

Funding Impact Statement- Rates (Draft)

This Draft Funding Impact Statement-Rates has been prepared in accordance with the requirements of the Local Government Act 2002. It should be read in conjunction with the Council's Revenue and Financing Policy.

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

At various points in this Draft Funding Impact Statement-Rates the Council has included an indicative level of rate or charge. These figures support the calculations in the example rate models and are included to provide you with an indication of the level of rates the Council is likely to assess on your rating unit in the coming year. So long as the Council sets rates in accordance with the system described in this statement, the amounts may change.

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

Rating Area Maps

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

Rating Unit: definition

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

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2015-2016 PLAN					
General rates					
General Rate					
(The General rate funds activities which are deemed to provide a general benefit across the entire district or which are not economic to fund separately. These activities include: environmental management, public health and safety, transportation, roads and footpaths, coastal structures, water supply, solid waste, flood protection and river control works, community facilities and parks, community relations, governance, and council enterprises and property.)					
	Every rating unit in the district		Rate in the \$ of Capital Value	0.2577 cents	34,024
Disaster Recovery					
(Used to replenish the Council's General Disaster Fund.)					
	Every rating unit in the district		Rate in the \$ of Capital Value	0.0037 cents	488
<i>A portion of the general rate is used to replenish the Council's General Disaster Fund. This is presented separately but it is part of the general rate. The capital values are assessed by independent valuers. Their results are audited by the Office of the Valuer General.</i>					

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
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Uniform Annual General Charge (UAGC)

(Funding the same activities as the general rate.)

Every rating unit in the district

Fixed amount \$ per Rating Unit

\$ 290.00

6,488

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

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

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

Targeted Rates

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

1. Stormwater Rate

(Funding the Stormwater activities including operating, maintaining and improving the stormwater infrastructure assets.)

Every rating unit in the district which has a land value

Urban Drainage Area-
Stormwater Differential

Where the land is situated being rating units in the Stormwater Urban Drainage Rating Area

24-38

Rate in the \$ of Capital Value

0.0639 cents

4,009

Balance of the District-
Stormwater Differential

Where the land is situated being rating units with land value, that are not in the Stormwater Urban Drainage Rating Area

Balance of district

Rate in the \$ of Capital Value

0.0067cents

437

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

**Urban Drainage Area –Stormwater Differential- A differential of 1 will apply.*

**Balance of the District- Stormwater Differential- A differential of 0.105 will apply.*

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
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2. Water Supply Rates

2.1 Water Supply Rates- Urban Water Supply Metered Connections and Rural Water Extensions to Urban Water Schemes

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

2.1 (a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply & Industrial Waster Supply Agreement Holders): Volumetric charge

(Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)

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

Provision of service being the supply of metered water to those rating units in the district which have metered water connections, excluding those connected to the Motueka Urban Water Supply because they have a different targeted rate, and excluding the industrial water supply users who have a commercial water supply agreement with the Council that will be charged for via fees and charges

Per m3 of water supplied

\$

2.09

3,957

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2.1 (b) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Urban Water Supply & Industrial Water Supply Agreement Holders): Service Charge (Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to a metered water supply by rating units in the district, excluding those connected to the Motueka Urban Water Supply, and excluding the industrial water supply users who have a commercial water supply agreement with the Council		Fixed amount \$ per connection (meter)	\$ 297.68	2,810
<i>In prior years, the service charge rate used to be billed as a daily charge on the water rates invoice. From 2015-2016, this rate will be included on the rates assessment.</i>					
2.1 (c) Water Supply- Rural Water Extensions to Urban Water Schemes (Funding the urban water supply (not including Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to a supply of water via a rural extension to urban schemes through a lowflow restricted water connection		Extent of provision of service: \$ per m3/day (based on size of water restrictor volume). E.g. 2m3/day restrictor volume will be charged at two times the listed rate	\$ 609.43	681
<i>The 1m3 base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.</i>					
<i>The extensions that will be charged this rate are: Best Island Water Supply, Mapua/Ruby Bay Water Supply, Brightwater/Hope Water Supply, Richmond Water Supply, Wakefield Water Supply, and any others which are referred to as the Other Rural Water Supply Extensions.</i>					

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2.2 Water Supply- Motueka Urban Water Supply Metered Connections					
(Funding the Motueka Urban Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)					
Provision of service being a connection to the Motueka Urban Water Supply					
Per m3 of water supplied					
				\$ 1.79	372
<i>The existing Motueka Urban Water Supply account will continue to operate separately to the Water Supply – Urban Metered Connections account. This means that the water charges for the existing connected Motueka water users will have a different cost structure. As significant renewals and capital upgrades are required, these will be reflected in the water supply charges.</i>					
<i>In the event that full reticulation of the whole Motueka Township proceeds then it is intended that the existing Motueka Urban Water Supply account will become part of the Water Supply- Urban Metered Connections account.</i>					
<i>This water rate will be billed separately from the rates invoice.</i>					
2.3 Water Supply – Rural Connections					
2.3 (a) Water supply- Dovedale Rural Water Supply					
(Funding the Dovedale Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)					
Provision of a service being a connection to the Dovedale Rural Water Supply through a lowflow restricted water connection					
Extent of provision of service: \$ per m3/day (based on size of water restrictor volume).					
Dovedale Differential A				\$ 531.36	273
Extent of provision of service: \$ per m3/day (based on size of water restrictor volume).					
Dovedale Differential B				\$ 409.15	186
<i>The Council has determined that a differential charge will be applied:</i>					
<i>*Dovedale Differential A- includes the supply of water for up to and including the first 2m3 per day. This rate is proposed to be charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m3 per day. A differential of 1 per 1m3 per day will apply.</i>					
<i>*Dovedale Differential B- includes the supply of water greater than 2m3 per day. This rate is proposed to be charged based on the extent of provision of service based using the size of restrictor volume, with a base of 1m3 per day. A differential of 0.77 per 1m3 per day will apply.</i>					
<i>For example, users with a 2m3 per day restrictor volume will be billed two of the Differential A charge. Users with a 3m3 per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.</i>					
2.3 (b) Water Supply- Redwood Valley Rural Water Supply					
(Funding the Redwood Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)					
Provision of a service which is a connection to the Redwood Valley Rural Water Supply through a lowflow restricted water connection					
Extent of provision of service: \$ per m3/day (based on size of water restrictor volume). E.g. 2m3/day restrictor volume will be charged at two times the listed rate					
				\$ 321.06	340

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2.3 (c) Water Supply- Eighty Eight Valley Rural Water Supply - Variable Charge (Funding the Eighty-Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to the Eighty-Eight Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: \$ per m3/day (based on size of water restrictor volume). E.g. 2m3/day restrictor volume will be charged at two times the listed rate	\$ 140.30	75
2.3 (d) Water supply- Eighty Eight Valley Rural Water Supply- Service Charge (Funding the Eighty-Eight Valley Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to the Eighty-Eight Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: Fixed amount \$ per connected rating unit	\$ 154.06	26
2.3 (e) Water Supply- Hamama Rural Water Supply- Variable Charge (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the \$ of Land Value	0.042 cents	8
2.3 (f) Water Supply- Hamama Rural Water Supply- Service Charge (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	Provision of a service being a connection to the Hamama Rural Water Supply		Extent of provision of service: Fixed amount \$ per connected rating unit	\$ 218.73	6
2.3 (g) Water Supply- Hamama Rural Water Supply- Fixed Charge based on set land value (Funding the Hamama Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	Where the land is situated being rating units in the Hamama Rural Water Supply Rating Area	39	Rate in the \$ of set land value (which is the land value at the time capital works were completed in 2005)	0.165 cents	9

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2.4 Water Supply Firefighting					
2.4 (a) Water Supply: Motueka Firefighting (Funding the Motueka Township firefighting water supply.)	Where the land is situated being rating units in the Motueka Firefighting Water Supply Rating Area	40	Fixed amount \$ per Rating Unit	\$ 32.04	104
2.4 (b) Water Supply: Takaka Firefighting- Capital (Funding the Takaka CBD firefighting water supply capital costs.)	Every Rating Unit in the Golden Bay Ward	41-43			
Takaka CBD Differential	Where the land is situated being rating units in the Takaka Firefighting Water Supply Commercial CBD Rating Area	41	Rate in the \$ of Capital Value	0.1032 cents	51
Takaka Residential Differential	Where the land is situated being rating units in the Takaka Firefighting Water Supply Residential Rating Area	42	Fixed amount \$ per Rating Unit	\$ 52.13	23
Takaka Balance of Golden Bay Ward Differential	Where the land is situated being rating units in the Takaka Firefighting Water Supply Rest of Golden Bay Rating Area	43	Fixed amount \$ per Rating Unit	\$ 15.33	41
<i>The table above shows the amounts of revenue planned to be raised by each of the differentials.</i>					
2.4 (c) Water Supply: Takaka Firefighting- Operating (Funding the Takaka CBD firefighting water supply operating costs.)	Where the land is situated being those in the Takaka Firefighting Water Supply Commercial CBD Rating Area and Takaka Firefighting Water Supply Residential Rating Area	41-42	Fixed amount \$ per Rating Unit	\$ 46.00	25

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
2.5 Water Supply- Dams					
	Where land is situated and the provision of service and the activities controlled under the Tasman Resource Management Plan under the Resource Management Act 1991. This rate will apply to those rating units in the Wai-iti Dam Rating Area that are permit holders under the Resource Management Act 1991 because they are able to use the amount of augmented water as permitted by their resource consent and apply it to the land in accordance with the amount and rate specified in the resource consent.	44	Extent of provision of service: charged at \$ per hectare as authorised by water permits granted under the Resource Management Act 1991	\$ 350.15	306
2.5 (a) Water Supply- Dams: Wai-iti Valley Community Dam (Funding the costs of the Wai-iti Valley Community Dam.)					
<i>Water is only released from the dam when low flows are reached.</i>					

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
3 Wastewater Rate					
(Funding the Wastewater and Sewage Disposal activities including providing and managing wastewater treatment facilities and sewage collection and disposal.)					
			Provision or availability of a service. The provision of service is measured by the number of toilets and/or urinals ("pans") connected either directly or by private drain to a public wastewater system. The availability of a service is considered to be present when a building consent has been issued meaning the number of toilets and/or urinals authorised has been determined.		
	One toilet or urinal ("pan")		Uniform charge in the \$ for each toilet or urinal (pan)	\$ 745.11	9,750
	2-10 toilets or urinals ("pans")		Uniform charge in the \$ for each toilet or urinal (pan)	\$ 558.83	1,618
	11 or more toilets or urinals ("pans")		Uniform charge in the \$ for each toilet or urinal (pan)	\$ 372.55	488

In respect of rating units used primarily as a residence for one household, no more than one toilet will be liable for the wastewater rate.

The costs associated with wastewater are lower per pan the more pans that are present. For this reason the Council has determined that a differential charge will be applied as follows:

**One toilet or urinal. A differential of 1 is set.*

**2-10 toilets or urinals. A differential of 0.75 is set.*

**11 or more toilets or urinals. A differential of 0.5 is set.*

For example, a non-residential property with 12 pans would pay one of the one pan charge, nine of the 2-10 pans charge, and two of the 11 or more pans charge.

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
4 Regional River Works Rate					
(Funding Flood Protection and River Control Works activities- river works including maintaining rivers in order to promote soil conservation and mitigate damage caused by floods and riverbank erosion and to maintain qualify river control and flood protection schemes.)					
	Every rating unit in the district.				
River Rating Area X Differential	Where the land is situated being Rating Units in the River Rating Area X	45-46	Rate in the \$ of Land Value	0.1207 cents	797
River Rating Area Y Differential	Where the land is situated being Rating Units in the River Rating Area Y	45-46	Rate in the \$ of Land Value	0.1207 cents	723
River Rating Area Z Differential	Where the land is situated being Rating Units in the River Rating Area Z	46	Rate in the \$ of Land Value	0.0255 cents	1,521

The river works benefits are not equal throughout the district. For this reason the Council has determined that a differential charge will be applied.

The differentials are planned so that the Area X Differential and Area Y Differential will be charged at the same rate, and the total amount of rates planned to be generated by the combined Area X Differential and Area Y Differential is the same as the planned rates generated for the Area Z Differential.

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
5 Motueka Business Rate (Funding Governance activities - providing a grant to Our Town Motueka to fund promotion of the Motueka business area and covering administration and other associated costs)	Where the land is situated being rating units in the Motueka Business Rating Area A and B and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential- public communal/ multi use, Lifestyle- multi use, Transport, Utility services- communications, Community services- Medical and allied, and Recreational	47			
	Motueka Business Area A Differential	Motueka Business Rating Area A	47-48	Rate in the \$ of Capital Value	0.0469 cents 40
	Motueka Business Area B Differential	Motueka Business Rating Area B	47	Rate in the \$ of Capital Value	0.0309 cents 20

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

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

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
6 Richmond Business Rate (Funding Governance activities- providing a grant to Richmond Unlimited to fund promotion of the Richmond business area and covering administration and other associated costs.)	Where the land is situated being rating units in the Richmond Business Rating Area and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential- public communal/ multi use, Lifestyle- multi use, Transport, Utility services- communications, Community services- Medical and allied, and Recreational	49	Rate in the \$ of Capital Value	0.0466 cents	118
7 Ruby Bay Stopbank Rate (Funding the costs of Coastal Structure activities- the capital costs of the Ruby Bay Stop Bank.)	Where the land is situated being rating units in the Ruby Bay Stopbank Rating Area	50	Fixed amount \$ per Rating Unit	\$ 1,072.31	11
8 Mapua Stopbank Rate (Funding the costs of Coastal Structure activities- the capital costs of the Mapua Stop Bank and the operating and other costs of the Ruby Bay & Mapua Stop Banks and coastal studies.)	Where the land is situated being rating units in the Mapua Stopbank Rating Area	51	Fixed amount \$ per Rating Unit	\$ 87.49	88

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
9 Motueka Flood Control Rate					
(Funding Flood Protection and River Control Works- loan repayments for the costs of the Motueka Flood Control Project, including project investigation design and feasibility study.)					
	Where the land is situated being rating units in the Motueka Flood Control Rating Area A and B	52-53			
Motueka Flood Control Area A Differential	Where the land is situated being rating units in the Motueka Flood Control Rating Area A	52	Rate in the \$ of Capital Value	0.0129 cents	54
Motueka Flood Control Area B Differential	Where the land is situated being rating units in the Motueka Flood Control Rating Area B	53	Rate in the \$ of Capital Value	0.0017 cents	40

The flood control was intended to benefit the rating units in the Motueka Flood Control Rating areas, with a higher degree of benefits for those that are closer to the river. For this reason the Council has determined that a differential charge will be applied.

The differentials are set so that the A Differential contributes 57% of the planned targeted rate revenue and the B Differential contributes 43% of the planned targeted rate revenue.

10 Torrent Bay Replenishment Rate

(Funding the costs of Coastal Structure Activities- reinstating and maintaining the beach at Torrent Bay.)

	Where the land is situated being rating units in the Torrent Bay Rating Area A and B	54-55			
Torrent Bay Area A Differential	Where the land is situated being rating units in the Torrent Bay Rating Area A	54	Fixed amount \$ per Rating Unit	\$ 935.46	10
Torrent Bay Area B Differential	Where the land is situated being rating units in the Torrent Bay Rating Area B	55	Fixed amount \$ per Rating Unit	\$ 257.25	10

The replenishment has a benefit to the rating units in the Torrent Bay area, with a higher degree of benefits for those that are closer to the foreshore. For this reason the Council has determined that a differential charge will be applied.

The differentials are set to generate the same amount of planned rates from Torrent Bay Area A Differential and Torrent Bay Area B Differential. There are significantly more rating units in Area B than in Area A which means those individual rating units in Area A will be contributing more for the higher degree of benefits they receive.

Differential category	Categories on which Rate is set applicable)	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
11 District Facilities Rate (Funding Community Facilities and Parks activities including part of the costs of capital funding for new, large, community, recreational, sporting or cultural district projects which have met defined criteria, and will provide benefit to the residents of Tasman District.)	Every rating unit in the district		Fixed amount \$ per Rating Unit	\$ 52.38	1,172
12 Shared Facilities Rate (Funding Community Facilities and Parks activities including part of the costs of capital funding for new, large, community, recreational, sporting or cultural regional projects which have met defined criteria, and will provide benefit to the residents of Tasman District and Nelson City. This rate also provides funding for the development of Tasman's Great Taste Trail.)	Every rating unit in the district		Fixed amount \$ per Rating Unit	\$ 76.73	1,717
13 Facilities Operations Rate (Funding Community Facilities and Parks activities including the operating costs of various community facilities within the District.)	Where the land is situated being rating units in the Facilities Operation Rating Area 56		Fixed amount \$ per Rating Unit	\$ 47.76	913
14 Museums Facilities Rate (Funding Community Relations museum activities including contributing to the capital and operating costs of the Regional Museum, and the Council's District museums.)	Every rating unit in the district		Fixed amount \$ per Rating Unit	\$ 65.25	1,460

Differential category	Categories on which Rate is set applicable	Map page ref. (if applicable)	Factors	Rate (GST inc)	Total Rate (\$ '000s, GST inc)
15 Refuse/ Recycling Rate (Funding Solid Waste activities including kerbside recycling, rubbish collection and other waste related activities.)	Where the land is situated being rating units in the Refuse-Recycling Rating Area	57-72	Fixed amount \$ per Rating Unit	\$ 131.93	2,488
16 Mapua Rehabilitation Rate (Funding costs of Environmental Management activities - the Mapua rehabilitation project.)	Every rating unit in the district		Fixed amount \$ per Rating Unit	\$ 11.51	258
17 Golden Bay Community Board Rate (Funding Governance activities- the costs of the Golden Bay Community Board.)	Where the land is situated being rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward	73	Fixed amount \$ per Rating Unit	\$ 17.68	57
18 Motueka Community Board Rate (Funding Governance activities- the costs of the Motueka Community Board and specific projects that the Board wishes to undertake in the Motueka Ward.)	Where the land is situated being rating units in the Motueka Community Board Rating Area, which is the Motueka Ward	74	Fixed amount \$ per Rating Unit	\$ 12.39	69
19 Warm Tasman Rate (Funding the costs of Environmental Management activities -the Warm Tasman Scheme.) <i>The rate will commence in the first rating year after the application is finalised.</i>	Provision of service which occurs when homeowners apply and are approved into the scheme which results in the installation of a wood burner and/or insulation into their property		Extent of provision of service: calculated per \$ of the total cost of the installed works and the administration fee charged over a 9 year period including GST and interest	\$ 0.1731	62
Total including GST					<u>78,224</u>
Total excluding GST					<u>68,021</u>

STATISTICS	ESTIMATED FIGURES AT 1 July 2015
	Rateable
Capital value (note last general revaluation was in late 2014)	\$13,200,796,951
Land value (note last general revaluation was in late 2014)	\$7,213,992,908
# UAGC	22,373

Assessment and Invoicing

Rates assessments will be rounded down to the nearest 10 cents where applicable, will be inclusive of Goods and Services Tax and are due and payable to the Tasman District Council at the Council Offices in four instalments. Rates are set as at 1 July each year and Council invoices rates quarterly, with the instalment dates being 1 August, 1 November, 1 February and 1 May. The 2015/2016 rates instalments dates are due on the following days:

Instalment 1	20-Aug-15
Instalment 2	20-Nov-15
Instalment 3	22-Feb-16
Instalment 4	20-May-16

Volumetric metered water rates are invoiced separately from other rates. Invoices for the majority of users are issued six monthly and invoices for larger industrial users are issued monthly. All invoices are due for payment on the 20th of the month following the month in which the invoice is issued.

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

Penalties

Under Section 57 and 58 of the Local Government (Rating) Act 2002 Council prescribes the following additional charge of 10% of the amount of rate instalments remaining unpaid to be added on the following dates:

Instalment 1	21-Aug-15
Instalment 2	23-Nov-15
Instalment 3	23-Feb-16
Instalment 4	23-May-16

A further additional charge of five percent (5%) will be added to rates that remain unpaid from previous years as at the date five working days after the date on which Council passes a resolution authorising penalties, and the additional charge will be added at six monthly intervals thereafter.

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

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

Indicative Rates Impact on Example Properties

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

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

The Tasman District's last triennial revaluation was carried out by Quotable Value Limited at 1 September 2014. The new values apply from the 2015-2016 rating year. The capital value of the district increased by 4% and the land value of the district increased by 2.5%.

With a district-wide revaluation there is no direct relationship between valuation movements and rate movements. A revaluation does redistribute the valuation based rates between individual ratepayers. Properties that declined in value or didn't change are more likely to see a rates decrease than other properties. Properties that increased substantially in value are likely to see a greater increase in rates than other properties.

The tables below will present what the rate increase would have been on the example properties, before the effects of the triennial revaluation are taken into account. They also present what the rates increases are proposed to be on the example properties, after the effects of the revaluation.

The rating effects on individual properties will vary because of differing valuation changes, and because targeted rates do not apply uniformly to all properties.

It is important to note that these properties are examples of properties and do not cover all situations for all of the rateable properties in the district.

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

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

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

	Capital Value (pre 2014 revaluation)	2014/2015 Actual Rates	2015/2016 rates if 2014 revaluation had not occurred	% Increase from 2014/15	\$ Increase from 2014/15	Capital Value (2014 district wide revaluation)	% CV Increase (2014 compare d with 2011)	2015/2016 proposed rates (post revaluation)	% Increase from 2014/15	\$ Increase from 2014/15
Residential - Takaka	\$ 270,000	\$ 2,477	\$ 2,521	1.8%	\$ 43	\$ 270,000	0.0%	\$ 2,478	0.0%	\$ 1
Residential - Murchison	\$ 160,000	\$ 1,803	\$ 1,845	2.3%	\$ 41	\$ 160,000	0.0%	\$ 1,822	1.0%	\$ 18
Residential- Mapua	\$ 460,000	\$ 2,129	\$ 2,131	0.1%	\$ 2	\$ 495,000	7.6%	\$ 2,173	2.1%	\$ 44
Residential - Kaiteriteri, with 65m3 of water, Urban Water Supply Metered Connections	\$ 660,000	\$ 4,219	\$ 4,220	0.0%	\$ 0	\$ 660,000	0.0%	\$ 4,125	-2.2%	-\$ 95
Residential - Brightwater, with 183m3 of water, Urban Water Supply Metered Connections	\$ 360,000	\$ 3,444	\$ 3,529	2.5%	\$ 85	\$ 385,000	6.9%	\$ 3,564	3.5%	\$ 120

	Capital Value (pre 2014 revaluation)	2014/2015 Actual Rates	2015/2016 rates if 2014 revaluation had not occurred	% Increase from 2014/15	\$ Increase from 2014/15	Capital Value (2014 district wide revaluation)	% CV Increase (2014 compare d with 2011)	2015/2016 proposed rates (post revaluation)	% Increase from 2014/15	\$ Increase from 2014/15
Residential- Wakefield, with 140m3 of water, Urban Water Supply Metered Connections	\$ 325,000	\$ 3,058	\$ 3,154	3.1%	\$ 96	\$ 350,000	7.7%	\$ 3,190	4.3%	\$ 132
Residential - Motueka, with 138m3 of water, Motueka Urban Water Supply Metered Connections	\$ 350,000	\$ 2,893	\$ 2,955	2.2%	\$ 62	\$ 380,000	8.6%	\$ 3,006	3.9%	\$ 114
Residential - Richmond (Waimea Village,) with 30m3 of water, Urban Water Supply Metered Connections	\$ 185,000	\$ 2,380	\$ 2,438	2.4%	\$ 58	\$ 200,000	8.1%	\$ 2,461	3.4%	\$ 81
Residential - Richmond, with 133m3 of water, Urban Water Supply Metered Connections	\$ 485,000	\$ 3,583	\$ 3,707	3.4%	\$ 124	\$ 510,000	5.2%	\$ 3,718	3.8%	\$ 134
Residential- Richmond, with 186m3 of water, Urban Water Supply Metered Connections	\$ 970,000	\$ 5,269	\$ 5,490	4.2%	\$ 222	\$ 1,020,000	5.2%	\$ 5,512	4.6%	\$ 243
Dairy Farm - Collingwood-Bainham	\$ 7,250,000	\$ 22,928	\$ 23,425	2.2%	\$ 496	\$ 7,450,000	2.8%	\$ 23,063	0.6%	\$ 134
Forestry- Motueka	\$ 4,860,000	\$ 14,901	\$ 15,341	3.0%	\$ 440	\$ 5,575,000	14.7%	\$ 16,828	12.9%	\$ 1,927
Horticultural - Hope	\$ 1,210,000	\$ 4,209	\$ 4,278	1.6%	\$ 69	\$ 1,210,000	0.0%	\$ 4,109	-2.4%	-\$ 100
Horticultural - Ngatimoti	\$ 640,000	\$ 2,417	\$ 2,462	1.8%	\$ 44	\$ 660,000	3.1%	\$ 2,434	0.7%	\$ 17
Horticultural - Waimea West, with 9 hectares, with Water Supply Dams- Wai-iti Valley Community Dam	\$ 930,000	\$ 7,329	\$ 7,252	-1.0%	-\$ 77	\$ 1,150,000	23.7%	\$ 7,647	4.3%	\$ 318
Pastoral Fattening- Upper Moutere	\$ 920,000	\$ 3,226	\$ 3,293	2.1%	\$ 67	\$ 940,000	2.2%	\$ 3,230	0.1%	\$ 4
Lifestyle- Wakefield, with 3m3/day restrictor, Eighty-Eight Valley Rural Water Supply	\$ 1,535,000	\$ 5,433	\$ 5,608	3.2%	\$ 176	\$ 1,600,000	4.2%	\$ 5,590	2.9%	\$ 158
Lifestyle- East Takaka	\$ 495,000	\$ 1,957	\$ 1,984	1.3%	\$ 26	\$ 495,000	0.0%	\$ 1,921	-1.8%	-\$ 36

	Capital Value (pre 2014 revaluation)	2014/2015 Actual Rates	2015/2016 rates if 2014 revaluation had not occurred	% Increase from 2014/15	\$ Increase from 2014/15	Capital Value (2014 district wide revaluation)	% CV Increase (2014 compare d with 2011)	2015/2016 proposed rates (post revaluation)	% Increase from 2014/15	\$ Increase from 2014/15
Lifestyle- Neudorf, with 3m3/day restrictor, Dovedale Rural Water Supply	\$ 550,000	\$ 3,452	\$ 3,647	5.6%	\$ 195	\$ 550,000	0.0%	\$ 3,577	3.6%	\$ 126
Lifestyle, Tasman with 2m3/day restrictor, Rural Water Extension to Urban Water Scheme	\$ 660,000	\$ 3,756	\$ 3,861	2.8%	\$ 106	\$ 680,000	3.0%	\$ 3,835	2.1%	\$ 80
Lifestyle- Bronte, with 3m3/day restrictor, Redwood Valley Rural Water Supply	\$ 1,050,000	\$ 4,514	\$ 4,766	5.6%	\$ 253	\$ 1,070,000	1.9%	\$ 4,687	3.8%	\$ 173
Commercial - Queen St, Richmond, with 270m3 of water, Urban Water Supply Metered Connections	\$ 1,200,000	\$ 9,066	\$ 9,397	3.7%	\$ 331	\$ 1,310,000	9.2%	\$ 9,616	6.1%	\$ 550
Commercial - High St, Motueka	\$ 1,300,000	\$ 7,292	\$ 7,539	3.4%	\$ 247	\$ 1,300,000	0.0%	\$ 7,338	0.6%	\$ 46
Industrial - Cargill Place, Richmond, with 69m3 of water, Urban Water Supply Metered Connections	\$ 630,000	\$ 3,925	\$ 4,070	3.7%	\$ 145	\$ 620,000	-1.6%	\$ 3,943	0.5%	\$ 18
Utility	\$ 73,400,000	\$ 637	\$ 201,185	31504%	\$ 200,549	\$ 69,960,000	-4.7%	\$ 183,449	28718%	\$ 182,812

The following table shows the breakdown of the proposed rates for the example properties for 2015/2016:

	General rates	District-wide targeted rates (1)	Stormwater rate	Wastewater rate	Regional River Works Rate	Refuse/recycling Rate	Community Board Rates (2)	Water Supply Firefighting Rate (3)	Facilities Operations Rate	Motueka Flood Control Rate	Mapua Stopbank Rate	Business Rates (4)	Water Supply-Dams: Wai-iti Valley Community Dam Rate	Water Supply rates (5)	Total rates
Residential - Takaka	\$ 996	\$ 206	\$ 172	\$ 745	\$ 111	\$ 132	\$ 18	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Residential - Murchison	\$ 708	\$ 206	\$ 102	\$ 745	\$ 12	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,822
Residential- Mapua	\$ 1,584	\$ 206	\$ 33	\$ -	\$ 83	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ 87	\$ -	\$ -	\$ -	\$ 2,173
Residential - Kaiteriteri, with 65m3 of water, Urban Water Supply Metered Connections	\$ 2,016	\$ 206	\$ 422	\$ 745	\$ 100	\$ 132	\$ 12	\$ -	\$ 48	\$ 12	\$ -	\$ -	\$ -	\$ 433	\$ 4,125
Residential - Brightwater, with 183m3 of water, Urban Water Supply Metered Connections	\$ 1,297	\$ 206	\$ 246	\$ 745	\$ 211	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 680	\$ 3,564
Residential- Wakefield, with 140m3 of water, Urban Water Supply Metered Connections	\$ 1,205	\$ 206	\$ 224	\$ 745	\$ 41	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 590	\$ 3,190
Residential - Motueka, with 138m3 of water, Motueka Urban Water Supply Metered Connections	\$ 1,283	\$ 206	\$ 243	\$ 745	\$ 51	\$ 132	\$ 12	\$ 32	\$ 48	\$ 7	\$ -	\$ -	\$ -	\$ 247	\$ 3,006
Residential - Richmond (Waimea Village,) with 30m3 of water, Urban Water Supply Metered Connections	\$ 813	\$ 206	\$ 128	\$ 745	\$ 30	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 360	\$ 2,461
Residential - Richmond, with 133m3 of water, Urban Water Supply Metered Connections	\$ 1,623	\$ 206	\$ 326	\$ 745	\$ 63	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 575	\$ 3,718
Residential- Richmond, with 186m3 of water, Urban Water Supply Metered Connections	\$ 2,957	\$ 206	\$ 652	\$ 745	\$ 87	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 686	\$ 5,512
Dairy Farm - Collingwood-Bainham	\$ 19,767	\$ 206	\$ 500	\$ -	\$ 2,557	\$ -	\$ 18	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,063
Forestry- Motueka	\$ 14,865	\$ 206	\$ 374	\$ -	\$ 1,093	\$ 132	\$ 12	\$ -	\$ 48	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ 16,828
Horticultural - Hope	\$ 3,453	\$ 206	\$ 81	\$ -	\$ 189	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,109
Horticultural - Ngatimoti	\$ 2,016	\$ 206	\$ 44	\$ -	\$ 97	\$ -	\$ 12	\$ -	\$ 48	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ 2,434

	General rates	District-wide targeted rates (1)	Stormwater rate	Wastewater rate	Regional River Works Rate	Refuse/recycling Rate	Community Board Rates (2)	Water Supply Firefighting Rate (3)	Facilities Operations Rate	Motueka Flood Control Rate	Mapua Stopbank Rate	Business Rates (4)	Water Supply-Dams: Wai-iti Valley Community Dam Rate	Water Supply rates (5)	Total rates
Horticultural - Waimea West, with 9 hectares, with Water Supply Dams- Wai-iti Valley Community Dam	\$ 3,297	\$ 206	\$ 77	\$ -	\$ 736	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ 3,151	\$ -	\$ 7,647
Pastoral Fattening- Upper Moutere	\$ 2,748	\$ 206	\$ 63	\$ -	\$ 166	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,230
Lifestyle- Wakefield, with 3m3/day restrictor, Eighty-Eight Valley Rural Water Supply	\$ 4,473	\$ 206	\$ 107	\$ -	\$ 181	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 575	\$ 5,590
Lifestyle- East Takaka	\$ 1,584	\$ 206	\$ 33	\$ -	\$ 65	\$ -	\$ 18	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,921
Lifestyle- Neudorf, with 3m3/day restrictor, Dovedale Rural Water Supply	\$ 1,728	\$ 206	\$ 37	\$ -	\$ 87	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 1,472	\$ 3,577
Lifestyle, Tasman with 2m3/day restrictor, Rural Water Extension to Urban Water Scheme	\$ 2,068	\$ 206	\$ 46	\$ -	\$ 117	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 1,219	\$ 3,835
Lifestyle- Bronte, with 3m3/day restrictor, Redwood Valley Rural Water Supply	\$ 3,087	\$ 206	\$ 72	\$ -	\$ 179	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 963	\$ 4,687
Commercial - Queen St, Richmond, with 270m3 of water, Urban Water Supply Metered Connections	\$ 3,715	\$ 206	\$ 837	\$ 2,980	\$ 227	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ 610	\$ -	\$ 861	\$ 9,616
Commercial - High St, Motueka	\$ 3,689	\$ 206	\$ 830	\$ 1,304	\$ 452	\$ 132	\$ 12	\$ 32	\$ 48	\$ 23	\$ -	\$ 610	\$ -	\$ -	\$ 7,338
Industrial - Cargill Place, Richmond, with 69m3 of water, Urban Water Supply Metered Connections	\$ 1,911	\$ 206	\$ 396	\$ 745	\$ 64	\$ 132	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 442	\$ 3,943
Utility	\$ 183,195	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,449

1- includes District Facilities Rate, Shared Facilities Rate, Museums Facilities Rate, and Mapua Rehabilitation Rate

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

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

4- includes Motueka Business Rate & Richmond Business Rate

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

The following rates are not presented in the above examples:

*Water Supply- Hamama Rural Water Supply- Variable Charge

*Water Supply- Hamama Rural Water Supply- Service Charge

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

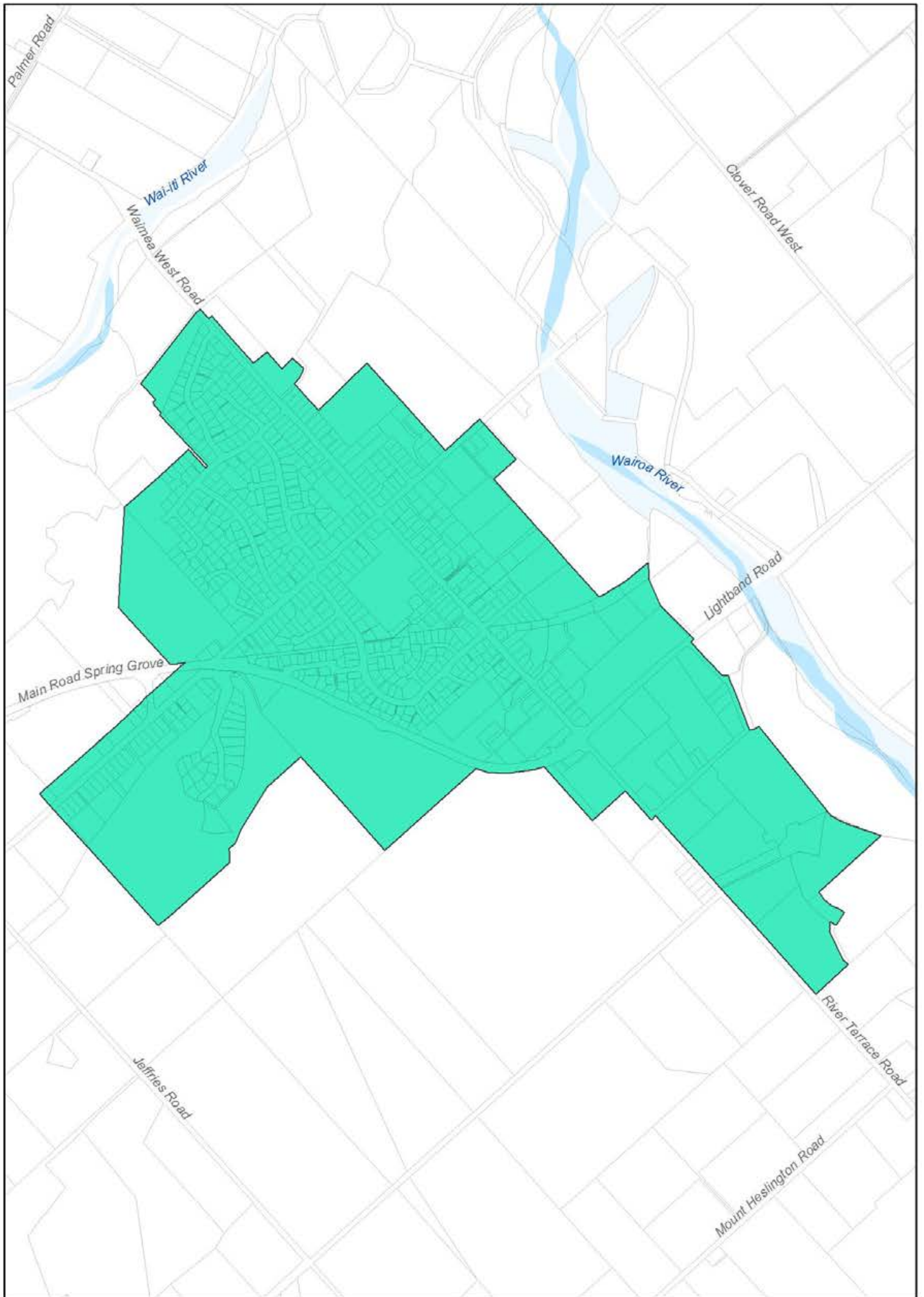
*Ruby Bay Stopbank Rate

*Torrent Bay Replenishment Rate

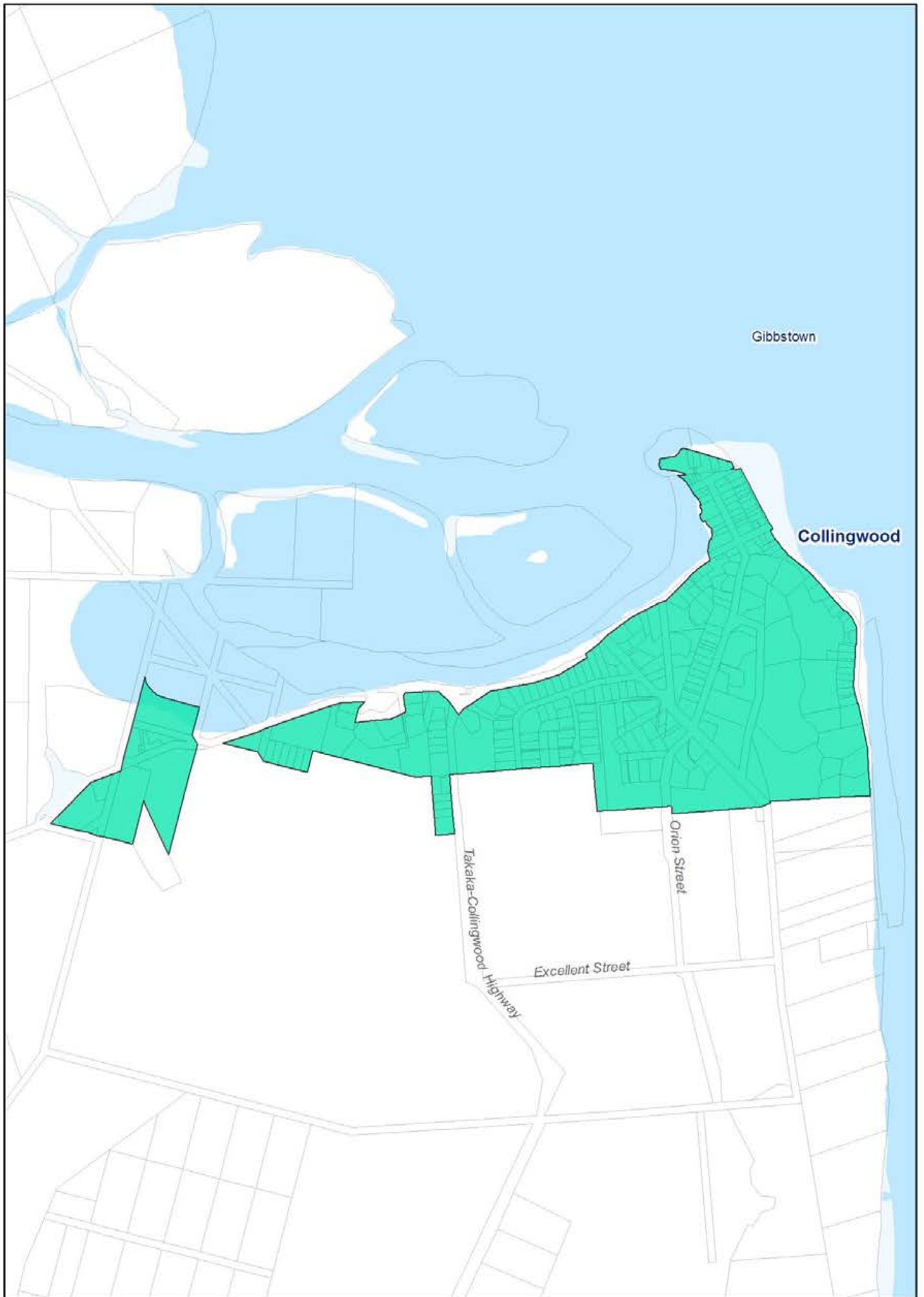
*Warm Tasman Rate

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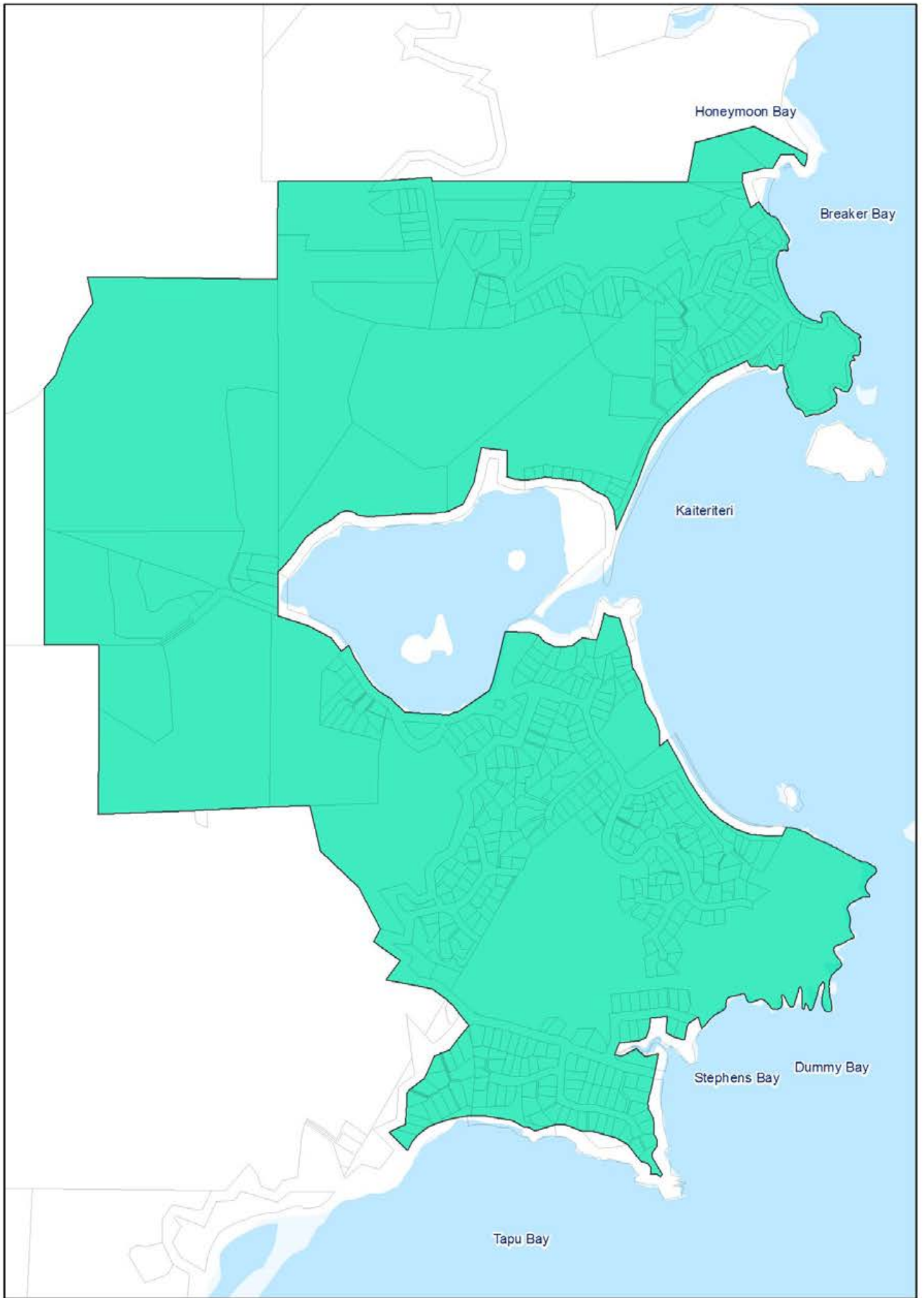
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Stormwater Urban Drainage Rating Area
Brightwater

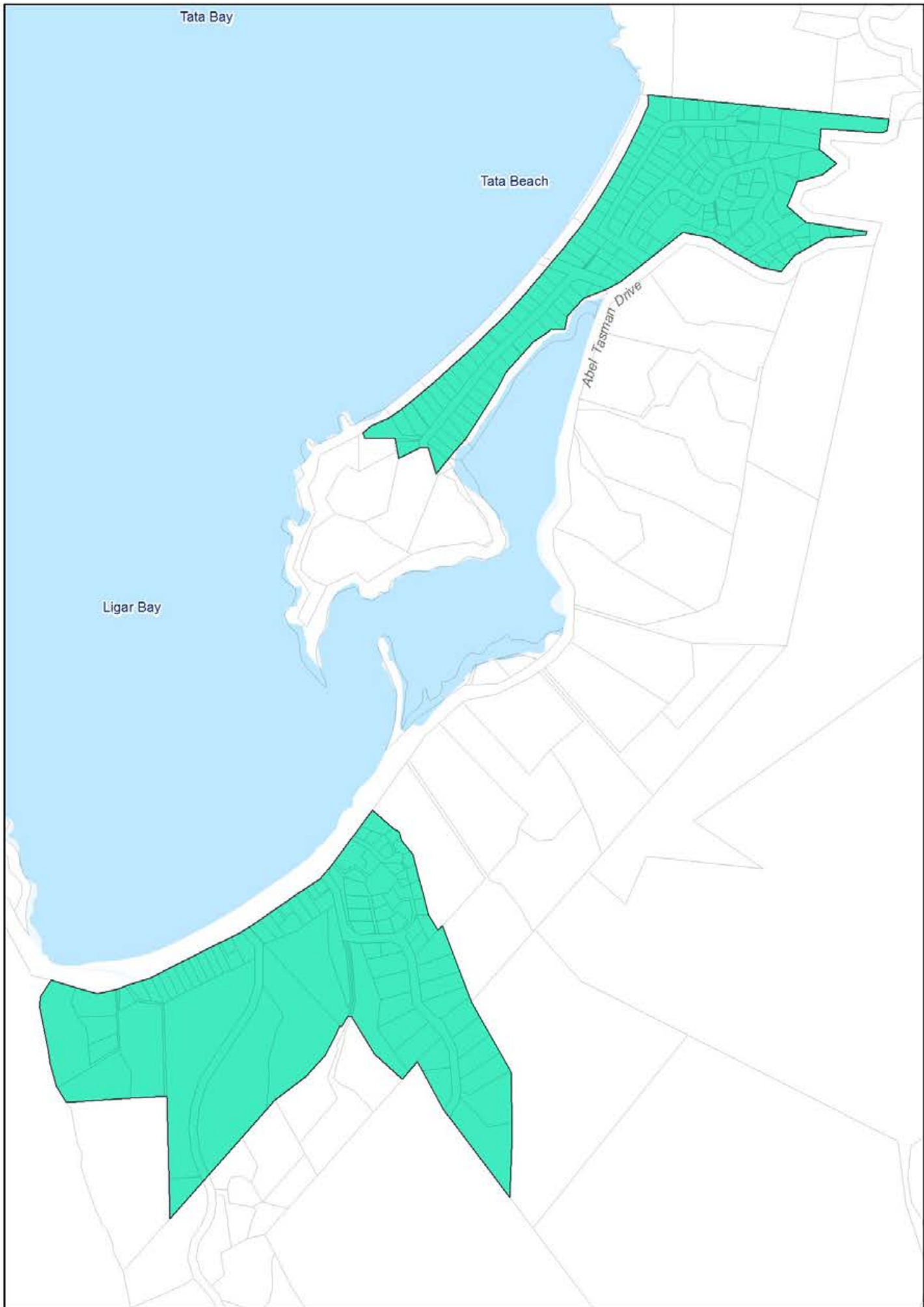


Stormwater Urban Drainage Rating Area
Collingwood



Stormwater Urban Drainage Rating Area

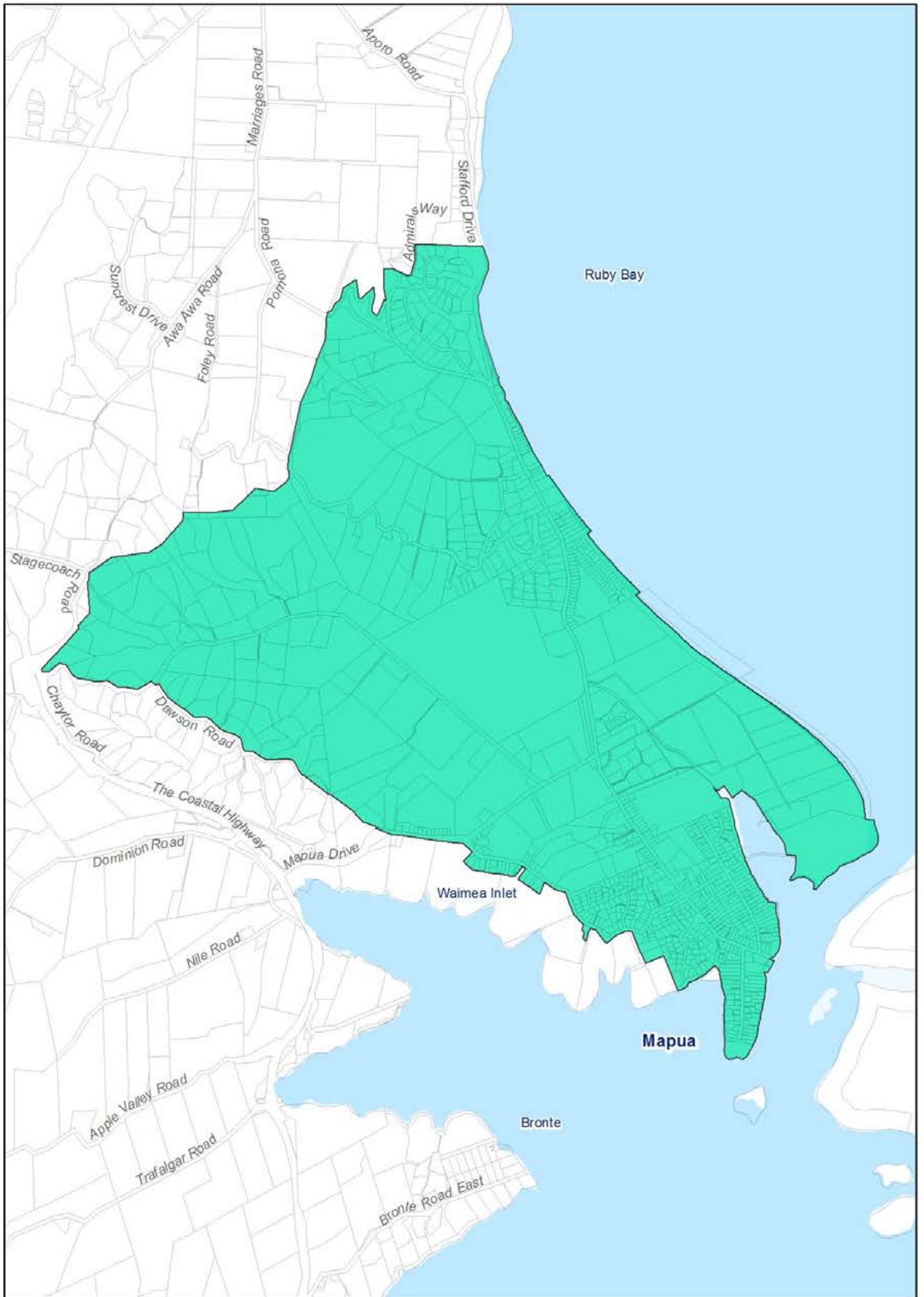
Kaiteriteri



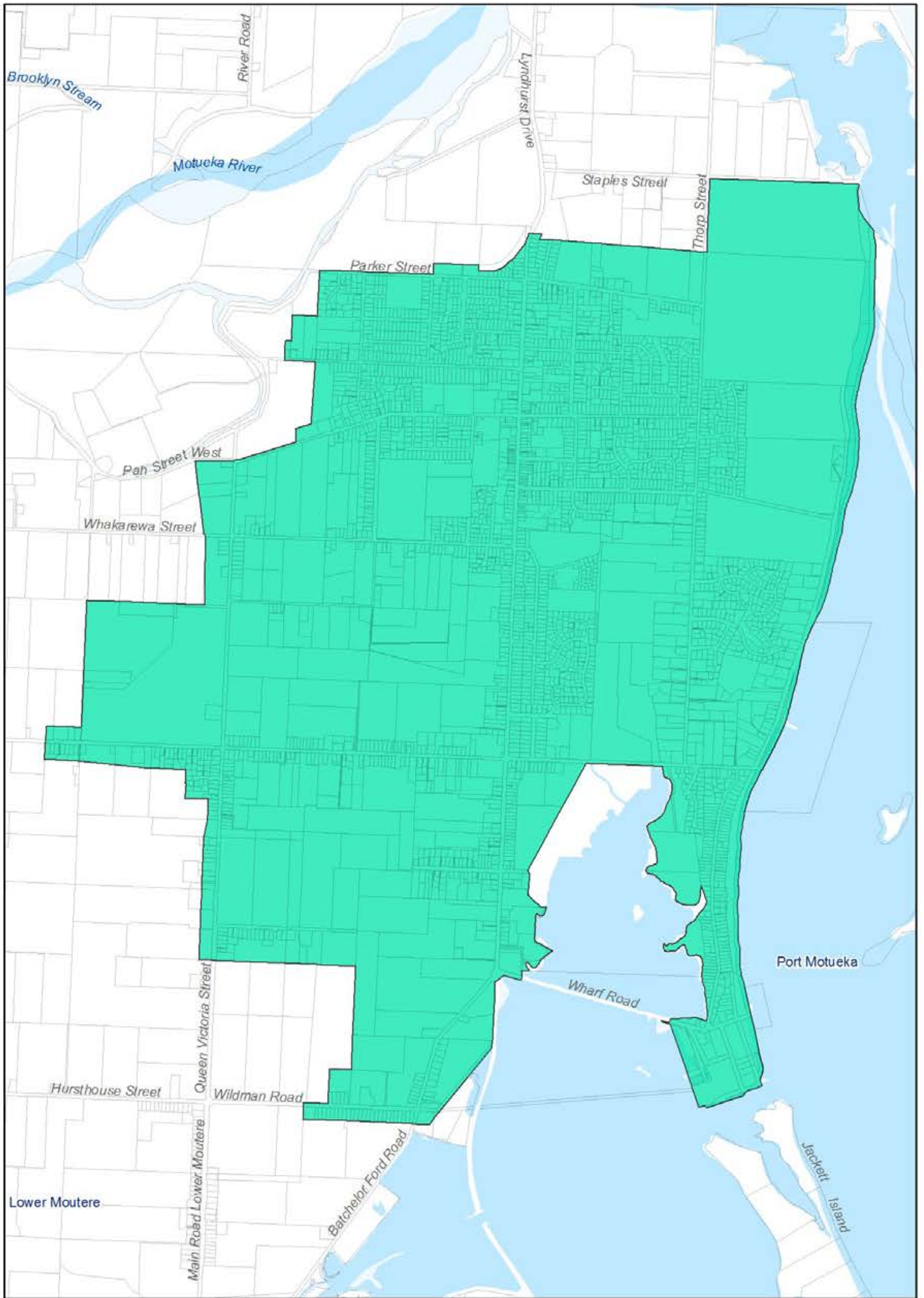
Stormwater Urban Drainage Rating Area

Ligar Bay - Tata Beach



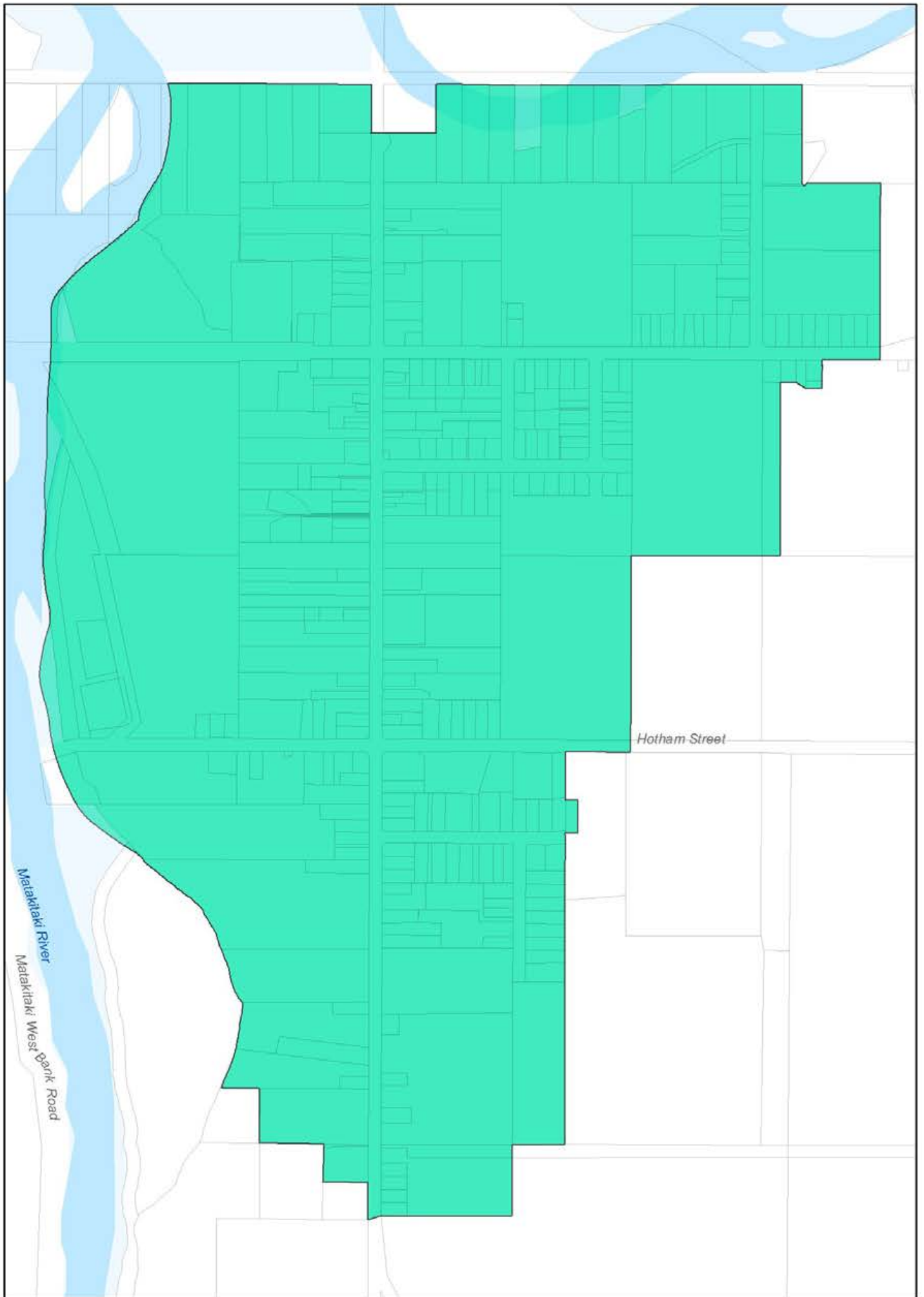


Stormwater Urban Drainage Rating Area
Mapua - Ruby Bay

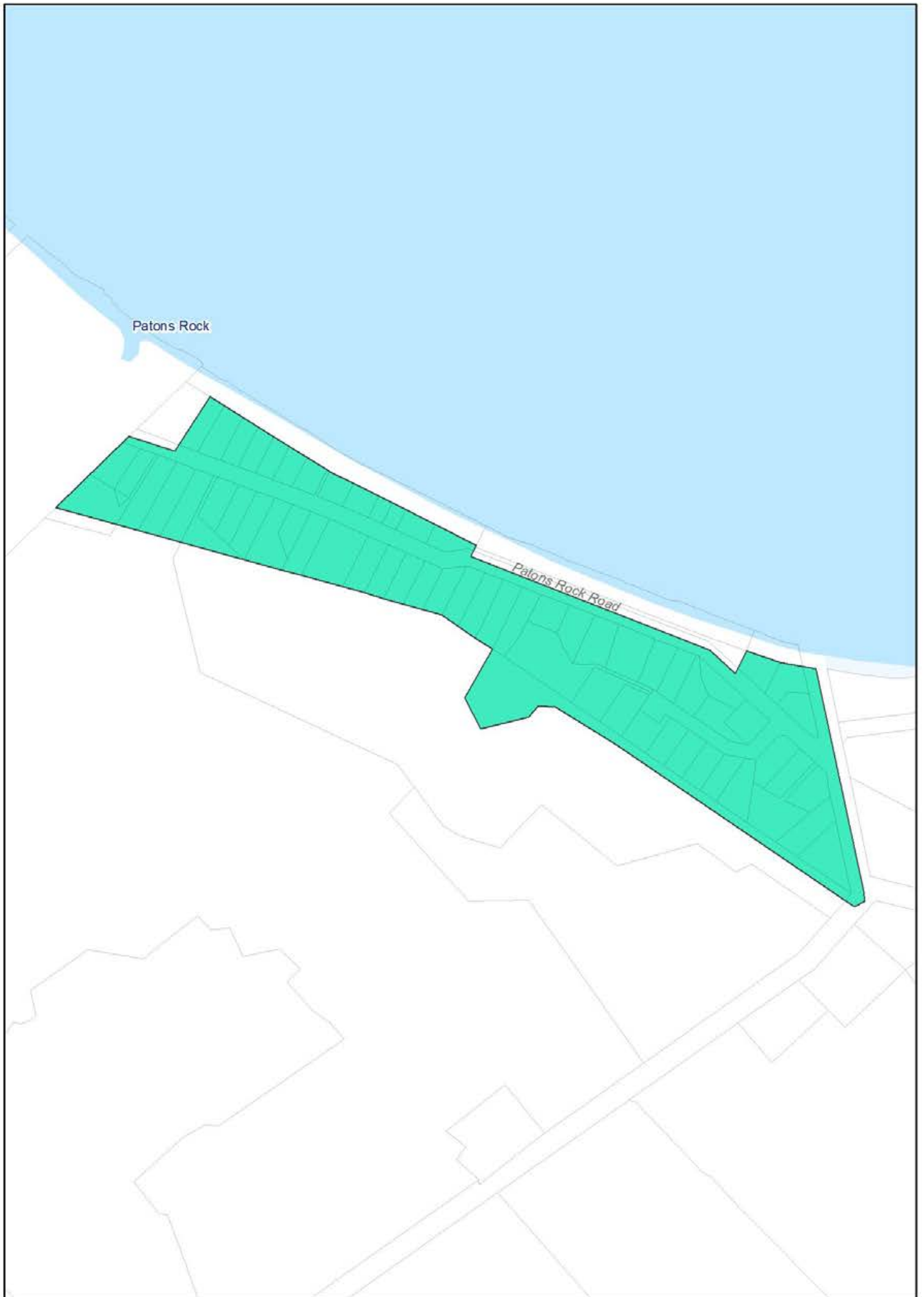


Stormwater Urban Drainage Rating Area

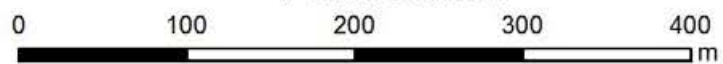
Motueka

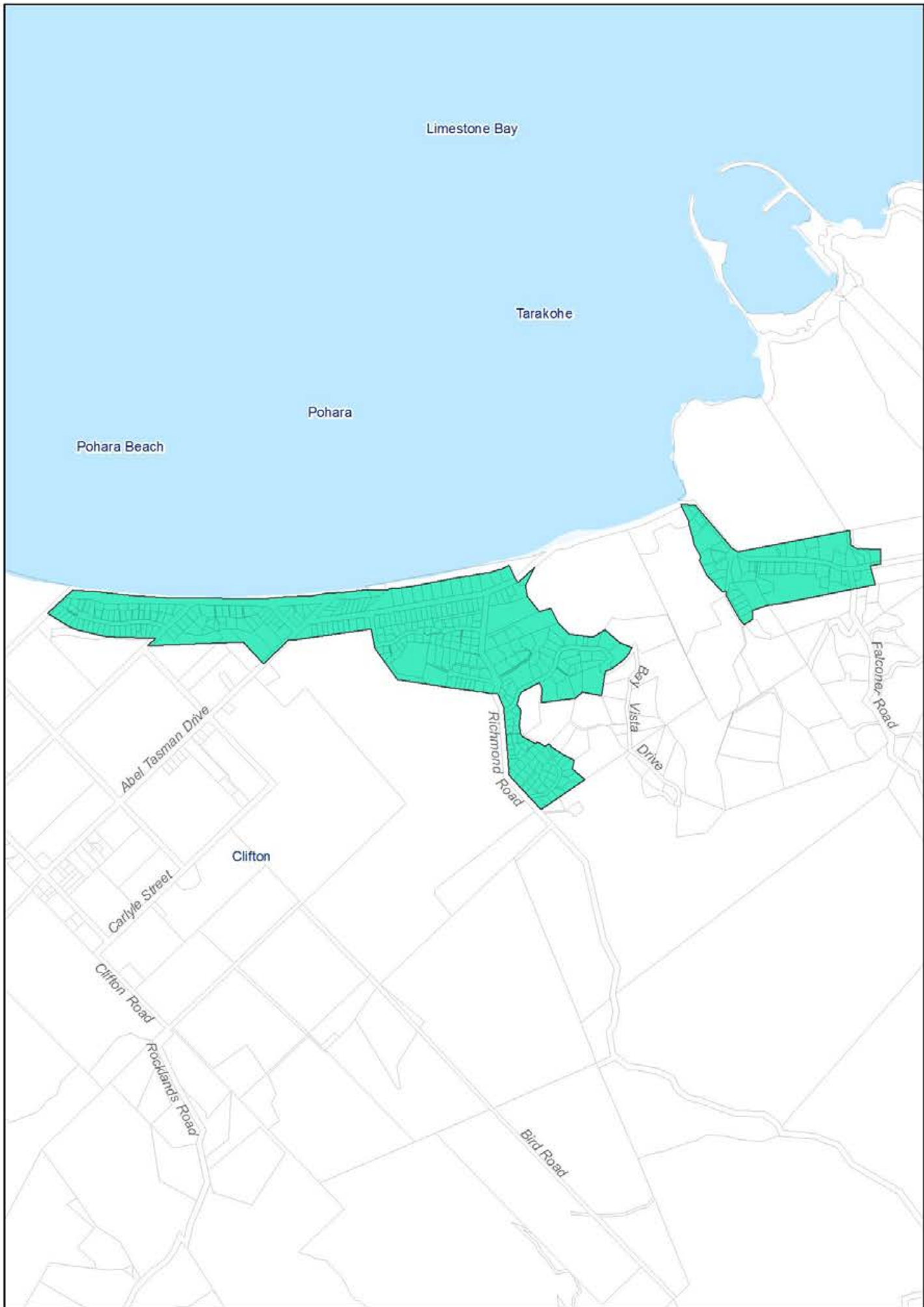


Stormwater Urban Drainage Rating Area
Murchison



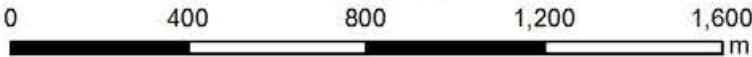
Stormwater Urban Drainage Rating Area
Patons Rock

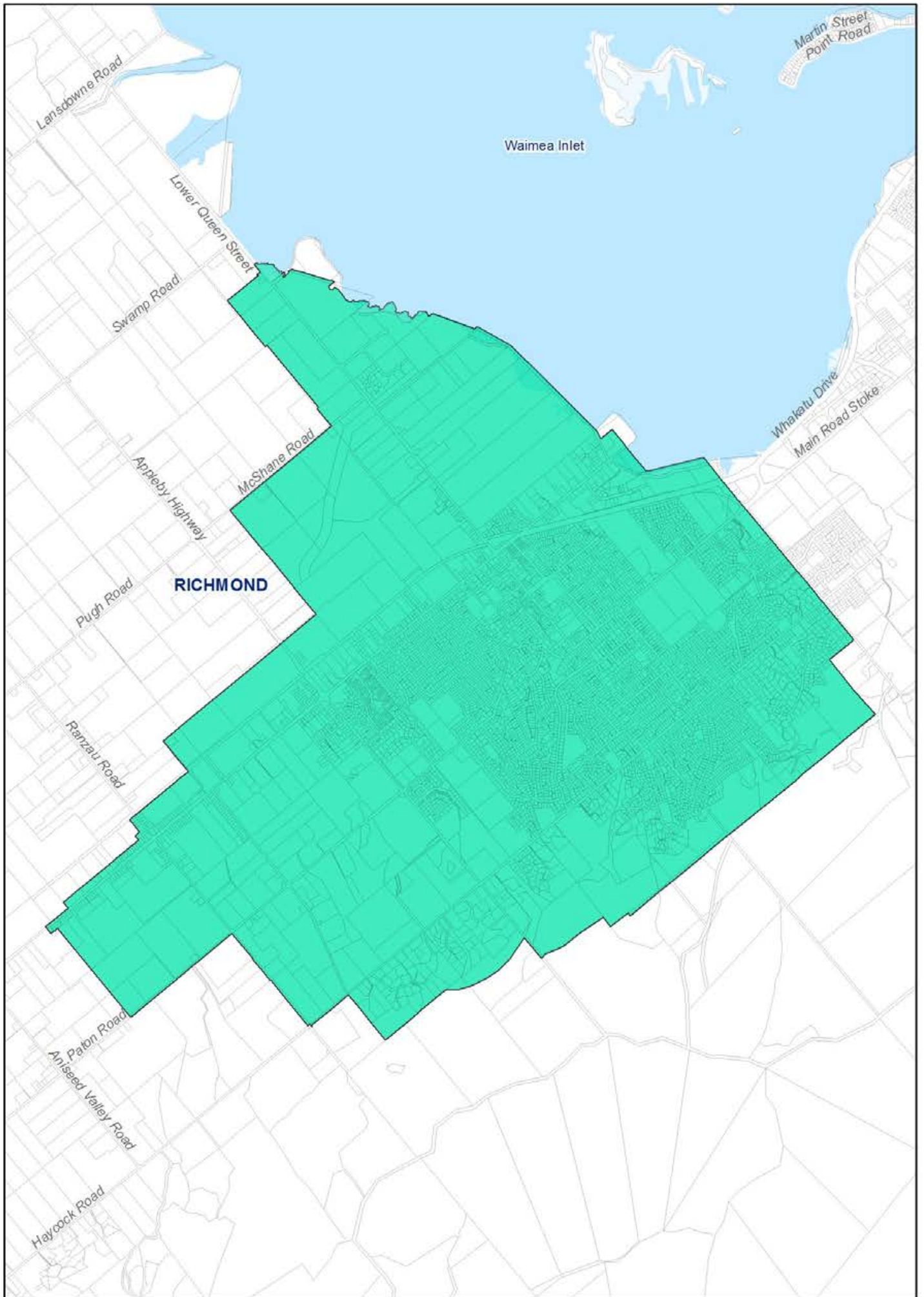




Stormwater Urban Drainage Rating Area

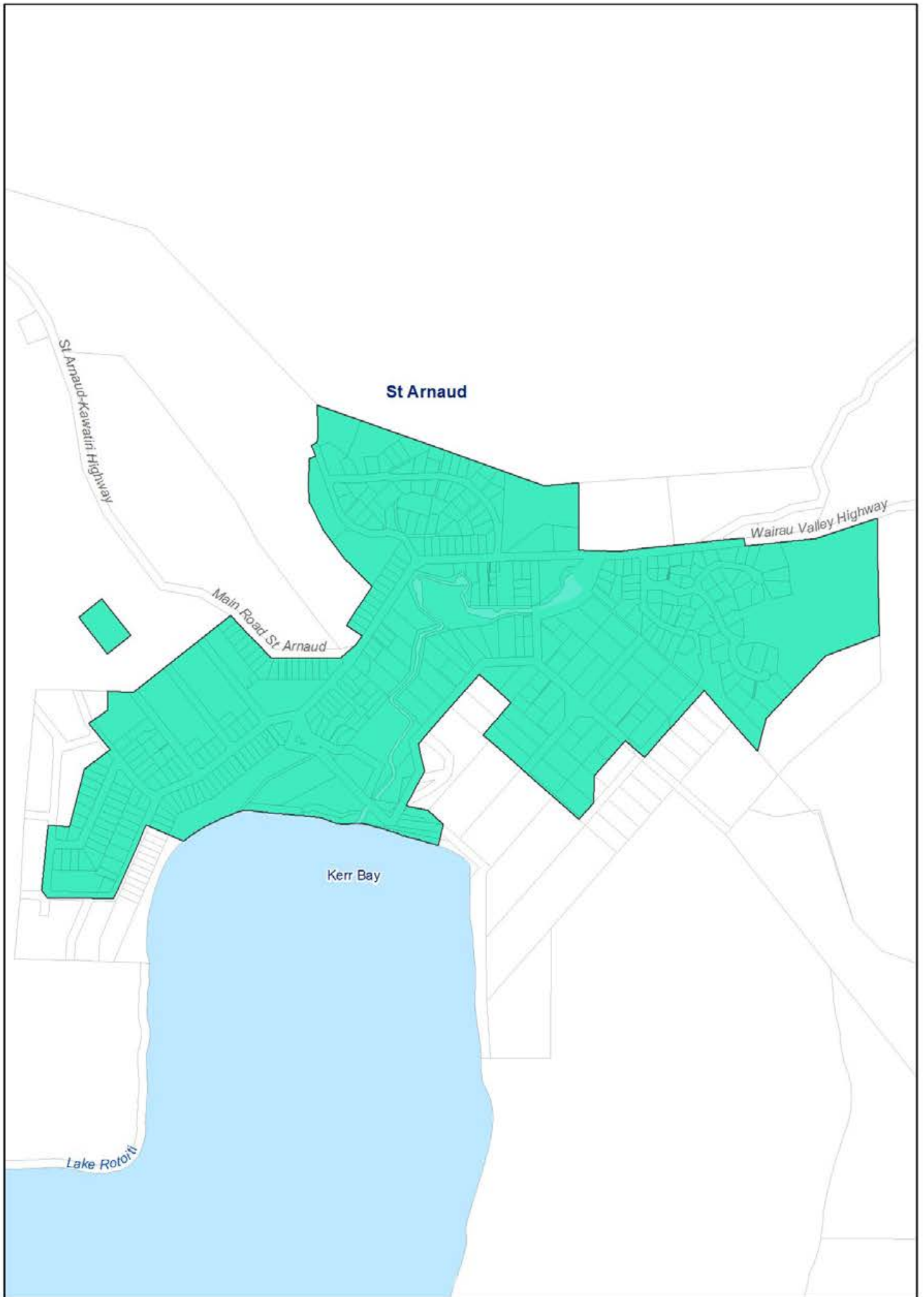
Pohara



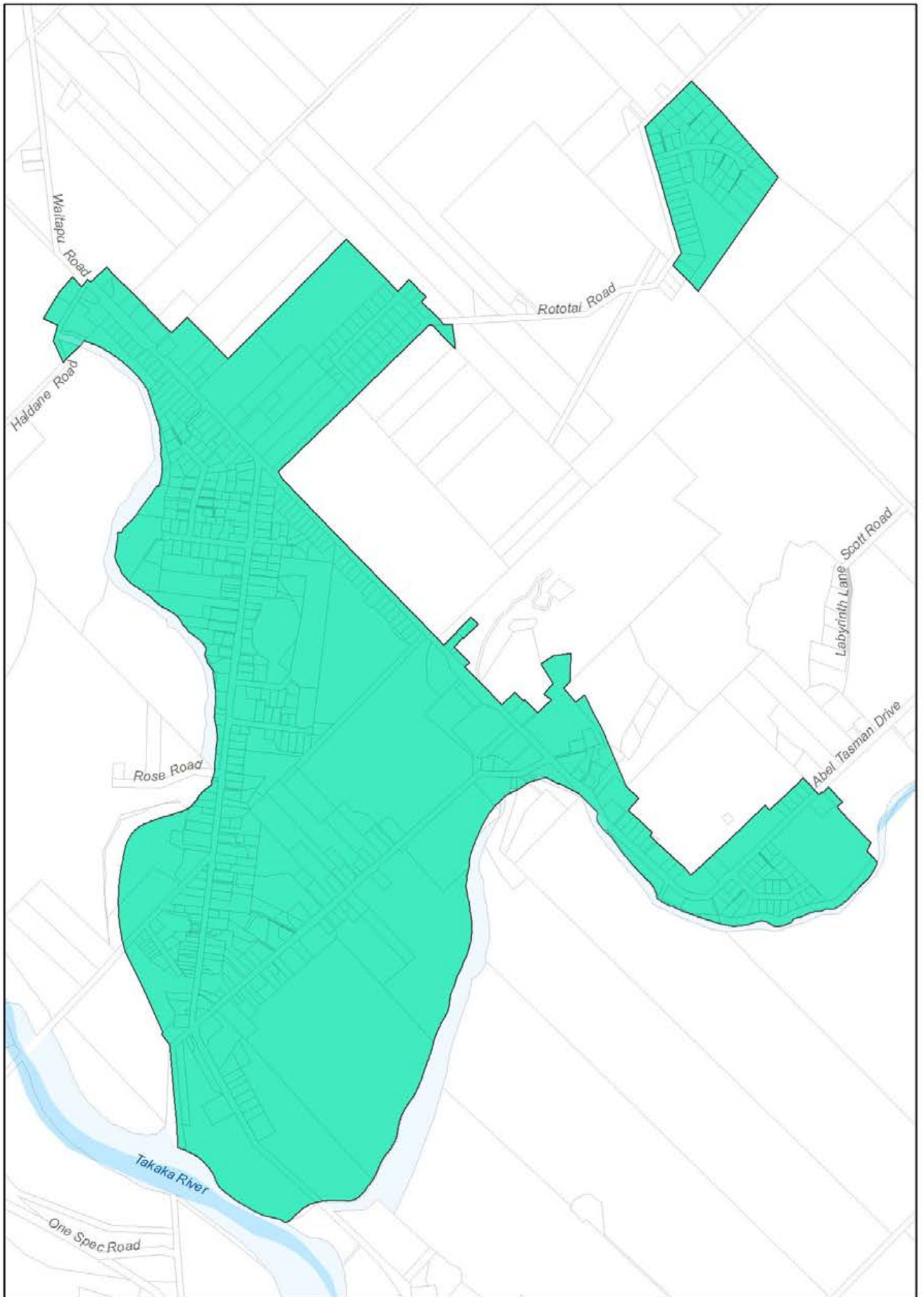


Stormwater Urban Drainage Rating Area

Richmond



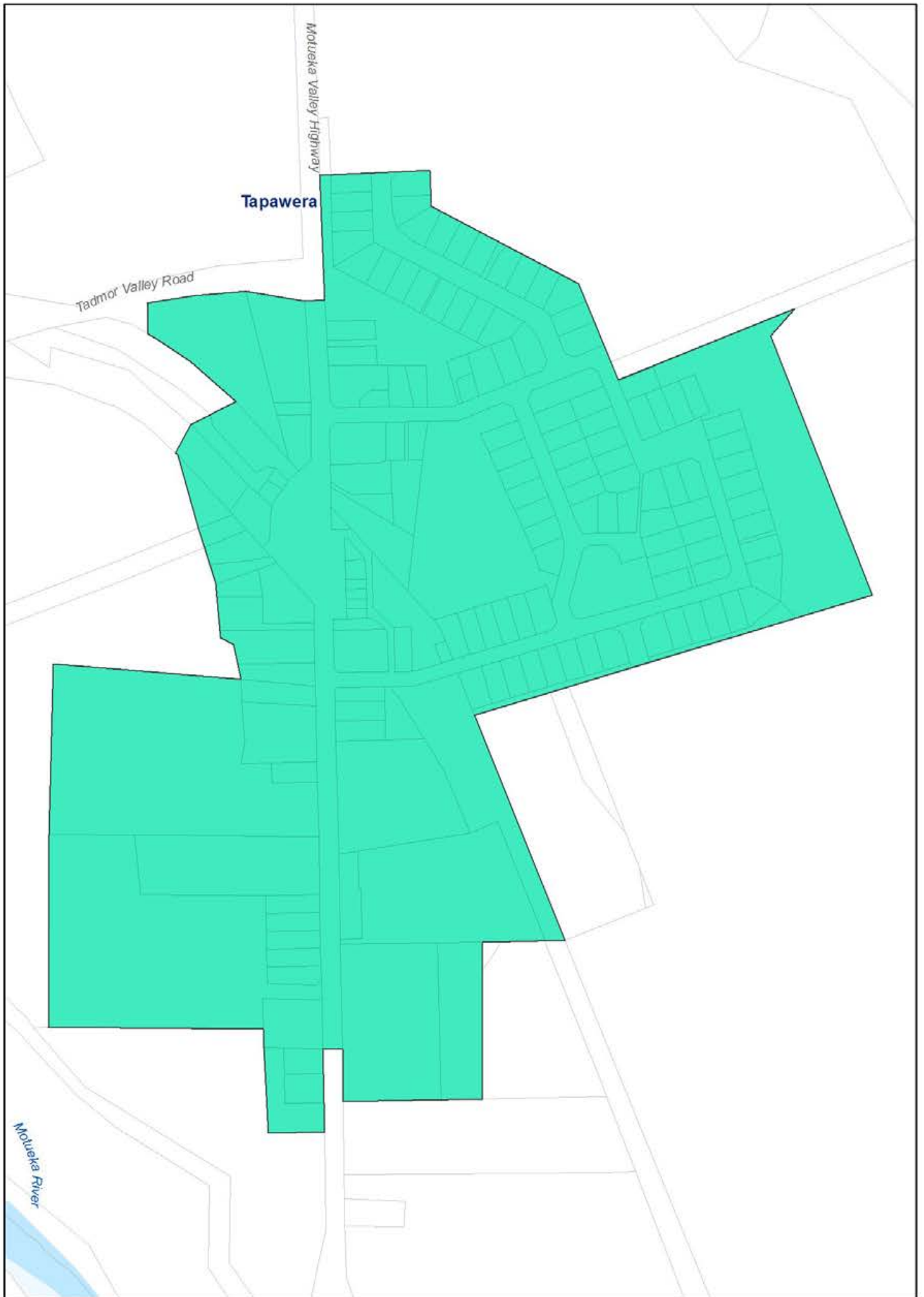
Stormwater Urban Drainage Rating Area
St Arnaud



Stormwater Urban Drainage Rating Area

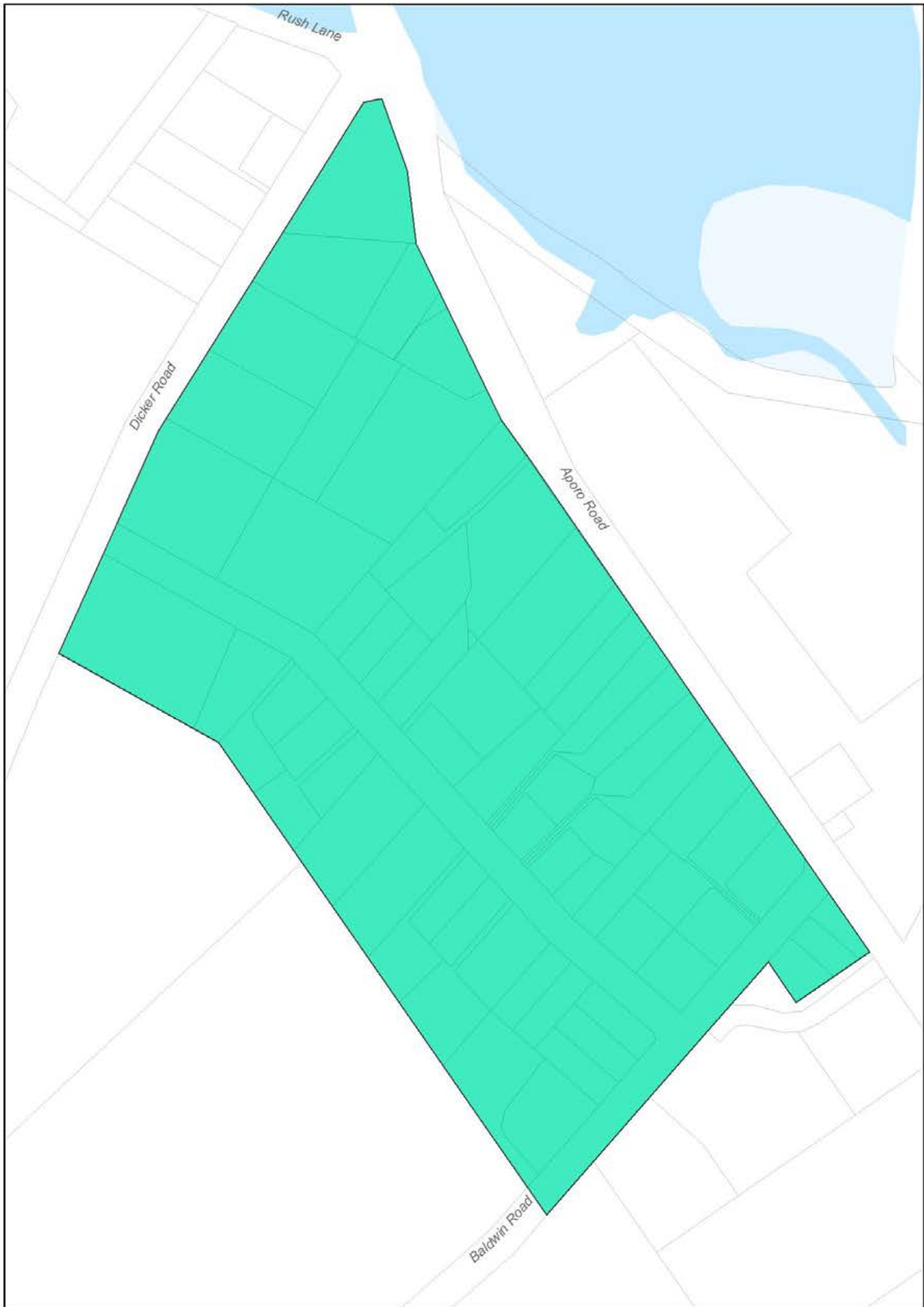
Takaka





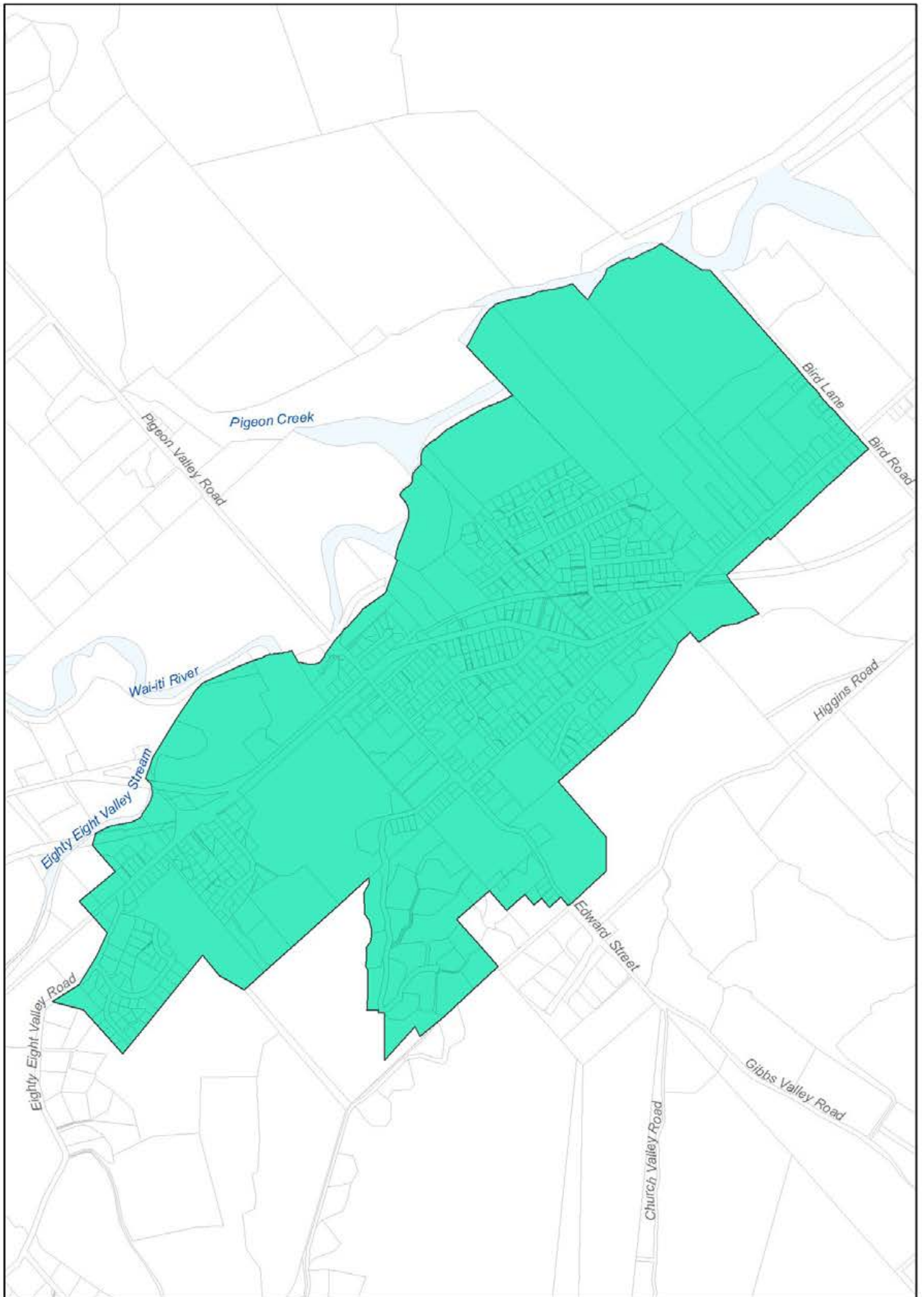
Stormwater Urban Drainage Rating Area

Tapawera



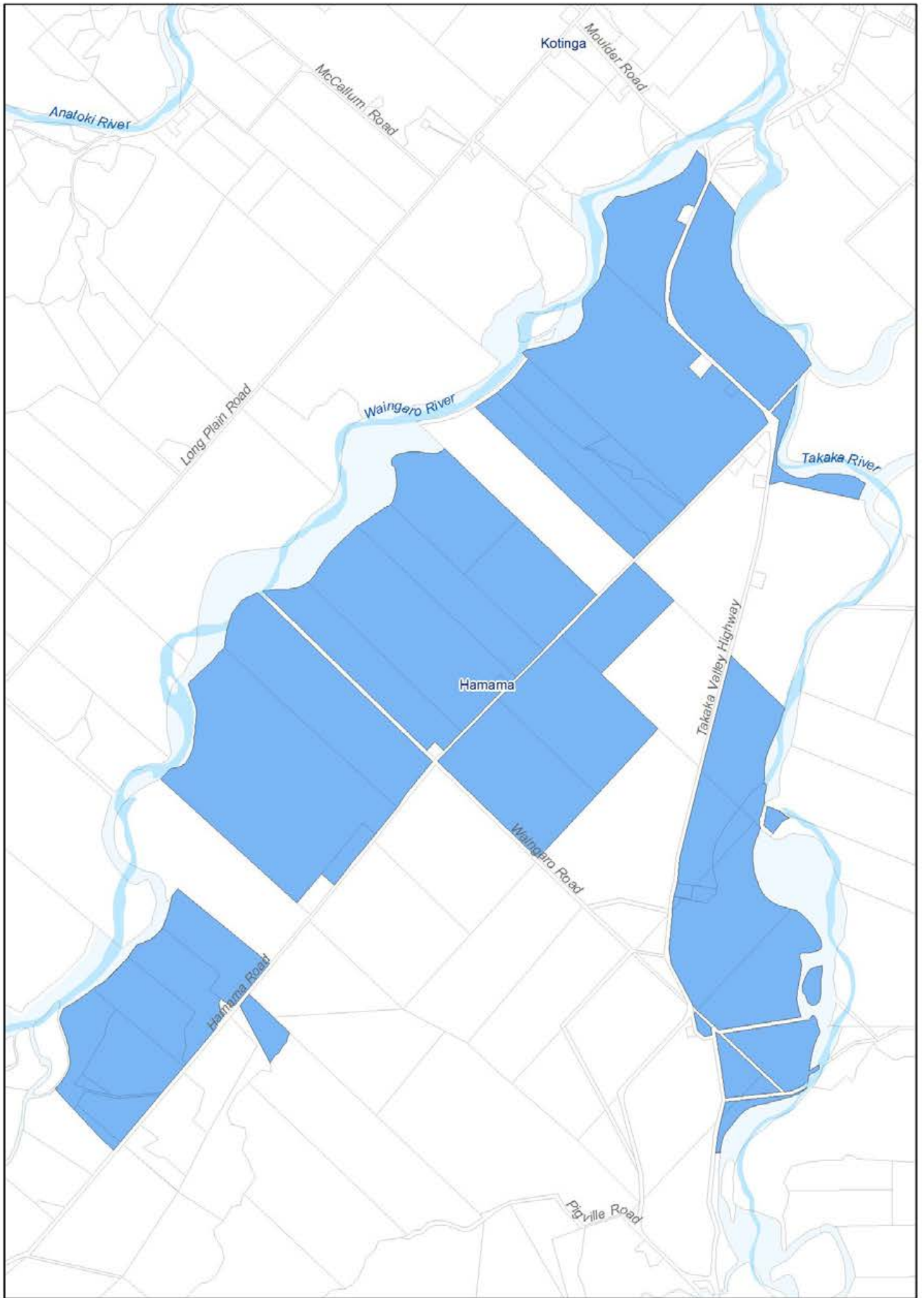
Stormwater Urban Drainage Rating Area

Tasman



Stormwater Urban Drainage Rating Area

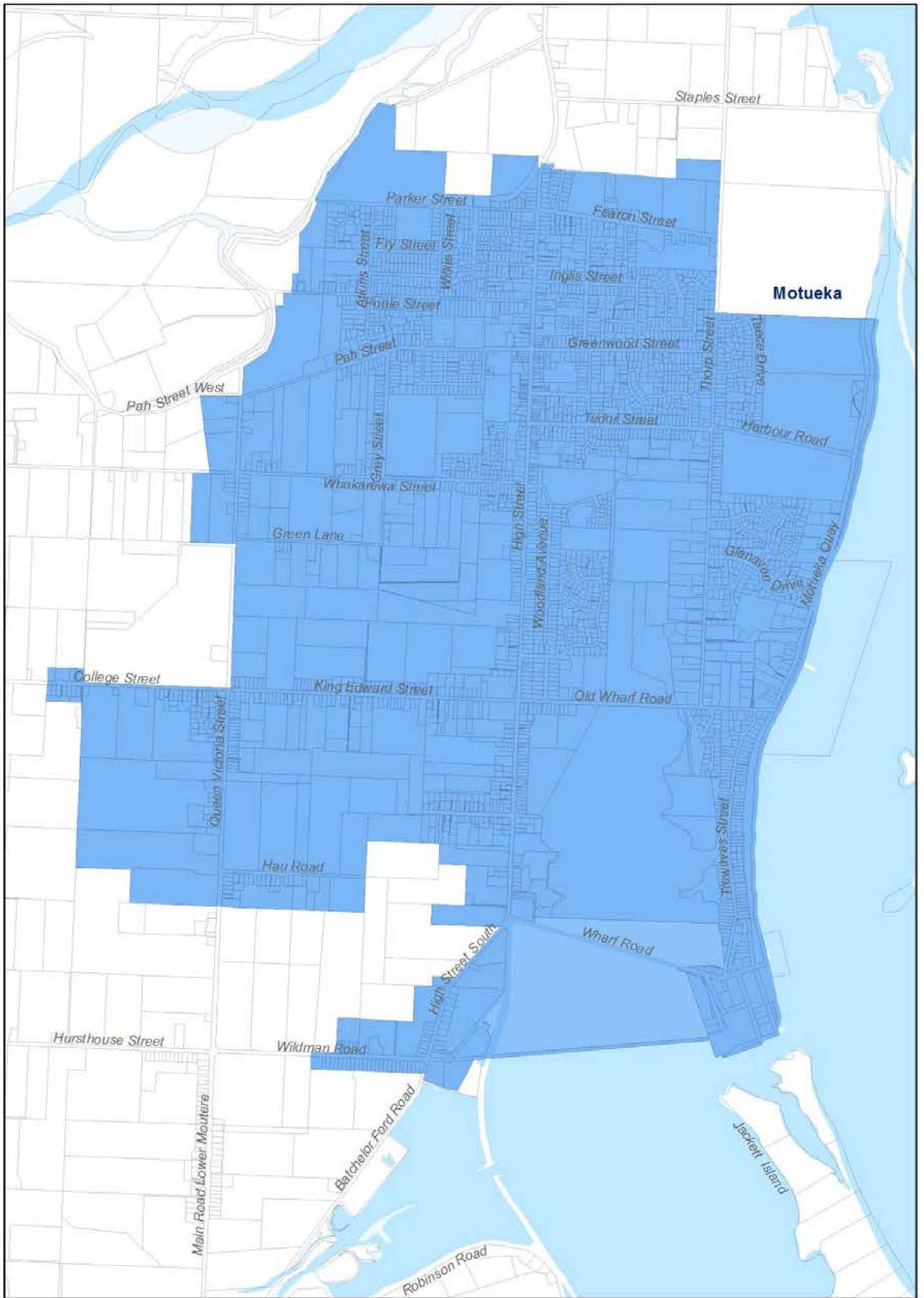
Wakefield



**Hamama
Rural Water Supply Rating Area**

0 540 1,080 1,620 2,160
m

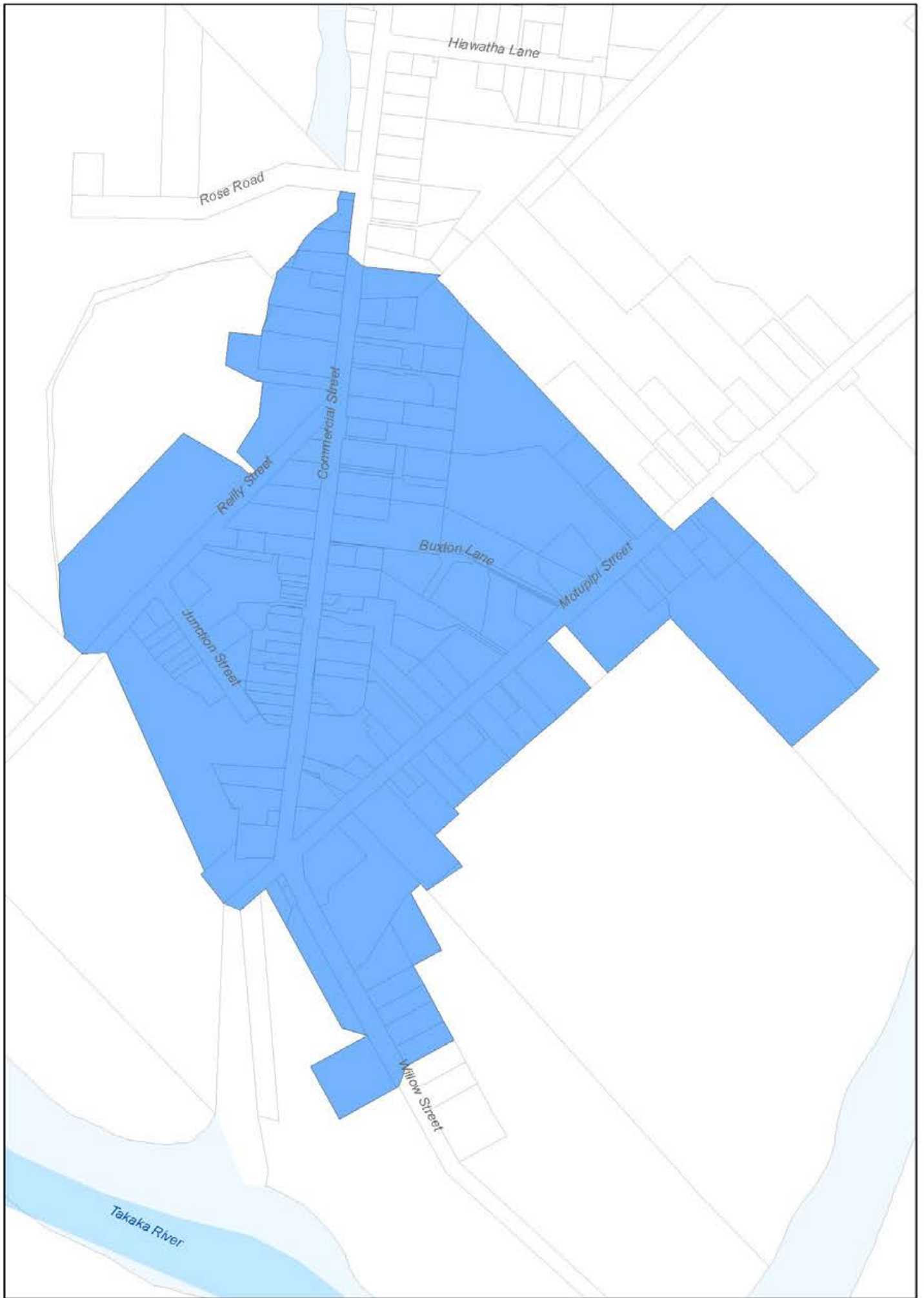
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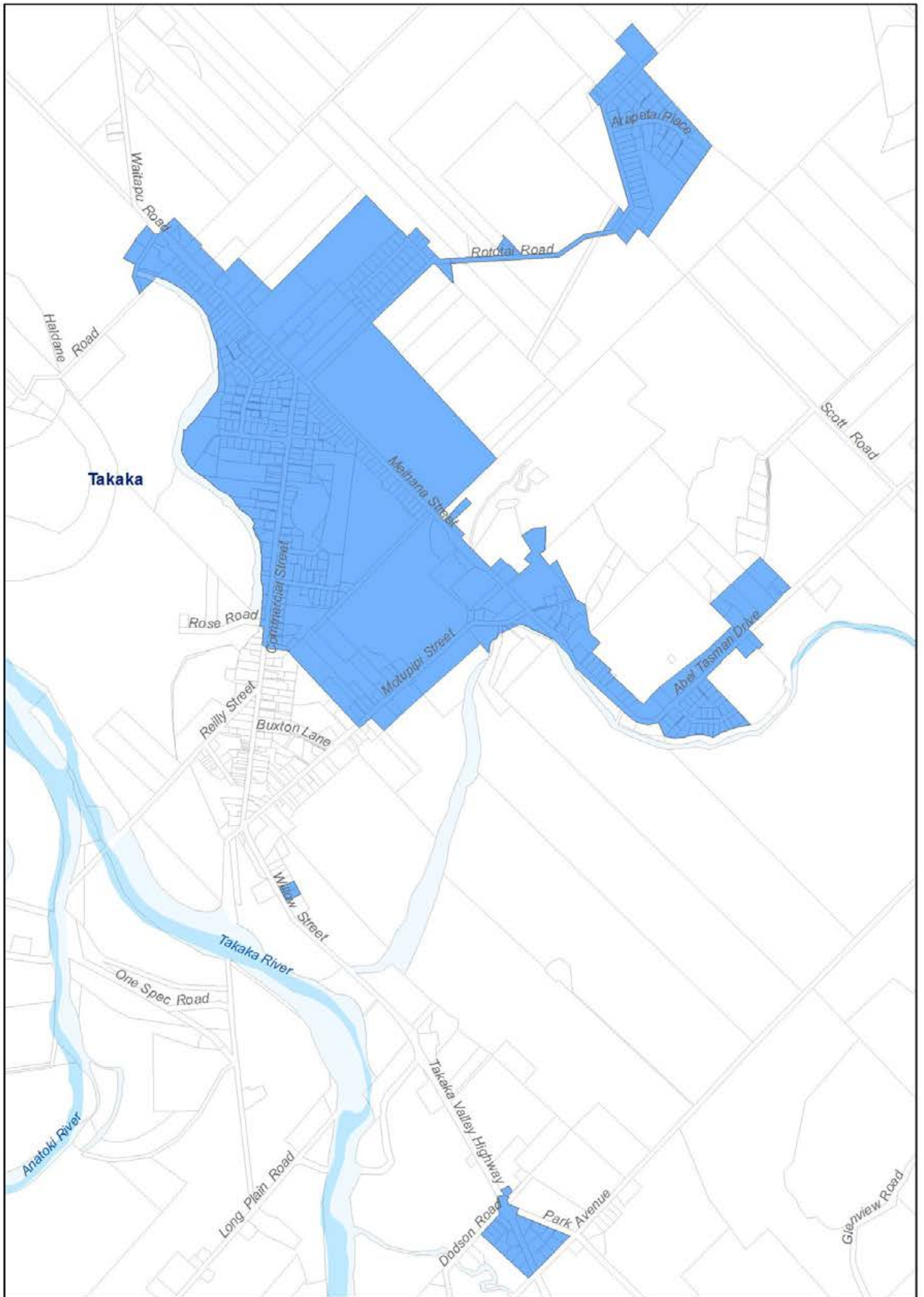
**Motueka
Firefighting Water Supply Rating Area**

0 510 1,020 1,530 2,040
m





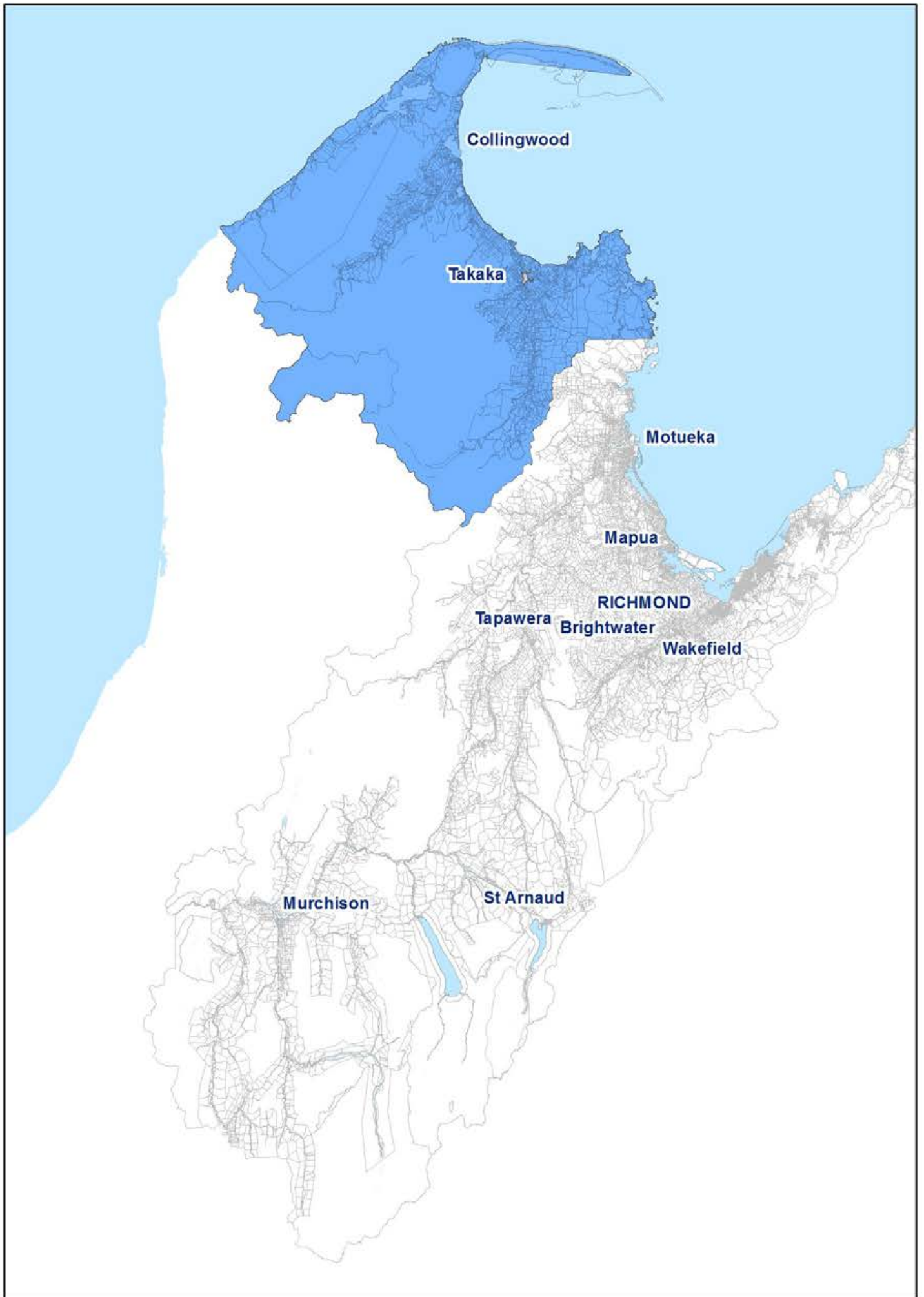
**Takaka Firefighting Water Supply
Commercial CBD Rating Area**



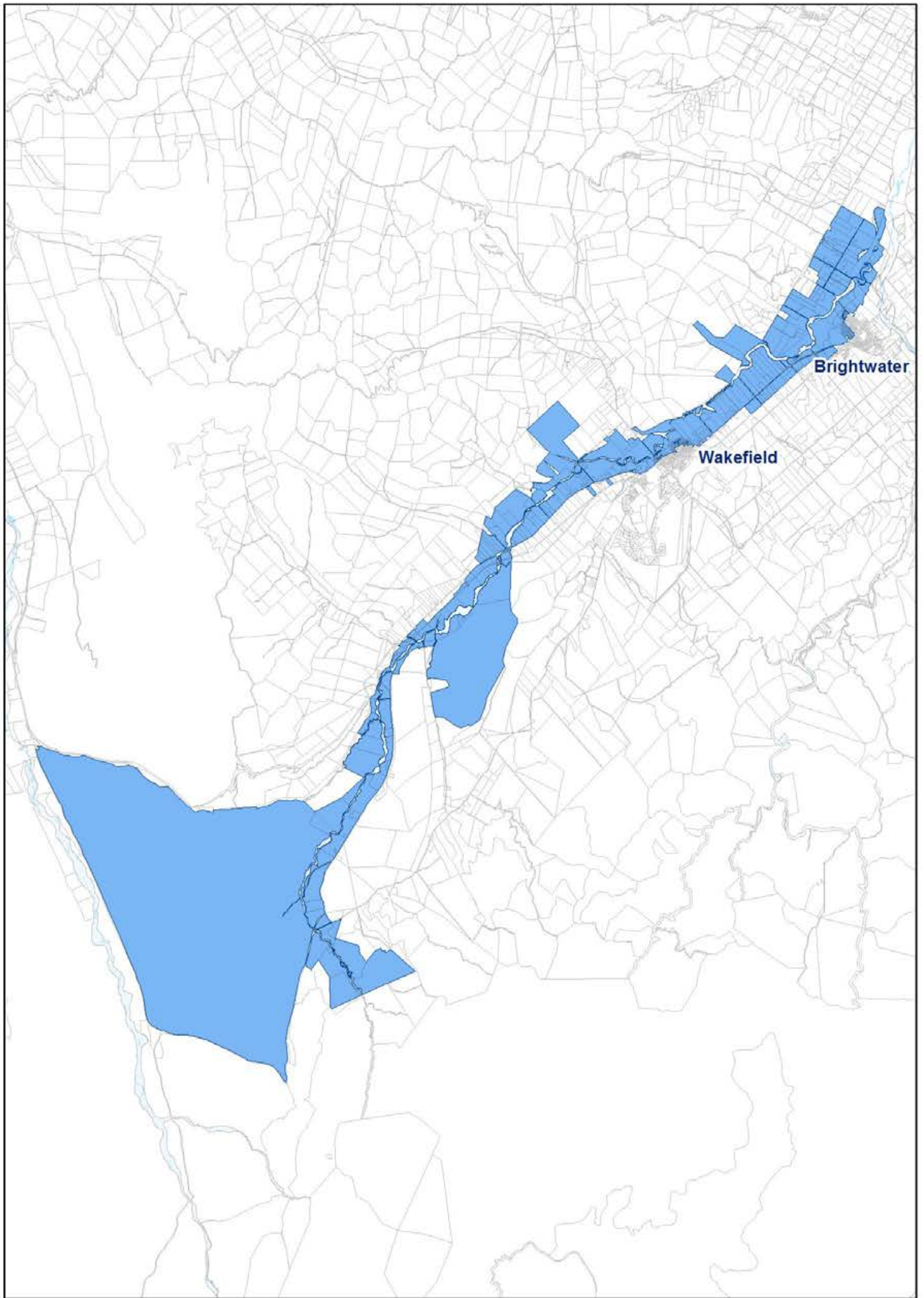
**Takaka Firefighting Water Supply
Residential Rating Area**

0 350 700 1,050 1,400
m

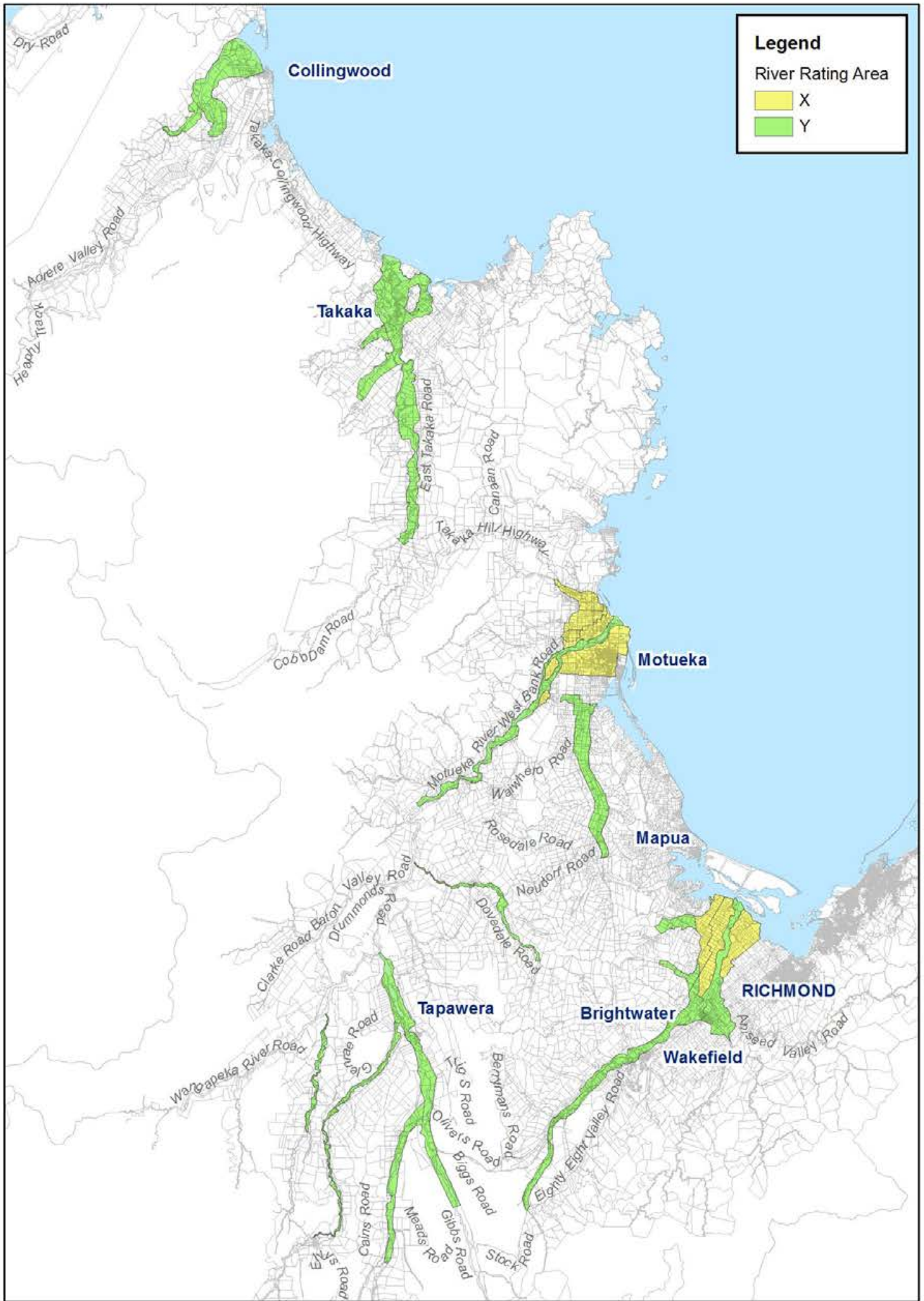
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**Takaka Firefighting Water Supply
Rest of Golden Bay Rating Area**



Wai-iti Dam Rating Area

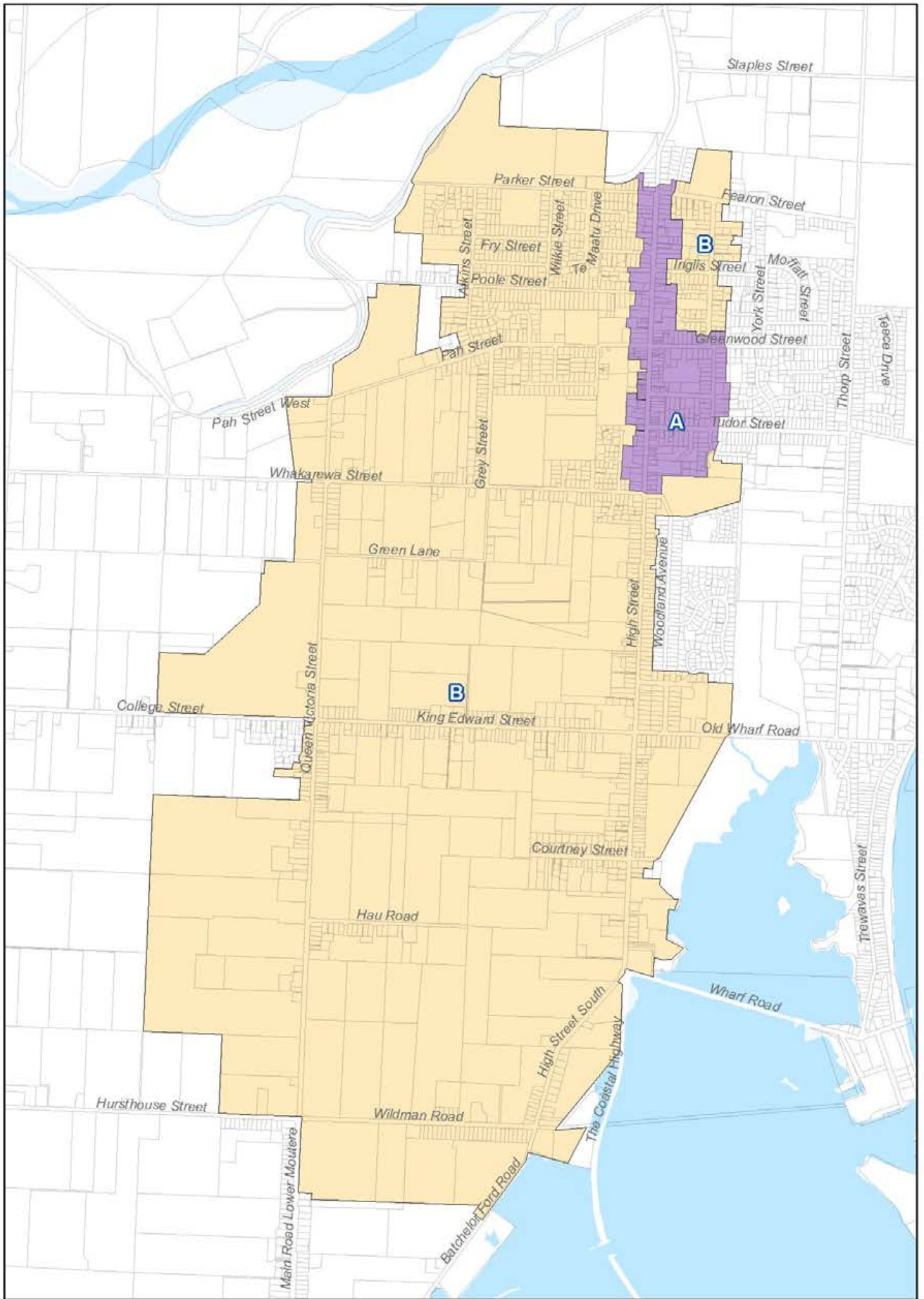


Legend

River Rating Area

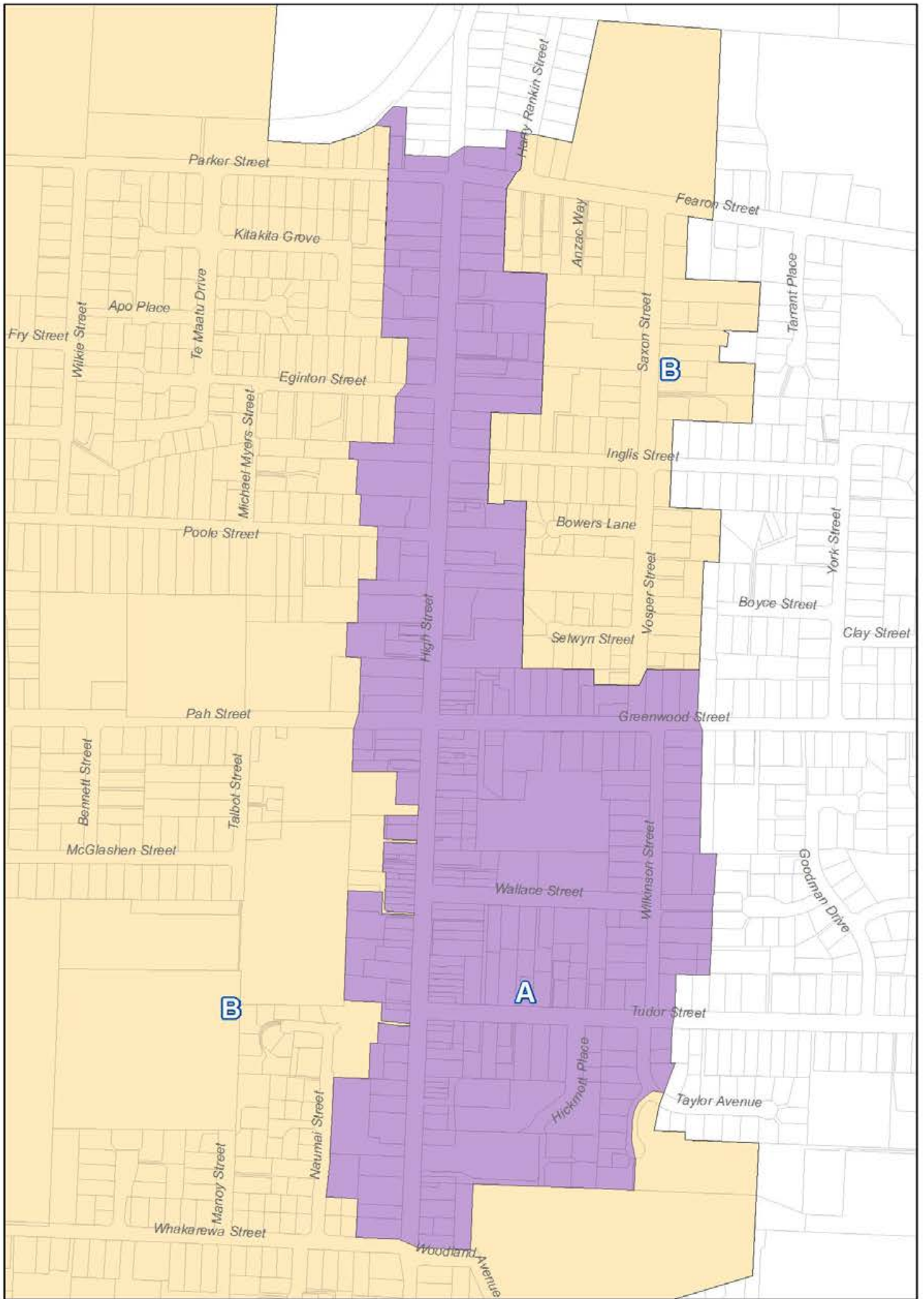
- X
- Y

River Rating Area X & Y



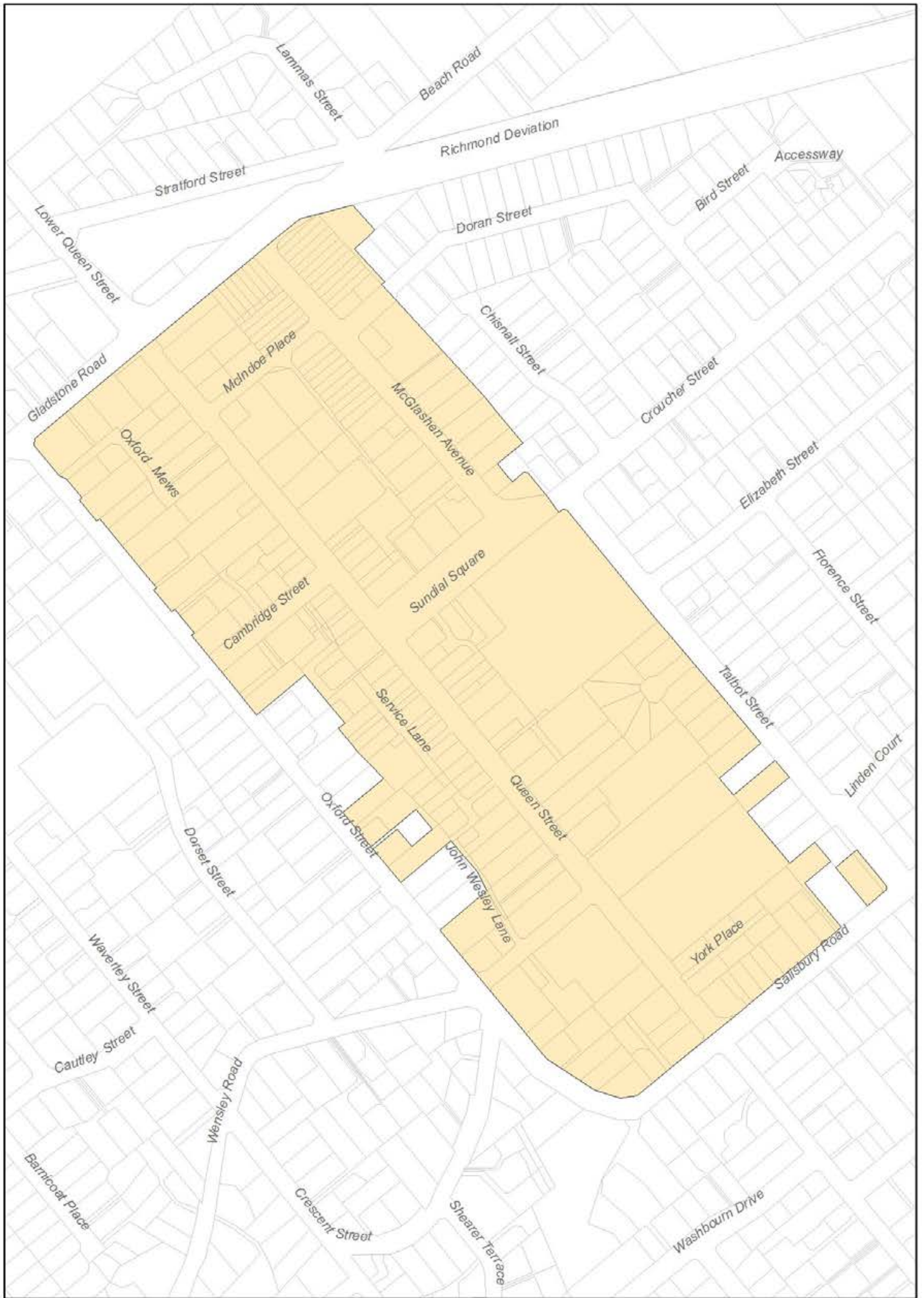
Motueka Business Rating Area A & B



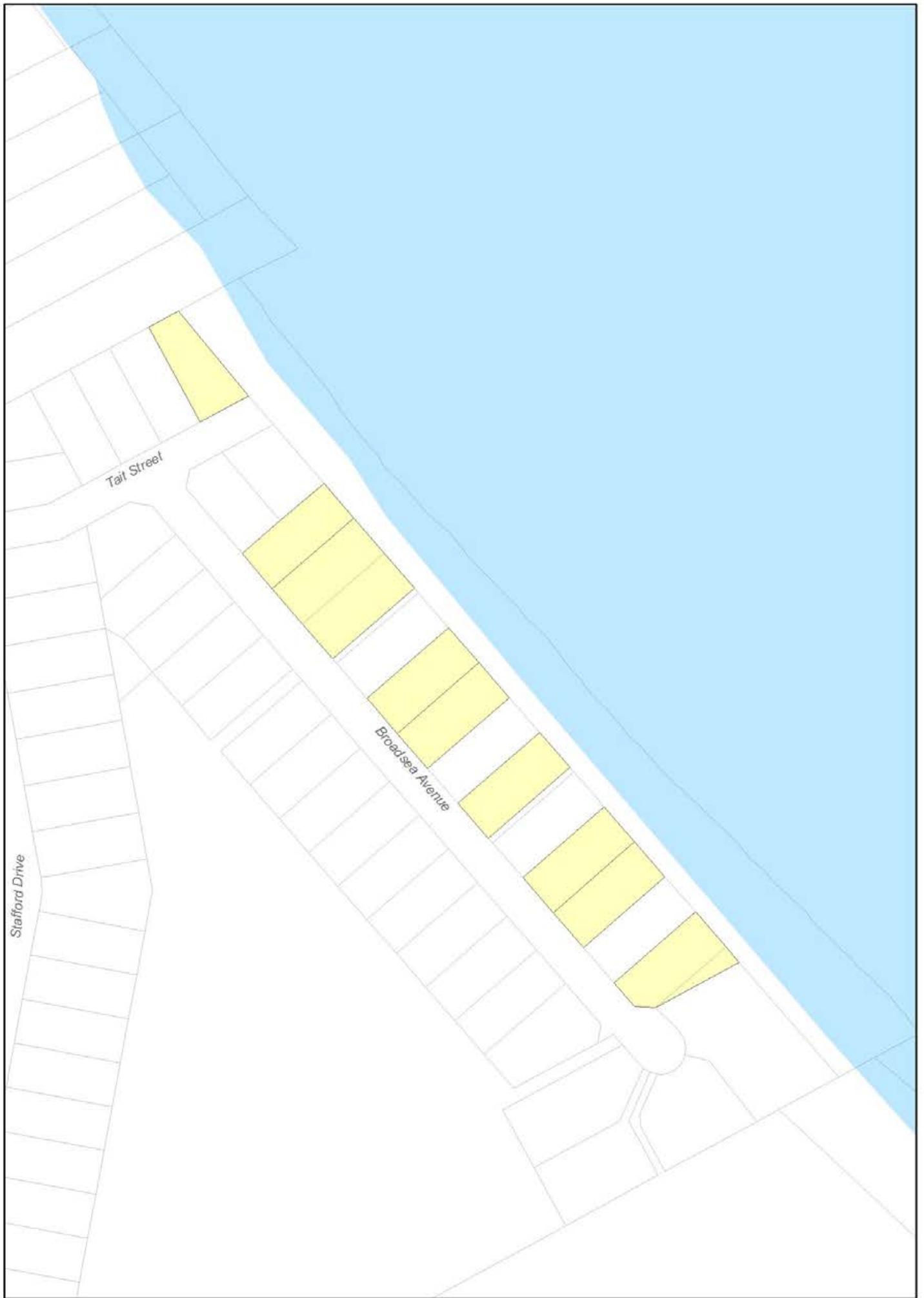


Motueka Business Rating Area A & B - Detail Map

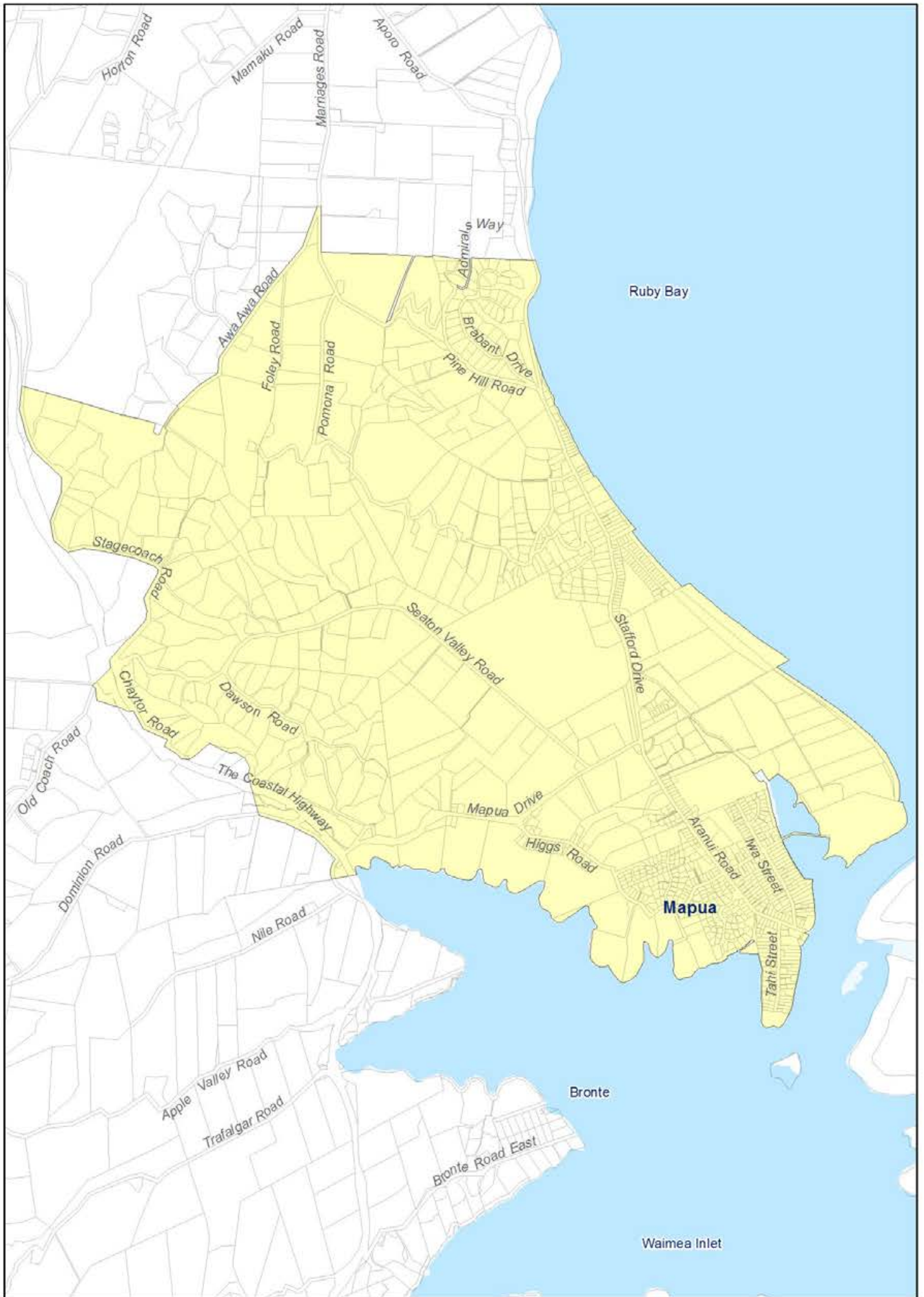




Richmond Business Rating Area

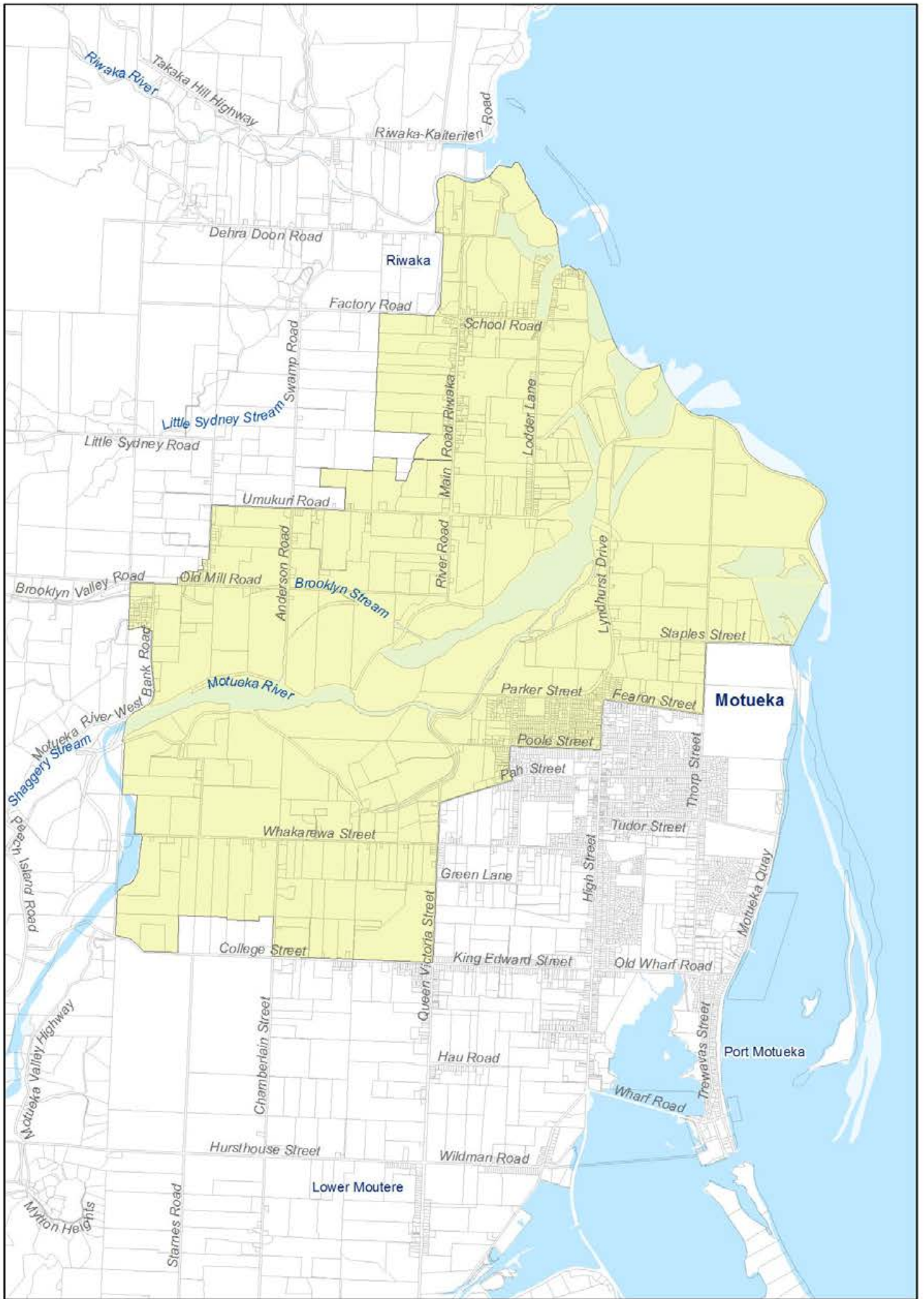


Ruby Bay Stopbank Rating Area



Mapua Stopbank Rating Area

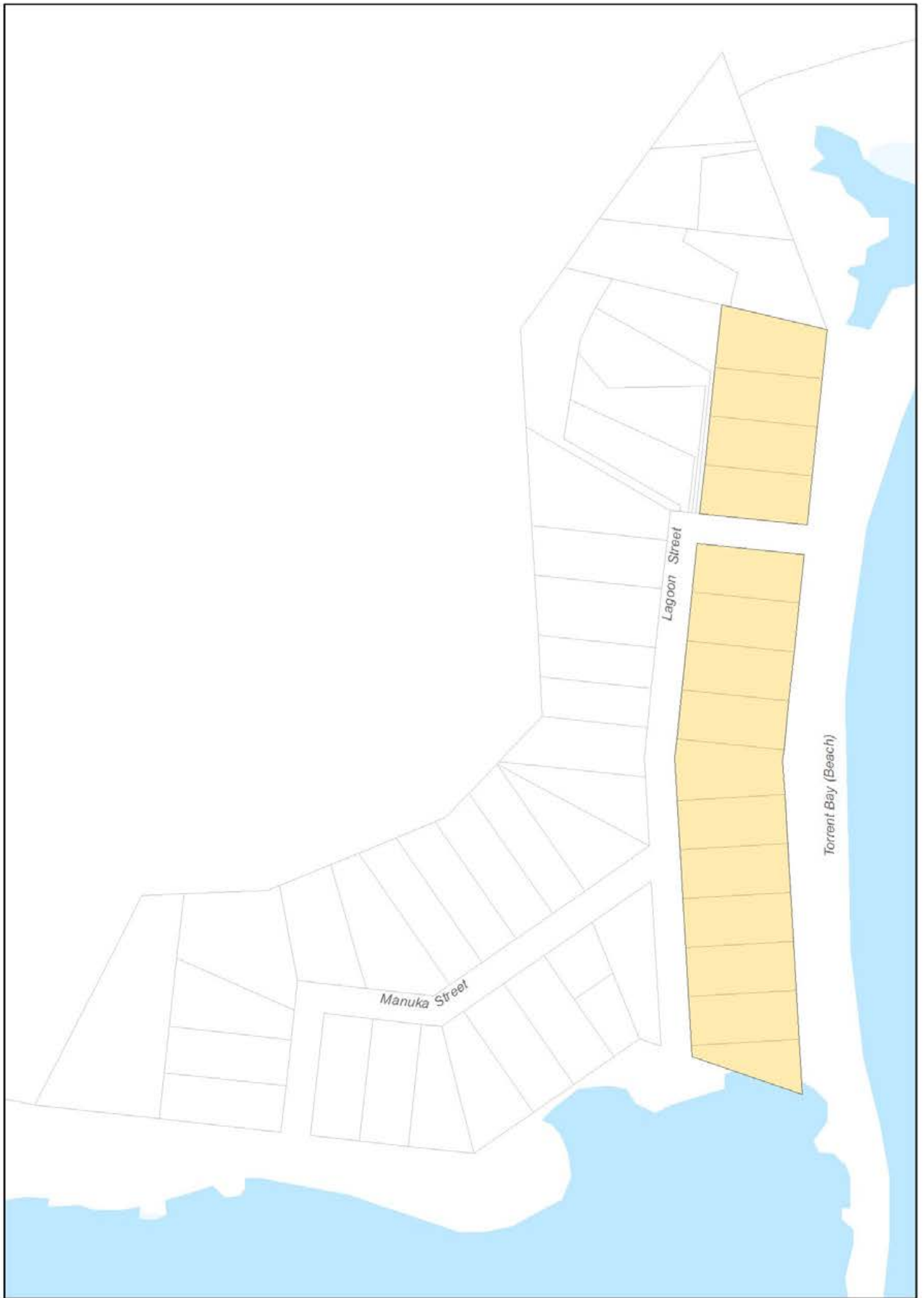




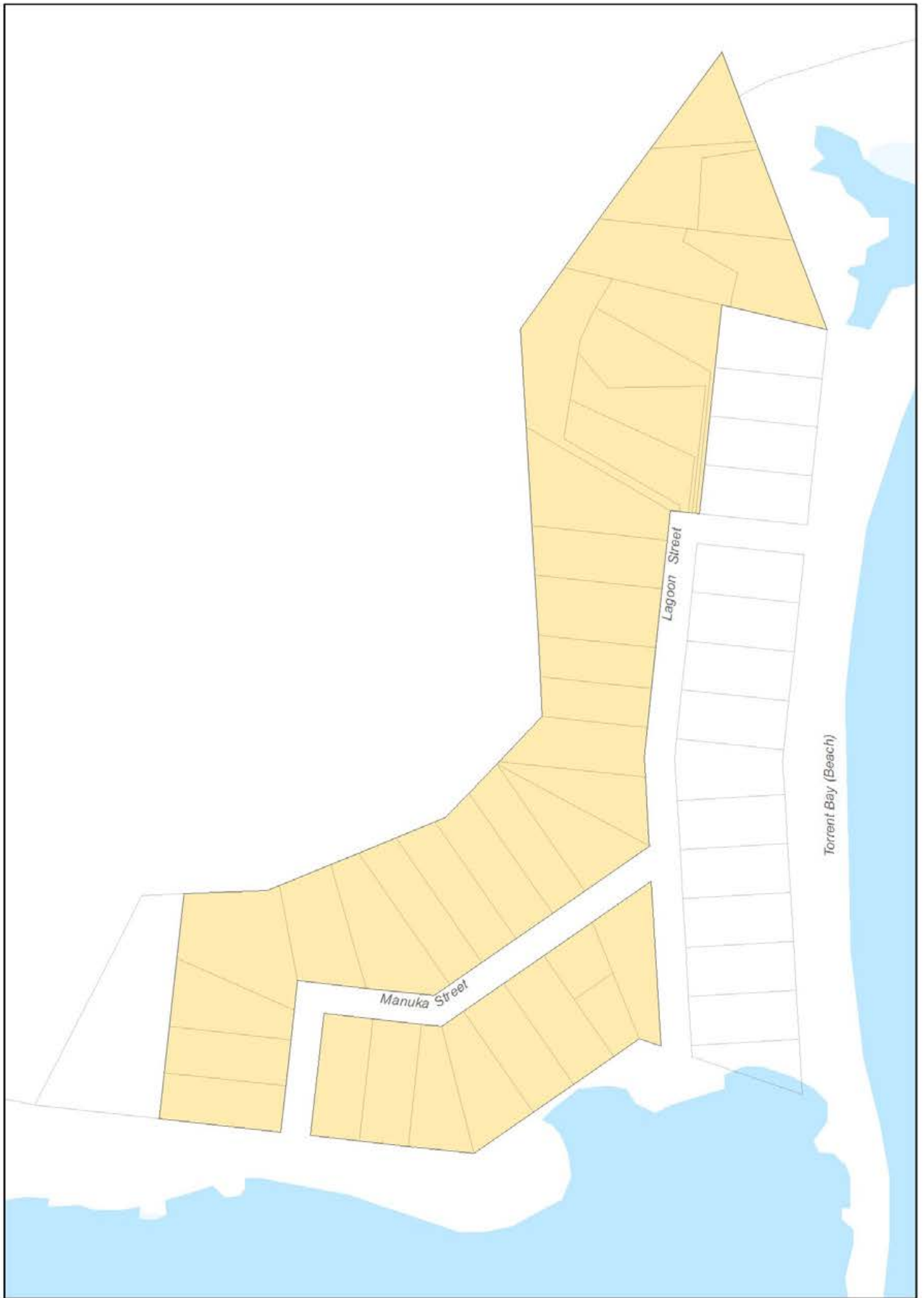
Motueka Flood Control Rating Area A



Motueka Flood Control Rating Area B

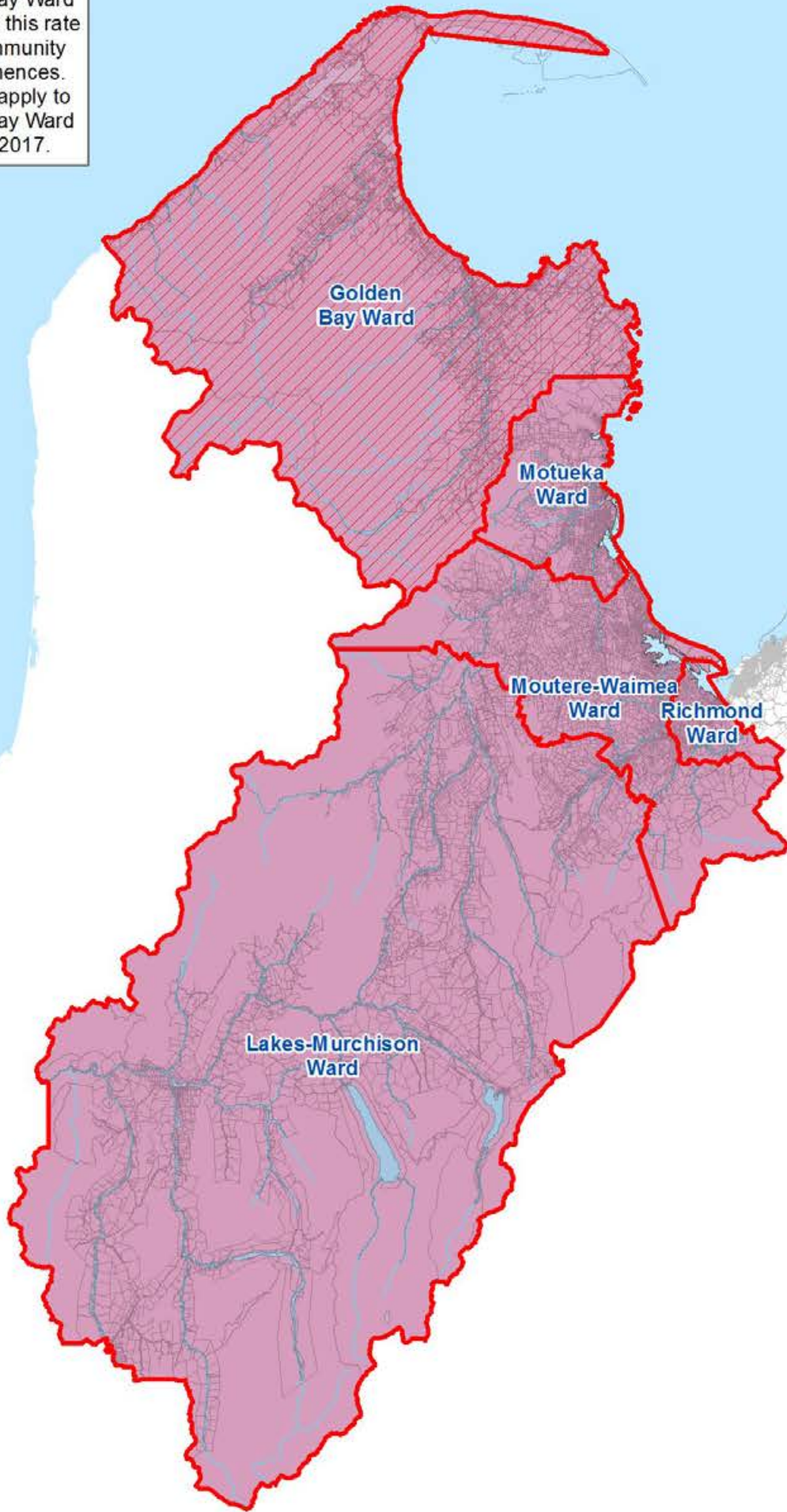


Torrent Bay Rating Area A



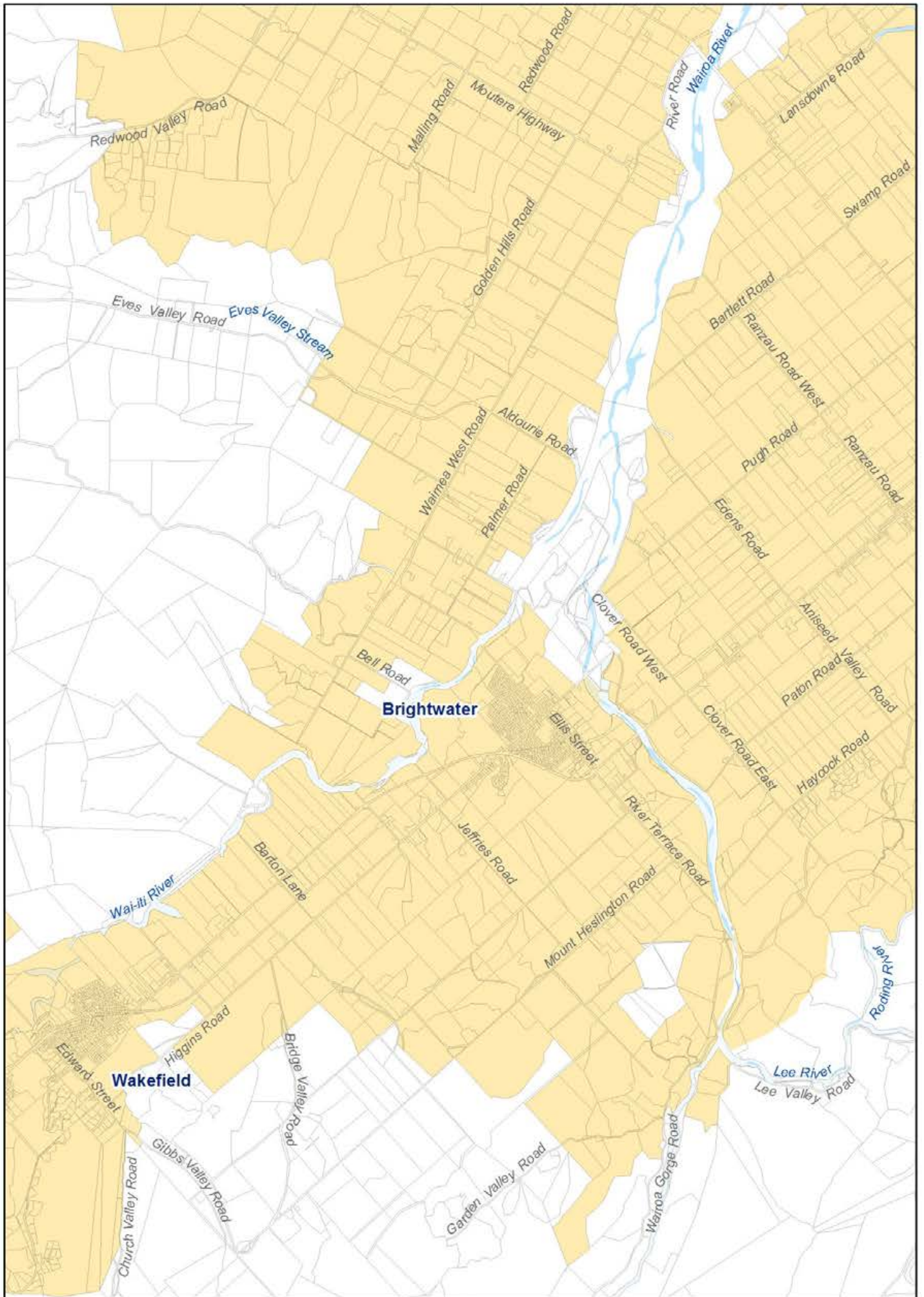
Torrent Bay Rating Area B

The Golden Bay Ward is exempt from this rate until new community facility commences. The rate will apply to the Golden Bay Ward from 2016/2017.

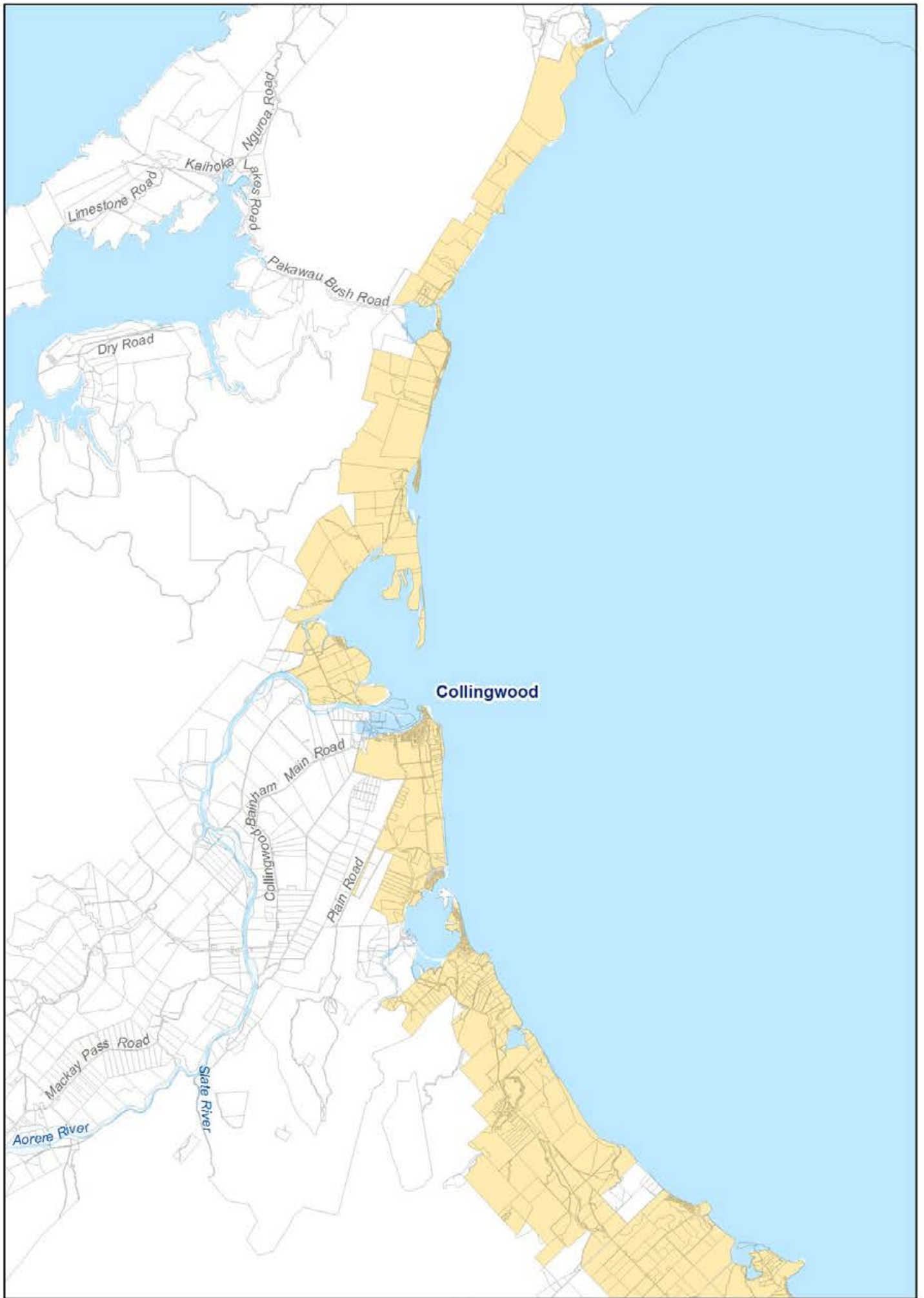


Facilities Operation Rating Area



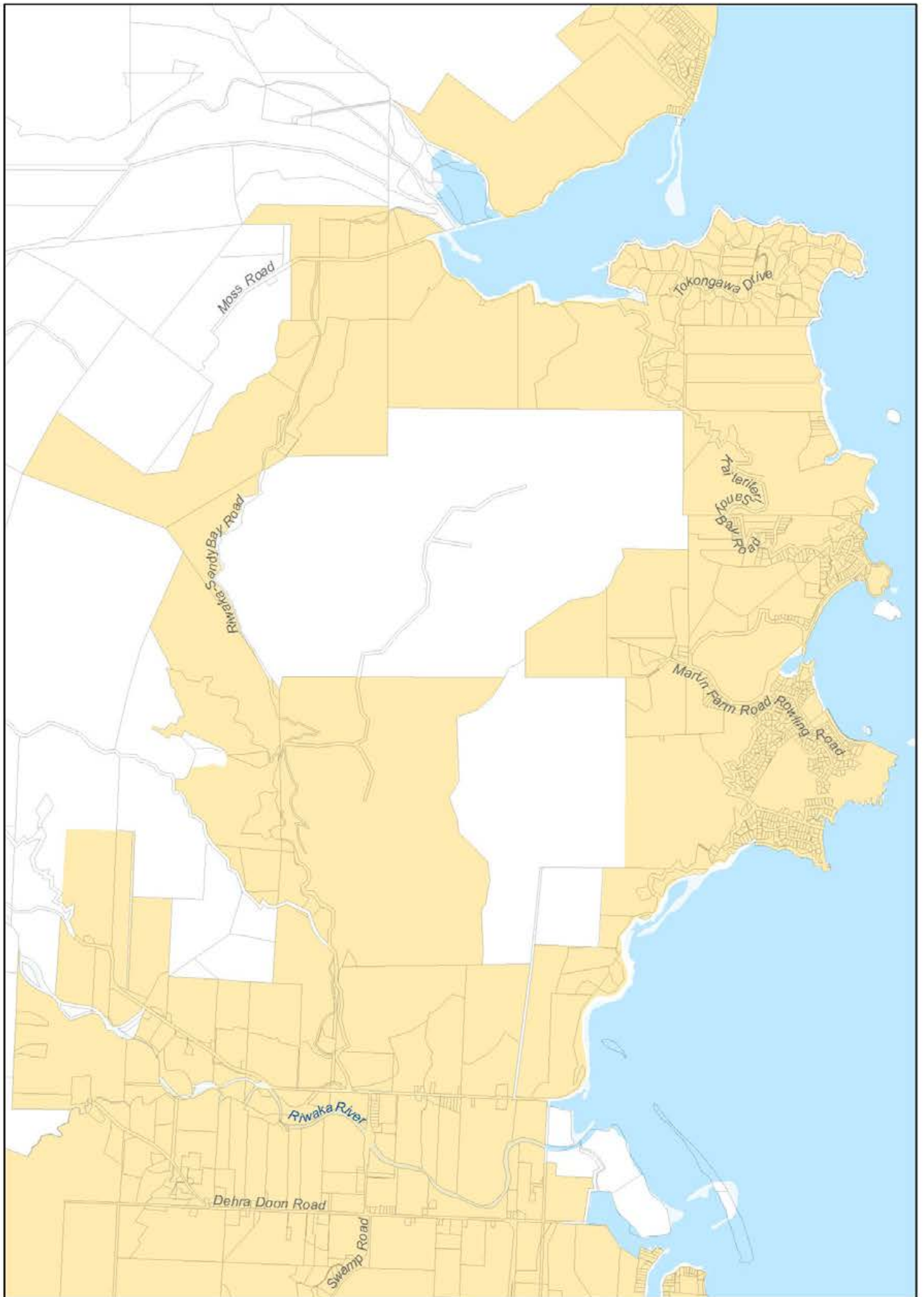


**Refuse - Recycling Rating Area
Brightwater - Waimea**

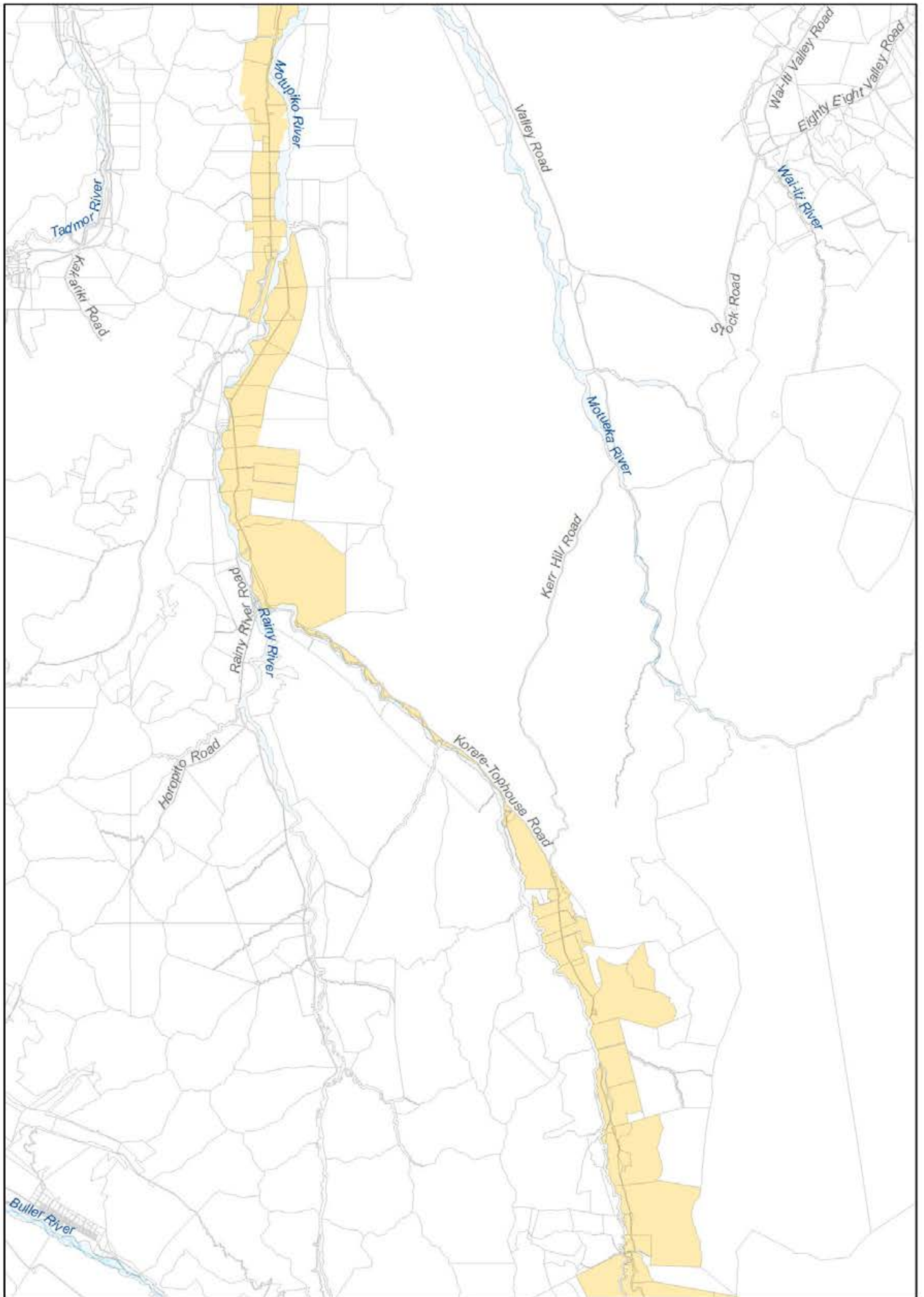


**Refuse - Recycling Rating Area
Collingwood**

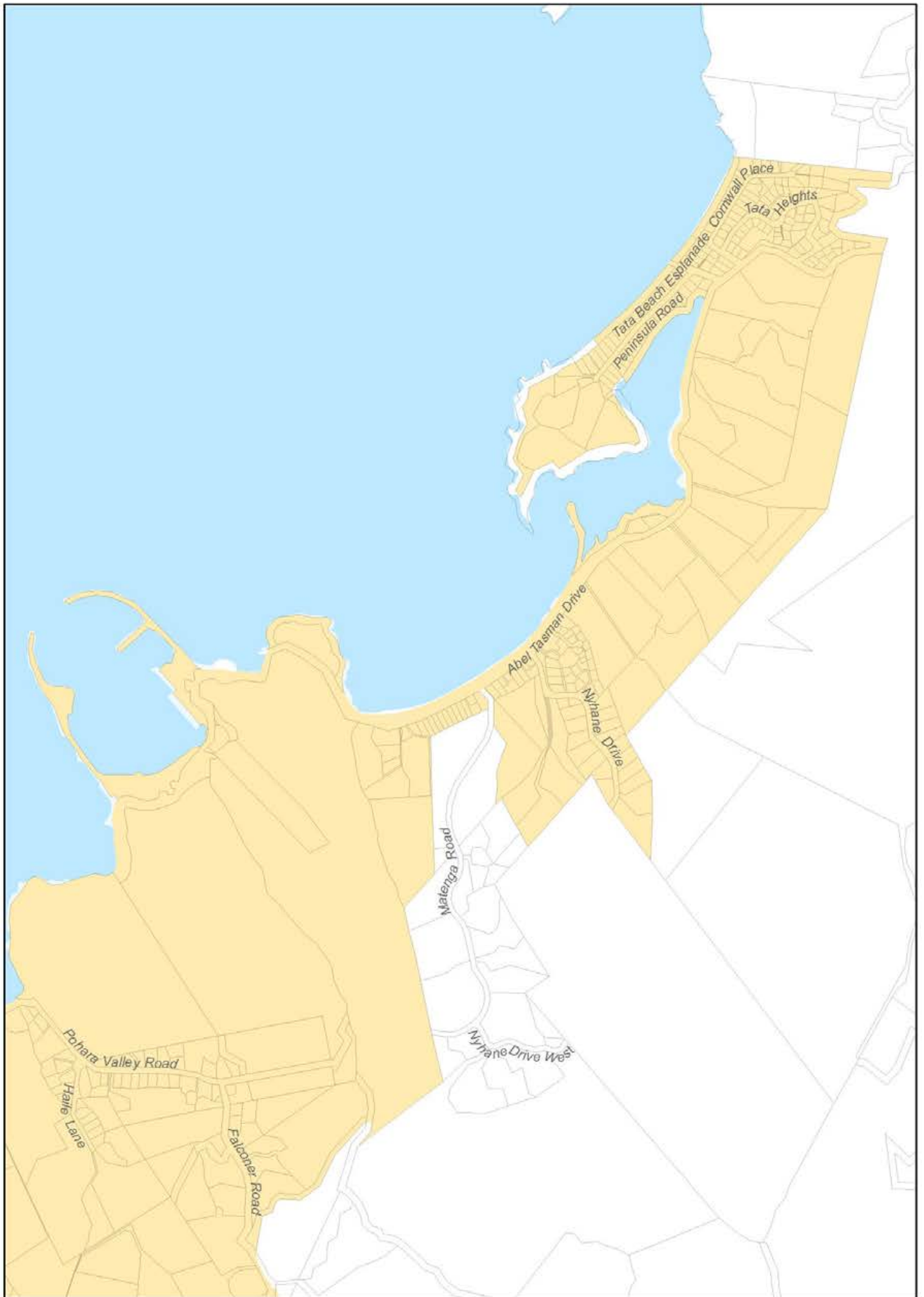




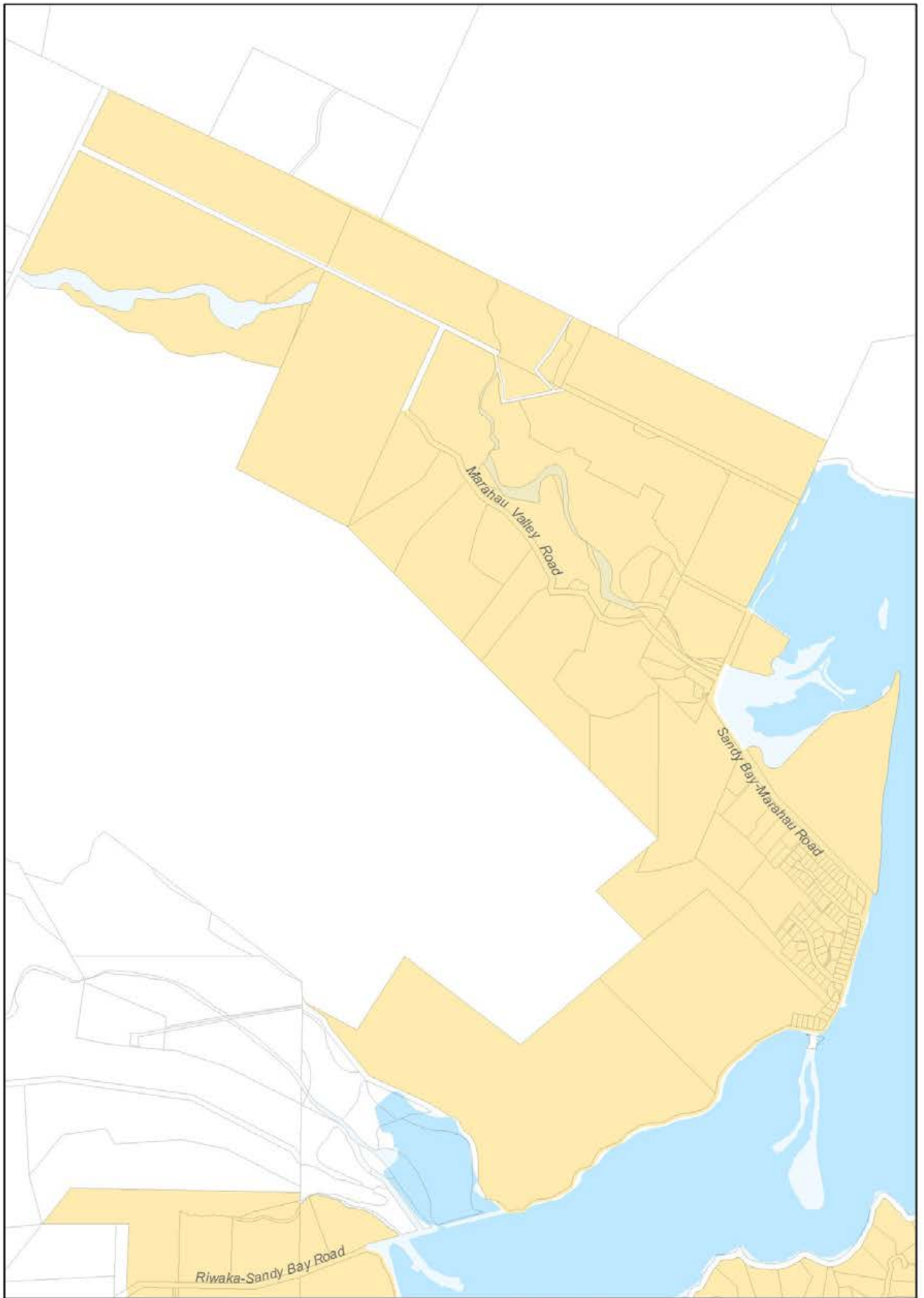
**Refuse - Recycling Rating Area
Kaiteriteri**



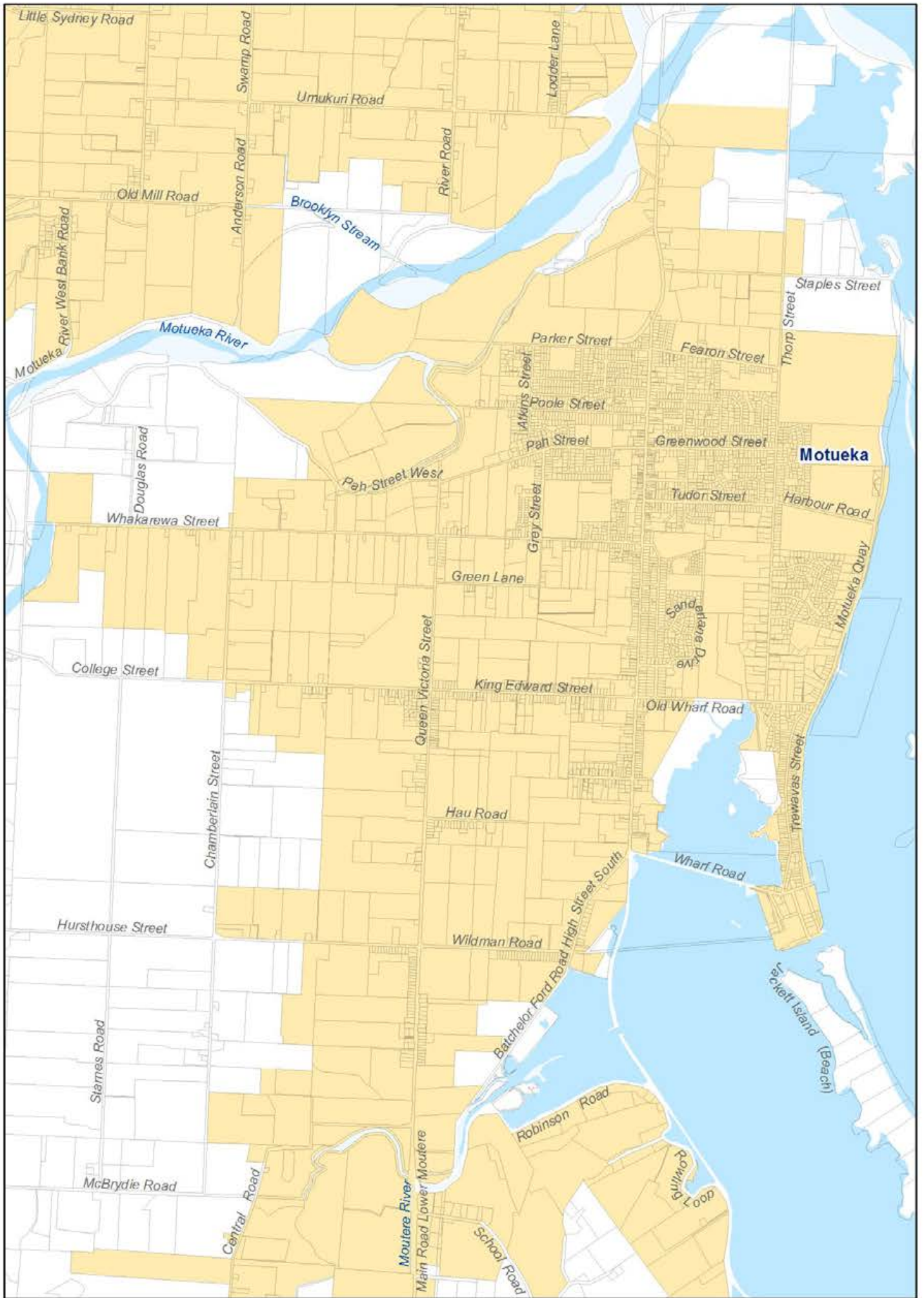
**Refuse - Recycling Rating Area
Korere Tophouse**



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



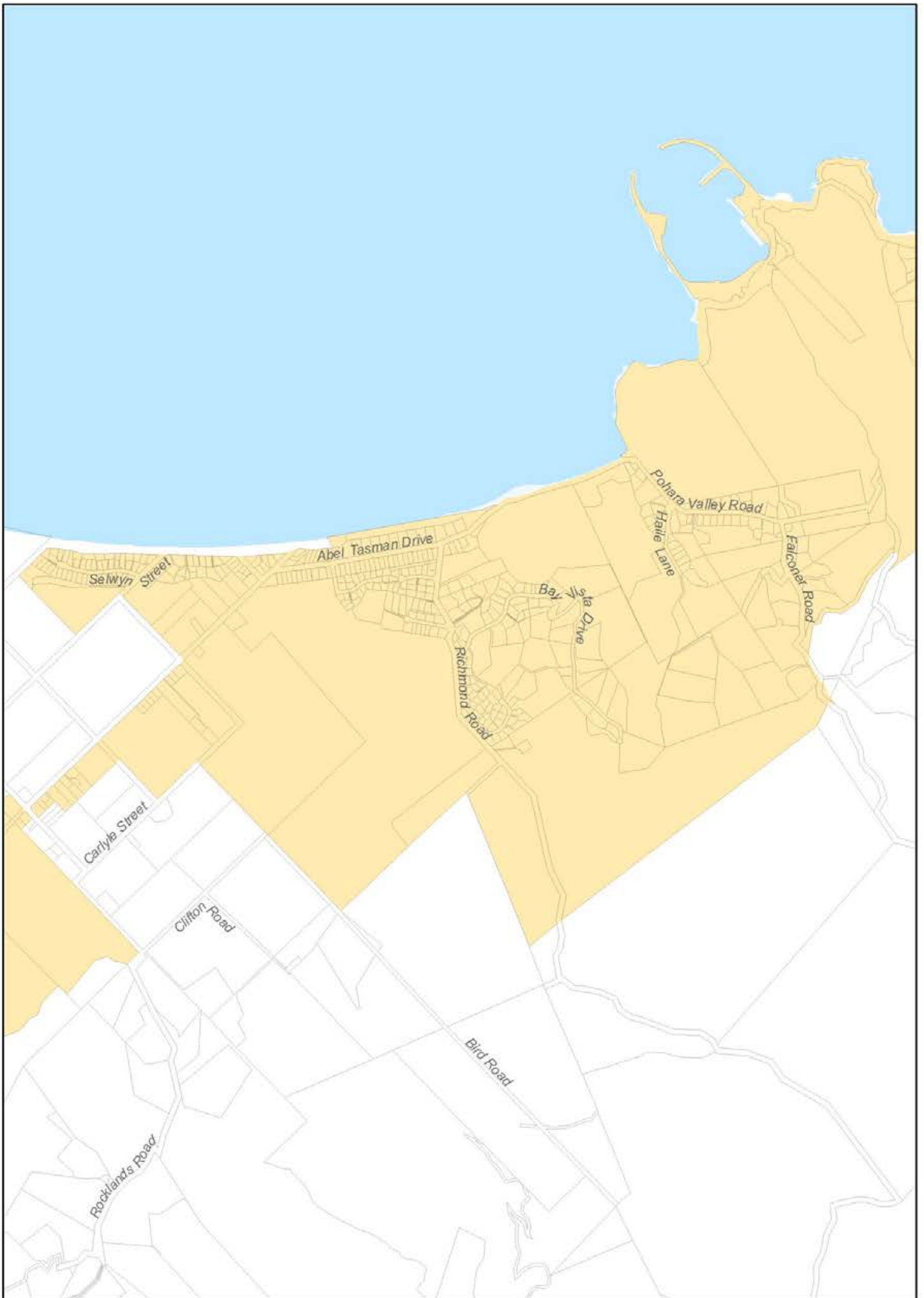
**Refuse - Recycling Rating Area
Marahau**



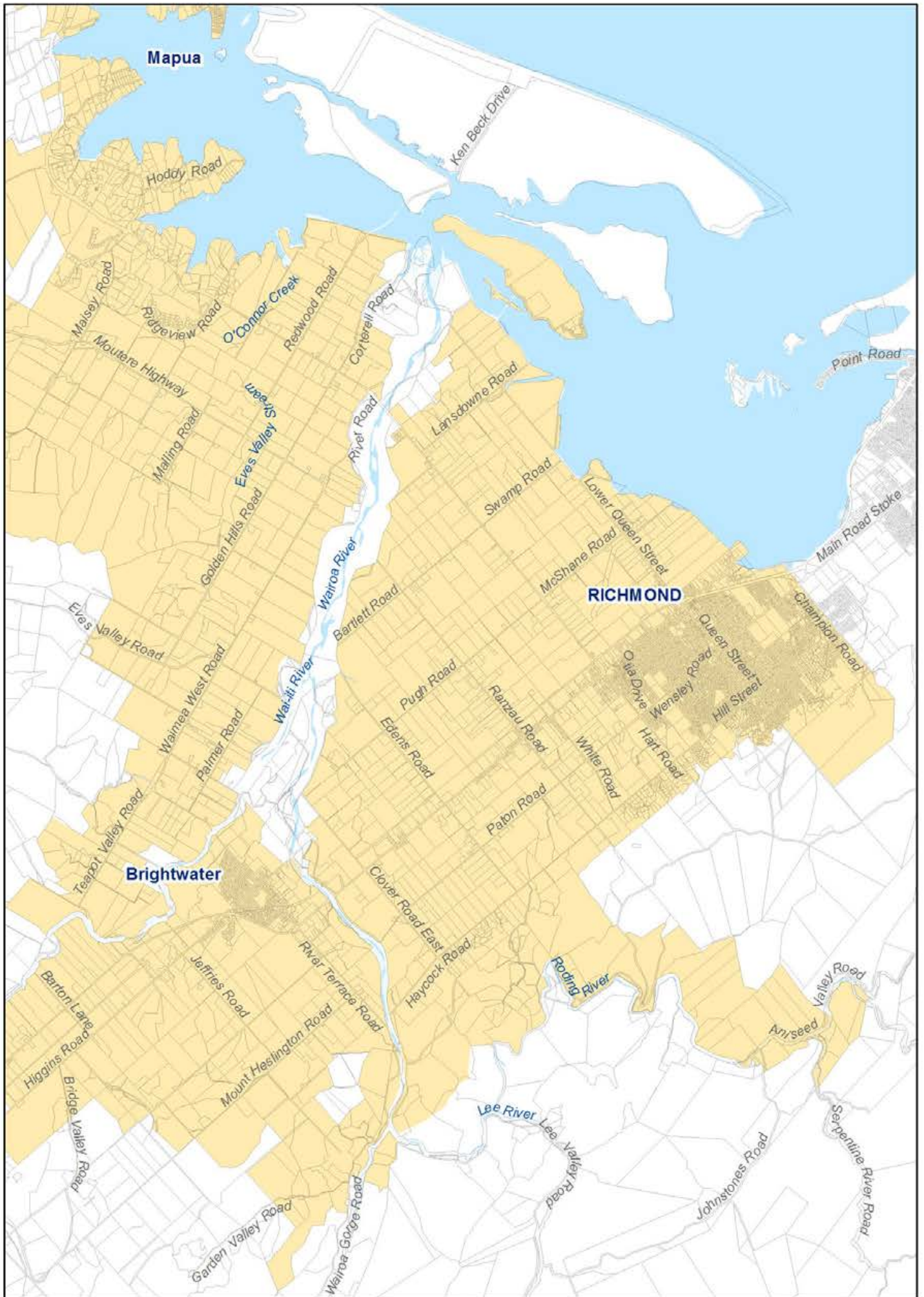
**Refuse - Recycling Rating Area
Motueka**



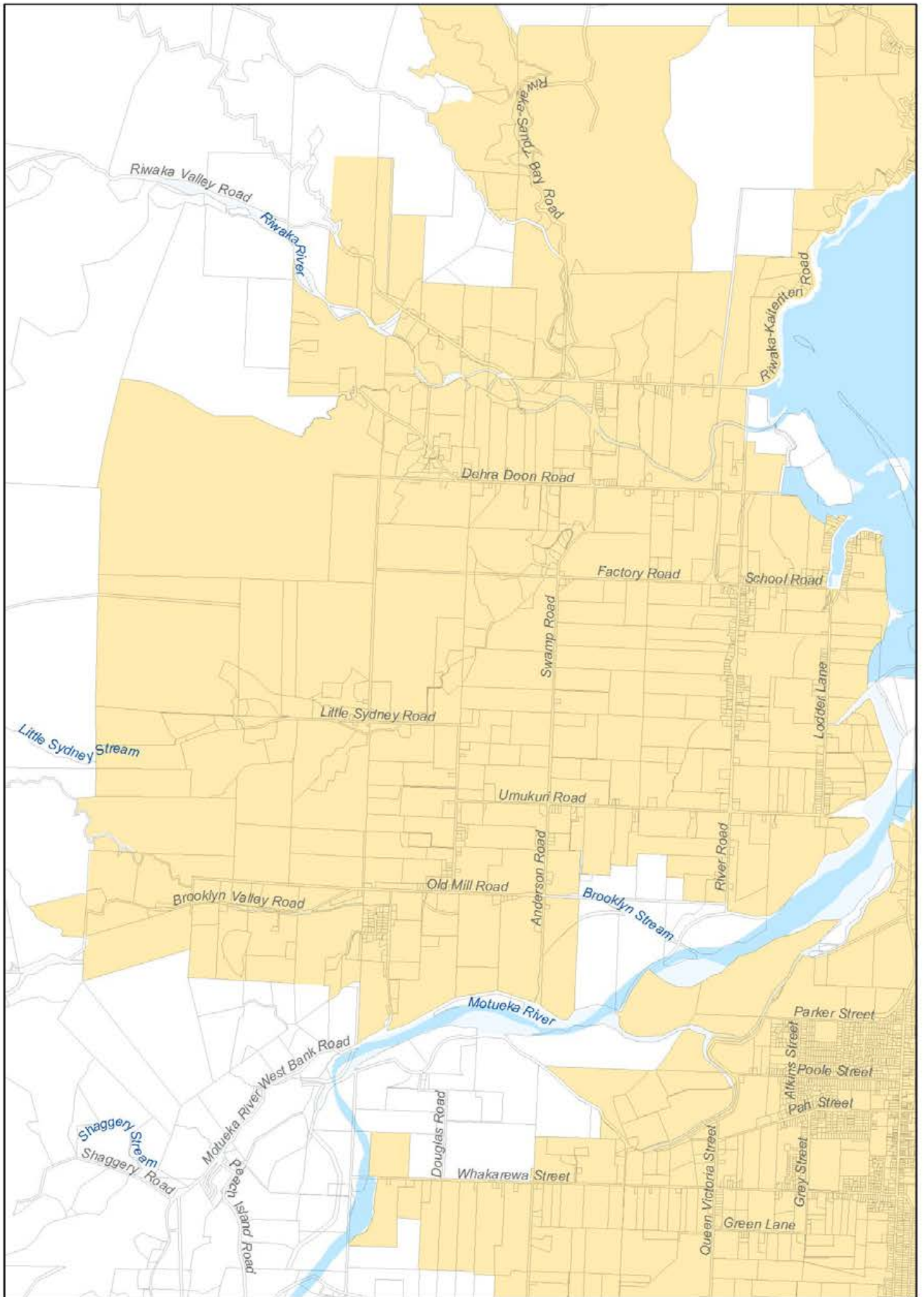
Refuse - Recycling Rating Area
Moutere



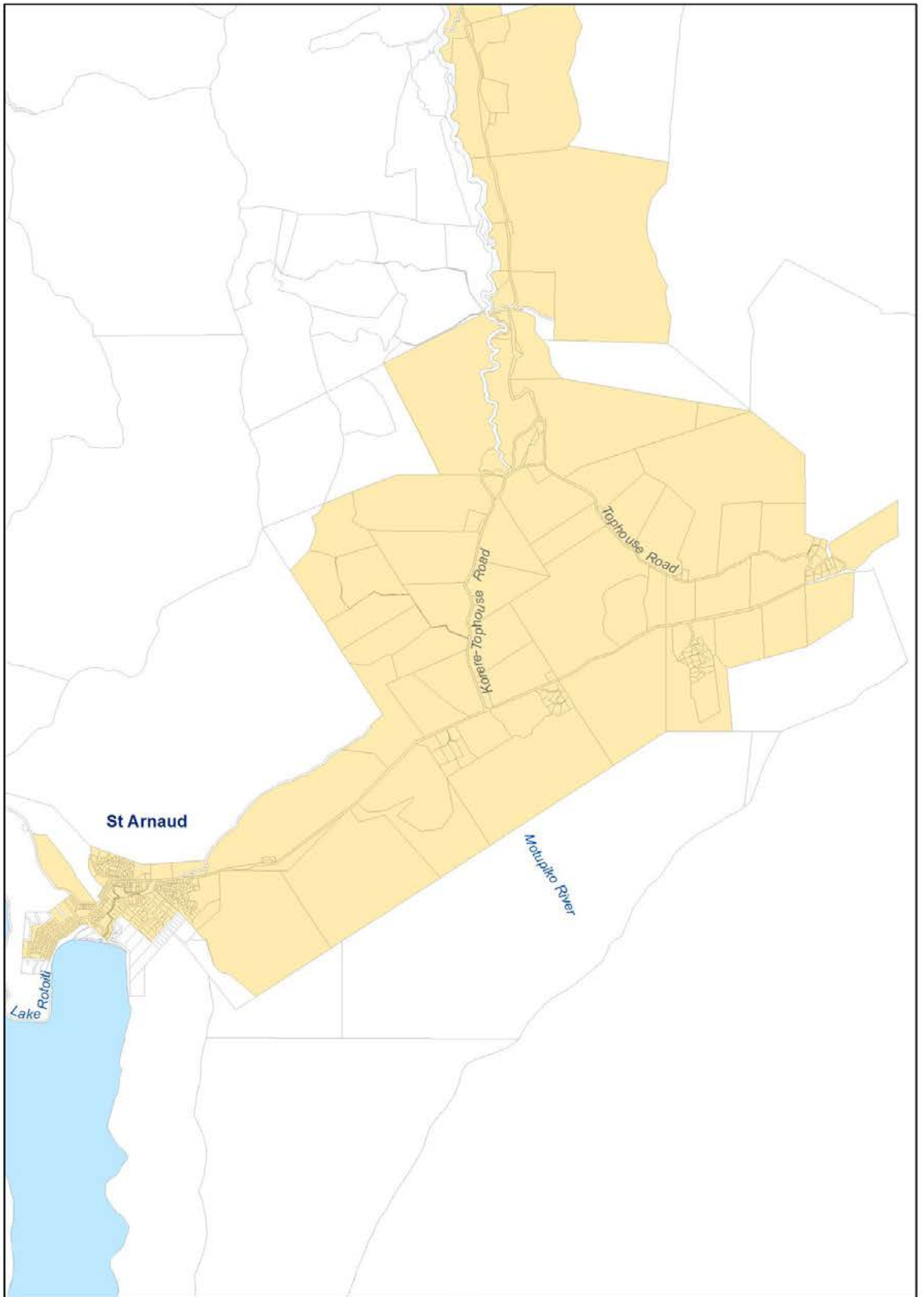
**Refuse - Recycling Rating Area
Pohara**



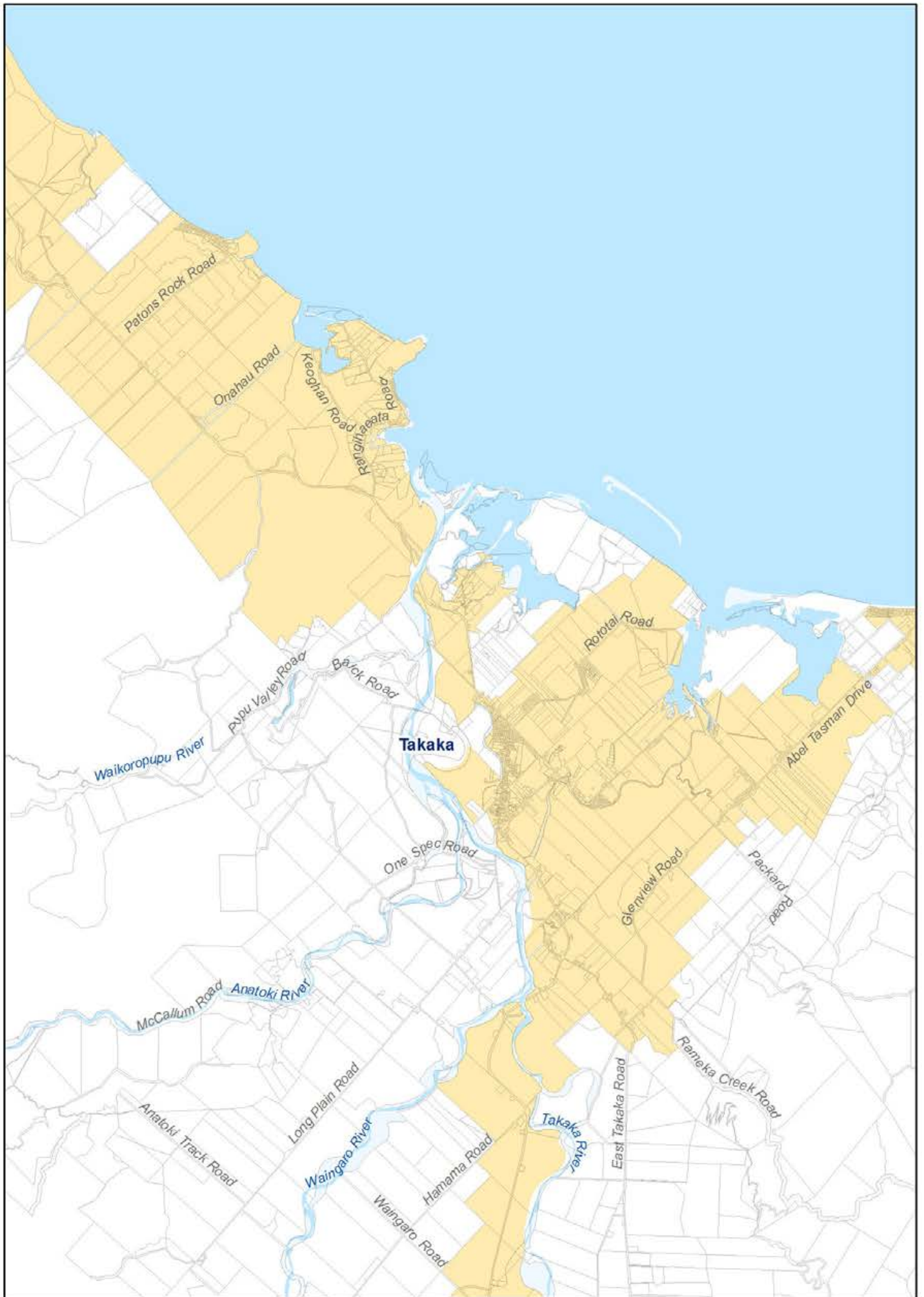
**Refuse - Recycling Rating Area
Richmond**



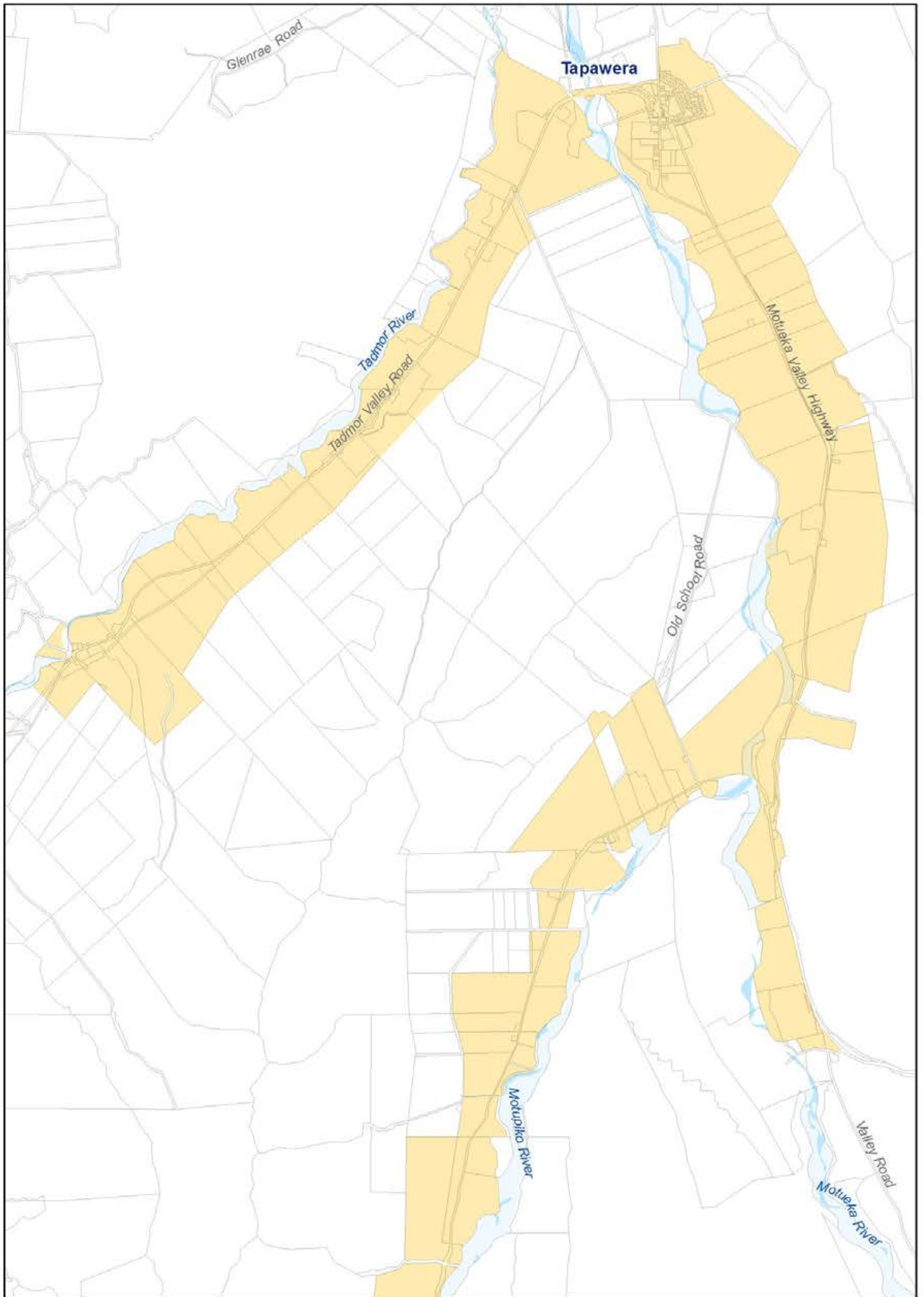
**Refuse - Recycling Rating Area
Riwaka**



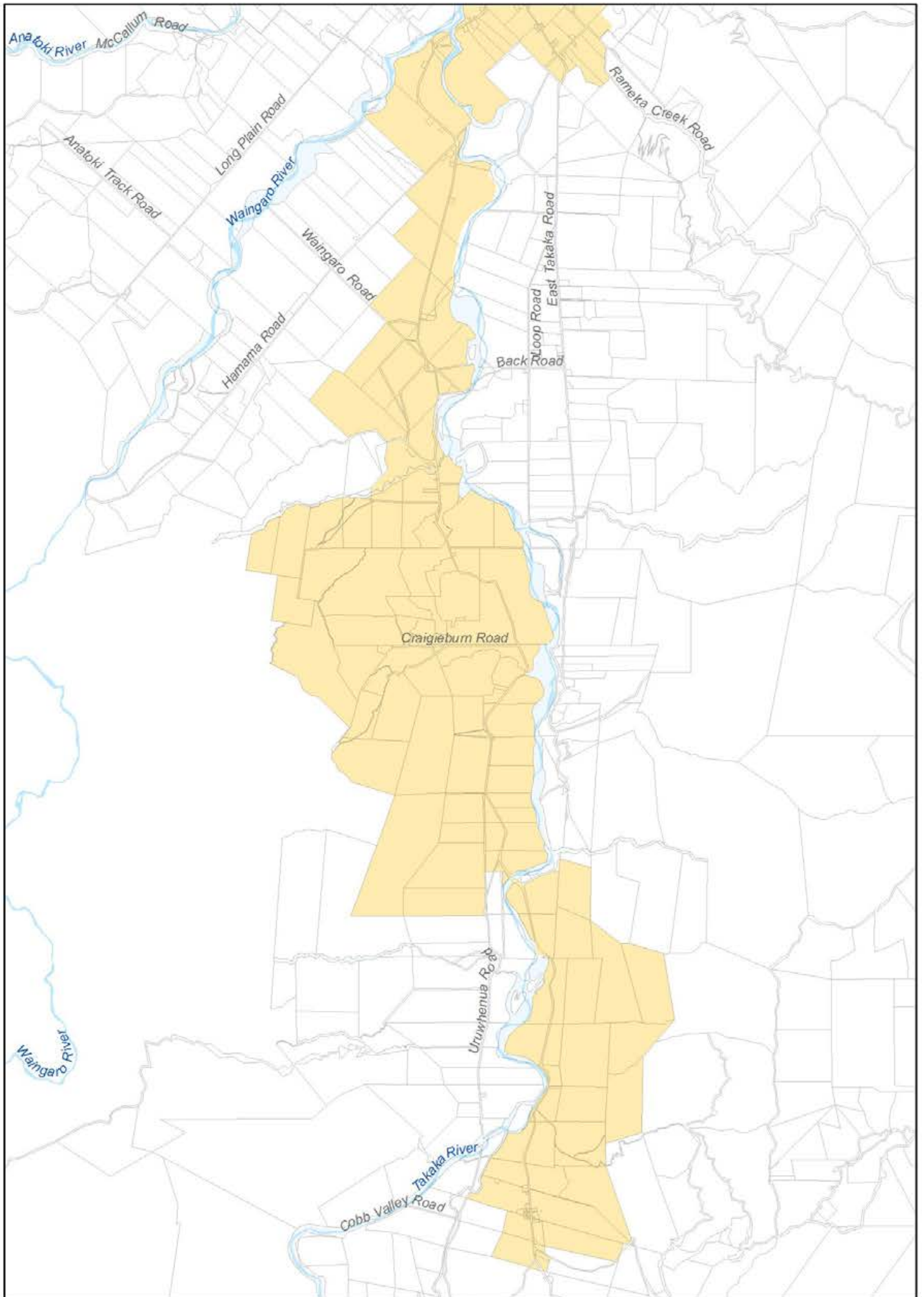
**Refuse - Recycling Rating Area
St Arnaud**



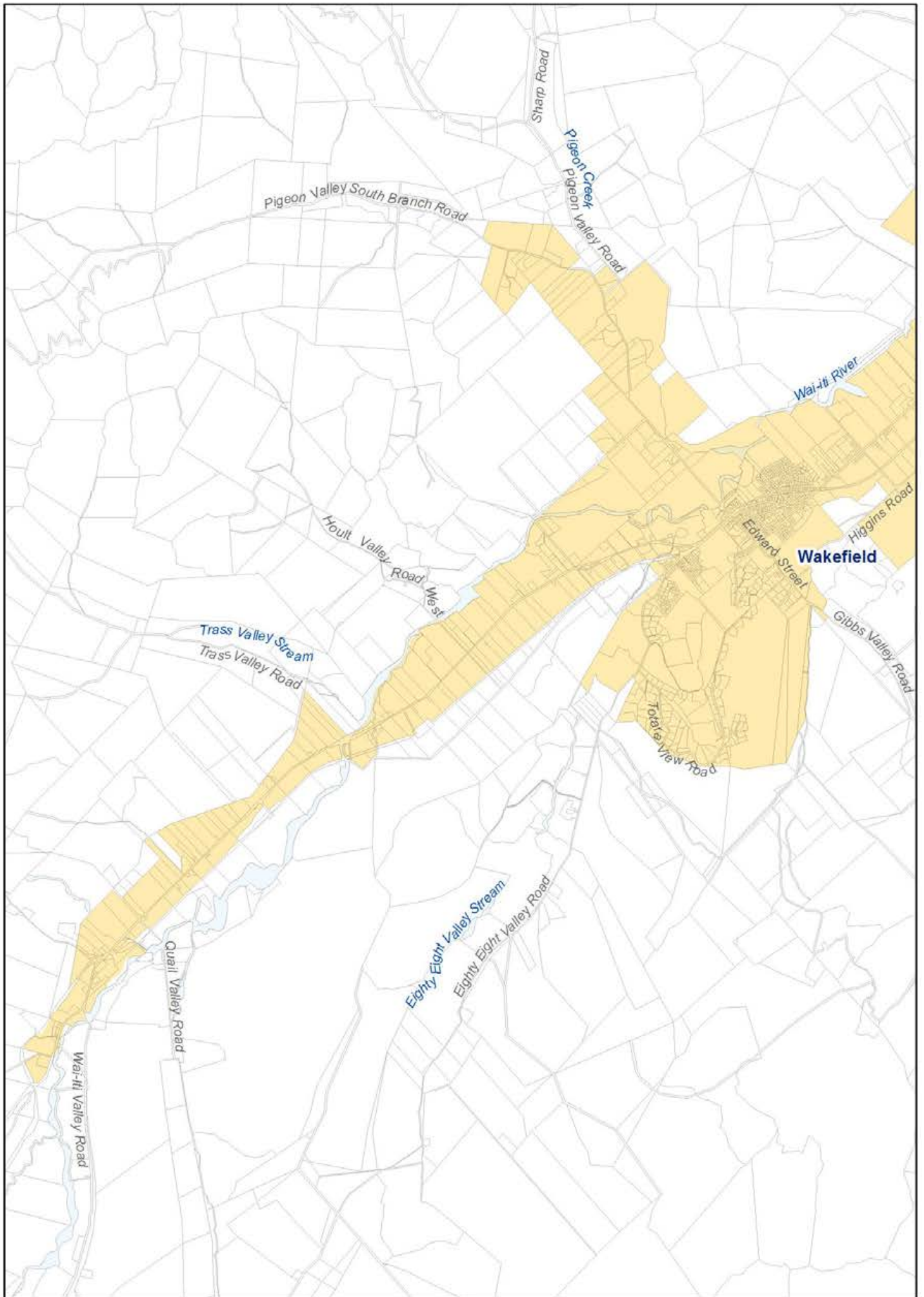
**Refuse - Recycling Rating Area
Takaka**



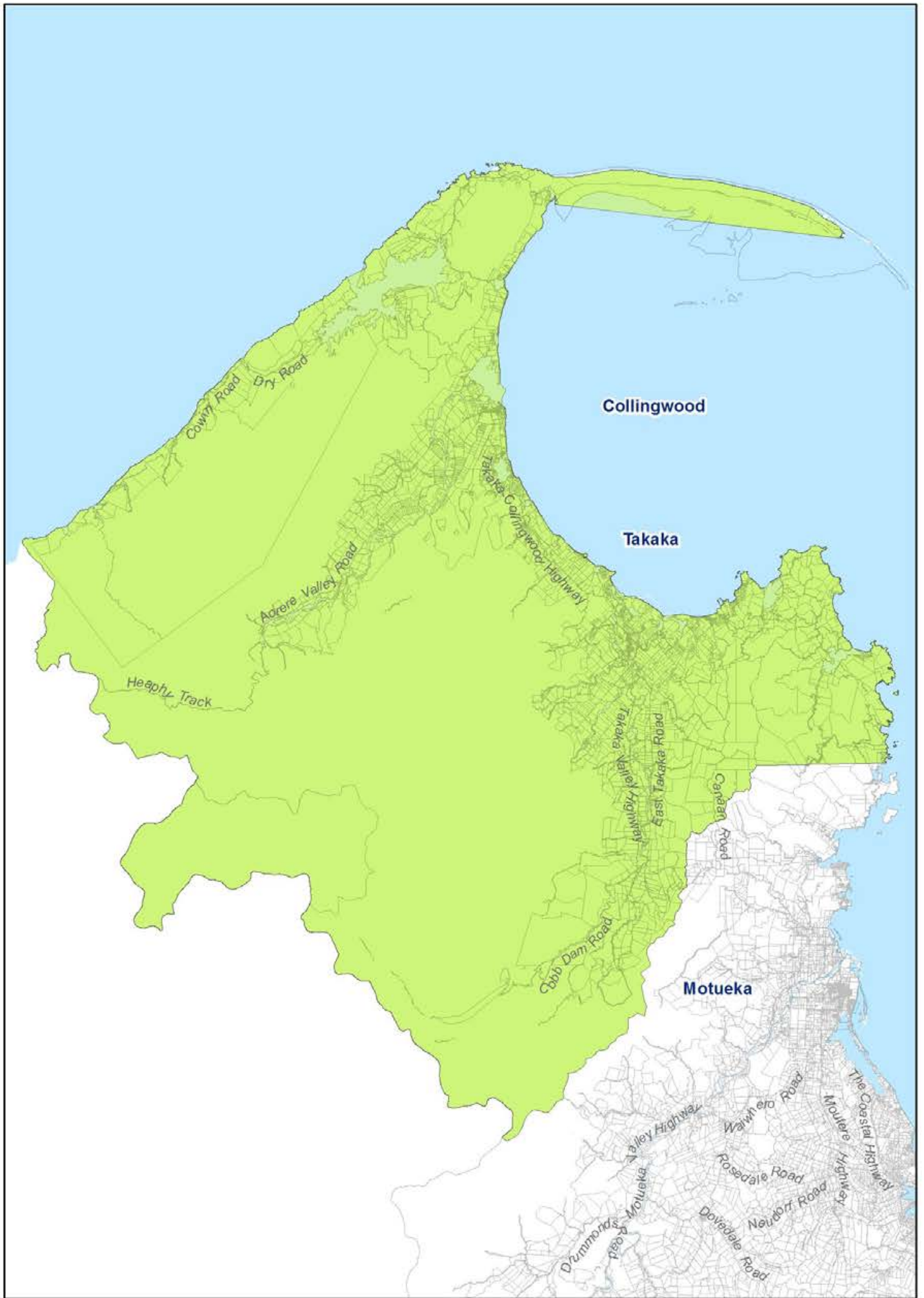
**Refuse - Recycling Rating Area
Tapawera**



**Refuse - Recycling Rating Area
Upper Takaka**



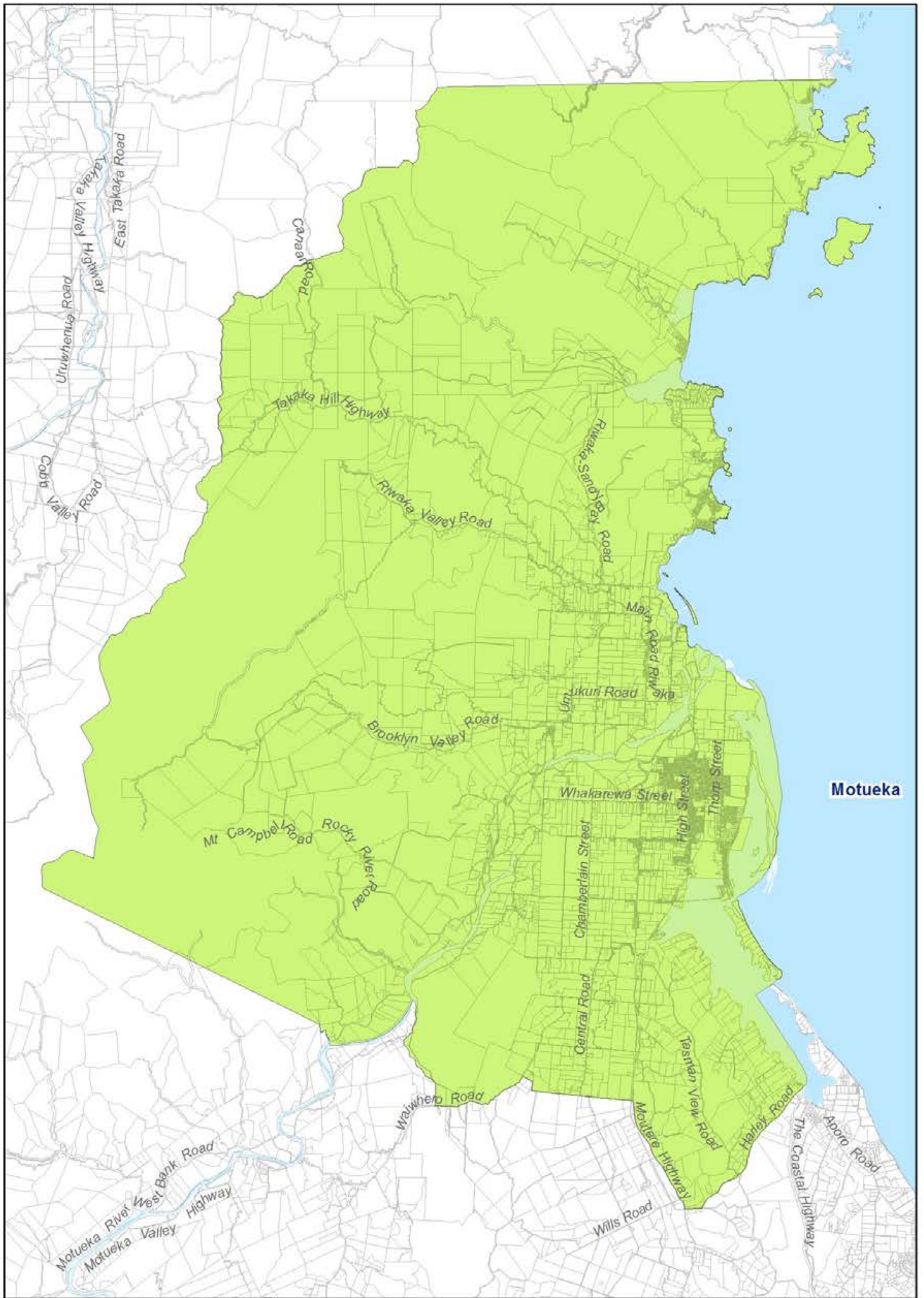
**Refuse - Recycling Rating Area
Wakefield**



Golden Bay Community Board Rating Area

0 9,200 18,400 27,600 36,800
m

73
N
1:400,000



Motueka

Motueka Community Board Rating Area

0 3,000 6,000 9,000 12,000
m

74 N
1:130,000