

Notice is given that a Deliberations Hearing meeting will be held on:

Date: Monday 17 May 2021
Time: 9.30 am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street
Richmond

Deliberations Hearing Tasmans 10-Year Plan

AGENDA

MEMBERSHIP

Chairperson	Mayor T King	
Deputy Chairperson	Deputy Mayor S Bryant	
Members	Cr C Butler	Cr B Dowler
	Cr M Greening	Cr C Hill
	Cr K Maling	Cr D McNamara
	Cr C Mackenzie	Cr D Ogilvie
	Cr T Tuffnell	Cr A Turley
	Cr T Walker	Cr D Wensley

(Quorum 7 members)

Contact Telephone: 03 543 8512
Email: robyn.scherer@tasman.govt.nz
Website: www.tasman.govt.nz

AGENDA

1 OPENING, WELCOME

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That apologies be accepted.

3 REPORTS

3.1 Tasman's 10-Year Plan Deliberations 5

3.2 Draft Schedule of Fees & Charges 2021/2022 89

4 HEARING OF SUBMISSIONS

Nil

5 CONFIDENTIAL SESSION

Nil

3 REPORTS

3.1 TASMAN'S 10-YEAR PLAN DELIBERATIONS

Decision Required

Report To:	Submissions Hearing
Meeting Date:	17 May 2021
Report Author:	Jenna Neame, Acting Strategic Policy Manager; Alan Bywater, Senior Policy Advisor; Matthew McGlinchey, Finance Manager
Report Number:	RSH21-05-2

1 Summary

- 1.1 This report summarises the key matters raised through the consultation process for the Long Term Plan (LTP) 2021-2031, its supporting information and the concurrent consultations. It seeks the Council's direction on these matters to enable staff to prepare the final LTP, supporting information and associated policies. The Council is scheduled to adopt the LTP 2021-2031, supporting information and associated policies on 30 June 2021.
- 1.2 The Council received 1,719 submissions, including 14 late submissions, throughout the consultation period. This report attempts to cover the main points raised by submitters, and provide staff comments and recommendations. Councillors may wish to raise other matters at the deliberations meeting.
- 1.3 The Council is now required to deliberate on the written and verbal submissions received. Once Councillors have considered the submissions and taken any further advice as necessary, staff request directions for development of the final LTP 2021-2031.
- 1.4 The four key choices received the greatest number of submissions. After considering the views raised through the submissions, staff recommend:
 - for Choice 1 (Homes for our community) – that the Council proceeds with Option A;
 - for Choice 2 (Waimea Community Dam allocation of additional irrigator capacity costs) – that the Council receives the Supplementary Report on the alternative funding proposal;
 - for Choice 3 (A new company model for Nelson Airport and Port Nelson) – that the Council agrees that Option A is the preferred option. However, there may be wider factors that may influence the Council to choose a different option. For example, if Nelson City Council decides to proceed with Option C, then the Council may choose to support that option; and
 - for Choice 4 (Responding to climate change) – that the Council proceeds with Option A.
- 1.5 During the consultation period, staff identified the following budget amendments that should be incorporated in the final LTP:
 - Saxton Field budget correction across 10 years;

- Delay to the Berryfield Drive / Lower Queen Street intersection project of one year;
 - Amended phasing of the Motueka Stopbank upgrade project;
 - Removal of a wastewater pipe replacement project in Motueka in Year 1;
 - Reduction of the Motueka water reticulation renewal budget in Year 1;
 - Increase in the budget for renewal of urban water club water meters in Year 1; and
 - Amendment to the Nelson Regional Sewerage Business Unit (NRSBU) budgets across 10 years.
- 1.6 After considering the matters raised in submissions and preparing advice for Councillors, staff recommend the following be incorporated in the final LTP:
- Provide up to \$60,000 funding to the Warmer Healthier Homes (WHH) Trust;
 - Advance the implementation of new public transport services for Motueka/Mapua and Brightwater/Wakefield and increase the frequency of existing services, to Year 3;
 - Increase funding to the Nelson Tasman Business Trust by \$10,000 per year;
 - Provide a grant to Te Āwhina Marae of \$50,000 to contribute to redevelopment of the marae;
 - Make a funding provision of \$35,000 per year for three years to contribute to an Events Coordinator for Te Matatini and the lead-in kapa haka events;
 - Advance the Golden Bay grandstand funding from Year 2 to Year 1 to allow for earlier project completion;
 - Advance some funding for the Motueka Pool to allow the feasibility work to be undertaken in Year 1;
 - Increase funding for Project DeVine by \$10,000 per year; and
 - Advance \$60,000 from Year 4 to Year 2 for the resurfacing of the Mapua tennis courts.
- 1.7 In addition to the budget changes discussed above, this report also makes a number of recommendations on non-budgetary changes, for example:
- Amendments to the transportation assessment criteria in the Development and Financial Contributions Policy;
 - Listing additional Community Housing Providers in the Development and Financial Contributions Policy;
 - Amendments to recycling and stormwater rating area maps; and
 - Preparation of a new forecasting assumption regarding the recently announced Local Government Review.
- 1.8 Staff have modelled the budget changes summarised above and have determined that the modelled rates figures comply with the rates revenue increase caps across all 10 years, and the net debt cap is slightly exceeded by \$400,000 in Year 4. Net debt is modelled to stay below the cap in the other nine years of the LTP.
- 1.9 If the Council chooses to amend any of the changes recommended in this report, or make any other changes, it will have an impact on the modelled figures above.

- 1.10 Any further changes requested during this meeting will need to be modelled by staff at the conclusion of the meeting. Staff should be able to present the financial implications of these additional changes to the Council at a workshop on 4 June 2021, after which they will then be incorporated into the final LTP.
- 1.11 The rates revenue increases and net debt figures presented in this report are provided to assist the Council in its decision making. The Council is not being asked to adopt rates and net debt figures at this meeting. The final rates and net debt figures will be presented to the Council for adoption on 30 June 2021 and will include all decisions made at this deliberations meeting.
- 1.12 The highly time-constrained process means that it will not be possible to make further financial changes after the conclusion of this meeting in order to meet the legislative timeframes and strike the rates by 30 June 2021.

2 Draft Resolution

That the Full Council:

1. receives the Tasman's 10-Year Plan Deliberations RSH21-05-2 report; and
2. notes that the Council has received all the written, verbal and late submissions on Tasman's 10-Year Plan, concurrent consultations, and supporting information; and

For the Final Long Term Plan (LTP) 2021-2031:

Choice 2 – Waimea Community Dam (WCD) allocation of additional irrigator capacity costs (Section 6 of this report)

3. notes that a Supplementary Report was tabled with resolutions related to this Choice; and

Choice 1 – Homes for our community (Section 5)

4. agrees to proceed with Option A contained in the Long Term Plan 2021-2031 Consultation Document for Choice 1; and
5. notes that the feedback received on growth and development will also be considered as part of the review of the Future Development Strategy and the development of the Tasman Environment Plan; and
6. notes staff will continue working with Nelson City Council to encourage more housing supply in Nelson; and
7. declines to advance stormwater and wastewater growth projects in Richmond South; and

Choice 3 – A new company model for Nelson Airport and Port Nelson (Section 7)

8. notes that the consultation required, under section 56 of the Local Government Act 2002, to establish a council-controlled organisation occurred concurrently as part the Long Term Plan 2021-2031 Consultation Document process; and
9. agrees to the establishment of a council-controlled organisation to act as a holding company for Nelson Airport and Port Nelson; and

10. either:
 - a. agrees that Option A is the Council’s preferred option for the holding company model under Choice 3; or
 - b. agrees that Option _____ is the Council’s preferred option for the holding company model under Choice 3; and
11. notes that shareholder agreement is required in order to proceed with any option other than the status quo; and
12. (if required) agrees that if Nelson City Council chooses Option A or Option C, then the Council will support that decision and agree to proceed with that option; and
13. agrees to authorise the Mayor to vote the Council’s shareholding in the Nelson Airport Limited and Port Nelson Limited to give effect to parts 9 and 10 above of this resolution; and
14. subject to Nelson City Council passing similar resolutions:
 - a. instructs the Chief Executive to advise Nelson City Council, the Board of Port Nelson Limited and the Board of Nelson Airport Limited of the Council’s decision; and
 - b. requests the Chief Executive in conjunction with Nelson City Council to engage with the Boards to develop a detailed plan for the establishment of the Holding Company and the transition from the current arrangements; and
15. notes that updates on the establishment of the Holding Company will be reported back to the shareholding councils through the Joint Shareholders Committee; and

Choice 4 – Responding to Climate Change (Section 8)

16. agrees to proceed with Option A for Choice 4; and
17. agrees to provide a \$40,000 grant to Warmer Healthier Homes Te Taiuhu Trust as a contribution towards their home insulation programme for qualifying homes in Tasman District to be funded from the existing 2020/2021 budget for implementation of the Tasman Climate Action Plan; and
18. notes that by providing a grant from 2020/2021 budgets it will have no financial impact on the final LTP 2021-2031; and
19. notes that in the CEO’s update report to Full Council (20 May 2021 meeting), staff have also recommended a grant to Warmer Healthier Homes Te Taiuhu Trust of \$20,000, as an additional contribution towards the Warmer Healthier Homes insulation programme for qualifying homes within Tasman District, to be funded by the 2020/2021 budget for implementation of the Tasman Climate Action Plan; and
20. notes if the Council passes Resolution 17 above, and Resolution 2 in the CEO’s Update Report to Full Council on 20 May 2021, it will provide a total grant to Warmer Healthier Homes Te Taiuhu Trust of \$60,000 in 2020/2021; and
21. notes that no further budget provisions will be provided in the LTP 2021-2031 for Warmer Healthier Homes; and
22. notes the additional information provided by Tasman Environmental Trust requesting a one-off funding contribution in Year 1 of between \$20,000 to \$50,000 towards the Blue Carbon ‘Core and Restore’ research project; and

23. declines to provide funding to the Tasman Environmental Trust for the Blue Carbon ‘Core and Restore’ research project; and
24. declines to grant the Nelson Tasman Climate Forum a contribution of \$160,000 per year in Years 1 to 3; and
25. notes that, in addition to the above, a large number of submitters on Choice 4 requested that the Council do more and/or invest more in its climate change response, with financial implications ranging from staff time only through to several millions of dollars; and
26. declines to allocate additional funding to the suggested actions referenced in the preceding resolution; and

Revenue and Financing Policy (Section 9)

27. agrees that the Revenue and Financing Policy will need to be amended to give effect to the option that the Council agreed to proceed with for Choice 2 (Waimea Community Dam (WCD) allocation of additional irrigator capacity costs); and
28. agrees to incorporate the proposed changes, as modified by Resolution 27 in the final Revenue and Financing Policy; and
29. notes that staff will recommend the Revenue and Financing Policy for adoption as part of the final Long Term Plan 2021-2031 on 30 June 2021; and

For Rates Remissions Policy (Section 10)

30. notes the comments made submitters on the draft Rates Remissions Policy; and
31. agrees that no changes be made to the Rates Remissions Policy prior to the Council considering it for adoption; and
32. notes that staff will recommend the Rates Remission Policy for separate adoption to the final Long Term Plan 2021-2031 on 30 June 2021; and

For Development and Financial Contributions Policy (Section 11)

33. notes the comments made by submitters on the draft Development and Financial Contributions Policy; and
34. instructs staff to add Te Āwhina Marae and Mohua Affordable Housing Trust to the list of Community Housing Providers; and
35. agrees to introduce a Warehousing land use transport assessment rate of 0.3 Household Units of Demand (HUDs) per 100m² of gross floor area; and
36. agrees to introduce a Retirement Village transport assessment rate of 0.3 HUDs per unit; and
37. declines to include discounts for temporary stormwater detention; and
38. notes that staff will recommend the Development and Financial Contributions Policy for separate adoption to the final Long Term Plan 2021-2031 on 30 June 2021; and

For Long Term Plan Rating Map Changes (Section 12)

- 39. agrees to amend the Refuse – Recycling Rating Area Wakefield map as proposed in Attachment 2 to this report; and
- 40. agrees to amend the Refuse – Recycling Rating Area Moutere map as proposed in Attachment 2 to this report; and
- 41. agrees to amend the Stormwater Urban Drainage Rating Area Wakefield map as proposed in Attachment 2 to this report; and
- 42. agrees to amend the Stormwater Urban Drainage Rating Area Richmond map as proposed in Attachment 2 to this report; and
- 43. declines to amend the Torrent Bay Rating Area A map; and

For the Long Term Plan and the Transportation Activity Management Plan (Section 13)

- 44. agrees to increase the public transport budgets from 2023/2024 to allow for increasing the frequency of all urban public transport services during weekdays to 30-minutes; and
- 45. agrees to increase the public transport budgets from 2023/2024 to allow commencement of the new regional public transport routes during weekdays, being four return trips per day to Motueka/Mapua and six return trips per day for Brightwater/Wakefield; and
- 46. notes that the changes agreed in Resolution 44 and 45, are made on the basis that additional funding is secured from non-rates sources and the associated revenue lines are increased to the same extent; and
- 47. notes the uncertainty surrounding the Council's funding from the National Land Transport Fund; and
- 48. agrees that due to time constraints, no changes will be made to the Transportation Activity Management Plan budgets upon Waka Kotahi advising the Council of its final funding decision; and

For the Long Term Plan and the Coastal Asset Activity Management Plan (Section 14)

- 49. notes and declines the request for construction of a new boat ramp next to the Mapua Boat Club; and

For Long Term Plan relating to Economic Development and Tourism (Section 15)

- 50. notes and declines the request for increase funding from the Nelson Regional Development Agency (NRDA); and
- 51. agrees to increase funding of the Nelson Tasman Business Trust by \$10,000 per year to \$25,000 per year, excluding inflation; and
- 52. agrees to amend the Motueka i-Site budget to \$40,000 per year excluding inflation; and
- 53. agrees to amend the Takaka Visitor Centre budget to \$30,000 per year excluding inflation; and
- 54. agrees to amend the Murchison Visitor Centre budget to \$15,000 per year excluding inflation; and

55. agrees to amend the NRDA budget so that it commences at \$325,000 per year in Year 1 with inflation thereafter; and

For Long Term Plan relating to Māori Events, Facilities, Engagement and Partnerships (Sections 16 and 17)

56. agrees to provide a grant to Te Āwhina Marae of \$50,000 in 2021/2022 as a contribution towards the marae redevelopment; and
57. notes that the grant to Te Āwhina Marae will be funded from the Motueka Ward reserves financial contribution account; and
58. agrees to include funding of \$35,000 per year for three years from 2023 to 2026 for 0.5 FTE Events Coordinator for kapa haka and Te Matatini; and
59. agrees to endorse, and for staff to assist with, the Te Tau Ihu o Te Waka Māori Cultural Council application to the MBIE Regional Events Fund; and
60. notes the request from Te Rūnanga o Toa Rangatira to fund them at least \$100,000 per year; and
61. notes the importance of engaging with iwi and that the Council has an obligation to engage with nine different iwi; and
62. declines to add additional budget for an individual iwi Trust on the basis that it is currently not feasible to do for all other eight iwi; and

For the Long Term Plan and the Reserves and Facilities Activity Management Plan (Sections 18, 19 and 20)

63. declines the request to provide additional funding for the Golden Bay Museum; and
64. notes that the future use of the existing Motueka Library will be the subject of a further report to the Council and does not need to be considered as part of this Long Term Plan process; and
65. declines the request to make the existing Motueka Library available for the Motueka and District Historical Association; and
66. declines the request to make a financial contribution to the Le Quesnoy Museum and Visitor Centre in France; and
67. agrees to amend the timing of the business case for the Motueka Pool so that it can be undertaken in 2021/2022, one year earlier than proposed; and
68. agrees to change the Motueka Pool budget from \$150,000 in 2022/2023 to \$50,000 in 2021/2022 and \$100,000 in 2022/2023; and
69. notes and declines the request to increase the capital budget for the Motueka Pool to \$3,650,000; and
70. notes that the business case will consider and present a recommended capital budget for the Motueka Pool which can be incorporated through a future Annual Plan or Long Term Plan if required; and
71. agrees to bring forward \$60,000 for resurfacing the tennis courts in Māpua from 2024/2025 to 2022/2023; and
72. declines to amend the budget and timing of the Brightwater/Wakefield Community Facility; and

73. agrees to advance the budget for the Golden Bay Grandstand so that the full \$900,000 project budget is available in 2021/2022; and

For the Long Term Plan and the Environmental Management Activity Management Plan (Section 22)

74. agrees to increase funding for Project DeVine from \$25,000 per year to \$35,000 per year; and
75. notes the \$10,000 increase per year for Project DeVine will be incorporated within the proposed Environmental Management budgets meaning there are no associated rates revenue changes; and
76. notes and declines the \$75,000 funding request from Tasman Environment Trust for community conservation hub services; and

For Long Term Plan in relation to Other Matters (Sections 23 and 24)

77. agrees to the staff initiated budget changes listed in Attachment 3 to this report; and
78. notes the accounting updates and corrections listed in Section 24; and
79. notes that staff will include a new Forecasting Assumption regarding the recently announced Local Government Review for inclusion in the Long Term Plan 2021-2031; and
80. acknowledges that there are some requests and proposals raised in the submissions that are already covered in the Activity Management Plans and, therefore, associated changes do not need to be included in the final Long Term Plan 2021-2031 to address these proposals; and
81. acknowledges that there have been a number of requests and proposals in submissions that have not been addressed by specific decisions as a result of this report; and
82. agrees not to make provision in the final Long Term Plan 2021-2031 for a number of requests and proposals made in submissions, in light of their funding implications, the relative priority of those matters and activities in the context of the Council's overall work programme, or that the Council is of the view that they are not in the best interests of the Tasman community; and
83. notes that staff will, subject to some changes, recommend the Schedule of Fees and Charges and the activity management plans for separate adoption to the final Long Term Plan either on or before the 30 June 2021 Full Council meeting; and

For Preparation of Final Documents

84. notes that the decisions made at this meeting will be included in the final versions of the Long Term Plan 2021-2031, the Rates Remission Policy, the Development and Financial Contributions Policy and other supporting documents; and
85. agrees to staff making other appropriate changes to transform the supporting information into a final Long Term Plan for adoption.

3 Purpose of the Report

- 3.1 The purpose of this report is to:
- provide a summary of the submissions received on Tasman’s 10-Year plan, supporting information and concurrent consultations; and
 - provide Councillors with an opportunity to discuss and obtain advice from staff on the matters raised in the submissions; and
 - seek decisions on the changes that are to be included in the final Long Term Plan (LTP) 2021-2031, supporting information, Development and Financial Contributions Policy and Rates Remission Policy.
- 3.2 This report is structured to align with the key choices, other policies and key topics raised during consultation. Staff have grouped the submissions into various topics to assist with deliberations. The subject topics are not mutually exclusive and although we have attempted to cover the key themes and majority of points raised in the submissions, there may be some minor ones we have not summarised. For these reasons, the numbers of submission points listed in this report for each topic are indicative.
- 3.3 The statistics discussed in this report are based on the total number of submissions received as at 30 April 2021. Any changes to the coding of submissions after 30 April 2021 will not be reflected in this report.
- 3.4 This report excludes discussion on the Schedule of Fees and Charges 2021/2022 which is covered under a separate report at this meeting.

4 Background and Discussion

- 4.1 The matters included in Tasman’s 10-Year Plan Consultation Document, supporting information and concurrent consultation documents have been developed over 18 months. They were adopted for consultation by Full Council on 18 December 2020 and 18 March 2021.
- 4.2 The Consultation Document asked the public for their feedback on four key choices:
- Homes for our community;
 - Waimea Community Dam (WCD) allocation of additional irrigator capacity costs;
 - A new company model for Nelson Airport and Port Nelson; and
 - Responding to Climate Change.
- 4.3 The Consultation Document also outlined a number of other projects and proposed funding, including:
- Replacing/renewing water, wastewater, roading and stormwater infrastructure;
 - Improving digital communication and information services;
 - Walking and cycling improvements;
 - New Nelson Provincial Museum research facility;
 - Water safety and source improvements;

- Waste management and minimisation improvements;
- Rivers improvements including stopbanks;
- Growth-related infrastructure;
- Motueka Community Pool; and
- Brightwater/Wakefield multi-purpose community facility.

4.4 The Consultation Document proposed a net debt cap of \$282 million and annual rates revenue increase caps ranging from 4.5% to 7.0%, see Table 1.

Table 1: Annual Rates Revenue Increase Caps

Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10
4.54%	4.57%	4.5%	7.0%	7.0%	4.5%

4.5 The supporting documents that were relied upon to prepare the Consultation Document include:

- Vision, Mission, Community Outcomes and Strategic Priorities;
- Treasury Risk Management Policy;
- Draft Financial Strategy;
- Draft Infrastructure Strategy;
- Draft Accounting Information;
- Draft Funding Impact Statement;
- Draft Council Activities Summary;
- Draft Activity Management Plans;
- Draft policy statement on 'Development of ngā iwi and Māori capacity to contribute to the decision making processes statement';
- Tasman Growth Projections 2021-2051
- A New Company Model for Nelson Airport and Port Nelson;
- Rates Example Properties 2021/2022 to 2023/2024;
- Draft Forecasting Assumptions ;
- Policy on Remission and Postponement of Rates on Māori Freehold Land; and
- Significance and Engagement Policy.

4.6 The concurrent consultation documents include:

- Draft Revenue and Financing Policy and consultation information;
- Draft Rates Remissions Policy and consultation information;
- Draft Development and Financial Contributions Policy and consultation information; and
- Draft Schedule of Fees and Charges 2021/2022 (note the deliberations for this are under a separate report at this meeting).

- 4.7 Public consultation commenced on 24 March 2021 and closed at 4.00pm on 24 April 2021.
- 4.8 The Council hosted or attended 17 meetings (including three drop in sessions) around the District during the consultation period. The drop in planned for the Takaka market on 10 April was cancelled due to wet weather. In addition to the public sessions listed in the Consultation Document, the Council also hosted or attended the following sessions:
- hosted an online Zoom drop in session on 22 April 2021;
 - attended the Dovedale Residents Committee meeting on 21 April 2021; and
 - attended the Te Āwhina Marae committee meeting on 19 April 2021.
- 4.9 The Council received 1,719 submissions, including 14 late submissions on the Consultation Document, supporting information and concurrent consultations. The Hearing Panel agreed to accept all late submissions up to 30 April 2021.
- 4.10 Hearings were held between 4 May and 7 May in Richmond, Takaka and Motueka. One hundred and fourteen (114) submitters presented their submissions to the Panel, some joining via audio-visual link.
- 4.11 The next step in the process is for the Council to deliberate on the various matters which require decisions to enable the final Long Term Plan to be prepared. When making decisions the Council needs to consider the reasonably practical options for achieving the objectives of the decision and to assess the options in terms of their advantages and disadvantages. The submission process helps the Council to identify the advantages and disadvantages and to understand the views of its community.
- 4.12 The submissions received may or may not represent the wider views of the community. We received 1,719 submissions from individuals and groups within the community. In giving weight to submissions they need to be considered within the context of the number of both ratable properties (circa 26,000) in the district and the size of the community (circa 56,000). Submitters may not necessarily be representative of the views of the wider community. Councillors need to consider the quality of the submissions received not just the quantity of submissions. The quality of the arguments put forward by submitters should influence the Council's decision making process. Consultation under the Local Government Act 2002 is a qualitative exercise not a quantitative one (i.e. it is not a numbers game or a poll).
- 4.13 Submissions are one way for Councillors to gather an indication of the views and preferences of the people in our district and they are one input into the Council's decision making processes, along with other information and advice the Council seeks or is privy to.

5 Choice 1 – Homes for our community

Summary of Results

- 5.1 Choice 1 – *Do you support the Council's proposal to provide the necessary infrastructure to meet housing and business demand across the District?* Submitters had two options:
- Preferred Option A – spend \$124 million over the next 10 years to meet the forecast demand for infrastructure to service development across the whole of Tasman District (based on a medium-growth scenario in line with recent trends). This will allow both greenfield development and infill housing / intensification of our towns and suburbs to occur.

- Option B – Spend \$169 million over the next 10 years to meet the forecast demand for the District as a whole, as well as provide for more growth closer to Motueka.

5.2 Figure 1 shows the number and percentage of submitters who selected each of the options, did not know or did not select an option. The Council received a total of 741 submissions on this choice. Almost half (48%) selected Option A and 20% selected Option B. The remainder were either not sure or made a comment without selecting one of the options.

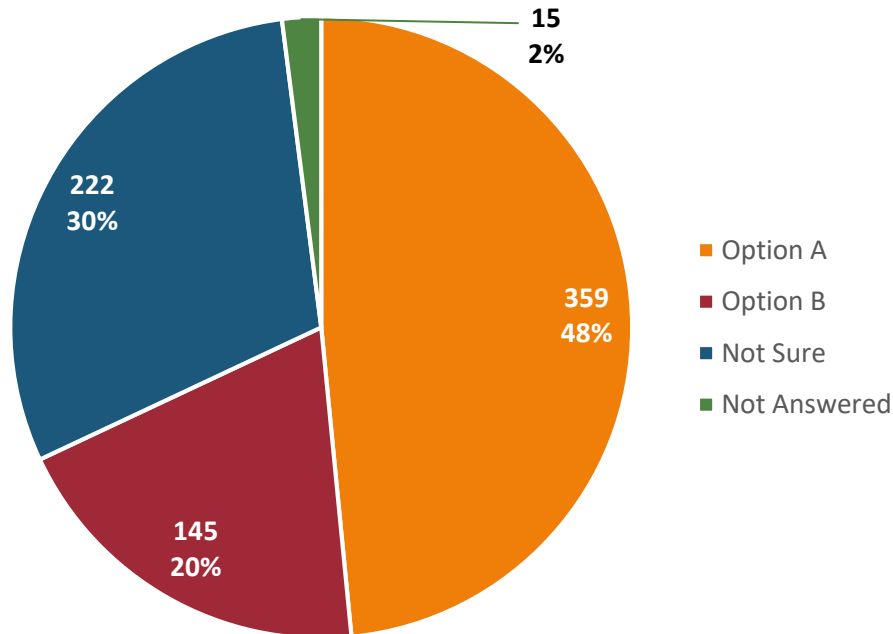


Figure 1: Choice 1 Results

Summary of Public Feedback

General Feedback

- 5.3 Submitters provided a range of general comments on the issues the Council needs to consider when planning for future housing and development. The key suggestions were:
- more affordable housing;
 - more housing choice, particularly for smaller homes, tiny homes and non-traditional multi-unit dwelling typologies;
 - more intensification, as well as the need to mitigate the effects of intensification with urban design principles;
 - consideration of environmental effects and risks when identifying locations for future development such as protection of productive land, water quality, sea-level rise and transport emissions;
 - strategic infrastructure planning, the need to address growth pressures such as traffic congestion and the provision of active and public transport for new developments;
 - alternative infrastructure solutions such as rainwater collection or composting toilets; and

- the need for Development Contributions from developers to cover the costs of growth infrastructure.
- 5.4 Submitters also provided feedback on housing needs and growth pressures for specific towns and locations. This included the need for more housing, especially affordable housing or smaller housing, in Motueka, Golden Bay, Murchison, Māpua and Tapawera. Several submitters also raised concerns about the current Richmond West development, such as encroachment on productive land, sea-level rise and traffic congestion.
- 5.5 Several submitters suggested ways the Council could address housing affordability issues by supporting social or community housing initiatives. The suggestions include inclusionary zoning, funding for social housing and other affordable housing initiatives, strategic land purchases and making Council land available for sale or lease to community housing providers.
- 5.6 Several submitters raised concerns about the effect of holiday houses on housing supply. Suggestions included regulation of holiday home rentals.
- 5.7 A relatively small number of submitters suggested the Council shouldn't allow for more growth or should slow down growth.

Lower Moutere Hills Growth Area

- 5.8 Some submitters provided feedback on the proposed development in Lower Moutere Hills, an area of land identified through the Council's Future Development Strategy.
- 5.9 Those who supported Option A, to leave this area's development beyond ten years, raised the concerns about traffic impacts, whether it would provide affordable housing, reverse sensitivity or geo-technical issues and perceived encroachment of productive land.
- 5.10 Those who selected Option B, to bring forward infrastructure spend in this area, felt this development would help provide housing for Motueka, was on non-productive land and would not be impacted by sea-level rise or coastal erosion.

Richmond South Growth Area

- 5.11 Three submitters requested that the Council advances the growth infrastructure for planned Richmond South to allow their new developments to proceed sooner.

Staff Comments and Recommendations

- 5.12 Given that Option A provides sufficient development capacity to provide for projected future growth over the coming ten years, staff recommend proceeding with the proposed growth infrastructure programme in Option A.
- 5.13 Under Option A, growth is enabled in Motueka in the first ten years, with Lower Moutere Hills scheduled for the following decade. The Council preferred Option A because it is expected it will enable enough housing supply to meet demand, while making the best use of available land and planned infrastructure. This approach should also enable the debt associated with planned growth infrastructure in Motueka West to be largely paid off through development contributions prior to investing in Lower Moutere Hills.
- 5.14 Under Option B, the Council's net debt by Year 10 would be greater.

General Feedback

- 5.15 Most of the issues raised by submitters for the Council's future development planning are already included in local government legislation, such as the Resource Management Act (RMA) or in National Policy Statements (NPS), such as the NPS for Urban Development.
- 5.16 The community's feedback on issues such as housing typologies and the location of future development will inform the reviews of the Tasman Resource Management Plan (underway) and the Future Development Strategy (planned for 2021/2022). Both of these processes will have significant community consultation and engagement. The Council is also undertaking a Housing Preference Survey in 2021 to better understand current and future housing needs.
- 5.17 Staff will also consider the feedback on the Lower Moutere Hills area and planning requirements for specific towns and locations as part of these processes.

Social or Community Housing

- 5.18 The Council considered inclusionary zoning at a workshop in February 2021. Inclusionary zoning requires a share of dwellings in new developments to be affordable (retained by restrictive covenant on title) to people on low to medium incomes. Inclusionary zoning can be secured from private plan changes or from consents where standards are breached. The Council decided it would support legislative change by central government, to enable councils to request inclusionary zoning.
- 5.19 The Council can further consider the lease of or granting of a licence to occupy any surplus land it owns to Community Housing Providers without amending the LTP. Council is already considering such an approach in Golden Bay on the site Council currently has four older persons housing units.
- 5.20 The Council is also proposing to provide support to Community Housing Providers through exemptions to Development Contributions, refer to section 11 in this report.

Holiday Houses

- 5.21 The Council has previously considered ways in which it could address equity issues created by holiday homes. The options available were complex and very difficult to administer. Staff also acknowledge the current challenges being experienced within the tourism and accommodation sector. Staff recommend that the Council does not consider a change in policy approach to holiday home owners.
- 5.22 Staff recommend no changes to the LTP.

Stopping or Slowing Growth

- 5.23 The Council has a legal obligation under the RMA to provide sufficient development capacity in relation to housing and business land to meet the expected demands of the region. The Council also has legal obligations under the National Policy Statement on Urban Development to provide for growth. Tasman has some of the least affordable housing in New Zealand. Providing infrastructure to enable an adequate supply of serviced land to meet demand is a key role the Council can play in helping to address this issue.
- 5.24 The demand for new dwellings is also partly driven by a decrease in household size (the average number of residents per household).
- 5.25 With an ageing population, Tasman also needs to attract working-age migrants to our region which means some population growth is necessary.

- 5.26 The LTP growth assumption was based on the medium scenario of 2019 population projections provided by an independent and experienced demographer. At the time, the medium scenario was in line with recent population and development trends.
- 5.27 Staff note that growth has accelerated over the last year. The Council will continue to monitor growth and demand. At this stage, no changes are recommended to the infrastructure programme but some infrastructure may need to come forward if growth rates remain higher than forecast for the next few years – in Richmond south for example. The Council reviews the growth assumption for each LTP.
- 5.28 Staff note the impacts of Nelson City Council's provision of serviced and zoned land for development which is based on low growth for the next three years. This is likely to increase pressure and demand for housing in Tasman District. Staff recommend the Council continues to work with Nelson City Council to encourage more development in Nelson and a more even distribution of development across the shared Nelson/Tasman urban environment. More detail can be found in the Council's submission to Nelson City Council on its LTP Consultation Document, refer to the Mayor's Update Report to Full Council on 20 May 2021.

Lower Moutere Growth Area

- 5.29 The Lower Moutere Hills new growth area is a recommendation only of the Future Development Strategy at this stage. Due to low lying land, hazards and productive land in Motueka, Lower Moutere was adopted in the Future Development Strategy as a future resilient option. The Lower Moutere growth option does not include highly productive land. Further consideration of the concerns raised by submitters, discussions with landowners and detailed structure planning will take place before any rezoning is proposed in the Tasman Environment Plan.

Richmond South Stormwater

- 5.30 The required stormwater infrastructure has been carefully programmed taking into account interdependencies between different parts of the overall programme. Development in Richmond South, including the submitters land, depends on construction of some significant stormwater infrastructure downstream of these properties. This includes two bridge crossings with state highways, channel upgrades and associated land purchases. The programme is a realistic reflection of what staff consider achievable within the next five years with current resources (internal and external). The potential to condense the programme from five years into three years is low. If opportunities do arise to speed up the programme in due course, then staff can consider and pursue these in collaboration with associated landowners and developers.
- 5.31 The timeline for development of stormwater infrastructure determines the critical path for development in Richmond South. There would be no benefit in bringing forward the wastewater pump station if the stormwater infrastructure is not yet in place.

6 Choice 2 – Waimea Community Dam allocation of additional irrigator capacity costs
--

Summary of Results

- 6.1 *Choice 2 – Do you support the Council's preferred option to share the cost of the irrigators' share across affiliated irrigators as well as general ratepayers?* Submitters had four options:

- Preferred Option A – A mixture of targeted and District-wide rates;
- Option B – All ratepayers pay a District-wide rate;
- Option C – A targeted rate on all properties in the ‘Zone of Affiliation’; and
- Option D – A new targeted rate solely on irrigators.

6.2 Figure 2 shows the number and percentage of submitters who selected each of the options, were not sure, or did not answer. The Council received a total of 1,378 submissions on this choice with the clear majority (83%) favouring Option D – A new targeted rate solely on irrigators. Only 65 submitters were in favour of the Council’s preferred Option A.

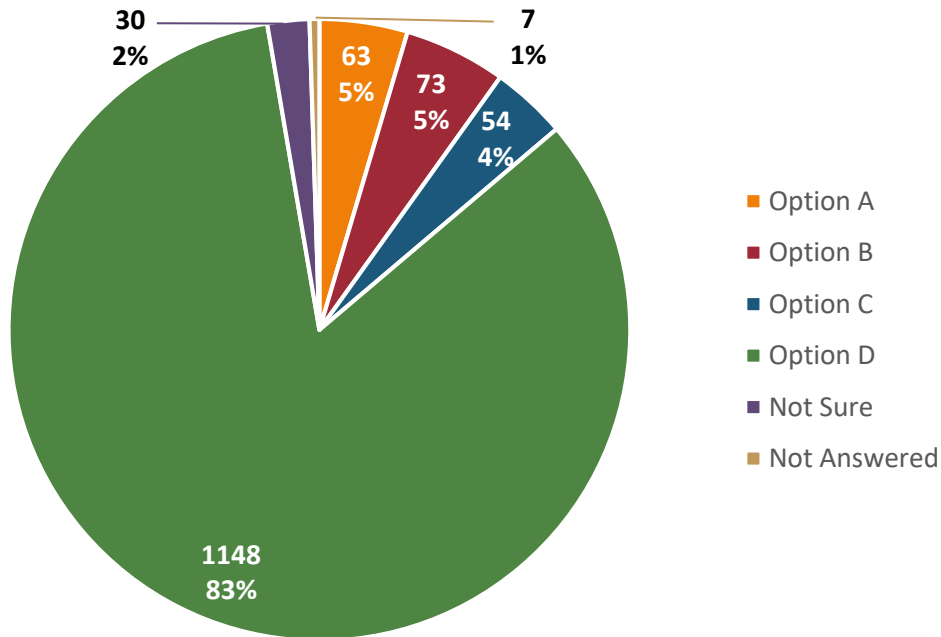


Figure 2: Choice 2 Results

Summary of Public Feedback

General Feedback

6.3 Submitters provided a range of general comments on this choice which were not specific to any of the options. The key themes were:

- disappointment and concern about the Council’s decision making processes on the WCD, including perceived disregard for the views of the public/ratepayers in deciding to proceed with the project in December 2018;
- disappointment and concern about the escalation in the WCD project costs and the Council’s apparent failure to control the costs, despite earlier public statements of confidence in the cost estimates;
- suggestions to abandon or mothball the project;
- requests that a full investigation be carried out into the WCD project, with some of these indicating the investigation should be carried out by an independent party;
- concern about further cost increases and the likely impacts of these on affordability for ratepayers in general and/or irrigators;

- suggestions about alternatives to the WCD for supplying urban water, most commonly on-site water storage at residential and commercial properties;
- suggestions that Nelson City Council or central government should contribute more to the cost overruns; and
- concern about the likely effectiveness of aquifer augmentation, water allocations and possible increase in nitrate use.

Feedback from Submitters Selecting Option A

- 6.4 Of submitters selecting Option A - A mixture of targeted and District-wide rates – the most frequent theme in submissions was that there are benefits to irrigators and to the wider District.
- 6.5 Some submitters selecting Option A were concerned about the targeted rate being based on capital value, noting that higher capital values can be the result of factors unrelated to water use, such as the value of houses and the views available from the property.

Feedback from Submitters Selecting Option B

- 6.6 Amongst submitters selecting Option B - All ratepayers pay a District-wide rate – the most frequently issue noted was the financial impact and unaffordability of targeted rates on irrigators. These submitters noted the tight margins in their businesses, the contribution they have already made through the purchase of Waimea Irrigators Limited (WIL) shares, the other costs of the WCD they are already required to pay for (operational costs, other rates) and the limited or non-existent income from some parts of the land.
- 6.7 Many of the submitters noted they are already liable for the significant cost increase in the WCD and commented on how substantially these costs have increased since they made their commitment to the project.
- 6.8 Some submitters felt that the Council had understated the benefits of the Dam to the wider community and disagreed with other submitter's comments that the Dam only benefits irrigators.
- 6.9 Some submitters identified that only a portion of their land can be irrigated but the proposed targeted rate is based on the land value of their entire property.
- 6.10 A few irrigator submitters contemplated the need to surrender their WIL shares to remain viable in the face of the increased costs through the proposed targeted rates. They noted that the cost burden would then be shared by even fewer irrigator ratepayers with the potential for a downward cycle to develop. A number noted that they could not surrender their shares in WIL and were now obliged to pay the increased costs.
- 6.11 Many of these submitters noted the benefits to the entire District/all ratepayers from the WCD. Some considered that this is similar to a range of other services and facilities funded through general rates that not all ratepayers benefit from.
- 6.12 Several irrigator submitters noted that they had purchased WIL shares or purchased more WIL shares than they needed to help support the WCD as a regional infrastructure project with widespread benefits to the District.
- 6.13 Some irrigator submitters noted that they relied on the project funding agreement with the Council limiting the extent of their liability for overrun costs to \$1.5 million (i.e. 50% of the first \$3 million in cost overruns) in making their decision to participate in the WCD project. Some of these submitters consider that the Council's proposal to subject them to further

targeted rates to help fund the overrun costs is not consistent with the spirit of good faith between the partners in the WCD.

- 6.14 A few submitters noted that any additional rates costs on irrigators will limit WIL's ability to sell further shares as required by Crown Irrigation Investments Limited (CIIL) under the terms of its loan to Waimea Water Limited (WWL).

Feedback from Submitters Selecting Option C

- 6.15 Some submitters selecting Option C - A targeted rate on all properties in the new Zone of Affiliation – noted the perceived lack of benefits of the WCD to the wider District as the rationale for not supporting funding the cost overruns from general rates.
- 6.16 Some of these submitters argued that the cost overruns should be paid by those that stand to benefit from the WCD in the Zone of Benefit.

Feedback from Submitters Selecting Option D

- 6.17 Submitters selecting Option D - A New Targeted Rate Solely on Irrigators - most frequently noted that either:
- irrigators are the main beneficiaries of the cost overruns and should fund them; and/or
 - user pays should apply.
- 6.18 Many of these submitters noted their view that either they, the ratepayers in their part of the District, or ratepayers in general would receive no benefit from the WCD.
- 6.19 Some of these submitters noted that general ratepayers should not be required to subsidise businesses (i.e. the businesses able to use water as a result of the WCD for irrigation).
- 6.20 A number of these submitters also noted the potential impact of any portion of the WCD overrun costs funded through general rates on the affordability of rates in the District. Several of these submitters identified the impact on ratepayers with fixed and/or limited incomes in particular.

Alternative Suggestions

- 6.21 A few submitters across all options suggested further rating options to fund the cost overruns.
- 6.22 Key points made by WIL in its submission are:
- WIL does not accept that there is an 'irrigator share' of cost overruns.
 - Limiting WIL's liability for cost overruns to \$1.5 million was intended to de-risk the investment by irrigators and was a key factor in the decision for irrigators to take up WIL shares.
 - Under the project documentation, WIL is obligated to sell more water shares to help safeguard its ability to repay the CIIL loans to WWL. Imposing further annual charges or targeted rates will be a critical determinant in the uptake of these shares.
 - By proposing to introduce a targeted rate on irrigators to fund the cost overruns, the Council is going against the good faith obligations in the Project Deed.
 - WIL requests that the Council, in making its decisions on how to fund the cost overruns, considers the following matters:

- that the proportion of project cost overruns the Council is seeking from WIL reflect the large contribution WIL shareholders have already made to funding the Dam project;
- the burden any additional targeted rate or increase in water charge will have on shareholder's businesses and their ability to prosper, noting that businesses need time to adjust their business plans;
- WIL's ability to sell more shares and recover annual water charges; and
- the inequity of a targeted rate based on land value, especially for shareholders with only a few shares.
- WIL requests the Council considers:
 - the option to place some of the cost overruns in shareholder advances to WWL with the related financing costs to be met through the WWL water charges. WIL further identifies some specific arrangements for the Council to consider in these shareholder advances;
 - that the General Rate be used to give effect to the Council's 'good faith' commitments agreed in the project documents and to enable WIL shareholders time to adjust their business plans; and
 - the critical nature of the water charge, and ensures that interest costs on any advances is a district cost, noting that WIL shareholders will be a significant part of that.

Staff Comments and Recommendations

Abandoning the Project

6.23 Abandoning the project at this juncture is not an option because:

- The Council is contractually bound by the terms of the WWL company constitution, the Project Deed and the Shareholders Agreement (amongst other contractual and financing documents).
- WWL is contractually bound by the terms of the Joint Venture (JV) construction contracts.
- The Shareholders Agreement (contract) requires the approval of both shareholders to vary the construction contract. That includes suspending or cancelling the contract.
- The project is over 50% complete.

6.24 If the Council refused to fund the completion of the WCD it would constitute defaulting on these agreements and the Council would have to pay associated costs, which would be a much greater than the cost of finishing the dam (which is now over 50% complete). The Council would face large damages claims from WIL shareholders and related litigation costs that would likely take a number of years to resolve.

6.25 In addition, the Council (or any successor entity following the three water reforms) would need to find and fully fund an alternative source for reticulated community water supply(s) and in doing so would be competing directly with rural water users in getting consents to take water.

Project Inquiry

6.26 At its meeting on 18 March 2021, the Council adopted a resolution requesting Council staff report back on the option of an independent inquiry/investigation into the costs of the WCD, including the potential scope and costs of any such inquiry. Staff expect to report back to the Council on this matter in June 2021.

Alternative to the WCD

6.27 Prior to committing to the WCD, the Council extensively considered the alternative options to supplying urban water and determined that the WCD presented the best long term option that met the urban, industry and environment needs, refer to report RCN18-11-1 to Full Council on 28 August 2018.

Other Funders

- 6.28 The Council has requested that Nelson City Council increase its contributions on several occasions. The most recent request is for its contribution to increase to \$10.5 million. That increase would be the equivalent of the \$5 million contribution adjusted for cost increases. Nelson City Council has declined and advised the matter will be considered as part of its LTP process. This Council has made a submission to the Nelson City Council Long Term Plan 2021-2031 consultation document on this topic.
- 6.29 The Council has approached central government seeking a contribution to the cost overruns. It received a letter from Hon. Grant Robertson which declines to provide further funding for the WCD. The Government has provided, through CIIL, an \$18 million 20-year 0%pa interest loan to the Council.

District Wide Benefit

6.30 Staff note a number of submitters consider that ratepayers should not be contributing to the WCD at all, let alone to the irrigators' share. The Council stated in its Consultation Document that it was not consulting on changing the original funding model or looking at alternative ways of paying for the urban water users and environment public good shares. For this reason, ratepayers will still contribute to the cost of the WCD regardless of the option that the Council decides to proceed with for the irrigators' share, reflecting previous decisions that the dam does contribute to environmental and other public benefits.

Alternative Funding Options

- 6.31 Staff have been negotiating with WIL, CIIL and WWL to move some of the cost overrun debt into WWL. This debt would be serviced through water charges to irrigators and to the Council. This approach is in line with the intent of Option A without the need to use a complex targeted rate and limiting the cost to general ratepayers to a period of five years. It would allow:
- allocation of costs in proportion to the WIL shareholding which is not available through rating;
 - a limit to the timeframe over which the proposed district wide funding of interest cost on \$10.6m of debt occurs before the full costs are met by irrigators; and
 - lower overall costs to the Council and irrigators.
- 6.32 At the time of writing this report, the negotiations have not progressed enough to reach a conclusion and for staff to provide clear advice on this alternative. Further advice on this matter will be provided through a Supplementary Report to this report prior to the

commencement of this meeting. The Supplementary Report will contain the structure, key terms of the arrangement, financial implications, and proposed resolutions.

6.33 Figure 3 summarises the model for the approach currently under negotiation.

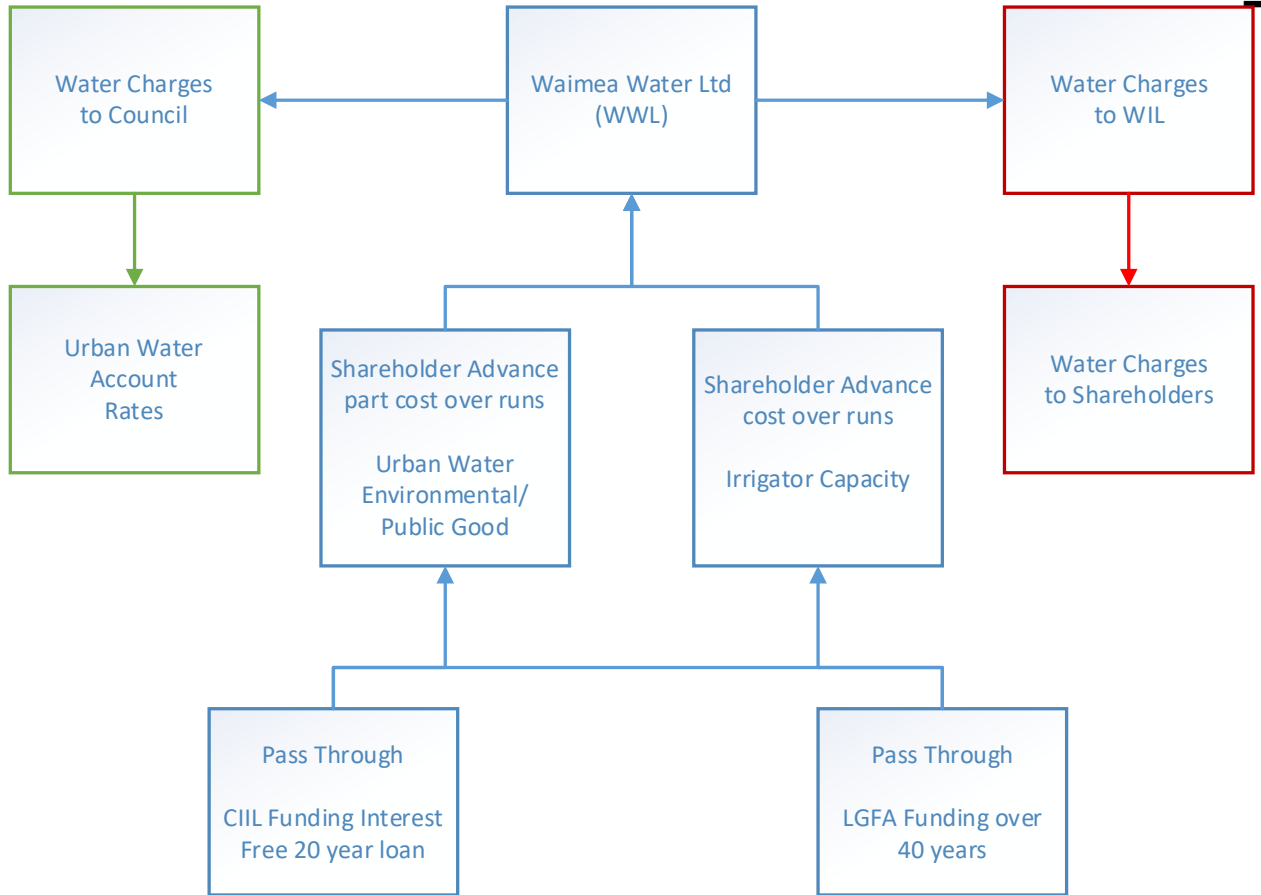


Figure 3: Potential Financing Model for WCD Cost Overruns

7 Choice 3 – A new company model for Nelson Airport and Port Nelson

Summary of Results

7.1 Choice 3 – *Do you support the Councils’ proposal to establish a joint parent Company for Nelson Airport and Port Nelson?* Submitters had four options:

- Preferred Option A – To establish a new company for holding the investments in, and overseeing operations of, Nelson Airport and Port Nelson – with Tasman District and Nelson City Councils as equal shareholders.
- Option B – status quo.
- Option C – A new company established as a funding vehicle only.
- Option D – A new company established as a funding vehicle and shared services agreement.

7.2 Figure 4 shows the number and percentage of submitters who selected each option, were not sure, or did not answer. The Council received a total of 756 submissions on this choice, the majority supported the status quo (Option B), followed by those that were not sure or did not answer.

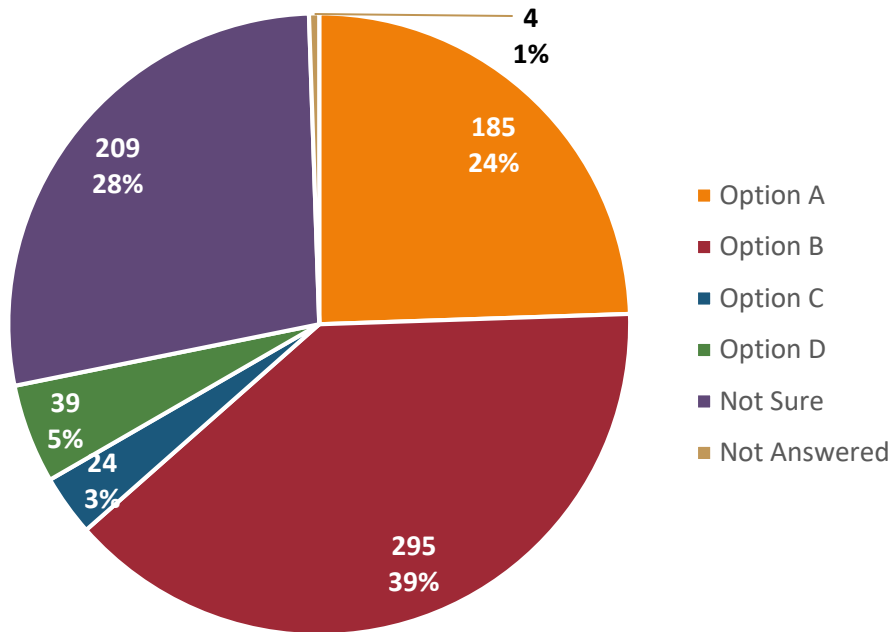


Figure 4: Choice 3 Results

Summary of Public Feedback

7.3 Submitters provided a range of comments on this choice, the key themes were:

- Expressing support for the proposed holding company and moves to achieve management and cost efficiencies.
- Expressing concern that the synergies and financial cost savings associated with the new holding company would not be achieved.
- Expressing concern over the Council's exposure under the Local Government Funding Agency (LGFA) lending to the Holding Company.
- Making suggestions and/or expressing concern on the representation and expertise of the new board for the Holding Company. Suggestions included ensuring there was diversity (including sight or hearing impaired), tourism, airport, port and climate change expertise.
- Expressing concerns over the level of alignment between the two companies, noting the operational differences between a port and airport.
- Expressing concerns over the potential sale of these strategic assets.

7.4 In their submissions, Port Nelson reiterated their support for Option A and Nelson Airport reiterated their support for Option C.

7.5 Some submitters noted that they could not determine whether the preferred option created an additional layer of governance and associated cost, or if it replaced the existing boards. For this reason, they selected Not Sure.

Staff Comments and Recommendations

Risks and Benefits

- 7.6 Staff reiterate that both Port Nelson and Nelson Airport perform well. The purpose of the proposed restructure was to achieve a range of operational efficiencies and savings that could not be achieved without an overarching holding company.
- 7.7 Option A (a new company for holding the investments in, and overseeing operations of, Nelson Airport and Port Nelson) has the higher risk and level of change. It also has the greatest potential to achieve operational savings and the risks can be mitigated as set out in the proposal
- 7.8 Option C (a new vehicle established as a funding vehicle only) is lower risk but has limited potential to achieve savings. Any savings achieved through this model would be through reduced borrowing costs through the LGFA.
- 7.9 Option A has the most potential for increased benefits. Option C has less potential benefits but still provides immediate and future benefits. Option C also leaves open further alignment of the two companies in the future.
- 7.10 Other port companies are also considering using Holding Company structures to access funding from the LGFA e.g. Lyttelton Port Company. This will provide them with a competitive advantage over other ports who cannot access the cheaper LGFA funding.
- 7.11 Under the current structure, given that both the Port and Airport are key regional strategic assets, neither council would let either entity fail to meet its debt obligations. This is reflected in the Standard & Poor's annual credit rating assessment which has the current and projected debt of the Port and Airport included as a contingent liability of the councils.
- 7.12 The Council would strongly influence the level of borrowing in the Holding Company through the Statement of Intent and Annual Reporting process using key performance measures including debt/equity limits. Agreement by both shareholders would also be required for any major transactions, including any significant increase in borrowings. The Holding Company will be required by the LGFA to hold uncalled capital (recorded as a contingent liability in the Annual Report) to the value of the 50% share of LGFA debt in the Holding Company. The LGFA will also impose borrowing covenants on the Holding Company, primarily around minimum levels of capital and the Company's ability to service the debt from income.
- 7.13 The shareholders would step in and provide financial support under the current arrangements if necessary. Therefore, staff consider the financial risk to the Council of having uncalled capital associated with either Option A or Option C, is no greater than the current structure of the companies.

Alignment with Nelson City Council

- 7.14 In order for any of the options to proceed, except the status quo, Nelson City Council must agree to proceed with the same option. For example, if the Council chose to proceed with Option A and Nelson City Council chose to proceed with Option C neither option would proceed and the status quo would continue.
- 7.15 Staff understand that Nelson City Council staff will likely recommend Option C.
- 7.16 Staff understand that this matter will be considered by the Nelson City Council at its deliberations meeting on 17 May 2021, prior to this Council's consideration of the matter. In

determining the final resolution, the Council can then take into account Nelson City Council's decision.

Recommendation

- 7.17 Staff acknowledge the feedback and concerns raised by submitters. Staff consider that the matters raised by submitters would not affect the overall business case recommendation. The matters do not introduce new risks or benefits that had not previously been considered by the Council and staff when preparing the Consultation Document.
- 7.18 On the basis of the business case, staff recommend that the Council proceeds with Option A due to the higher benefits that can be achieved and the mitigations that can be put in place over the concerns raised by Nelson Airport Limited.
- 7.19 Staff note that there might be wider factors, beyond the business case lens, that Councillors may want to consider when making a decision on this choice. That may include considering the views of submitters.
- 7.20 In the event that Nelson City Council resolves to proceed on the basis of Option C, or upon considering the views of submitters, the Council may choose to support Option C. This would ensure that at least some of the benefits of having a Holding Company structure are achieved rather than a continuation of the status quo.
- 7.21 Staff note that any change will not be implemented immediately. Staff from both councils will prepare a 12-month transition plan for approval prior to proceeding.

8 Choice 4 – Responding to Climate Change

Summary of Results

- 8.1 Choice 4 – *Do you support the Council's proposed response for adapting and responding to climate change?* Submitters had two options:
- Preferred Option A – Affordable level of investment spread over the next 10 years.
 - Option B – Higher investment in the short term.
- 8.2 Figure 5 shows the number and percentage of submitters who selected either option, were not sure, or did not answer. The Council received a total of 794 submissions on this choice. Almost half supported Option A and approximately one third supported Option B.

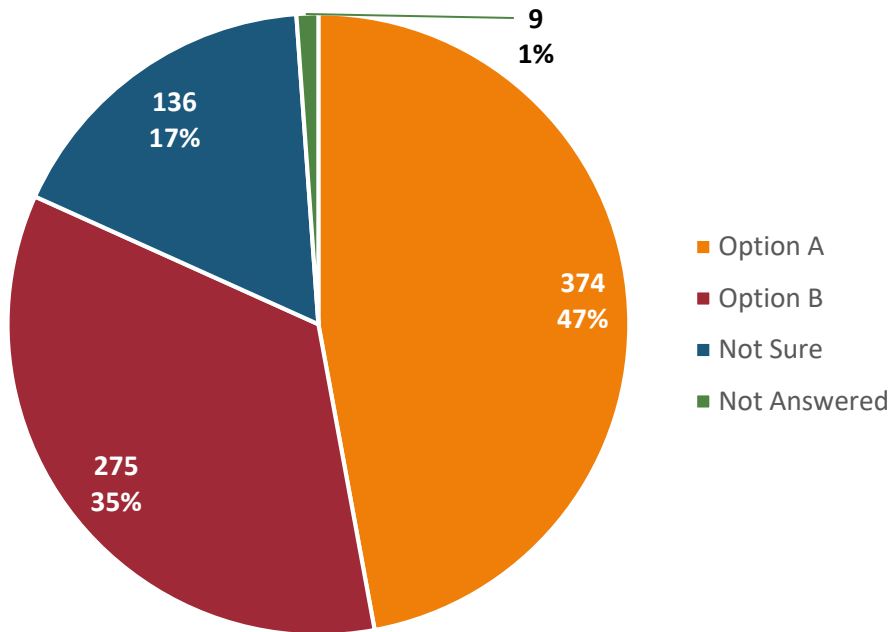


Figure 5: Choice 4 Results

Summary of Public Feedback

- 8.3 Of the 794 submissions on the Council’s proposed climate change response, 226 submitters made specific comments about climate change, covering a wide range of subtopics. Key themes are listed below and discussed in more detail under the associated headings.
- how much the Council is investing in its response to climate change, with submitters engaging on a range of matters, including:
 - their preference for Option A, Option B or an alternative investment scenario;
 - specific requests for additional funding; or
 - wanting further research before investing in a response; or
 - indicating their preference for investing in civil defence and emergency management / natural hazards instead of climate response.
 - various adaptation initiatives;
 - various mitigation initiatives; and
 - a range of leadership initiatives.
- 8.4 Several submitters acknowledged the progress that the Council has made through its Tasman Climate Action Plan in developing and undertaking actions that have climate-positive impacts, including adaptation work through the ‘Coastal Management Project – Responding to Climate Change’ work programme.
- 8.5 Views about the planned investment in the Council’s overall climate response ranged from disappointment (these submitters felt the Council isn’t doing nearly enough), to adequate, through to excessive.
- 8.6 A few submitters indicated that they do not believe in the science and/or feel more research is needed.

- 8.7 Four submitters would prefer these funds be spent on civil defence and emergency management responses to natural hazard events. They do not want the Council to invest in any response to climate change, as do an additional 10 submitters.
- 8.8 Some others are unsure about the affordability or would prefer the Council spends less or the minimum possible.
- 8.9 The majority of submitters indicated that the Council's planned investment is about right (i.e. most submitters who support Option A), while many feel that the Council should be doing more (i.e. those who support Option B). However, 74 of the latter submitters don't feel Option B goes far enough either.
- 8.10 Some submitters want the investment in climate response to take priority over other Council expenditure.
- 8.11 Federated Farmers NZ believes that the 'business as usual' expenditures for mitigating climate change should come from targeted rates in urban areas of benefit or from the Uniform Annual General Charge (UAGC). Their reasoning is that the benefit of the proposed expenditure is aimed at the urban areas, residents and ratepayers with little or no benefit to rural communities – for example, cycleways and public transport.
- 8.12 At least six submitters encouraged the Council to leverage and utilise more government funding where possible.

Feedback from submitters selecting Option A

- 8.13 Almost half (47%) of submitters who responded to Choice 4 supported Option A. Of these 372 submitters, 58 made further comments; the remaining 314 simply indicated Option A was their preference. The majority of the comments under Option A indicated a preference for minimal expenditure on climate change response, however others requested that the Council does more/spends more. There were several comments about sea level rise.
- 8.14 A few submitters supported Option A plus one of the additional initiatives listed under Option B only (e.g. the Warmer Homes programme (three submitters) or continuing to add to the emergency fund (two submitters)).

Feedback from submitters selecting Option B

- 8.15 Just over one third (35%) of submitters who responded to Choice 4 supported Option B. Of these 274 submitters, 111 made further comments (mainly urging the Council to do/invest more); the remaining 163 simply indicated Option B was their preference.
- 8.16 Many submitters feel that Option B doesn't go far enough. They urge the Council to do more and invest more in the response to climate change, they feel that the LTP reads as "business as usual" for both the Council and the region. They view Option A as too weak. They feel that if this option is selected, the Council is signaling to the wider community that minimal change is needed, which they disagree with. While Option B contains three additional investments (i.e. in active transport, a contribution to the Warmer Homes programme, and building the Council's emergency funds), these submitters feel that these funds are inadequate.
- 8.17 Some of those who support the intent of Option B also had alternative views. These included:
- preferred to see funding allocated to public transport instead of active transport;

- suggested that the budget for upgrading IT would be better allocated towards effective action to reduce carbon emissions and climate change; and
- suggested transferring the budget for sealing roads to the additional funding needed for advancing active transport options.

8.18 Others do not agree with the Option B initiatives, but still felt more investment was needed than proposed by Option A.

Specific funding requests

8.19 The Restoring Nature and Storing Carbon Group of the Nelson Tasman Climate Forum asks the Council to appoint a Climate Change Champion to work within and across the Council and with the community, industry, iwi, schools, and other councils. They suggest that the Council seeks funding from central government to fund the position.

8.20 Submitter 28897 requests that the Council considers offering an Eco Design service, similar to that provided by Nelson City Council. They suggest this could initially be in partnership with Nelson City Council, to save on staff costs.

8.21 The Tasman Environmental Trust (TET) requests financial support of between \$20,000 and \$50,000 towards their *'Core and Restore: Enhancing Estuaries in Te Tau Ihu'* project, which aims to quantify and improve blue carbon stocks across several local estuaries through the analysis of sediment cores. The project will also undertake restoration of estuarine ecosystems. Additional information provided by the submitter included the following explanation about the funding request:

"TET's Core and Restore project requests a contribution of \$50,000 in the 2021-22 financial year from TDC to undertake project development (which will include sourcing long term project funding), and to take a number of cores from Waimeha Inlet for carbon analysis. If this amount is not feasible, a smaller contribution of \$20,000 - \$30,000 would allow the project to get underway, but sample fewer cores. Other local funding sources, including NCC and local businesses are also being approached for funding."

8.22 The Warmer Healthier Homes (WHH) Trust thanked the Council for including \$150,000 of funding for WHH in Alternative Option B, however it stated that a lesser amount of \$60,000 would enable it to deliver a similar outcome – i.e. to insulate 380 homes in Tasman District. For every \$100 the Council provides, the WHH Trust can obtain a \$900 grant from central government. The Trust requests that the Council includes \$60,000 for the WHH insulation programme in the final LTP (being \$20,000 per year over Years 1 to 3), as a financial contribution towards the insulation of 380 homes in Tasman District.

8.23 The Nelson Tasman Climate Forum (Forum) requests that both Tasman District Council and Nelson City Council invest \$160,000 per year for the first three years of their respective LTPs, as a contribution towards their operating costs. The funding requested is to enable them to implement the Forum's Weaving Plan which looks to enable the whole community to respond in a timely and effective way to mitigate climate change and adapt to its effects. Nine other submitters also supported this specific funding request or asked that at least some funding be allocated to the Forum. The Forum also stated that it strongly supports the full funding of the Tasman Climate Action Plan.

8.24 The Forum also outlines a wide range of additional actions they would like to see included in the Council's climate response. Almost all of these suggested actions would require

additional funding. No estimates of required funding was provided, although at the Hearing the submitter outlined a range of options for their suggestion that Nelson City Council and the Council work together to measure regional emissions at an estimated maximum cost of \$15,000 per council per annum if an external service provider is engaged to carry out this task.

8.25 In addition to the specific funding requests outlined above, a large number of submitters on Choice 4 requested that the Council do more and/or invest more in its climate change response, with financial implications ranging from staff time only through to several millions of dollars. Most of these requests related to adaptation, mitigation or leadership initiatives.

Submitter comments relating to adaptation initiatives

8.26 Subtopics covered by the 'adaptation initiatives' theme include:

- planning for and responding to sea level rise, coastal erosion and inundation;
- planning for secure water supplies, increased stormwater and wastewater overflows;
- responding to increasing droughts and wildfires;
- ecological implications of climate change (e.g. how to protect biodiversity and deal with increasing biosecurity incursions);
- planning for increased resiliency (e.g. of energy, infrastructure, development, buildings, food systems etc);
- various views on the need for investment in emergency funds; and
- requests to ensure both the Council and residents can access affordable insurance in future, by proactively assessing and mitigating climate change risks.

Submitter comments relating to mitigation initiatives

8.27 Subtopics covered by the 'mitigation initiatives' theme include:

- requests for the Council to measure regional emissions in addition to the Council's own emissions;
- specific suggestions relating to public and active transport and electric vehicle charging infrastructure;
- requests relating to renewable energy and new technologies;
- suggestions for waste minimisation initiatives and diversion of organic matter from landfill (e.g. extending the composting trial from Nelson into Richmond and other locations); and
- discussion on biodiversity offsets and potential use of trees/forestry/wetlands/estuaries for carbon sequestration.

Submitter comments relating to leadership initiatives

8.28 Subtopics covered by the 'leadership initiatives' theme include:

- requests to identify and fill gaps in regional knowledge;
- requests for the Council to provide more information to the public about ways to adapt to climate change and mitigate impacts;

- suggestions that the Council does more to ‘walk the talk’ and encourage others to do more also;
- suggestions the Council invests in upskilling staff and employs a Climate Change Champion;
- requests to review targets for emissions reductions (e.g. agree to halve emissions by 2030);
- requests to collaborate with and support businesses and community groups on climate initiatives;
- suggestions tourists should pay for their carbon footprint; and
- requests to undertake and publicise more research on local climate change issues and impacts.

Staff Comments and Recommendations

Climate Change Champion

8.29 Staff support the idea of seeking government funding for this purpose, as the volume of work in the climate change space continues to grow at a rapid pace. This option could be pursued outside of the LTP process.

Eco Design Service

8.30 Staff note that Nelson City Council already employs 1 FTE for this purpose and acknowledge that this idea has some merit. However, staff view this as a discretionary item and lower priority for the Council and therefore do not recommend including budget for this purpose in the LTP.

Core and Restore Project

8.31 While staff consider this a very interesting project, it is not core business for the Council at present. Staff do not support spending Council funding on this project directly, and recommend it not be included in the LTP.

8.32 Staff are already working with the Waimea Inlet Coordination Group on the enhancement of the Waimea Estuary with the Jobs 4 Nature funding, which is restoring estuarine margins. The Council supports the efforts of the Waimea Inlet Coordination Group and where appropriate will coordinate investment and the use of government funds, to support the initiative and the outcomes desired.

Warmer Healthier Homes (WHH)

8.33 Staff support the funding request from WHH Trust for \$60,000 as it directly contributes to one of the actions within the Council’s Tasman Climate Action Plan, air quality and community wellbeing outcomes.

8.34 Funding from the Council would allow WHH to leverage central government funding at a ratio of 1:9, enabling 380 qualifying homes in Tasman District to be insulated.

8.35 Staff have explored funding options for this initiative and have identified scope to fund it from existing 2020/2021 budgets instead of providing this funding at a rate of \$20,000 per year for the first three years of the LTP (as requested by WHH).

8.36 Staff draw Councillors attention to the Tasman Climate Action Plan update in the Chief Executive’s Update Report for the Full Council meeting on 20 May 2021. In that report, staff

make recommendations on allocation of the 2020/2021 Tasman Climate Action Plan budget. Staff had prepared that update report prior to receiving WHH's submission and preparing this deliberations report and had already recommended that the Council fund WHH \$20,000 in 2020/2021, amongst other initiatives.

- 8.37 If the Council agrees to proceed with the recommendations in that report, the 2020/2021 budget is forecast to be approximately \$58,000 underspent. This provides an opportunity for the Council to fund the \$40,000 balance of the WHH request from the same budget in 2020/2021.
- 8.38 Granting the funding now would mean that there would be no further financial impact on LTP 2021-2031 budgets, meaning no associated rate increase, as the existing budget has already been collected through the 2020/2021 rates.
- 8.39 Staff recommend that the Council grants the Trust \$60,000 in the 2020/2021 financial year, using the existing Tasman Climate Action Plan budget. Noting that the recommendation is made in two parts:
- \$20,000 is recommended through the Chief Executive's Update Report to Full Council on 20 May 2021, and
 - \$40,000 recommended through this deliberations report.
- 8.40 Alternatively, depending on the timing for which the Council deliberates on this section of the report, the Council could not approve the recommendation in the Chief Executive's Update Report, and agree to fully fund the \$60,000 to WHH via an amended resolution at this meeting.

Nelson Tasman Climate Forum

- 8.41 Staff strongly support the work of the Forum however note the Forum does have the option of seeking funding from a range of other sources. Funding of the Forum is a discretionary item and additional to the Council's planned investment in climate change initiatives, hence staff do not recommend including the requested amount in the LTP.

Recommendations relating to other requests for the Council to do/invest more

- 8.42 Several submitters seem to be unaware that the Council is already working on a large number of the suggested ideas (e.g. planning a response to sea level rise issues via the multi-year 'Coastal Management – responding to climate change' project). Actions that the Council is already undertaking are included within the Tasman Climate Action Plan, which was adopted by the Council in September 2019.
- 8.43 The Tasman Climate Action Plan is designed to be a living document. Staff recommend that the suggestions put forward by submitters are further analysed for potential inclusion in an updated version of the plan. The financial implications can then be worked through in further detail and consideration given to including them in future Annual Plan or LTP budgets. Due to existing financial constraints, staff do not recommend that additional funding is allocated to the suggested initiatives for the LTP 2021-2031.

9 Revenue and Financing Policy Concurrent Consultation**Summary of Submissions**

9.1 The Council received 116 submissions on the Revenue and Financing Policy. Submitters were not asked to select an option as to whether they agreed or disagreed with the proposal. Staff have interpreted submitters comments to determine that:

- approximately 20% of submitters agreed with the proposed changes;
- approximately 55% of submitters disagreed with the proposed changes;
- approximately 20% of submitters neither agreed or disagreed with the proposed changes; and
- approximately 5% of submitters agreed with some aspects of the proposed changes but not the full proposal.

Combine Facilities Rate from Three into Two

9.2 There was mixed feedback on this change. Some submitters agreed that it was a sensible move. However, most submitters who commented on this change said it decreased transparency and they preferred the use of three rates.

General Rate Funding for Selected Rural Water Schemes

9.3 There was mixed feedback on this change. Staff interpreted submitters' comments to be fairly balanced between those that support the change and those that don't.

9.4 Comments made by submitters who were supportive of this change said they felt it was fair and appropriate, and that it will relieve some stress for those connected to the relevant schemes.

9.5 Comments made by submitters who were against the change said they felt it should be user pays.

Using Debt Funding Instead of Rate Funding

9.6 There was mixed feedback on this change. Some submitters clearly identified their support or disagreement with the proposed change, while others chose to comment on debt levels in general.

9.7 Comments made by submitters who were supportive of this change said that it was an appropriate funding mechanism providing it was used appropriately. Some submitters' wanted assurance that the loan terms would not exceed the 'life' of the asset.

9.8 Comments made by submitters who were against the proposed change said that if the Council needed to use debt to fund work then they considered it was unaffordable and the Council should only undertake what it can afford. They were also concerned that the Council's forecast debt levels were too high.

Reserve Financial Contributions for Major Renewals

9.9 Most submitters who commented on this change were supportive. There were some submitters that specifically noted that they disagreed with the proposed change.

9.10 For the most part submitters did not elaborate on why they supported or disagreed with the proposal.

Targeted Rate for Irrigators' Extractive Capacity Costs

- 9.11 There were lots of submitters who commented on the proposed change to include a targeted rate for the irrigators' extractive capacity costs. Upon staff interpreting their feedback it seems most have confused the proposal to create a targeted rate with the options under Choice 2 above.
- 9.12 There was a range of comments on the targeted rate, the use of general rates and funding of the WCD in general. While the comments were relevant to the overall LTP, they were not directly relevant to the inclusion of a targeted rate in the Policy.

Other Matters

- 9.13 Some submitters expressed their concern at ongoing rates rises and increased debt. They suggested that the Council should retain the financial caps included in the LTP 2018-2028.
- 9.14 Some submitters expressed concern at the number of staff employed by the Council and suggested that this could be reduced to help reduce the level of rates rises.
- 9.15 One submitter requested that the Council reconsider how it rates for more than one dwelling on a title.

Staff Comments and Recommendations**Combine Facilities Rate from Three into Two**

- 9.16 Staff acknowledge that it may appear less transparent having two rates instead of three. However the same information will be able to be sourced from other financial information sources, the same as when there were three rates. The base cost information is still accessible, all the proposal does is reduce the number of rates.
- 9.17 Using rates in the interest of transparency is not necessarily recommended. For example, the general rate covers a broad range of Council activities. The Council provides public transparency of its budgets through the activity management plans and other documents.
- 9.18 Staff recommend that the Council proceed with the rate amalgamation.

General Rate Funding for Selected Rural Water Schemes

- 9.19 There was not a clear majority view on this proposal and in comparison to other issues in the Consultation Document, this proposed changes received very little feedback.
- 9.20 The general rate subsidy only applies for three years, after which the Council will reconsider how it funds the rural water schemes, if not earlier. Given the future review, staff recommend that the Council adopt the change to the Policy in order to maintain affordability to users on the relevant rural water schemes.

Using Debt Funding Instead of Rate Funding

- 9.21 The work that the Council intends to debt fund must be carried out. If the Council chooses not to debt fund it, it will need funding through rates or other sources. Given the modelled rates revenue increases, staff recommend that the Council adopt the change to the Policy.
- 9.22 The terms of the loan to fund the operating costs are moderate and based on an estimate of the life of the work. For example the TRMP has a 10 year life which reflects the term of the loan.

Reserve Financial Contributions for Major Renewals

- 9.23 Only a small number of submitters chose to specifically comment on this proposal, and the majority appeared to be supportive.
- 9.24 Staff recommend that the Council adopt the change to the Policy.

Targeted Rate for Irrigators' Extractive Capacity Costs

- 9.25 The proposed change to the Policy enables the Council to use a targeted rate to collect the irrigators' extractive use costs. By including the targeted rate in the Policy, it does not mean that it is necessarily obligated to use it. However, if it doesn't exist in the Policy then the Council will lack the ability to utilise a targeted rate without the requirement to change the Policy and undertake the associated consultation again.
- 9.26 The decision as to whether the Council actually uses the targeted rate as a means to collect the irrigators' extractive capacity costs is considered under Choice 2 in section 6 of this report.
- 9.27 Staff recommend that the targeted rate be retained in the Policy, regardless of the decision made on Choice 2.

Other Matters

- 9.28 The Council recently considered Separately Used and Inhabitable Parts (SUIPs) and decided not to proceed. Please refer to report RCN19-12-4 on 12 December 2019.
- 9.29 There is insufficient time remaining in the lead up to adopting the LTP 2021-2031 to consider and incorporate such a significant change to the Council's rating approach. This could be reconsidered during the lead in to the LTP 2024-2034.

10 Rates Remission Policy Concurrent Consultation**Summary of Submissions**

- 10.1 The Council received 61 submissions on the Rates Remission Policy.
- 10.2 Approximately one third disagreed with the changes proposed. Of these, 10 did not provide any reason as to why they disagreed and three disagreed with the proposed remission for excess water use.
- 10.3 Some individual submitters thought the Council should have no remissions or disagreed with the low value threshold increase.
- 10.4 Some submitters wanted extra remissions added to the Policy for a variety of reasons:
- for a single person;
 - on a low income;
 - couples caring for a dependent adult;
 - residents over 65 years of age.
- 10.5 Approximately one quarter agreed with the changes proposed.
- 10.6 Seven had no view on the proposed changes.

Staff Comments and Recommendations

- 10.7 Staff acknowledge that there are many different types of households across the District, personal situations and varying levels of household income and expenditure. Many of the submitters recommended rates remissions for people in financial hardship and may not have been aware that rates rebates are available to low income earners. This scheme is operated by the Department of Internal Affairs and information is provided on the Council's website: [Rates rebates | Tasman District Council](#).
- 10.8 There are no recommended changes to the proposed Policy. Submitters comments expressed opinion and did not provide new information that would cause staff to reconsider their initial advice on the proposed Policy.

11 Development and Financial Contributions Policy Concurrent Consultation

Summary of Submissions

- 11.1 The Council received 68 submissions on the Development and Financial Contributions Policy. There was mixed feedback with some submitters expressing clear support for the changes, some expressing clear opposition and many other comments that staff could not interpret whether the submitter supported or opposed the proposed policy changes. Submission comments can be broadly grouped into the following themes:
- some submitters expressed their support for proposed Community Housing remissions;
 - some submitters felt the Council should be doing more to incentivise infill and higher density developer, and discourage greenfield development;
 - one submitter felt that the proposed change to the building footprint was not enough to incentivise higher density housing;
 - one submitter has requested the Council include dwellings that have one or two bedrooms and are less than 85m² in the minor homes category and therefore subject to a 50% discount;
 - some submitters disagreed with the removal of stormwater development contribution charges for Brightwater and Wakefield;
 - one submitter is seeking changes to the transport assessment rates proposed in the Policy on the basis they are unfair and do not comply with the development contribution principles within the Local Government Act 2002 (LGA);
 - three submitters suggested changes to the Policy relating to stormwater detention. Of these, two requested 50% discounts for temporary detention, and one requested that the Policy state the Council **will** provide a discount where permanent stormwater detention is provided, rather than **may** as in the proposed policy;
 - some submitters suggested that costs should fall to developers not the public, only those that benefit should pay, or alternative methods for assessing development contribution charges; and
 - some submitters expressed their concern at the level of growth in the District and felt that the Council should be limiting development.

Staff Comments and Recommendations

- 11.2 The Council's role is to provide public good infrastructure for growth, not infrastructure within subdivisions. The infrastructure provided by the Council is largely funded by development via development contribution and financial contributions.
- 11.3 The LGA governs what assets the Council can charge for under development contributions, the basis for that charge, and how the Council can determine the proportion of an asset that can be recovered via development contributions. The Council's draft Policy complies with these requirements and the guidance on development contributions provided by the Department of Internal Affairs.
- 11.4 Some of the suggestions recommended by submitters fall outside what is permissible by the LGA, for example the Council must allocate costs across those that benefit, not just those that trigger the need for the work.
- 11.5 The Council has previously held discussions with the development community about the barriers to medium density development. In response, several initiatives have been rolled out through plan or infrastructure policy changes or are in the process of being rolled out. However, this is an evolving area and staff acknowledge ongoing discussions will be necessary.
- 11.6 There is currently no strong basis (as required by the LGA) for including Brightwater and Wakefield in the stormwater catchment for development contributions. There are no projects proposed for those areas in the LTP and any historic projects have effectively been paid off. The stormwater catchment management plans for these areas will be finalised over the next two years and future LTPs may include some stormwater works as a result of newly identified needs. Brightwater and/or Wakefield can be added back into the Waimea catchment during future reviews of the Policy.

Transport assessment measures for non-residential developments

- 11.7 The current policy uses car parks per 100m² of gross floor area (GFA) as the demand measure for transport. This has been changed to trips per day in the proposed Policy, which includes trips made by all modes, for the following reasons.
- The carpark requirements used in the current Policy are linked to the Tasman Resource Management Plan (TRMP) car parking requirements which were set over 15 years ago and are outdated.
 - The National Policy Statement on Urban Development requires councils to remove minimum car parking requirements from Resource Management Plans, so car parking will no longer be a reliable assessment basis in the future.
 - Growth generates demand for all travel modes including walking, cycling and public transport, and the Council is responding with increased multi-modal growth infrastructure in its LTP.
- 11.8 The trips per day measure is used by most other councils for this purpose. The proposed assessment rates are guided by trip generation data provided by Stantec (see **Attachment 1**) and are similar to rates used by other councils. This change will result in non-residential developments paying higher transport related development contributions in the future. It is likely that non-residential activities have been under-contributing to the transport related growth costs to date.

11.9 However, the assessment rates used in the proposed policy are averages/simplifications of several land use activities condensed into three primary land uses; Commercial, Industrial and Retail. As one submitter pointed out, there can be a wide variation for some land uses within these categories – for example, a food manufacturer will have a relatively high number of trips per 100m² of GFA compared to a storage warehouse.

11.10 For this reason, the proposed Policy provides for special assessments which enable a development to provide evidence of trip generation being significantly lower than the Policy assumes. If this evidence is accepted, staff can reduce the assessment and charges accordingly. This approach also applies to land uses that do not fit into the Industrial, Retail or Commercial categories.

11.11 Staff have also sought additional information on trip generation used by Auckland City Council. These largely confirm that the assessment rates proposed are reasonable. However, there are two specific land uses that are common development types in Tasman where the proposed assessment rates for transport may be too high:

- Retirement villages – an assessment rate of 0.3 HUDs per unit is well supported by evidence; and
- Warehousing – an assessment rate of 0.3 HUDs per 100m² GFA is well supported by evidence.

11.12 As a result, staff propose that the Council changes the transport assessment rates in the Policy.

11.13 Section 197AB(g) of the LGA governs how the Council must determine the land use categories to use when setting development contributions.

(g) when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

(i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and ...

11.14 This balancing act is an informed judgment call taking into account a range of factors including:

- the mix of activities that the council charges development contributions for;
- any clusters of specific land use types in a district;
- the size of the council and its ability to administer more complex policies; and
- what other safeguards the policy has to deal with particular development where demands on a particular infrastructure service depart materially from the assumptions made in the policy.

11.15 Staff consider that with the change proposed above for retirement villages and warehousing, the policy strikes the right balance between practical and administrative efficiencies and fairness and equity. Any individual development that has trip generation rates that are significantly lower than those proposed, can seek a special assessment to have their assessment lowered. Consequently, no further changes are recommended.

Small home assessment rates

11.16 The proposed rates are shown in Table 2 below. They are the same as in the current Policy except that the footprint of the building is used rather than the GFA. This change was made to incentivise two-storey dwellings.

11.17 Staff do not support further changes. The assessment rates are primarily driven by the number of bedrooms in a dwelling. There is a well-established relationship between bedrooms and the number of people in a dwelling on average, which drives the demand on services. Our policy is already generous compared to many others, such as the inclusion of three (3) bedrooms in the small house category (which would normally be under the standard category). Further changes will start to erode the funding base without justification.

Table 2: Small homes special assessment guidance

	Minor	Small	Standard
Criteria A: Dwelling Size (building footprint area m ²)	<85	<110	≥110
Criteria B: No. of Bedrooms	1	≤3	≥4
HUD Discount (all services)	50%	25%	Nil
Proportion of HUD payable for all charges	0.5	0.75	1

Stormwater detention discounts

11.18 Two submitters (29364 and 29361) have land in Richmond South that they wish to develop ahead of the stormwater projects proposed in the Council's activity management plan. If the Council does not bring forward its stormwater programme, they request that they receive a 50% discount on stormwater development contributions on the basis that they will need to install and incur costs for, temporary stormwater detention.

11.19 The current and proposed policy provides a discount of up to 50% for developments that provide permanent stormwater detention. This recognises that these development will have a smaller impact on downstream stormwater flows. The proposed Policy deliberately does not provide discounts when temporary stormwater detention is provided. This is because the works do not permanently mitigate stormwater flows and therefore do not mitigate the need for, or cost of, the longer term solution provided by the Council. Providing a discount in these cases will undermine the Council's recovery of its costs.

11.20 The submitters have argued that the Council is double dipping if it requires temporary detention and full stormwater development contributions. While a developer may incur additional costs, the Council is not requiring more than one contribution (per section) to its costs. The costs are not in relation to the same infrastructure.

11.21 Developers in these situation are often choosing to move ahead of the Council's programme, and are aware that should they do so, they will incur these costs. The land used for detention is usually the Council's land, will become the Council's land for which we are compensating them for, or the developers are using their own land which will be subsequently converted to sections later.

11.22 A discount in these circumstances will transfer the Council revenues needed to fund longer term infrastructure into the developer's bottom line.

11.23 One submitter asked to have more certainty about the discounts that are provided for permanent detention and asked that the Council change the policy wording from **may** to **will**. The use of may is deliberate as there are circumstances where the Council may choose to enter into a development agreement with the developer for detention, rather than applying a blanket discount. For example, where a developer partners with the Council to provide the detention on Council land. In these cases, the blanket discount provided in the policy may be too generous.

11.24 Staff recommend no changes.

Community Housing Provider Remissions

11.25 Staff note the submission from Te Āwhina Marae discussed in section 16 of this report, and recommend that they be added to the list of Community Housing Providers.

11.26 Staff also note the support from the Mohua Community Housing Project for the proposed remissions. Staff recommend that the Mohua Affordable Housing Trust be added to the list of Community Housing Providers. It is a new Trust that was not formed at the time of preparing the proposed Policy.

11.27 These additions will increase the revenue foregone under the proposed community housing provider remissions. Staff will monitor this. The Council may need to consider how these remissions are funded in the future.

12 Financial Strategy and Rating Changes

Financial Strategy

12.1 The Council received 60 submissions on aspects of the Financial Strategy. The main theme was that the proposed rates increases and rates revenue increase caps are too high, with a few submitters especially concerned about the 7% increases projected for Year 4 and 5.

12.2 Several submitters noted the relatively low income levels in the District in general, and the number of people on fixed incomes and/or low incomes. A few submitters referenced Covid-19 related issues affecting rates affordability.

12.3 Some submitters suggested the Council should reduce its expenditure, improve efficiency and/or cut spending on non-essential services.

12.4 A number of submitters also raised concerns about the Council's projected debt level and net debt cap, with a few of these advocating for retaining the existing \$200 million cap.

Motueka Firefighting Rate

12.5 The Council received 11 submissions on the proposed Motueka Firefighting rate change. Nine appeared to support the change but had concerns with the rate increase.

12.6 Staff note that the increase in the Motueka Firefighting rate is driven by a transition of costs from one rate to another. The Motueka Reticulated Service charge for water users is decreasing, and the Motueka Firefighting rate is increasing consequentially. This shifts the incidence of rates.

12.7 This change was initiated to ensure that those that ratepayers who are not connected to the public supply in Motueka pay a fair amount towards the capacity for firefighting that they benefit from.

12.8 Staff note there is a gradual increase in the respective rates that would occur regardless of the change. This increase is associated with annual inflation or increased direct costs.

Rubbish and Recycling Rate

12.9 The Council received two submissions on the proposed rubbish and recycling rate change.

- one submitter from Baldwin Road said they preferred not to use the proposed kerbside services; and
- one submitter commented on the changes to the Coastal Highway kerbside services and noted that it was not preferable but was acceptable.

12.10 The submitter from Baldwin Road is the landowner of the last property on the proposed extension. Staff contacted most other residents on this road following close of submissions and they confirmed that they wished to be included in the extension of services.

12.11 Staff recommend that the proposed rating area be reduced to exclude this last property but to include the other properties as proposed, as shown in **Attachment 2**.

12.12 Staff also received informal feedback from all three landowners on Leigh Road in Wakefield, that they did not wish to be added to the rating area. The Council originally proposed to add these properties to the recycling service but it would have required residents to take their bins to the state highway for collection. One resident previously did this and paid for the service by invoice but no longer uses it. Staff recommend that the rating area be amended to exclude all three properties on Leigh Road as shown in **Attachment 2**.

12.13 The Council has proposed to reduce the rating area for the Refuse Recycling Rate to exclude 19 properties on the Coastal Highway that cannot be safely serviced. For the last 2-½ years these properties have continued to pay the rate but must take their recycling to alternative drop-off points nearby. Staff have written to each of the landowners to advise them of the proposed change. The residents have been advised that, if they wish to, they can opt-in to receive the service and pay by invoice instead of being rated by default. This gives them and subsequent owners the ability to opt in or opt out of a service that they can't receive at the gate.

12.14 Two other Coastal Highway residents contacted the Council informally and said that while they would prefer a collection at the gate they accept the proposal and will probably opt to pay by invoice.

12.15 Staff recommend no changes to the proposed Refuse Rating Area in the area of The Coastal Highway.

Urban Stormwater Rate

12.16 The Council received five submissions on the proposed changes to the urban stormwater rate.

- four submitters disagreed with the proposed change in the Wakefield Urban Drainage Area (UDA) affecting Fellbridge Rise and the associated rating implications; and
- one submitter, Nelson Pine Industries, queried the inclusion of its properties in the Richmond UDA.

12.17 The submitters from Fellbridge Rise raised reasonable points and provided new information not immediately known when revising the UDA boundaries. The properties within the subdivision are required by consent conditions to mitigate increased flows from development

and there is only a very small amount of stormwater infrastructure downstream of Fellbridge Rise. Staff recommend that the Council does not proceed with the proposed changes to that part of the Wakefield UDA boundary, and that the Wakefield UDA be amended as shown in **Attachment 2**.

- 12.18 Nelson Pine Industries (NPI) own two properties that have always been inside the Richmond UDA area but have been rated at the lower drainage rate (10% of the UDA rate). NPI were notified because the anomaly had been found in a review of rated properties.
- 12.19 The larger of the two NPI properties is located on the coastal side of Lower Queen Street, outside of the Borck Creek catchment and the vast majority of the site discharges directly to the coast through private networks owned by NPI. This property is their main factory site.
- 12.20 The other property is largely undeveloped and on the inland side of Lower Queen Street. This property discharges its stormwater into the network on Lower Queen Street and benefits from the Borck Creek improvement which intercepts overland flows. It is important to note that there a number of neighbouring properties that discharge and benefit in the same way as this NPI property. Those properties are also inside the Richmond UDA and pay the appropriate rates.
- 12.21 Staff recommend the Richmond UDA be amended as shown in **Attachment 2**. This excludes the NPI property on the coastal side of Lower Queen Street from the Richmond UDA and includes the NPI property inland of Lower Queen Street in the Richmond UDA. This amendment also excludes a property immediately north of NPI that is used for bark processing. This property was also proposed to be added to the rating area this year but, like the larger NPI site, has no direct connection to the Council network and staff recommend that this property also be excluded from the rating area.

Torrent Bay Rating

- 12.22 Submitter 27380 requested that the Council reconsider the application of the Torrent Bay replenishment rate on their property. The submitter raised this issue in 2018 and staff confirmed that the property was in the Torrent Bay rating Area A. Staff also confirmed their view that it was correctly assigned to Area A, rather than Area B and suggested if the owner was still unhappy with that outcome that they could submit on the LTP 2021-2031. Staff have recently reviewed the decision and believe the property is still appropriately rated given its location and the benefits it receives from sand replenishment works. Staff recommend leaving the property in rating Area A.

13 Roads, Walking and Cycling

Summary of Submissions

- 13.1 The Council received 76 submissions relating to roads, walking and cycling. The most common themes were:
- Expressing support for the proposed investment in walking and cycling infrastructure, and some expressed concern that the Council had not planned to do enough;
 - Expressing support for public transport services in general, but specifically in towns that currently have no services such as Motueka, Wakefield, Māpua and Takaka;
 - Submitters who supported walking/cycling and public transport are often advocating for these modes of transport as a response to climate change;

- Expressing concern around the condition of the roads around the District, particularly rural roads and concern that funds were being diverted away from maintaining them. A number of submitters requested that the Council seal Stagecoach Road and one requested sealing of Tasman View Road;
- Expressing concern regarding traffic volumes and growth on Lower Queen Street and Gladstone Road. This includes the delay that motorists are experiencing travelling through Richmond, access onto Lower Queen Street and safety for those walking or cycling along the road;
- Expressing concern about safety on busy roads, especially on and around state highways, as well as requesting speed limit reductions;
- Expressing concerns regarding Waka Kotahi's planned upgrades for High Street, especially relating to the loss of trees and car parking; and
- Requesting construction of specific new sections of footpath and cycle way, including one submitter who requested a cycleway from Tapawera to Murchison.

13.2 Other less frequent matters include:

- Support for Tasman's Great Taste Trail;
- Concern at the level of investment in walking and cycling at the cost to other road activities;
- Request to improve unsealed cycle paths, including sealing of them;
- Request for pedestrian crossings at specific locations;
- Request for improvement of the Dart River ford; and
- Request for more e-bike and e-vehicle charging infrastructure.

13.3 One submitter requested that the Council install new street lighting along Wharf Road in Motueka to improve safety.

13.4 The Marahau-Sandy Bay Residents Association made a number of requests, including:

- The Council take over the maintenance of the foreshore plantings;
- A pedestrian walkway attached to the Marahau River Bridge; and
- Car parking signage improvements throughout Marahau.

13.5 A number of submission points related to Waka Kotahi's state highways. They include:

- Speed limit reductions for state highways;
- Request for a bypass for Motueka;
- Request to improve traffic flows through Richmond; and
- Pedestrian underpass for the state highway through Wakefield.

Staff Comments and Recommendations

Tasman Regional Transport Committee Requests

13.6 In addition to the submissions received, staff draw the Council's attention to the following resolutions made by the Tasman Regional Transport Committee (TRTC) at its meeting on 20 April 2021. This followed consultation on the Regional Land Transport Plan and Regional

Public Transport Plan. The feedback was strongly in favor of advancing public transport plans and undertaking more walking and cycling infrastructure.

From Report TRTC21-04-4:

- 6 *recommends to Full Council that it consider bringing forward the following key elements of the walking and cycling programme as part of its Long Term Plan deliberations:*
- a) *constructing cycle lanes in Mapua (\$260k), and*
 - b) *bringing forward the Wensley-Salisbury separated cycle facility (\$12.1m) by two years to be constructed between Y4 and Y7; and*

From Report TRTC21-04-5:

- 3 *recommends to Full Council that the following changes to the draft RPTP be included in the Long Term Plan, on the basis that external additional funding is secured from non-rates sources, or that savings are made in other transport related activities:*
- a) *bring forward the proposed Stage 2 frequency for all urban services during weekdays to 2023, being a 30-minute frequency; and*
 - b) *bring forward to 2023 the proposed stage 2 frequency for regional routes during weekdays, being four return trips a day to Motueka/Māpua and six return trips per day for Wakefield/Brightwater;*

13.7 When assessing the above resolutions in the context of the LTP and the Council's full work programme, staff consider that current debt pressure makes it very difficult to advance capital work without affecting the forecast net debt. The capital projects are of notable cost and staff cannot identify other work that can be delayed so that these projects can be advanced. Consequently, staff recommend that the Mapua cycle lanes and Wensley-Salisbury separated cycle facility be retained as proposed in the Transportation Activity Management Plan.

13.8 The TRTC's requests to advance public transport is done so on the basis that there is an associated increase in revenue. The associated revenue increase means that advancing the implementation of new and increased frequency public transport services would have a neutral financial impact. Therefore, staff recommend that this change be included in the final LTP.

Richmond Programme Business Case (PBC)

13.9 The Richmond PBC proposes a multi-modal approach to addressing the additional demands new development and population growth are placing on our transport networks. The Council is progressing the Richmond PBC with Waka Kotahi to address the challenges facing both networks. However, it may be several years before major investment is made by Waka Kotahi in their network and congestion is likely to worsen until that occurs.

13.10 Staff expect that the Richmond PBC will identify a suite of actions and projects that will address most submitters concerns regarding traffic flows on key routes through Richmond. Staff considered adding or advancing key projects in the LTP, which would foreshadow the outcomes of the business case, but decided that the business case was not progressed enough to do this.

Waka Kotahi Funding

13.11 Staff are expecting a decision on the level of funding the Council will receive from the National Land Transport Fund (NLTF) by the end of May 2021. Initial indications from Waka Kotahi staff are that the level of funding sought by all councils exceeds the total funds available. Indications from Waka Kotahi staff suggest that the Council is unlikely to receive the full amount of funding it has requested in its Maintenance, Operations and Renewals (MOR) programme, however the actual level of funding is unknown at this stage.

13.12 If the Council does not receive full funding from Waka Kotahi for its MOR programme, it will need to decide what to do with the associated Council share. The Council will have four options:

- Maintain its share of funding of the MOR programme, noting this will mean Waka Kotahi effectively funds less than 51% of the programme; or
- Reduce its share of funding of the MOR programme so that the 51% funding ratio is maintained, noting this is likely to have some impact on the level of road maintenance and renewal that the Council conducts; or
- Reduce its share of funding of the MOR programme and reinvest the funds in another aspect of the transport programme and aim to leverage funding from other parts of the NLTF; or
- A combination of the above.

13.13 If the Council was to consider in the future reinvesting its funding to transportation projects, staff advise prioritising the following, assuming Waka Kotahi funding is available:

- Projects from the final Richmond Programme Business Case;
- Regional Public Transport Plan (as indicated earlier); and
- Walking and cycling infrastructure.

13.14 Staff expect to advise the Council of Waka Kotahi's decision in June 2021. However, given the timing of the funding confirmation, it will be too late to be able to be incorporated into the final LTP and Transportation Activity Management Plan.

13.15 Depending on the outcome of the funding decision, staff will prepare a report requesting direction from the Council on how it wishes to proceed with its share of the MOR funding.

New Footpaths, Cycleways and Facilities

13.16 A number of submitters have requested new or improved footpaths and cycleways. The Council maintains a list of potential footpath and cycleway projects and assesses them against set prioritisation criteria. These lists and criteria are referred to as a 'matrix'.

13.17 The requests made by submitters will have mixed priority once assessed. For the most part, the requests have been added to the matrix. However, when the project is actually undertaken will depend on whether the individual project has a low or high priority and the level of Council funding available. A number of the requests are likely to be a low priority and are therefore unlikely to be completed within the next 10 years at the proposed funding levels.

Road Sealing Requests

- 13.18 Generally, the Council does not fund seal extensions. The Council has included a modest budget in the draft Transportation Activity Management Plan for Rural Road Developments. This budget is partially funded by development contributions and is intended to fund the Council's share of road improvements adjacent to new developments. On that basis and at present, the Council would only consider contributing to a seal extension if it was at least partly funded by developers.
- 13.19 The requests to seal Stagecoach Road and Tasman View Road do not currently meet this criteria and therefore staff recommend that the Council does not contribute to sealing sections of those roads.

Marahau Sandy Bay Residents Association Requests

- 13.20 The Council notes that the pedestrian bridge for Marahau River is listed in the footpath matrix. Please refer to paragraph 13.17 above for more information on the matrix. The pedestrian bridge is currently a high priority meaning that is likely to be undertaken within the next 10 years.
- 13.21 The Council has not budgeted to undertake landscape maintenance of the top of the sea wall in Marahau, staff estimate the cost to be \$2,000 per year. The plantings were originally established by the community to prevent parking. The Council could potentially take over maintenance of this section, however the existing maintenance budget is fully subscribed. This means the budget would need to be increased and there would be an associated rates impact. Staff would need to further assess the costs of undertaking this work and suggest that the Council consider it through the next Annual Plan or LTP.
- 13.22 Staff note the requests to improve car parking signage and advises that this type of work can be undertaken within existing traffic services budgets. No changes to the LTP are necessary.

Waka Kotahi Matters

- 13.23 The Council and staff are actively engaged with Waka Kotahi to ensure they are giving consideration to matters raised by submitters. Some matters such as traffic flows in and around Richmond are being actively worked on through the Richmond PBC which is due for completion in late 2021.

Other Matters

- 13.24 Staff recently approached the Department of Conservation to discuss improvements to the Dart River Ford. Department of Conservation staff advised that they have no funding to contribute to maintaining or upgrading the Dart River Ford. There are no budgets in the proposed LTP to make improvements to the ford. Unless additional funding is allocated to improve the level of service at this ford, it is possible that the Council will need to restrict public access to it in order to manage the risks to road users. Staff will provide a specific report to the Council on this matter in due course. In the meantime, staff recommend no changes to the LTP budgets.
- 13.25 Staff are exploring opportunities for the Council to work with private industry to facilitate a network of electric vehicle chargers around the District. At this stage, staff consider that this is an appropriate level of focus for the Council and do not recommend inclusion of additional funding in the LTP.

13.26 Staff do not support the request for installation of new street lighting on Wharf Road in Motueka. The existing path, for most of its length, is a recreation path that is vertically separated from the road carriageway and has a planted berm in between the road and the path. In terms of design and separation, this is a safe, desirable situation. Staff recommend that the Council declines the request.

14 Boat Ramps and Coastal Structures

Summary of Submissions

14.1 The Council received 226 submissions on boat ramps and coastal structures. The vast majority of which addressed concerns about a Māpua boat ramp through a proforma submission.

14.2 Key submission themes were:

- Concerns about the reduced funding allocated to the Regional Boat Ramp project and the lack of an all-day water access site beside the Māpua Boat Club.
- Reclaiming more land at Port Motueka for boat ramps and commercial facilities.
- Concerns around coastal hazards and the impact of sea level rise on assets, particularly a request that the Council protect private property from coastal hazards, and a request that coastal seawalls should be built to the same standard across the coastline.
- Discrete projects, such as the request for new steps at the Sandy Bay revetment, and the continuation of the Wakatū Beach sea wall.

Staff Comments and Recommendations

14.3 The Council is currently undertaking a Regional Boat Ramp Study. The scope of the study includes consideration of a new or improved Māpua water access facility; and improvements at Port Motueka, including areas of reclamation, amongst other options.

14.4 The Study should be concluded by the end of 2021. The Council has incorporated budgets in the proposed LTP associated with implementing the outcomes of the study. However, at this stage it is unclear what and where facilities will be upgraded or created, the nature of the upgrades, and the associated costs. Staff recommend that the outcomes of the study be included in the next LTP, at which time more certainty can be given on location and cost. In the meantime, staff recommend that the proposed budgets and timing be retained.

14.5 In 2019, the Council launched its Coastal Management Project which aims to enable our Tasman Bay/Te Tai o Aorere and Golden Bay/Mohua communities to work towards long-term adaptive planning for sea level rise and coastal hazards. This project follows best practice as set out in the Ministry for Environment's Coastal Hazards and Climate Change Guidance 2017. Staff are currently preparing background work on high level options for coastal management and will undertake community engagement later this year. There are a range of shorter to longer term management options to consider (e.g. seawalls, sand pushups, adaptation, and managed retreat). It is noted that the project is informed by current resource management legislation and national guidance including the NZ Coastal Policy Statement (NZCPS). The NZCPS contains a preference for strategies that reduce the need for 'hard' protective structures like seawalls and the Council is required to give effect to this document. Alongside this work, the Council continues to consider the effects of climate

change through its activity management planning for assets and infrastructure, and resource and building consent processes. It is also noted that the RMA is currently being reformed and central government has indicated that a proposed Managed Retreat and Climate Change Adaptation Act will address the complex legal and technical issues associated with managed retreat and funding and financing adaptation. While awaiting the outcomes of this proposed new legislation, the Council continues to progress its adaptation and resilience work.

- 14.6 Staff note there are no current provisions in the proposed LTP for the installation of new pedestrian steps over the Sandy Bay Road revetment. The cost estimate of this request is \$100,000. The current timber steps require a high degree of upkeep and maintenance due to damage done during storm events. As such the estimate is based on concrete steps. Staff consider that there is sufficient water access in Marahau and recommend that this request be declined.
- 14.7 Staff recommend that the Council does not consider extending the Marahau seawall until it has been thoroughly considered as part of the Coastal Management Project. For this reason, staff recommend that this request be declined.

15 Economic Development and Tourism

Summary of Submissions

- 15.1 The Council received nine submissions relating to its investment in economic development and tourism.
- 15.2 All submitters commented that it was a critical time for businesses and tourism due to the ongoing impact of Covid-19 and they consider that the Council could provide more support to help them respond and adjust. One submitter suggested that the Council needs to think broader than horticultural businesses and support those that have been most affected by Covid-19.
- 15.3 The submission from Tourism Industry Aotearoa (TIA) highlighted the importance of Destination Management Plans and suggested that the Council and TIA could work together to seek introduction of new central government tourism funds.
- 15.4 The Nelson Regional Development Agency's (NRDA) submission outlined its economic development priorities and requested that the Council increase funding to the NRDA by \$350,000 per annum to ensure the economic wellbeing of the region. The Nelson Tasman Chamber of Commerce submitted in support of the NRDA and suggested that the Council should provide the same funding as Nelson City Council.
- 15.5 The Nelson Tasman Climate Forum suggested the Council could do more to prioritise a regenerative economy and include a well-being lens over economic development.
- 15.6 The Motueka i-Site submitted in support of the proposed funding for the Motueka i-Site and asked that the annual grant of \$40,000 be continued for the next three years.
- 15.7 The Golden Bay Promotion Association submitted in support of the proposed funding for the Takaka visitor centre and asked in its written submission that the annual grant of \$30,000 be continued for the next three years.
- 15.8 The Nelson Tasman Business Trust (NTBT) submitted in support of the proposed ongoing funding of \$15,000 per annum and requested an additional \$10,000 per annum. The

additional funding is sought so that they can employ another part-time person to facilitate networking events and client advice predominantly in Richmond and the wider Tasman District.

Staff Comments and Recommendations

- 15.9 The Council has supported a wide range of businesses during the Covid-19 pandemic through its ongoing funding of the NRDA and provided a one off increase in 2020/2021 for this reason as well as reducing some Council charges. During the past six months, NRDA has supported over 2,000 businesses at varying levels through its one-to-one business continuity service.
- 15.10 Staff note that NRDA is currently drafting a Destination Management Plan for Nelson Tasman. The Council will be a key stakeholder in endorsing and implementing this plan. Staff also note the offer to work together with TIA to seek introduction of new tourism funds. Staff recommend that the Council engage with TIA to see what could be achieved together.

NRDA

- 15.11 NRDA is a council-controlled organisation that is owned by the Nelson City Council. NRDA currently receives annual funding of \$912,000 from Nelson City Council and \$305,000 from Tasman District Council through the current Long Term Plans. Tasman District Council pays its share through a funding agreement with Nelson City Council, not directly to the NRDA.
- 15.12 It is important to note that staff cannot make a direct comparison between funding provided by Nelson City Council and Tasman District Council. Nelson City Council outsources to NRDA events management work and running of the Nelson i-Site. Tasman District Council funds these activities separately from its NRDA funding.
- 15.13 NRDA is requesting that central and local government funding be increased by \$770,000 per year so that it can achieve the economic development priorities set out in Nelson City Council's Letter of Expectation for the next three years. Nelson City Council has consulted its community on increasing its contribution by \$350,000 per year, the outcome of this consultation is not yet known. If this proposal proceeds, Nelson City Council's contribution would be \$1,262,000 per annum. Nelson City Council has also requested that Tasman District Council increases its contribution to NRDA as well.
- 15.14 The annual budget for NRDA in the proposed LTP 2021-2031 is \$325,000. This amount is based on the \$300,000 per annum that was allocated in the Long Term Plan 2018-2028 plus inflation.
- 15.15 Over the past two years, NRDA has made a shift from a focus on Promoting, Positioning and Connecting our region, to the following economic development priorities for 2021-2024:
- Integrate wellbeing across all work programmes;
 - Integrate climate change across all work programmes;
 - Enhance the focus on economic resilience;
 - Lead the development of phase two of Project Kōkiri with a focus on ongoing recovery and economic regeneration;
 - Support a range of sector transitions and identification of opportunities for collaborative action on common issues;

- Support Māori businesses and iwi – identify ways to enhance outcomes for the Māori economy;
- Lead and facilitate strategic economic insight, analysis and advocacy (including global, national and local trends) that supports the implementation of the Te Taihū Intergenerational Strategy Putea/Economy outcome. Lead and facilitate business case development that identifies opportunities to leverage public and private investment in partnership with stakeholders, including central government, industry, iwi and communities; and
- Assist analysis that identifies infrastructure challenges of the region, recognising that this can hold back the ability of businesses to thrive. Facilitate engagement with business to build economic and commercial feasibility studies regarding the case to make investments in areas such as housing, city centre development, transport and digital connectivity.

15.16 Staff have reviewed the NRDA’s submission to identify a compelling case for increasing the NRDA’s funding. It is difficult for staff to ascertain how NRDA would restructure or amend their services if the additional funding is granted. The budget request appears to be estimated from the top down (based on a per capita figure) rather than the bottom up approach of outlining business activities, resourcing needs and associated costs. The business case behind the increased funding request is not present. Given the increase is a notable amount and the lack of clarity on what the additional funding achieves, staff cannot recommend an increase in funding to the NRDA.

15.17 Staff recommend that the funding of \$325,000 per annum is retained for the Council’s contribution to the NRDA.

Regenerative and Well-Being Economy

15.18 Staff note that outcomes relating to a regenerative and well-being economy have been included in Nelson City Council’s letter of expectation to the NRDA, see extract below.

- *“1. Regenerative: The economy makes a just transition towards a low emissions economy, in a way that supports environmental outcomes and protects natural resources (land, forests, fresh water, marine environmental and indigenous biodiversity) now and in the future.*
- *3. Inclusive: More even distribution of economic benefits (recognising that some in the community fare worse on wellbeing indicators), skills level and productivity improvements, achievement of higher incomes and the right skills available for the future workforce.”*

i-Sites and Visitor Centres

15.19 The annual budget for the Motueka i-Site in the proposed LTP 2021-2031 is approximately \$40,000. This aligns with the request from the Motueka i-Site.

15.20 The annual budget for the Takaka Visitor Centre in the proposed LTP 2021-2031 is approximately \$30,000. This aligns with the written request from the Golden Bay Promotions Association.

Nelson-Tasman Business Trust

15.21 The Nelson Tasman Business Trust's (NTBT) submission states that they are only seeking part funding for a new part time employee from the Council. They will be seeking further funding from other sources as they have done so in the past with some success.

15.22 NTBT's submission clearly states what they expect to achieve through increased funding from the Council. Staff consider that an additional \$10,000 per annum is a modest investment with clear potential benefits to the region's businesses. Staff also acknowledge that the NTBT's trust deed does not allow them to charge for their services placing a limitation on generating their own funding.

15.23 Staff consider that the Council has scope to repurpose funding which would enable the Council to provide the additional funding to NTBT.

15.24 Under the proposed LTP, inflation has been included in the Motueka i-Site, Takaka Visitor Centre, Murchison Visitor Centre, NTBT and NRDA budgets. If the budgets were set to exclude inflation, \$10,000 could be reallocated to NTBT in Year 1. If the Council resolved to make this change the budgets would be:

- Motueka i-Site \$40,000 per year uninflated;
- Takaka Visitor Centre \$30,000 per year uninflated;
- Murchison Visitor Centre \$15,000 per year uninflated;
- NTBT \$25,000 per year uninflated;
- NRDA \$325,000 in Year 1 with inflation thereafter.

15.25 Staff recommend that these budgets be amended for the final LTP.

16 Māori Events and Facilities**Te Āwhina Marae Redevelopment**

16.1 Te Āwhina Marae's submission outlines their vision is for Te Āwhina to become a cultural, social, health, educational and arts hub, not only for Māori, but for the Motueka community, and is to include papakāinga housing development. In their submission they request that the Council make a financial contribution to the development of the marae through waiver of the Council's development contribution fees and building consent fees, or a grant from Reserves Financial Contributions.

16.2 This request was also supported by Te Rūnanga o Ngāti Rārua.

16.3 Staff note that this request aligns well with the Council's strategic priority to '*contribute to a diverse society and celebrating our culture and heritage*', and the Council's community outcomes; '*Our communities have opportunities to celebrate and explore their heritage, identity and creativity*' and '*Our communities have access to a range of social, cultural, educational and recreational facilities and activities*'.

16.4 The Council's proposed Development and Financial Contributions Policy does enable remissions for Community Housing Providers (CHP). Te Āwhina Marae is currently not listed as a CHP in the proposed Development and Financial Contributions Policy and they are not currently registered with the Community Housing Regulatory Authority.

- 16.5 Staff consider that there are aspects of the marae's development plans that have good alignment with the objectives of community/social housing e.g. kaumatua flats, and therefore it would be appropriate for the Council to consider remissions for aspects of the marae redevelopment. Staff recommend that Te Āwhina Marae be listed as a CHP in the final Development and Financial Contributions Policy. By doing this, the Council may grant a remission at any time at its discretion.
- 16.6 The Council has inherent discretion to waive payment of building consent fees at any time. However, a portion of the building consent fees are passed through fees to other entities such as BRANZ and MBIE. Staff consider provision of a grant a more transparent and appropriate option.
- 16.7 Staff recommend the Council provides a capital grant of \$50,000 to Te Āwhina Marae in 2021/2022 to be funded through the Motueka reserves financial contributions account.

Te Matatini and Kapa Haka

- 16.8 The Te Tau Ihu o Te Waka Māori Cultural Council (Cultural Council) have requested that the Council provide financial support to the following events:
- Te Mana Kuratahi (Primary School level) in November 2021;
 - Ngā Kura Tuarua Kapa Haka (Secondary School level) in June 2024; and
 - Te Matatini National Kapa Haka (senior level) in February 2026.
- 16.9 The Cultural Council have specifically requested:
- \$35,000 in 2023/2024, 2024/2025 and 2025/2026 to contribute to a 0.5 FTE Events Coordinator in combination with Nelson City Council;
 - \$20,000 in 2021/2022 and 2023/2024 and \$40,000 in 2025/2026 for event costs;
 - \$100,000 in 2023/2024 to contribute towards the \$350,000 fee to host Te Matatini.
- 16.10 Nelson City Council has already allowed for the following in its draft budgets for its LTP:
- \$100,000 per year in 2022/2023, 2023/2024 and 2024/2025;
 - \$40,000 per year in 2020/2021, 2023/2024 and 2025/2026 to support event costs; and
 - the annual cost of providing a 0.5 FTE Kaititui Ahurea (Events Coordinator) who has already been appointed.
- 16.11 Staff note that this request aligns very well with the Council's strategic priority to '*contribute to a diverse society and celebrating our culture and heritage*', and the Council's community outcomes; '*Our communities have opportunities to celebrate and explore their heritage, identity and creativity*' and '*Our communities have access to a range of social, cultural, educational and recreational facilities and activities*'.
- 16.12 These are all expected to be significant events that are likely to attract 10,000 plus people to Te Taihu. Te Matatini, the main event, is expected to attract more than 30,000 people. The economic benefit to Te Taihu of all these visitors will be significant.
- 16.13 MBIE has recently created the Te Taihu Regional Event Fund, a regional events fund of \$1.5million over the next four years for the Top of the South. Staff consider that the kapa haka events have a good fit with the fund criteria and that some of the funding requested by the Cultural Council above could be funded through this new fund. Early indications are that the full amount requested above may exceed the funding available for these types of events.

More information on the fund can be found here: [Regional Event Funding - Nelson Regional Development Agency \(nelsontasman.nz\)](https://www.nelsontasman.govt.nz/development-agency).

- 16.14 Staff recommend that the Council endorses the Cultural Council's application to the fund and offers to provide staff assistance with preparing the fund application.
- 16.15 Additionally, the Cultural Council will be eligible to apply for a grant from the Special Grants Fund for each three events. At its meeting on 1 April 2021, the Operations Committee approved a special grant fund allocation of \$50,000 to Te Tau Ihu o te Waka a Maui Māori Cultural Council for the Te Mana Kuratahi event in November 2021. The outcome of any further applications will be dependent on whether the Council makes a surplus in previous years, other applications to the fund and the decision of the funding panel.
- 16.16 In order to employ a full time Events Coordinator, the Cultural Council is likely to need funding certainty, rather than on a year-by-year grant basis. Staff recommend that the Council agrees to provide funding of \$35,000 per year in 2023/2024, 2024/2025 and 2025/2026 to fund the 0.5 FTE Events Coordinator.

17 Māori Partnerships

Summary of Submissions

- 17.1 The Council received three submissions relating to Council's relationships with iwi.
- 17.2 Te Rūnanga o Ngāti Rārua supports the allocation of funding to build capacity and capability so that the Council can meaningfully engage with Te Tau iwi and meet its legal obligations set out in the LGA and Resource Management Act (RMA). They raised that lack of adequate resourcing continues to be a significant barrier to iwi participation in Council processes.
- 17.3 Te Rūnanga o Toa Rangatira requested that the Council provide at least \$100,000 per year to them to help enable capacity to fulfil their inherent obligations to the environment, as well as being a good Treaty Partner. Te Rūnanga o Toa Rangatira are seeking this amount from all councils they engage with.
- 17.4 Ngāti Tama ki Te Waipounamu Trust raised a range of matters which are summarised below.
- Support for the Council's strategic approach to empower, enable, respect and recognise the importance of working together for collective prosperity.
 - Request that the Council moves beyond consultation and provides Ngāti Tama and iwi with a prominent place in the design process and at the decision table.
 - Supports the proposed LTP funding for iwi/Māori engagement and partnerships.
 - Requests additional funding to support the establishment of a co-governance programme of work.
 - Requests specific funding in the LTP for the promotion of te reo Māori, including initiatives such as:
 - te reo Māori translation services;
 - bi-lingual signage of te reo Māori;

- establishing new signage for key gateways and visitor areas, public domains (parks, libraries, public transport and public transport hubs; and Council buildings and facilities);
- working with Ngāti Tama, iwi, Māori to develop naming protocols for new streets, buildings, building spaces and Council facility rooms; and
- guidance for Council departments and CCOs for incorporating te reo Māori.

Staff Comments and Recommendations

- 17.5 Staff agree with the importance of the Council and iwi working together for collective prosperity and acknowledge the capacity and resourcing constraints that iwi are experiencing. The demand and pressure on both iwi and councils continues to grow.
- 17.6 There is a lot of change underway in the local government sector which is highlighting the increasing need for good relationships and partnerships with iwi. Key matters include:
- ngā iwi and Māori capacity to contribute to Council decision making;
 - Mana o te Wai;
 - the Three Waters reforms;
 - Māori wards; and
 - Local government review and co-governance.
- 17.7 Staff note that the Council also has limited financial capacity, particularly due to current rates pressures to respond these requests for increased funding. It would be inappropriate for staff to recommend a funding increase to Te Rūnanga o Toa Rangatira without recommending the same contribution to the eight other iwi that the Council has obligations to. For these reasons, staff recommend that the Council does not grant \$100,000 per year to Te Rūnanga o Toa Rangatira.
- 17.8 Staff acknowledge the matters raised by Ngāti Tama ki Te Waipounamu Trust and advise that the Council can begin addressing most of these matters within current resourcing. The exception is the request for additional funding to support the establishment of a co-governance work programme.
- 17.9 The matters raised regarding te reo Māori are largely operational matters that staff can investigate further and action within business as usual budgets. Staff recommend that these be added to the Council's Te Ao Māori Working Group's work programme. The Group will be able to give these suggestions more consideration and to provide further advice to the Council on how to proceed.
- 17.10 In conclusion, staff recommend no changes to the proposed LTP budget for iwi/Māori engagement and partnerships, noting that this budget was increased to \$200,000 per year during the preparation of the draft budgets.

Policy statement on Development of ngā iwi and Māori capacity to contribute to Council decision-making processes

- 17.11 Schedule 10(8) of the LGA states that '*a long-term plan must set out any steps that the local authority intends to take, having undertaken the consideration required by section 81(1)(b), to foster the development of Māori capacity to contribute to the decision-making processes of the local authority over the period covered by that plan*'.

- 17.12 Staff have continued to work with iwi to prepare the LTP policy statement on ‘Development of ngā iwi and Māori capacity to contribute to Council decision-making processes’ throughout the consultation period. Two hui have been held with iwi Taiao staff to date (in February and April 2021), to discuss the wording of the draft policy statement.
- 17.13 Feedback has focused on how to grow and strengthen the Te Tiriti O Waitangi/the Treaty of Waitangi relationship between the Council and iwi/Māori, the lack of capacity iwi have to respond to the enormous workload generated by councils and the lack of financial compensation they receive for most of this work. Funding is a major barrier to the capacity issues they face.
- 17.14 Staff will refine the draft wording once the final written suggestions from iwi staff are received. The agreed deadline for this is end of May 2021.
- 17.15 The Mayor and Chief Executive are attending a hui of Te Tauihu Iwi Chairs and General Managers on 14 May 2021. Feedback from that hui may also be incorporated into the draft policy statement if appropriate.
- 17.16 The final draft policy statement will be presented to the Council at the LTP workshop on 4 June 2021. After that staff will recommend adoption of the policy statement as part of the final LTP on 30 June 2021.

18 Museums and Heritage

Summary of Submissions

- 18.1 The Council received 28 submissions relating to museums and heritage.
- 18.2 Almost all submissions were related to the proposed Provincial Museum research and archive facility. The vast majority of submitters expressed their support for the proposed facility. One submitter commented that the funding would be better allocated across all museum facilities in the District and another commented that the new facility was not necessary.
- 18.3 Two submitters requested that the Council provides additional funding to the Golden Bay Museum. The Golden Bay Museum Society (Society) specifically requested a \$37,569 increase in its operating grant from the Council and a one-off payment of \$6,300 to install monitored smoke detectors.
- 18.4 The Society also requested changes to wording in the Community Facilities Activity Management Plan. Staff will make some of the wording changes requested but it is not appropriate to make all the changes requested.
- 18.5 Two submitters requested that the current Motueka Library be made available for use by the Motueka and District Historical Association.
- 18.6 One submitter is seeking funding from councils across New Zealand to establish a museum and visitor centre in Le Quesnoy, France, to commemorate soldiers from the two World Wars. They are requesting \$1 per resident in Tasman District.

Staff Comments and Recommendations

Provincial Museum Research and Archive Facility

- 18.7 The Council is a 50% owner of the Provincial Museum, along with Nelson City Council and both are contributing towards the new research facility. The contribution from both councils

will amount to about half the amount of funding the Provincial Museum requires for the new facility, which is estimated to cost approximately \$13 - \$14 million.

- 18.8 Staff recommend that the Council retains the \$3.2 million of funding in the 2023/2024 financial year of the LTP for the Provincial Museum research and archive facility.

Golden Bay Museum

- 18.9 The Council provided an increase to the local museums annual operating grant during the 2018 LTP process. The Council could increase the funding to the local museums if it wishes to, although this would lead to an increase in the Museum rate.

- 18.10 Noting the pressure on Council rates and other more pressing priorities for the District, staff recommend that the Council decline the request to provide additional funding for the Golden Bay Museum.

Motueka Library Repurpose

- 18.11 Converting the old library to a museum storage facility would require the Council to undertake a seismic upgrade of the building expected to cost in the order of \$156,000 to bring the building up to 70% of New Building Standards. Also, the cost of adapting the building for climate controlled storage to meet the Museum's needs would be high. The Council has not allocated funding in the LTP to undertake work on the building.

- 18.12 There are other community groups interested in using the building who have not specifically expressed their views through a submission. Staff advise that it would be inappropriate to agree to the library becoming museum storage without further consideration of other options. The Council may also have an alternative use for the building to meet its own needs.

- 18.13 Staff recommend that the Council decline the request to enable the Motueka and District Historical Association to use the library for storage and notes that no budget has been provided for essential earthquake strengthening of this building. The matter of the future use of the building can be addressed outside of the LTP process and staff will be reporting back to the Council on this matter later this year.

Le Quesnoy Museum and Visitor Centre

- 18.14 There is a strong connection between Le Quesnoy and New Zealand due to the events that happened there during World War I. The Council could chose to fund the amount requested which would be in the order of \$56,000, or it could fund a higher or lower amount. However, given the pressure on Council rates and that the Council is receiving requests from museums within our region for additional funding, staff recommend that the Le Quesnoy funding request is declined.

19 Motueka Community Pool

Summary of Submissions

- 19.1 The Council received 62 submissions on the Motueka Community Pool from a range of individuals, organisations and community groups. There was unanimous support for the proposed pool and many requesting that the Council proceed earlier than planned or as soon as possible.

19.2 The Motueka Community Swimming Pool Committee submission requested that the Council update the proposed project budget to \$3.65 million to match the revised estimate provided by the Committee. The Committee also requested:

- that the Council retain the same funding split of two-thirds Council and one-third community funding;
- a feasibility study be completed in Year 1 and for the building to commence in Year 2; and
- involvement in the governance of the Pool, including involvement in the feasibility study, assessment of options and design and contractor decisions.

Staff Comments and Recommendations

19.3 Staff acknowledge the desire to bring forward construction of the pool but note there are a number of constraining factors, which include:

- uncertainty of project costs;
- lead-in time for projects of this nature; and
- availability of Reserve Financial Contributions.

19.4 Staff consider there is good reason to advance the feasibility work. This work will help clarify project costs and some aspects of the design which will inform both the Committee's and the Council's next steps and planning assumptions.

19.5 Staff recommend that the Council amend the feasibility and design funding from \$150,000 in Year 2, to \$50,000 in Year 1 and \$100,000 in Year 2. This will allow the feasibility work to proceed in Year 1 and design in Year 2.

19.6 Staff recommend that the capital cost of the project be retained at \$3 million in Year 4 as currently proposed. The Council could review the budget and project timing in a subsequent Annual Plan or LTP once the outcomes of the feasibility work are known.

19.7 Staff also note that the Council previously capped its capital contribution to the project at \$2 million with the balance to be funded from the community. If the project costs increase it will have an impact on the amount of community funding required.

20 Reserves and Facilities including Saxton Field

Summary of Submissions 20.1 The Council received 19 submissions on parks and facilities generally, as well as four submissions on Saxton Field specifically.

20.2 A number of individual submissions were received requesting specific facilities and changes to existing provisions.

Brightwater/Wakefield Community Facility

20.3 Eight submissions were in support of the planned Brightwater/Wakefield Community facility with five of these advocating for the timing of the project to be brought forward to Years 5 to 7.

20.4 Two submitters commented that the proposed new facility was not required and that the existing facilities are adequate.

Māpua Tennis Club

20.5 Ten submissions were received advocating for the Council to support the provision of additional tennis courts and floodlights at the Māpua Tennis Club.

Motueka Bowling Club

20.6 A submission was received from the Motueka Bowling Club in support of the \$80,000 planned in the Draft Reserves and Facilities Activity Management Plan to replace the artificial green including five letters of support from other organisations.

Marahau Sandy Bay Residents and Ratepayers Association

20.7 The Marahau Sandy Bay Residents and Ratepayers Association submission requested three separate improvements being; an additional public space in the village of Marahau, replacing the existing public toilet on Sandy Bay Road, and to secure a suitable facility in Marahau for community meetings/gatherings.

Saxton Field

20.8 Submissions were received from Nelson Gymsports Collective, Hockey Nelson and the Top of the South Athletics Charitable Trust all supporting (or advocating for bringing funding forward) for facility developments and improvements. The final submission was from Sport Tasman supporting the Nelson Gymsports/Nelson Move Hub proposal.

Golden Bay Grandstand

20.9 One submitter states that the Council is avoiding its legal obligations with regard to the Golden Bay A&P Association use rights relating to the Golden Bay Recreation Park land and buildings. On 19 March 2020, the Council passed a resolution which provided for the Golden Bay A&P Association to use the buildings and land at the Golden Bay Recreation Park which meets the requirements under section 18 of the Reserves and Other Lands Disposal Act 1959.

Staff Comments and Recommendations

Brightwater/Wakefield Community Facility

20.10 Staff note there was relatively low interest from submitters on this facility.

20.11 Given the pressure on rates and debt, staff cannot recommend advancing this project to within the first three years. Staff did consider bringing forward the feasibility work but concluded it would provide little value so far ahead of the intended construction and that a lot of the underpinning information in the feasibility work could change over such an extended period of time.

20.12 Staff recommend that the budget and timing for the Brightwater/Wakefield Community Facility be retained in the LTP as proposed.

Māpua Tennis Club

20.13 Staff note that there was no indication of the level of financial support from the Māpua Tennis Club towards the proposed developments. Staff recommend bringing forward the \$60,000 for tennis court resurfacing from 2024/2025 to 2022/2023 in anticipation that the Māpua Tennis Club funds the additional courts and floodlights itself in Year 10. This would be funded through Reserve Financial Contributions.

Motueka Bowling Club

20.14 Staff note the support for the proposed funding and recommend that the Council confirm \$80,000 funding for replacing the artificial green at Motueka Bowling Club in 2021/2022.

Marahau Sandy Bay Residents and Ratepayers Association

20.15 Staff are aware of the Marahau community's desire to increase public open space. Staff advise that the agreed levels of service for open space are currently being met in the Marahau Village area. On subdivision, staff look for additional opportunities for open space for neighbourhood reserves, walkway linkages and esplanade reserves. Staff recommend no changes to the proposed LTP.

20.16 Staff have worked with the Association to find a suitable location for a new toilet on Sandy Bay Road. Every site has triggered significant objections from adjoining property owners and an alternative site could not be secured. The current proposal is to tidy up the existing toilet facility. Staff recommend no changes be made to the proposed LTP.

20.17 Staff consider that a community-led proposal to secure a suitable facility in Marahau for community meetings/gathering is required to enable the Council to consider support for it. Consequently, staff recommend that the Council declines the request for this LTP.

Saxton Field

20.18 The Saxton Field Committee is meeting on 12 May 2021 to consider the submissions made to both this Council and Nelson City Council with the intention of recommending whether the planned budgets for Saxton Field could be reprioritised. Staff have recommended to the Saxton Field Committee that some projects are moved forward and other moved back in the programme; the budget impact of these changes is neutral. The Committee's advice will be tabled at this deliberations meeting for the Council's consideration.

Golden Bay Grandstand

20.19 The Council has budgeted \$900,000 to upgrade the grandstand over the first two years of the LTP. Council staff are examining options to bring forward work on the project to see if it is possible to remove the non-original appendages to the grandstand and possibly upgrade the building prior to the January 2022 A&P Show. However, staff are uncertain on the time it will take to actually complete the work and it may not be possible to have it complete in time for the Show.

20.20 Staff recommend that the Council brings forward the funding for the Golden Bay Grandstand upgrade so that the full \$900,000 is contained in Year 1 of the Long Term Plan to allow for as much progress as possible.

21 Public Health and Safety

Summary of Submissions

21.1 The Council received 14 submissions on the Public Health and Safety Activity Management Plan. Submission comments can be broadly grouped into the following themes.

- Requests for further restrictions or increased enforcement in relation to a range of regulations e.g. bylaws, dog control, cats, freedom camping, air pollution and smoking.

- Comments on freedom camping issues with views including suggesting total prohibition; not providing facilities/services for the activity; better signage and enforcement; and a request to provide more appropriate facilities.

Staff Comments and Recommendations

- 21.2 The Council has thoroughly considered freedom camping issues in recent years through its Responsible Camping Strategy and amendments to the Freedom Camping Bylaw. The Minister of Tourism has recently proposed some changes to regulations and systems nationally. The Council has prepared a submission on these proposals.
- 21.3 Submitters (and the public in general) are encouraged to use the service request system to inform the Council when regulations are being contravened. Using this system alerts the Council to be able to direct enforcement action and helps provide evidence of existing issues when regulation changes are considered.

22 Environmental Management

Summary of Submissions

- 22.1 The Council received 20 submissions on matters relating to environmental management. The overriding theme was submitters urging the Council to do more in this area, including:
- increase funding;
 - increase staff; and
 - increase support of landowners on freshwater, biodiversity (including pest control and penguins specifically), Native Habitats Tasman, wetlands, coastal margins, Council reserves.
- 22.2 Four submitters advocated for the Council to increase its monitoring, enforcement and compliance activity on environmental issues.
- 22.3 Four submitters advocated for greater resources for pest control and two submitters noted the need for greater focus on biodiversity of Council reserves.
- 22.4 Three submitters noted concerns about commercial forestry practices and the need for these to change.
- 22.5 A range of other issues were covered in these submissions such as preparing for resilience and retreat of biodiversity in the face of climate change, light pollution, use of sprays in urban areas, flammable tree species, burning horticultural waste and nitrate levels in water sources used for drinking water. A few submitters commented on housing issues covering similar themes to those noted under Choice 1 – Homes for our Community:
- 22.6 Project DeVine requested that the Council increase its funding from \$11,250 per year to \$35,000 per year. This increase would allow them to replace their current voluntary director (who wishes to retire) with a professional director.
- 22.7 Love Our Little Blue Penguins requested that the Council undertake more actions to support conservation efforts for little blue penguins/korora and other shore birds.
- 22.8 The Tasman Environmental Trust (TET) requests that the Council provides an additional \$75,000 in 2021/2022 for community conservation hub services.

Staff Comments and Recommendations

- 22.9 Project DeVine undertake a lot of work that, without their efforts, the Council would need to undertake itself. Staff also consider that Project DeVine can leverage greater cost efficiencies than the Council due to its volunteer membership. Staff recommend that the Council agrees to the funding increase and funds Project DeVine at \$35,000 per year. The proposed LTP 2021-2031 has funding for Project DeVine set at \$25,000 per year so this would be an increase of \$10,000 per year. This can be accommodated within existing environmental management budgets through reprioritising biodiversity spend which will mean it will not have an impact on the proposed rates.
- 22.10 Staff consider that the request from Love Our Little Blue Penguins has merit and there are aspects of the request that can be considered through other operational processes. However, staff note that wildlife management is primarily the responsibility of the Department of Conservation. Staff recommend that the Council declines the request to provide funds for additional conservation efforts.
- 22.11 Staff have previously recommended that the TET budget be increased from \$10,000 per year to \$25,000 per year. The Council indicated it would like this increased to the higher amount of \$40,000 per year following early community engagement on the LTP. While staff see great value in the work of TET, they consider that the funding is appropriately positioned at \$40,000 per year and do not recommend further increases.

23 Other Matters Raised by the Public

Digital Innovation Strategy

- 23.1 The Council received 14 submissions on the Digital Innovation Strategy. The submitter's comments can be grouped as follows:
- Four submitters indicated their support for the proposal and need for digital improvements.
 - Three submitters indicated that they disagree with one or more aspect of the proposal, that there is not a need for improvement, that there are other more pressing matters for the Council to invest in, or that the costs were excessive.
 - Five submitters provided comment but staff could not identify whether they were for or against the proposal or parts of the proposal.
 - Of these five, three submitters raised concerns over lack of internet access in rural areas and asked that the Council advocate for better services in rural areas. Another two asked the Council to ensure it enables high quality access for people with barriers such as; hearing, vision, health and physical impairments. One submitter requested that equal attention was focused on non-digital means of engaging the community
 - Some examples were also provided on specific improvements that would improve customer experience, such as more guidance on the use and function of website forms.
- 23.2 The investment in the Digital Innovation Strategy is based on the findings of the review of our Digital Landscape that were shared with Councillors at workshops in March and September 2020. Subsequent workshops addressed the broad scope of changes and the level of investment that would be required to bring about the transformational change that

would reduce the risks posed by our current technology infrastructure, the requirement to update systems to meet both legislative changes and the requirements of the modern workplace.

- 23.3 While there are some helpful points and guidance provided in the submissions that staff will consider during the implementation phase, the comments provided by submitters do not provide a compelling requirement to alter the scope of the proposed Digital Innovation Programme. Staff recommend no change to the proposed level of investment and timing. Through implementation of the Digital Blueprint and its supporting Digital Innovation programme, staff will review guidelines, standards and best practice to support accessibility.

Port Tarakohe

- 23.4 Four submitters commented on Port Tarakohe with two of these encouraging the Council to revisit the planned redevelopment of the Port. A third submission queried the budget provision for Port Tarakohe operating costs and capital in the Council Enterprises Activity Management Plan as well as suggesting the need for a revised business case/plan.
- 23.5 One submitter requested \$25,000 for a fence to protect the penguin colony from dogs.
- 23.6 Staff advise that the Council has pursued grant funding for the redevelopment of Port Tarakohe through the Provincial Growth Fund as far as possible but the Government has only offered loan funding which is unacceptable to the Council. Consequently the proposed redevelopment of Port Tarakohe has not been budgeted for in the LTP 2021-2031. Staff further advise that an alternative plan for the future of Port Tarakohe is required given the unavailability of grant funding from the Government and future capital requirements should be determined through that process.
- 23.7 Staff advise that the reporting of the insurance budget for Port Tarakohe has changed from direct costs in 2018-2028 to indirect costs in the Council Enterprises Activity Management Plan (AMP) 2021-2031 making comparison of the budget lines difficult. Staff believe that the operational budget provided for Port Tarakohe in the 2021-2031 AMP is adequate given its current level of operation.
- 23.8 While supporting the installation of a protective fence, staff do not recommend providing funding in the LTP 2021-2031 for the penguin colony and suggest that this might be something that could be the focus for community fund raising and grants from philanthropic trusts. Wildlife protection is not a core role of the Council and something more suitably considered by the Department of Conservation.

Central Government Reforms and Reviews

- 23.9 Four submitters commented on the Government's three waters reform. They question the likely benefits and expressed concerns about the Government's intentions, including in one case a fear of possible privatisation.
- 23.10 On 23 April 2021 Hon. Nanaia Mahuta, Minister for Local Government announced an independent review of local government. The Minister noted that councils are facing a wave of reforms that will significantly affect their traditional roles and functions and there is a need to explore how councils can continue to maintain and improve wellbeing of New Zealanders in the communities they serve into the future. An independent panel has been appointed and engagement with the sector is due to commence in May 2021. An interim report on the probable direction of the review is scheduled for September 2022 and a final report in April 2023.

23.11 It is much too early to be able to factor the outcomes of this review into the planning and budgets for the LTP 2021-2031. As a consequence, staff will prepare an additional forecasting assumption on this matter for the Council's consideration and inclusion in the final LTP. The assumption (similar to those for the three waters and RMA reforms) will indicate that the continuation of current responsibilities and functions has been used as the basis for planning in the LTP 2021-2031. Taituarā – Local Government Professionals New Zealand (formerly the Society of Local Government Managers) has published a short disclosure on the future for local government inquiry that staff will use to help draft the new assumption.

Operational and Maintenance Matters

23.12 Submitters also raised a number of operational matters that do not need to be considered as part of the LTP development. Staff will consider these matters in due course, respond accordingly and advise the submitters of the outcome.

Council's Performance and Reputation

23.13 Submitters also made a wide range of comments on the Council's performance. Some submitters acknowledged the efforts that the Council makes and thanked them, while many others shared their frustration with the Council and requested that they listen to their community more.

23.14 The Council and Council staff actively seek to work in the best interests of the community generally in providing a diverse range of services and functions within constrained financial limits.

23.15 The Council receives a wide range of requests from the public, and often those requests can be in conflict with one another. Given the varied and often conflicting views the Council received, it is not possible to meet all the views and preferences presented. The Council has the difficult role of making balanced decisions that it considers are in the best interests of its residents and ratepayers, now and into the future.

24 Other Matters Raised by Council Staff

Budget Changes

24.1 During the consultation period staff have identified a list of changes that should be incorporated into the final LTP 2021-2031. A summary of the changes is provided in Table 3 and a full list of the amended budgets and timing is provided as **Attachment 3**. The financial implications of these changes are summarised in Table 9 and Table 10 in section 29.

Table 3: Summary of Staff Initiated Changes (Uninflated)

Item 3.1

Description of Change	Total 10-Year Budget in Consultation Material	Total 10-Year Budget Amended Budget	Total 10-Year Variance
Increase the budget for Saxton Field across 10 years to incorporate the costs associated with a recent contract variation.	\$1,558,754	\$1,988,744	Increase of \$429,990
Delay the Berryfield / Lower Queen Street intersection from Year 1 to Year 2 in anticipation of land acquisition complexities	\$2,790,000	\$2,790,000	No change
Spread the phasing of the Motueka stopbank upgrades across Year 1 and Year 2 to reflect actual progress on site, noting the work will still be completed within the timeframes set by the Council's funding partner.	\$6,000,000	\$6,000,000	No change
Remove the wastewater pipe replacement between the Motueka River and the Motueka wastewater treatment plant (WWTP). The WWTP is planned for relocation within the next 20 years. Recent assessment shows that the existing pipe can accommodate anticipated growth in the meantime.	\$760,071	\$0	Decrease of \$760,071
Reduction of the Motueka water reticulation renewal budget in 2021/2022. The proposed budget was included to allow pipe replacement underneath the new roundabout on SH60. Waka Kotahi have confirmed their construction methodology which removes the need for early replacement of this section of pipe. The budget has been reduced accordingly. The remaining budget of \$200,000 is allocated to Everett Street.	\$445,000	\$200,000	Decrease of \$245,000

Description of Change	Total 10-Year Budget in Consultation Material	Total 10-Year Budget Amended Budget	Total 10-Year Variance
The Council agreed to transfer budget from the Urban Water Club – Water Meter Renewals in 2020/2021 to the Pomona Road Reservoir project. This created a shortfall in funding for the total water meter renewal programme. Staff recommend an increase in the 2021/2022 budget.	\$1,180,000	\$1,425,000	Increase of \$245,000
Nelson Regional Sewerage Business Unit (NRSBU) capital budgets have been amended to reflect the latest information provided by NRSBU to the Council.	\$26,025,120	\$26,466,120	Increase of \$441,000
Nelson Regional Sewerage Business Unit (NRSBU) User Charges and Quota budgets have been amended to reflect the latest information provided by NRSBU to the Council.	\$42,376,463	\$41,989,243	Decrease of \$387,220

Accounting Updates and Corrections

24.2 In addition to the above budget changes, staff have identified a number of accounting corrections or updates that will be made for the final LTP 2021-2031. These changes are listed below and do not have a material impact on rates revenue increases or net debt.

- Fair value movement on revaluation for forestry and investment property is now included in the Statement of Comprehensive Revenue and Expense.
- Joint Operations finance costs corrected in the Funding Impact Statement, moved from to Joint Operations Expenses.
- Forestry Monitoring charges account remapped from Local authorities fuel tax, fines and infringements to Fees and Charges.
- Non-Subsidised Roding licence to occupy income account remapped from Fees and Charges to Local authorities fuel tax, fines and infringements.
- Joint Ventures renamed to Joint Operations in the Statement of Comprehensive Revenue and Expense.
- Associate renamed to Joint Venture in the Statement of Comprehensive Revenue and Expense.
- Negative principal repayments in Reserve Financial Contributions corrected.
- Negative revenue in District Library corrected.

24.3 Staff also identified a small discrepancy in the annual growth rates used to calculate the rates percentage increases, refer to Table 4. These figures have been corrected in the

financial model and are reflected in the financials presented in section 29 of this report, with the exception of Table 6.

Table 4: Updated growth percentages

Year	1	2	3	4	5	6	7	8	9	10
Modelled growth (%)	2.00	1.82	1.79	1.76	1.70	1.67	1.65	1.62	1.59	1.57
Variance to growth used in the Consultation Document (%)	0.12 ↑	0.01 ↑	0.01 ↑	0.01 ↑	0.00	0.00	0.01 ↑	0.01 ↑	0.00	0.01 ↑

25 Other Matters Raised by Elected Members

25.1 This section provides the Council with the opportunity to raise any other issues or matters from the submissions and hearings that may have not been covered in this report. This is especially for those matters where further discussion is required or where potential changes should be made prior to finalising the LTP.

26 Options

26.1 The options are outlined in Table 5. The Council has the options of accepting the staff recommendations; or adding additional changes and projects or reducing them; or making no changes from what was proposed in the Consultation Document, the draft LTP budgets and the supporting information.

Table 5: Options

Option	Advantage	Disadvantage
1. Accept staff recommendations (recommended).	Staff have considered the submissions and have made suggestions as to what changes can be accommodated within the budget constraints in the LTP. Some submitters will receive funding and changes that they have requested.	The Council will not be making all of the changes requested by submitters and not all submitters will receive the funding they requested. Given the varied and often conflicting views the Council received, it is not possible to meet all the views and preferences presented to the Council. The Council has not reduced the rates or debt levels as requested by some submitters.

Option	Advantage	Disadvantage
<p>2. The Council could make changes to the staff recommendations and either add additional changes and projects or reduce them.</p>	<p>The advantages will depend on the changes the Council makes.</p>	<p>The disadvantages will depend on the changes the Council makes.</p>
<p>3. The Council could decide not to make any changes to what was proposed in the Consultation Document, the draft LTP budgets and the supporting information.</p>	<p>Less change would be needed to the documents and finances for the LTP.</p> <p>This approach would be appropriate if the Council considers that the approach taken in the draft documents was correct and that there are no changes needed as a result of the submissions.</p>	<p>The Council would not be making any changes as a result of the consultation process.</p> <p>This option could have reputational damage to the Council if submitters consider that the consultation process did not lead to any changes.</p>

26.2 Staff recommend Option 1.

27 Strategy and Risks

27.1 The key risks are reputational risks and litigation risks in relation to the decisions the Council is being asked to make. Some people may support the Council’s decisions but others will oppose them. The Council received a range of community views on many of the matters the Council consulted on through the Long Term Plan Consultation Document. The Council’s role is to consider the views of the community alongside other advice it receives in order to make decisions for the preparation of the final LTP.

28 Policy / Legal Requirements / Plan

28.1 The Council is required by the LGA to adopt its final LTP 2021-2031 and set the rates prior to commencement of the new financial year (30 June 2021). Therefore, the Council needs to make decisions to flow into the final LTP in time to enable staff to prepare the LTP documents and have them audited prior to the adoption date of 30 June 2021. This report provides the Council will the opportunity to consider and deliberate on the submissions made on the LTP Consultation Document and supporting information. The Council has set its strategic priorities in the LTP Consultation Document and its Community Outcomes. When considering the submissions these priorities and outcomes can be used as a guide to assist decision making. The strategic priorities were:

- A healthy and sustainable natural environment;
- Strong, resilient and inclusive communities;
- Enabling positive and sustainable development;

- Contributing to a diverse society and celebrating our culture and heritage; and
 - A high standard of service.
- 28.2 The consultation undertaken through the Long Term Plan Consultation Document process provides you with an understanding of views and preferences of the submitters. When deliberating, the Council should also consider that it has heard from 1,719 submitters representing individuals and a range of organisations. There are approximately 56,000 residents in the District who are also likely to have a range of views and preferences in relation to the matters contained in the LTP. The Council is not obligated to take a position that is advocated to them – even one that has majority support.
- 28.3 When the Council makes a decision, it considers community views as one input into its decision making process. The Council has a wider understanding of the issues than was able to be articulated to the public through the consultation process. It is privy to additional information and advice and needs to consider each matter in the context of what it is trying to achieve for the District and its residents, now and into the future.
- 28.4 There are other factors that the Council must have regard to in complying with the decision making provisions in the LGA including the principles in section 14 of the Act, the Council's resources and the extent to which the nature of the decision, or the circumstances in which it is taken allow the Council the scope to consider options, or the views and preferences of persons. The present circumstances include the need for the Council to meet the legislative timeline for the LTP to be finalised and adopted by the Council on or before 30 June 2021. This timeframe makes further consultation by the Council on any of the matters in this deliberations report very problematic.
- 28.5 The section 14 principles that are relevant here are:
- Openness and transparency;
 - Giving effect to the Council's identified priorities and desired outcomes in an efficient and effective manner;
 - The views of all communities;
 - Community well-being and the interests of future as well as current communities;
 - Your strategic priorities and desired outcomes;
 - Collaboration with other bodies;
 - Prudent stewardship of resources; and
 - Effective future management of assets.

29 Consideration of Financial or Budgetary Implications

Rates Revenue Increases

- 29.1 The proposed rates revenue increases in the Consultation Document are very near, or the same as, the caps proposed in the Financial Strategy, see Table 6.

Table 6: Comparison of proposed rates revenue increases and caps

Year	1	2	3	4	5	6	7	8	9	10
Proposed rates revenue increase (%)	4.54	4.57	4.50	6.97	6.98	4.12	2.01	2.81	4.47	3.09
Proposed rate revenue increase cap (%)	4.54	4.57	4.5	7.0	7.0	4.5	4.5	4.5	4.5	4.5

29.2 Within the first three years, there is no scope to add expenditure that is to be rates funded without the need to remove other proposed work or to increase the self-imposed caps. From Year 4 onwards, there is very little scope for budget increases, with scope increasing beyond Year 6.

29.3 The following is to help provide the Council with an understanding of the potential rating impact of budget changes. It is important to note that this information is indicative only.

- \$100,000 increase in Year 1 will increase the proposed rates revenue increase by 0.13%.
- \$1,000,000 increase in debt in Year 1, which is repaid through rates, will increase the proposed rates revenue increase by 0.11%.

29.4 Rates revenue increases are the percentage increase on the year prior. Sometimes, changes in the total rates revenue has an unexpected impact on the percentage increases over time. Two examples are provided below using theoretical values.

Table 7: Rates Increase Example A

	Year 0	Year 1	Year 2	Total
Total Rates Revenue	\$1,000,000	\$1,050,000	\$1,100,000	\$3,150,000
Annual Increase	-	5.0%	4.8%	

Table 8: Rates Increase Example B

	Year 0	Year 1	Year 2	Total
Total Rates Revenue	\$1,000,000	\$1,000,000	\$1,100,000	\$3,100,000
Annual Increase		0.0%	10%	

29.5 In Example A, the total rates take over three years would be \$3,150,000 and in Example B it would be \$3,100,000. This highlights what can be an unexpected outcome of lowering rates revenue in any one year, it can create a steeper increase the following year. However, the steepness of the percentage increase does not necessarily mean the Council is collecting more rates overall. The same applies in to opposite way for rates increases.

Net Debt

29.6 Net debt was proposed to peak in 2023 at \$281.17 million in the Consultation Document. That is very near the net debt cap of \$282 million across the 10 years.

29.7 Prior to 2023, there is very little scope to add debt-funded expenditure without the need to remove other proposed work or to increase the self-imposed cap. Beyond 2023, there is some ability to add capital work to the programme.

29.8 The Council will also need to consider the impact on rates of any debt increases, as discussed above.

Impact of Staff Initiated Changes

29.9 As identified in section 24 above, there are a number of changes recommended by staff. Staff have modelled the impact of those changes with the results shown in Table 9 and Table 10.

Table 9: Rates Revenue Increases Incorporating Staff Changes Compared to the Consultation Document

Year	1	2	3	4	5	6	7	8	9	10
Modelled rates revenue increase (%)	4.43	4.48	4.53	6.91	6.95	4.14	2.02	2.88	4.50	3.08
Variance to proposed rates revenue increase (%)	0.11 ↓	0.09 ↓	0.03 ↑	0.06 ↓	0.03 ↓	0.02 ↑	0.01 ↑	0.07 ↑	0.03 ↑	0.01 ↓

Table 10: Net Debt Incorporating Staff Changes Compared to the Consultation Document

Year	1	2	3	4	5	6	7	8	9	10
Modelled net debt (\$ million)	233.9	266.9	281.7	282.4	272.4	266.1	259.8	267.4	266.7	264.2
Variance to proposed net debt (\$ million)	1.2 ↓	1.3 ↑	1.5 ↑	1.3 ↑	1.5 ↑	1.8 ↑	3.7 ↑	4.2 ↑	4.2 ↑	4.4 ↑

29.10 Table 9 shows that the changes made by staff have a mixed impact on rates across the 10 years. In Year 3, the rates revenue increase cap is exceeded by 0.03%, for all other years the modelled rates stay below the cap.

29.11 Table 10 shows a downward movement in net debt in Year 1, followed by minor increases across the remaining nine years. In Year 4 the modelled net debt slightly exceeds the net debt cap of \$282 million by \$400,000. Even with the other increases, net debt is modelled to stay below the cap in the other nine years of the LTP.

Impact of Staff Recommend Changes Associated with Public Submissions

29.12 Further to the changes above, staff recommend additional budget changes in response to matters raised by submitters. Recommended changes are listed in Table 11.

Table 11: Recommended Changes in Response to Public Submissions

Staff Recommendation	Reference Section	Comments
\$40,000 or \$60,000 for the Warmer Healthier Homes programme in 2020/2021.	Section 8	No impact on LTP 2021-2031 financials. Funded from existing 2020/2021 budget.
Advance implementation of new public transport services.	Section 13	Neutral impact due to assumed increase in associated revenue.
Increase funding of the Nelson Tasman Business Trust by \$10,000 per year, to a total of \$25,000 per year.	Section 15	Neutral impact due to assumed decrease in Motueka i-Site, Takaka visitor centre, Murchison visitor centre and NRDA funding (removing inflation in Year 1)
Agree to grant \$50,000 to Te Āwhina Marae as a contribution to the marae redevelopment.	Section 16	This amount is additional to the proposed LTP budgets and will therefore impact the proposed rates figures.
Agree to fund 0.5 FTE Events Coordinator for regional kapa haka events, \$35,000 in 2023/2024, 2024/2025, 2025/2026.	Section 16	This amount is additional to the proposed LTP budgets and will therefore impact the proposed rates figures.
Advance the feasibility work for the Motueka Community Pool by amending the budgets to be \$50,000 in Year 1 and \$100,000 in Year 2.	Section 19	The total amount remains the same but the amended timing will have a minor impact on the proposed rates figures.
Advance the \$60,000 budget for Māpua tennis court resurfacing from Year 4 to Year 2.	Section 20	This is a capital budget which will therefore create an associated increase in the Council's net debt, albeit by a very small amount. Given the value of this work, the impact of repayment costs will be negligible.
Allocate the full Golden Bay grandstand budget of \$900,000 to Year 1, instead of being split across Year 1 and Year 2.	Section 20	This is a capital budget which will therefore create an associated increase in the Council's net debt and a very minor impact on proposed rates due to the timing of the associated loan repayments.
Agree to fund Project DeVine \$35,000 per year.	Section 22	This is a \$10,000 increase over the proposed annual funding amount. However, the impact on rates will be neutral as staff recommend that this be funded within the existing overall activity budgets.

29.13 Staff have modelled the collective changes recommended in both Table 3 and Table 11. The results for rates revenue increases and net debt are shown in Table 12 and Table 13 respectively. These tables include both a comparison to the proposed LTP figures and the proposed caps.

Table 12: Rates Revenue Increase Incorporating All Recommended Changes

Year	1	2	3	4	5	6	7	8	9	10
Modelled rates revenue increase (%)	4.44	4.52	4.50	6.89	6.94	4.10	2.01	2.87	4.49	3.08
Proposed rates revenue increase caps as per Consultation Document (%)	4.54	4.57	4.50	7.0	7.0	4.5	4.5	4.5	4.5	4.5
Comparison with proposed rates revenue increase caps	Within	Within	Within	Within	Within	Within	Within	Within	Within	Within

Table 13: Net Debt Incorporating All Recommended Changes

Year	1	2	3	4	5	6	7	8	9	10
Modelled net debt (\$ million)	234.8	267.0	281.7	282.4	272.4	266.1	259.8	267.4	266.7	264.2
Comparison with proposed net debt cap of \$282 million	Within	Within	Within	Exceeds	Within	Within	Within	Within	Within	Within

29.14 Table 12 shows compliance with the rates revenue increase caps across all 10 years once all the recommended changes have been run through the financial model.

29.15 Table 13 shows that in Year 4 the modelled net debt still slightly exceeds the net debt cap of \$282 million by \$400,000. Net debt is modelled to stay below the cap in the other nine years of the LTP.

Impact of Additional Changes Proposed by Council

29.16 If the Council chooses to amend any of the changes listed in Table 3 and Table 11 or make any other changes not listed in those tables, it will have an impact on the modelled figures above.

29.17 Any further changes will need to be modelled by staff subsequent to this meeting. These changes should be able to be presented to the Council at a workshop on 4 June 2021, after which they will then be incorporated into the final LTP.

Impact on Development Contribution Charges

29.18 Staff note the above changes and any further changes, may impact the proposed development contribution charges. At the conclusion of this meeting, staff will make the directed changes to all budgets and update the development contributions model. Staff should be able to present the update charges to the Council at a workshop on 4 June 2021, after which they will then be incorporated into the final LTP.

Impact of WCD Funding Alternative

29.19 As discussed earlier in this report, staff intend to present a Supplementary Report to this report outlining an alternative option to fund the irrigators' share of the WCD overruns. Staff expect the alternative option to have a favourable impact on rates and net debt, the extent of which is not yet known. The Supplementary Report will include an update of the modelled rates revenue increases and net debt.

Final Rates and Debt

29.20 The rates revenue increases and net debt figures presented in this report are provided to assist the Council in its decision-making. The Council is not being asked to adopt rates and net debt figures at this meeting. The final rates and net debt figures will be presented to the Council for adoption on 30 June 2021 and will include all decisions made at this deliberations meeting.

29.21 Staff note that if the Council was to agree with all the changes included in this report, the financial caps proposed in the Consultation Document would be complied with for rates for all 10 years, and the net debt cap would only be exceeded by \$400,000 in Year 4.

29.22 As discussed above, the proposal in the Supplementary Report may have a favourable impact on rates and debt meaning these breaches may be resolved as a consequence.

29.23 If required, the Council has other options available to mitigate the breaches, for example:

- for rates – amending the timing of the use of reserves to smooth rates increases; and
- for debt – reviewing the level of liquid assets and/or delaying a capital project.

30 Significance and Engagement

30.1 The overall level of significance of the decisions sought through this report range from low to high. The Council has consulted on many of the matters through the LTP Consultation Document. However, additional proposals and projects have been put forward during the consultation process that were not part of the proposals in the LTP consultation process. The Council can still decide on these matters as they have come about as a result of the consultation it has undertaken. Staff consider that the Council is likely to have a sufficient understanding of the community's views and preferences in relation to the proposals and decisions sought through this report for it to make those decisions.

Table 14: Analysis of Significance

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	Low to high	This decisions sought in this report range from low to high public interest depending on their nature and impact on the community.
2.	Are there impacts on the social, economic, environmental or cultural aspects of well-being of the community in the present or future?	Low to high	Many of the proposals and decisions sought through this report will have an impact on community well-being. The cost of the proposals may be a negative impact for some residents and ratepayers, however, the overall benefits of the proposals across the district should be positive.
3.	Is there a significant impact arising from duration of the effects from the decision?	Low to high	Some of the decisions have a short duration, while others will have a longer term impact.
4.	Does this activity contribute or detract from one of the goals in the Tasman Climate Action Plan 2019 ?	Low to moderate	The various decisions sought through this report will have a range of impacts on the Tasman Climate Action Plan goals. Some of the decisions are likely to have a positive impact and others may have a more detrimental impact.
5.	Does the decision relate to a strategic asset?	Yes	The Waimea Community Dam shareholding is listed as a strategic asset, as are Port Nelson and Nelson Airport. Various groups of the Council's assets (e.g. the Council's transportation system; wastewater, stormwater and water supply reticulation systems; reserves and cemeteries) are listed as strategic assets in their entirety.
6.	Does the decision create a substantial change in the level of service provided by Council?	Low to moderate	Some decisions will impact on the services the public receive and are intended to improve them. However, the changes proposed do not change the specified levels of service in the LTP.

	Issue	Level of Significance	Explanation of Assessment
7.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Moderate	The majority of the decisions sought through this report will have a fairly low impact on the Council's debt and rates. The exception being the proposals relating to the Waimea Community Dam.
8.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	This decision on the Nelson Airport and Port Nelson does involve the proposed establishment of a CCO as a holding company for these strategic assets.
9.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	None of the decisions sought through this report involve a change to the delivery mechanism for any of the Council's groups of activities.
10	Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	
11	Does the proposal require inclusion of Māori in the decision making process (consistent with s81 of the LGA)?	Yes	There has been some engagement with iwi and Māori organisations through the LTP consultation process.

31 Conclusion

- 31.1 At the Submission Hearings, the Council agreed to accept all submissions received up to 30 April 2021.
- 31.2 Councillors are now requested to make decisions on the changes they wish to make for incorporation in the final LTP 2021-2031 and associated documents and policies.
- 31.3 There are a number of changes that staff recommend be included in the final LTP 2021-2031 and associated documents and policies. These changes are summarised in sections 24 and 29 of this report.
- 31.4 Staff note that there are also a number of other requests made by submitters that are discussed in this report. To avoid doubt, if the associated recommendations are not contained in this report, and if there is no clear resolution supporting a change, then the Council agrees to decline those requests by default.
- 31.5 At the conclusion of this deliberations meeting, the Council will have fulfilled its consultation obligations under the LGA.

32 Next Steps / Timeline

- 32.1 During the development of previous LTPs, staff have been able to present a report to the Council following the deliberations meeting that requested the approval of key matters prior to the Council being presented the final LTP for adoption. For the development of this LTP there is insufficient time to make intermediary decisions due to the initial three week delay in commencing consultation.
- 32.2 Instead, given the compressed timeframes, staff have attempted to provide enough information and guidance in this report to allow the Council to make decisions on all changes required for the final LTP 2021-2031 during this deliberations meeting. Staff note that there is a LTP workshop scheduled for 4 June 2021. At this workshop staff intend to present a summary of the updated financial model (including rates and debt) which will have taken into account all the decisions made at this deliberations meeting. After which, those changes will be incorporated into preparation of the final LTP 2021-2031.
- 32.3 The highly time-constrained process means that it will not be possible to make further financial changes after the conclusion of this meeting in order to meet the legislative timeframes and strike the rates.
- 32.4 Audit NZ is scheduled to review the final LTP 2021-2031 and all supporting documentation the week commencing 14 June 2021.
- 32.5 At the 30 June 2021 Council meeting the LTP 2021-2031 will be presented to the Council for adoption.

Attachments

1. ↓	Trip Generation Data for Transportation Development Contributions	79
2. ↓	Amended Rating Maps	81
3. ↓	Full schedule of staff initiated budget changes (uninflated)	87

LTP 2021-2031 Deliberations Report – Attachment 1

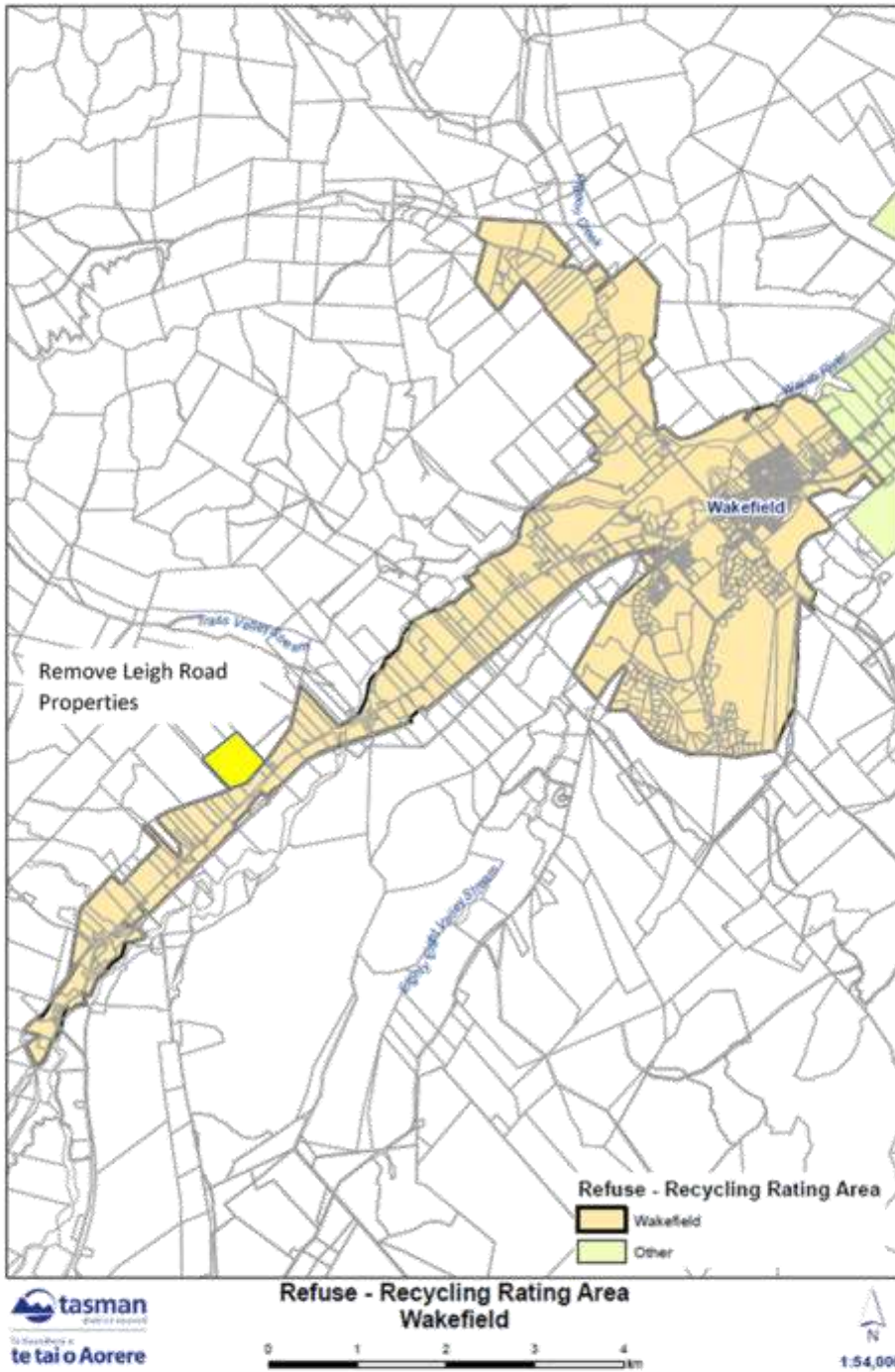
Trip Generation Data for Transportation Development Contributions

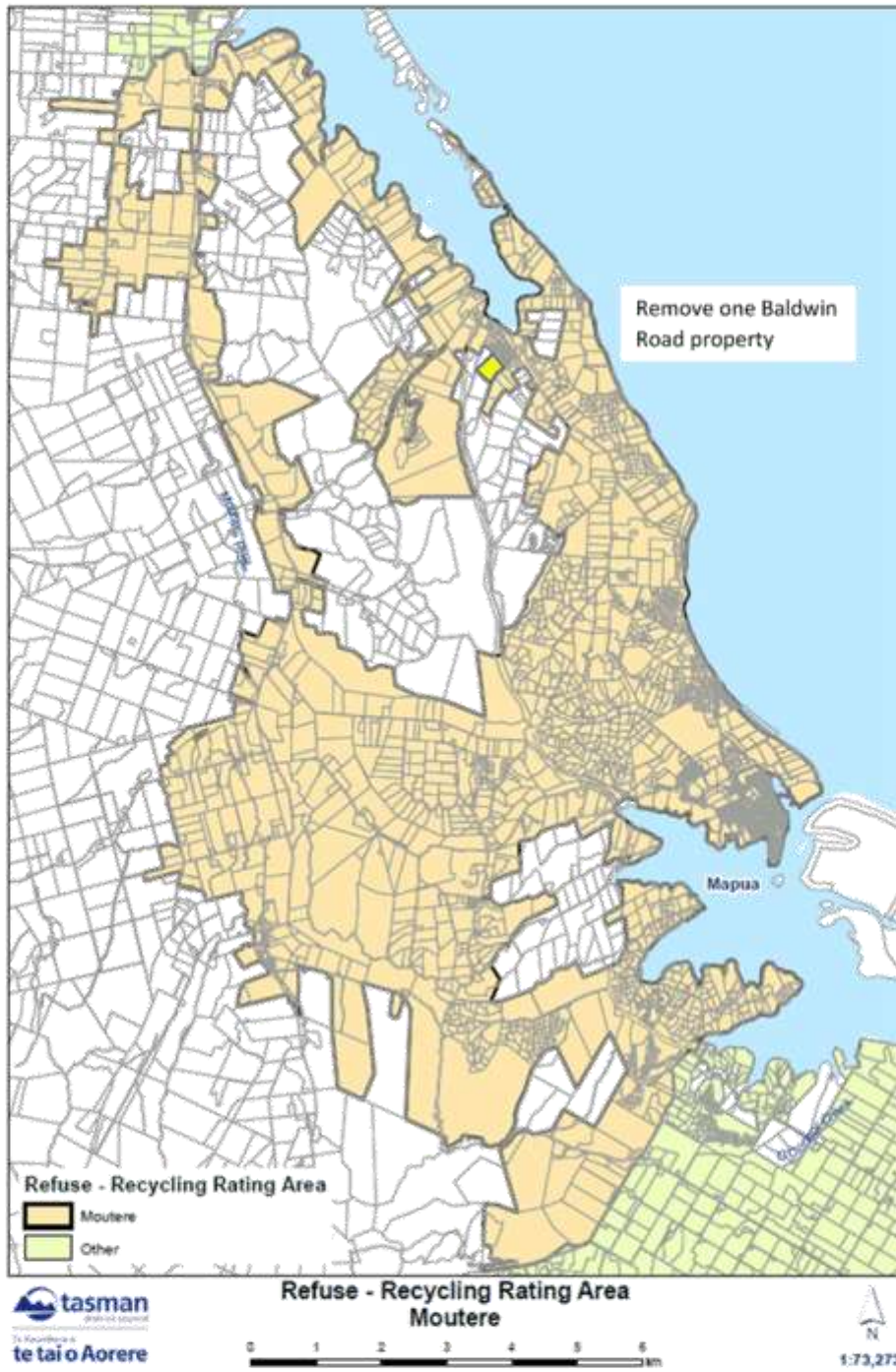
Category	Activity	Base Daily traffic generation rate	Simple HUD	Primary Trip Proportion	Corrected HUD
Commercial	Office	26.1vpd / 100m ² GFA	3.3HUD / 100m ² GFA	100%	3.3HUD / 100m ² GFA
Education	Preschool	4.1vpd / student	0.5HUD / student	100%	0.5HUD / student
	Primary	1.6vpd / student	0.2HUD / student	100%	0.2HUD / student
	Secondary	0.4vpd / student	0.1HUD / student	100%	0.1HUD / student
	Tertiary	1.4vpd / student	0.2HUD / student	100%	0.2HUD / student
Industrial	Warehousing	2.4vpd / 100m ² GFA	0.3HUD / 100m ² GFA	100%	0.3HUD / 100m ² GFA
	Manufacturing	30.0vpd / 100m ² GFA	3.8HUD / 100m ² GFA	100%	3.8HUD / 100m ² GFA
Medical	Centre	79.4vpd / professional	10.0HUD / professional	100%	10.0HUD / professional
	Hospital (Small)	13.5vpd / bed	1.7HUD / bed	100%	1.7HUD / bed
Residential	Dwelling	8vpd / unit	1.0HUD / unit	100%	1.0HUD / unit
	Retirement living	2.6vpd / unit	0.3HUD / unit	100%	0.3HUD / unit
	Hostel	2.5vpd / unit	0.3HUD / unit	100%	0.3HUD / unit
	Hotel	6.4vpd / unit	0.8HUD / unit	100%	0.8HUD / unit
Retail	Shop	125vpd / 100m ² GFA	15.6HUD / 100m ² GFA	50%	7.8 HUD / 100m ² GFA
	Shopping Centre	141vpd / 100m ² GFA	17.6HUD / 100m ² GFA	50%	5.6HUD / 100m ² GFA
	Supermarket	129vpd / 100m ² GFA	16.1HUD / 100m ² GFA	35%	5.6HUD / 100m ² GFA
Retail	Restaurant	6.1vpd / seat	0.8HUD / seat	40%	0.3HUD / seat
	Fast Food	362vpd / 100m ² GFA	45HUD / 100m ² GFA	30%	15HUD / 100m ² GFA
	Bar	92.1vpd / 100m ² GFA	11.5HUD / 100m ² GFA	40%	4.6HUD / 100m ² GFA
	Service Station	718vpd / 100m ² GFA	90HUD / 100m ² GFA	15%	13.5HUD / 100m ² GFA

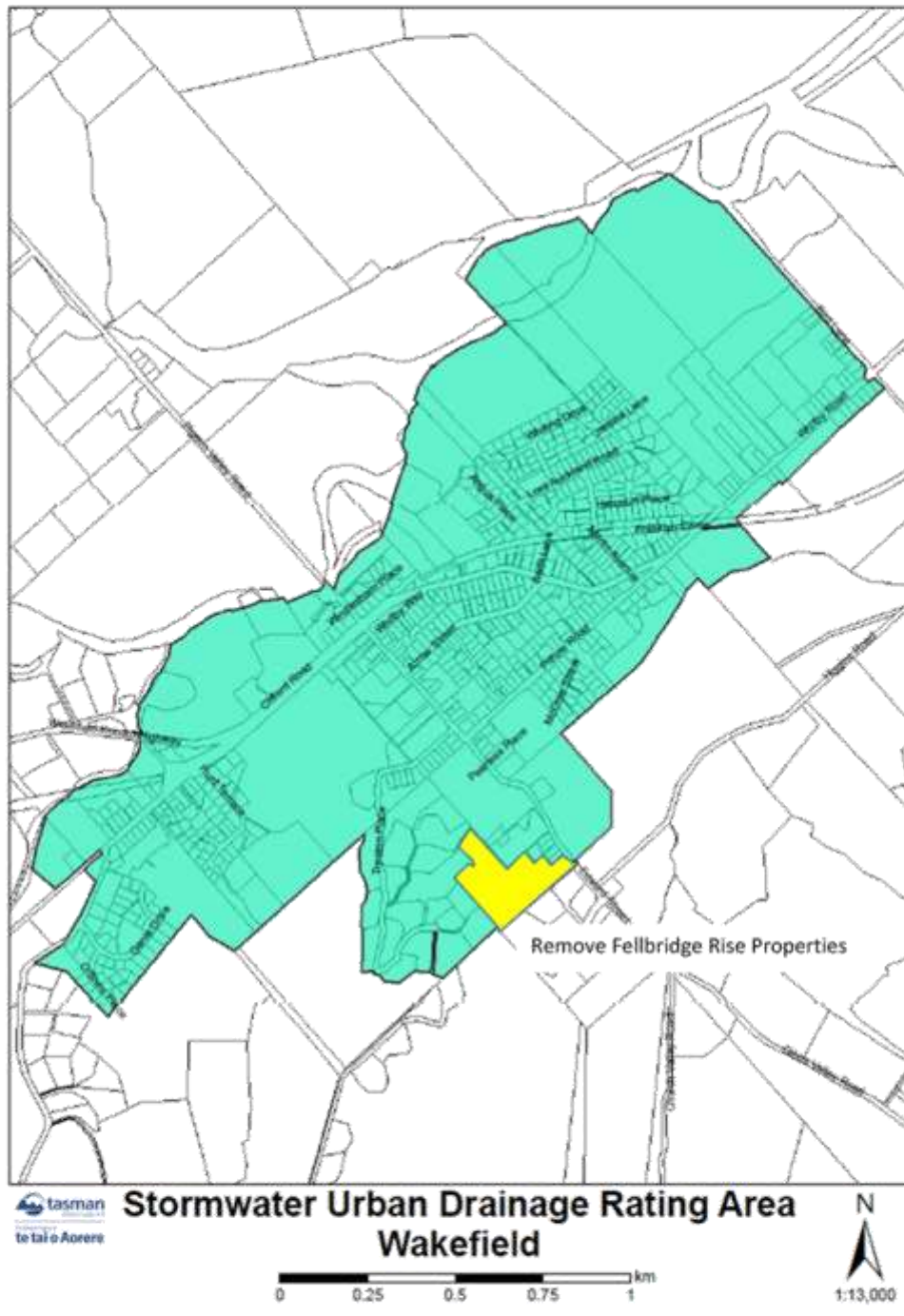
Item 3.1

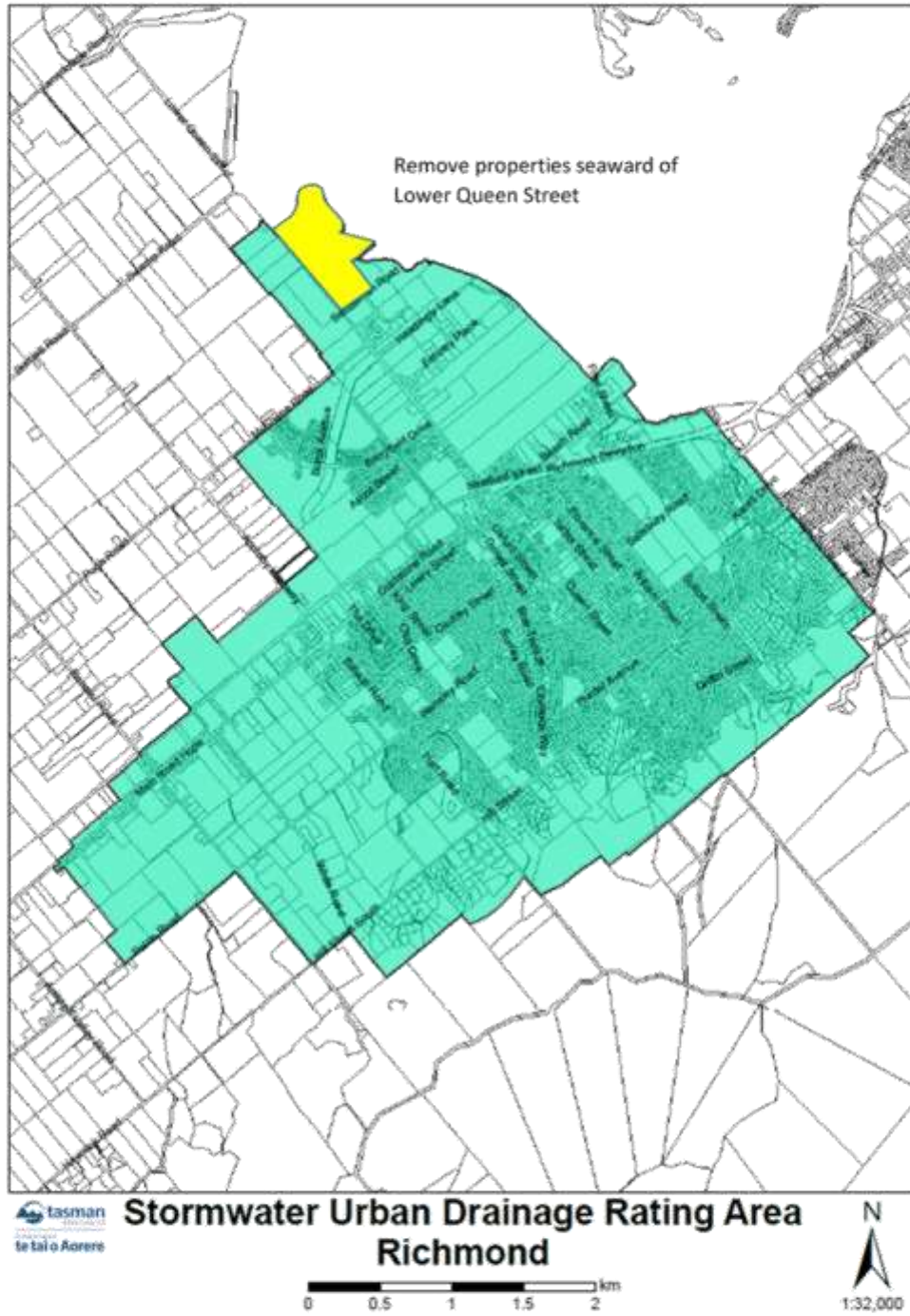
Attachment 1

LTP 2021-2031 Deliberations Report – Attachment 2
Amended Rating Maps









LTP 2021-2031 Deliberations Report – Attachment 3

Full schedule of staff initiated budget changes (uninflated)

GL or AMP ID	Name	Amended 2021/22	Amended 2022/23	Amended 2023/24	Amended 2024/25	Amended 2025/26	Amended 2026/27	Amended 2027/28	Amended 2028/29	Amended 2029/30	Amended 2030/31
28062404	SF Operations Contract (Stadia) (50%)	196,429	201,276	200,231	196,514	214,804	195,904	195,904	195,904	195,904	195,904
46092	Berryfield/Lower Queen Street Intersection	0	2,790,000	0	0	0	0	0	0	0	0
36002	Motueka Stopbank Upgrade	1,500,000	4,500,000	0	0	0	0	0	0	0	0
96029	Motueka Bridge to WWTP	0	0	0	0	0	0	0	0	0	0
86067	Motueka Reticulation Renewal Programme	200,000	0	0	0	0	0	0	0	0	0
86097	Urban Water Club Reticulation – Meter Renewal	645,000	0	0	0	0	35,000	0	20,000	0	725,000
96031, 96016 & 96024	NRSBU Capital	3,147,225	2,698,095	2,812,050	1,984,500	1,921,500	3,143,250	3,255,750	2,850,750	2,409,750	2,243,250

Item 3.1

92030	NRSBU User Charge	1,438,204	1,427,436	1,438,646	1,541,896	1,794,121	1,851,056	1,842,206	2,000,916	2,088,236	2,268,186
92031	NRSBU Quota	1,825,900	1,970,680	2,124,580	2,266,320	2,381,460	2,473,800	2,606,420	2,759,560	2,894,840	2,994,780

Attachment 3

3.2 DRAFT SCHEDULE OF FEES & CHARGES 2021/2022

Decision Required

Report To:	Submissions Hearing
Meeting Date:	17 May 2021
Report Author:	Sandra Hartley, Policy Officer - Strategic Development
Report Number:	RSH21-05-3

1 Summary

- 1.1 The Council has undertaken consultation on the Draft Schedule of Fees and Charges 2021/2022 (Draft Schedule) between 24 March to 24 April 2021.
- 1.2 This process was concurrent with the following consultations during that period:
 - 1.2.1 Consultation Document for Tasman's 10 Year Plan 2021-2031 (Long Term Plan);
 - 1.2.2 Draft Revenue and Financing Policy;
 - 1.2.3 Draft Rates Remissions Policy; and
 - 1.2.4 Draft Development and Financial Contributions Policy.
- 1.3 The Draft Schedule attracted 68 submitters with 72 submission points. Some submitters covered the same topics.
- 1.4 The final Schedule of Fees and Charges 2021/2022 needs to be adopted by 30 June 2021 in order for fees and charges to come into effect from 1 July 2021.
- 1.5 Staff recommend three changes:
 - 1.5.1 to include grants to reuse and second hand stores in the Waste Minimisation Grant scheme;
 - 1.5.2 residential building consent fees revert back to a fixed fee based on the value of the building work and based on the charges for 2020/2021, apart from the staff hourly charge-out rate (**Attachment 1**); and
 - 1.5.3 "Property Rates Printout" being renamed "Property Rates Printout or Electronic File", to reflect both types of requests.

2 Draft Resolution**That the Full Council:**

- 1. receives the Draft Schedule of Fees & Charges 2021/2022 Deliberations Report RSH21-05-3; and**
- 2. agrees in principle to include grants to reuse and second hand stores in the Waste Minimisation Grant scheme included in the Waste Management and Minimisation Activity Management Plan;**

Item 3.2

- 3. agrees that grants to charity stores could include a contribution up to the value of 20% of a store’s waste disposal fees, capped at \$500 per store, on the condition that the store supplies data to the Council on the waste minimisation activities of the store, and that the proceeds of the store are for a charitable purpose;**
- 4. agrees to amend the charging methodology for residential building consents from a time based charging to a fixed fee based on the value of the building work as per Attachment 1; and**
- 5. agrees to rename “Property Rates Printout” to “Property Rates Printout and Electronic File”.**

3 Purpose of the Report

3.1 The purpose of this report is to:

- provide a summary of the submissions received on the Draft Schedule along with staff recommendations;
- provide Councillors with an opportunity to discuss and obtain advice from staff on the matters raised in the submissions; and
- seek decisions on the changes that are to be included in the final Schedule of Fees and Charges 2021/2022.

4 Background and Discussion

4.1 The Council publicly notified the Draft Schedule, along with the Long Term Plan (LTP) Consultation Document and concurrent consultation documents. The consultation period was 24 March to 24 April 2021.

4.2 The Council received 72 submission points from 68 submitters on the Draft Schedule.

4.3 Submission comments can be broadly grouped into the following themes:

Table 1: Submission Points

Key Submission Points	Staff Comment & Recommendation
Wastewater monitoring fee	
Six submitters expressed concern about the discharge permit fee for residential dwellings with an on-site wastewater treatment system.	The fee was introduced in order to help the Council off-set some of the costs incurred with compliance monitoring and reporting of resource consented wastewater systems, as per its statutory responsibility under the Resource Management Act 1991 (RMA). The RMA provides the Council the ability to recover fair and reasonable costs as part of this function. Until last year the General Rate absorbed the cost for these consent holders, however, as the number of wastewater consents is increasing annually, user pays is now considered a fair and equitable way to fund this work. The \$164 fee equates to one hour of staff time per annum. Staff recommend retaining the charge.

Hourly staff charge-out rate	
Seven submitters considered the \$164 staff hourly charge-out rate to be excessive.	<p>The Council has had a staff charge-out rate in its Schedule of Fees and Charges for many years. It enables the Council to recover costs from the user of the service, thereby reducing the amount required from General Rates. The proposal in the Draft Schedule is to increase the hourly charge by \$4.</p> <p>Staff recommend no changes to this proposed charge.</p>
Tarakohe storage charges	
Five submitters queried why the Port Tarakohe storage fees have been reduced from last year.	<p>These have been reduced to align with container charges.</p> <p>Staff recommend no change to this charge, which only affects storage rates.</p>
Berthage fees at Tarakohe	
Two submitters consider the berthage fees for Port Tarakohe marina are too high, and there are minimal facilities available there.	<p>Fees need to reflect the specific location, and other port comparisons are not relevant.</p> <p>Staff recommend no change as Port Tarakohe is running at a financial loss.</p>
Mooring fees	
One submitter requests that mooring licences should be free.	<p>Staff advise when the Mooring Area Bylaw 2020 has been enacted and the Plan Change 72 – Moorings and Coastal Structures is operative, charges will be introduced. The proposed fees and charges relating to moorings allow for the administration of the allocated moorings by the Harbourmaster. These will pay for the checking of submitted engineering plans, inspection and monitoring of moorings if deemed necessary.</p>
Cemetery fees	
One submitter requested that all cemetery fees for under 12 year olds be waived	<p>It is difficult to set a lower limit on charges of this nature. There is no charge for stillborn, 0-5 years of age is a heavily discounted fee in a dedicated children's area and there are very few deaths in the 5-12 year old age group. The Council incurs costs for plot and burial fees and needs to recover the same. Staff recommend no change.</p>

Exempt building fees	
One submitter requested that exempt buildings should not require fees unless they require consents for deviating from the Tasman Resource Management Plan.	Staff advise that exempt building work is not charged unless checks are required by the Council i.e. Planning or Discretionary exemptions.
Waste disposal charges	
One submitter was opposed to the proposed increase in waste disposal charges and believed it would lead to an increase in fly tipping.	<p>As the majority of the Council's cost in waste disposal is based on the Regional Landfill Business Unit disposal charges, if the Council were to reduce the disposal charges, this would increase the amount required from the General Rate.</p> <p>Staff advise that they are currently monitoring illegal dumping and do not have any evidence to suggest that higher disposal charges lead to greater dumping. There is a risk that dumping will increase and they will continue to monitor and report on the frequency and cost of illegal dumping as a technical performance measure.</p> <p>Staff recommend no change to waste disposal charges.</p>
One submitter was happy to see the charges rise as they are required to be in alignment with the principle of ensuring industry pays to pollute, and the Council does not pick up the tab.	<p>This submission is noted.</p> <p>No changes recommended.</p>
One submitter considers that the Council can achieve a reduction in waste by supporting existing reuse shops, and also suggests that people be rewarded with lower fees if they recycle their reusable or recoverable waste rather than depositing it in the landfill.	<p>The proposed LTP budget allows the Council to introduce charging by weight at the Mariri Resource Recovery Centre in Years 1 and 2. This should increase the potential for diversion of materials. The Council also supports e-waste recycling through the Nelson Environment Centre and any other provider that is able to show good product stewardship practices.</p> <p>The Council is already looking to improve our collaboration with reuse shops to open up opportunities for diversion from Resource Recovery Centres.</p>

Item

<p>One submitter considers the increase in waste disposal charges may impact their charity shops, in that people will dump their waste at their stores. This will ultimately mean the charity shops will need to dispose of this waste at landfills. The submitter requests a charity shop discount charge at a minimum of 20% for waste disposal.</p>	<p>Staff recognise the work that many of these charities perform and the waste diversion that they achieve through their reuse stores. At present we have poor data on the amount of material diverted through charity stores and see an opportunity to improve data collection and diversion by offering a grant to offset disposal fees for selected stores. We recommend including grants to these type of stores in the Waste Minimisation Grant scheme proposed in the Waste Management and Minimisation Activity Management Plan. Where a grant is to offset disposal fees we recommend that they be limited to 20% of a charity store’s waste disposal fees, capped at \$500 per store in the District. These stores must solely support charitable organisations and provide an annual report on total waste accepted, waste diverted and waste disposed to landfill. Staff estimate up to 10 stores would be eligible.</p>
<p>One submitter suggests rubbish bags should be free for domestic use.</p>	<p>The Council’s approach is to implement full cost disposal pricing as this puts the cost of disposal on those who generate the waste and encourages waste reduction. While doing this, the Council also considers affordability and potentially adverse effects – for example, increased illegal dumping or high disposal costs for remote communities.</p> <p>Staff estimate that free disposal of domestic waste would cost in the order of \$2.3 million per annum.</p> <p>Staff recommend no change.</p>
<p>Water Permits</p>	
<p>One submitter considered water is a scarce resource – and suggested increasing permit charges for large water takes (i.e. over 500 m³/day) to at least double the existing charge.</p>	<p>Staff advise that we are restricted in our ability to charge fees for water use as it is a public resource (free), and any charges that we do apply need to be related to administration, supervision or monitoring.</p> <p>Staff recommend no change.</p>

Dog fees		Item
One submitter requests that the Council provides a discount for working dog registration fees for subsequent dogs which are additional to the first working dog.	Staff advise that fees for rural dogs in Tasman have not been increased since 2010 and the current fee of \$30 is one of the lowest in the country. The Council also offers free microchipping for dogs and many farmers who value their dogs take advantage of this service. Unfortunately, not all rural dogs are well managed and we do have to expend resources in dealing with issues with some of them. We are aware that most councils operate their fee structures differently, however, we consider the current system is a fair reflection of the service offered to all dog owners. Staff recommend no change.	
Camping fees		
One submitter requested that short term camping fees for unpowered sites and/or extra persons, should not be increased.	Staff recommend that the fees remain as proposed in the Draft Schedule of Fees and Charges 2021/2022.	
Library fees		
One submitter agreed with the removal of “overdue charges” for children.	Staff advise that this charge was removed as overdue fines for children’s material is a barrier to library use for many families. Many children are unable to borrow from the library due to outstanding overdue charges or fear of incurring extra charges. Some families stop using the library, denying the children access to resources, negatively affecting their ability to develop a lifelong love of libraries, literacy and learning.	
Miscellaneous comments		
<p>A number of comments were submitted, that can be summarised by the following points:</p> <ul style="list-style-type: none"> • felt charges were too high or increases not supported; • charges should be full cost recovery; and • the Council should implement user pays. 		

Other Matters Raised by Council Staff

Time-Based Charging – Residential Building Consents

4.4 Staff requested that the Council change its charging regime for residential building consents from a fixed fee based on the value of the building work to charging for the actual time staff spent on processing the application. This was to be implemented using a new software

application. This recommended change was incorporated into the Draft Schedule which was publicly notified and consulted on. No submissions were received on the proposal.

- 4.5 Subsequent to recommending the time based charging, another council that has been trialling the software, has found some substantial shortcomings in the product. The software was intended to enable time-based charging and invoicing.
- 4.6 Staff now consider that the software application in its current state and the alternative manual work-a-rounds required, will not allow staff to gain the efficiencies as intended. Therefore, staff recommend that the Council reverts back to a fixed fee based on the value of the building work, based on the 2020/2021 charges, with the exception of the \$164 staff hourly charge out rate, see **Attachment 1**.

Property Information

- 4.7 Staff request that under Property Information & Development Contributions – “Property Rates Printout” – be changed to “Property Rates Printout or Electronic File” to reflect both types of requests. There is no change to the charge.

Proposed Maritime Charges

- 4.8 Staff advise that the Proposed Maritime Charges will only come into force if the Mooring Area Bylaw 2020 is adopted later this month, and Plan Change 72 (Mooring and Coastal Structures) becomes operative.

Other Matters Raised by Councillors

- 4.9 This section provides Councillors with the opportunity to raise any other issues or matters from the submissions and hearings that may have not been covered in this report. This is especially for those matters where further discussion is required or where potential changes should be made prior to finalising the LTP.

5 Strategy and Risks

- 5.1 Staff have programmed the timing of public consultation and adoption to ensure that the Draft Schedule can be considered concurrently to the LTP, and be operative from 1 July 2021.
- 5.2 If the Draft Schedule is not adopted prior to 1 July 2021, the Council may not be able to recover the expected costs for some services that are provided and the 2020/2021 charges would apply by default.

6 Policy / Legal Requirements / Plan

- 6.1 The Council may recover some charges for its services under its Revenue and Financing Policy, as set out in Section 103 (2)(c) of the Local Government Act 2002.
- 6.2 Consultation for the Draft Schedule has been carried out in accordance with Sections 83 and 87 of the Local Government Act 2002.
- 6.3 The Council needs to align the final Schedule of Fees and Charges 2021/2022 with the LTP budgets to ensure that there is in place a mechanism to recover some costs from some of its services, and not increase the amount needed from the General Rates.

7 Consideration of Financial or Budgetary Implications

Waste Disposal Charges

- 7.1 Grants to charity or reuse shops in the Waste Minimisation Grant scheme to offset disposal fees would be capped at \$500 per store, funded from the Waste Minimisation account. We estimate the cost of this to be \$5,000 per annum and could be included in the annual budget for Waste Minimisation Grants (\$20,000).

Building Control

- 7.2 Reverting residential building consents back to a fixed fee based on the value, rather than time based charging as proposed in the Draft Schedule, is not expected to have any financial implications.

8 Significance and Engagement

- 8.1 The Draft Schedule of Fees and Charges has been consulted on through a Special Consultative Procedure as required for the setting of some fees and charges. This report is the result of the consultation process. Further consultation is, therefore, not required prior to making the decisions sought through this report.

9 Conclusion

- 9.1 Staff recommend three changes:
- 9.1.1 to include grants to reuse and second hand stores in the Waste Minimisation Grant scheme;
 - 9.1.2 reverting building consent charges back to a fixed fee based on the value of the work; and
 - 9.1.3 renaming Property Rates Printout to Property Rates Printout or Electronic File.

10 Next Steps / Timeline

- 10.1 Once the Council has deliberated on the Draft Schedule, staff will incorporate the agreed changes, and will bring a report with the amended Schedule back to the 4 June 2021 Full Council meeting for final consideration and adoption.

Attachments

1. [Building Control - Residential Building Consent Charges](#)

99

Building Control	Proposed Charges from 1 July 2021 incl. GST
<p>Building Consents All applications for building consent shall be accompanied by a deposit of \$2,000.00 or the actual charge whichever is the lesser amount. The balance of any charge will be invoiced along with Resource Management Authority check (where Property Information Memorandum [PIM] not applied for), government and other levies when the consent is ready for issue.</p> <p>Where charges are listed as a deposit only, actual charges will be invoiced on the basis of \$164.00 per hour or part thereof unless advised otherwise.</p> <p>Note: Council reserves the right to assess individual cases as required. Additional reasonable charges may be requested by virtue of Section 219(2) of the Building Act 2004 if costs incurred exceed the standard charge. Applications that require consultation with New Zealand Fire Service or Heritage New Zealand Puhere Taonga will have costs recovered. Review of engineer design buildings by consultant will be charged at cost.</p> <p>A building project greater than \$20,000 will also attract Insurance, Quality (QA), BRANZ and MBIE levies. Work cannot commence until the consent is paid for and issued.</p>	
Pre-Lodgement Meetings	
First 30 minutes	Free
30 minutes or more	\$164.00/hr
Solid Fuel Heater Application	
Freestanding	\$410.00
Inbuilt	\$574.00
Minor Works Application	
For building work with an estimated value less than \$20,000. Specialist input, PIM/RMA check and additional requests for information will be charged additionally per hour or part thereof (Covers the likes of small farm buildings, minor alterations and additions, onsite wastewater, proprietary carports, kitset garages, kitset outbuildings, decks and swimming pools).	\$1,250.00
Tent and Marquee >100m ²	\$400.00
Express Service for Commercial Marquees (If submitted 10 working days or less from planned construction date Tasman District Council will endeavour to complete but cannot guarantee the issue of the consent before construction starts or the sign off of inspections before use. The Tent and Marquee fee excludes PIM/RMA check and Certificate of Public Use costs which will be charged additionally as applicable).	\$900.00
RESIDENTIAL DWELLINGS	
New Dwellings	
Value up to \$200,000	\$3,200.00
Value - \$200,001 to \$300,000	\$4,000.00
Value - \$300,001 to \$499,999	\$4,750.00
Relocated Dwellings	\$2,000.00
ALL OTHER BUILDING WORK (EXCLUDING COMMERCIAL)	
Value	
\$2,001 to \$5,000	\$750.00
\$5,001 to \$10,000	\$1,000.00
\$10,001 to \$19,999	\$1,650.00
\$20,000 to \$49,999	\$2,000.00
\$50,000 to \$99,999	\$2,900.00
\$100,000 to \$249,999	\$3,500.00

\$250,000 to \$499,999	\$4,400.00
Building Control	Proposed Charges from 1 July 2021 incl. GST
Commercial Building Work Buildings requiring assessment in terms of accessibility, fire safety and those buildings accessible to the public.	\$1,000.00 deposit \$164.00/hr