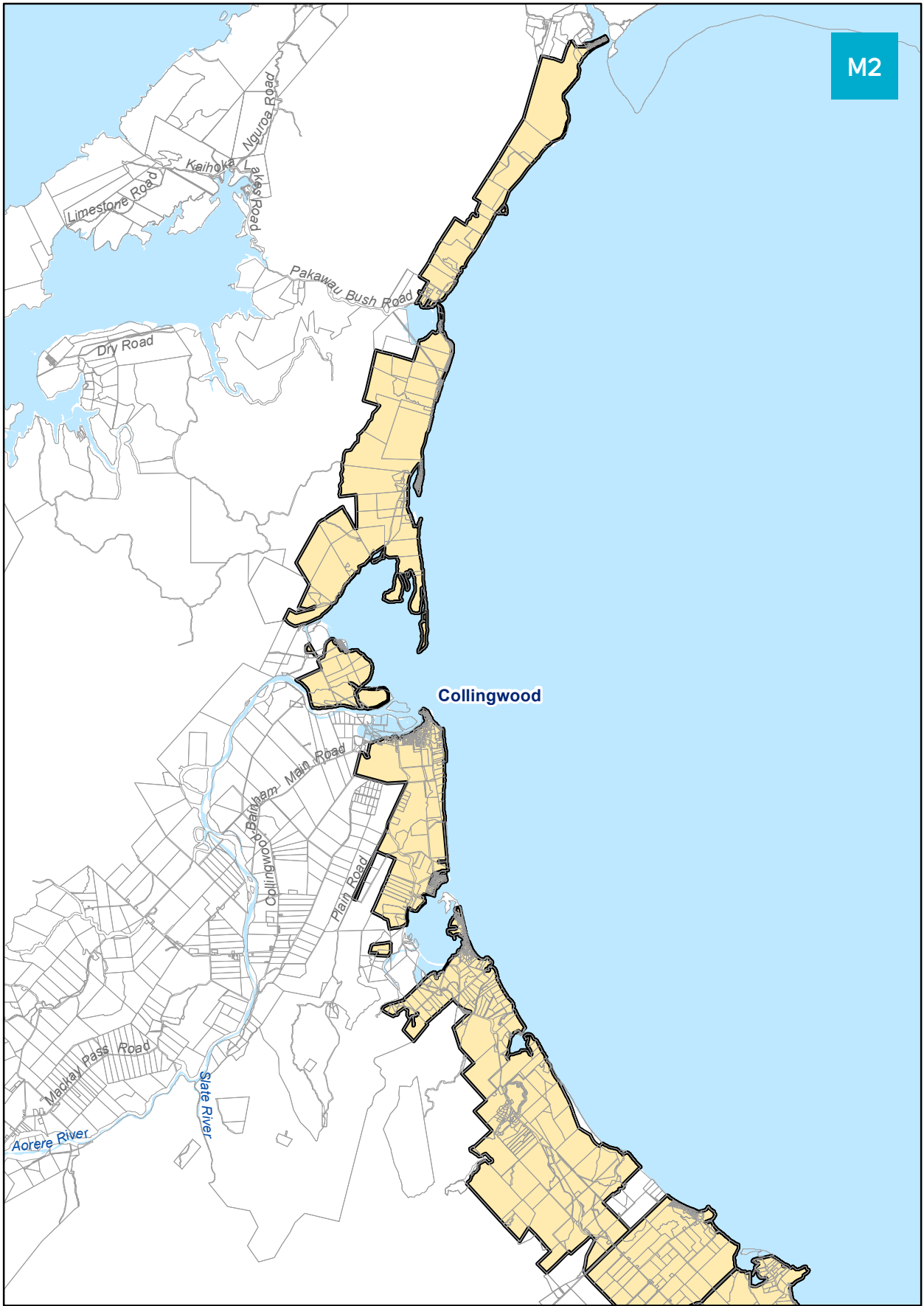




**Refuse - Recycling Rating Area
Brightwater - Waimea**

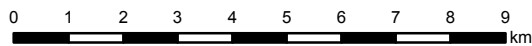


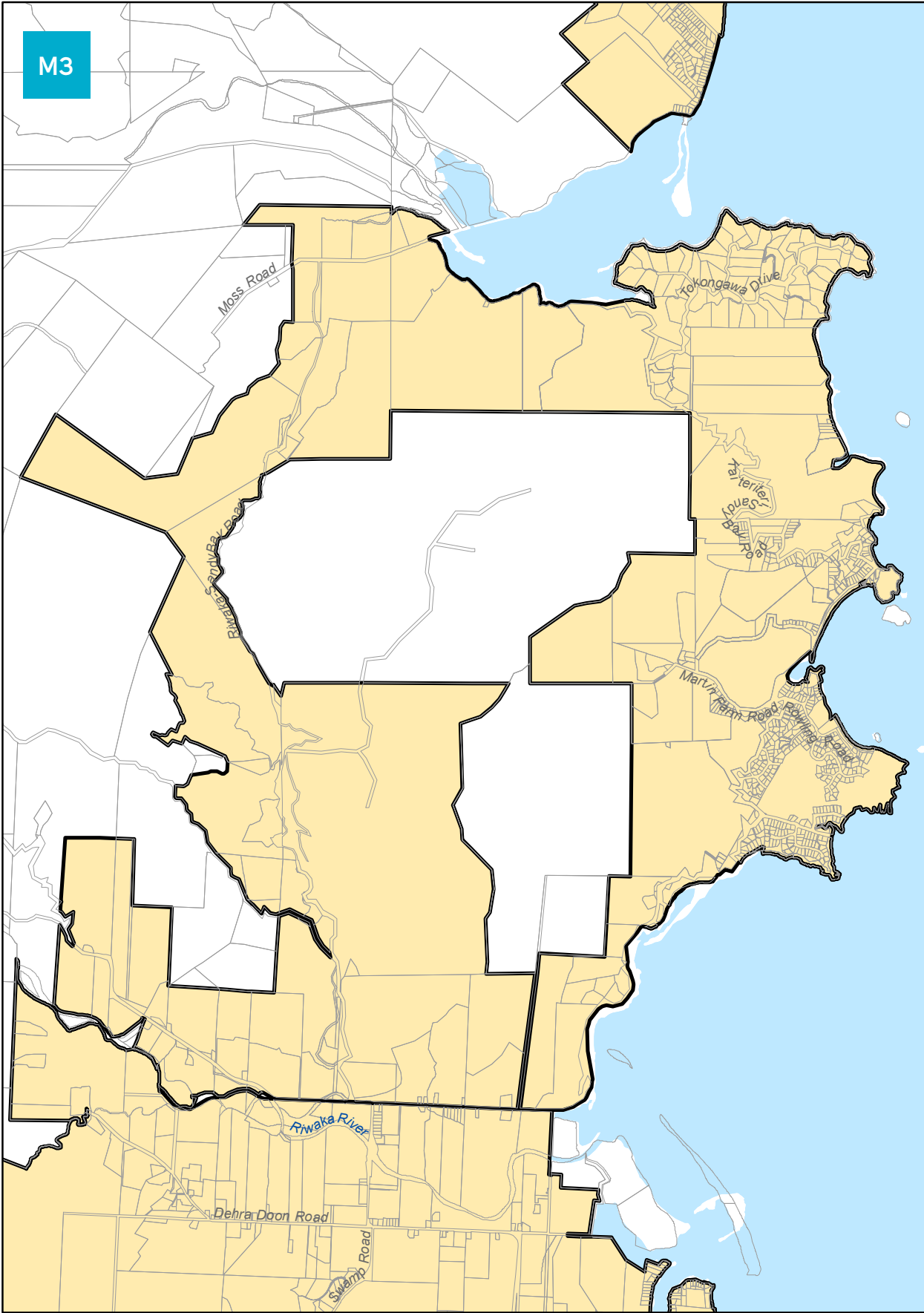
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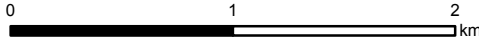
**Refuse - Recycling Rating Area
Collingwood**

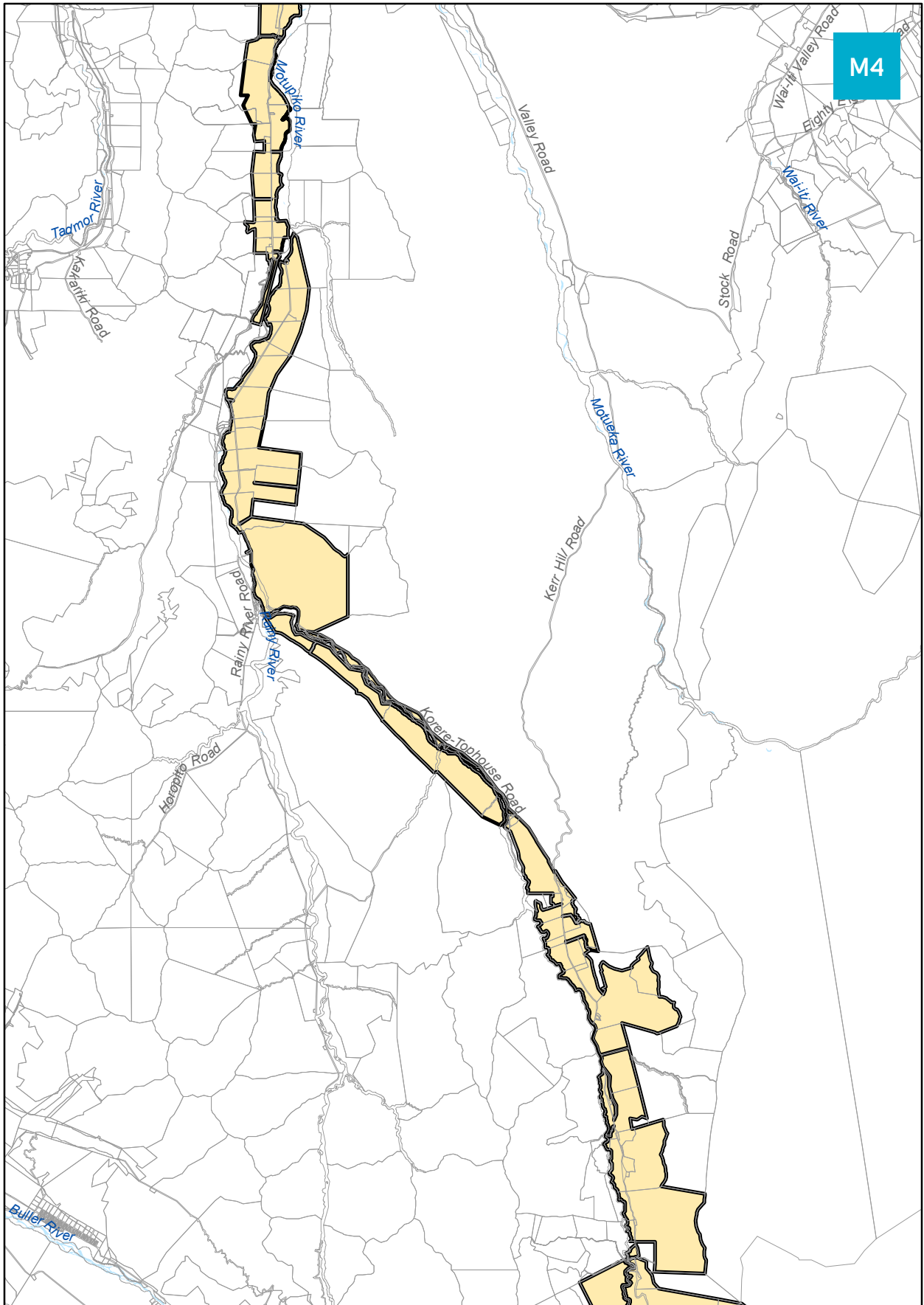




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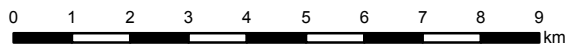
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Kaiteriteri**





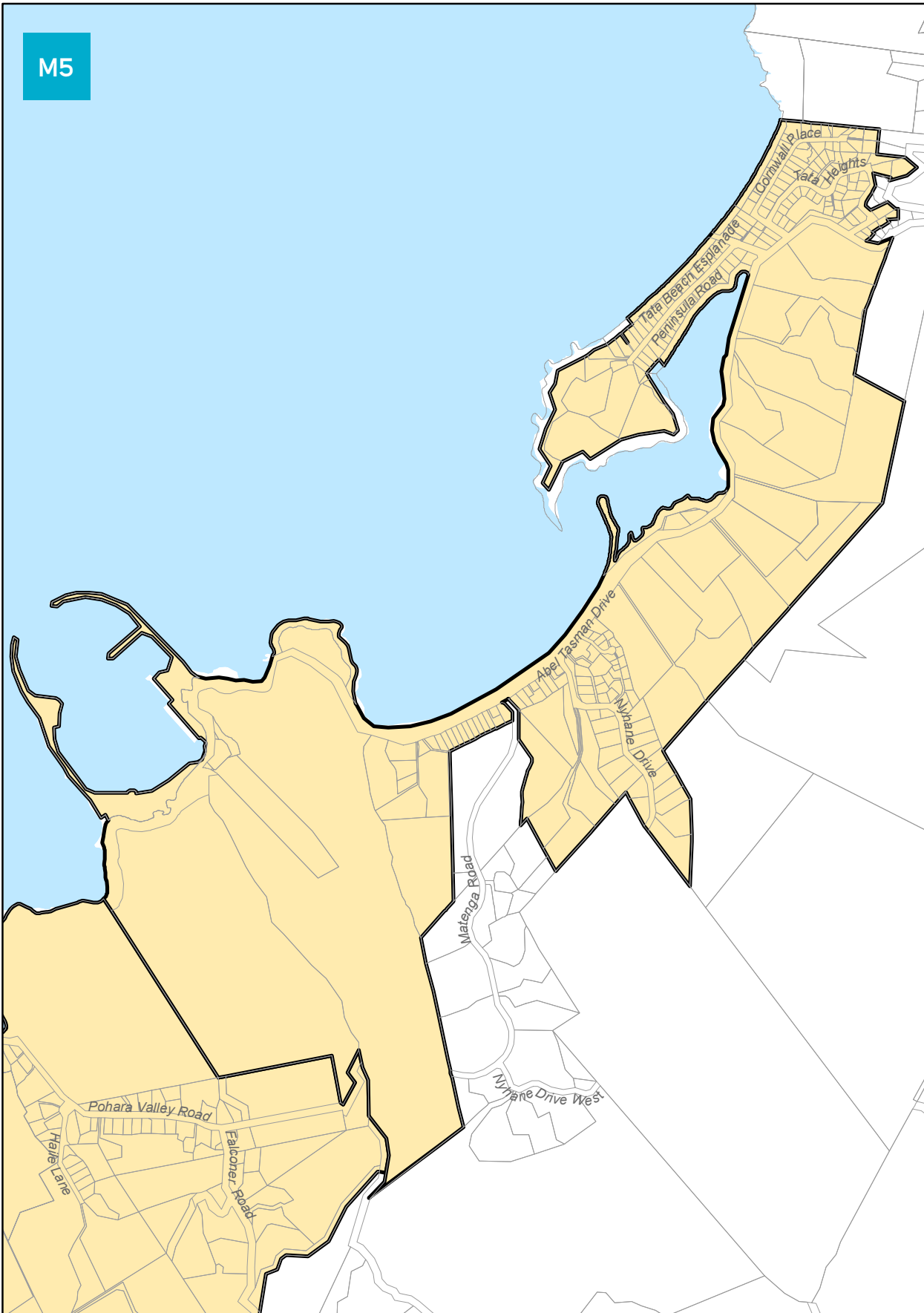
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**Refuse - Recycling Rating Area
Korere Tophouse**



1:114,000

M5

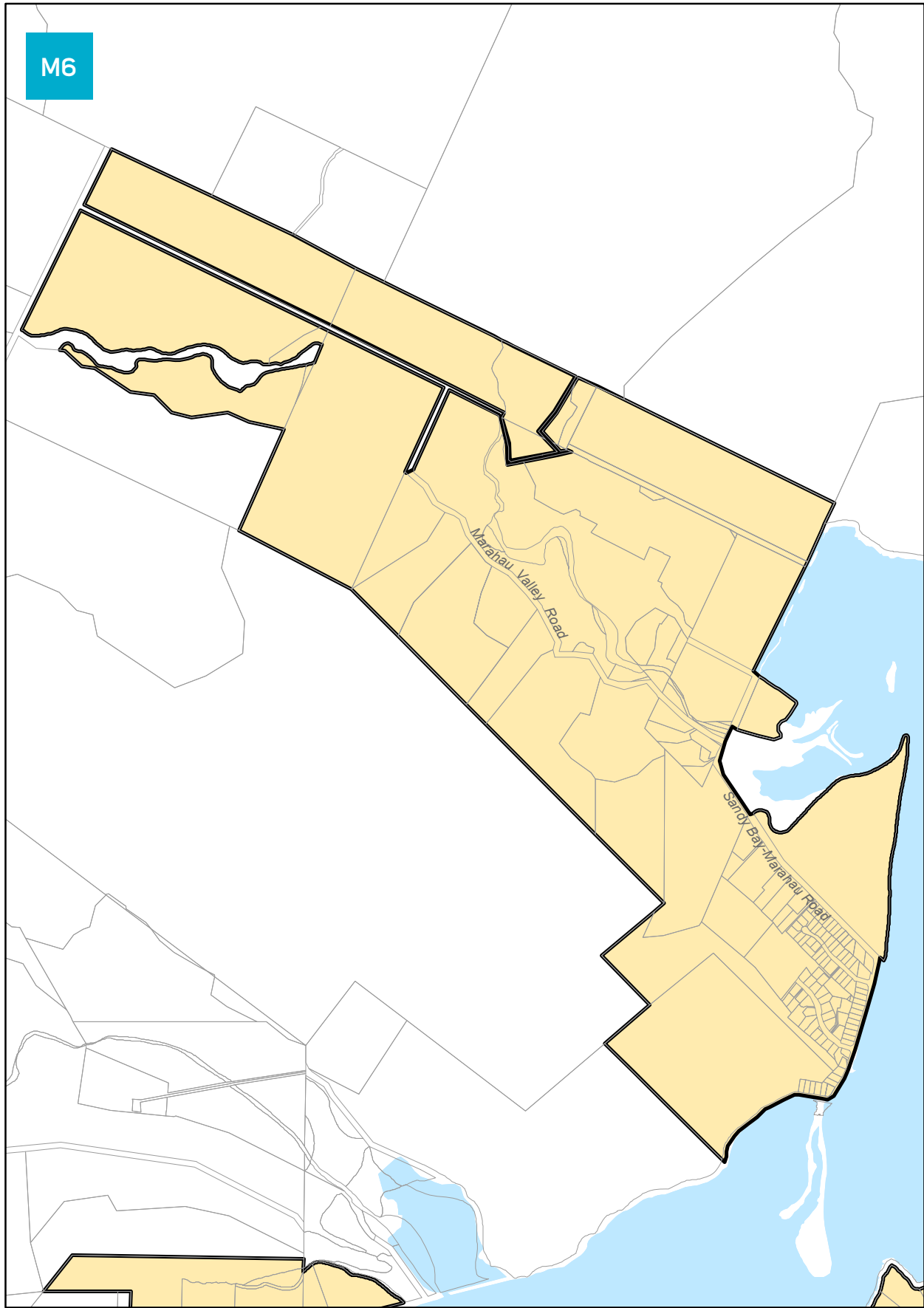


**Refuse - Recycling Rating Area
Ligar Bay - Tata Beach**



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M6



**Refuse - Recycling Rating Area
Marahau**

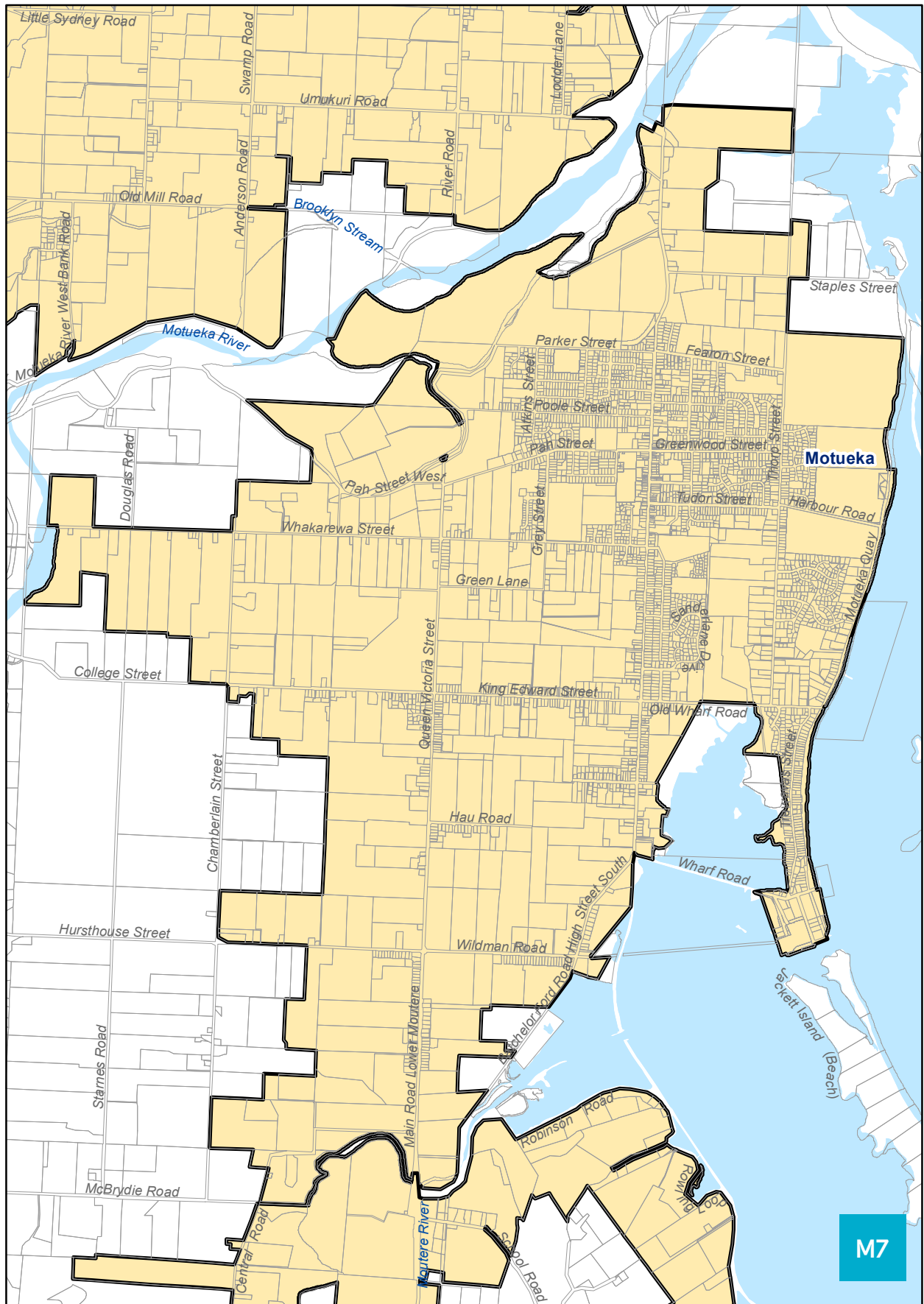
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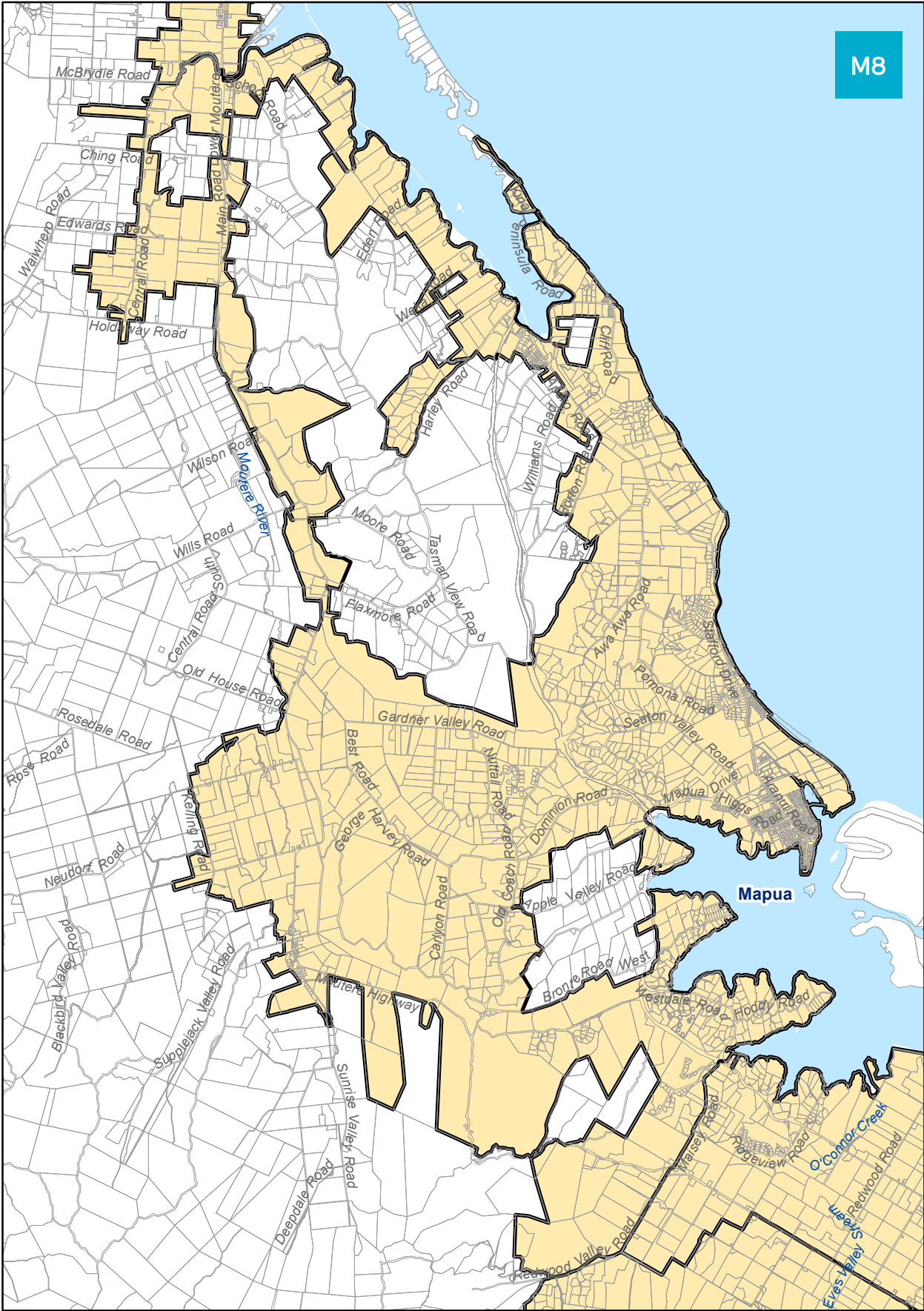


**Refuse - Recycling Rating Area
Motueka**

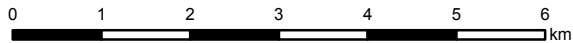


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M8

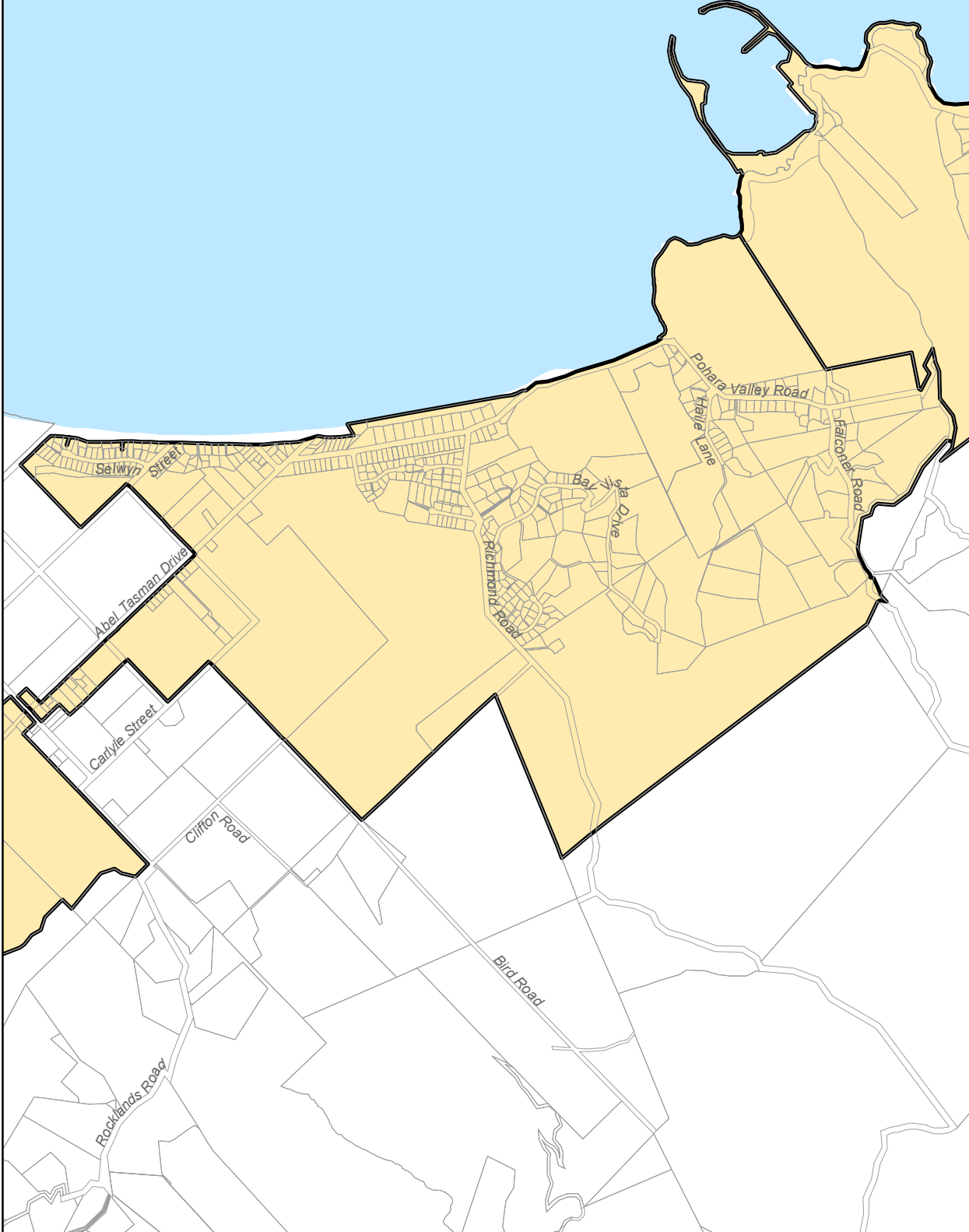


**Refuse - Recycling Rating Area
Moutere**



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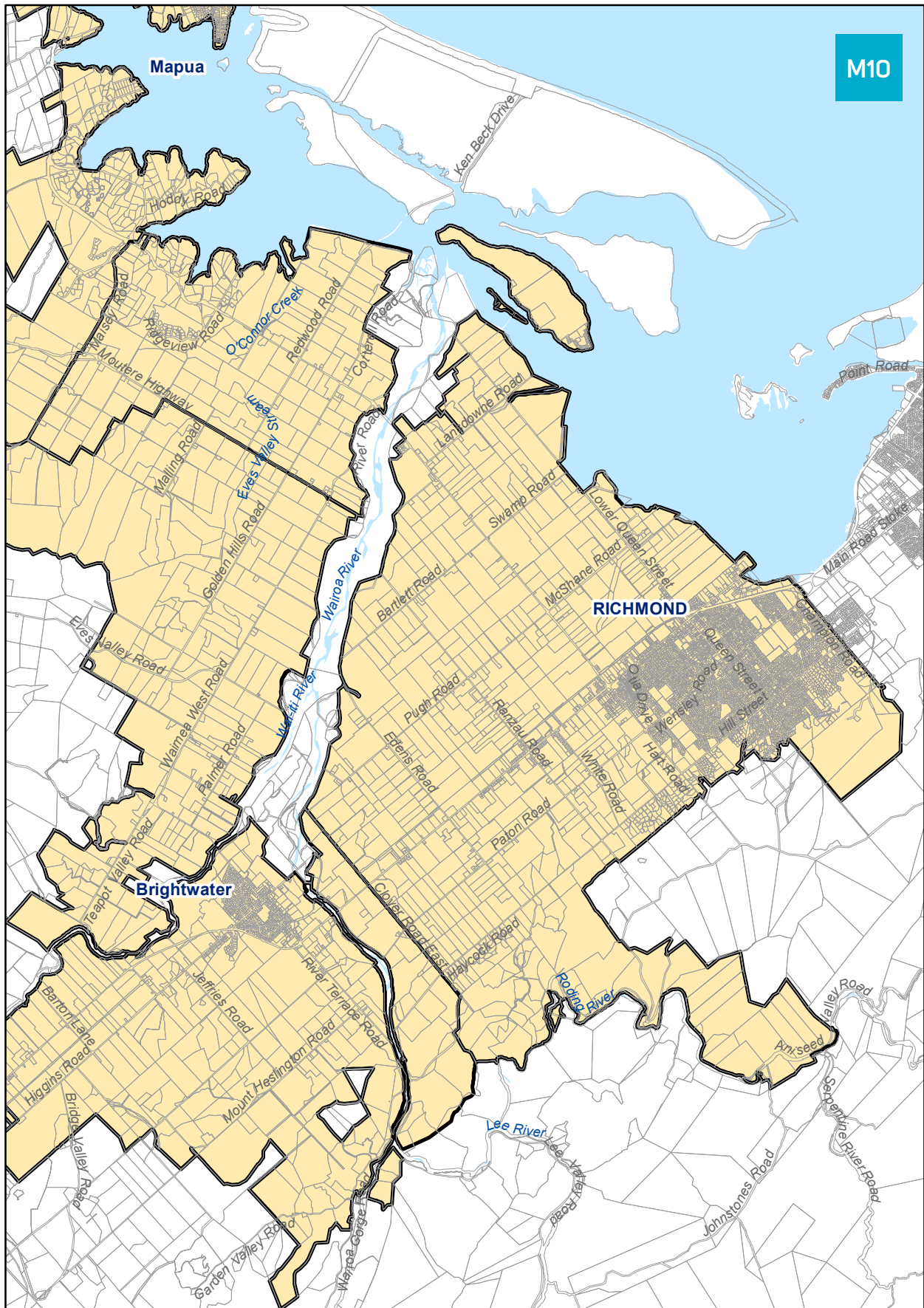
M9



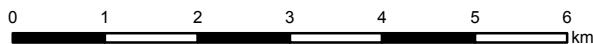
**Refuse - Recycling Rating Area
Pohara**



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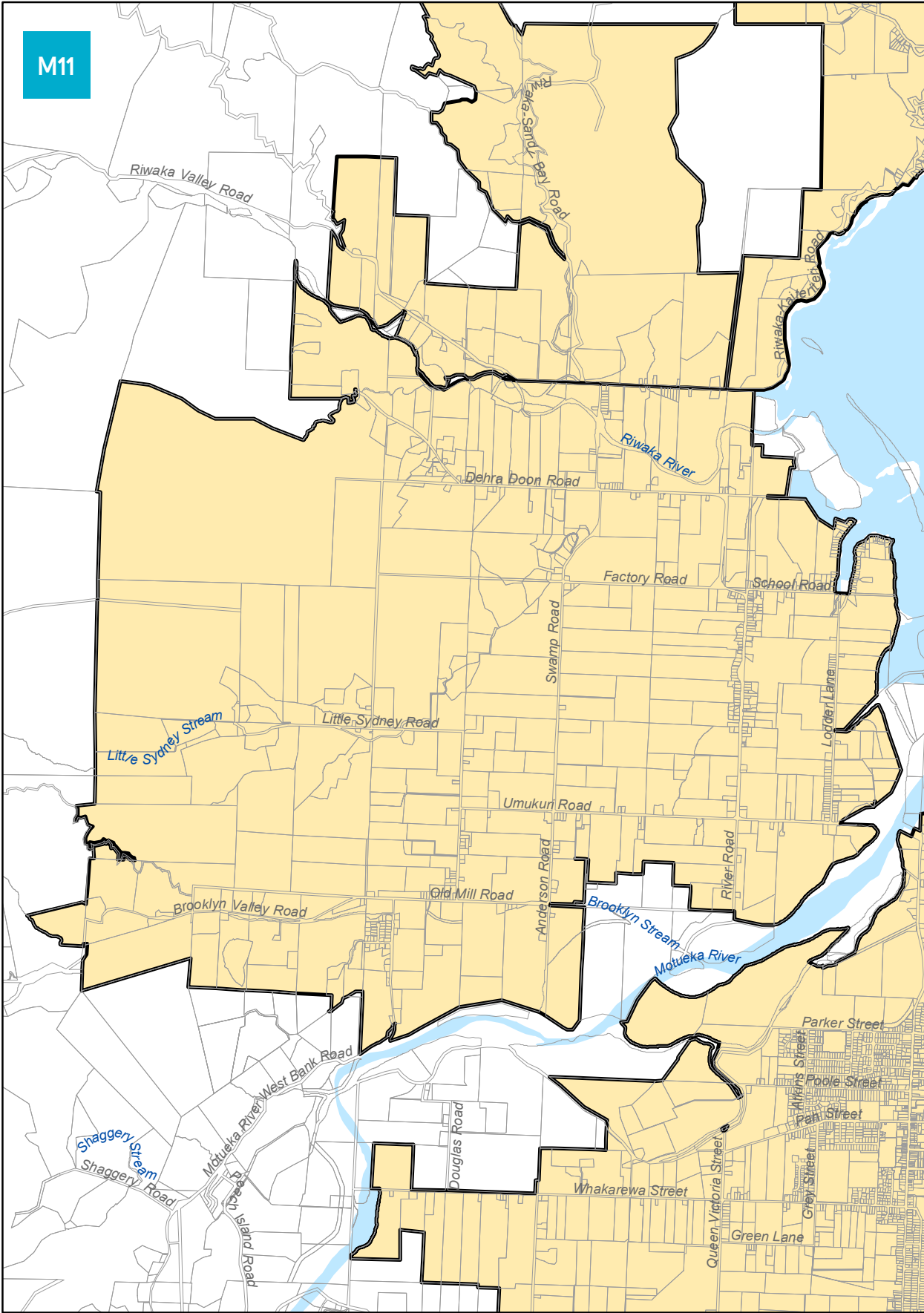


**Refuse - Recycling Rating Area
Richmond**



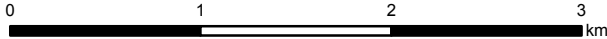
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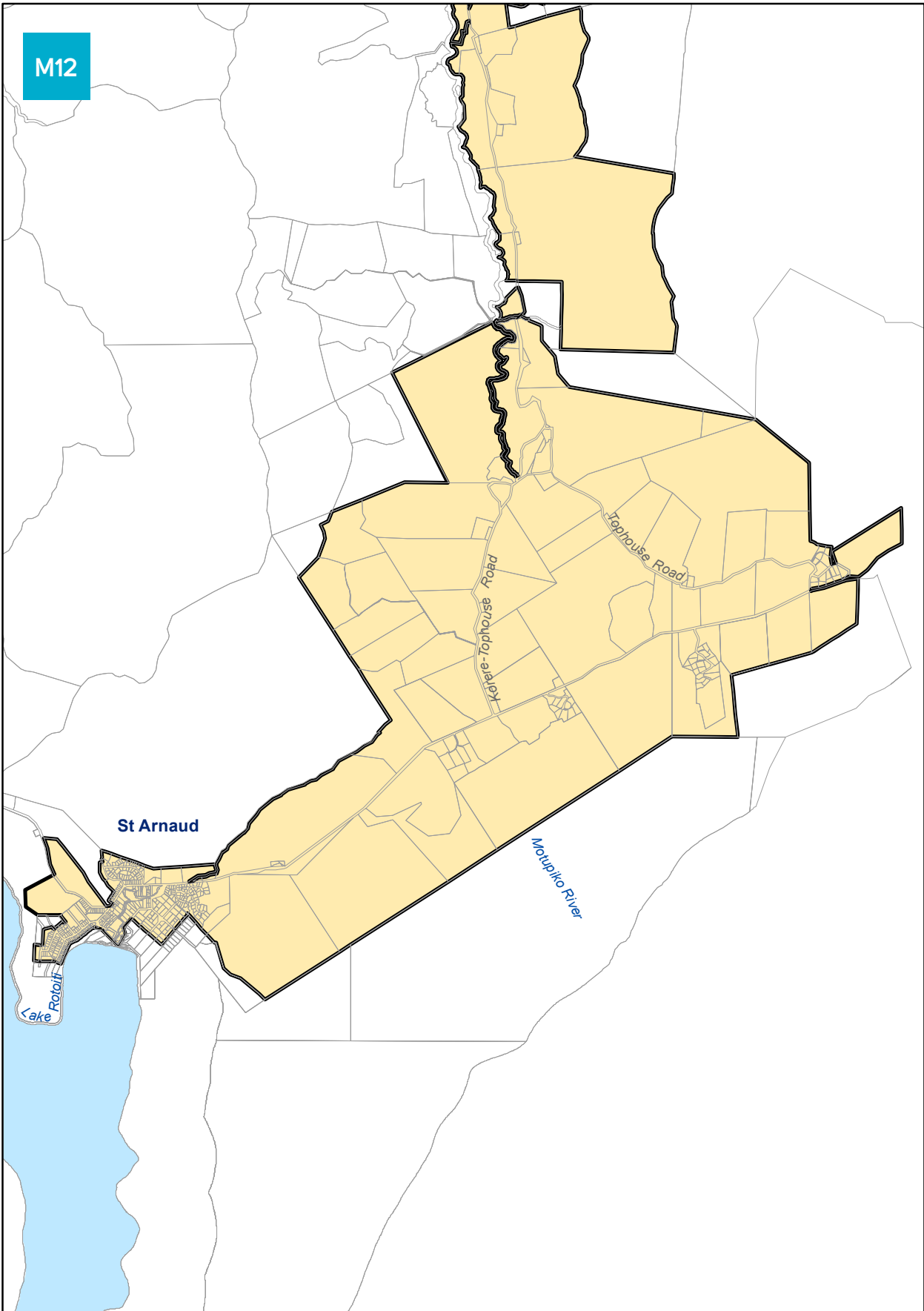
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**Refuse - Recycling Rating Area
Riwaka**



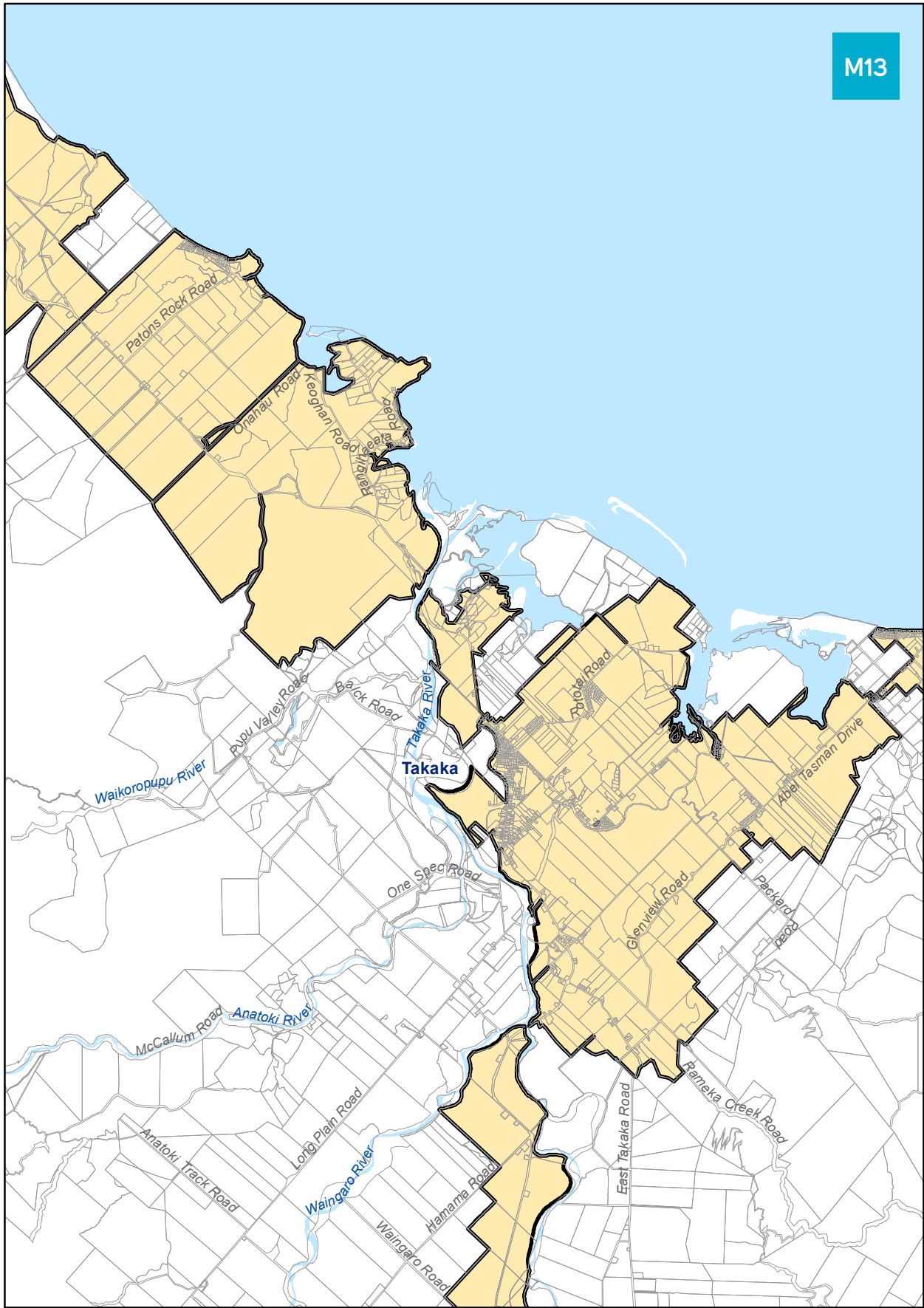


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**Refuse - Recycling Rating Area
St Arnaud**

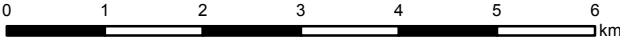


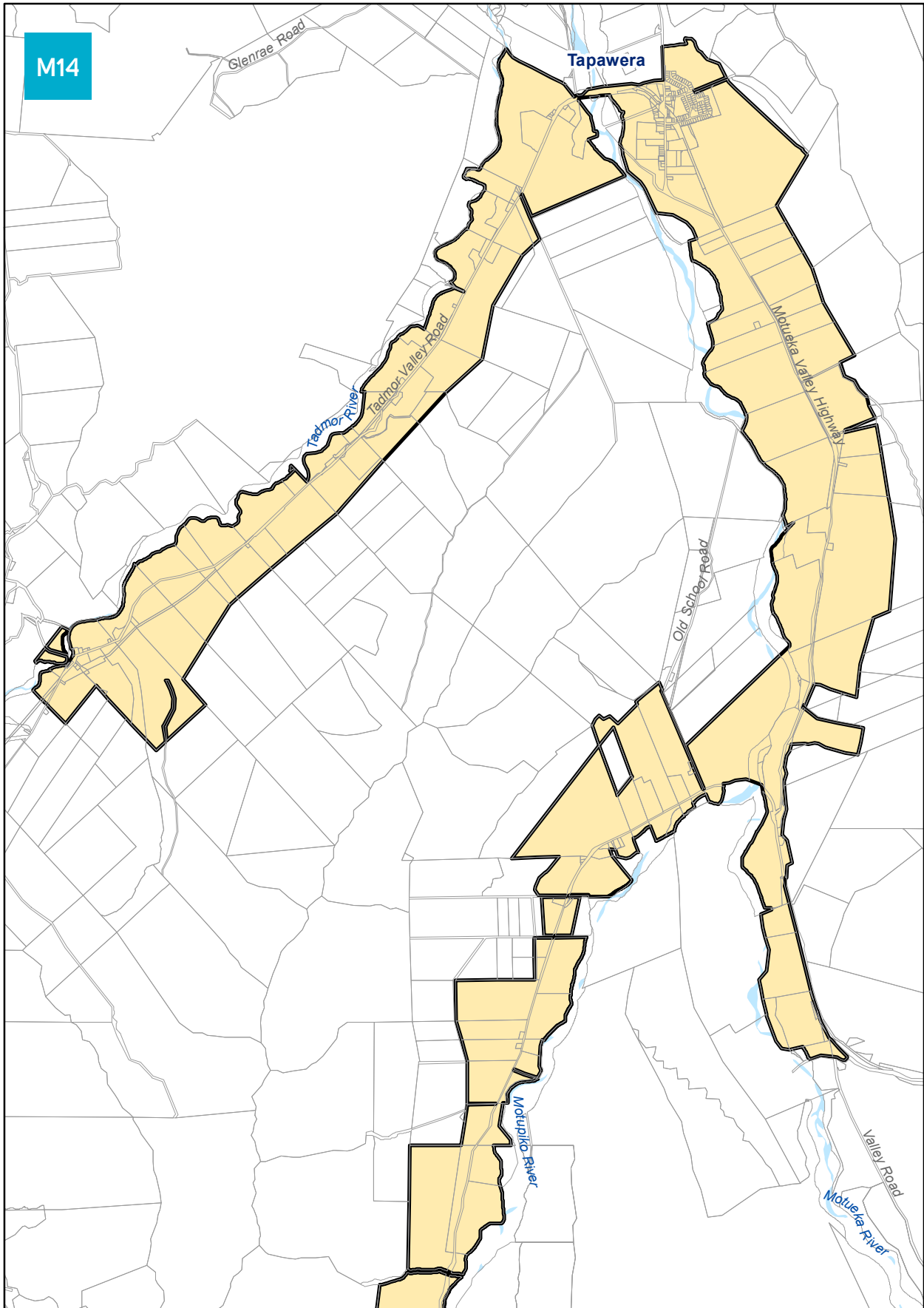
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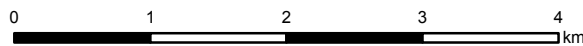
Refuse - Recycling Rating Area
Takaka

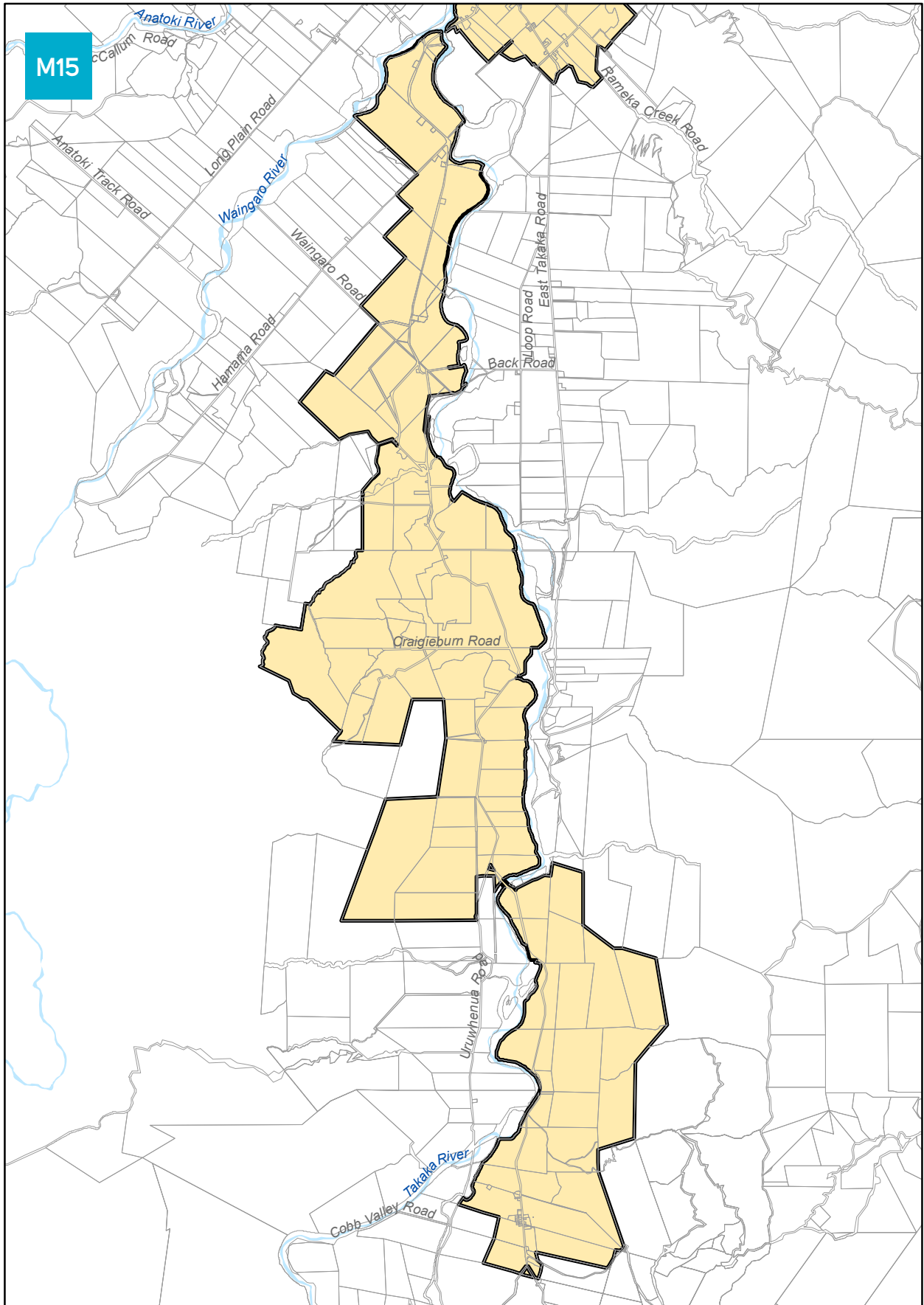




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**Refuse - Recycling Rating Area
Tapawera**

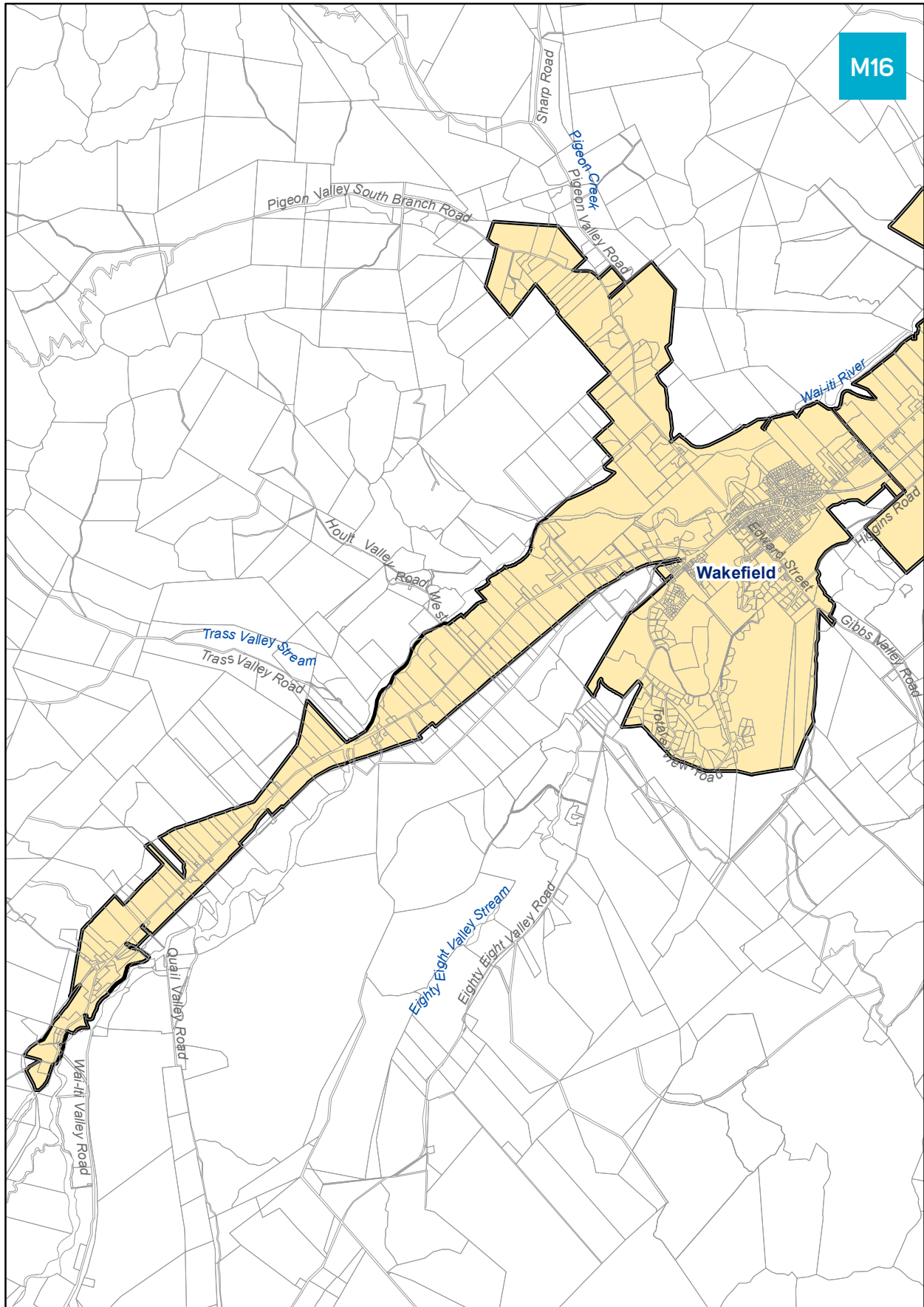




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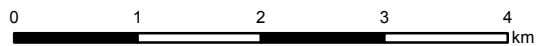
**Refuse - Recycling Rating Area
Upper Takaka**





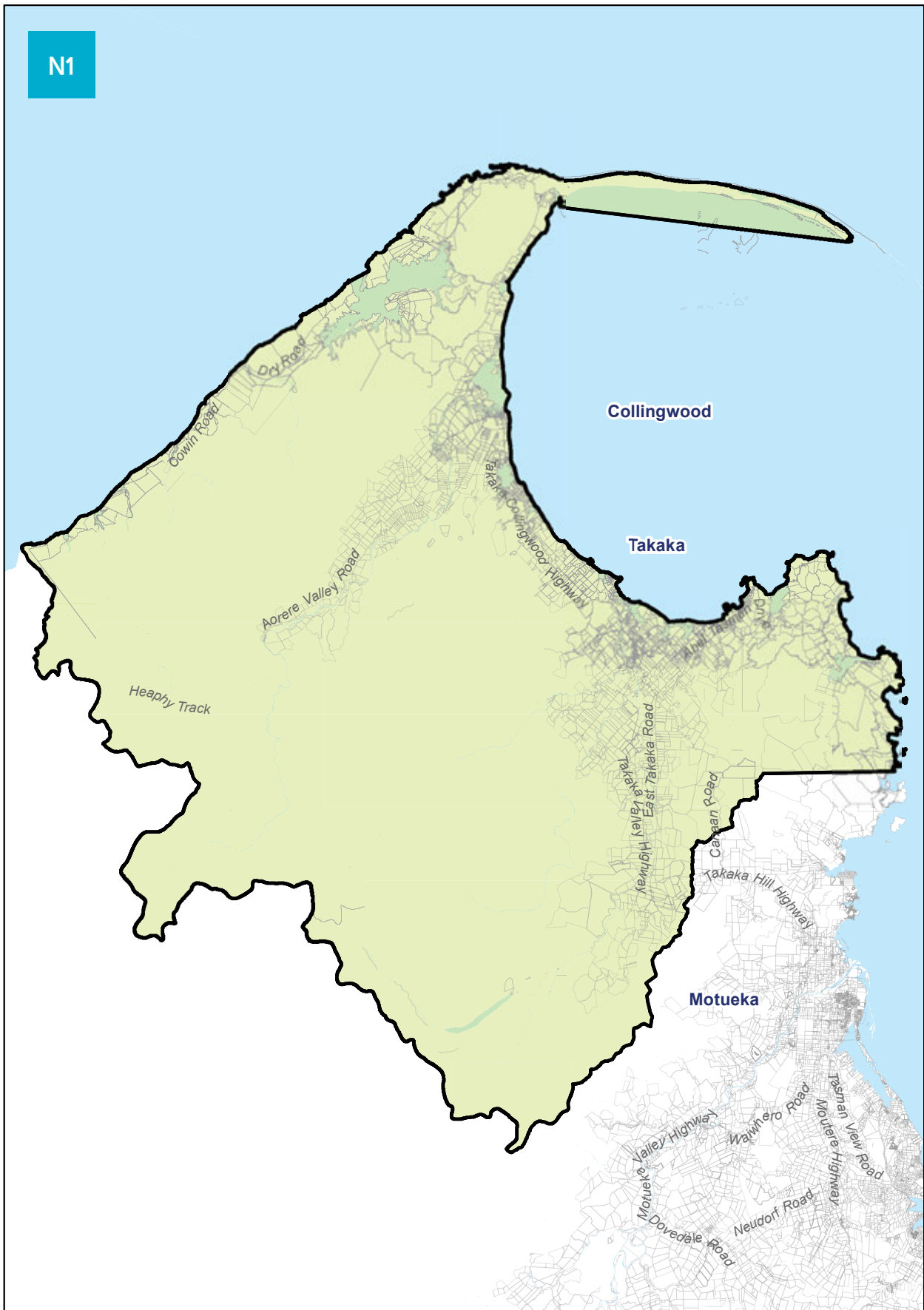
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**Refuse - Recycling Rating Area
Wakefield**



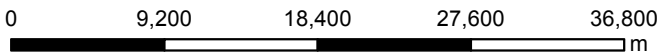
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N1



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Golden Bay Community Board Rating Area

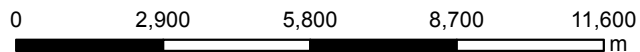


01



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Motueka Community Board Rating Area



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RATES IMPACT ON EXAMPLE PROPERTIES

We use example properties with different rating mixes and a range of property values to illustrate the impact of rating policies.

The general rate applies to every rateable rating unit in the District. Targeted rates are applied to rating units depending on how each targeted rate is set, as detailed in the Council's Funding Impact Statement.

To demonstrate rates changes between the 2015/2016 year and the 2016/2017 year, a selection of 26 properties from throughout the District have been set out below.

These properties are examples of properties and do not cover all situations for the 22,766 rateable properties in the District.

More information on the rates for a particular property can be found on Council's website www.tasman.govt.nz.

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

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

The overall rates increase for these properties range from -0.2% to 2.4%.

	CAPITAL VALUE	2015/2016 ACTUAL RATES	2016/2017 RATES	% INCREASE FROM 2015/2016	\$ INCREASE FROM 2015/2016
Residential – Takaka	\$270,000	\$2,459	\$2,515	2.3%	\$57
Residential – Murchison, with 58m ³ of water, Urban Water Supply Metered Connections	\$160,000	\$2,241	\$2,242	0.1%	\$1
Residential – Mapua (no wastewater/metered water)	\$495,000	\$2,144	\$2,139	-0.2%	-\$4
Residential – Mapua, with 156m ³ of water, Urban Water Supply Metered Connections	\$380,000	\$3,424	\$3,445	0.6%	\$21
Residential – Kaiteriteri, with 73m ³ of water, Urban Water Supply Metered Connections	\$660,000	\$4,123	\$4,173	1.2%	\$50
Residential – Brightwater, with 174m ³ of water, Urban Water Supply Metered Connections	\$385,000	\$3,536	\$3,563	0.8%	\$27
Residential – Wakefield, with 220m ³ of water, Urban Water Supply Metered Connections	\$350,000	\$3,353	\$3,379	0.8%	\$26
Residential – Motueka, with 116m ³ of water, Motueka Urban Water Supply Metered Connections	\$380,000	\$2,948	\$2,962	0.5%	\$14
Residential – Richmond (Waimea Village,) with 36m ³ of water, Urban Water Supply Metered Connections	\$200,000	\$2,474	\$2,482	0.3%	\$7

	CAPITAL VALUE	2015/2016 ACTUAL RATES	2016/2017 RATES	% INCREASE FROM 2015/2016	\$ INCREASE FROM 2015/2016
Residential – Richmond, with 138m ³ of water, Urban Water Supply Metered Connections	\$510,000	\$3,714	\$3,752	1.0%	\$39
Residential – Richmond, with 191m ³ of water, Urban Water Supply Metered Connections	\$1,020,000	\$5,481	\$5,568	1.6%	\$87
Dairy Farm – Collingwood-Bainham	\$7,450,000	\$22,604	\$22,811	0.9%	\$206
Forestry – Motueka	\$3,480,000	\$10,572	\$10,641	0.6%	\$68
Horticultural – Hope	\$1,210,000	\$4,037	\$4,056	0.5%	\$19
Horticultural – Ngatimoti	\$660,000	\$2,398	\$2,399	0.1%	\$2
Horticultural – Waimea West, with 9 hectares, with Water Supply Dams – Wai-iti Valley Community Dam	\$1,150,000	\$7,627	\$7,625	-0.0%	-\$2
Pastoral Farming (Fattening) – Upper Moutere	\$940,000	\$3,171	\$3,181	0.3%	\$10
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$1,600,000	\$5,494	\$5,599	1.9%	\$105
Lifestyle – East Takaka	\$495,000	\$1,890	\$1,936	2.4%	\$46
Lifestyle – Neudorf, with 3m ³ /day restrictor, Dovedale Rural Water Supply	\$550,000	\$3,545	\$3,622	2.2%	\$77
Lifestyle – Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$680,000	\$3,807	\$3,829	0.6%	\$22
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$1,070,000	\$4,626	\$4,689	1.4%	\$63
Commercial – Queen St, Richmond, with 277m ³ of water, Urban Water Supply Metered Connections	\$1,310,000	\$9,562	\$9,686	1.3%	\$124
Commercial – High St, Motueka	\$1,300,000	\$7,258	\$7,359	1.4%	\$101
Industrial – Cargill Place, Richmond, with 36m ³ of water, Urban Water Supply Metered Connections	\$620,000	\$3,852	\$3,898	1.2%	\$46
Utility	\$69,960,000	\$179,498	\$180,464	0.5%	\$966

The following table shows the breakdown of the rates for the example properties for 2016/2017:

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/ RECYCLING RATE
Residential – Takaka	\$984	\$237	\$194	\$738	\$109	\$137
Residential – Murchison, with 58m ³ of water, Urban Water Supply Metered Connections	\$702	\$237	\$115	\$738	\$12	\$-
Residential – Mapua (no wastewater/metered water)	\$1,563	\$237	\$37	\$-	\$83	\$137
Residential – Mapua, with 156m ³ of water, Urban Water Supply Metered Connections	\$1,267	\$237	\$273	\$738	\$62	\$137
Residential – Kaiteriteri, with 73m ³ of water, Urban Water Supply Metered Connections	\$1,988	\$237	\$475	\$738	\$99	\$137
Residential – Brightwater, with 174m ³ of water, Urban Water Supply Metered Connections	\$1,280	\$237	\$277	\$738	\$207	\$137
Residential – Wakefield, with 220m ³ of water, Urban Water Supply Metered Connections	\$1,190	\$237	\$252	\$738	\$41	\$137
Residential – Motueka, with 116m ³ of water, Motueka Urban Water Supply Metered Connections	\$1,267	\$237	\$273	\$738	\$51	\$137
Residential – Richmond (Waimea Village,) with 36m ³ of water, Urban Water Supply Metered Connections	\$804	\$237	\$144	\$738	\$30	\$137
Residential – Richmond, with 138m ³ of water, Urban Water Supply Metered Connections	\$1,602	\$237	\$367	\$738	\$62	\$137
Residential – Richmond, with 191m ³ of water, Urban Water Supply Metered Connections	\$2,913	\$237	\$733	\$738	\$87	\$137
Dairy Farm – Collingwood-Bainham	\$19,451	\$237	\$559	\$-	\$2,530	\$-
Forestry – Motueka	\$9,241	\$237	\$261	\$-	\$691	\$137
Horticultural – Hope	\$3,402	\$237	\$91	\$-	\$189	\$137
Horticultural – Ngatimoti	\$1,988	\$237	\$50	\$-	\$97	\$-

	COMMUNITY BOARD RATES (2)	WATER SUPPLY FIRE-FIGHTING RATES (3)	MOTUEKA FLOOD CONTROL RATE	MAPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY-DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	TOTAL RATES
	\$18	\$98	\$-	\$-	\$-	\$-	\$-	\$2,515
	\$-	\$-	\$-	\$-	\$-	\$-	\$439	\$2,242
	\$-	\$-	\$-	\$82	\$-	\$-	\$-	\$2,139
	\$-	\$-	\$-	\$82	\$-	\$-	\$648	\$3,445
	\$18	\$-	\$11	\$-	\$-	\$-	\$471	\$4,173
	\$-	\$-	\$-	\$-	\$-	\$-	\$687	\$3,563
	\$-	\$-	\$-	\$-	\$-	\$-	\$785	\$3,379
	\$18	\$24	\$6	\$-	\$-	\$-	\$211	\$2,962
	\$-	\$-	\$-	\$-	\$-	\$-	\$392	\$2,482
	\$-	\$-	\$-	\$-	\$-	\$-	\$610	\$3,752
	\$-	\$-	\$-	\$-	\$-	\$-	\$723	\$5,568
	\$18	\$15	\$-	\$-	\$-	\$-	\$-	\$22,811
	\$18	\$-	\$56	\$-	\$-	\$-	\$-	\$10,641
	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,056
	\$18	\$-	\$11	\$-	\$-	\$-	\$-	\$2,399

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE
Horticultural – Waimea West, with 9 hectares, with Water Supply Dams- Wai-iti Valley Community Dam	\$3,248	\$237	\$86	\$-	\$722	\$137
Pastoral Farming (Fattening) – Upper Moutere	\$2,708	\$237	\$71	\$-	\$166	\$-
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$4,405	\$237	\$120	\$-	\$181	\$-
Lifestyle – East Takaka	\$1,563	\$237	\$37	\$-	\$65	\$-
Lifestyle – Neudorf, with 3m ³ /day restrictor, Dovedale Rural Water Supply	\$1,705	\$237	\$41	\$-	\$87	\$-
Lifestyle, Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$2,039	\$237	\$51	\$-	\$117	\$137
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$3,042	\$237	\$80	\$-	\$179	\$137
Commercial – Queen Street, Richmond, with 277m ³ of water, Urban Water Supply Metered Connections	\$3,659	\$237	\$942	\$2,951	\$227	\$137
Commercial – High Street, Motueka	\$3,634	\$237	\$935	\$1,291	\$444	\$137
Industrial – Cargill Place, Richmond, with 36m ³ of water, Urban Water Supply Metered Connections	\$1,885	\$237	\$446	\$738	\$64	\$137
Utility	\$180,227	\$237	\$-	\$-	\$-	\$-

1– includes District Facilities Rate, Shared Facilities Rate, Facilities Operations Rate, Museums Facilities Rate, and Mapua Rehabilitation Rate

2– includes Golden Bay Community Board Rate and Motueka Community Board Rate

3 – includes Water Supply: Motueka Firefighting, Water Supply: Takaka Firefighting – Capital, and Water Supply: Takaka Firefighting – Operating

4 – includes Motueka Business Rate & Richmond Business Rate

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

The following rates are not presented in the above examples:

*Water Supply – Hamama Rural Water Supply – Variable Charge

*Water Supply – Hamama Rural Water Supply – Service Charge

*Water Supply – Hamama Rural Water Supply – Fixed Charge based on set land value

*Ruby Bay Stopbank Rate

*Torrent Bay Replenishment Rate

*Warm Tasman Rate.

	COMMUNITY BOARD RATES (2)	WATER SUPPLY FIRE-FIGHTING RATES (3)	MOTUEKA FLOOD CONTROL RATE	MAPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY-DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	TOTAL RATES
	\$-	\$-	\$-	\$-	\$-	\$3,195	\$-	\$7,625
	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,181
	\$-	\$-	\$-	\$-	\$-	\$-	\$656	\$5,599
	\$18	\$15	\$-	\$-	\$-	\$-	\$-	\$1,936
	\$-	\$-	\$-	\$-	\$-	\$-	\$1,552	\$3,622
	\$-	\$-	\$-	\$-	\$-	\$-	\$1,248	\$3,829
	\$-	\$-	\$-	\$-	\$-	\$-	\$1,014	\$4,689
	\$-	\$-	\$-	\$-	\$626	\$-	\$907	\$9,686
	\$18	\$24	\$21	\$-	\$619	\$-	\$-	\$7,359
	\$-	\$-	\$-	\$-	\$-	\$-	\$392	\$3,898
	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$180,464