

TASMAN DISTRICT COUNCIL

# DRAFT FUNDING IMPACT STATEMENT – RATES

ANNUAL PLAN 2017/2018

*making the right choices for Tasmania's future*



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# INTRODUCTION

This Draft Funding Impact Statement – Rates 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.

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

## RATING AREA MAPS

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

## RATING UNIT: DEFINITION

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

## RATING BASE INFORMATION

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

| STATISTICS     | PROJECTED FIGURES AT 1 JULY 2017 |               |                    |
|----------------|----------------------------------|---------------|--------------------|
|                | RATEABLE                         | NON RATEABLE  | TOTAL RATING UNITS |
| Capital value* | \$13,596,287,837                 | \$734,258,350 | \$14,330,546,187   |
| Land value*    | \$7,318,863,629                  | \$495,394,350 | \$7,814,257,979    |
| Rating units   | 23,024                           | 1,320         | 24,344             |

\*Note last general revaluation was in late 2014.

*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.*

# DESCRIPTION OF EACH RATE

## GENERAL RATE

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

## TARGETED RATES

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

|                                                                                                                                                                                                                                                                                                                                                                                        | DIFFERENTIAL CATEGORY                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <p><b>1. STORMWATER RATE</b></p> <p>(Funding the Stormwater activities including operating, maintaining and improving the stormwater infrastructure assets.)</p> <p><i>Ratepayers in the Urban Drainage Rating Area receive greater benefits from stormwater infrastructure. For this reason the Council has determined that a differential charge will be applied as follows:</i></p> |                                                                    |
| <p><i>*Urban Drainage Area – Stormwater Differential – A differential of 1 will apply.</i></p>                                                                                                                                                                                                                                                                                         | Urban Drainage Area – Stormwater Differential                      |
| <p><i>*Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.</i></p>                                                                                                                                                                                                                                                                | Balance of the District – General Drainage Stormwater Differential |

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                           | MAP REF. (IF APPLICABLE) | FACTORS                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|--------------------------|------------------------------------------|
| Every rateable rating unit in the district                                                                                        |                          | Rate in the \$ of Capital Value | 0.2667 cents             | 36,266                                   |
| Every rateable rating unit in the district                                                                                        |                          | Fixed amount \$ per rating unit | \$290.00                 | 6,677                                    |
| Every rateable rating unit in the District which has a land value                                                                 |                          |                                 |                          |                                          |
| Where the land is situated being rateable rating units in the Stormwater Urban Drainage Rating Area                               | A1 – A15                 | Rate in the \$ of Capital Value | 0.0703 cents             | 4,612                                    |
| Where the land is situated being rateable rating units with land value, that are not in the Stormwater Urban Drainage Rating Area | Balance of district      | Rate in the \$ of Capital Value | 0.0074 cents             | 490                                      |

## DESCRIPTION OF EACH RATE (CONT.)

### TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY

#### 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 charges but excluding the rural water extensions to urban water scheme revenue.*

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

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

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

##### **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.)

##### **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.)

*The 1m<sup>3</sup> base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.*

*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.*

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                                                                                                                                                                                                                                                                                         | MAP REF. (IF APPLICABLE) | FACTORS                                                                                                                                                                                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Provision of service being the supply of metered water to those rating units in the District, which have metered water connections, excluding those connected to the Motueka Urban Water Supply because they have a different targeted rate, and excluding the industrial water supply users who have a commercial water supply agreement with the Council that will be charged for via charges |                          | Per m <sup>3</sup> of water supplied                                                                                                                                                            | \$2.11                   | 4,395                                    |
| 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)                                                                                                                                                          | \$325.51                 | 3,142                                    |
| Provision of a service being a connection to a supply of water via a rural extension to urban schemes through a lowflow restricted water connection                                                                                                                                                                                                                                             |                          | Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate | \$615.72                 | 698                                      |

## DESCRIPTION OF EACH RATE (CONT.)

### TARGETED RATES (CONT.)

|  | DIFFERENTIAL CATEGORY |
|--|-----------------------|
|--|-----------------------|

#### 2.2 WATER SUPPLY – MOTUEKA URBAN WATER SUPPLY METERED CONNECTIONS: VOLUMETRIC CHARGE

(Funding the Motueka Urban Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)

*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.*

*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.*

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

#### 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.)

*The Council has determined that a differential charge will be applied:*

*\*Dovedale Differential A – includes the supply of water for up to and including the first 2m<sup>3</sup> per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m<sup>3</sup> per day. A differential of 1 per 1m<sup>3</sup> per day will apply.*

Dovedale Differential A

*For example, users with a 2m<sup>3</sup> per day restrictor volume will be billed two of the Differential A charge.*

*\*Dovedale Differential B – includes the supply of water greater than 2m<sup>3</sup> per day. This rate is charged based on the extent of provision of service based using the size of restrictor volume, with a base of 1m<sup>3</sup> per day. A differential of 0.77 per 1m<sup>3</sup> per day will apply.*

Dovedale Differential B

*For example, users with a 3m<sup>3</sup> per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.*

##### 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.)



## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                          | MAP REF. (IF APPLICABLE) | FACTORS                                                                                                                                                                                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Provision of service being a connection to the Motueka Urban Water Supply                                                        |                          | Per m <sup>3</sup> of water supplied                                                                                                                                                            | \$1.86                   | 408                                      |
| Provision of a service being a connection to the Dovedale Rural Water Supply through a lowflow restricted water connection       |                          | Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume)                                                                                                 | \$588.93                 | 299                                      |
|                                                                                                                                  |                          | Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume)                                                                                                 | \$453.48                 | 195                                      |
| Provision of a service being a connection to the Redwood Valley Rural Water Supply through a lowflow restricted water connection |                          | Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate | \$347.30                 | 365                                      |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

|  | DIFFERENTIAL CATEGORY |
|--|-----------------------|
|--|-----------------------|

**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.)

**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.)

**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.)

**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.)

**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.)

**2.4 WATER SUPPLY FIREFIGHTING**

**2.4 (a) Water Supply: Motueka Firefighting**

(Funding the Motueka Township firefighting water supply.)

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                               | MAP REF. (IF APPLICABLE) | FACTORS                                                                                                                                                                                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Provision of a service being a connection to the Eighty-Eight Valley Rural Water Supply through a lowflow restricted water connection |                          | Extent of provision of service: 1m <sup>3</sup> /day (based on size of water restrictor volume) e.g. 2m <sup>3</sup> /day restrictor volume will be charged at two times the listed annual rate | \$165.25                 | 90                                       |
| 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                                                                                                                       | \$190.40                 | 32                                       |
| Provision of a service being a connection to the Hamama Rural Water Supply                                                            |                          | Rate in the \$ of Land Value                                                                                                                                                                    | 0.039 cents              | 7                                        |
| Provision of a service being a connection to the Hamama Rural Water Supply                                                            |                          | Extent of provision of service: Fixed amount \$ per connected rating unit                                                                                                                       | \$197.50                 | 6                                        |
| Where the land is situated being rating units in the Hamama Rural Water Supply Rating Area                                            | B1                       | Rate in the \$ of set land value (which is the land value at the time capital works were completed in 2005)                                                                                     | 0.165 cents              | 9                                        |
| Where the land is situated being rating units in the Motueka Firefighting Water Supply Rating Area                                    | C1                       | Fixed amount \$ per rating unit                                                                                                                                                                 | \$24.12                  | 81                                       |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

| DIFFERENTIAL CATEGORY |
|-----------------------|
|-----------------------|

**2.4 (b) Water Supply: Takaka Firefighting – Capital**

(Funding the Takaka CBD firefighting water supply capital costs.)

*The amount of revenue planned to be raised by each of the differentials is shown.*

|  |                                                      |
|--|------------------------------------------------------|
|  | Takaka CBD<br>Differential                           |
|  | Takaka Residential<br>Differential                   |
|  | Takaka Balance of<br>Golden Bay Ward<br>Differential |

**2.4 (c) Water Supply: Takaka Firefighting – Operating**

(Funding the Takaka CBD firefighting water supply operating costs.)

**2.5 WATER SUPPLY – DAMS**

**2.5 (a) Water Supply – Dams: Wai-iti Valley Community Dam**

(Funding the costs of the Wai-iti Valley Community Dam.)

*Water is only released from the dam when low flows are reached.*

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MAP REF. (IF APPLICABLE) | FACTORS                                                                                                                                 | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Every rating unit in the Golden Bay Ward                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | D1 – D3                  |                                                                                                                                         |                          |                                          |
| Where the land is situated being rating units in the Takaka Firefighting Water Supply Commercial CBD Rating Area                                                                                                                                                                                                                                                                                                                                                                                                 | D1                       | Rate in the \$ of Capital Value                                                                                                         | 0.1016 cents             | 52                                       |
| Where the land is situated being rating units in the Takaka Firefighting Water Supply Residential Rating Area                                                                                                                                                                                                                                                                                                                                                                                                    | D2                       | Fixed amount \$ per rating unit                                                                                                         | \$52.13                  | 23                                       |
| Where the land is situated being rating units in the Takaka Firefighting Water Supply Rest of Golden Bay Rating Area                                                                                                                                                                                                                                                                                                                                                                                             | D3                       | Fixed amount \$ per rating unit                                                                                                         | \$15.33                  | 43                                       |
| Where the land is situated being those in the Takaka Firefighting Water Supply Commercial CBD Rating Area and Takaka Firefighting Water Supply Residential Rating Area                                                                                                                                                                                                                                                                                                                                           | D1,D2                    | Fixed amount \$ per rating unit                                                                                                         | \$46.00                  | 26                                       |
| Where land is situated and the provision of service and the activities controlled under the Tasman Resource Management Plan under the Resource Management Act 1991. This rate will apply to those rating units in the Wai-iti Dam Rating Area that are permit holders under the Resource Management Act 1991 because they are able to use the amount of augmented water as permitted by their resource consent and apply it to the land in accordance with the amount and rate specified in the resource consent | E1                       | Extent of provision of service: charged at \$ per hectare as authorised by water permits granted under the Resource Management Act 1991 | \$355.04                 | 315                                      |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | DIFFERENTIAL CATEGORY                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------|
| <b>3. WASTEWATER RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                        |
| <p>(Funding the Wastewater and Sewage Disposal activities including providing and managing wastewater treatment facilities and sewage collection and disposal.)</p> <p><i>In respect of rating units used primarily as a residence for one household, no more than one toilet will be liable for the wastewater rate.</i></p> <p><i>The costs associated with wastewater are lower per pan the more pans that are present. For this reason the Council has determined that a differential charge will be applied as follows below.</i></p>                                                                                                                                                                                                                                                |  |                                        |
| <p><i>*One toilet or urinal. A differential of 1 is set.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | First toilet or urinal ("pan")         |
| <p><i>*2 – 10 toilets or urinals. A differential of 0.75 is set.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 2 – 10 toilets or urinals ("pans")     |
| <p><i>*11 or more toilets or urinals. A differential of 0.5 is set.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 11 or more toilets or urinals ("pans") |
| <p><i>For example, a non-residential property with 12 pans would pay one of the first pan charge, nine of the 2 – 10 pans charge, and two of the 11 or more pans charge.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                        |
| <b>4. REGIONAL RIVER WORKS RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                        |
| <p>(Funding Flood Protection and River Control Works activities – river works including maintaining rivers in order to promote soil conservation and mitigate damage caused by floods and riverbank erosion and to maintain quality river control and flood protection schemes.)</p> <p><i>The river works benefits are not equal throughout the district. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are planned so that the Area X Differential and Area Y Differential will be charged at the same rate, and the total amount of rates planned to be generated by the combined Area X Differential and Area Y Differential is the same as the planned rates generated for the Area Z Differential.</i></p> |  |                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | River Rating Area X Differential       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | River Rating Area Y Differential       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | River Rating Area Z Differential       |

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                                                                                                                                                                                                                                                                                          | MAP REF. (IF APPLICABLE)                                                          | FACTORS                                                  | 2017/2018 RATE (GST INC)     | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------|------------------------------------------|-------|
| <p>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.</p> |                                                                                   | Uniform charge in the \$ for each toilet or urinal (pan) | \$714.07                     | 9,645                                    |       |
|                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   | Uniform charge in the \$ for each toilet or urinal (pan) | \$535.55                     | 1,613                                    |       |
|                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   | Uniform charge in the \$ for each toilet or urinal (pan) | \$357.03                     | 624                                      |       |
| <p>Every rateable rating unit in the district.</p>                                                                                                                                                                                                                                                                                                                                               |                                                                                   |                                                          |                              |                                          |       |
|                                                                                                                                                                                                                                                                                                                                                                                                  | Where the land is situated being rateable rating units in the River Rating Area X | F1,F2                                                    | Rate in the \$ of Land Value | 0.0985 cents                             | 684   |
|                                                                                                                                                                                                                                                                                                                                                                                                  | Where the land is situated being rateable rating units in the River Rating Area Y | F1,F2                                                    | Rate in the \$ of Land Value | 0.0985 cents                             | 585   |
|                                                                                                                                                                                                                                                                                                                                                                                                  | Where the land is situated being rateable rating units in the River Rating Area Z | F2                                                       | Rate in the \$ of Land Value | 0.0211 cents                             | 1,271 |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

|  | DIFFERENTIAL CATEGORY |
|--|-----------------------|
|--|-----------------------|

### 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.)

*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.*

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Motueka Business  
Area A Differential

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Motueka Business Area  
B Differential

### 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.)



## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MAP REF. (IF APPLICABLE) | FACTORS                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|--------------------------|------------------------------------------|
| <p>Where the land is situated being rateable rating units in the Motueka Business Rating Area A and B and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/industrial, Residential – public communal/multi use, Lifestyle – multi-use, Transport, Utility services – communications, Community services – Medical and allied, and Recreational</p> | G1,G2                    |                                 |                          |                                          |
| <p>This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area A</p>                                                                                                                                                                                                                                                                                                                                                                                     | G1,G2                    | Rate in the \$ of Capital Value | 0.0490 cents             | 41                                       |
| <p>This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area B</p>                                                                                                                                                                                                                                                                                                                                                                                     | G1                       | Rate in the \$ of Capital Value | 0.0319 cents             | 21                                       |
| <p>Where the land is situated being rateable rating units in the Richmond Business Rating Area and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/industrial, Residential – public communal/multi use, Lifestyle – multi-use, Transport, Utility services – communications, Community services – Medical and allied, and Recreational</p>        | H1                       | Rate in the \$ of Capital Value | 0.0481 cents             | 123                                      |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | DIFFERENTIAL CATEGORY                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------|
| <b>7. RUBY BAY STOPBANK RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                               |
| (Funding the costs of Coastal Structure activities – the capital costs of the Ruby Bay Stop Bank.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                               |
| <b>8. MAPUA STOPBANK RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                               |
| (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.)                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                               |
| <b>9. MOTUEKA FLOOD CONTROL RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                               |
| (Funding Flood Protection and River Control Works – the costs of the Motueka Flood Control Project, including project investigation design and feasibility study.)                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                               |
| <p><i>The flood control was intended to benefit the rating units in the Motueka Flood Control Rating areas, with a higher degree of benefits for those that are closer to the river. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are set so that the A Differential contributes 57% of the planned targeted rate revenue and the B Differential contributes 43% of the planned targeted rate revenue.</i></p>                                                                                                                                       |  | <hr/> <p>Motueka Flood Control Area A Differential</p> <hr/> <p>Motueka Flood Control Area B Differential</p> |
| <b>10. TORRENT BAY REPLENISHMENT RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                               |
| (Funding the costs of Coastal Structure Activities – reinstating and maintaining the beach at Torrent Bay.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                               |
| <p><i>The replenishment has a benefit to the rating units in the Torrent Bay area, with a higher degree of benefits for those that are closer to the foreshore. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are set to generate the same amount of planned rates from Torrent Bay Area A Differential and Torrent Bay Area B Differential. There are significantly more rating units in Area B than in Area A which means those individual rating units in Area A will be contributing more for the higher degree of benefits they receive.</i></p> |  | <hr/> <p>Torrent Bay Area A Differential</p> <hr/> <p>Torrent Bay Area B Differential</p>                     |
| <b>11. DISTRICT FACILITIES RATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                               |
| (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.)                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                               |

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                 | MAP REF. (IF APPLICABLE) | FACTORS                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|---------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|--------------------------|------------------------------------------|
| Where the land is situated being rateable rating units in the Ruby Bay Stopbank Rating Area             | I1                       | Fixed amount \$ per rating unit | \$1,072.31               | 11                                       |
| Where the land is situated being rateable rating units in the Mapua Stopbank Rating Area                | J1                       | Fixed amount \$ per rating unit | \$70.94                  | 76                                       |
| Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area A and B | K1 – K2                  |                                 |                          |                                          |
| Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area A       | K1                       | Rate in the \$ of Capital Value | 0.0113 cents             | 47                                       |
| Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area B       | K2                       | Rate in the \$ of Capital Value | 0.0015 cents             | 36                                       |
| Where the land is situated being rateable rating units in the Torrent Bay Rating Area A and B           | L1 – L2                  |                                 |                          |                                          |
| Where the land is situated being rateable rating units in the Torrent Bay Rating Area A                 | L1                       | Fixed amount \$ per rating unit | \$935.46                 | 10                                       |
| Where the land is situated being rateable rating units in the Torrent Bay Rating Area B                 | L2                       | Fixed amount \$ per rating unit | \$263.85                 | 10                                       |
| Every rateable rating unit in the district                                                              |                          | Fixed amount \$ per rating unit | \$48.21                  | 1,110                                    |

# DESCRIPTION OF EACH RATE (CONT.)

## TARGETED RATES (CONT.)

|                                                                                                                                                                                                                                                                                                   | DIFFERENTIAL CATEGORY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>12. SHARED FACILITIES RATE</b>                                                                                                                                                                                                                                                                 |                       |
| (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.) |                       |
| <b>13. FACILITIES OPERATIONS RATE</b>                                                                                                                                                                                                                                                             |                       |
| (Funding Community Facilities and Parks activities including the operating costs of various community facilities within the District.)                                                                                                                                                            |                       |
| <b>14. MUSEUMS FACILITIES RATE</b>                                                                                                                                                                                                                                                                |                       |
| (Funding Community Relations museum activities including contributing to the capital and operating costs of the Regional Museum, and the Council's District museums.)                                                                                                                             |                       |
| <b>15. REFUSE/RECYCLING RATE</b>                                                                                                                                                                                                                                                                  |                       |
| (Funding Solid Waste activities including kerbside recycling, rubbish collection and other waste related activities.)                                                                                                                                                                             |                       |
| <b>16. MAPUA REHABILITATION RATE</b>                                                                                                                                                                                                                                                              |                       |
| (Funding costs of Environmental Management activities – the Mapua rehabilitation project.)                                                                                                                                                                                                        |                       |
| <b>17. GOLDEN BAY COMMUNITY BOARD RATE</b>                                                                                                                                                                                                                                                        |                       |
| (Funding Governance activities – the costs of the Golden Bay Community Board and specific projects that the Board wishes to undertake in the Golden Bay Ward.)                                                                                                                                    |                       |
| <b>18. MOTUEKA COMMUNITY BOARD RATE</b>                                                                                                                                                                                                                                                           |                       |
| (Funding Governance activities – the costs of the Motueka Community Board and specific projects that the Board wishes to undertake in the Motueka Ward.)                                                                                                                                          |                       |

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                            | MAP REF. (IF APPLICABLE) | FACTORS                         | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|--------------------------|------------------------------------------|
| Every rateable rating unit in the district                                                                                         |                          | Fixed amount \$ per rating unit | \$67.86                  | 1,562                                    |
| Every rateable rating unit in the district                                                                                         |                          | Fixed amount \$ per rating unit | \$44.87                  | 1,033                                    |
| Every rateable rating unit in the district                                                                                         |                          | Fixed amount \$ per rating unit | \$59.97                  | 1,381                                    |
| Where the land is situated being rating units in the Refuse/ Recycling Rating Area                                                 | M1 – M16                 | Fixed amount \$ per rating unit | \$141.69                 | 2,750                                    |
| Every rateable rating unit in the district                                                                                         |                          | Fixed amount \$ per rating unit | \$6.79                   | 156                                      |
| Where the land is situated being rateable rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward | N1                       | Fixed amount \$ per rating unit | \$18.04                  | 60                                       |
| Where the land is situated being rateable rating units in the Motueka Community Board Rating Area, which is the Motueka Ward       | O1                       | Fixed amount \$ per rating unit | \$17.66                  | 100                                      |

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

|                                                                                            | DIFFERENTIAL CATEGORY |
|--------------------------------------------------------------------------------------------|-----------------------|
| <b>19. WARM TASMAN RATE</b>                                                                |                       |
| (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> |                       |
| <b>TOTAL INCLUDING GST</b>                                                                 |                       |
| <b>TOTAL EXCLUDING GST</b>                                                                 |                       |

## DESCRIPTION OF EACH RATE (CONT.)

| CATEGORIES OF LAND ON WHICH RATE IS SET                                                                                                                                           | MAP REF. (IF APPLICABLE) | FACTORS                                                                                                                                                                       | 2017/2018 RATE (GST INC) | 2017/2018 TOTAL RATE (\$ '000S, GST INC) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| 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 | \$0.1671                 | 57                                       |
|                                                                                                                                                                                   |                          |                                                                                                                                                                               |                          | <b>81,233</b>                            |
|                                                                                                                                                                                   |                          |                                                                                                                                                                               |                          | <b>70,638</b>                            |

# ASSESSMENT AND INVOICING

For rates other than volumetric metered water rates, rates are set as at 1 July each year and the Council invoices rates quarterly, with the instalment dates being 1 August, 1 November, 1 February and 1 May.

Each instalment is one quarter of the total annual rates payable for the year. Rates assessments will be inclusive of Goods and Services Tax and are due and payable to the Tasman District Council. The 2017/2018 rates instalments due dates are:

|                     |                  |
|---------------------|------------------|
| <b>INSTALMENT 1</b> | <b>21 AUG 17</b> |
| <b>INSTALMENT 2</b> | <b>20 NOV 17</b> |
| <b>INSTALMENT 3</b> | <b>20 FEB 18</b> |
| <b>INSTALMENT 4</b> | <b>21 MAY 18</b> |

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. The 2017/2018 due dates are as follows:

## **METERS READ IN JUNE: 20 JUL 2017**

(may include but is not limited to meters in Richmond West, Murchison, Upper Takaka, Pohara, Collingwood & meters W00898, W00897, W00906, W45268)

## **METERS READ IN JULY: 21 AUG 2017**

(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268)

## **METERS READ IN AUGUST: 20 SEP 2017**

(may include but is not limited to meters in Mapua, Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268)

## **METERS READ IN SEPTEMBER: 20 OCT 2017**

(may include but is not limited to meters in Richmond North, meters W00898, W00897, W00906, W45268)

## **METERS READ IN OCTOBER: 20 NOV 2017**

(may include but is not limited to meters in Richmond East, meters W00898, W00897, W00906, W45268)

## **METERS READ IN NOVEMBER: 20 DEC 17**

(may include but is not limited to meters in Richmond South, meters W00898, W00897, W00906, W45268)

## **METERS READ IN DECEMBER: 22 JAN 18**

(may include, but not limited to meters in Richmond West, Murchison, Upper Takaka, Pohara, Collingwood, meters W00898, W00897, W00906, W45268)

## **METERS READ IN JANUARY: 20 FEB 18**

(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268)

## **METERS READ IN FEBRUARY: 20 MAR 18**

(may include but is not limited to meters in Mapua, Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268)

## **METERS READ IN MARCH: 20 APR 18**

(may include but is not limited to meters in Richmond North, meters W00898, W00897, W00906, W45268)

## **METERS READ IN APRIL: 21 MAY 18**

(may include but is not limited to meters in Richmond East, meters W00898, W00897, W00906, W45268)

## **METERS READ IN MAY: 20 JUN 18**

(may include but is not limited to meters in Richmond South, meters W00898, W00897, W00906, W45268)

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



## ASSESSMENT AND INVOICING (CONT.)

### PENALTIES

For rates other than volumetric metered water rates, under Section 57 and 58 of the Local Government (Rating) Act 2002 the Council prescribes a penalty of ten percent (10%) of the amount of rate instalments remaining unpaid by the due date to be added on the following dates:

|                     |                  |
|---------------------|------------------|
| <b>INSTALMENT 1</b> | <b>22 AUG 17</b> |
| <b>INSTALMENT 2</b> | <b>21 NOV 17</b> |
| <b>INSTALMENT 3</b> | <b>21 FEB 18</b> |
| <b>INSTALMENT 4</b> | <b>22 MAY 18</b> |

For volumetric metered water rates, a penalty of 10 percent (10%) will be added to the amount of metered water rates remaining unpaid by the due date to be added on the following dates:

**METERS READ IN JUNE: 21 JUL 17**

**METERS READ IN JULY: 22 AUG 17**

**METERS READ IN AUGUST: 21 SEP 17**

**METERS READ IN SEPTEMBER: 24 OCT 17**

**METERS READ IN OCTOBER: 21 NOV 17**

**METERS READ IN NOVEMBER: 21 DEC 17**

**METERS READ IN DECEMBER: 23 JAN 18**

**METERS READ IN JANUARY: 21 FEB 18**

**METERS READ IN FEBRUARY: 21 MAR 18**

**METERS READ IN MARCH: 23 APR 18**

**METERS READ IN APRIL: 22 MAY 18**

**METERS READ IN MAY: 21 JUN 18**

On 3 July 2017, a further penalty of five percent (5%) will be added to rates (including previously applied penalties) that remain unpaid from previous years on 1 July 2017. On 3 January 2018, a further penalty of five percent (5%) will be added to any portion of previous years rates (including previously applied penalties) still remaining unpaid on 1 January 2018.

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 policies.

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

To demonstrate rates changes between the 2016/2017 year and the indicative rates for the 2017/2018 year, a selection of 26 properties from throughout the District have been set out below.

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

More information on the indicative rates for a particular property can be found on the Council website [www.tasman.govt.nz](http://www.tasman.govt.nz).

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

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

The overall indicative rates change for these properties range from -1% to 3.7%.

|                                                                                                                 | CAPITAL VALUE | 2016/2017 ACTUAL RATES | 2017/2018 INDICATIVE RATES | % CHANGE FROM 2016/2017 | \$CHANGE FROM 2016/2017 |
|-----------------------------------------------------------------------------------------------------------------|---------------|------------------------|----------------------------|-------------------------|-------------------------|
| Residential – Takaka                                                                                            | \$270,000     | \$2,515                | \$2,490                    | -1.0%                   | -\$25                   |
| Residential – Murchison, with 58m <sup>3</sup> of water, Urban Water Supply Metered Connections                 | \$160,000     | \$2,242                | \$2,229                    | -0.6%                   | -\$14                   |
| Residential – Mapua (no wastewater/ metered water)                                                              | \$495,000     | \$2,139                | \$2,156                    | 0.8%                    | \$16                    |
| Residential – Mapua, with 160m <sup>3</sup> of water, Urban Water Supply Metered Connections                    | \$380,000     | \$3,454                | \$3,439                    | -0.4%                   | -\$14                   |
| Residential – Kaiteriteri, with 157m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$660,000     | \$4,352                | \$4,364                    | 0.3%                    | \$12                    |
| Residential – Brightwater, with 185m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$385,000     | \$3,586                | \$3,559                    | -0.8%                   | -\$27                   |
| Residential – Wakefield, with 412m <sup>3</sup> of water, Urban Water Supply Metered Connections                | \$350,000     | \$3,789                | \$3,781                    | -0.2%                   | -\$9                    |
| Residential – Motueka, with 106m <sup>3</sup> of water, Motueka Urban Water Supply Metered Connections          | \$380,000     | \$2,944                | \$2,941                    | -0.1%                   | -\$3                    |
| Residential – Richmond (Waimea Village,) with 34m <sup>3</sup> of water, Urban Water Supply Metered Connections | \$200,000     | \$2,477                | \$2,469                    | -0.3%                   | -\$8                    |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

|                                                                                                              | CAPITAL VALUE | 2016/2017 ACTUAL RATES | 2017/2018 INDICATIVE RATES | % CHANGE FROM 2016/2017 | \$CHANGE FROM 2016/2017 |
|--------------------------------------------------------------------------------------------------------------|---------------|------------------------|----------------------------|-------------------------|-------------------------|
| Residential – Richmond, with 136m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$510,000     | \$3,748                | \$3,756                    | 0.2%                    | \$8                     |
| Residential – Richmond, with 134m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$1,020,000   | \$5,447                | \$5,490                    | 0.8%                    | \$44                    |
| Dairy Farm – Collingwood/Bainham                                                                             | \$7,450,000   | \$22,811               | \$23,071                   | 1.1%                    | \$260                   |
| Forestry – Motueka                                                                                           | \$3,480,000   | \$10,640               | \$10,839                   | 1.9%                    | \$199                   |
| Horticultural – Hope                                                                                         | \$1,210,000   | \$4,056                | \$4,132                    | 1.9%                    | \$77                    |
| Horticultural – Ngatimoti                                                                                    | \$660,000     | \$2,399                | \$2,434                    | 1.5%                    | \$35                    |
| Horticultural – Waimea West, with 9 hectares, with Water Supply Dams – Wai-iti Valley Community Dam          | \$1,150,000   | \$7,625                | \$7,608                    | -0.2%                   | -\$18                   |
| Pastoral Farming (Fattening) – Upper Moutere                                                                 | \$940,000     | \$3,181                | \$3,231                    | 1.6%                    | \$50                    |
| Lifestyle – Wakefield, with 3m <sup>3</sup> /day restrictor, Eighty-Eight Valley Rural Water Supply          | \$1,600,000   | \$5,599                | \$5,739                    | 2.5%                    | \$140                   |
| Lifestyle – East Takaka                                                                                      | \$495,000     | \$1,936                | \$1,962                    | 1.3%                    | \$26                    |
| Lifestyle – Neudorf, with 3m <sup>3</sup> /day restrictor, Dovedale Rural Water Supply                       | \$550,000     | \$3,622                | \$3,728                    | 2.9%                    | \$107                   |
| Lifestyle – Tasman with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme         | \$680,000     | \$3,829                | \$3,852                    | 0.6%                    | \$23                    |
| Lifestyle – Bronte, with 3m <sup>3</sup> /day restrictor, Redwood Valley Rural Water Supply                  | \$1,070,000   | \$4,689                | \$4,782                    | 2.0%                    | \$93                    |
| Commercial – Queen St, Richmond, with 269m <sup>3</sup> of water, Urban Water Supply Metered Connections     | \$1,310,000   | \$9,669                | \$9,641                    | -0.3%                   | -\$28                   |
| Commercial – High St, Motueka                                                                                | \$1,300,000   | \$7,359                | \$7,357                    | 0.0%                    | -\$2                    |
| Industrial – Cargill Place, Richmond, with 45m <sup>3</sup> of water, Urban Water Supply Metered Connections | \$620,000     | \$3,917                | \$3,936                    | 0.5%                    | \$19                    |
| Utility                                                                                                      | \$69,960,000  | \$180,464              | \$187,101                  | 3.7%                    | \$6,637                 |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

The following table shows the breakdown of the indicative rates for the example properties for 2017/2018:

|                                                                                                                 | GENERAL RATES | DISTRICT-WIDE TARGETED RATES (1) | STORM-WATER RATE | WASTE-WATER RATE | REGIONAL RIVER WORKS RATE | REFUSE/RECYCLING RATE |
|-----------------------------------------------------------------------------------------------------------------|---------------|----------------------------------|------------------|------------------|---------------------------|-----------------------|
| Residential – Takaka                                                                                            | \$1,010       | \$228                            | \$190            | \$714            | \$91                      | \$142                 |
| Residential – Murchison, with 58m <sup>3</sup> of water, Urban Water Supply Metered Connections                 | \$717         | \$228                            | \$112            | \$714            | \$10                      | \$–                   |
| Residential – Mapua (no wastewater/metered water)                                                               | \$1,610       | \$228                            | \$37             | \$–              | \$69                      | \$142                 |
| Residential – Mapua, with 160m <sup>3</sup> of water, Urban Water Supply Metered Connections                    | \$1,303       | \$228                            | \$267            | \$714            | \$52                      | \$142                 |
| Residential – Kaiteriteri, with 157m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$2,050       | \$228                            | \$464            | \$714            | \$82                      | \$142                 |
| Residential – Brightwater, with 185m <sup>3</sup> of water, Urban Water Supply Metered Connections              | \$1,317       | \$228                            | \$271            | \$714            | \$172                     | \$142                 |
| Residential – Wakefield, with 412m <sup>3</sup> of water, Urban Water Supply Metered Connections                | \$1,223       | \$228                            | \$246            | \$714            | \$34                      | \$142                 |
| Residential – Motueka, with 106m <sup>3</sup> of water, Motueka Urban Water Supply Metered Connections          | \$1,303       | \$228                            | \$267            | \$714            | \$42                      | \$142                 |
| Residential – Richmond (Waimea Village,) with 34m <sup>3</sup> of water, Urban Water Supply Metered Connections | \$823         | \$228                            | \$141            | \$714            | \$25                      | \$142                 |
| Residential – Richmond, with 136m <sup>3</sup> of water, Urban Water Supply Metered Connections                 | \$1,650       | \$228                            | \$358            | \$714            | \$52                      | \$142                 |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

| COMMUNITY BOARD RATES (2) | WATER SUPPLY FIRE-FIGHTING RATES (3) | MOTUEKA FLOOD CONTROL RATE | MAPUA STOPBANK RATE | BUSINESS RATES (4) | SUPPLY DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE | WATER SUPPLY RATES (5) | TOTAL RATES |
|---------------------------|--------------------------------------|----------------------------|---------------------|--------------------|------------------------------------------------|------------------------|-------------|
| \$18                      | \$98                                 | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$2,490     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$448                  | \$2,229     |
| \$-                       | \$-                                  | \$-                        | \$71                | \$-                | \$-                                            | \$-                    | \$2,156     |
| \$-                       | \$-                                  | \$-                        | \$71                | \$-                | \$-                                            | \$663                  | \$3,439     |
| \$18                      | \$-                                  | \$10                       | \$-                 | \$-                | \$-                                            | \$657                  | \$4,364     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$716                  | \$3,559     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$1,194                | \$3,781     |
| \$18                      | \$24                                 | \$6                        | \$-                 | \$-                | \$-                                            | \$198                  | \$2,941     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$397                  | \$2,469     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$612                  | \$3,756     |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

|                                                                                                      | GENERAL RATES | DISTRICT-WIDE TARGETED RATES (1) | STORM-WATER RATE | WASTE-WATER RATE | REGIONAL RIVER WORKS RATE | REFUSE/RECYCLING RATE |
|------------------------------------------------------------------------------------------------------|---------------|----------------------------------|------------------|------------------|---------------------------|-----------------------|
| Residential– Richmond, with 134m <sup>3</sup> of water, Urban Water Supply Metered Connections       | \$3,010       | \$228                            | \$717            | \$714            | \$72                      | \$142                 |
| Dairy Farm – Collingwood/Bainham                                                                     | \$20,159      | \$228                            | \$551            | \$–              | \$2,099                   | \$–                   |
| Forestry– Motueka                                                                                    | \$9,571       | \$228                            | \$258            | \$–              | \$572                     | \$142                 |
| Horticultural – Hope                                                                                 | \$3,517       | \$228                            | \$90             | \$–              | \$156                     | \$142                 |
| Horticultural – Ngatimoti                                                                            | \$2,050       | \$228                            | \$49             | \$–              | \$80                      | \$–                   |
| Horticultural – Waimea West, with 9 hectares, with Water Supply Dams – Wai-iti Valley Community Dam  | \$3,357       | \$228                            | \$85             | \$–              | \$601                     | \$142                 |
| Pastoral Farming (Fattening) – Upper Moutere                                                         | \$2,797       | \$228                            | \$70             | \$–              | \$137                     | \$–                   |
| Lifestyle – Wakefield, with 3m <sup>3</sup> /day restrictor, Eighty-Eight Valley Rural Water Supply  | \$4,557       | \$228                            | \$118            | \$–              | \$150                     | \$–                   |
| Lifestyle – East Takaka                                                                              | \$1,610       | \$228                            | \$37             | \$–              | \$54                      | \$–                   |
| Lifestyle – Neudorf, with 3m <sup>3</sup> /day restrictor, Dovedale Rural Water Supply               | \$1,757       | \$228                            | \$41             | \$–              | \$72                      | \$–                   |
| Lifestyle – Tasman with 2m <sup>3</sup> /day restrictor, Rural Water Extension to Urban Water Scheme | \$2,104       | \$228                            | \$50             | \$–              | \$97                      | \$142                 |
| Lifestyle – Bronte, with 3m <sup>3</sup> /day restrictor, Redwood Valley Rural Water Supply          | \$3,144       | \$228                            | \$79             | \$–              | \$148                     | \$142                 |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

| COMMUNITY BOARD RATES (2) | WATER SUPPLY FIRE-FIGHTING RATES (3) | MOTUEKA FLOOD CONTROL RATE | MAPUA STOPBANK RATE | BUSINESS RATES (4) | SUPPLY DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE | WATER SUPPLY RATES (5) | TOTAL RATES |
|---------------------------|--------------------------------------|----------------------------|---------------------|--------------------|------------------------------------------------|------------------------|-------------|
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$608                  | \$5,490     |
| \$18                      | \$15                                 | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$23,071    |
| \$18                      | \$-                                  | \$51                       | \$-                 | \$-                | \$-                                            | \$-                    | \$10,839    |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$4,132     |
| \$18                      | \$-                                  | \$10                       | \$-                 | \$-                | \$-                                            | \$-                    | \$2,434     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$3,195                                        | \$-                    | \$7,608     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$3,231     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$686                  | \$5,739     |
| \$18                      | \$15                                 | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$1,962     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$1,631                | \$3,728     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$1,231                | \$3,852     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$1,042                | \$4,782     |

## INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

|                                                                                                              | GENERAL RATES | DISTRICT-WIDE TARGETED RATES (1) | STORM-WATER RATE | WASTE-WATER RATE | REGIONAL RIVER WORKS RATE | REFUSE/RECYCLING RATE |
|--------------------------------------------------------------------------------------------------------------|---------------|----------------------------------|------------------|------------------|---------------------------|-----------------------|
| Commercial – Queen St, Richmond, with 269m <sup>3</sup> of water, Urban Water Supply Metered Connections     | \$3,784       | \$228                            | \$921            | \$2,856          | \$188                     | \$142                 |
| Commercial – High St, Motueka                                                                                | \$3,757       | \$228                            | \$914            | \$1,250          | \$369                     | \$142                 |
| Industrial – Cargill Place, Richmond, with 45m <sup>3</sup> of water, Urban Water Supply Metered Connections | \$1,944       | \$228                            | \$436            | \$714            | \$53                      | \$142                 |
| Utility                                                                                                      | \$186,873     | \$228                            | \$–              | \$–              | \$–                       | \$–                   |

- (1) Includes District Facilities Rate, Shared Facilities Rate, Facilities Operations Rate, Museums Facilities Rate, and Mapua Rehabilitation Rate
- (2) Includes Golden Bay Community Board Rate and Motueka Community Board Rate
- (3) Includes Water Supply: Motueka Firefighting, Water Supply: Takaka Firefighting – Capital, and Water Supply: Takaka Firefighting – Operating
- (4) Includes Motueka Business Rate & Richmond Business Rate
- (5) Includes Water Supply – Urban Water Supply Metered Connections: Volumetric Charge, Water Supply – Urban Water Supply Metered Connections: Service Charge, Water Supply – Rural Water Extensions to Urban Water Schemes, Water Supply – Motueka Urban Water Supply Metered Connections, Water Supply – Dovedale Rural Water Supply, Water Supply – Redwood Valley Rural Water Supply, Water Supply – Eighty Eight Valley Rural Water Supply – Variable Charge, Water Supply – Eighty-Eight Valley Rural Water Supply – Service Charge

### The following rates are not presented in the above examples:

- Water Supply – Hamama Rural Water Supply – Variable Charge
- Water Supply – Hamama Rural Water Supply – Service Charge
- Water Supply – Hamama Rural Water Supply – Fixed Charge based on set land value
- Ruby Bay Stopbank Rate
- Torrent Bay Replenishment Rate
- Warm Tasman Rate



INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

| COMMUNITY BOARD RATES (2) | WATER SUPPLY FIRE-FIGHTING RATES (3) | MOTUEKA FLOOD CONTROL RATE | MAPUA STOPBANK RATE | BUSINESS RATES (4) | SUPPLY DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE | WATER SUPPLY RATES (5) | TOTAL RATES |
|---------------------------|--------------------------------------|----------------------------|---------------------|--------------------|------------------------------------------------|------------------------|-------------|
| \$-                       | \$-                                  | \$-                        | \$-                 | \$630              | \$-                                            | \$893                  | \$9,641     |
| \$18                      | \$24                                 | \$19                       | \$-                 | \$637              | \$-                                            | \$-                    | \$7,357     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$420                  | \$3,936     |
| \$-                       | \$-                                  | \$-                        | \$-                 | \$-                | \$-                                            | \$-                    | \$187,101   |

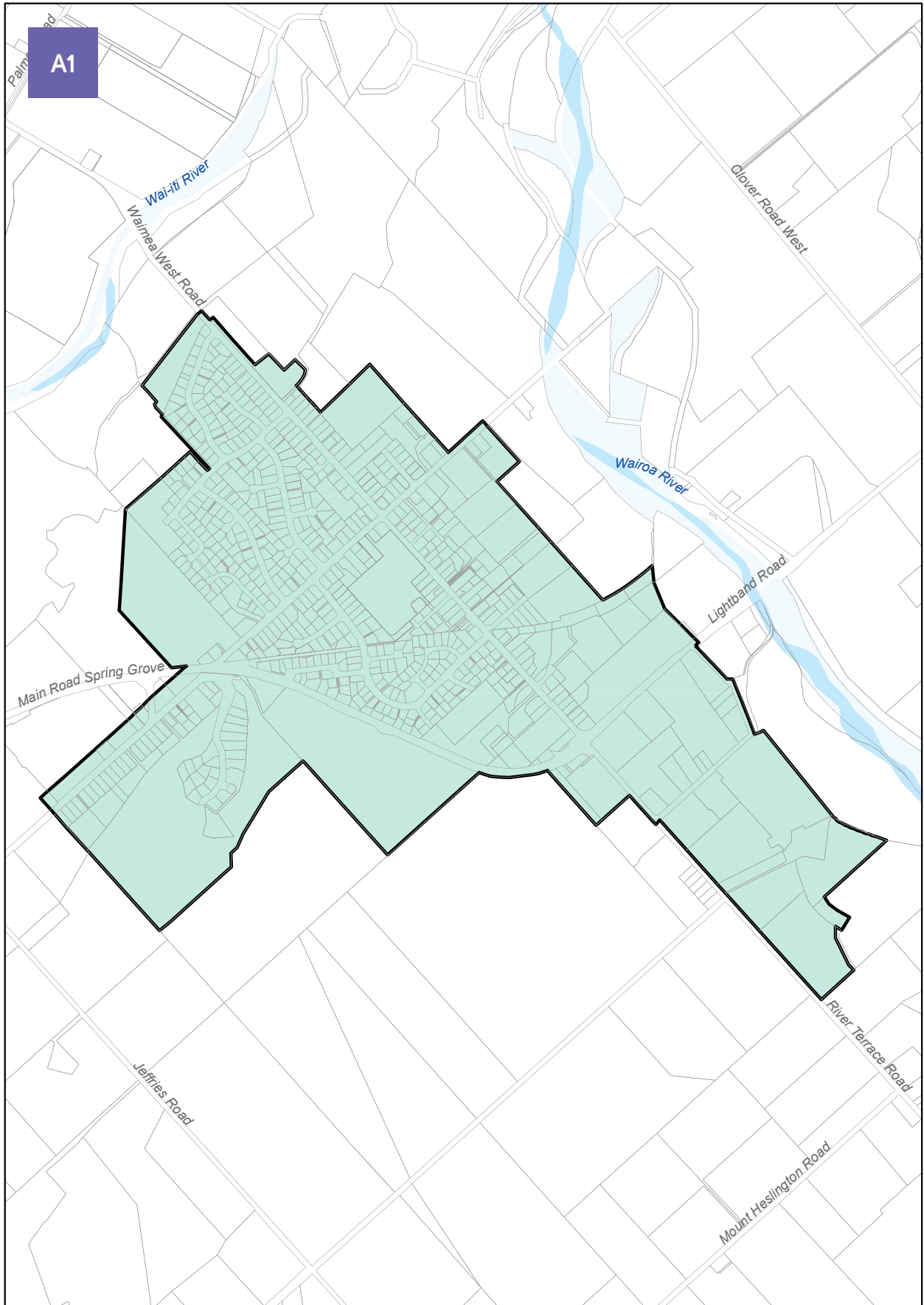
# RATING AREA MAPS

## INDEX

| RATING MAP NAME                                                        | MAP REFERENCE |
|------------------------------------------------------------------------|---------------|
| <b>STORMWATER URBAN DRAINAGE RATING AREA:</b>                          |               |
| Brightwater                                                            | A1            |
| Collingwood                                                            | A2            |
| Kaiteriteri                                                            | A3            |
| Ligar Bay/Tata Beach                                                   | A4            |
| Mapua/Ruby Bay                                                         | A5            |
| Motueka                                                                | A6            |
| Murchison                                                              | A7            |
| Patons Rock                                                            | A8            |
| Pohara                                                                 | A9            |
| Richmond                                                               | A10           |
| St Arnaud                                                              | A11           |
| Takaka                                                                 | A12           |
| Tapawera                                                               | A13           |
| Tasman                                                                 | A14           |
| Wakefield                                                              | A15           |
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| <b>MOTUEKA FIREFIGHTING WATER SUPPLY RATING AREA</b>                   | C1            |
| <b>TAKAKA FIREFIGHTING WATER SUPPLY COMMERCIAL CBD RATING AREA</b>     | D1            |
| <b>TAKAKA FIREFIGHTING WATER SUPPLY RESIDENTIAL RATING AREA</b>        | D2            |
| <b>TAKAKA FIREFIGHTING WATER SUPPLY REST OF GOLDEN BAY RATING AREA</b> | D3            |
| <b>WAI-ITI DAM RATING AREA</b>                                         | E1            |
| <b>RIVER RATING AREA X &amp; Y</b>                                     | F1            |
| <b>RIVER RATING AREA X, Y, &amp; Z</b>                                 | F2            |
| <b>MOTUEKA BUSINESS RATING AREA A &amp; B</b>                          | G1            |
| <b>MOTUEKA BUSINESS RATING AREA A &amp; B – DETAIL MAP</b>             | G2            |

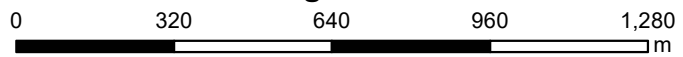
## RATING AREA MAPS (CONT.)

| RATING MAP NAME                        | MAP REFERENCE |
|----------------------------------------|---------------|
| RICHMOND BUSINESS RATING AREA          | H1            |
| RUBY BAY STOPBANK RATING AREA          | I1            |
| MAPUA STOPBANK RATING AREA             | J1            |
| MOTUEKA FLOOD CONTROL RATING AREA A    | K1            |
| MOTUEKA FLOOD CONTROL RATING AREA B    | K2            |
| TORRENT BAY RATING AREA A              | L1            |
| TORRENT BAY RATING AREA B              | L2            |
| REFUSE/RECYCLING RATING AREA:          |               |
| Brightwater/Waimea                     | M1            |
| Collingwood                            | M2            |
| Kaiteriteri                            | M3            |
| Korere Tophouse                        | M4            |
| Ligar Bay/Tata Beach                   | M5            |
| Marahau                                | M6            |
| Motueka                                | M7            |
| Moutere                                | M8            |
| Pohara                                 | M9            |
| Richmond                               | M10           |
| Riwaka                                 | M11           |
| St Arnaud                              | M12           |
| Takaka                                 | M13           |
| Tapawera                               | M14           |
| Upper Takaka                           | M15           |
| Wakefield                              | M16           |
| GOLDEN BAY COMMUNITY BOARD RATING AREA | N1            |
| MOTUEKA COMMUNITY BOARD RATING AREA    | O1            |



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**Stormwater Urban Drainage Rating Area**  
**Brightwater**

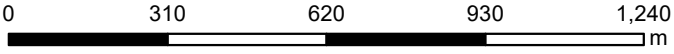


A2

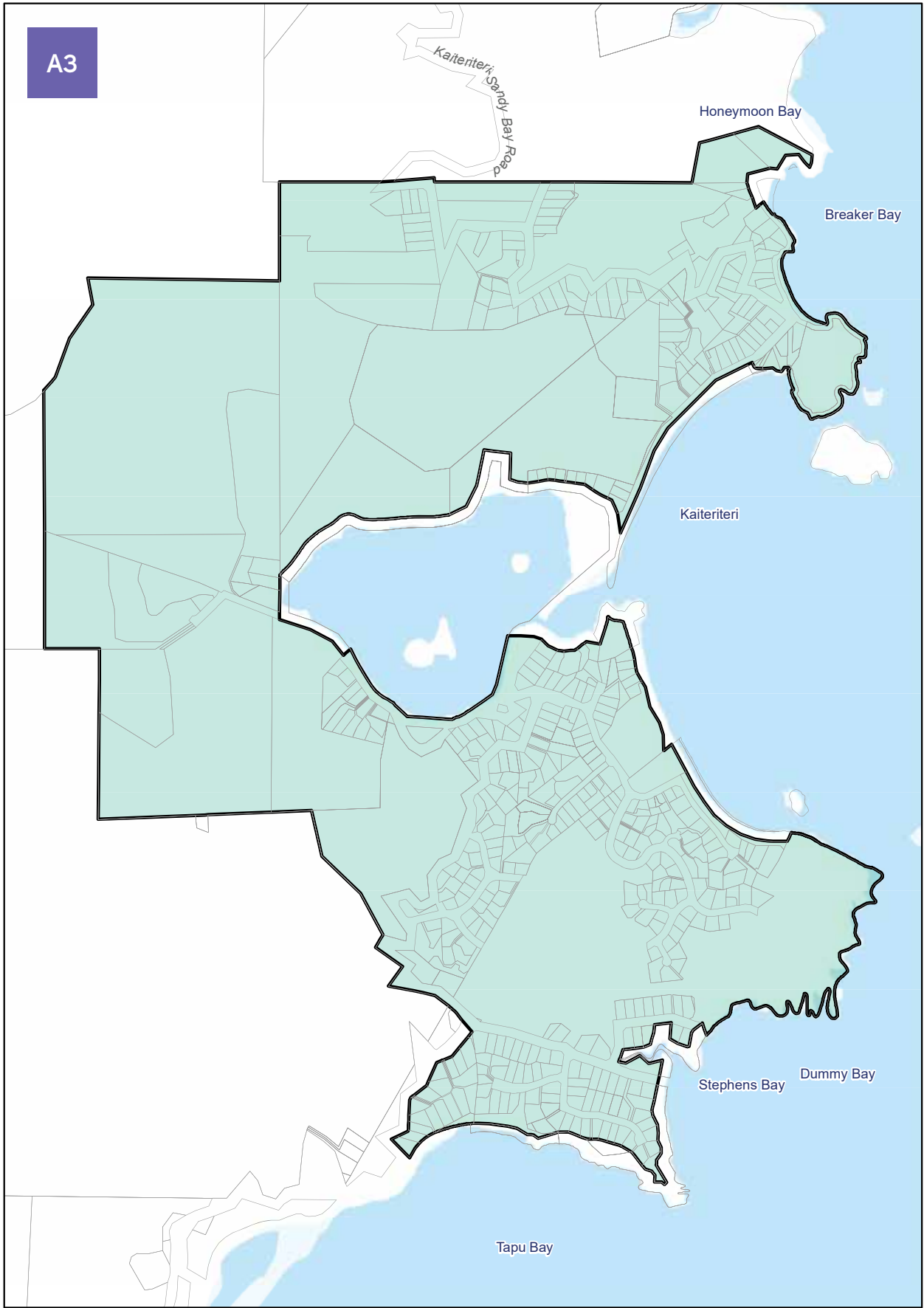


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**Stormwater Urban Drainage Rating Area  
Collingwood**

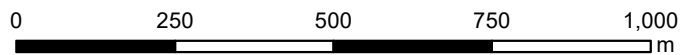


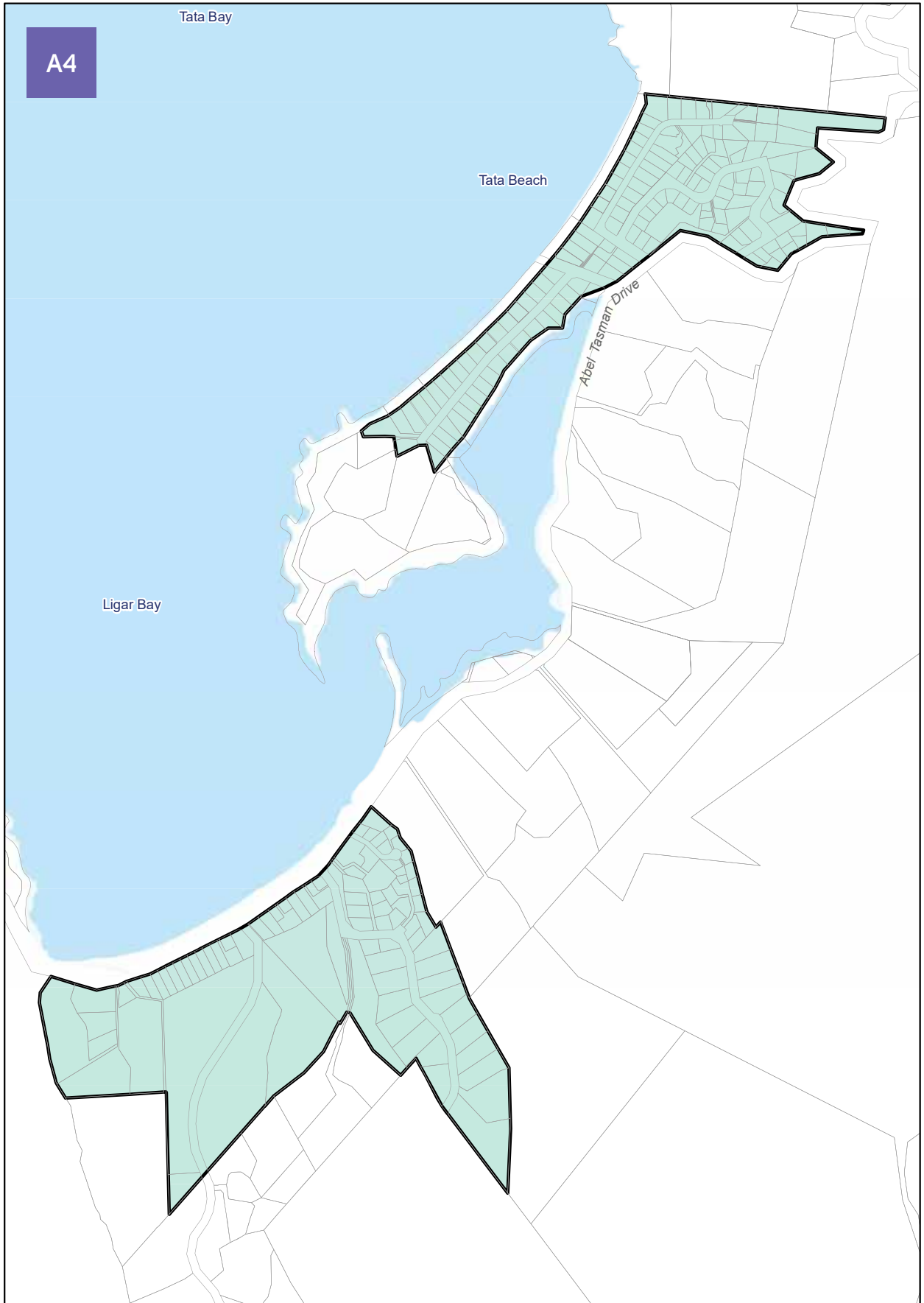
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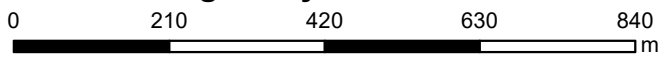
### Stormwater Urban Drainage Rating Area Kaiteriteri

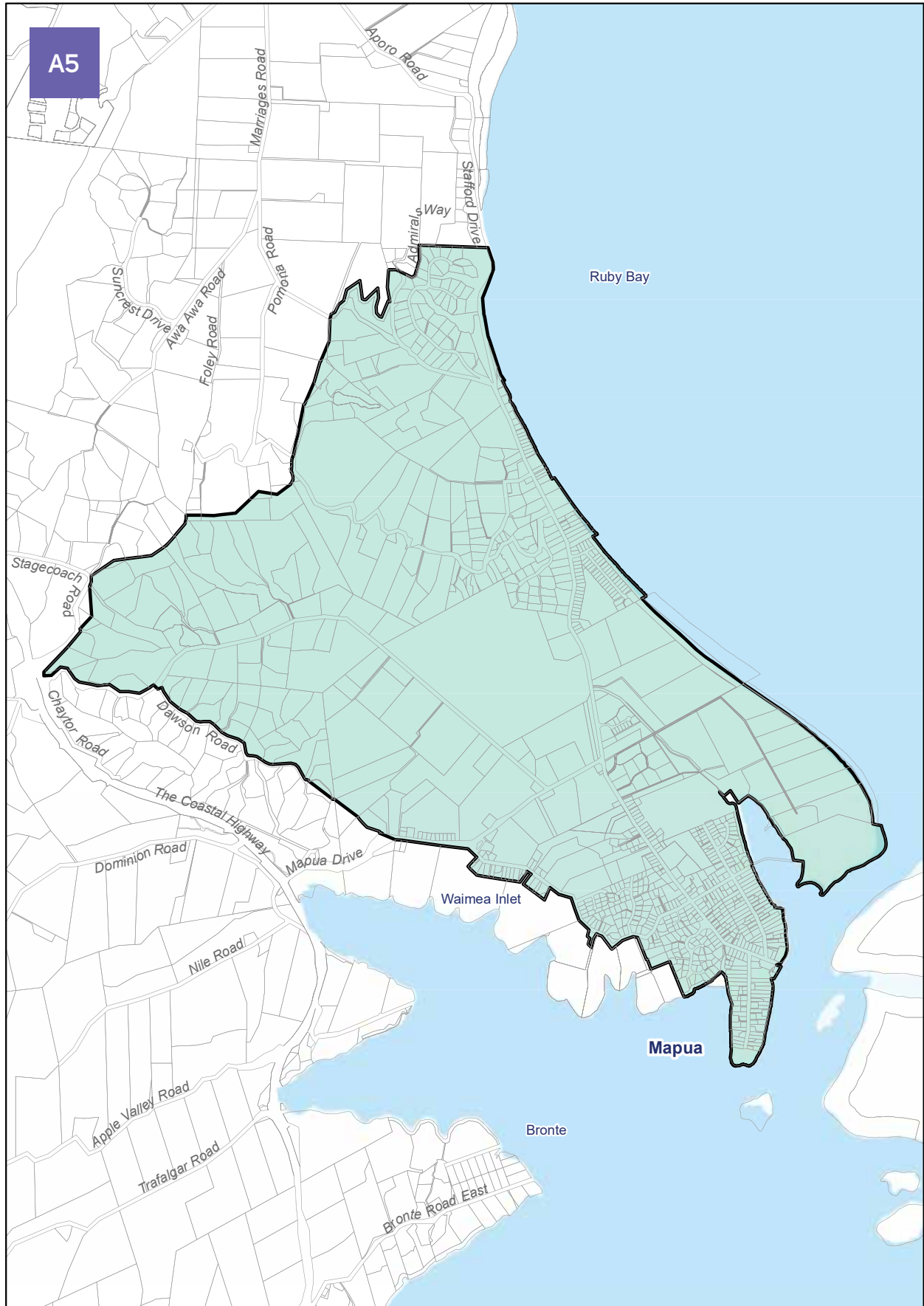




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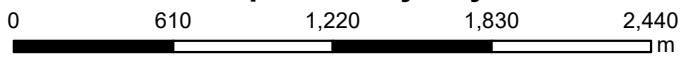
### Stormwater Urban Drainage Rating Area Ligar Bay - Tata Beach



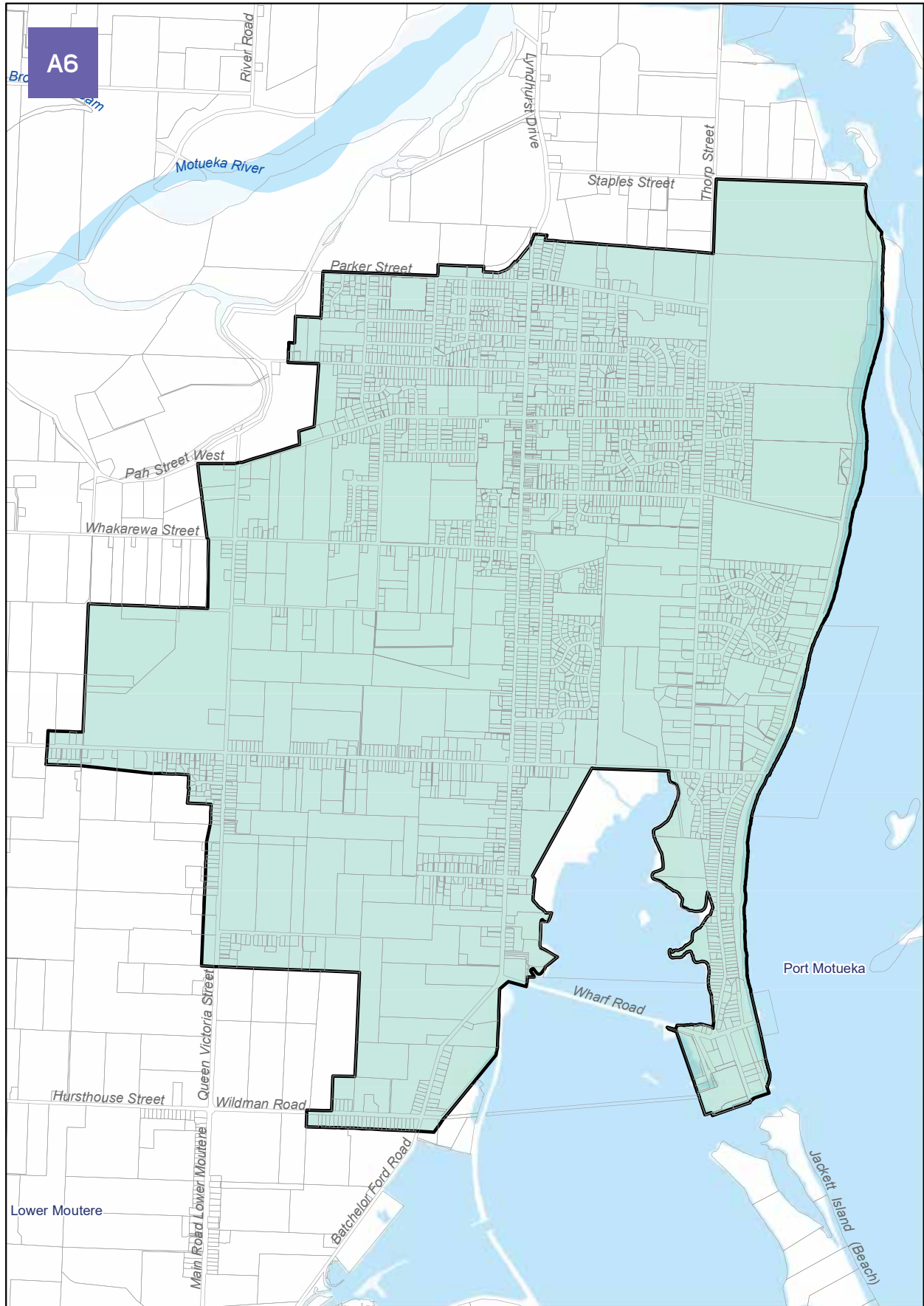


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**Stormwater Urban Drainage Rating Area  
Mapua - Ruby Bay**

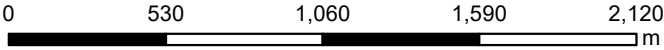


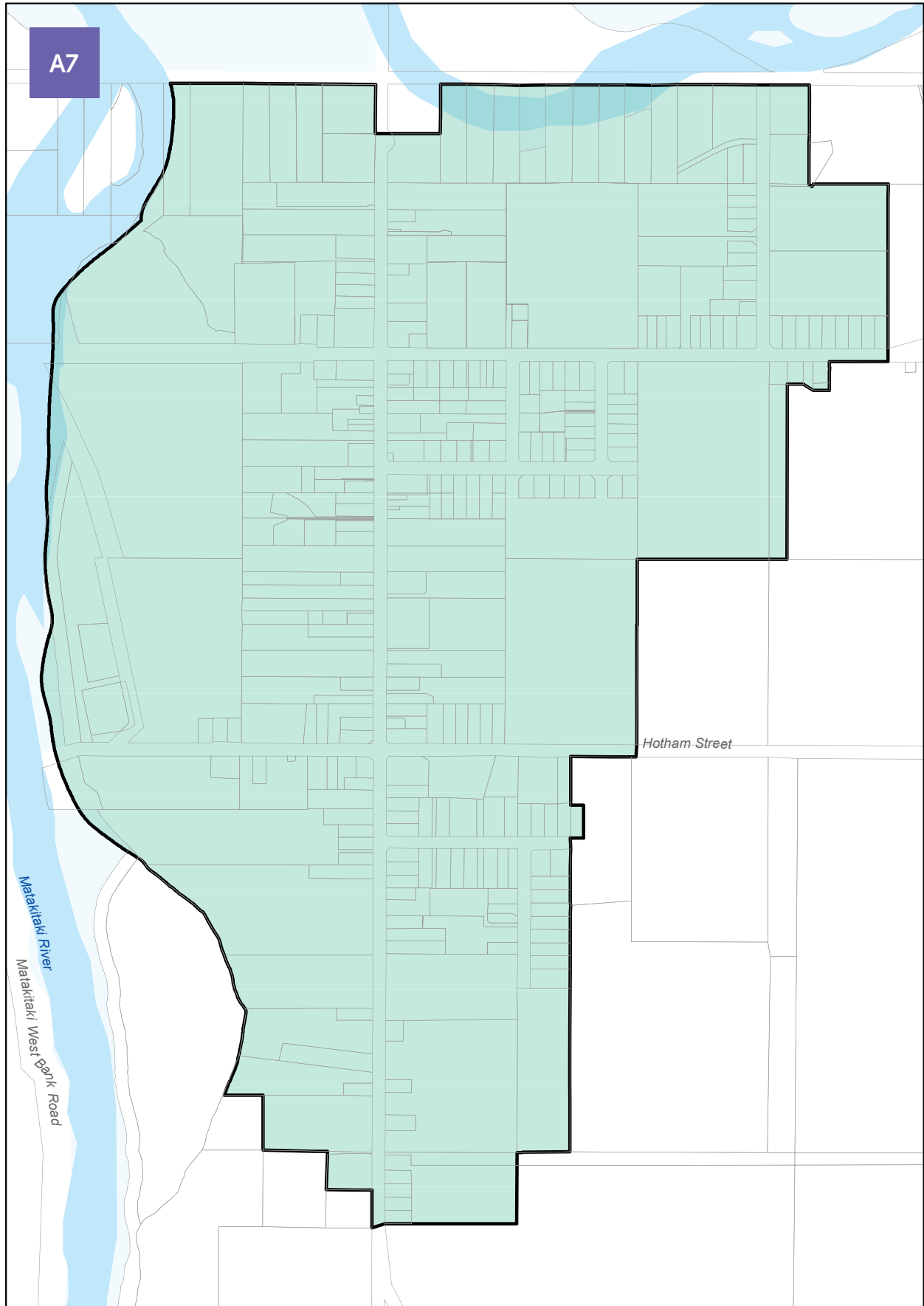




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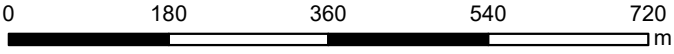
**Stormwater Urban Drainage Rating Area  
Motueka**





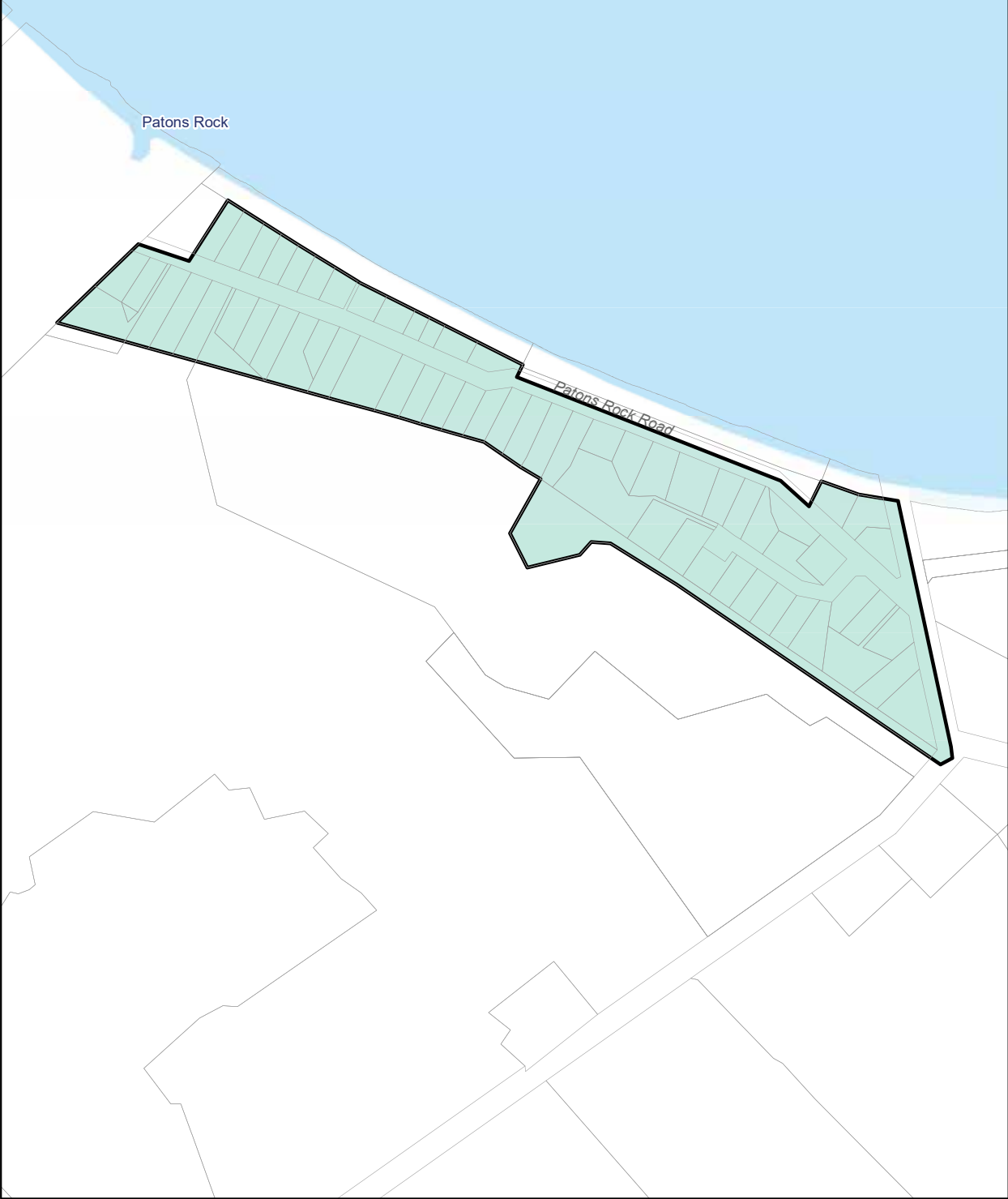
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**Stormwater Urban Drainage Rating Area**  
**Murchison**



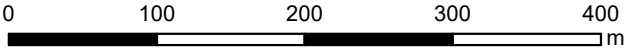
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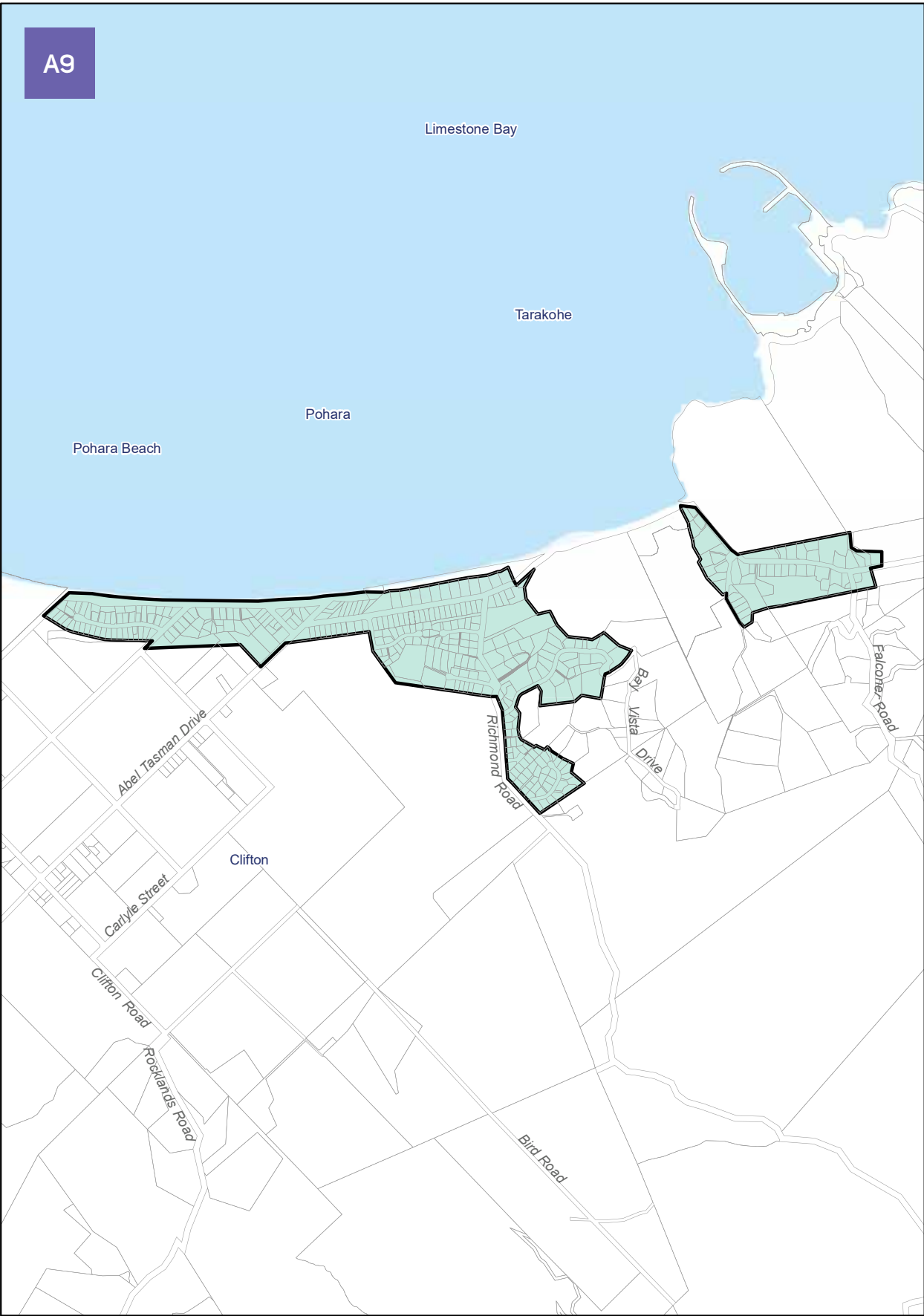


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**Stormwater Urban Drainage Rating Area**  
**Patons Rock**

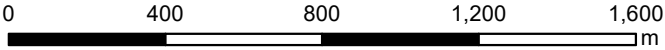


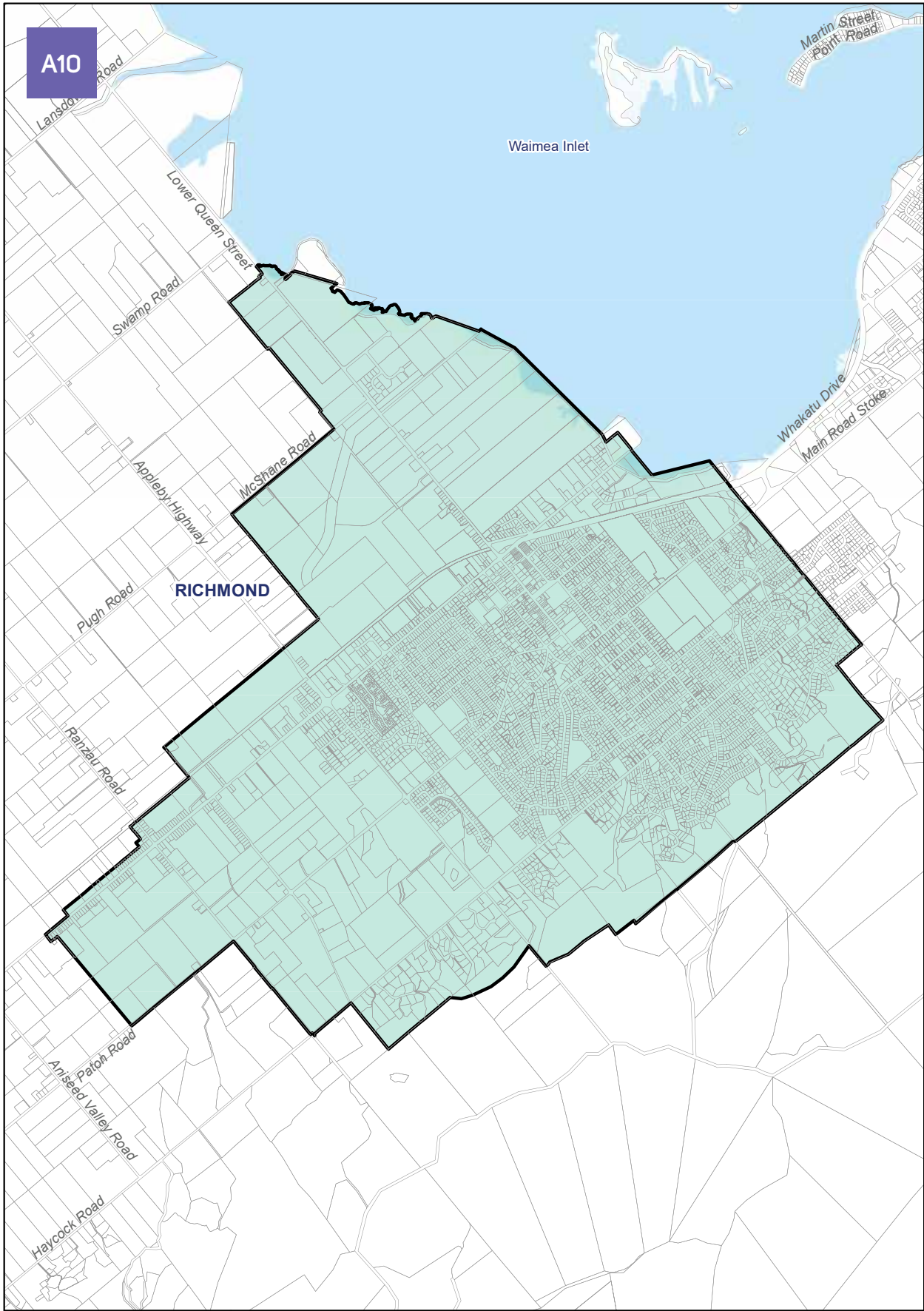
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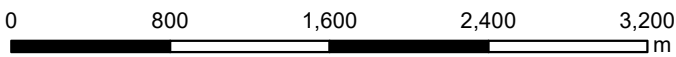
### Stormwater Urban Drainage Rating Area Pohara



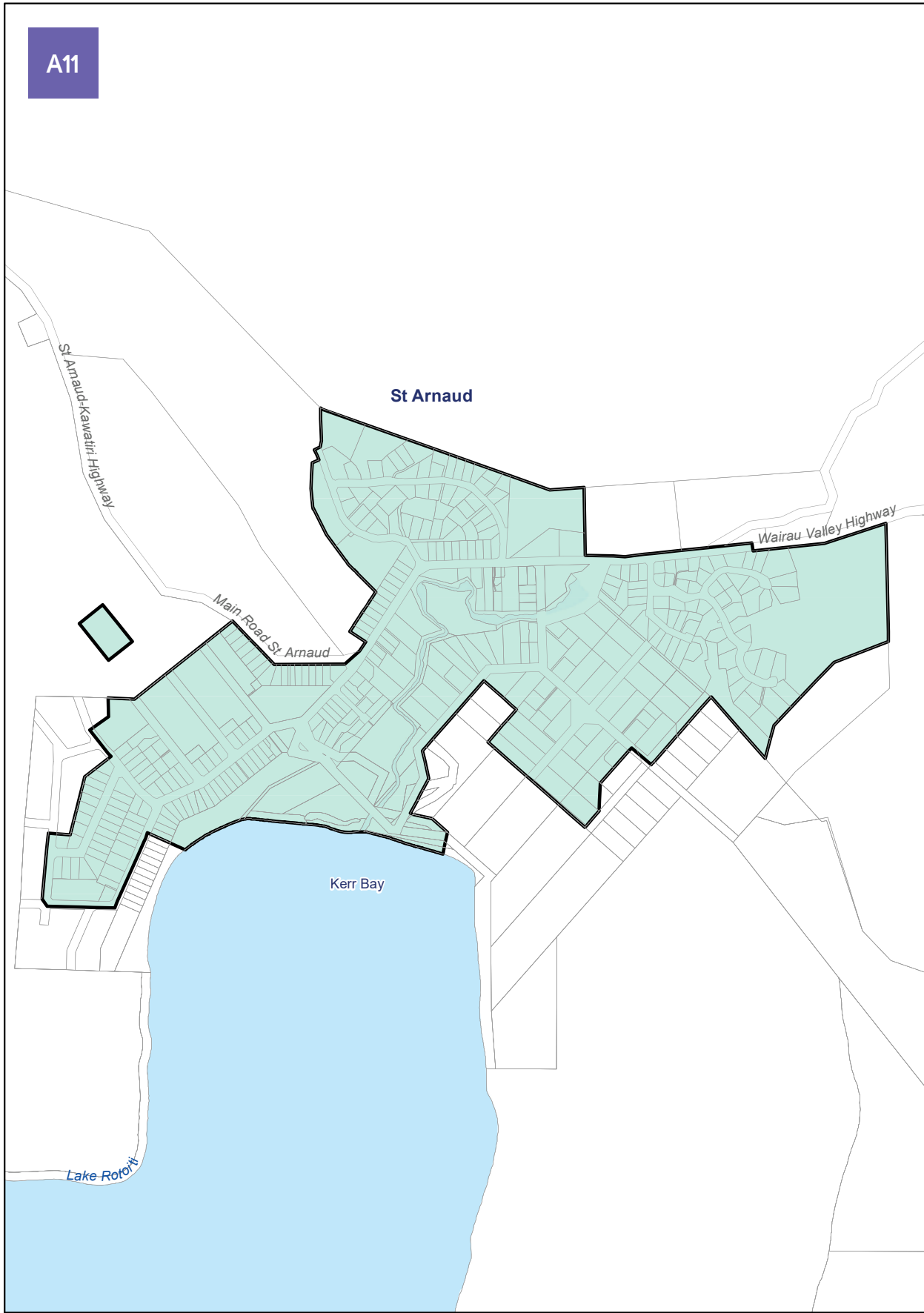


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**Stormwater Urban Drainage Rating Area**  
**Richmond**

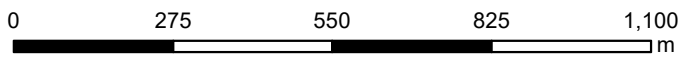


A11

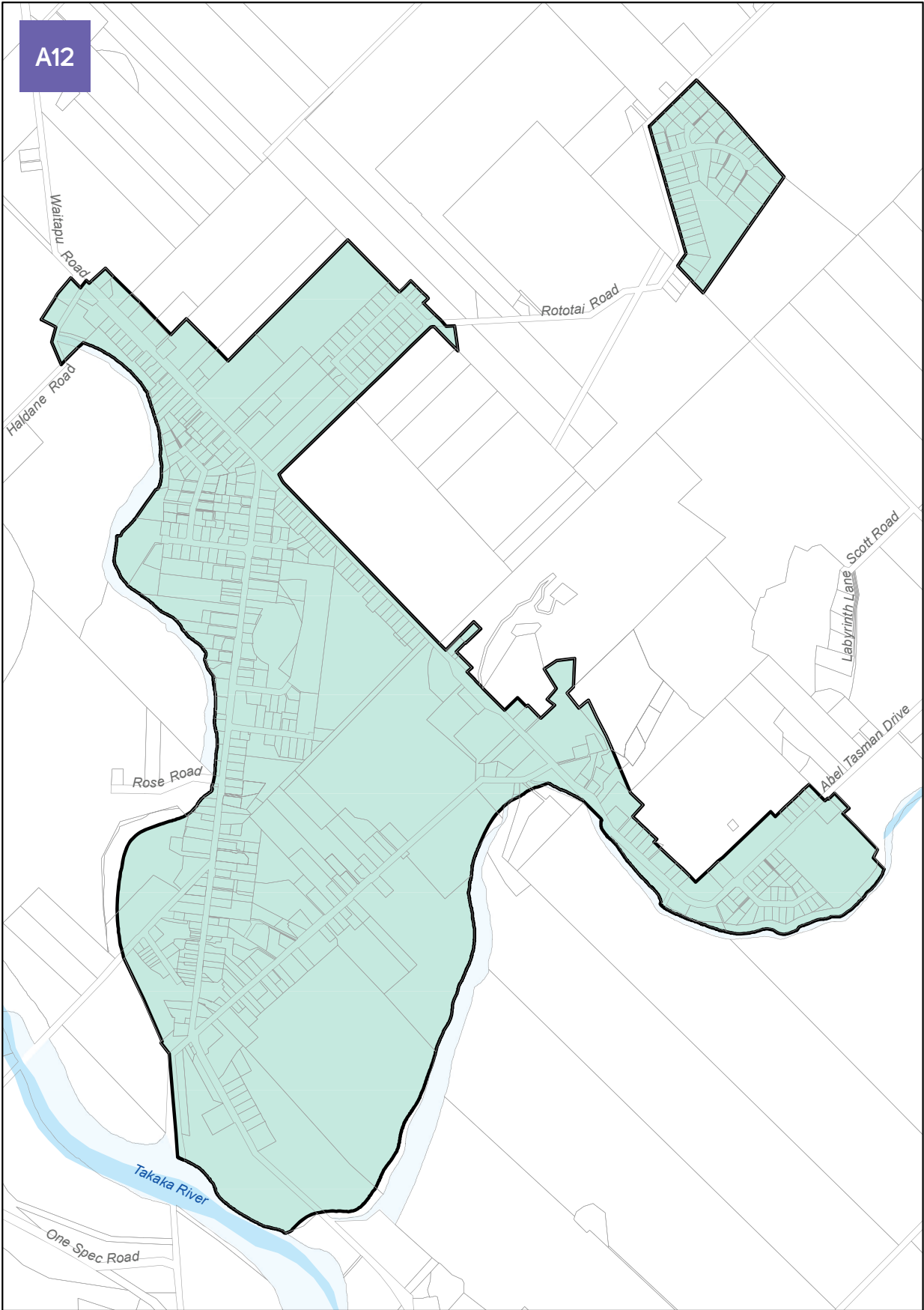


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**Stormwater Urban Drainage Rating Area**  
**St Arnaud**

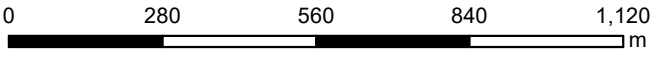


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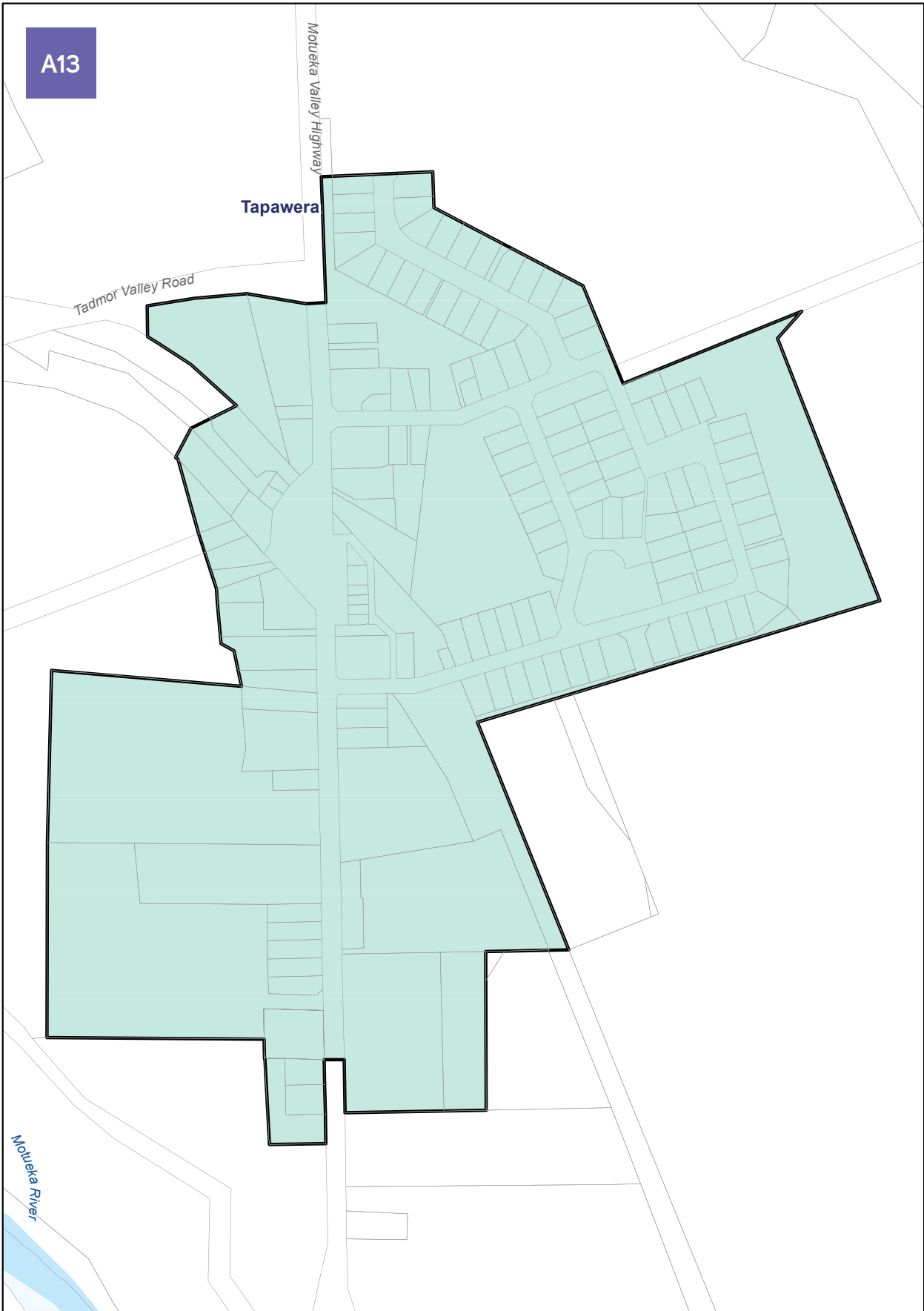
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### Stormwater Urban Drainage Rating Area Takaka



1:12,000

A13



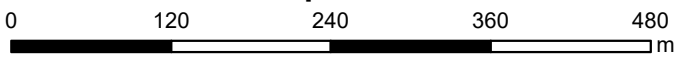
Tapawera

Tadmor Valley Road

Motueka Valley Highway

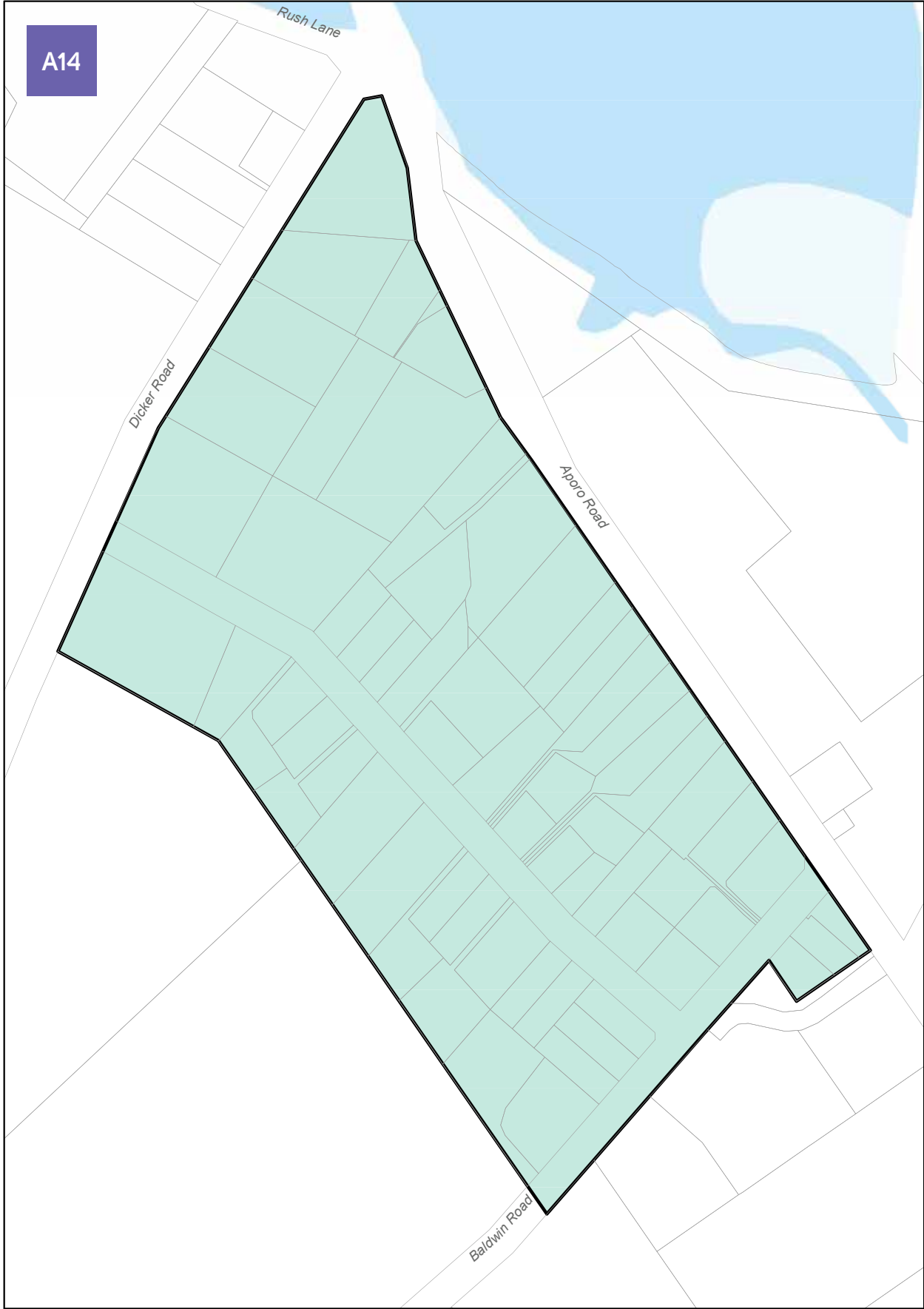
Motueka River

**Stormwater Urban Drainage Rating Area**  
**Tapawera**



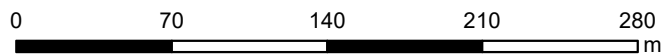
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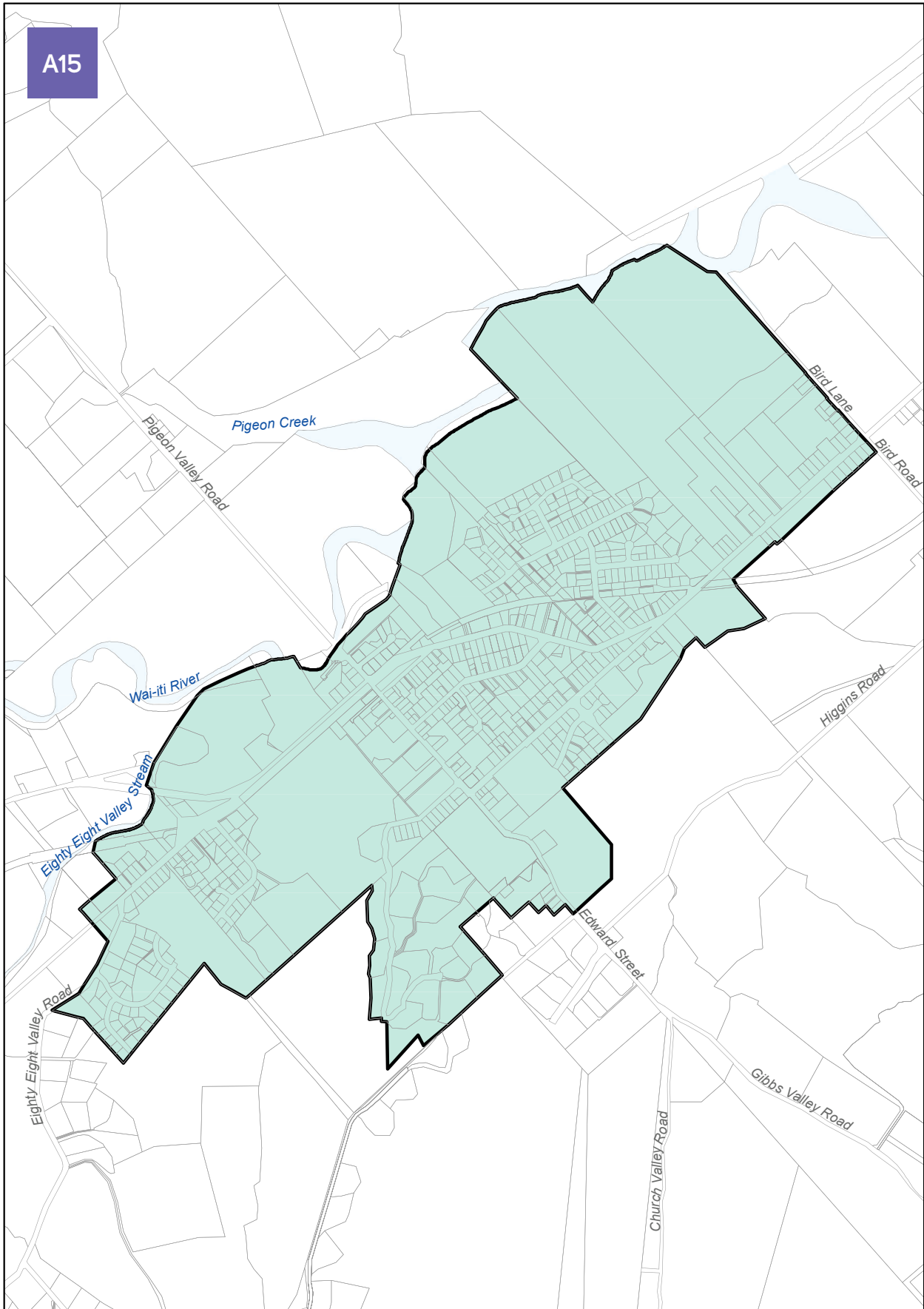


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**Stormwater Urban Drainage Rating Area**  
**Tasman**

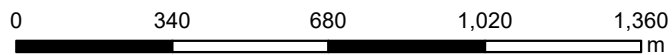


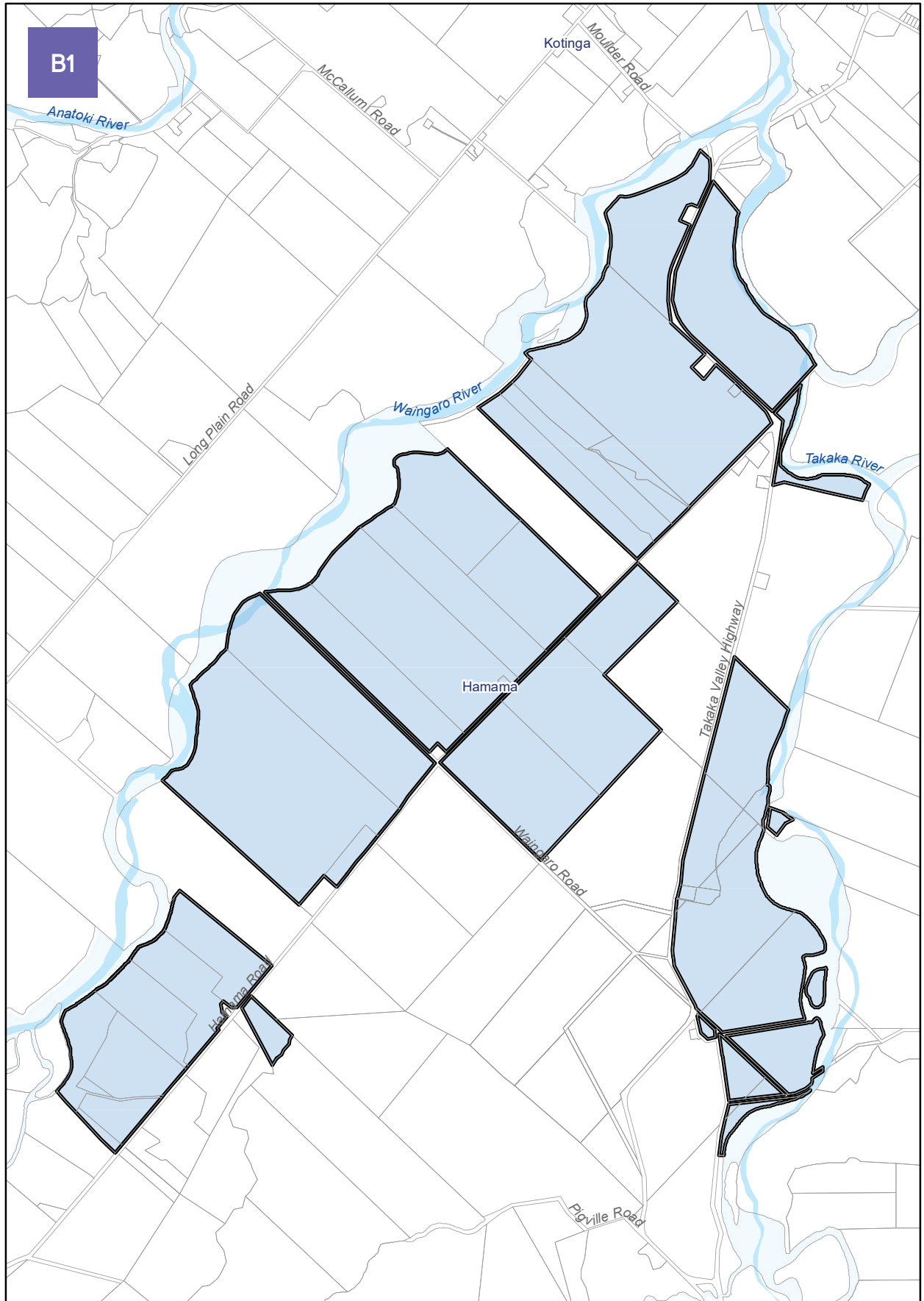
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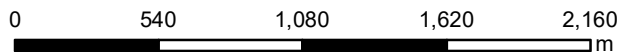
### Stormwater Urban Drainage Rating Area Wakefield

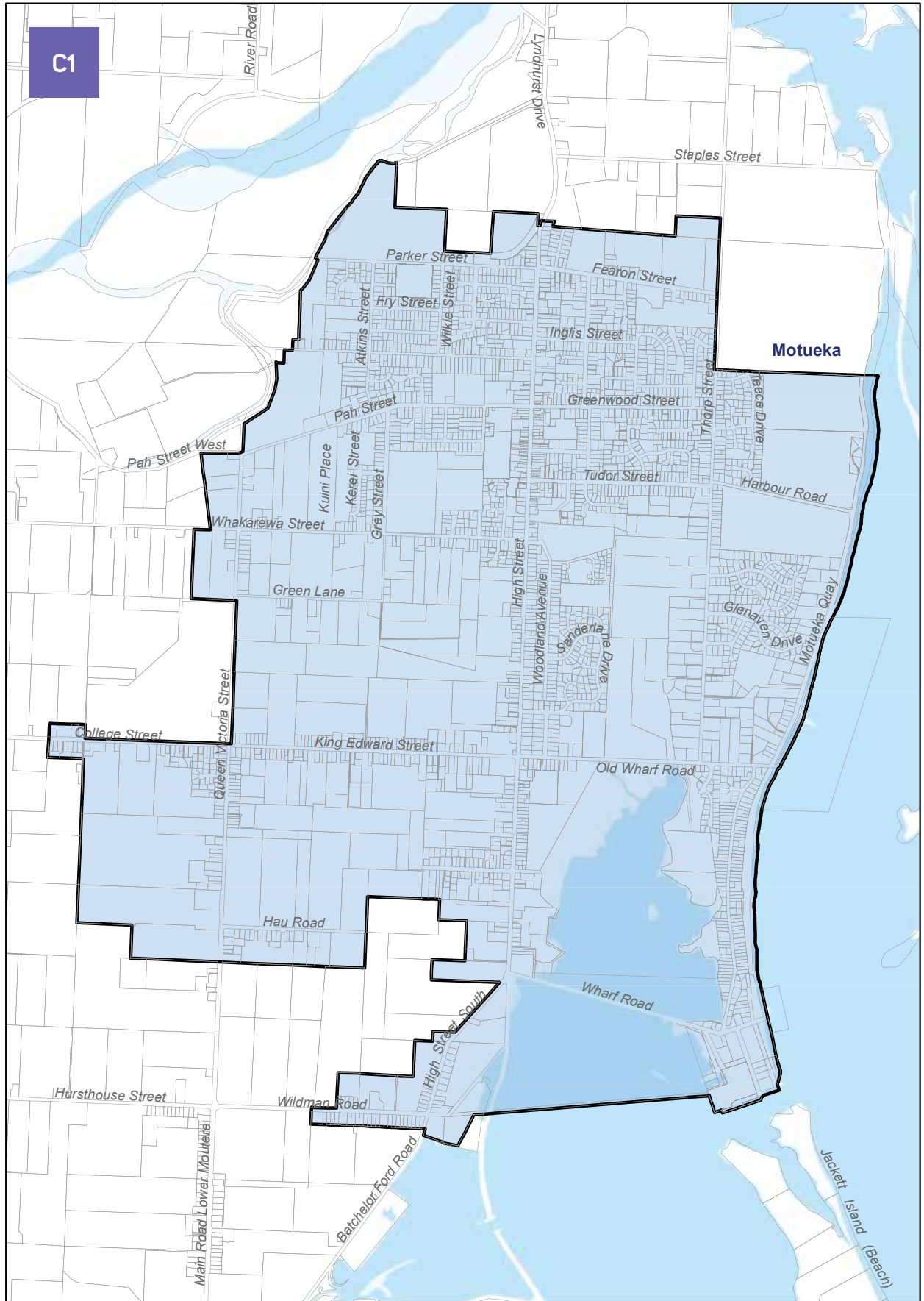




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**Hamama  
Rural Water Supply Rating Area**



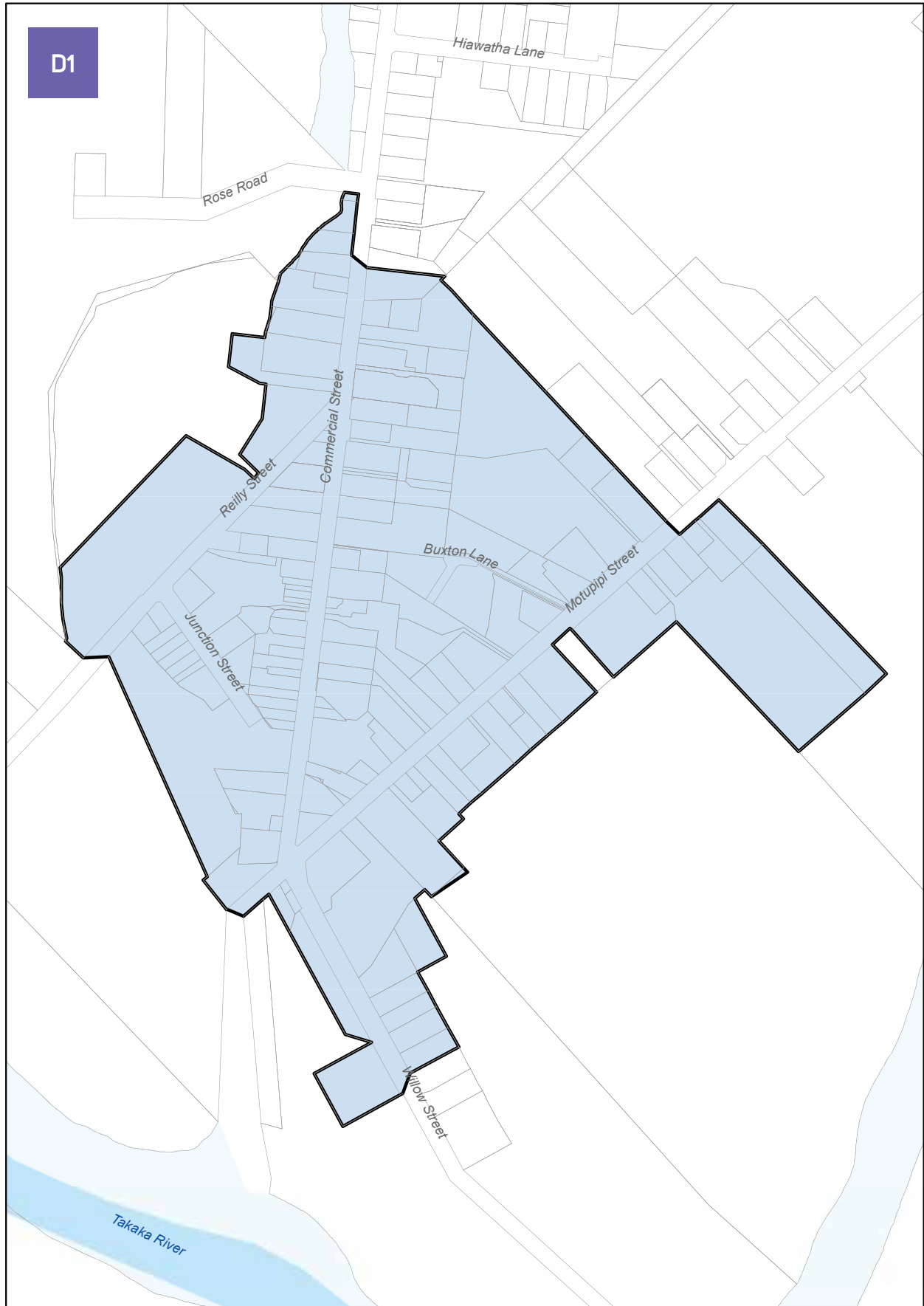


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**Motueka**  
**Firefighting Water Supply Rating Area**

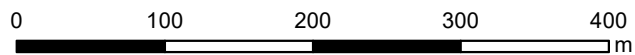
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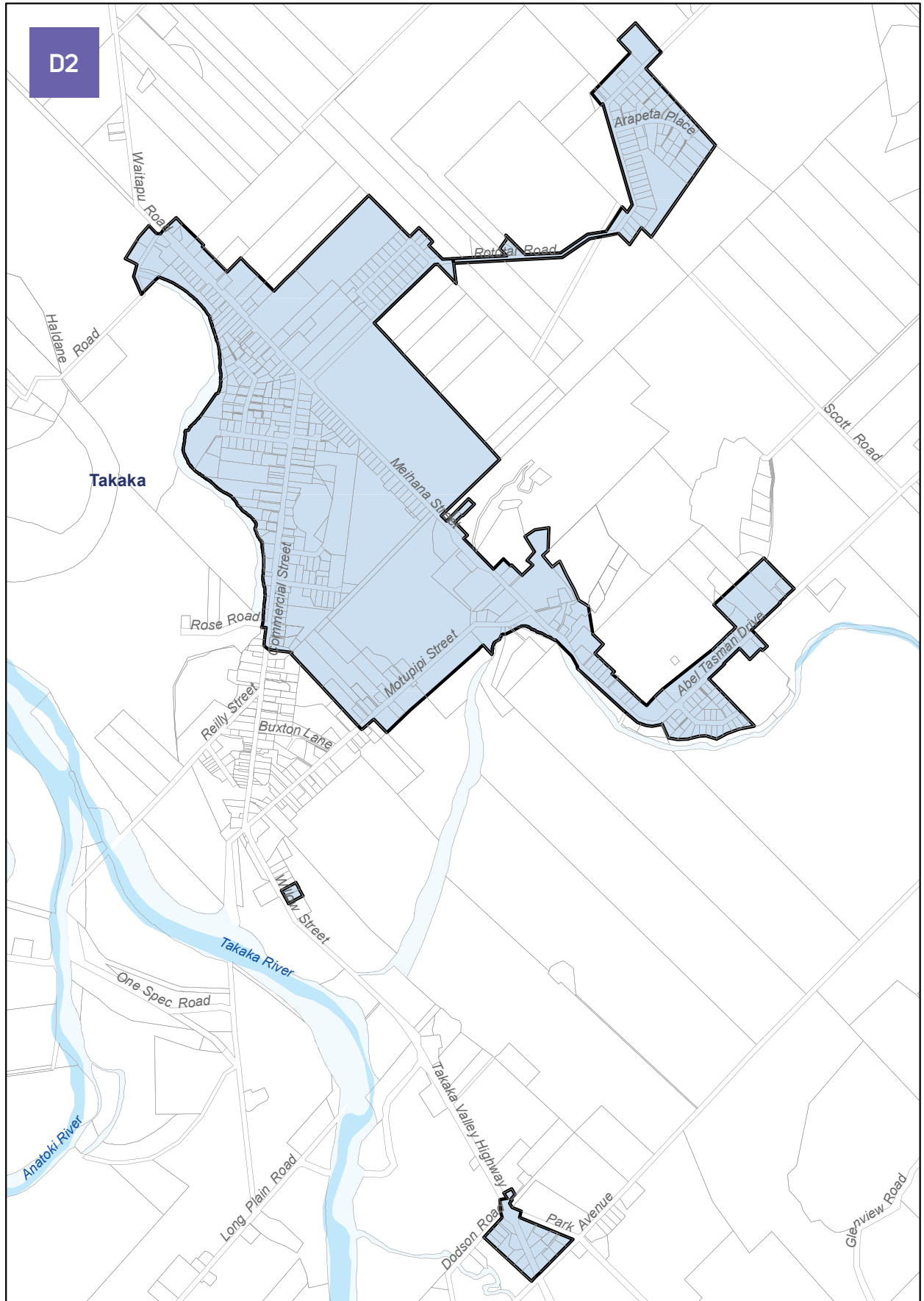




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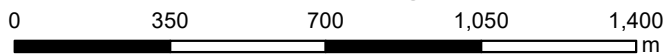
**Takaka Firefighting Water Supply  
Commercial CBD Rating Area**



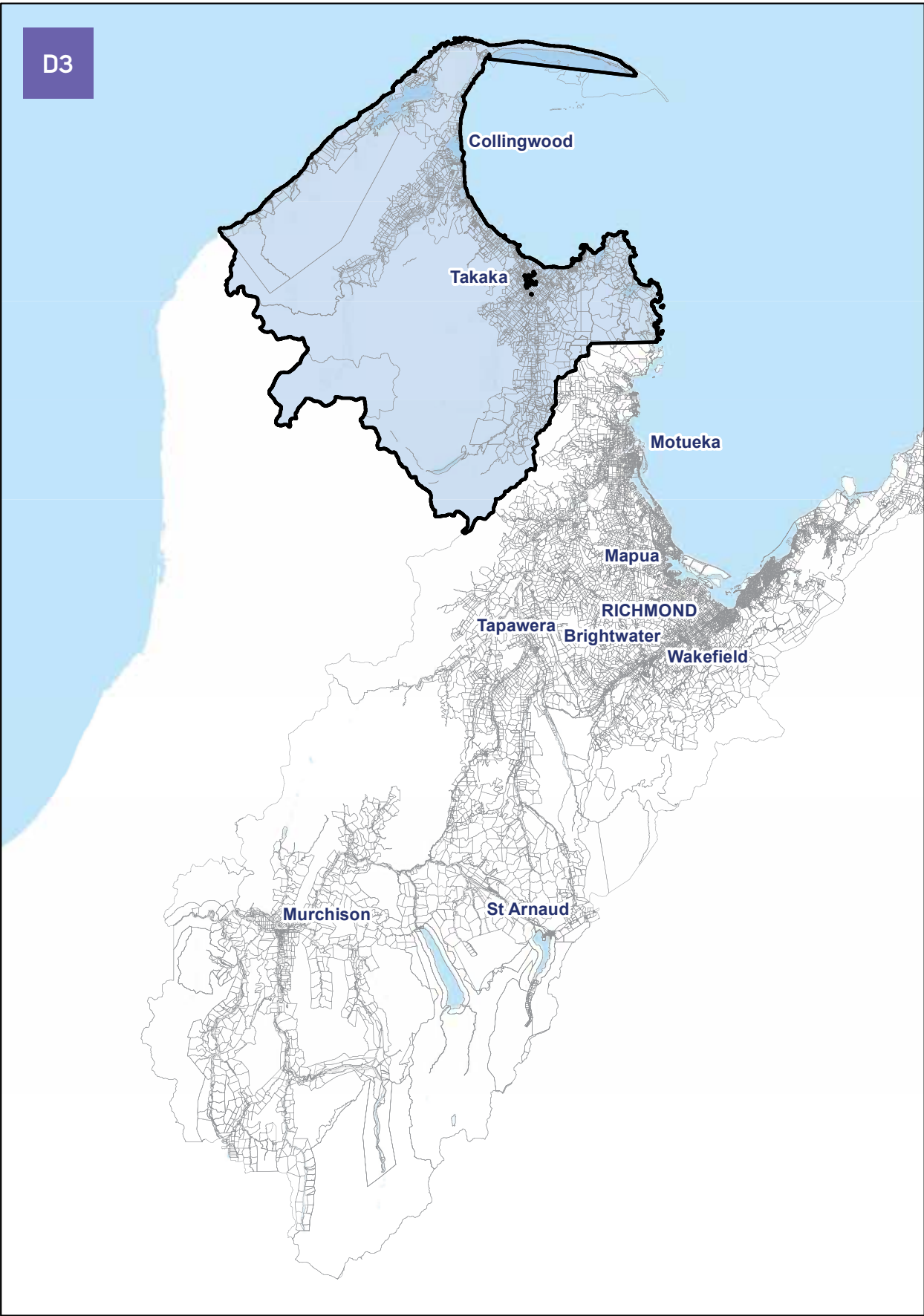


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**Takaka Firefighting Water Supply Residential Rating Area**

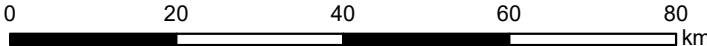


D3

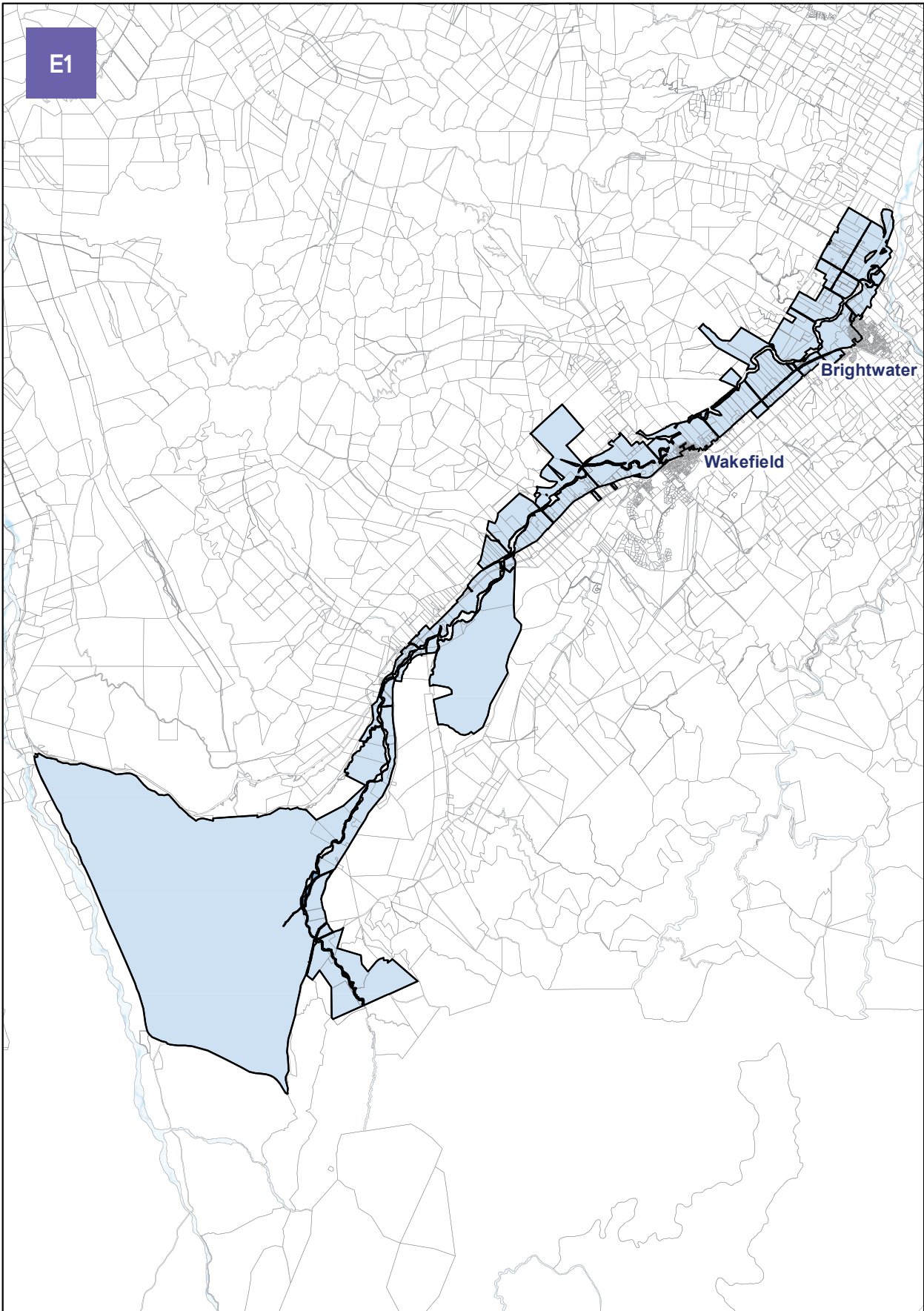


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### Takaka Firefighting Water Supply Rest of Golden Bay Rating Area

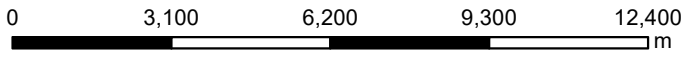


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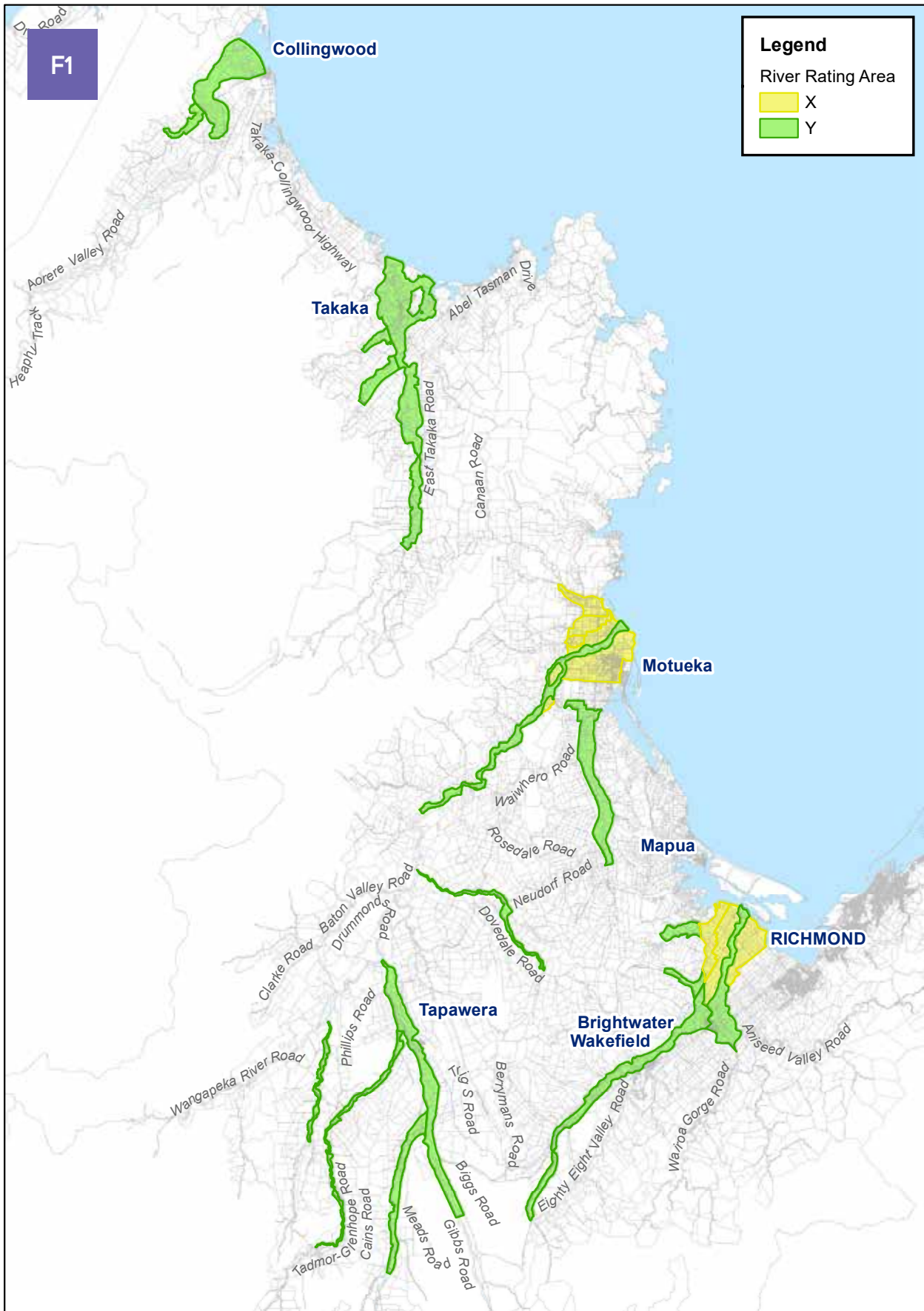


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Wai-iti Dam Rating Area

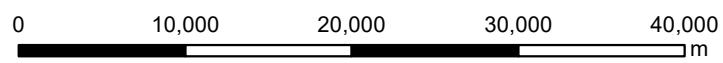






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**River Rating Area X & Y**



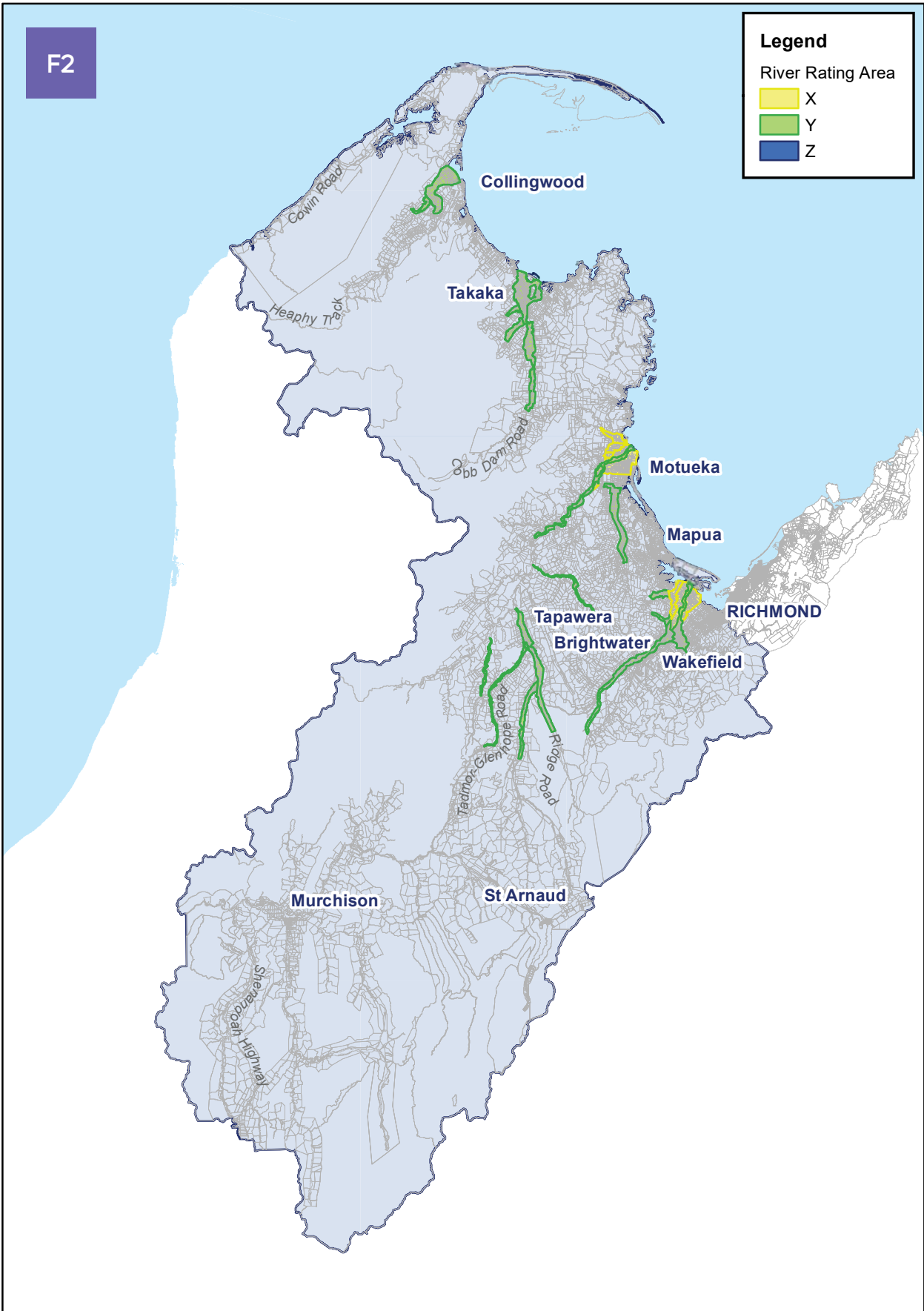
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F2

**Legend**

River Rating Area

- X
- Y
- Z

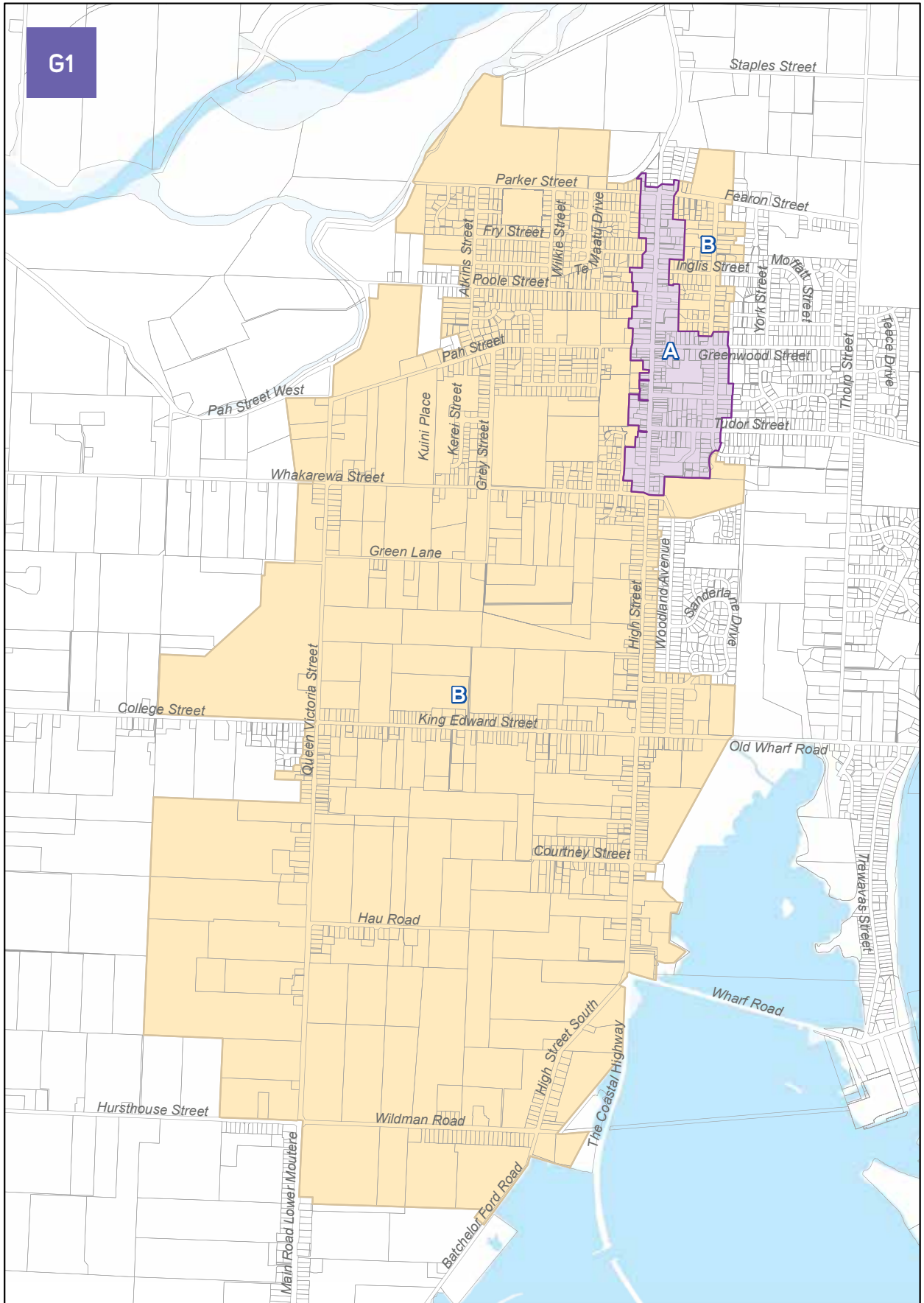


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### River Rating Area X, Y & Z

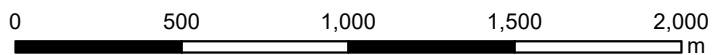


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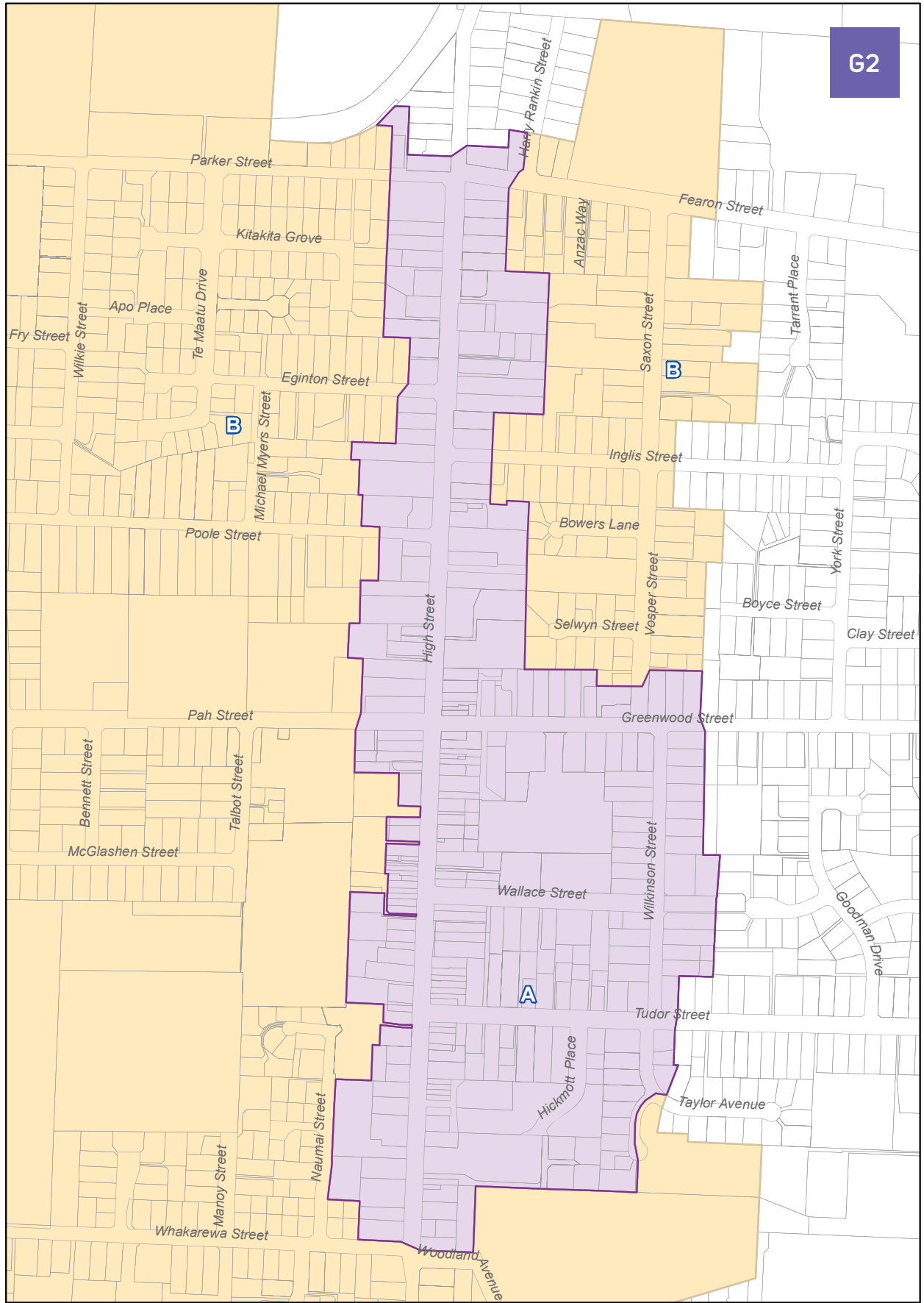


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**Motueka Business Rating Area A & B**

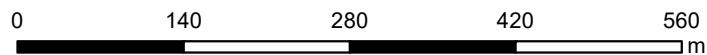


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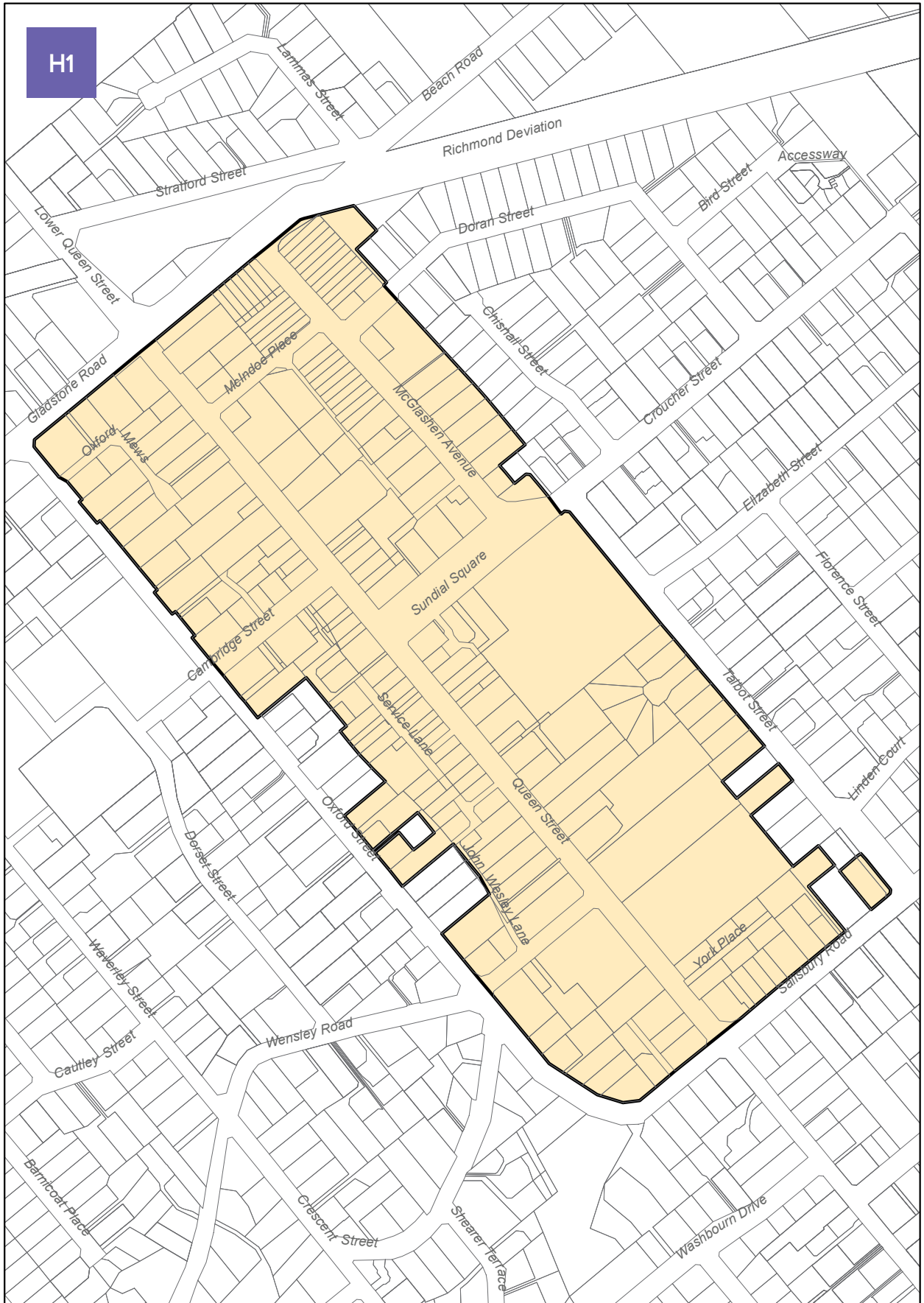
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### Motueka Business Rating Area A & B - Detail Map



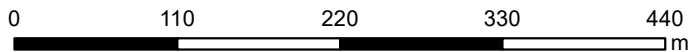
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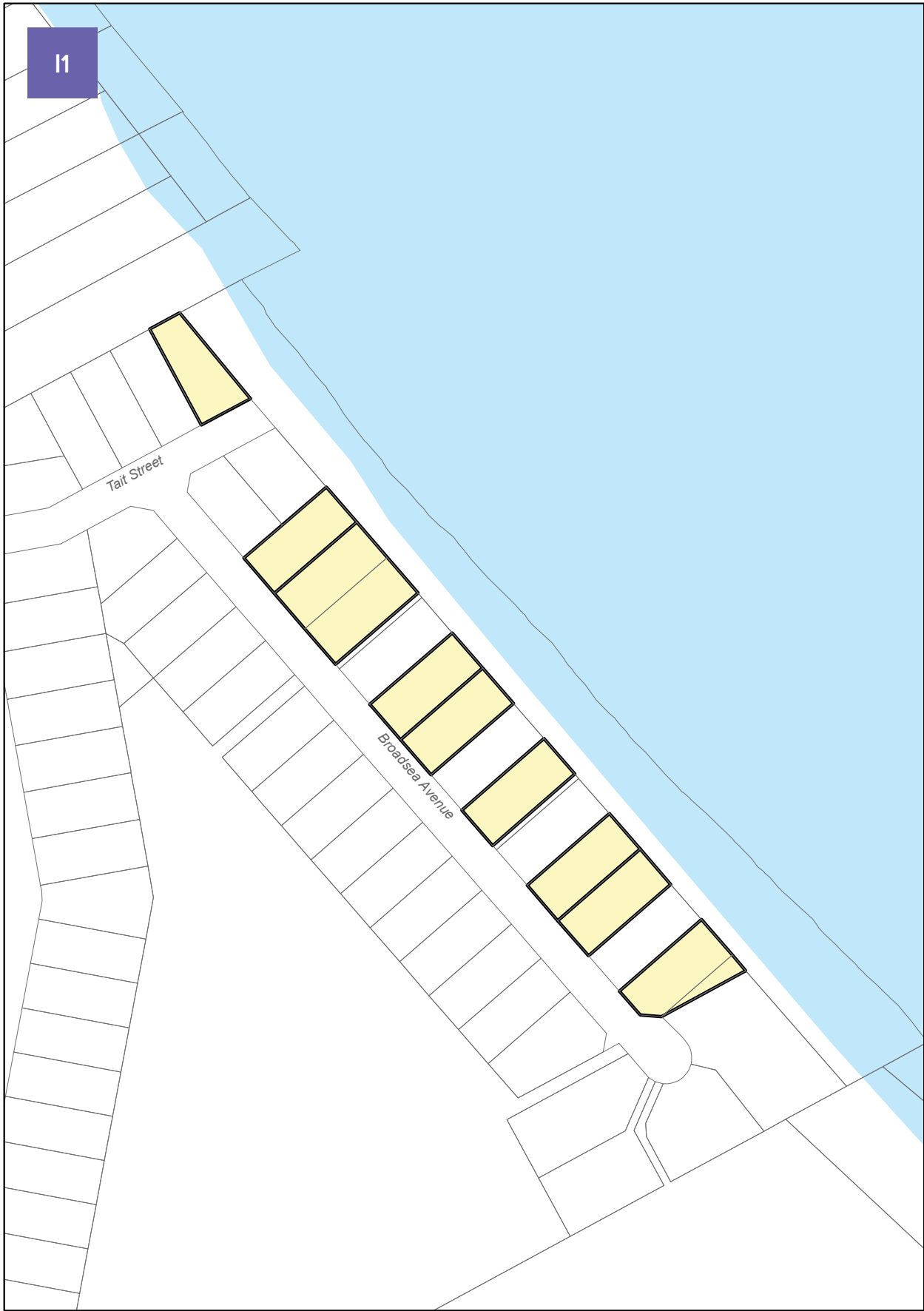


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### Richmond Business Rating Area

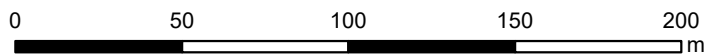


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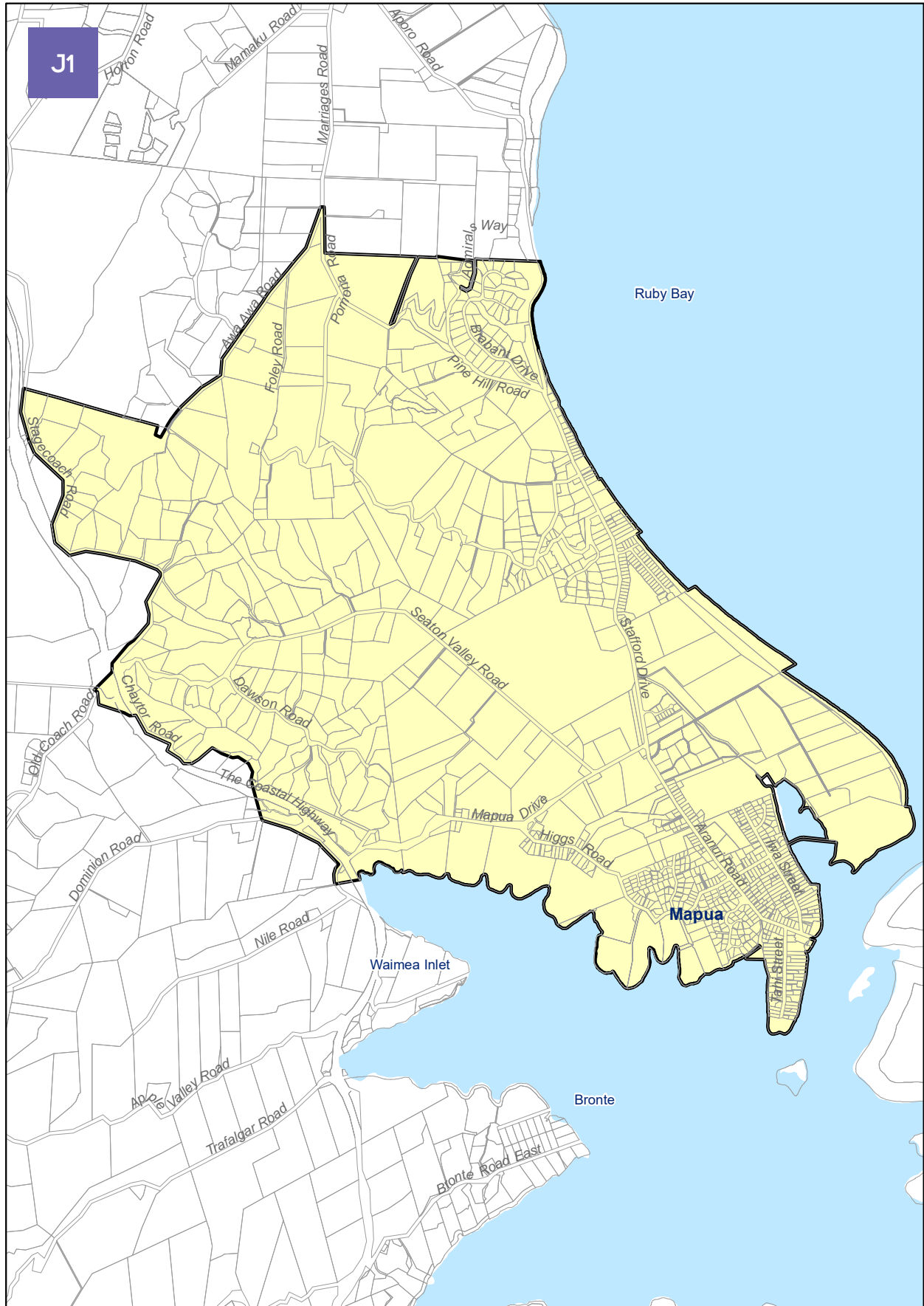


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### Ruby Bay Stopbank Rating Area

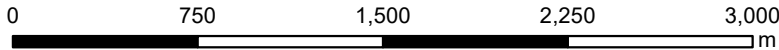


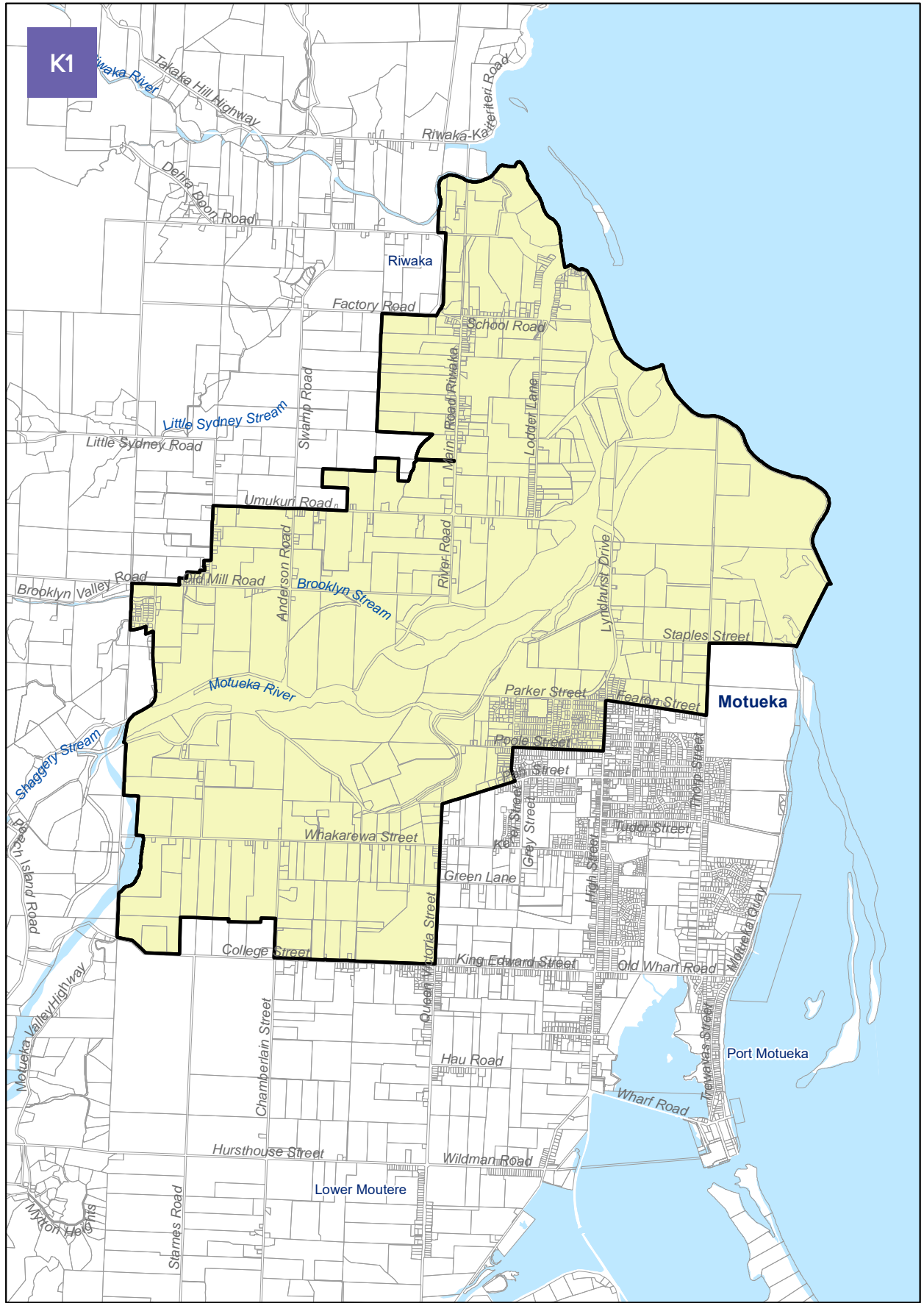
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**Mapua Stopbank Rating Area**

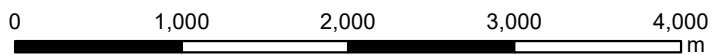




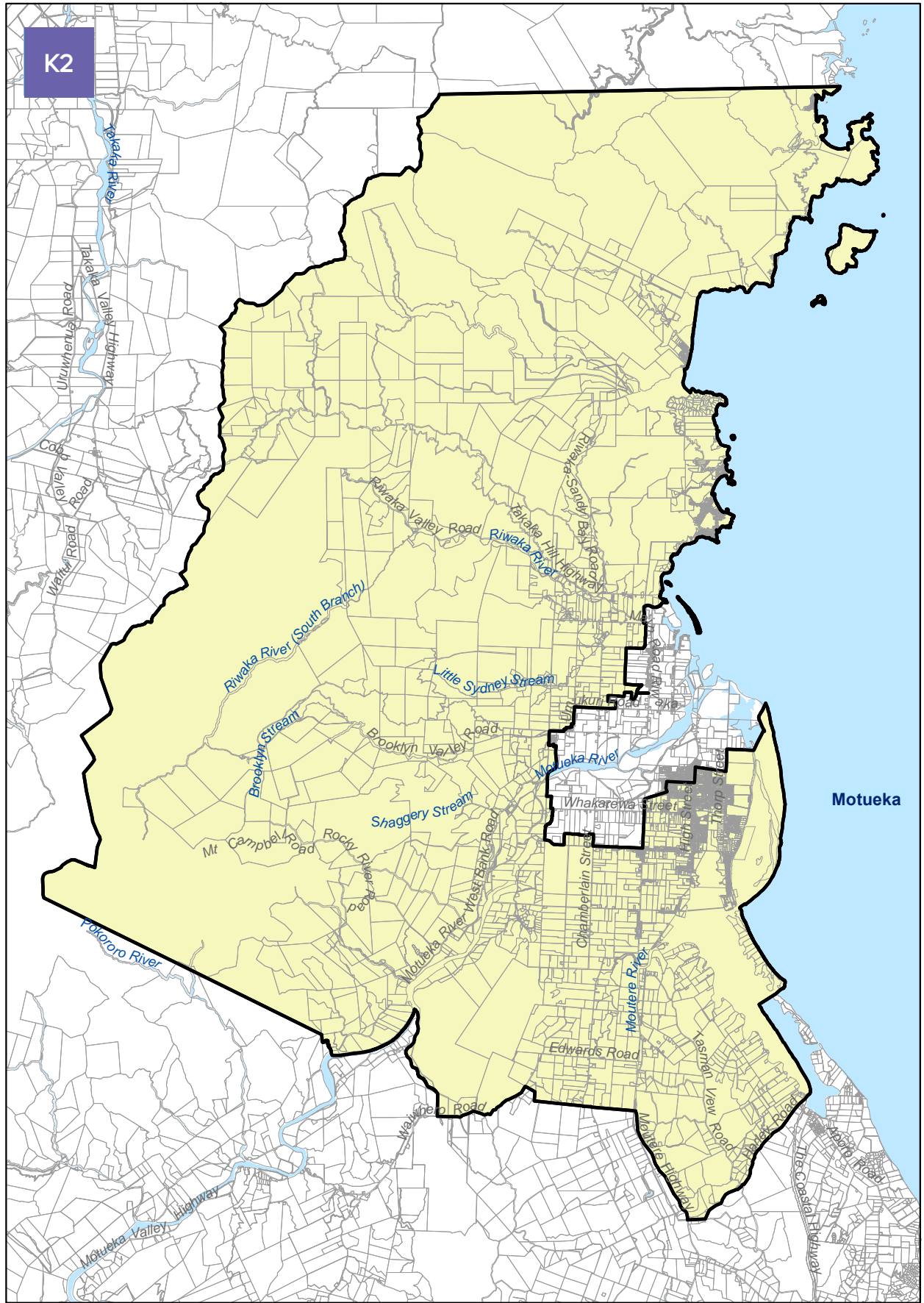
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### Motueka Flood Control Rating Area A



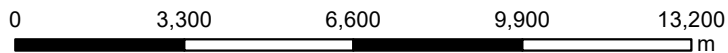




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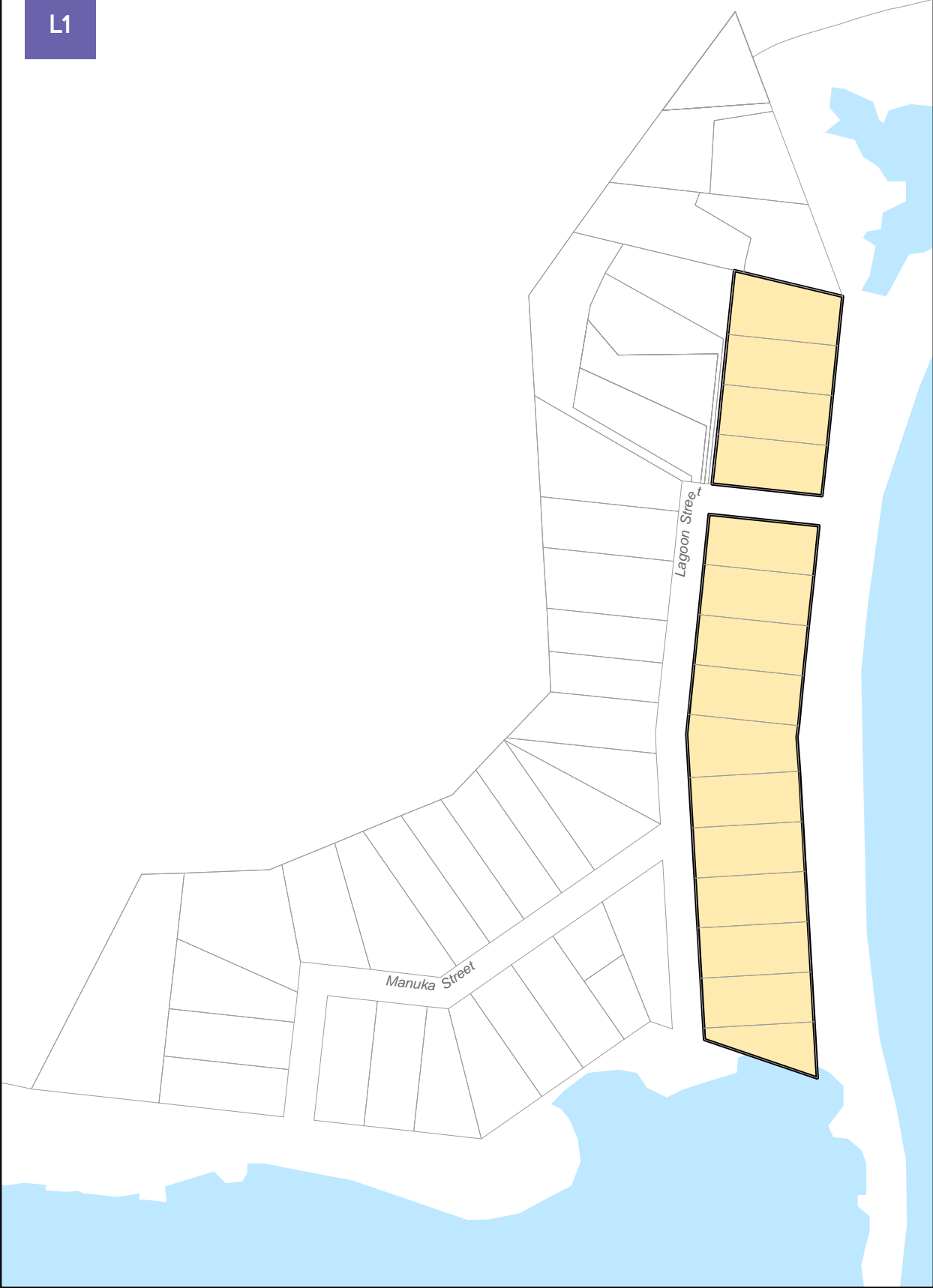


### Motueka Flood Control Rating Area B



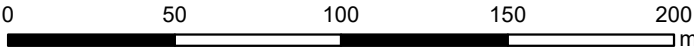
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L1

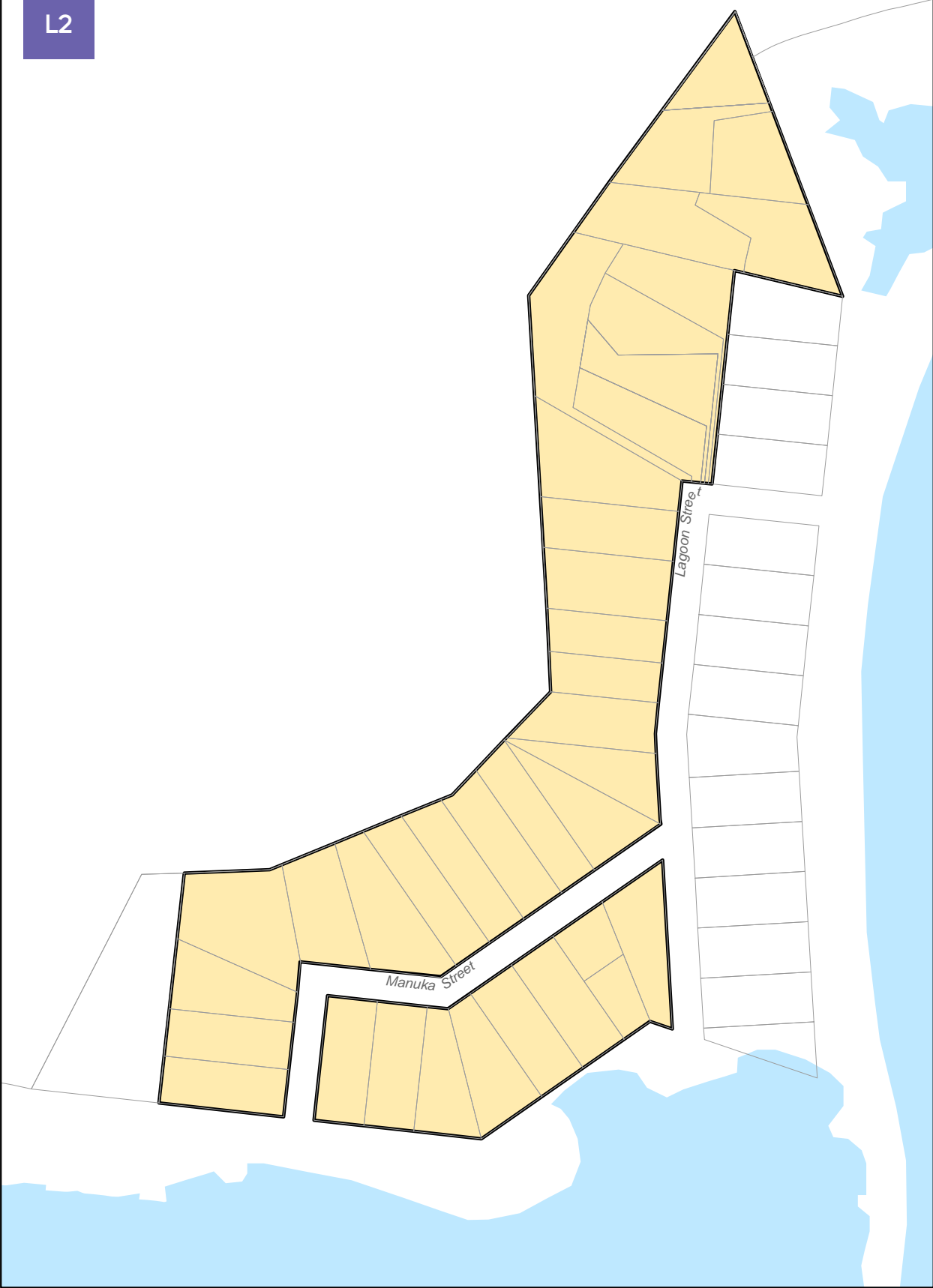


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### Torrent Bay Rating Area A

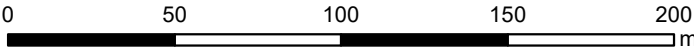


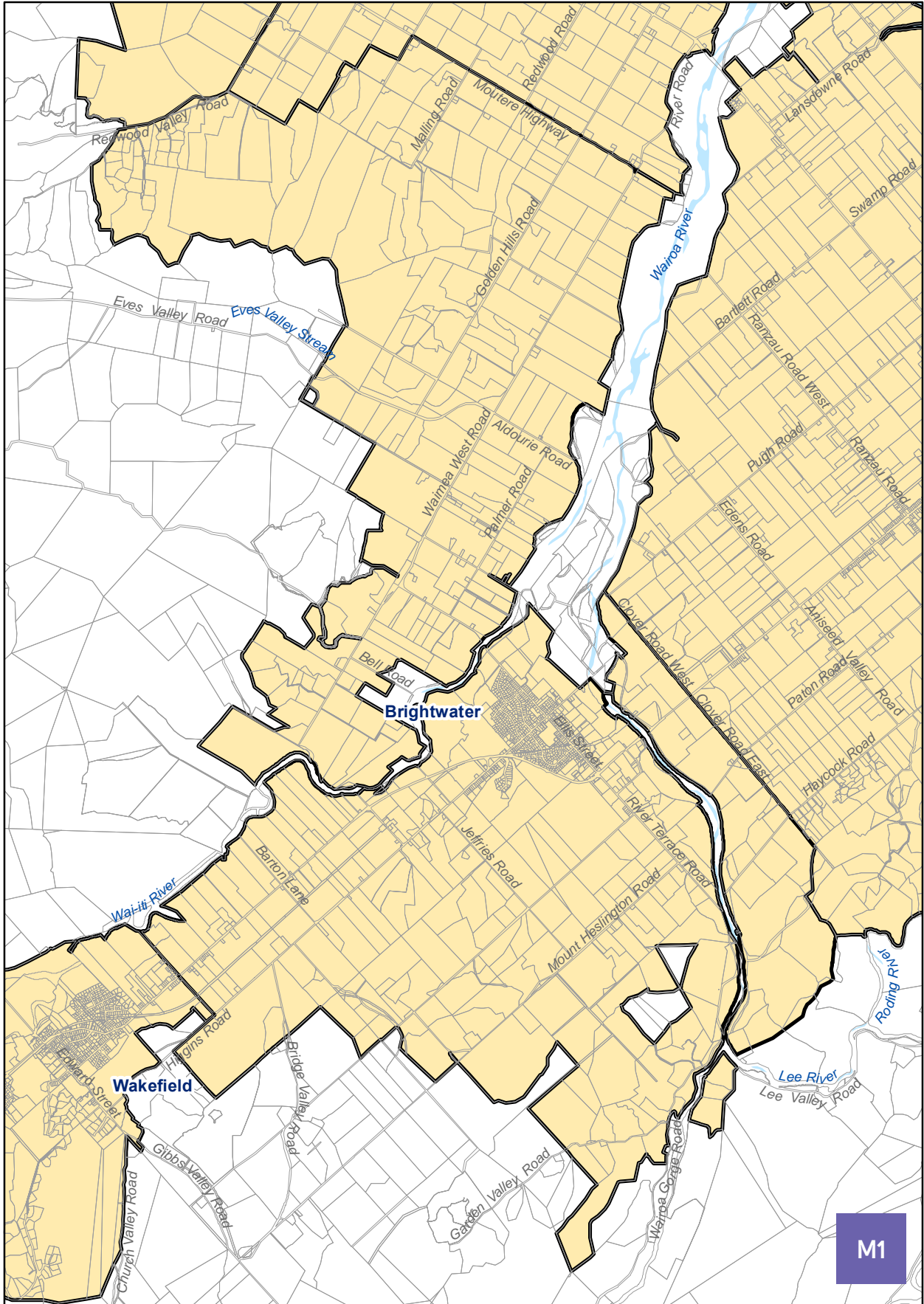
L2



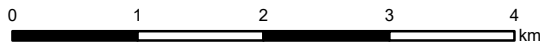
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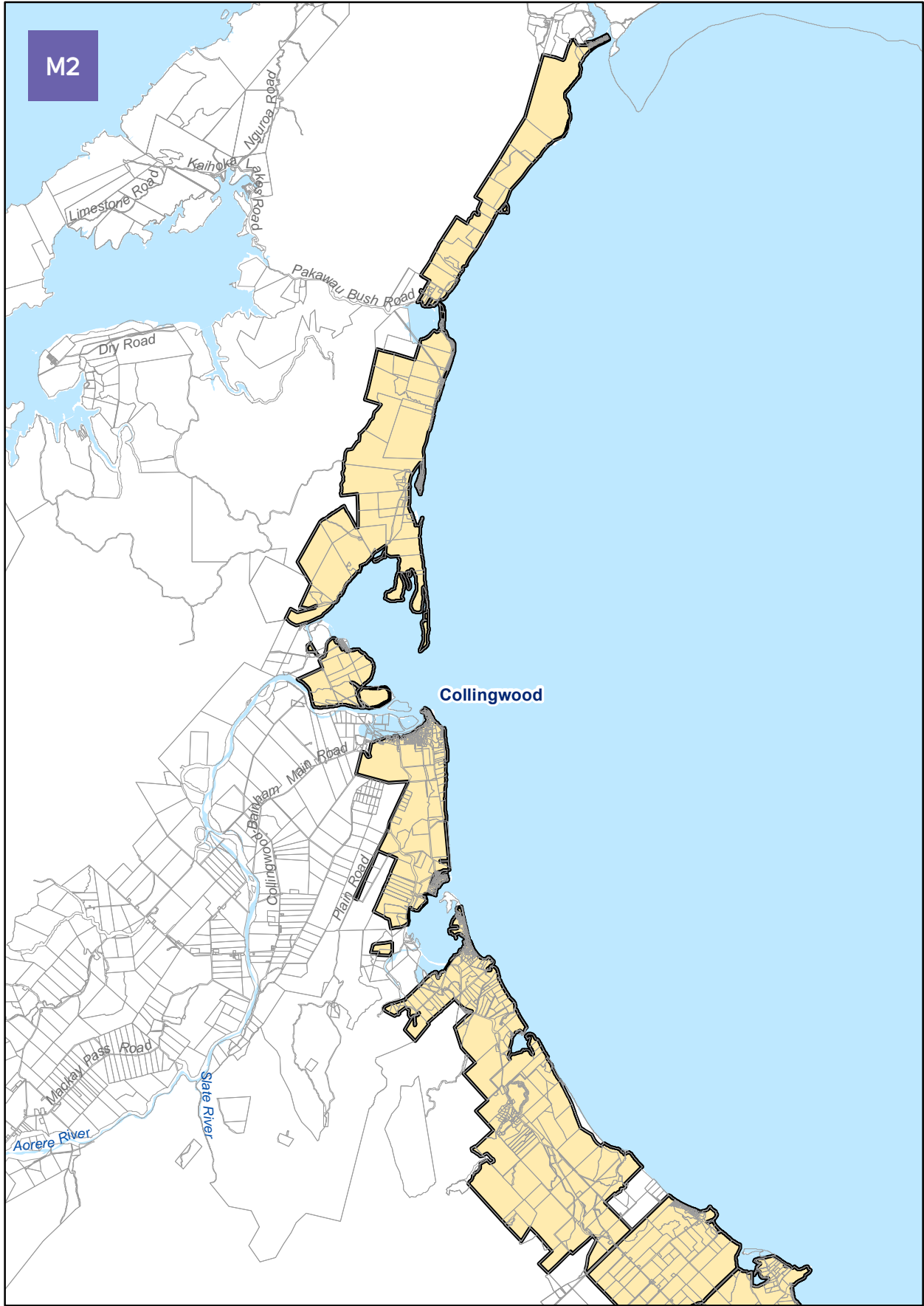




**Refuse - Recycling Rating Area  
Brightwater - Waimea**

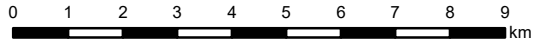


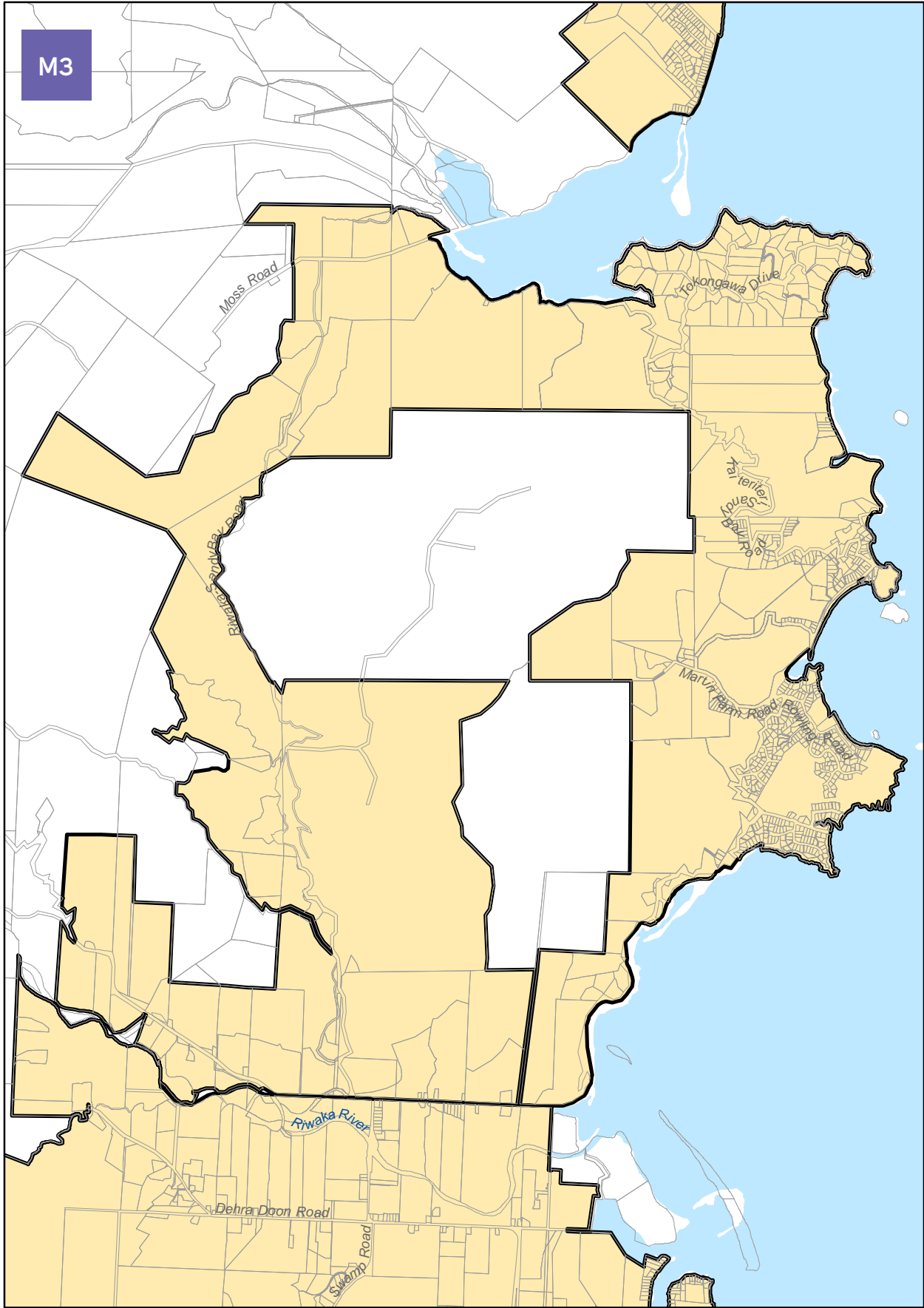
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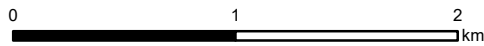
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Collingwood**



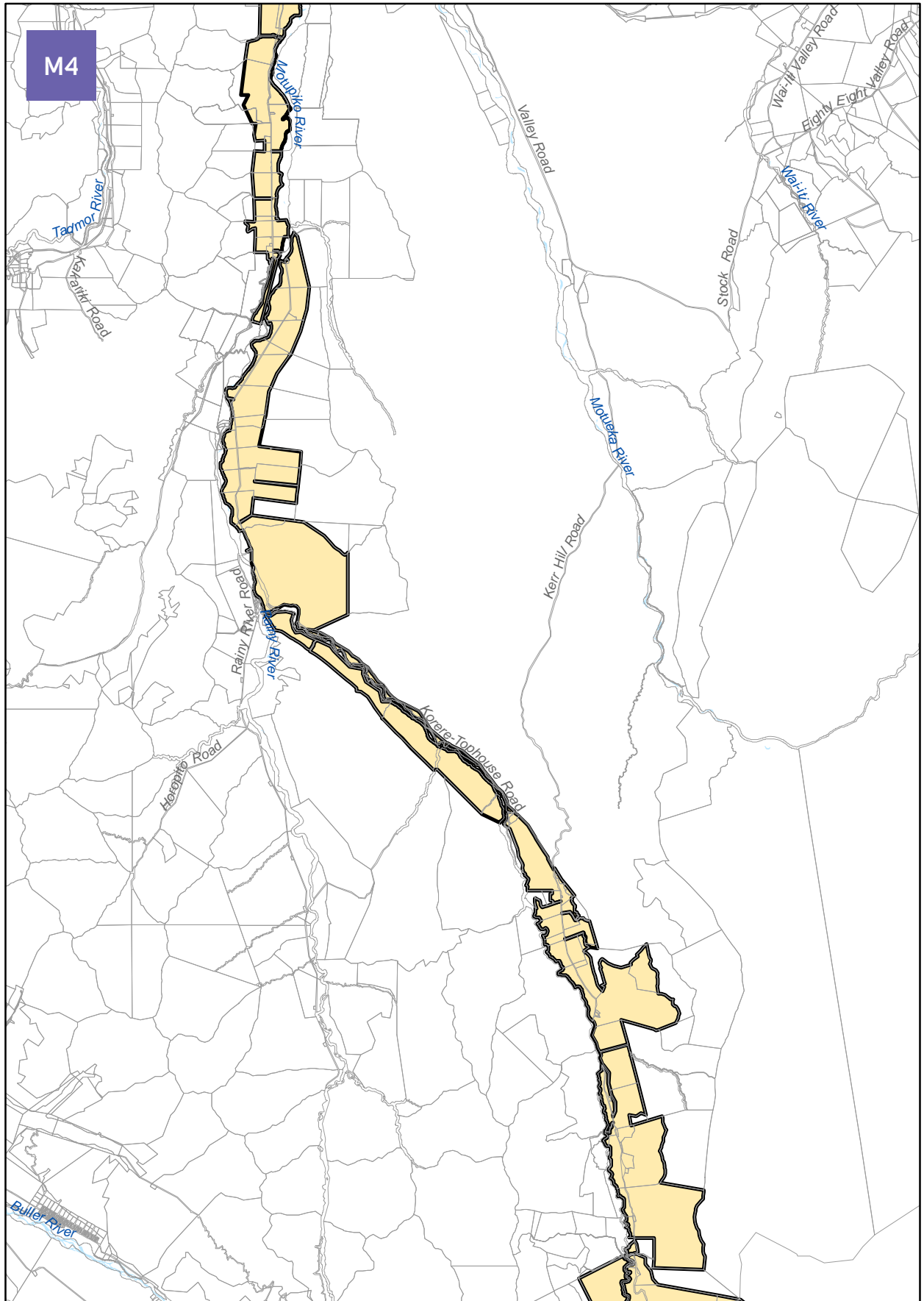


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**Refuse - Recycling Rating Area  
Kaiteriteri**

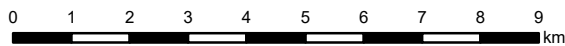


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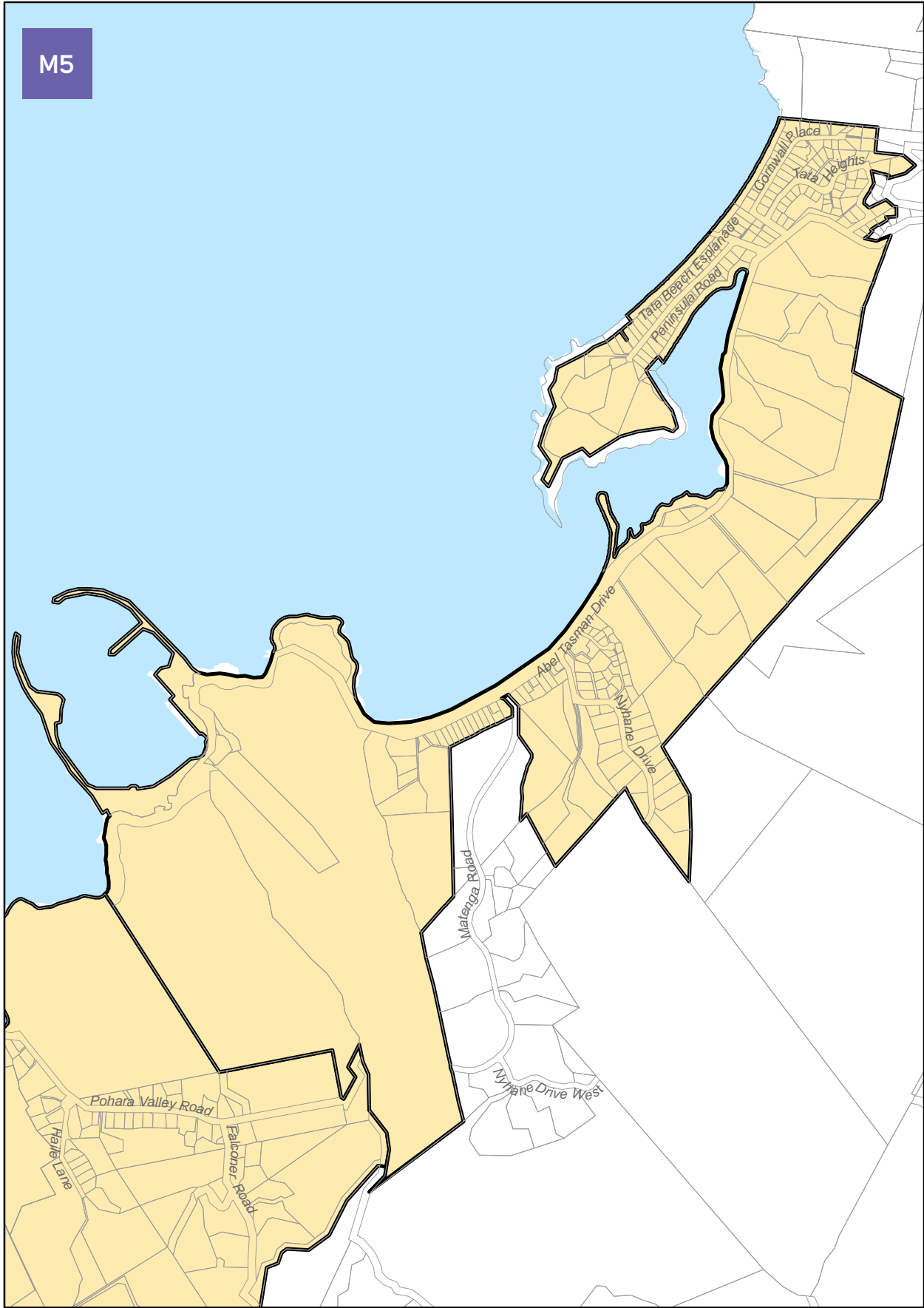


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**Refuse - Recycling Rating Area  
Korere Tophouse**



M5



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

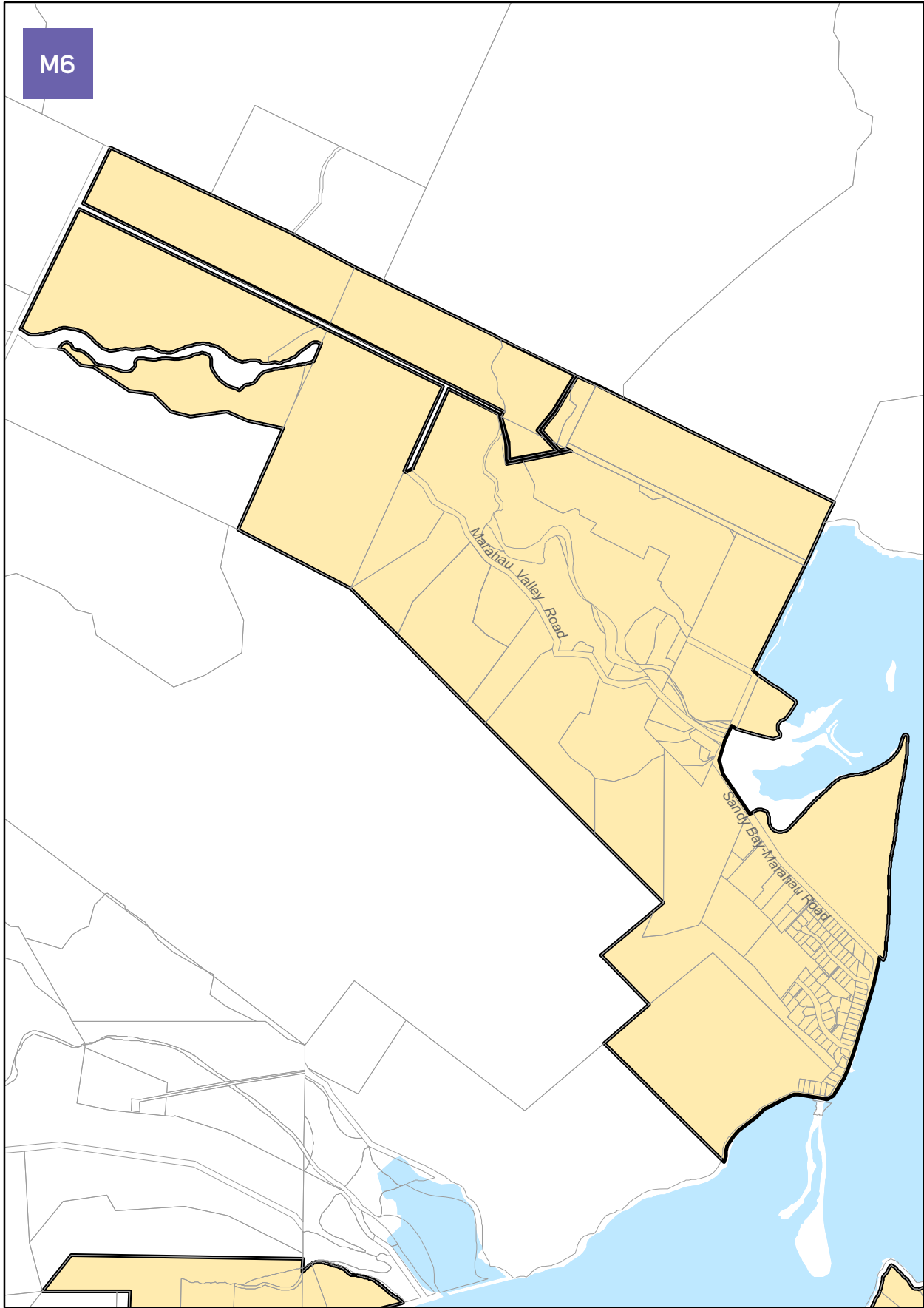


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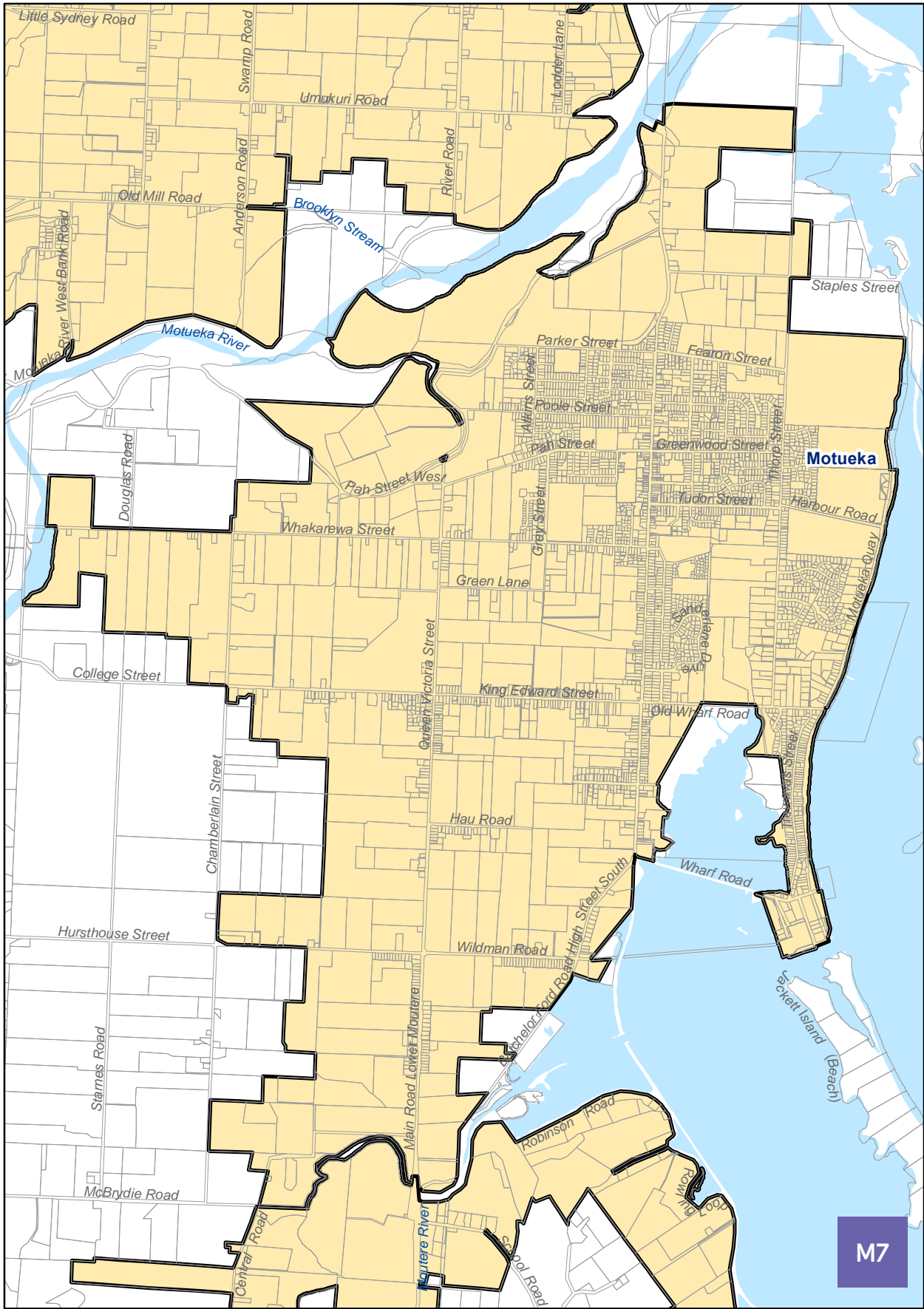
M6



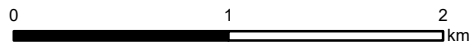
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Marahau**



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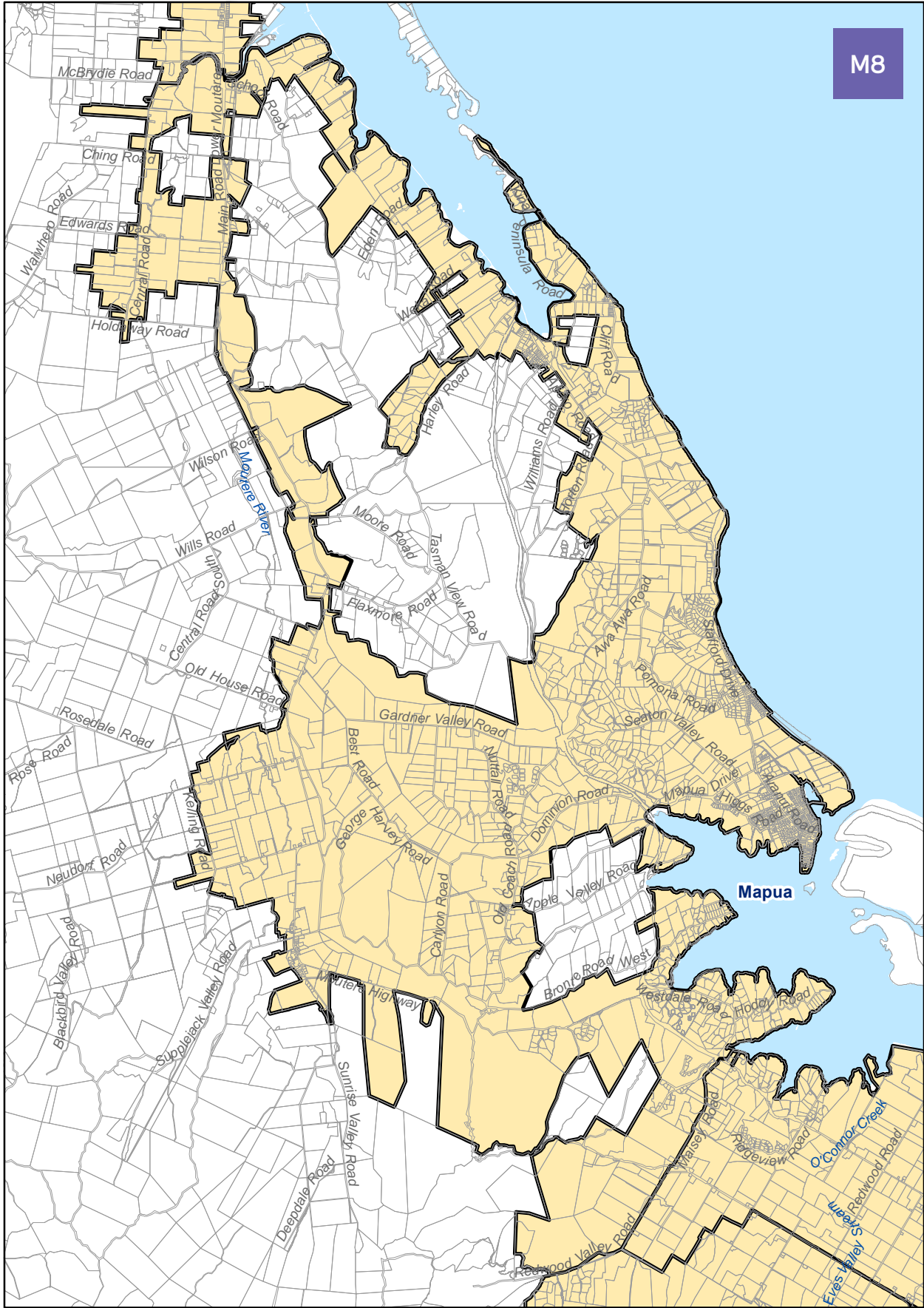


**Refuse - Recycling Rating Area  
Motueka**

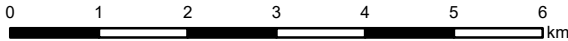


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M8

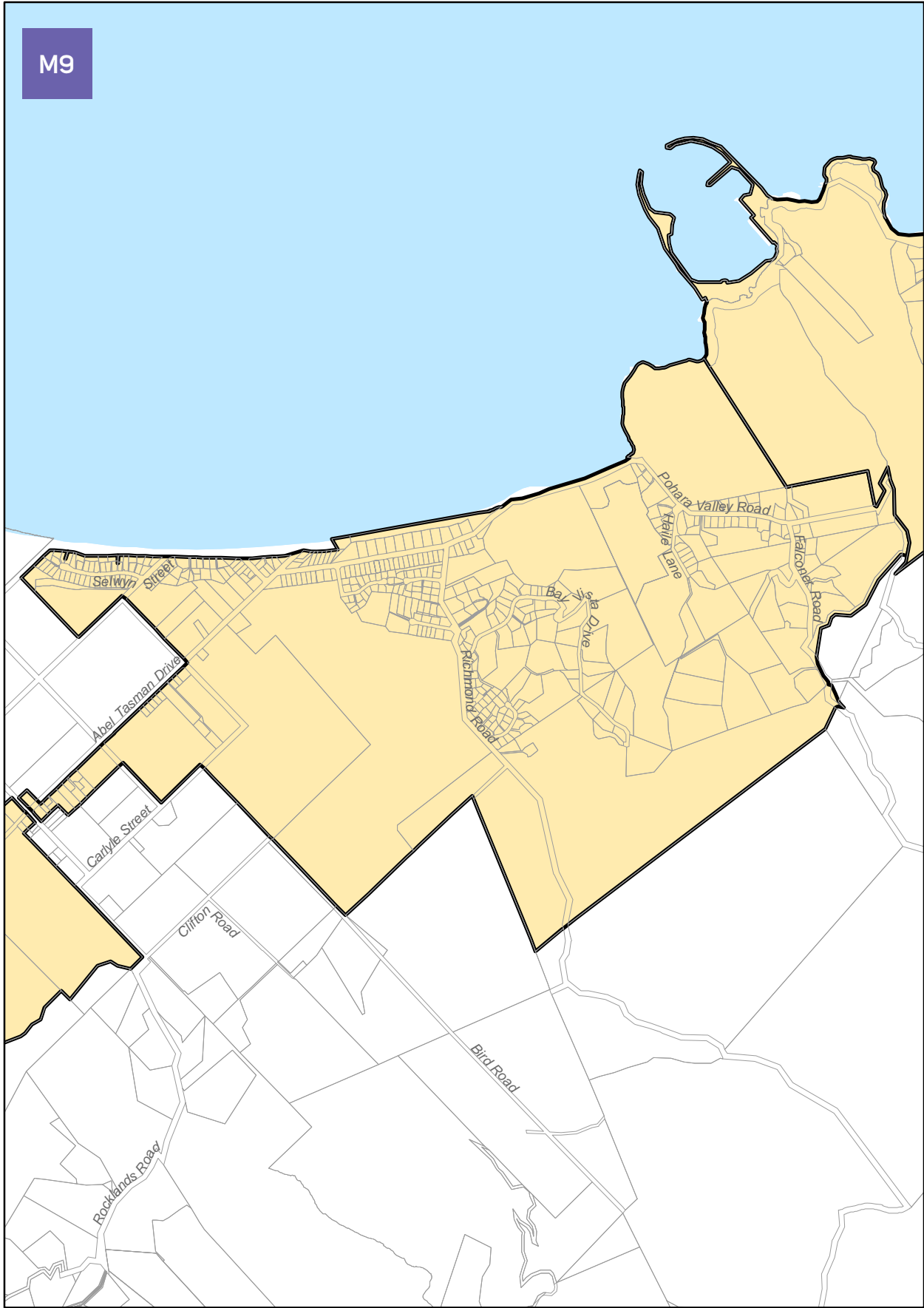


**Refuse - Recycling Rating Area**  
**Moutere**



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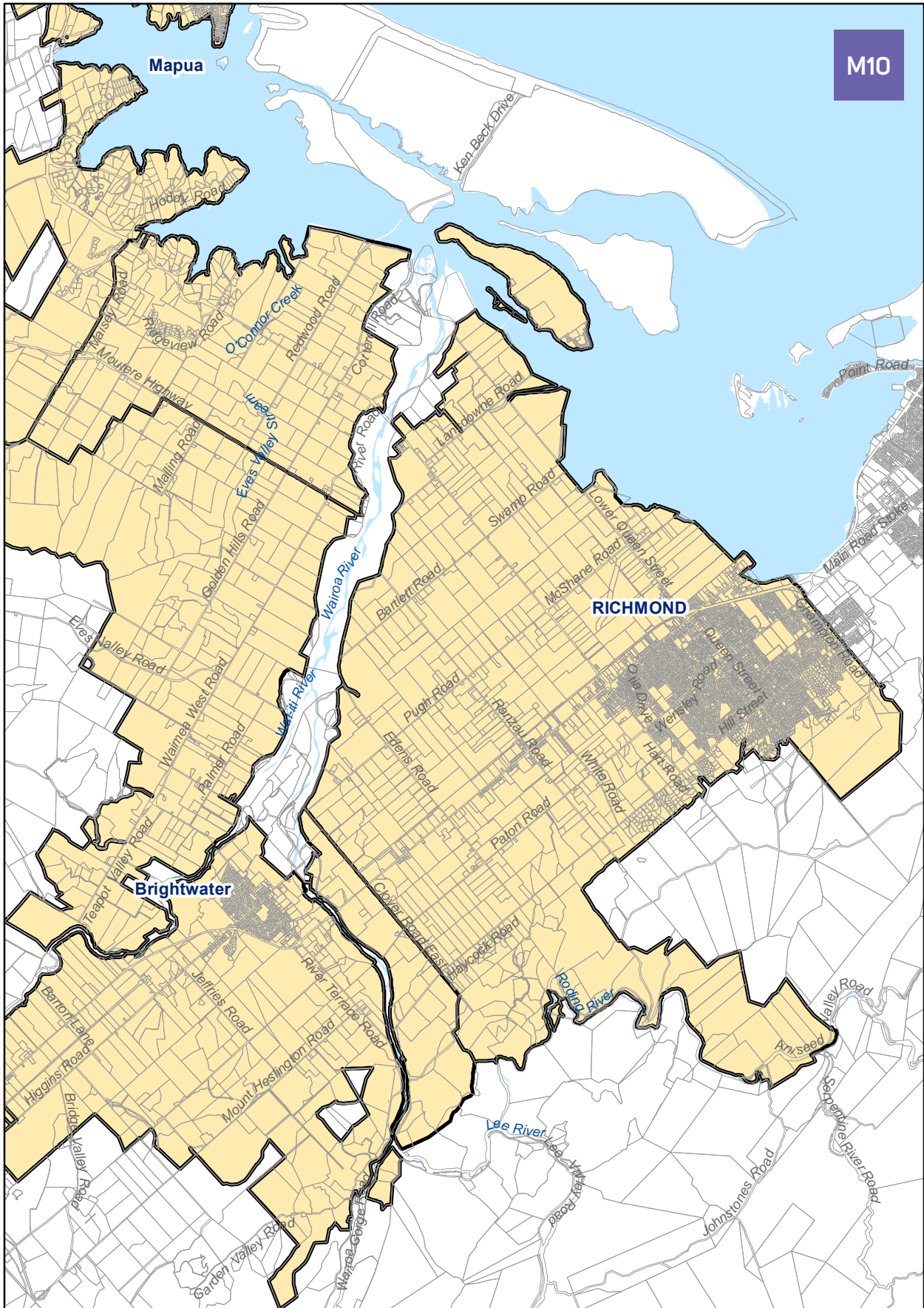
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**Refuse - Recycling Rating Area  
Pohara**

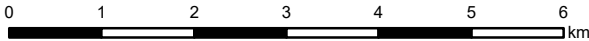


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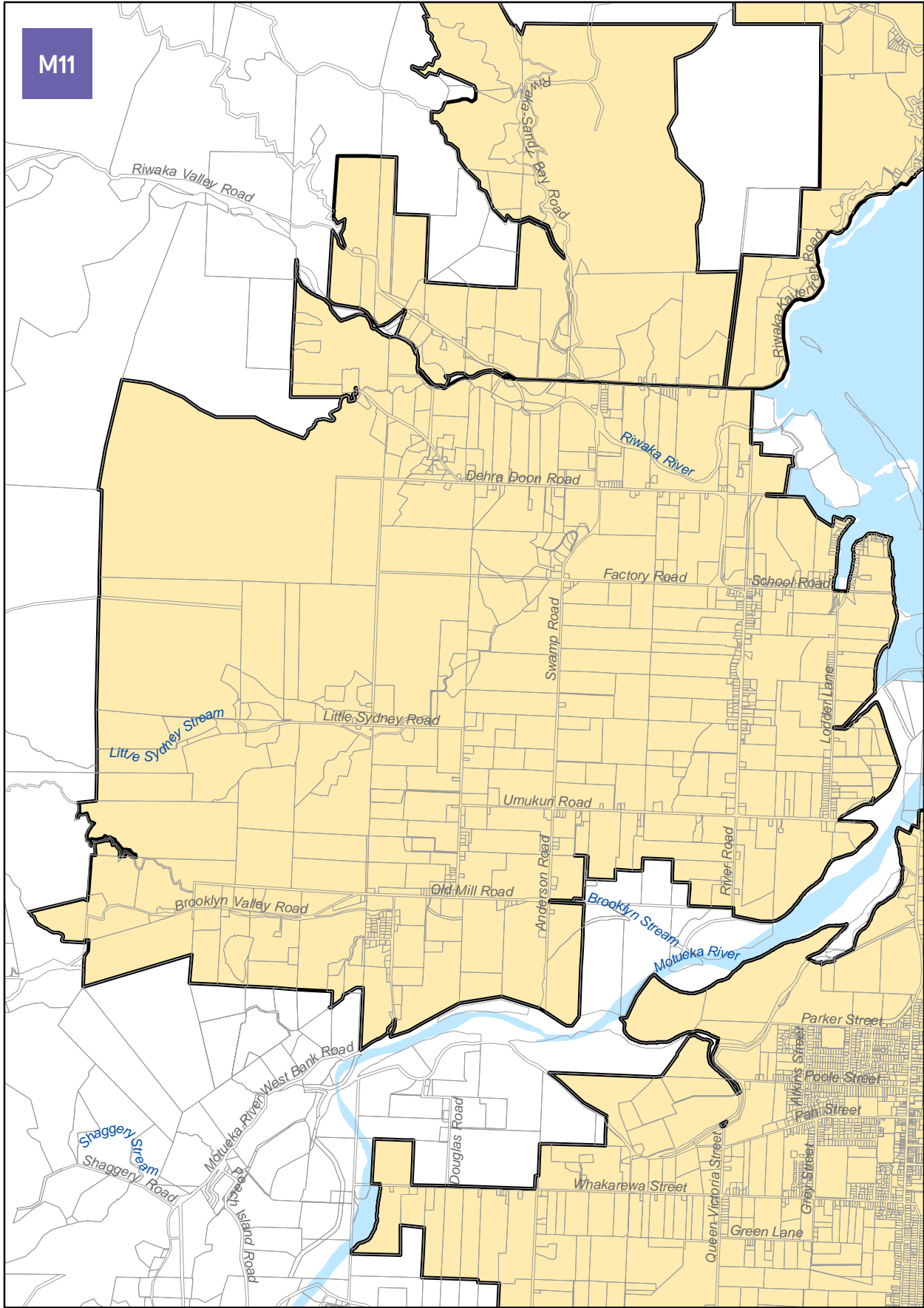
M10

**Refuse - Recycling Rating Area  
Richmond**

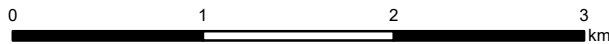


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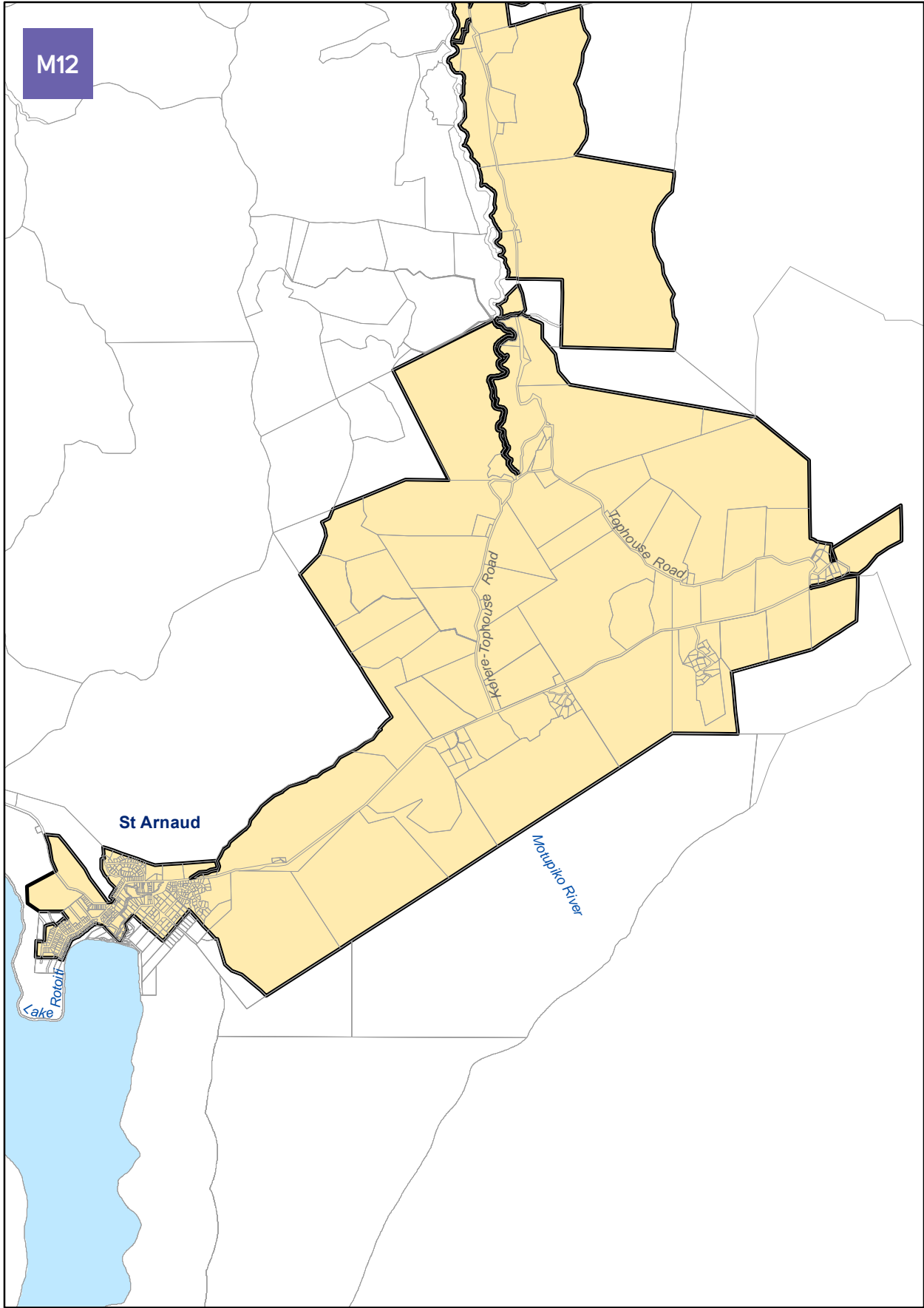
M11



Refuse - Recycling Rating Area  
Riwaka

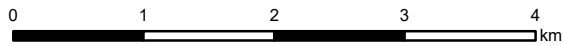


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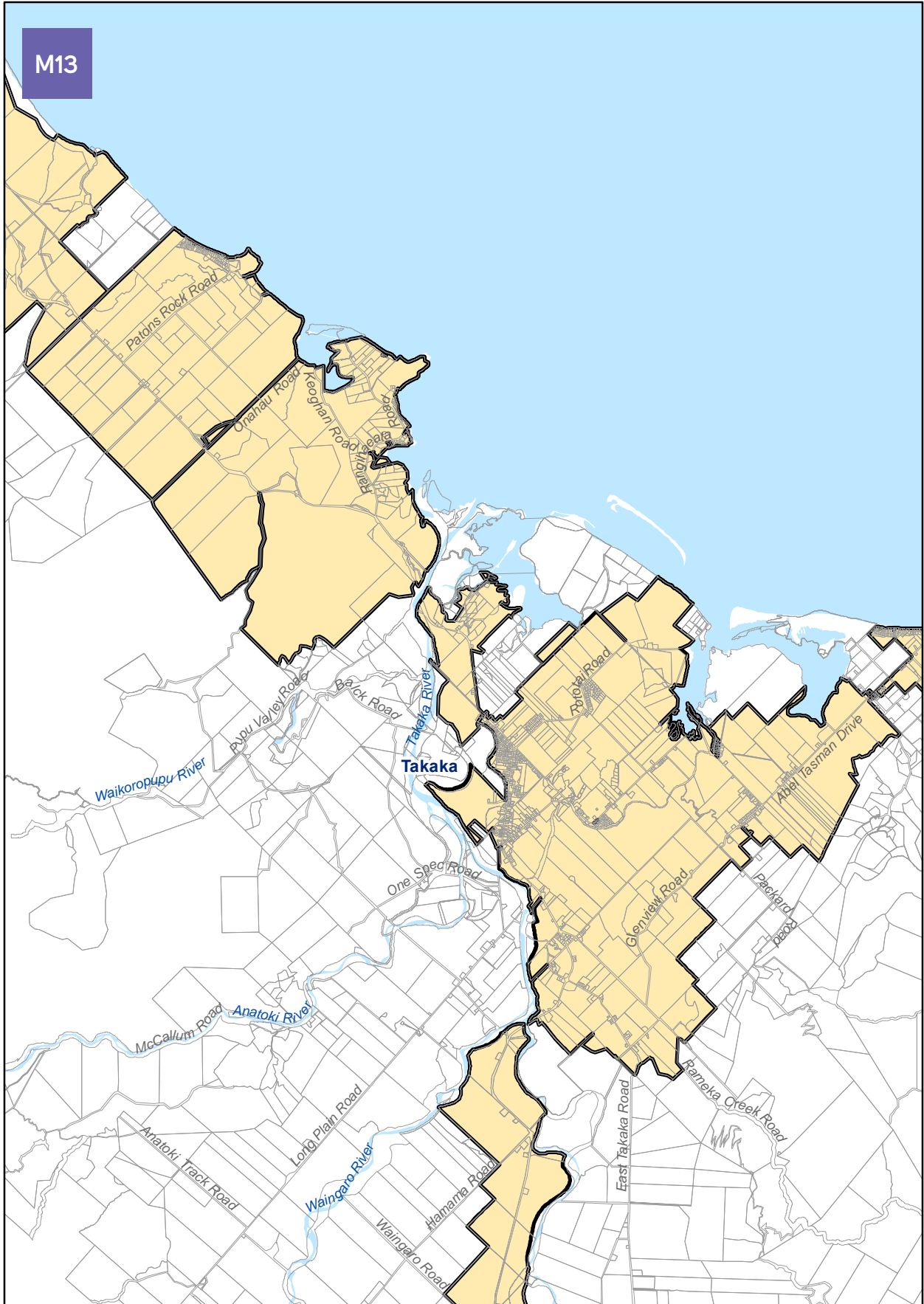


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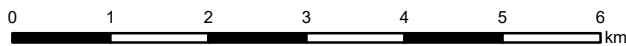
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St Arnaud**



M13



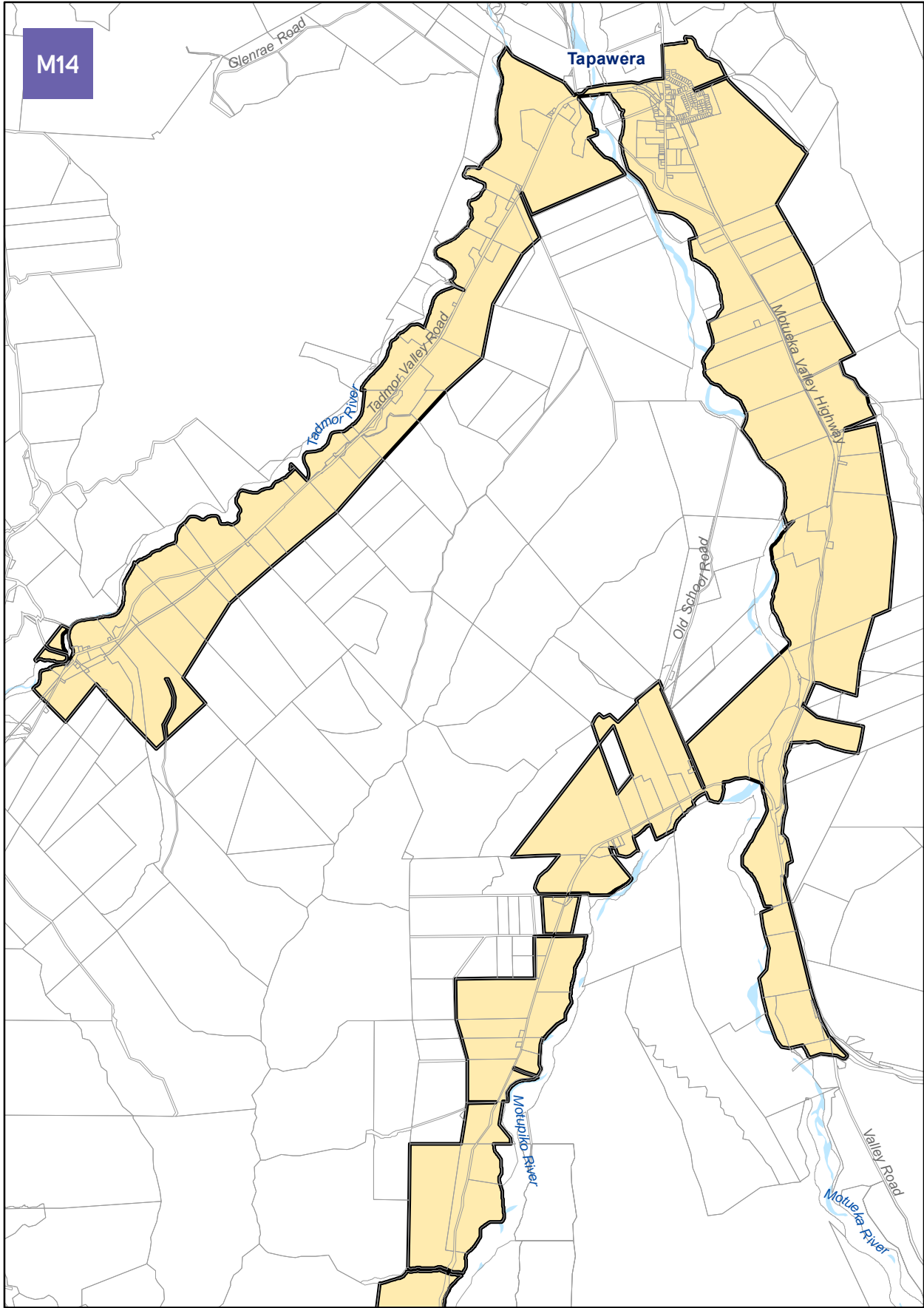
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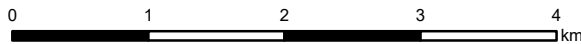
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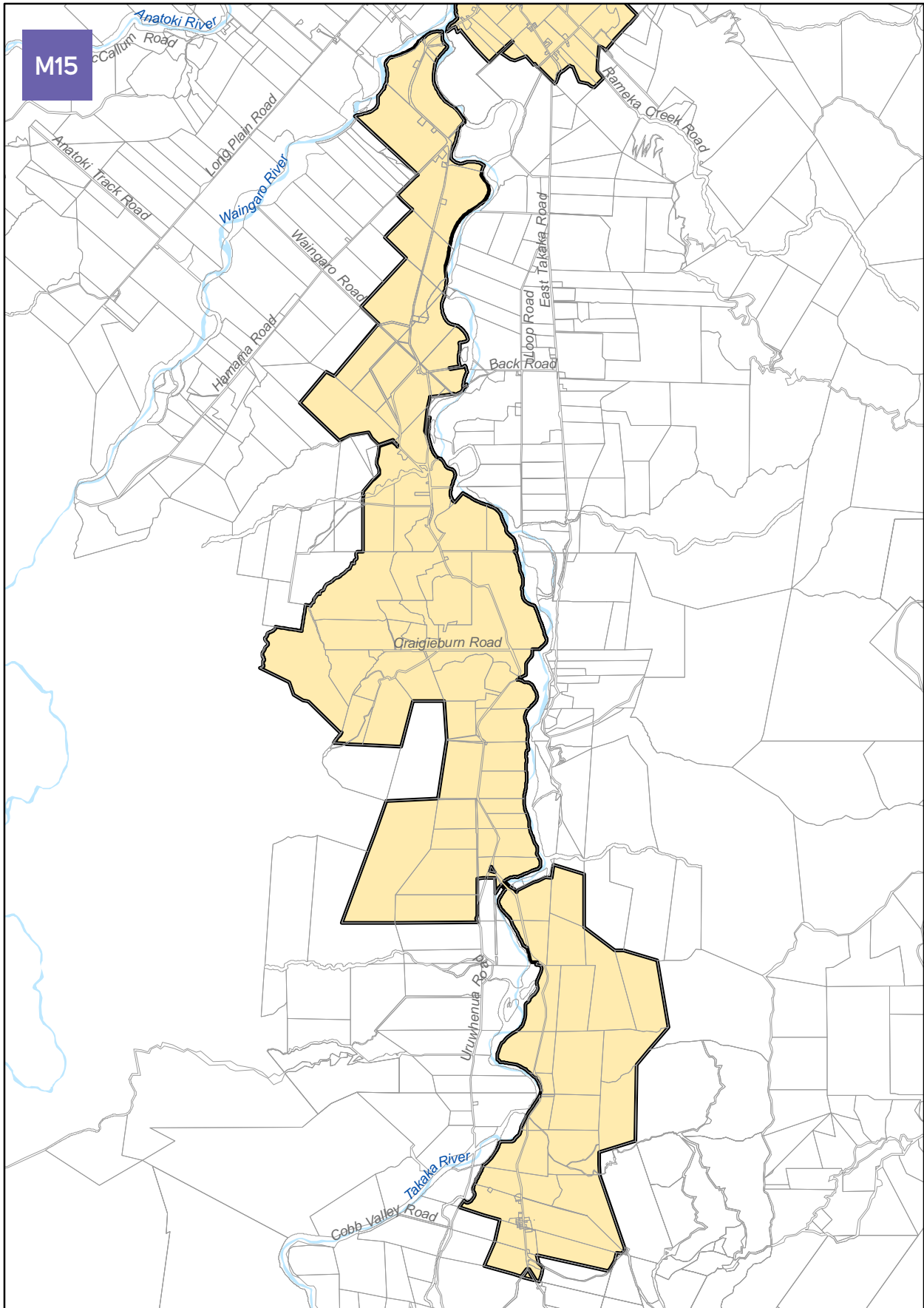




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**Refuse - Recycling Rating Area  
Tapawera**



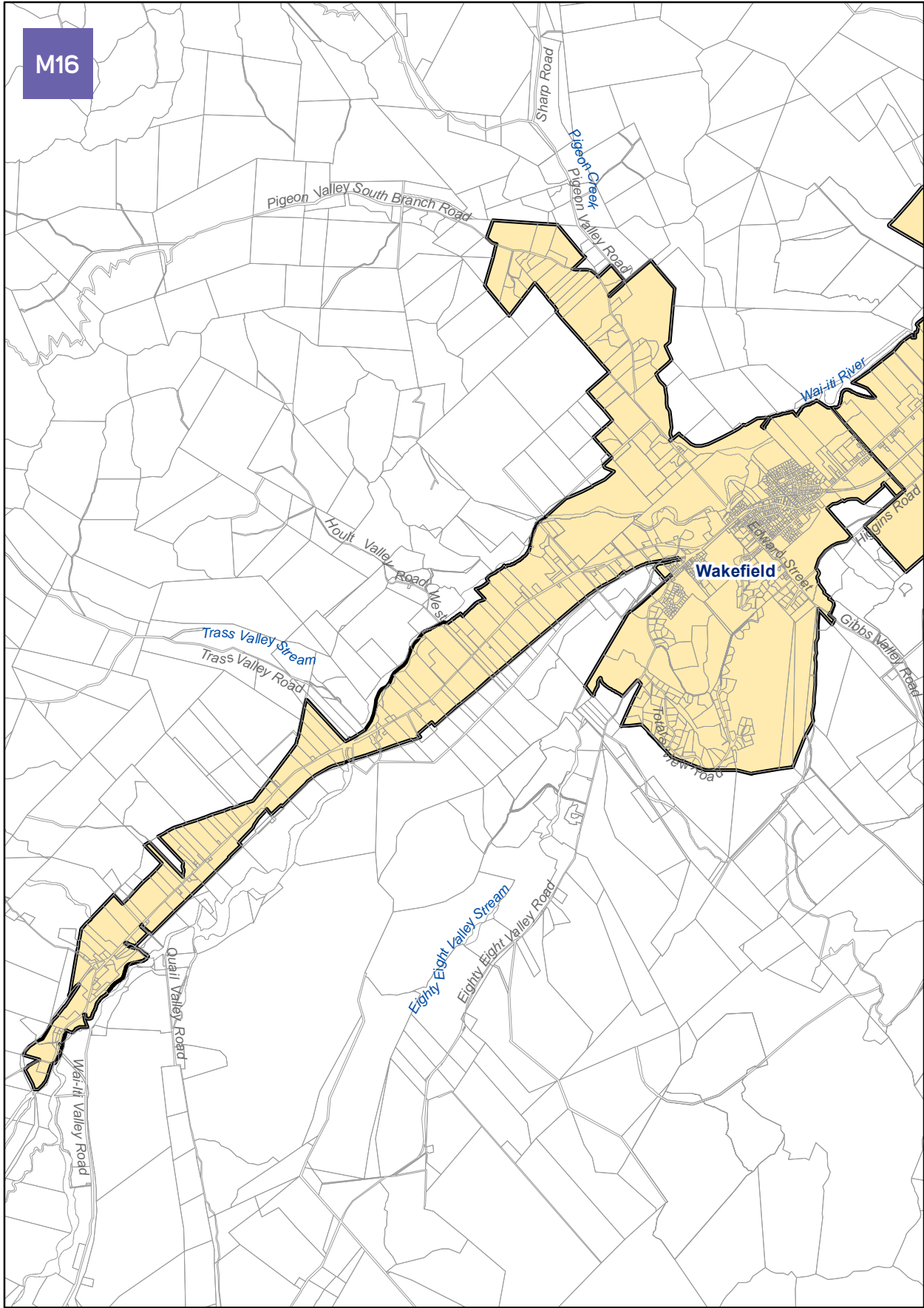


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Upper Takaka**

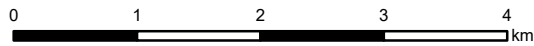


M16

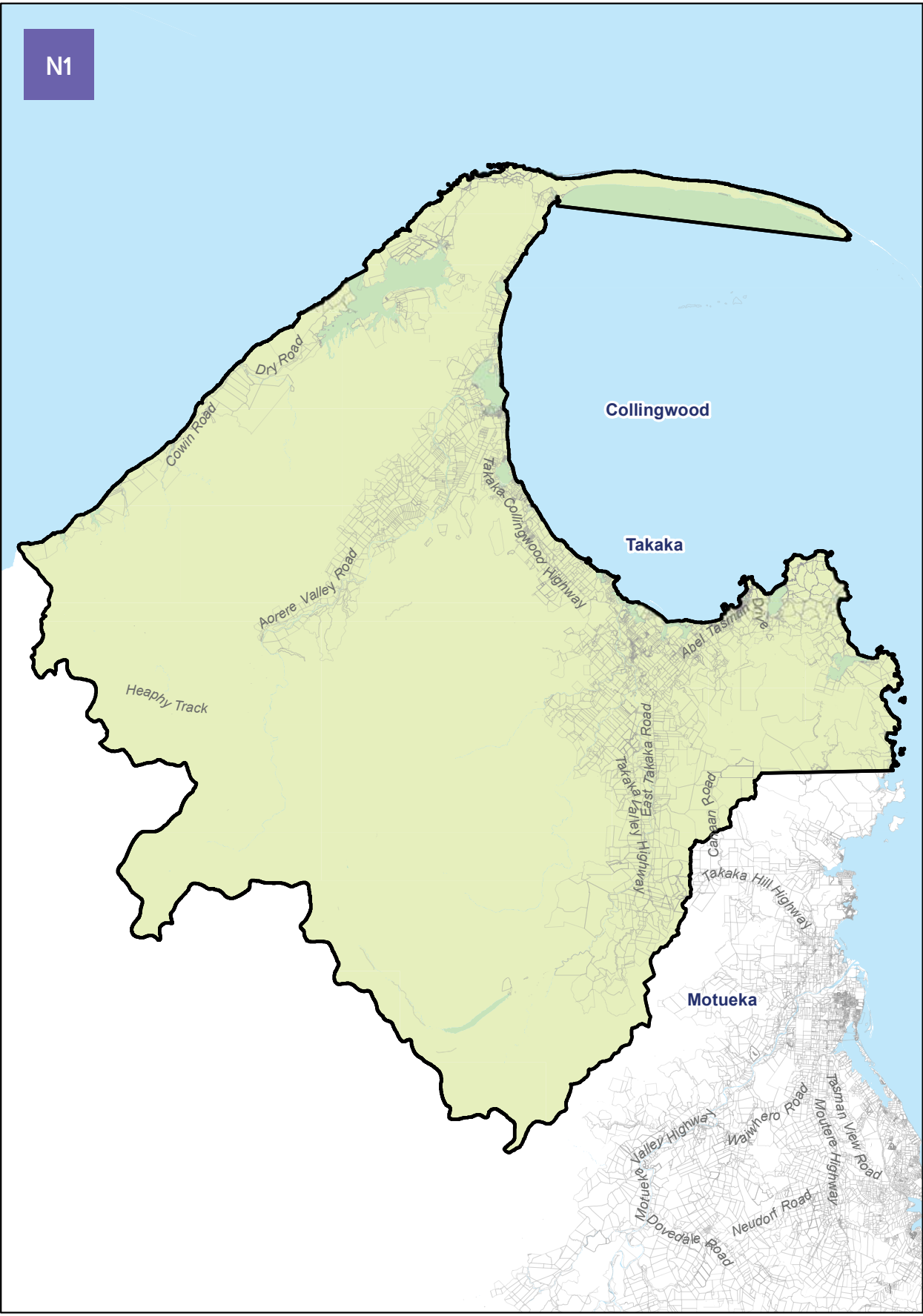


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### Refuse - Recycling Rating Area Wakefield

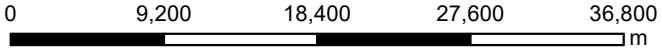


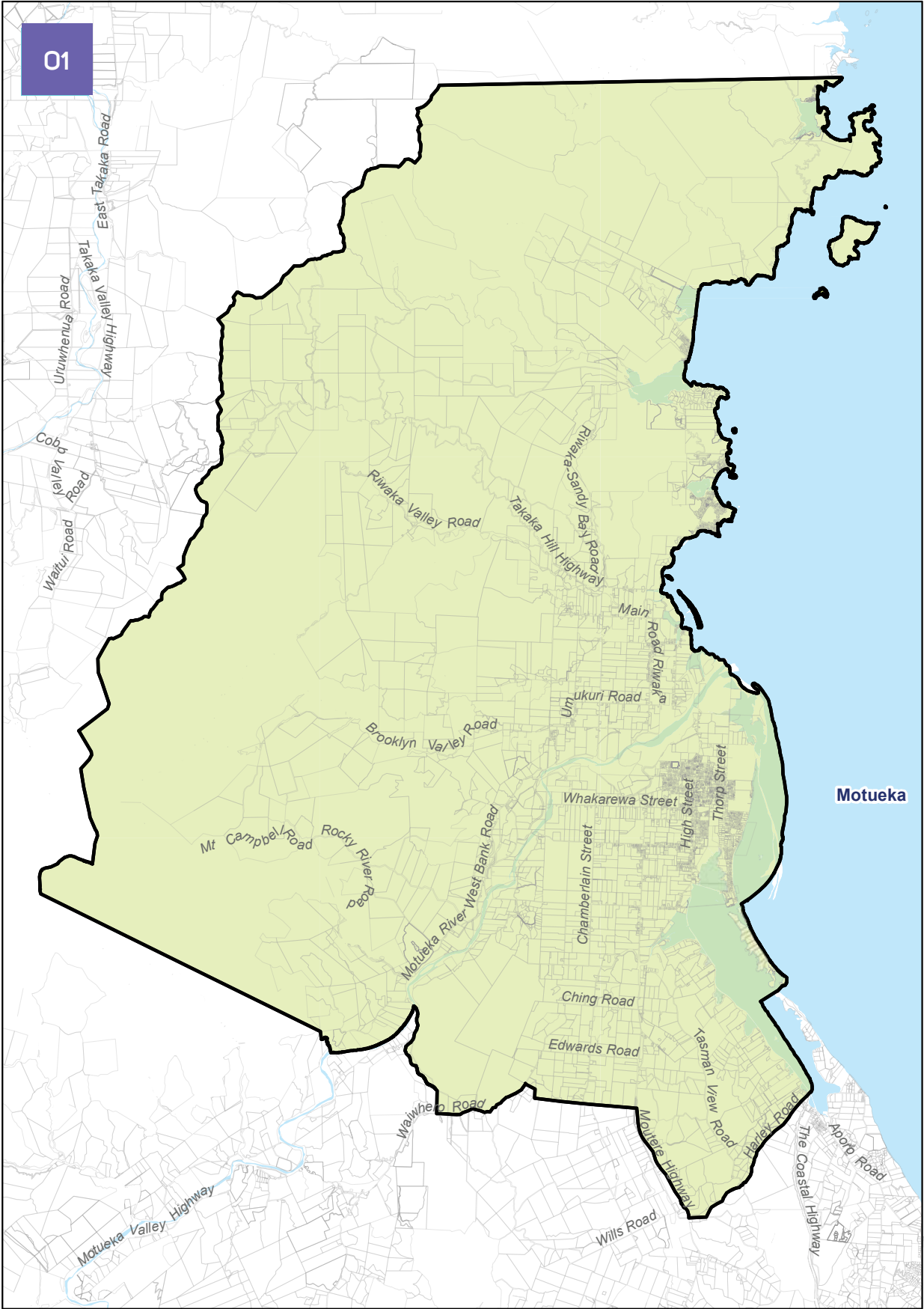
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### Golden Bay Community Board Rating Area

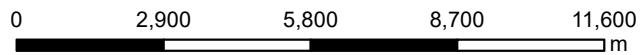




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**Motueka Community Board Rating Area**



1:130,000

