

For Tasman

**DRAFT
FUNDING
IMPACT
STATEMENT
(RATES)**



tasman
district council

DRAFT FUNDING IMPACT STATEMENT (RATES)

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 show the effect of all the rating proposals in the Consultation Document including those relating to the Waimea Community Dam. These figures support the calculations in the example rate models and are included to provide you with an indication of the level of rates 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 proposed to be set based on where the land is situated, other than district wide rates, have unique rating area maps which are included in this document. Rating units that fall fully or partially in the map area 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 DIVISIONS

Council will consider applications from ratepayers to apply rating divisions to a rating unit as per Section 27(5) of the Act only when the parts of a rating unit have different rateability treatment as per Part 1 or Part 2 of Schedule 1 of the Act or when one of the proposed parts may qualify for a rates remission under Council's Rates Remission Policy. If a rating division of a rating unit is approved, the Council's Policy is that each part of the rating unit will be separately valued by the Council's registered valuer.

RATING BASE INFORMATION

Clause 15A of Schedule 10 of the Local Government Act 2002 requires Council to disclose its projected number of rating units within the district over the period of the Long Term Plan.

RATING BASE INFORMATION	2017 – 18 ACTUAL	2018 – 19 PROJECTED	2019 – 20 PROJECTED	2020 – 21 PROJECTED	2021 – 22 PROJECTED	2022 – 23 PROJECTED
Rateable rating units	22,988	23,247	23,592	23,937	24,282	24,558
Non rateable rating units	1,318	1,318	1,318	1,318	1,318	1,318
Total rating units	24,306	24,565	24,910	25,255	25,600	25,876

RATING BASE INFORMATION (CONT.)	2023 – 24 PROJECTED	2024 – 25 PROJECTED	2025 – 26 PROJECTED	2026 – 27 PROJECTED	2027 – 28 PROJECTED
Rateable rating units	24,834	25,110	25,386	25,662	25,938
Non rateable rating units	1,318	1,318	1,318	1,318	1,318
Total rating units	26,152	26,428	26,704	26,980	27,256

STATISTICS	ESTIMATED FIGURES AT 1 JULY 2018		
	RATEABLE	NON RATEABLE	TOTAL RATING UNITS
Capital value*	\$17,009,082,845	\$814,569,375	\$17,823,652,220
Land value*	\$8,804,531,591	\$557,385,975	\$9,361,917,566
Rating units	23,247	1,318	24,565

*Note last general revaluation was in late 2017.

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 18% for 2018/19, which is below the maximum allowed level.

DESCRIPTION OF EACH RATE

GENERAL RATE

	DIFFERENTIAL CATEGORY
<p>GENERAL RATE</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 development, 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>UNIFORM ANNUAL GENERAL CHARGE (UAGC)</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>	
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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>1. STORMWATER RATE</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>	<p>Urban Drainage Area – Stormwater Differential</p>
<p><i>*Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.</i></p>	<p>Balance of the District – General Drainage Stormwater Differential</p>

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018 – 19 RATE (GST INC)	2018 – 19 TOTAL RATE (\$000, GST INC)
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Every rateable rating unit in the district		Rate in the \$ of Capital Value	0.2204 cents	37,480
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CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018 – 19 RATE (GST INC)	2018 – 19 TOTAL RATE (\$000, GST INC)
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Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$290.00	6,742
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CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018 – 19 RATE (GST INC)	2018 – 19 TOTAL RATE (\$000, GST INC)
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Every rateable rating unit in the District which has a land value				
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Where the land is situated being rateable rating units in the Stormwater Urban Drainage Rating Area	A1 – A15	Rate in the \$ of Capital Value	0.0594 cents	4,919
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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	0.0062 cents	517
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DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



2. WATER SUPPLY RATES

2.1 WATER SUPPLY RATES – URBAN WATER SUPPLY METERED CONNECTIONS AND RURAL WATER EXTENSIONS TO URBAN WATER SCHEMES (“THE CLUB”)

Ratepayers on the Urban Water Supply with a metered connection pay both the volumetric charge and the service charge. The portion of revenue allocated to the service charge for rates 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, and then deducting the portion recovered through charges.

Ratepayers on the Urban Water Supply with a water restrictor pay the Rural Water Extensions to Urban Water Schemes Rate.

2.1 (a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply and 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 Water Supply and 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 1m³ 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	2018 – 19 RATE (GST INC)	2018 – 19 TOTAL RATE (\$000, 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 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		Per m ³ of water supplied	\$2.14	4,424
Provision of a service being a connection to a metered water supply by rating units in the District, excluding those connected to the Motueka Water Supply, and excluding the industrial water supply users who have a commercial water supply agreement with the Council		Fixed amount \$ per connection (meter)	\$327.89	3,225
Provision of a service being a connection to a supply of water via a rural extension to urban schemes through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$624.39	738

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



2.2 WATER SUPPLY RATES – MOTUEKA WATER SUPPLY METERED CONNECTIONS

Ratepayers on the Motueka Water Supply with a metered connection pay both a volumetric water supply charge and a service charge. The portion of revenue allocated to the service charge is determined by taking 18% of the total revenue required for the Motueka Water Supply and the Motueka Firefighting Water Supply less the rates recovered by the Motueka Firefighting Water Supply rate. This is planned to escalate to 27% in 2019/20 and remain at 36% thereafter.

The existing Motueka Water Supply account will continue to operate separately to the Urban Water Supply – Club account. This means that the water charges for the existing connected Motueka water users will have a different cost structure. As renewals and capital upgrades are required, these will be reflected in the water supply charges.

2.2 (a) Water Supply – Motueka Water Supply Metered Connections: Volumetric Charge

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

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

2.2 (b) Water Supply – Motueka Water Supply Metered Connections: Service Charge

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

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:

<p><i>*Dovedale Differential A – includes the supply of water for up to and including the first 2m³ per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m³ per day. A differential of 1 per 1m³ per day will apply.</i></p> <p><i>For example, users with a 2m³ per day restrictor volume will be billed two of the Differential A charge.</i></p>	<p>Dovedale Differential A</p>
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<p><i>*Dovedale Differential B – includes the supply of water greater than 2m³ per day. This rate is charged based on the extent of provision of service based using the size of restrictor volume, with a base of 1m³ per day. A differential of 0.77 per 1m³ per day will apply.</i></p> <p><i>For example, users with a 3m³ per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.</i></p>	<p>Dovedale Differential B</p>
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DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Provision of service being the supply of metered water to rating units connected to the Motueka Water Supply		Per m ³ of water supplied	\$2.21	514
Provision of service being a connection to the Motueka Water Supply		Fixed amount \$ per connection (meter)	\$45.05	58
Provision of a service being a connection to the Dovedale Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume).	\$665.49	337
		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume).	\$512.43	224

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



DIFFERENTIAL CATEGORY

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.)

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.)

DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Provision of a service being a connection to the Redwood Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$392.45	414
Provision of a service being a connection to the Eighty Eight Valley Rural Water Supply through a lowflow restricted water connection		Extent of provision of service: 1m ³ /day (based on size of water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$218.54	105
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	\$244.42	38
Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the \$ of Land Value	0.042 cents	8
Provision of a service being a connection to the Hamama Rural Water Supply		Extent of provision of service: Fixed amount \$ per connected rating unit	\$214.77	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

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)



2.4 WATER SUPPLY FIREFIGHTING

2.4 (a) Water Supply: Motueka Firefighting

(Funding the Motueka Township firefighting water supply.)

2.4 (b) Water Supply: Takaka Firefighting – Capital

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

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

Takaka CBD
Differential

Takaka Residential
Differential

Takaka Balance of
Golden Bay Ward
Differential

2.4 (c) Water Supply: Takaka Firefighting – Operating

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

2.5 WATER SUPPLY – DAMS

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

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

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	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Where the land is situated being rating units in the Motueka Firefighting Water Supply Rating Area	C1	Fixed amount \$ per Rating Unit	\$16.38	55
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	0.0963 cents	53
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	25
Where land is situated and the provision of service and the activities controlled under the Tasman Resource Management Plan under the Resource Management Act 1991. This rate will apply to those rating units in the Wai-iti Dam Rating Area that are permit holders under the Resource Management Act 1991 because they are able to use the amount of augmented water as permitted by their resource consent and apply it to the land in accordance with the amount and rate specified in the resource consent	E1	Extent of provision of service: charged at \$ per hectare as authorised by water permits granted under the Resource Management Act 1991	\$355.30	316

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

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

DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Provision 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 with a minimum of one pan being charged per connected rating unit		Uniform charge in the \$ for each toilet or urinal (pan)	\$689.94	9,441
		Uniform charge in the \$ for each toilet or urinal (pan)	\$517.45	1,552
		Uniform charge in the \$ for each toilet or urinal (pan)	\$344.97	619
Every rateable rating unit in the district				
Where the land is situated being rateable rating units in the River Rating Area X	F1, F2	Rate in the \$ of Land Value	0.0910 cents	769
Where the land is situated being rateable rating units in the River Rating Area Y	F1, F2	Rate in the \$ of Land Value	0.0910 cents	646
Where the land is situated being rateable rating units in the River Rating Area Z	F2	Rate in the \$ of Land Value	0.0195 cents	1,415

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
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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.

Motueka Business
Area A Differential

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	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Where the land is situated being rateable rating units in the Motueka Business Rating Area A and B and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential – public communal/ multi use, Lifestyle – multi-use, Transport, Utility services – communications, Community services – Medical and allied, and Recreational	G1,G2			
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area A	G1,G2	Rate in the \$ of Capital Value	0.0442 cents	41
This will apply to properties with land use categories as listed above for rateable rating units in Motueka Business Rating Area B	G1	Rate in the \$ of Capital Value	0.0276 cents	21
Where the land is situated being rateable rating units in the Richmond Business Rating Area and the use to which the land is put. The land usage categories as set out in the Rating Valuations Rules 2008 for actual property use that will be charged for this rate include: Commercial, Industrial, Multi use commercial/ industrial, Residential – public communal/ multi use, Lifestyle – multi-use, Transport, Utility services – communications, Community services – Medical and allied, and Recreational	H1	Rate in the \$ of Capital Value	0.0442 cents	125

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
<p>7. RUBY BAY STOPBANK RATE</p> <p>(Funding the costs of Coastal Structure activities – the capital costs of the Ruby Bay Stop Bank.)</p>	
<p>8. MAPUA STOPBANK RATE</p> <p>(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 and Mapua Stop Banks and coastal studies.)</p>	
<p>9. MOTUEKA FLOOD CONTROL RATE</p> <p>(Funding Flood Protection and River Control Works – the costs of the Motueka Flood Control Project, including project investigation design and feasibility study.)</p> <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>	<p>Motueka Flood Control Area A Differential</p> <p>Motueka Flood Control Area B Differential</p>
<p>10. TORRENT BAY REPLENISHMENT RATE</p> <p>(Funding the costs of Coastal Structure Activities – reinstating and maintaining the beach at Torrent Bay.)</p> <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>	<p>Torrent Bay Area A Differential</p> <p>Torrent Bay Area B Differential</p>
<p>11. DISTRICT FACILITIES RATE</p> <p>(Funding Community Development 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.)</p>	

DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018 – 19 RATE (GST INC)	2018 – 19 TOTAL RATE (\$000, GST INC)
Where the land is situated being rateable rating units in the Ruby Bay Stopbank Rating Area	L1	Fixed amount \$ per Rating Unit	\$1,072.38	11
Where the land is situated being rateable rating units in the Mapua Stopbank Rating Area	J1	Fixed amount \$ per Rating Unit	\$62.79	72
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	0.0085 cents	45
Where the land is situated being rateable rating units in the Motueka Flood Control Rating Area B	K2	Rate in the \$ of Capital Value	0.0011 cents	33
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	\$935.47	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	\$48.83	1,135

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
12. SHARED FACILITIES RATE	
(Funding Community Development activities including part of the costs of capital funding for new, large, community, recreational, sporting or cultural regional projects which have met defined criteria, and will provide benefit to the residents of Tasman District and Nelson City.)	
13. FACILITIES OPERATIONS RATE	
(Funding Community Development activities including the operating costs of various community facilities within the District.)	
14. MUSEUMS FACILITIES RATE	
(Funding Community Development museum activities including contributing to the capital and operating costs of the Regional Museum, and the Council's District museums.)	
15. REFUSE/RECYCLING RATE	
(Funding Solid Waste activities including kerbside recycling, rubbish collection and other waste related activities.)	
16. MAPUA REHABILITATION RATE	
(Funding costs of Environmental Management activities – interest and loans and holding costs associated with the former Fruit Grower Chemical Company site.)	
17. GOLDEN BAY COMMUNITY BOARD RATE	
(Funding Governance activities – the costs of the Golden Bay Community Board and specific projects that the Board wishes to undertake in the Golden Bay Ward.)	
18. MOTUEKA COMMUNITY BOARD RATE	
(Funding Governance activities – the costs of the Motueka Community Board and specific projects that the Board wishes to undertake in the Motueka Ward.)	

DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, GST INC)
Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$70.70	1,644
Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$52.95	1,231
Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$61.90	1,439
Where the land is situated being rating units in the Refuse/Recycling Rating Area	M1 – M16	Fixed amount \$ per Rating Unit	\$118.02	2,314
Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$6.50	151
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	\$19.08	64
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	\$17.82	101

DESCRIPTION OF EACH RATE (CONT.)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
19. WARM TASMAN RATE	
(Funding the costs of Environmental Management activities – the Warm Tasman Scheme.)	
<i>The rate will commence in the first rating year after the application is finalised.</i>	
<p><i>The Council proposes to utilise two targeted rates to fund the Council's rates contribution for environmental and community benefits associated with the Waimea Community Dam. The District-wide rate is set to fund 70% of the environmental and community benefit cost to be funded through rates. In addition those rating units within the Zone of Benefit (ZOB) will fund the remaining 30% of the revenue because properties with a closer proximity to the water supplied by the dam will have a greater benefit than those farther away.</i></p>	
20. WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS DISTRICTWIDE RATE	
(Funding the costs of the water supply activity – Council's contribution for the environmental and community benefits associated with the Waimea Community Dam.)	
21. WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	
(Funding the costs of the water supply activity – Council's contribution for the environmental and community benefits associated with the Waimea Community Dam.)	
TOTAL INCLUDING GST	
TOTAL EXCLUDING GST	
Plus: Rates penalties	
TOTAL RATES INCLUDING RATES PENALTIES INCLUDING GST	
TOTAL RATES INCLUDING RATES PENALTIES EXCLUDING GST	

DESCRIPTION OF EACH RATE (CONT.)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2018-19 RATE (GST INC)	2018-19 TOTAL RATE (\$000, 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	\$0.1585	52
Every rateable rating unit in the district		Fixed amount \$ per Rating Unit	\$14.59	339
Where the land is situated being rateable rating units in the Waimea Community Dam Zone of Benefit Rating Area	P1	Rate in the \$ of Capital Value	0.0021 cents	146
				83,699
				72,782
				368
				84,067
				73,150

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 are due and payable to the Tasman District Council. The 2018/2019 rates instalments due dates are:

INSTALMENT 1	20 AUG 2018
INSTALMENT 2	20 NOV 2018
INSTALMENT 3	20 FEB 2019
INSTALMENT 4	20 MAY 2019

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 2018/2019 due dates are as follows:

METERS READ IN JUNE: 20 JUL 2018

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

METERS READ IN JULY: 20 AUG 2018

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

METERS READ IN AUGUST: 20 SEP 2018

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

METERS READ IN SEPTEMBER: 23 OCT 2018

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

METERS READ IN OCTOBER: 20 NOV 2018

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

METERS READ IN NOVEMBER: 20 DEC 2018

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

METERS READ IN DECEMBER: 21 JAN 2019

(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 2019

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

METERS READ IN FEBRUARY: 20 MAR 2019

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

METERS READ IN MARCH: 23 APR 2019

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

METERS READ IN APRIL: 20 MAY 2019

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

METERS READ IN MAY: 20 JUN 2019

(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:

INSTALMENT 1	21 AUG 2018
INSTALMENT 2	21 NOV 2018
INSTALMENT 3	21 FEB 2019
INSTALMENT 4	21 MAY 2019

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: 23 JUL 2018

METERS READ IN JULY: 21 AUG 2018

METERS READ IN AUGUST: 21 SEP 2018

METERS READ IN SEPTEMBER: 24 OCT 2018

METERS READ IN OCTOBER: 21 NOV 2018

METERS READ IN NOVEMBER: 21 DEC 2018

METERS READ IN DECEMBER: 22 JAN 2019

METERS READ IN JANUARY: 21 FEB 2019

METERS READ IN FEBRUARY: 21 MAR 2019

METERS READ IN MARCH: 24 APR 2019

METERS READ IN APRIL: 21 MAY 2019

METERS READ IN MAY: 21 JUN 2019

On 9 July 2018, a further penalty of five percent (5%) will be added to rates (including previously applied penalties) that remain unpaid from previous years on 5 July 2018. On 11 January 2019, 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 9 January 2019.

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 proposed 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.

The District's Last triennial revaluation was carried out by Quotable Value Limited as at 1 September 2017. The new values apply from the 2018 – 2019 rating year. The capital value of the district increased by 22% and the land value of the district increased by 20%

The revaluation does not increase or decrease the Council's total rating income but it does affect how rates are allocated. If the Council's rates income charged on rateable value was a pie, a ratepayer's slice might get bigger if their property value has increased by more than the average.

The following tables will present what the rate increase would have been on the example properties, before the effects of the triennial revaluation are taken into account.

	CAPITAL VALUE (PRE 2017 REVALUATION)	2017/18 ACTUAL RATES	2018/19 RATES IF 2017 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2017/18
Residential – Takaka	\$270,000	\$2,495	\$2,503	0.3%
Residential – Murchison, with 63m ³ of water, Urban Water Supply Metered Connections	\$160,000	\$2,237	\$2,261	1.1%
Residential – Mapua (no wastewater/metered water)	\$495,000	\$2,158	\$2,198	1.9%
Residential – Mapua, with 131m ³ of water, Urban Metered Water Supply	\$380,000	\$3,374	\$3,403	0.9%
Residential – Kaiteriteri, with 135m ³ of water, Urban Water Supply Metered Connections	\$660,000	\$4,313	\$4,366	1.2%
Residential – Brightwater, with 327m ³ of water, Urban Water Supply Metered Connections	\$385,000	\$3,847	\$3,910	1.6%
Residential – Wakefield, with 165m ³ of water, Urban Water Supply Metered Connections	\$350,000	\$3,254	\$3,279	0.8%
Residential – Motueka, with 95m ³ of water, Motueka Water Supply Metered Connections	\$380,000	\$2,935	\$3,006	2.4%
Residential – Richmond (Waimea Village,) with 34m ³ of water, Urban Water Supply Metered Connections	\$200,000	\$2,468	\$2,477	0.4%
Residential – Richmond, with 112m ³ of water, Urban Water Supply Metered Connections	\$510,000	\$3,702	\$3,751	1.3%

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

They also present what the rates increases will be on example properties, after the effects of the revaluation. The rating effects on individual properties will vary because of differing valuation changes, and because targeted rates do not apply uniformly to all properties.

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

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

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

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

The overall indicative rates change for these properties range from -12.3% to 11.11%.

\$ INCREASE FROM 2017/18	CAPITAL VALUE (2017 DISTRICT WIDE REVALUATION)	% CV INCREASE (2017 COMPARED WITH 2014)	2017/18 ACTUAL RATES	2018/19 PROPOSED RATES (POST REVALUATION)	% CHANGE FROM 2017/18	\$CHANGE FROM 2017/18
\$8	\$350,000	30%	\$2,495	\$2,538	1.7%	\$43
\$24	\$190,000	19%	\$2,237	\$2,240	0.1%	\$3
\$40	\$645,000	30%	\$2,158	\$2,285	5.9%	\$127
\$29	\$495,000	30%	\$3,374	\$3,482	3.2%	\$108
\$53	\$790,000	20%	\$4,313	\$4,283	-0.7%	-\$30
\$63	\$500,000	30%	\$3,847	\$4,000	4.0%	\$153
\$25	\$455,000	30%	\$3,254	\$3,347	2.9%	\$93
\$71	\$490,000	29%	\$2,935	\$3,070	4.6%	\$135
\$9	\$280,000	40%	\$2,468	\$2,574	4.3%	\$106
\$49	\$670,000	31%	\$3,702	\$3,873	4.6%	\$171

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

	CAPITAL VALUE (PRE 2017 REVALUATION)	2017/18 ACTUAL RATES	2018/19 RATES IF 2017 REVALUATION HAD NOT OCCURRED	% INCREASE FROM 2017/18
Residential – Richmond, with 179m ³ of water, Urban Water Supply Metered Connections	\$1,060,000	\$5,714	\$5,829	2.0%
Dairy Farm – Collingwood – Bainham	\$7,450,000	\$23,087	\$23,716	2.7%
Forestry – Motueka	\$3,480,000	\$10,849	\$11,084	2.2%
Horticultural – Hope	\$1,210,000	\$4,136	\$4,248	2.7%
Horticultural – Ngatimoti	\$660,000	\$2,438	\$2,505	2.7%
Horticultural – Waimea West, with 9 hectares, with Water Supply Dams – Wai-iti Valley Community Dam	\$1,150,000	\$7,612	\$7,769	2.1%
Pastoral Farming (Fattening) – Upper Moutere	\$940,000	\$3,235	\$3,323	2.7%
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty Eight Valley Rural Water Supply	\$1,600,000	\$5,744	\$6,081	5.9%
Lifestyle – East Takaka	\$495,000	\$1,964	\$2,022	3.0%
Lifestyle – Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$560,000	\$3,305	\$3,514	6.3%
Lifestyle, Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$680,000	\$3,835	\$3,937	2.7%
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$1,070,000	\$4,786	\$5,021	4.9%
Commercial – Queen St, Richmond, with 241m ³ of water, Urban Water Supply Metered Connections	\$1,310,000	\$9,584	\$9,666	0.9%
Commercial – High St, Motueka	\$1,300,000	\$7,366	\$7,450	1.1%
Industrial – Cargill Place, Richmond, with 49m ³ of water, Urban Water Supply Metered Connections	\$620,000	\$3,943	\$4,000	1.4%
Utility	\$68,820,000	\$184,200	\$187,461	1.8%

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

\$ INCREASE FROM 2017/18	CAPITAL VALUE (2017 DISTRICT WIDE REVALUATION)	% CV INCREASE (2017 COMPARED WITH 2014)	2017/18 ACTUAL RATES	2018/19 PROPOSED RATES (POST REVALUATION)	% CHANGE FROM 2017/18	\$CHANGE FROM 2017/18
\$115	\$1,210,000	14%	\$5,714	\$5,559	-2.7%	-\$155
\$629	\$7,800,000	5%	\$23,087	\$20,256	-12.3%	-\$2,831
\$235	\$3,830,000	10%	\$10,849	\$9,986	-8.0%	-\$863
\$112	\$1,555,000	29%	\$4,136	\$4,424	7.0%	\$288
\$67	\$875,000	33%	\$2,438	\$2,650	8.7%	\$212
\$157	\$1,515,000	32%	\$7,612	\$8,128	6.8%	\$516
\$88	\$1,090,000	16%	\$3,235	\$3,162	-2.3%	-\$73
\$337	\$2,000,000	25%	\$5,744	\$6,138	6.9%	394
\$58	\$570,000	15%	\$1,964	\$1,925	-2.0%	-39
\$209	\$760,000	36%	\$3,305	\$3,673	11.1%	368
\$102	\$825,000	21%	\$3,835	\$3,903	1.8%	68
\$235	\$1,390,000	30%	\$4,786	\$5,179	8.2%	393
\$82	\$1,370,000	5%	\$9,584	\$8,906	-7.1%	-\$678
\$84	\$1,460,000	12%	\$7,366	\$7,043	-4.4%	-\$323
\$57	\$660,000	6%	\$3,943	\$3,701	-6.1%	-\$242
\$3,261	\$77,210,000	12%	\$184,200	\$170,716	-7.3%	-\$13,484

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

The following table shows the breakdown of the proposed rates for the example properties for 2018/19, including the Waimea Community Dam rates:

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/RECYCLING RATE	COMMUNITY BOARD RATES (2)
Residential – Takaka	\$1,061	\$255	\$208	\$690	\$88	\$118	\$19
Residential – Murchison, with 63m ³ of water, Urban Water Supply Metered Connections	\$709	\$255	\$113	\$690	\$10		–
Residential – Mapua (no wastewater/ metered water)	\$1,712	\$255	\$40	–	\$83	\$118	–
Residential – Mapua, with 131m ³ of water, Urban Metered Water Supply	\$1,381	\$255	\$294	\$690	\$63	\$118	–
Residential – Kaiteriteri, with 135m ³ of water, Urban Water Supply Metered Connections	\$2,031	\$255	\$469	\$690	\$76	\$118	\$18
Residential – Brightwater, with 327m ³ of water, Urban Water Supply Metered Connections	\$1,392	\$255	\$297	\$690	\$209	\$118	–
Residential – Wakefield, with 165m ³ of water, Urban Water Supply Metered Connections	\$1,293	\$255	\$270	\$690	\$40	\$118	–
Residential – Motueka, with 95m ³ of water, Motueka Water Supply Metered Connections	\$1,370	\$255	\$291	\$690	\$51	\$118	\$18
Residential – Richmond (Waimea Village,) with 34m ³ of water, Urban Water Supply Metered Connections	\$907	\$255	\$166	\$690	\$30	\$118	–

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MOTUEKA FLOOD CONTROL RATE	MAPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY - DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM - ENVIRONMENTAL & COMMUNITY BENEFITS RATE - ZOB	TOTAL RATES
\$98	-	-	-	-	-	-	\$2,538
-	-	-	-	-	\$463	-	\$2,240
-	-	\$63	-	-	-	\$14	\$2,285
-	-	\$63	-	-	\$608	\$10	\$3,482
-	\$9	-	-	-	\$617	-	\$4,283
-	-	-	-	-	\$1,027	\$11	\$4,000
-	-	-	-	-	\$681	-	\$3,347
\$16	\$5	-	-	-	\$255	-	\$3,070
-	-	-	-	-	\$401	\$6	\$2,574

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	COMMUNITY BOARD RATES (2)
Residential – Richmond, with 112m ³ of water, Urban Water Supply Metered Connections	\$1,767	\$255	\$398	\$690	\$63	\$118	–
Residential – Richmond, with 179m ³ of water, Urban Water Supply Metered Connections	\$2,957	\$255	\$719	\$690	\$84	\$118	–
Dairy Farm – Collingwood – Bainham	\$17,481	\$255	\$487	–	\$1,999	–	\$19
Forestry – Motueka	\$8,731	\$255	\$239	–	\$582	\$118	\$18
Horticultural – Hope	\$3,717	\$255	\$97	–	\$203	\$118	–
Horticultural – Ngatimoti	\$2,219	\$255	\$55	–	\$94	–	\$18
Horticultural – Waimea West, with 9 hectares, with Water Supply Dams – Wai-iti Valley Community Dam	\$3,629	\$255	\$95	–	\$801	\$118	–
Pastoral Farming (Fattening) – Upper Moutere	\$2,692	\$255	\$68	–	\$146	–	–
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$4,698	\$255	\$125	–	\$160	–	–
Lifestyle – East Takaka	\$1,546	\$255	\$36	–	\$54	–	\$19
Lifestyle- Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$1,965	\$255	\$47	–	\$74	–	–

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE- FIGHTING RATES (3)	MOTUEKA FLOOD CONTROL RATE	MAPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY - DAMS: WAI- ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM - ENVIRONMENTAL & COMMUNITY BENEFITS RATE - ZOB	TOTAL RATES
-	-	-	-	-	\$567	\$14	\$3,873
-	-	-	-	-	\$711	\$26	\$5,559
\$15	-	-	-	-	-	-	\$20,256
-	\$43	-	-	-	-	-	\$9,986
-	-	-	-	-	-	\$33	\$4,424
-	\$10	-	-	-	-	-	\$2,650
-	-	-	-	\$3,198	-	\$32	\$8,128
-	-	-	-	-	-	-	\$3,162
-	-	-	-	-	\$900	-	\$6,138
\$15	-	-	-	-	-	-	\$1,925
-	-	-	-	-	\$1,331	-	\$3,673

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	COMMUNITY BOARD RATES (2)
Lifestyle, Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$2,108	\$255	\$51	–	\$104	\$118	–
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$3,354	\$255	\$87	–	\$158	\$118	–
Commercial – Queen St, Richmond, with 241m ³ of water, Urban Water Supply Metered Connections	\$3,309	\$255	\$814	\$2,760	\$172	\$118	–
Commercial – High St, Motueka	\$3,508	\$255	\$867	\$1,207	\$391	\$118	\$18
Industrial – Cargill Place, Richmond, with 49m ³ of water, Urban Water Supply Metered Connections	\$1,745	\$255	\$392	\$690	\$54	\$118	–
Utility	\$170,461	\$255	–	–	–	–	–

(1) Includes District Facilities Rate, Shared Facilities Rate, Facilities Operations Rate, Museums Facilities Rate, Mapua Rehabilitation Rate, and Waimea Community Dam Environmental and Community Benefits Districtwide 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 and 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 Water Supply Metered Connections: Volumetric Charge, Water Supply – Motueka Water Supply Metered Connections: Service Charge, 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.

INDICATIVE RATES IMPACT ON EXAMPLE PROPERTIES (CONT.)

WATER SUPPLY FIRE-FIGHTING RATES (3)	MOTUEKA FLOOD CONTROL RATE	MAPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY - DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL & COMMUNITY BENEFITS RATE – ZOB	TOTAL RATES
-	-	-	-	-	\$1,249	\$17	\$3,903
-	-	-	-	-	\$1,177	\$29	\$5,179
-	-	-	\$606	-	\$843	\$29	\$8,906
\$16	\$16	-	\$645	-	-	-	\$7,043
-	-	-	-	-	\$433	\$14	\$3,701
-	-	-	-	-	-	-	\$170,716

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

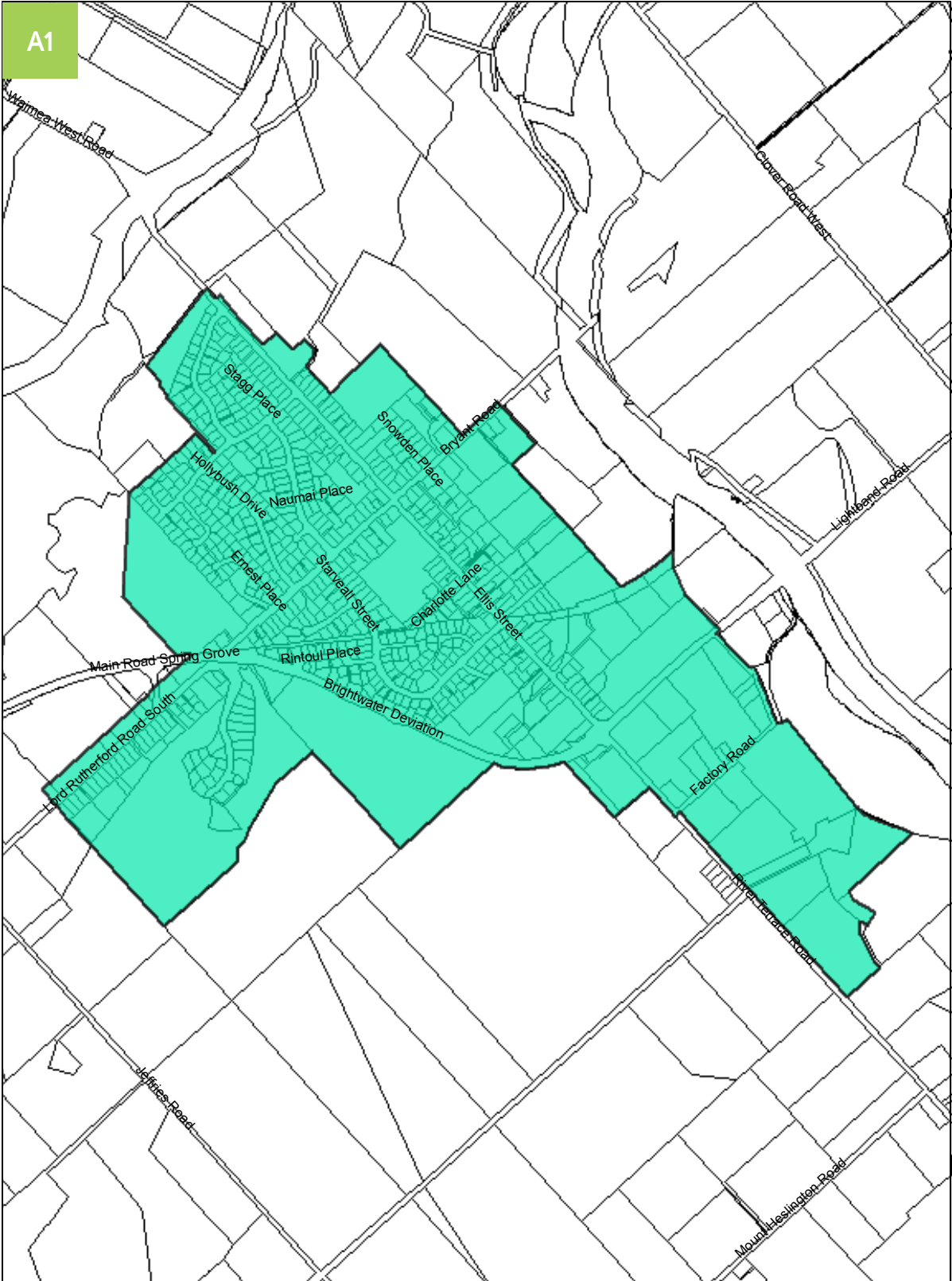
RATING AREA MAPS

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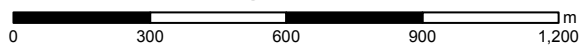
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Takaka	M13 (page 82)
Tapawera	M14 (page 83)
Upper Takaka	M15 (page 84)
Wakefield	M16 (page 85)
GOLDEN BAY COMMUNITY BOARD RATING AREA	N1 (page 86)
MOTUEKA COMMUNITY BOARD RATING AREA	O1 (page 87)
WAIMEA COMMUNITY DAM ZONE OF BENEFIT RATING AREA	P1 (page 88)



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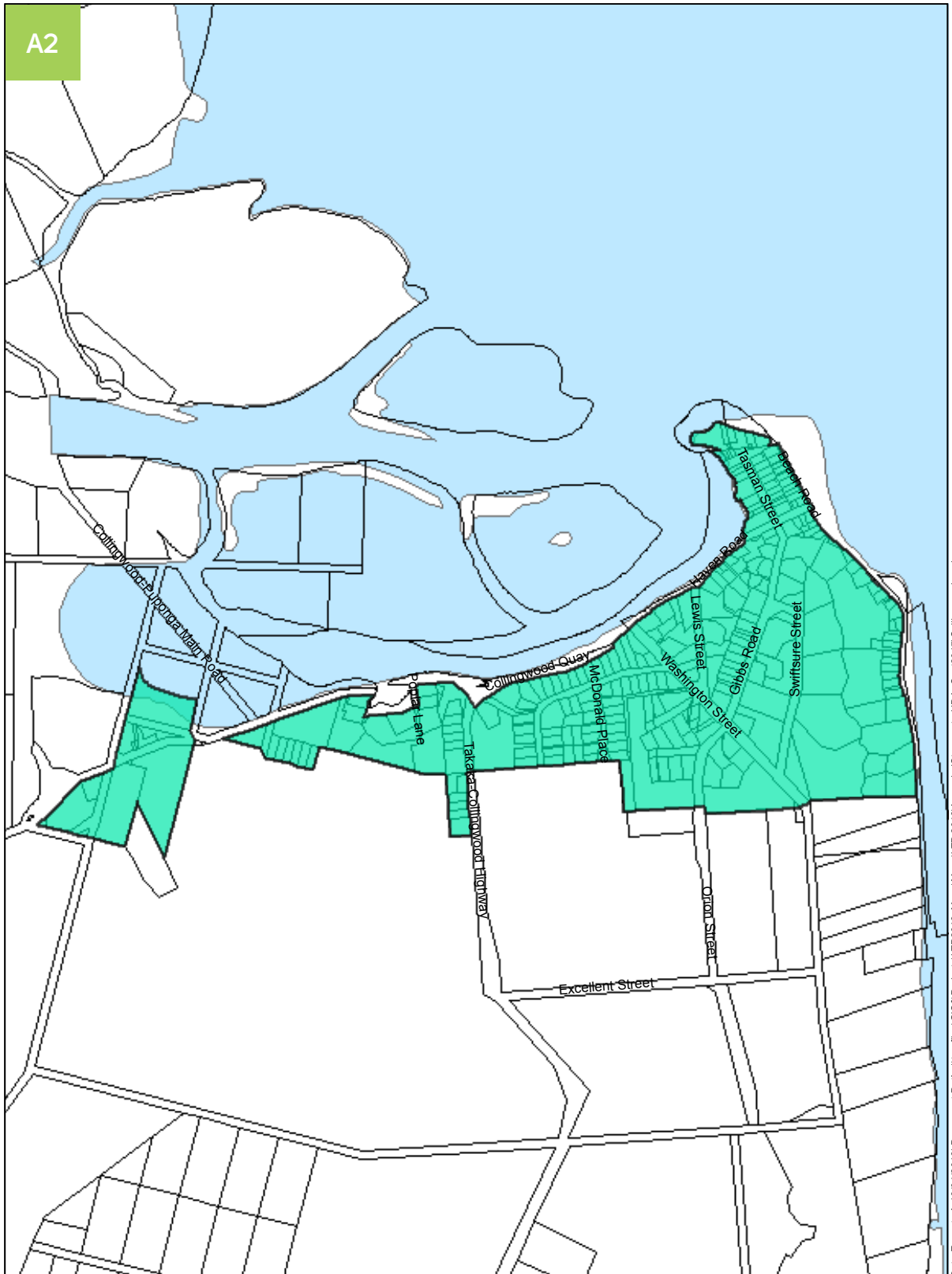
Stormwater Urban Drainage Rating Area Brightwater



1:13,012

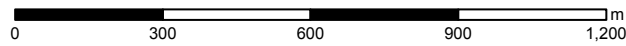


A2



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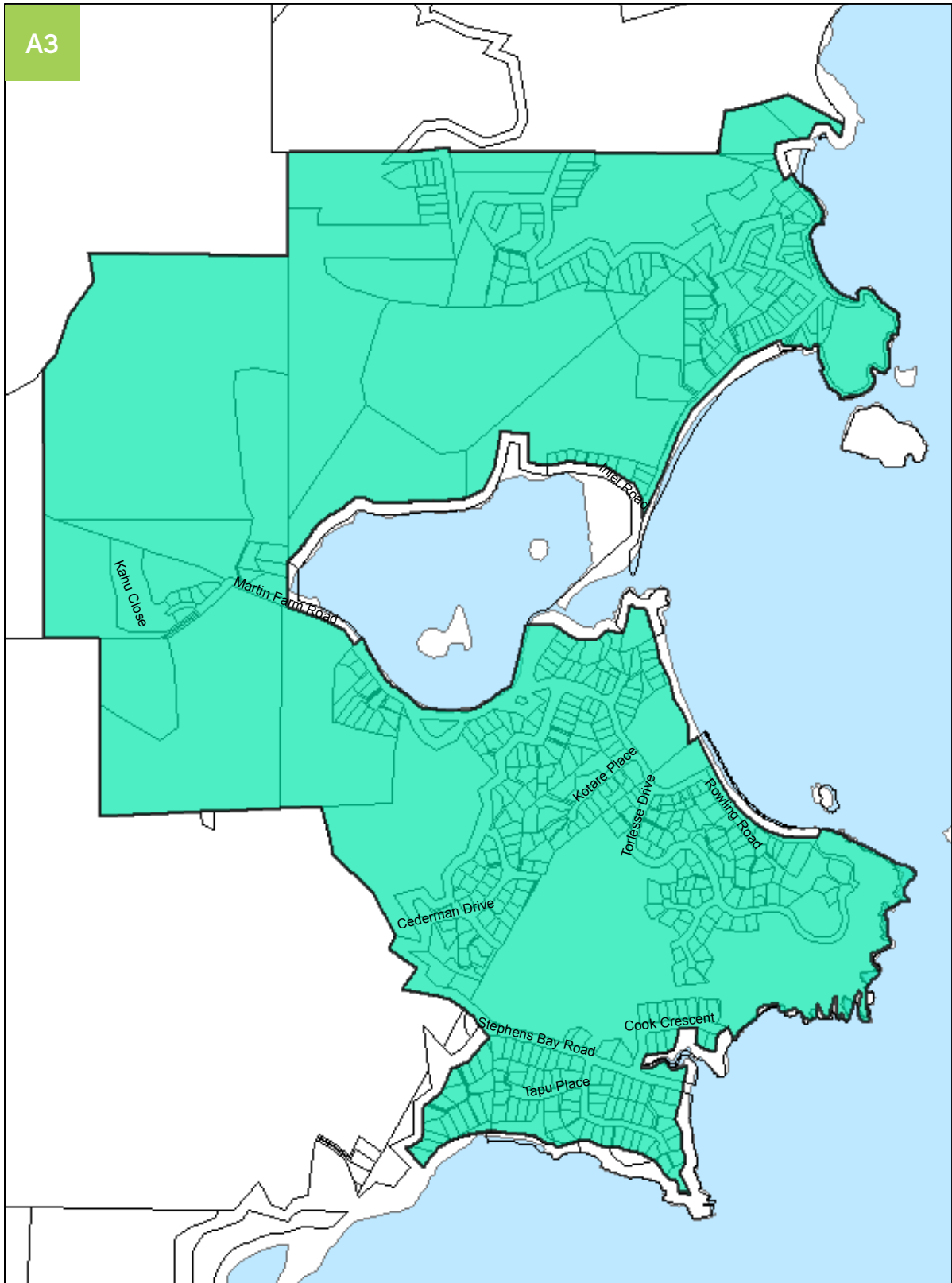
Stormwater Urban Drainage Rating Area Collingwood



1:12,000

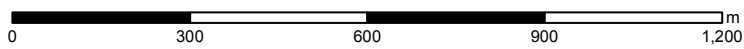


A3



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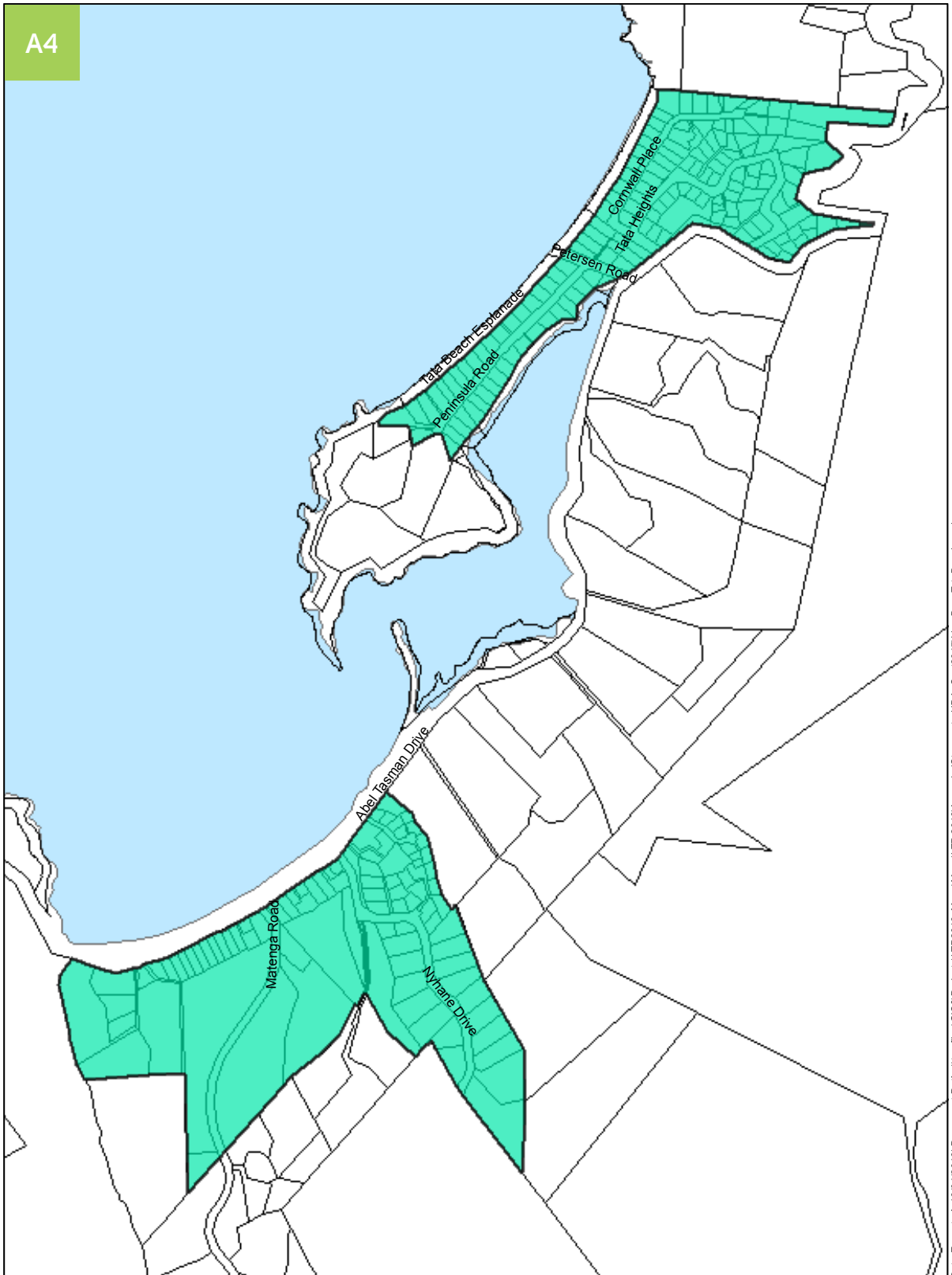
Stormwater Urban Drainage Rating Area Kaiteriteri



1:10,000

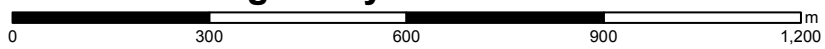


A4



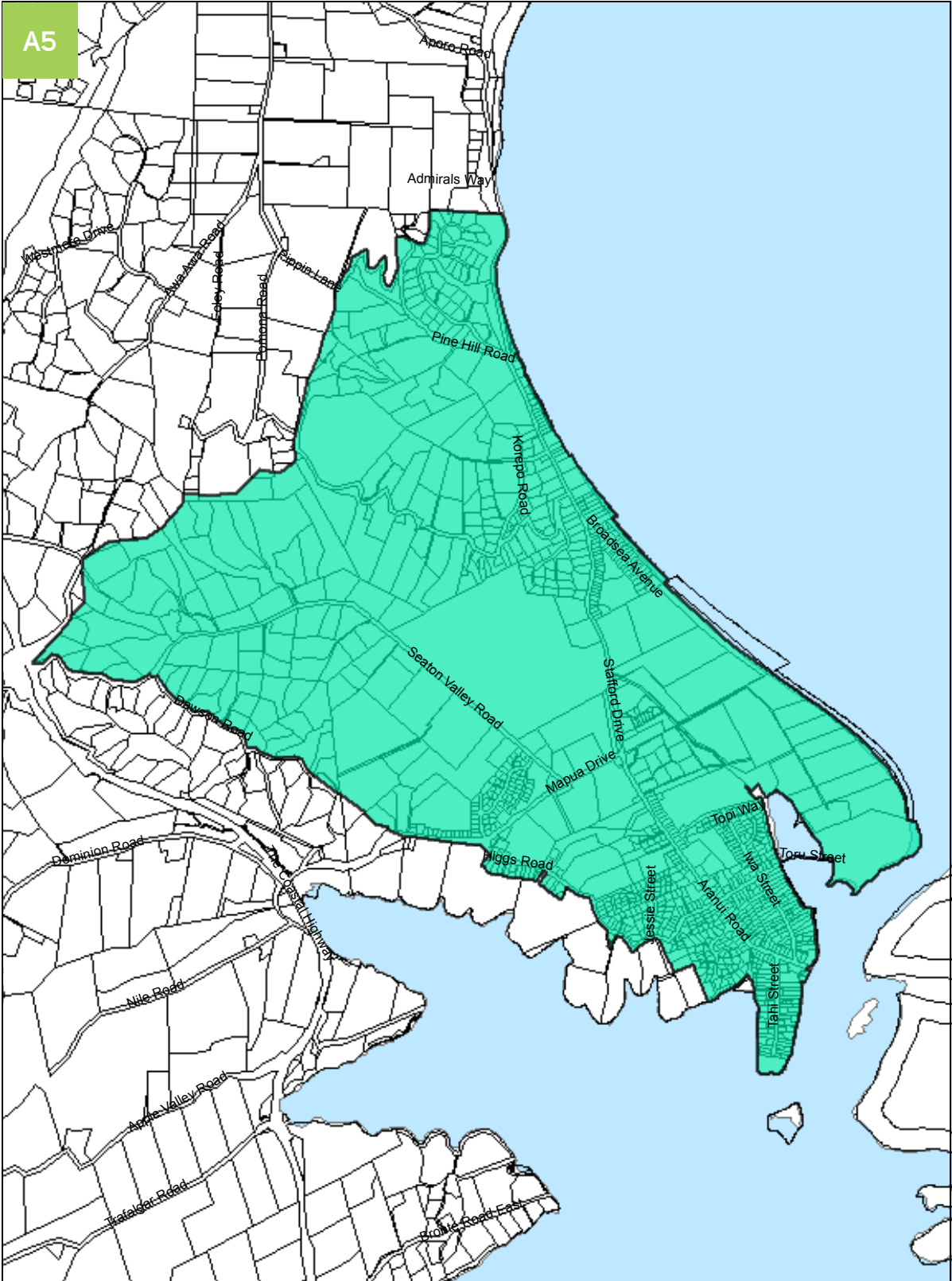
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Stormwater Urban Drainage Rating Area Ligar Bay - Tata Beach



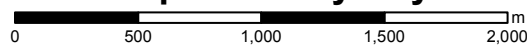
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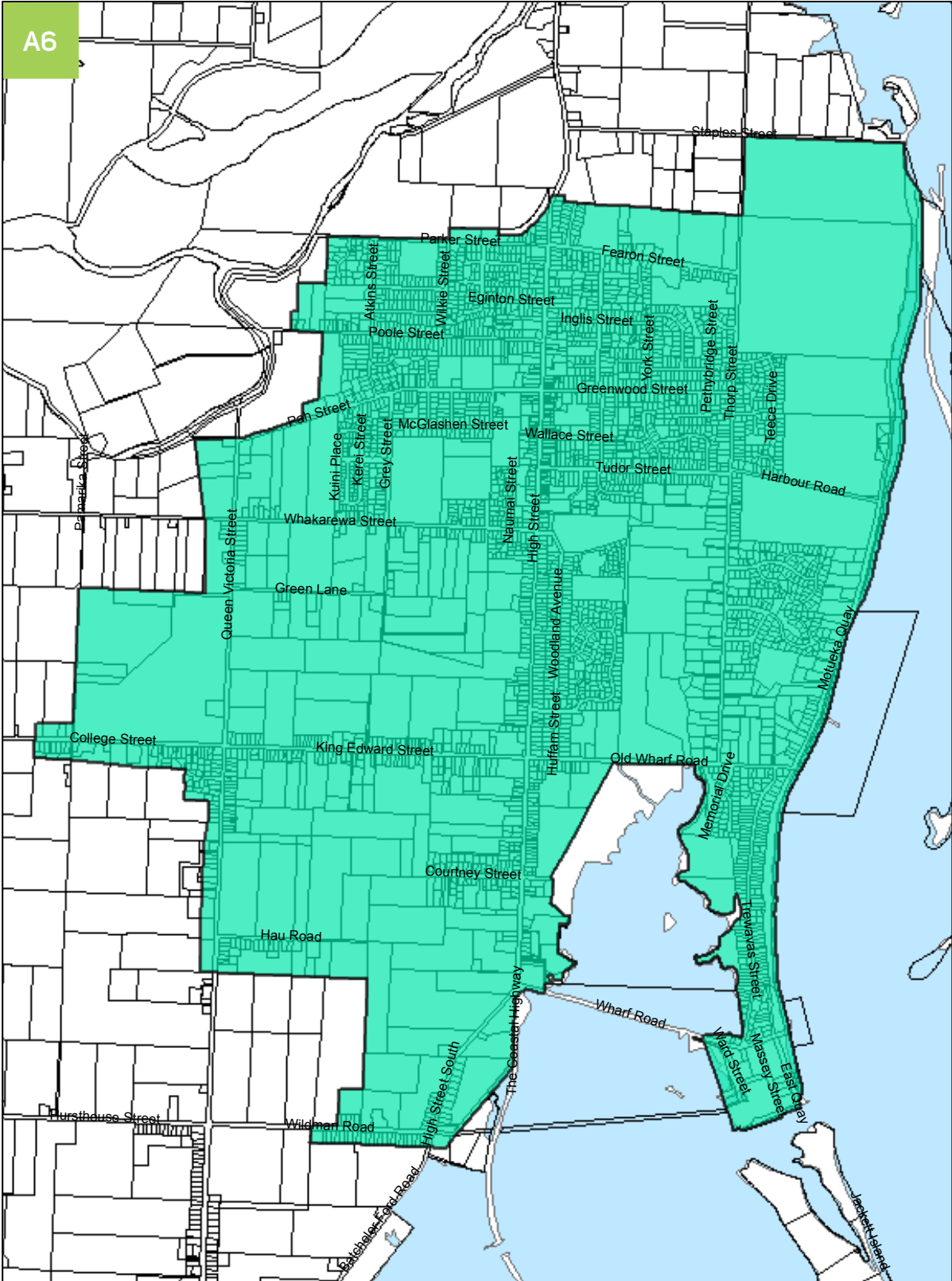
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Stormwater Urban Drainage Rating Area Mapua - Ruby Bay



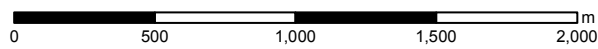
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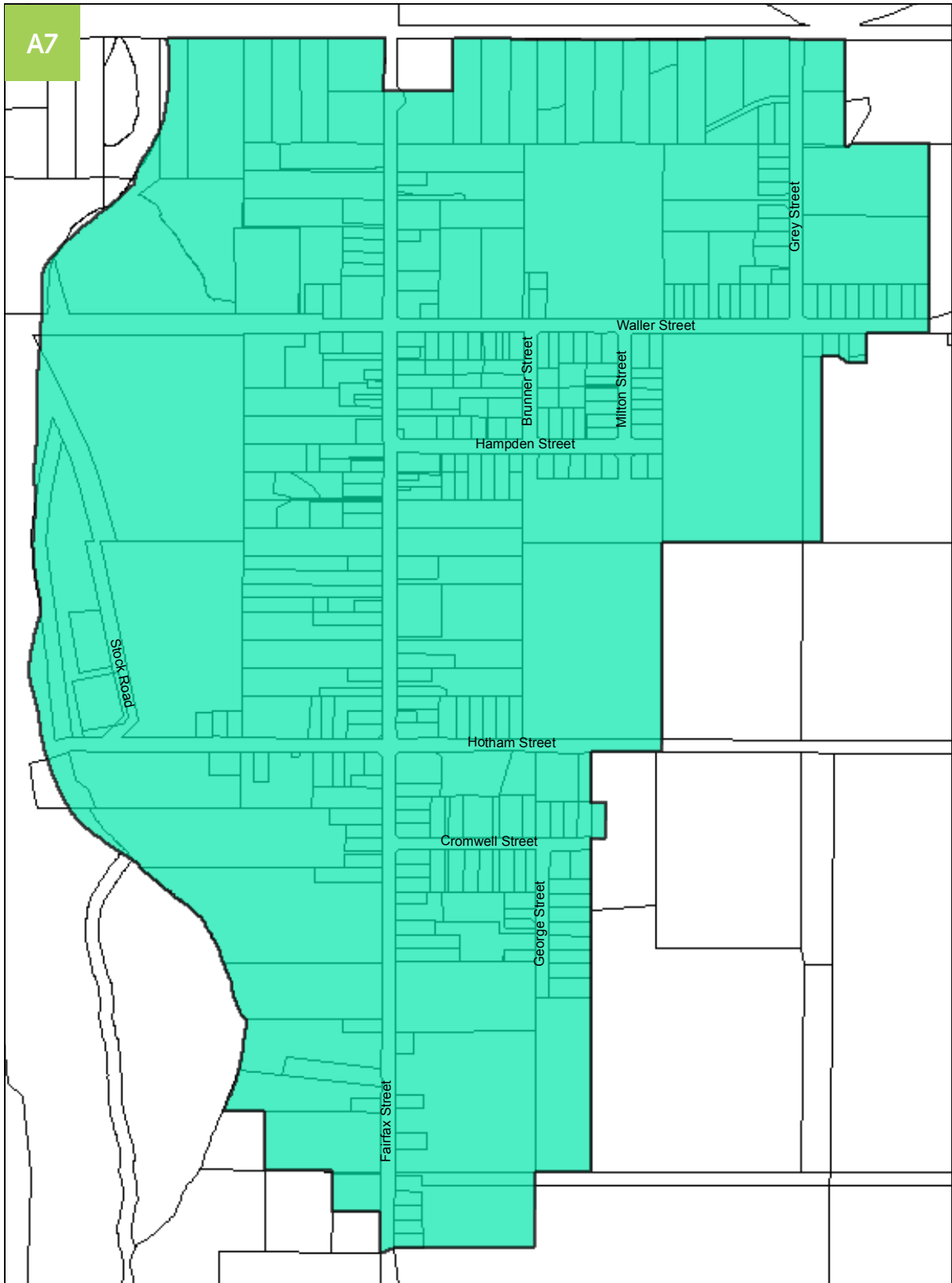
Stormwater Urban Drainage Rating Area Motueka



1:21,000

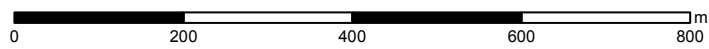


A7



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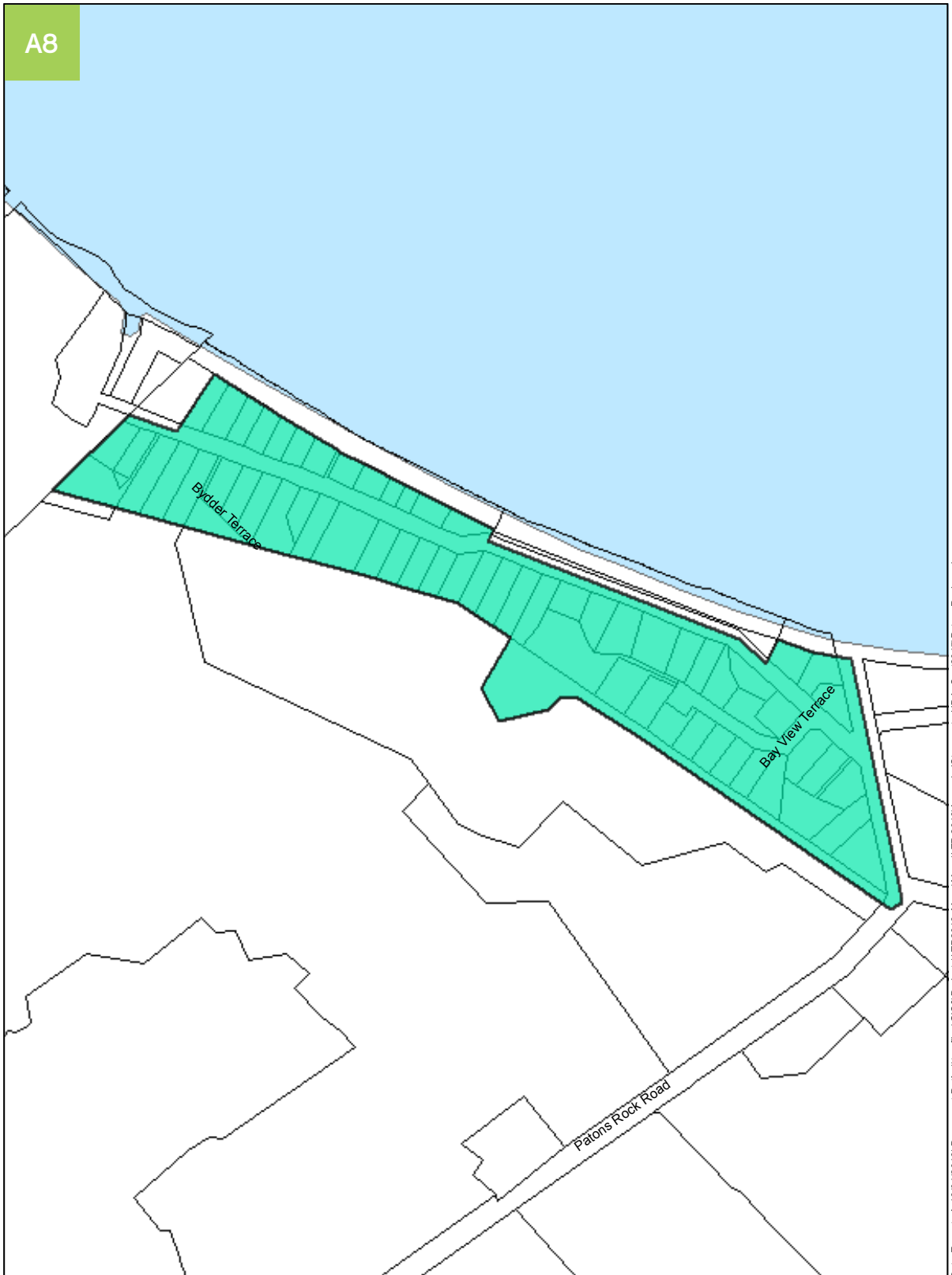
Stormwater Urban Drainage Rating Area Murchison



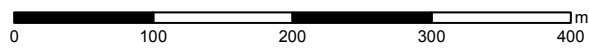
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A8



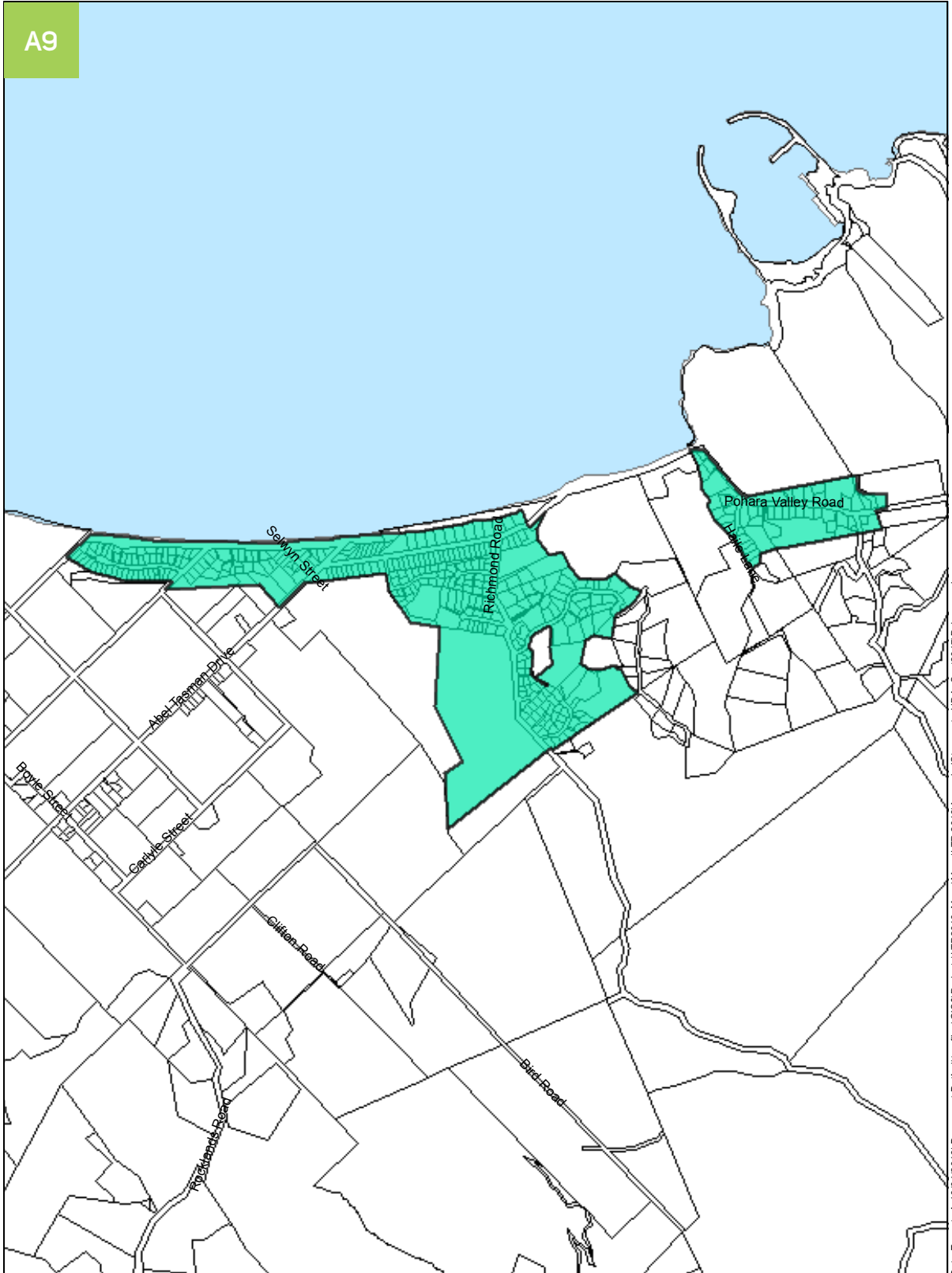
Stormwater Urban Drainage Rating Area Patons Rock



1:4,250

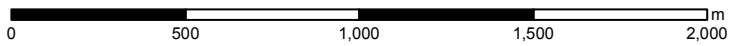


A9



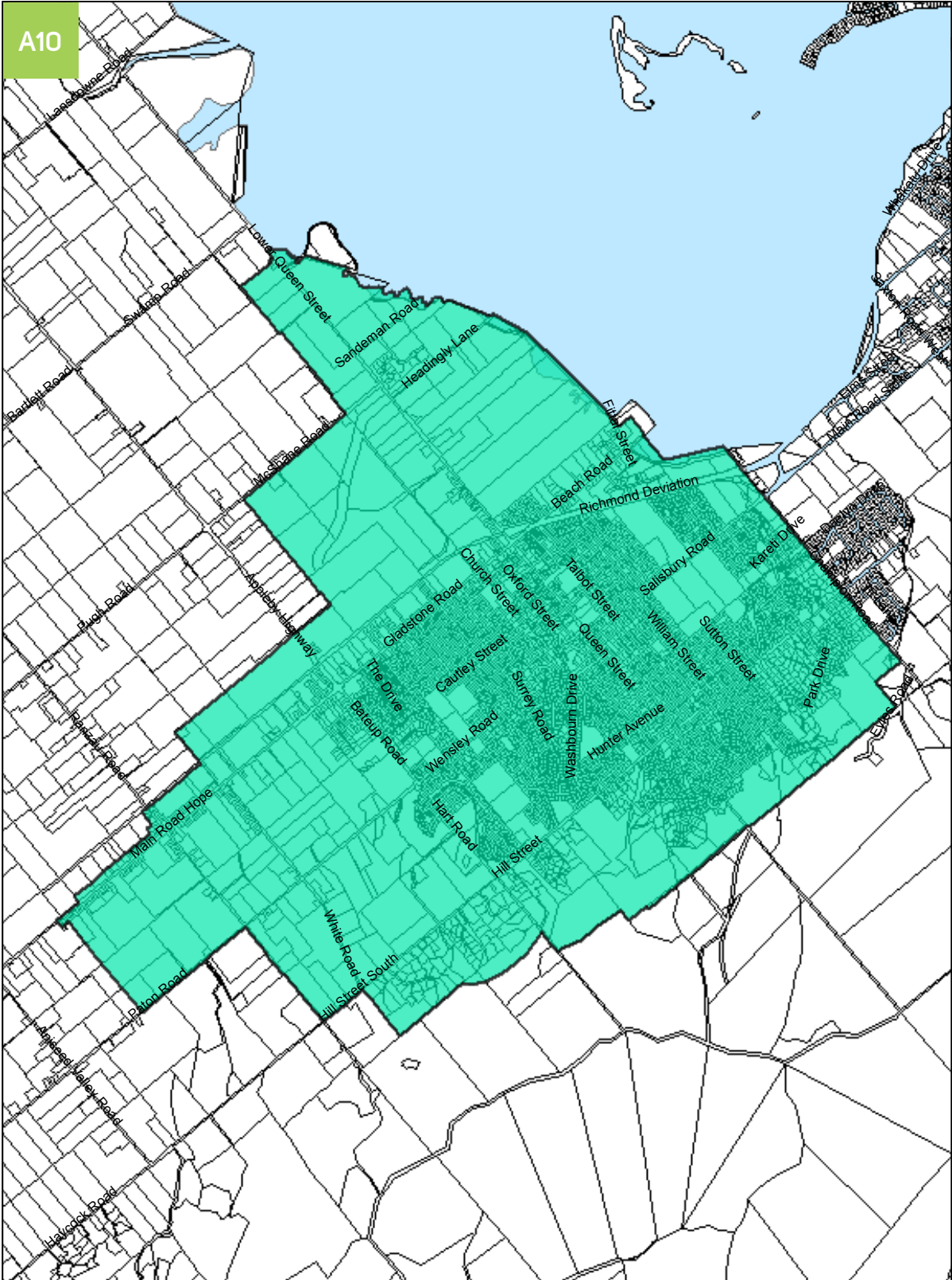
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Stormwater Urban Drainage Rating Area Pohara

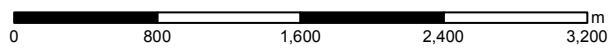


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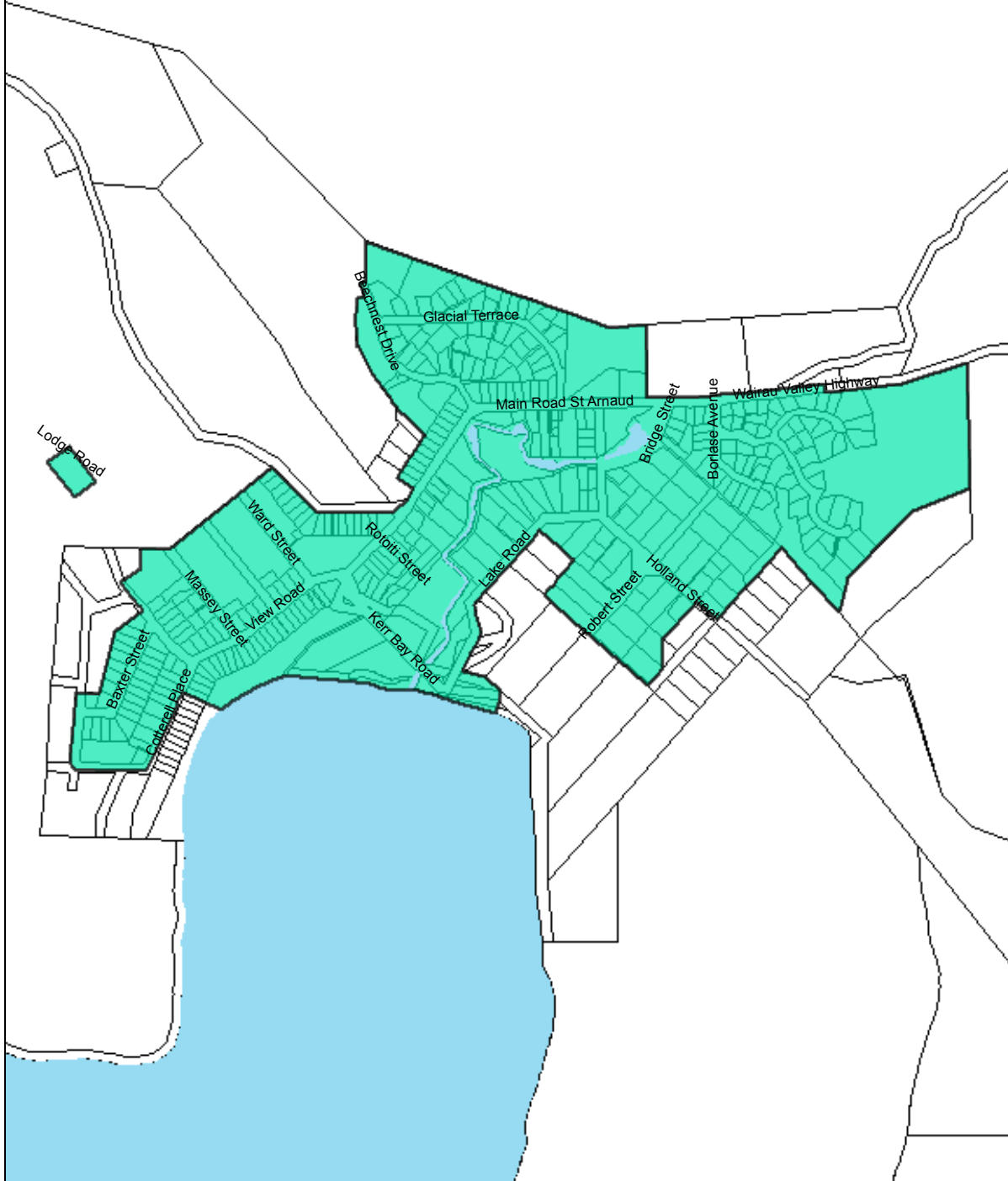
**Stormwater Urban Drainage Rating Area
Richmond**



1:33,000

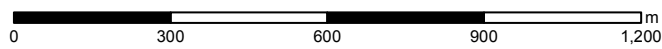


A11



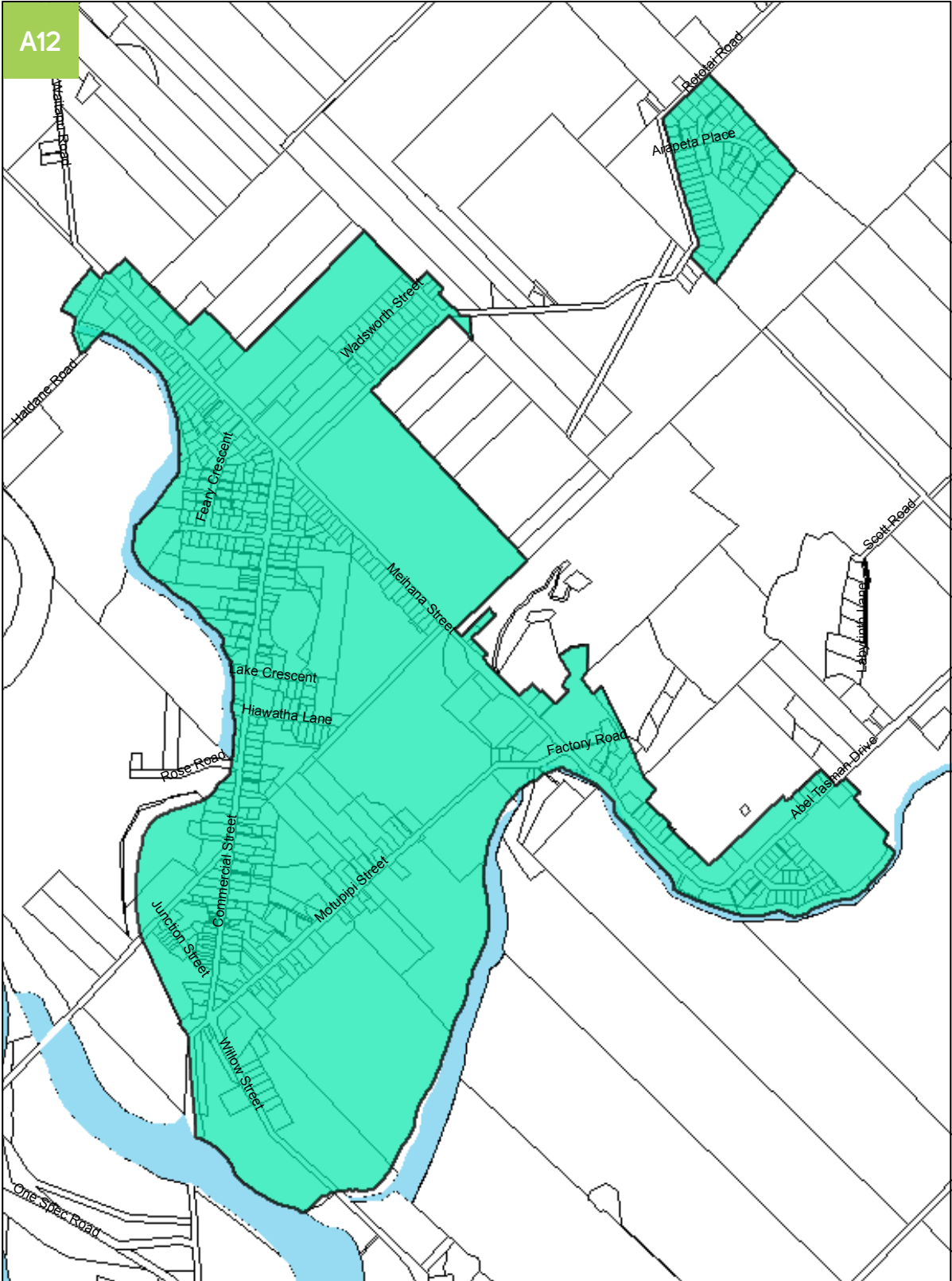
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Stormwater Urban Drainage Rating Area St Arnaud



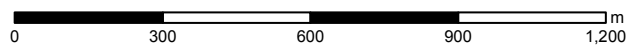
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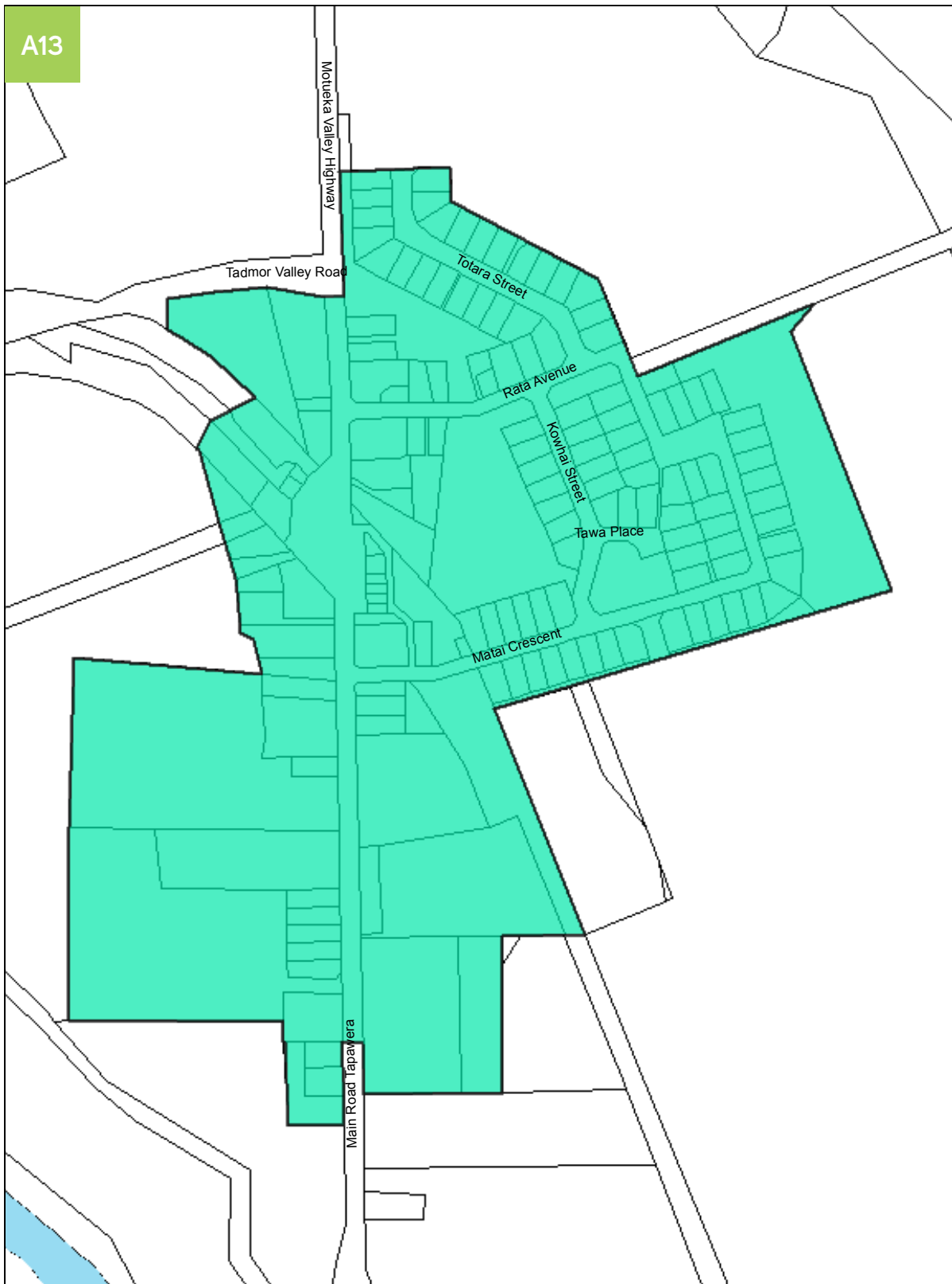
Stormwater Urban Drainage Rating Area Takaka



1:12,000

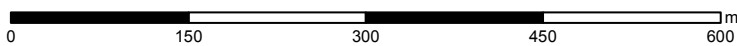


A13



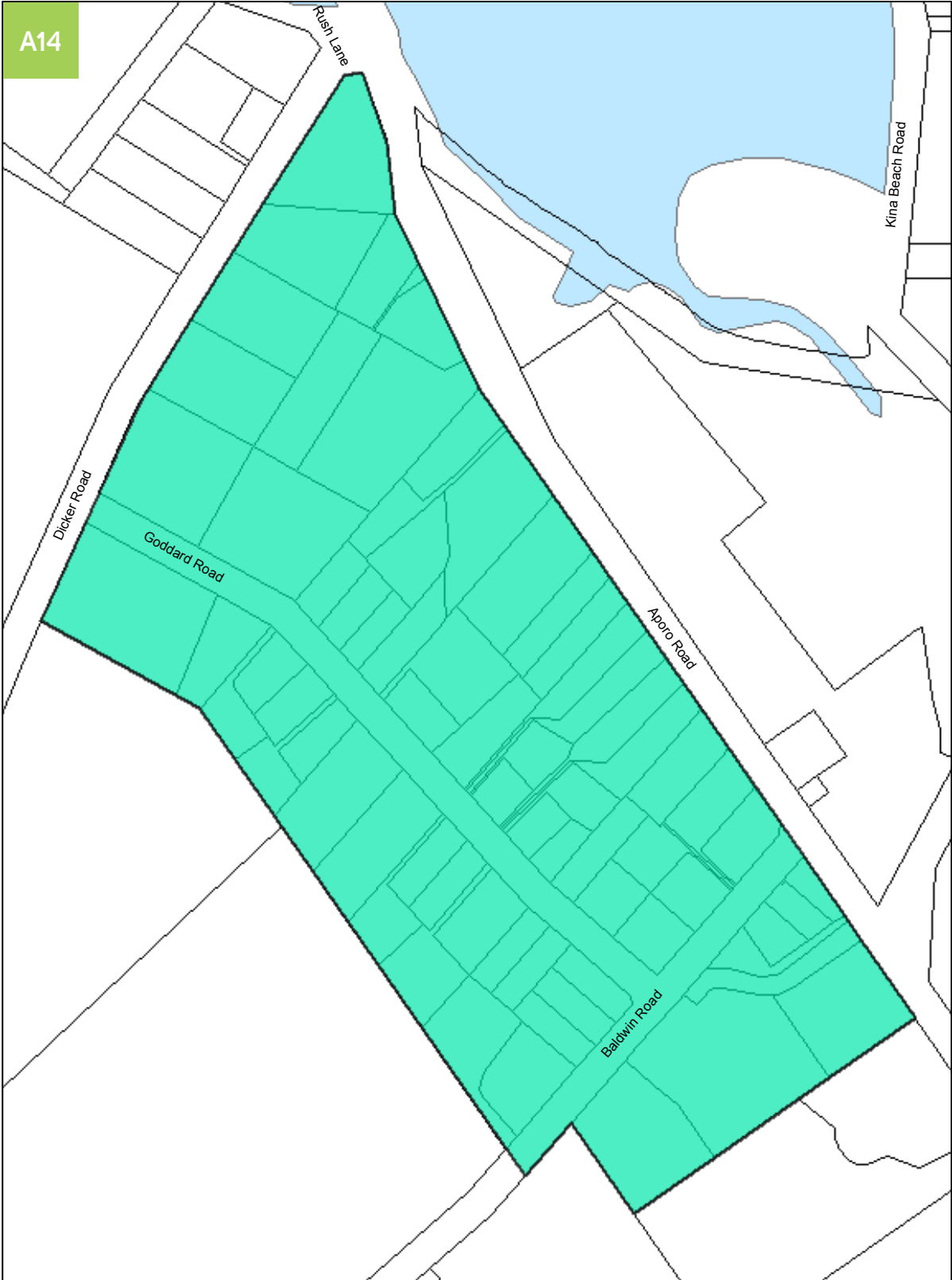
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Stormwater Urban Drainage Rating Area Tapawera

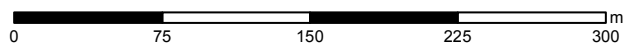


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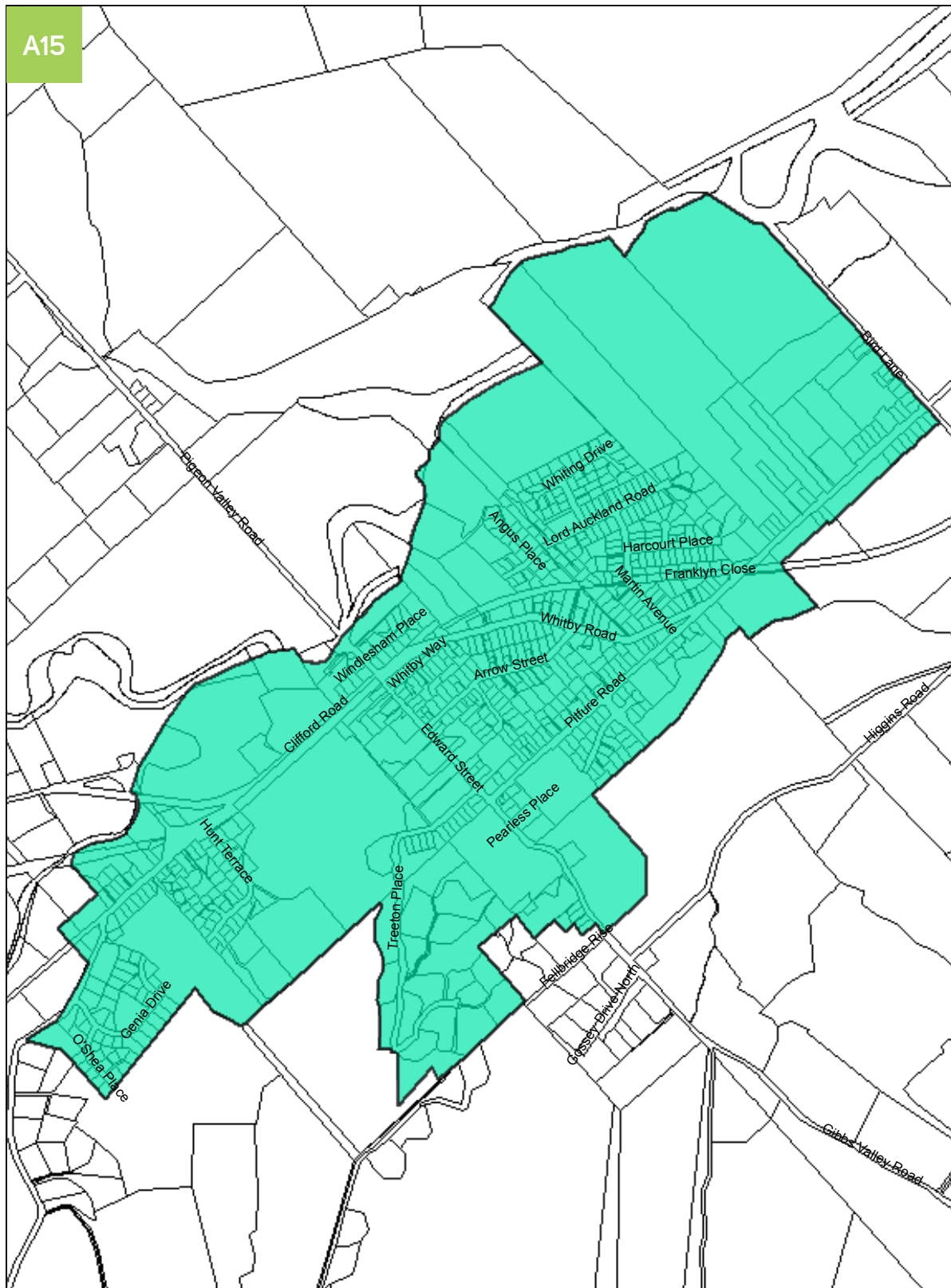




**Stormwater Urban Drainage Rating Area
Tasman**

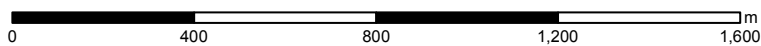


A15



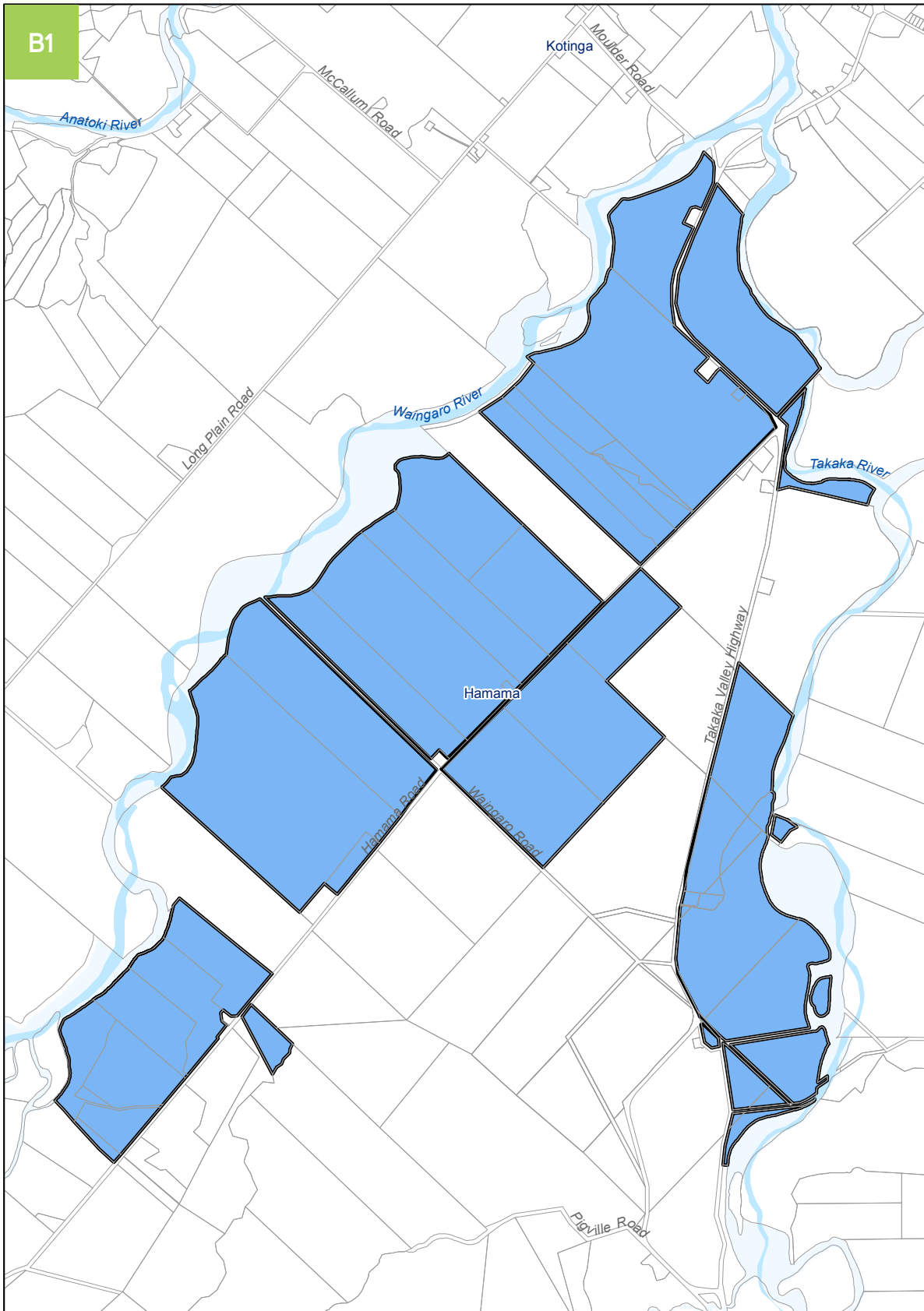
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Stormwater Urban Drainage Rating Area Wakefield



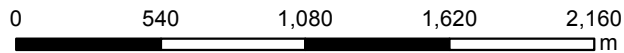
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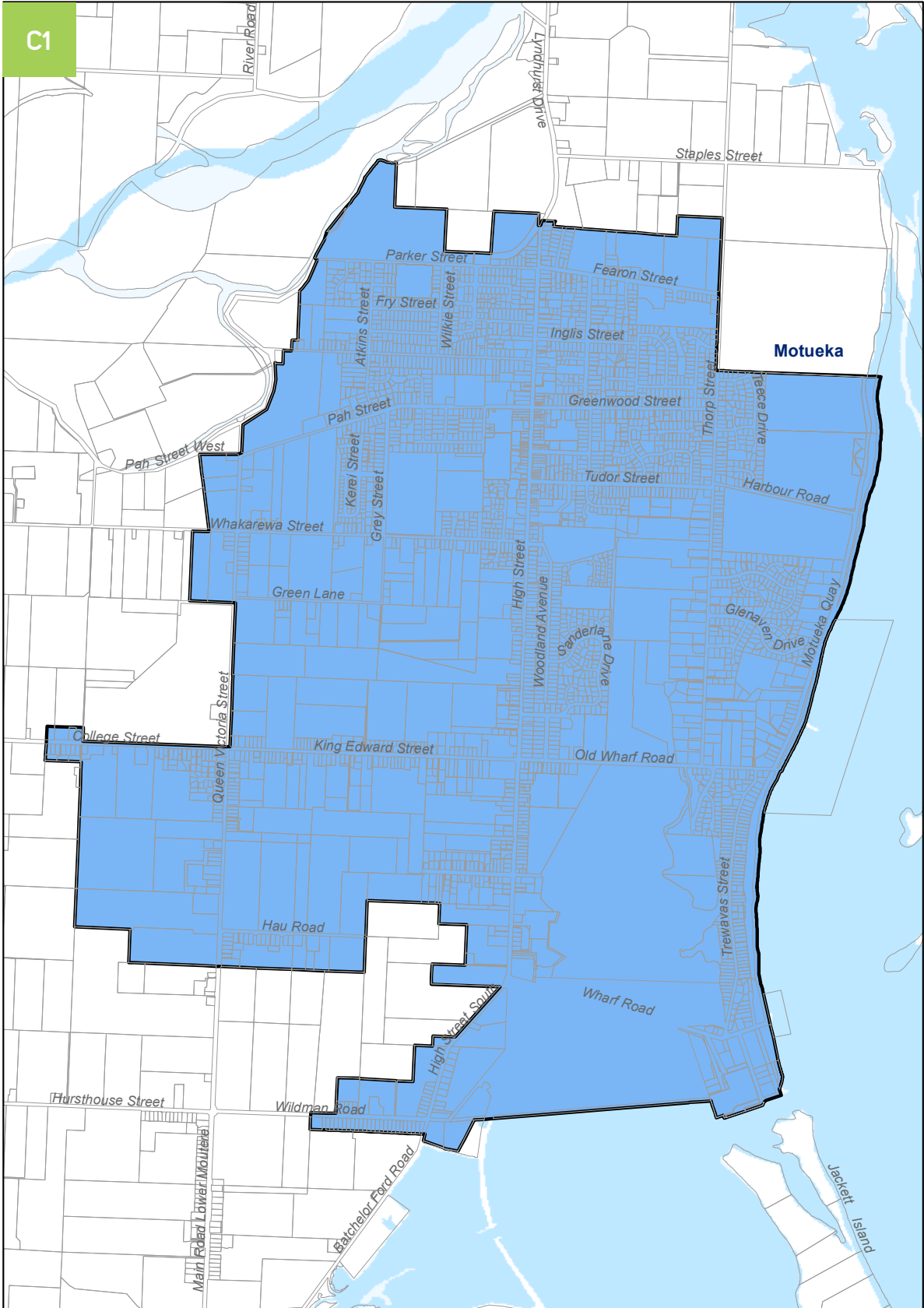




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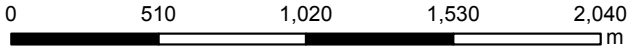
**Hamama
Rural Water Supply Rating Area**



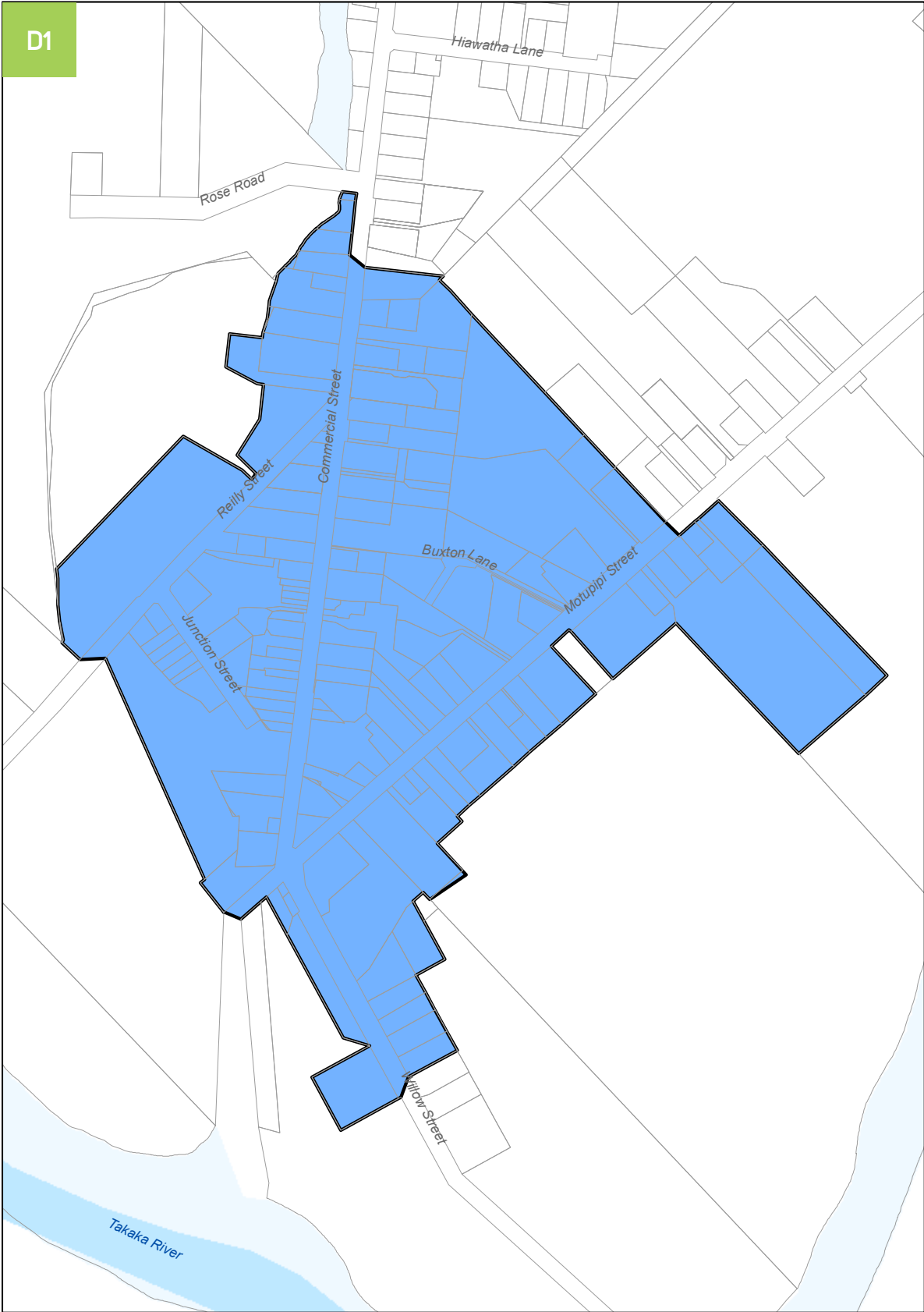


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**Motueka
Firefighting Water Supply Rating Area**

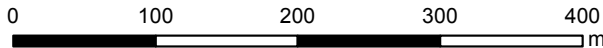


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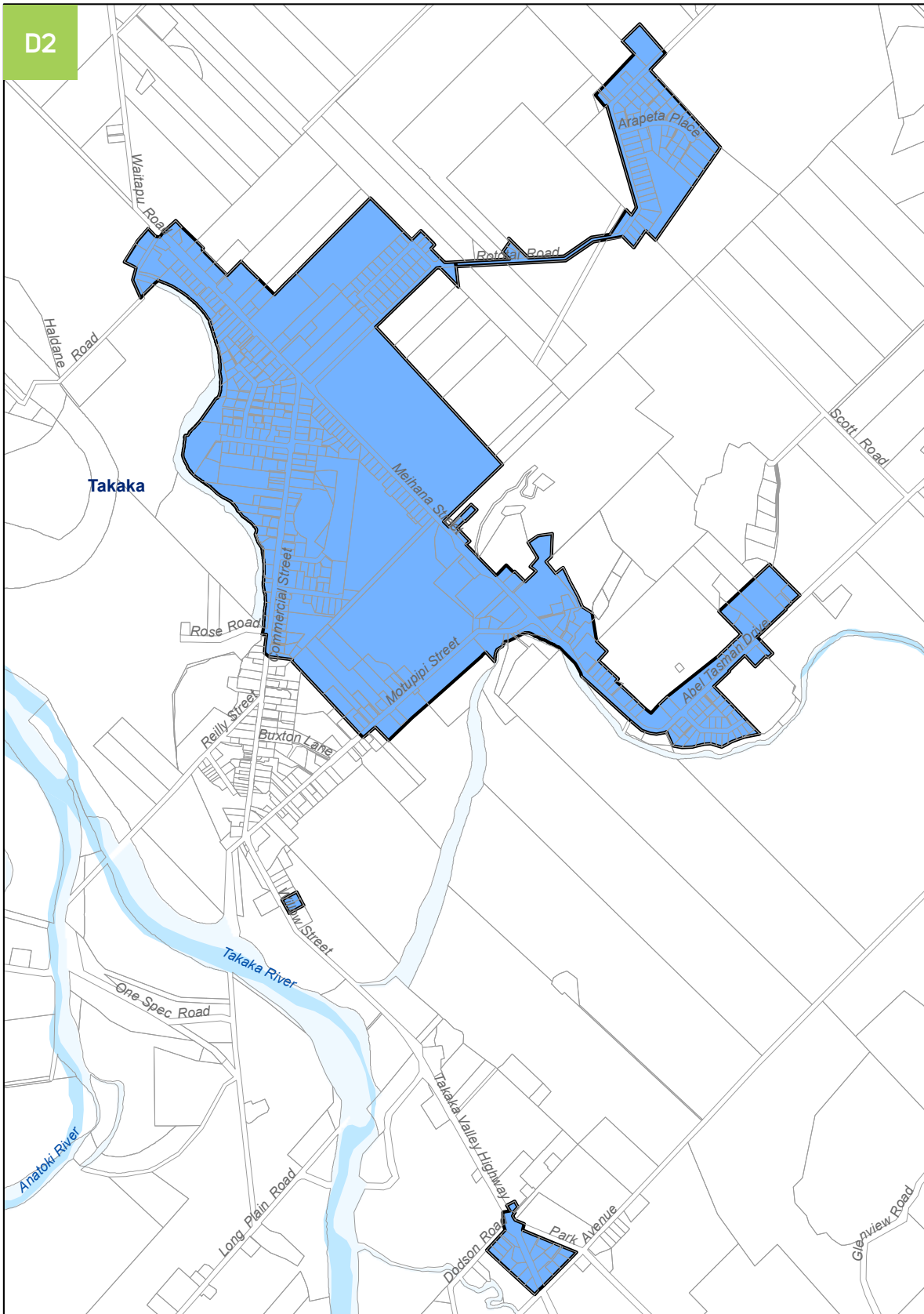


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**Takaka Firefighting Water Supply
Commercial CBD Rating Area**

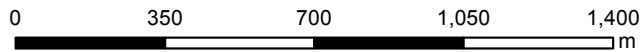


D2



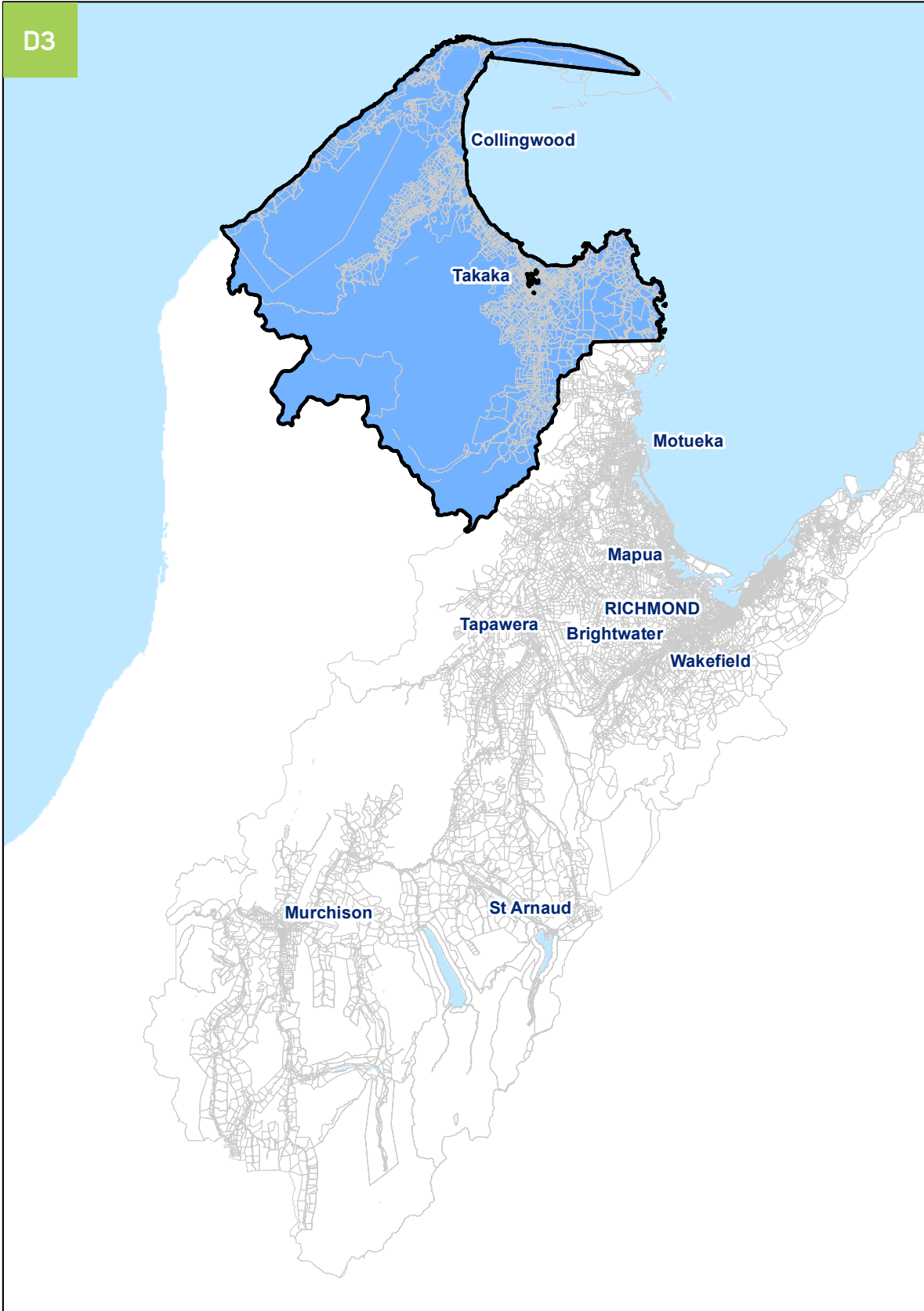
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Takaka Firefighting Water Supply Residential Rating Area



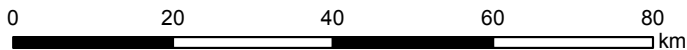
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D3



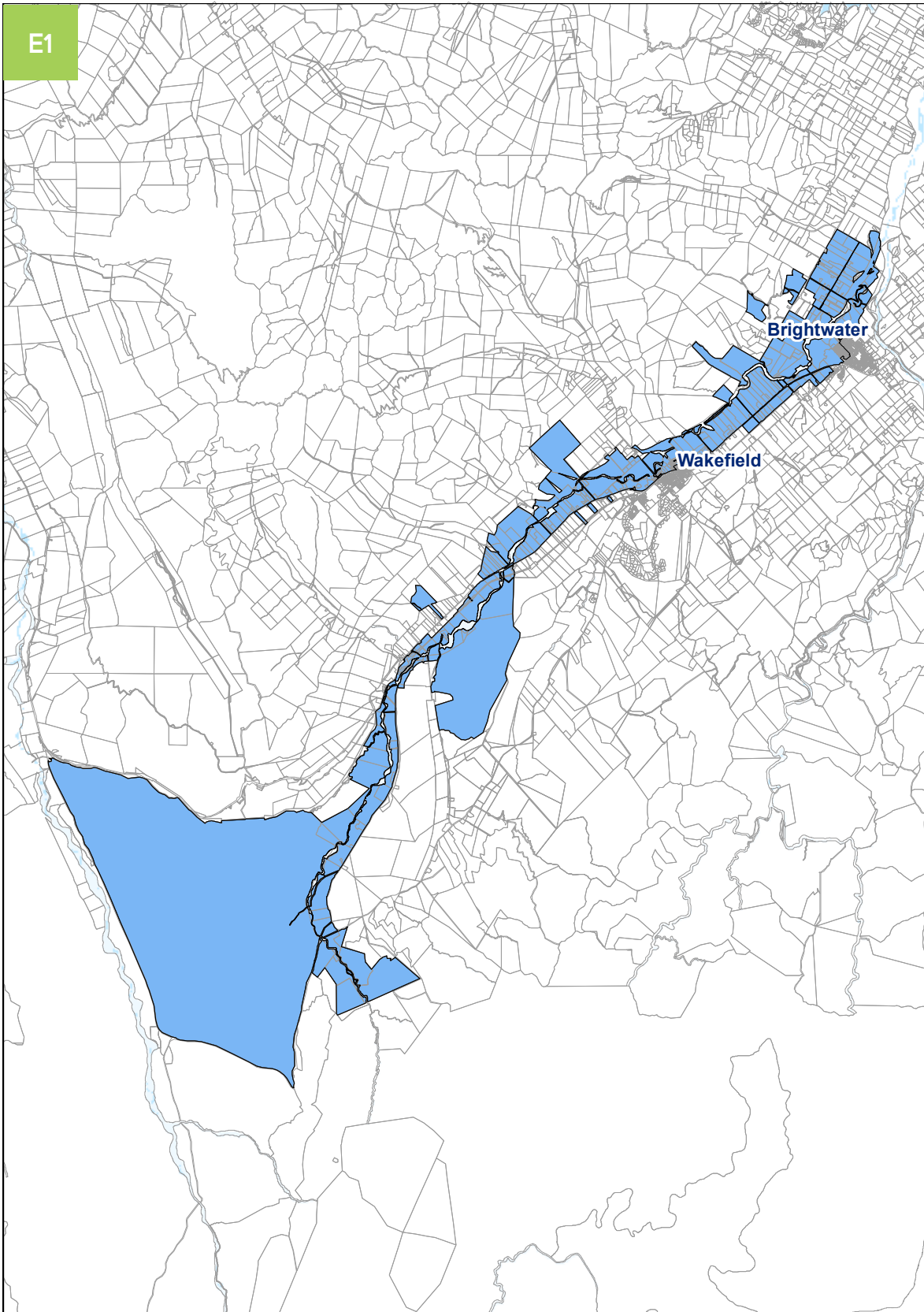
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Takaka Firefighting Water Supply Rest of Golden Bay Rating Area



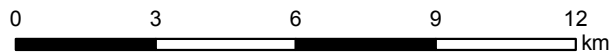
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E1

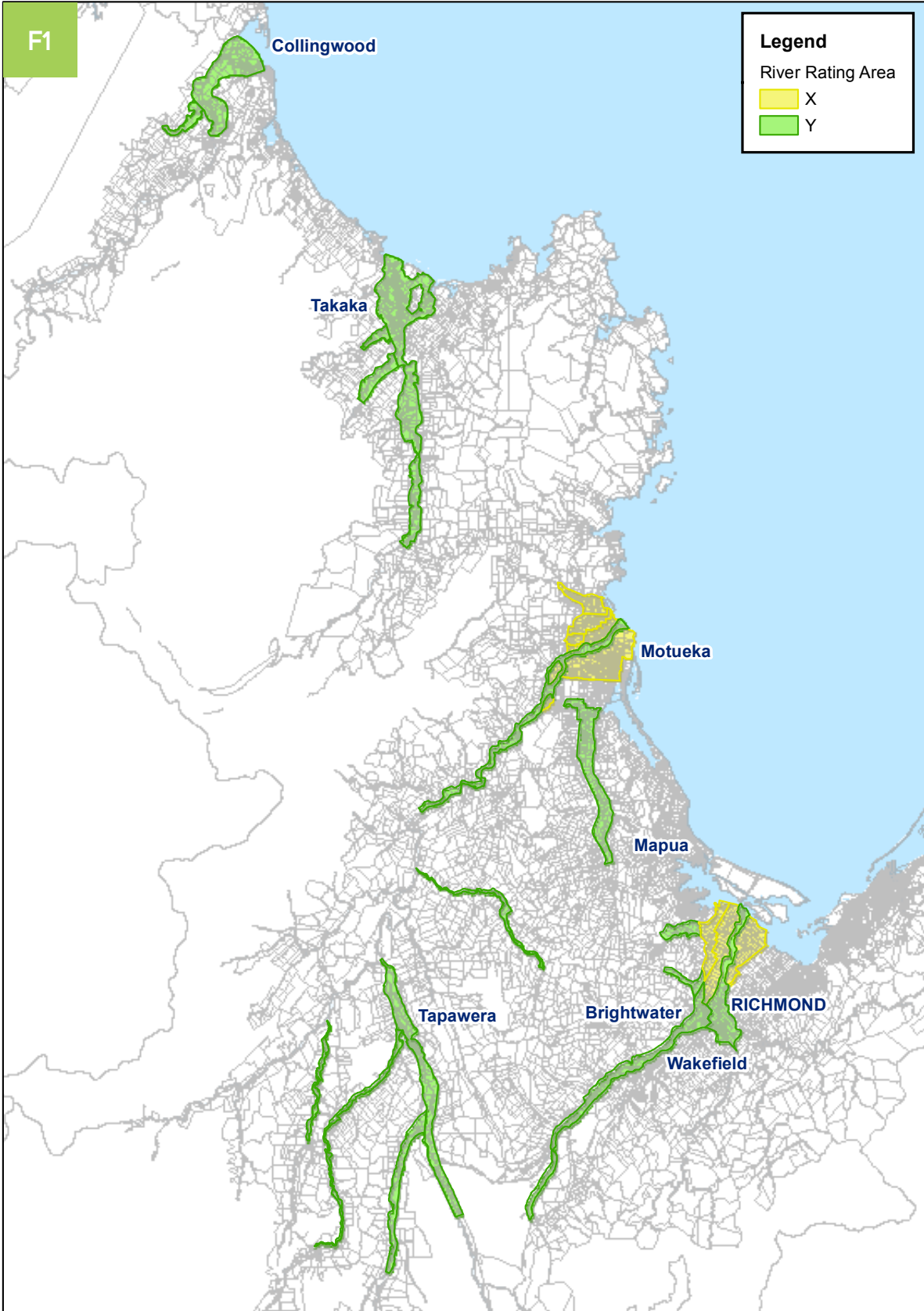


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Wai-iti Dam Rating Area

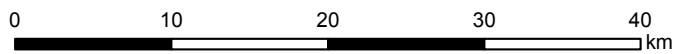


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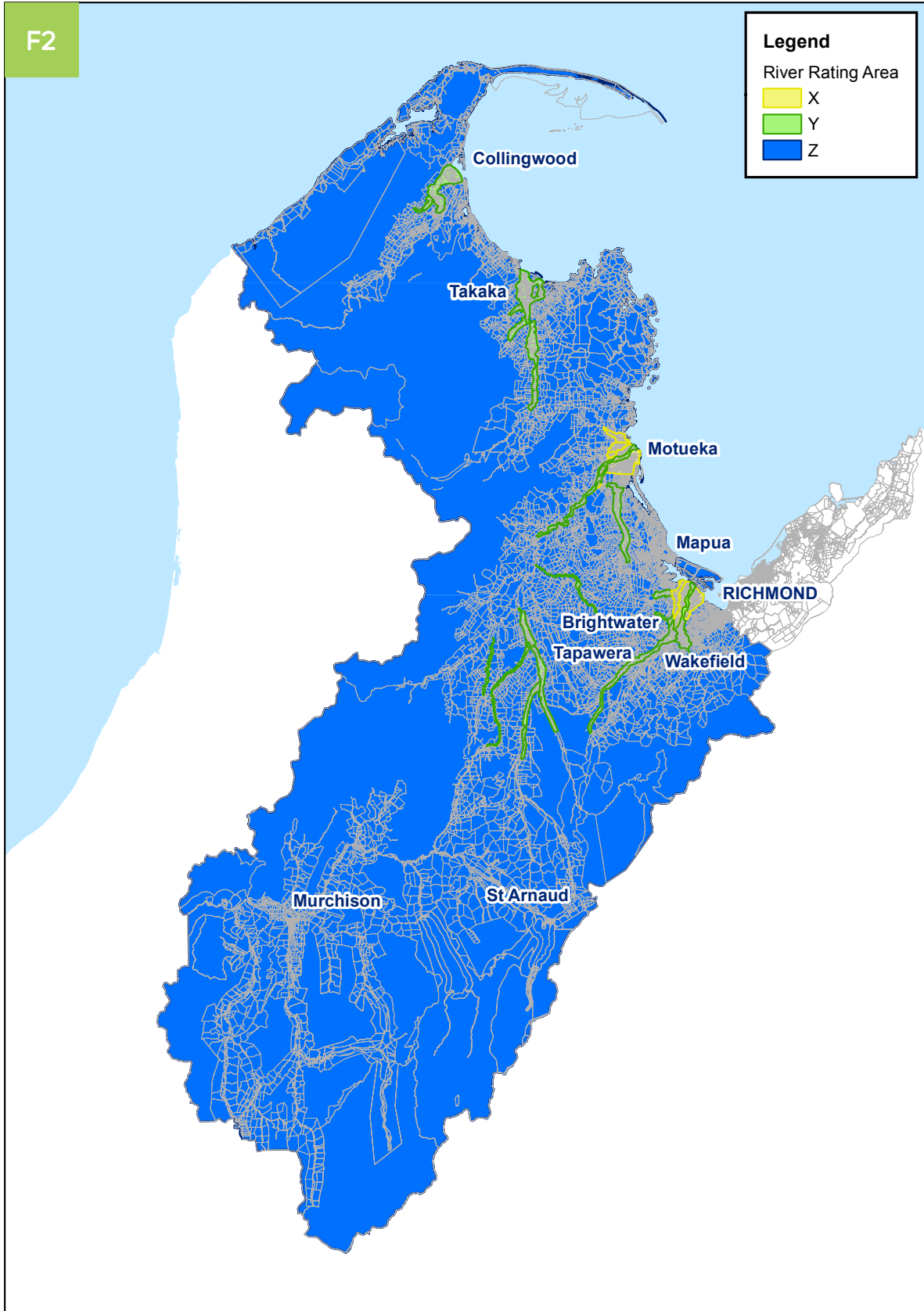
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River Rating Area X & Y



1:400,000

F2

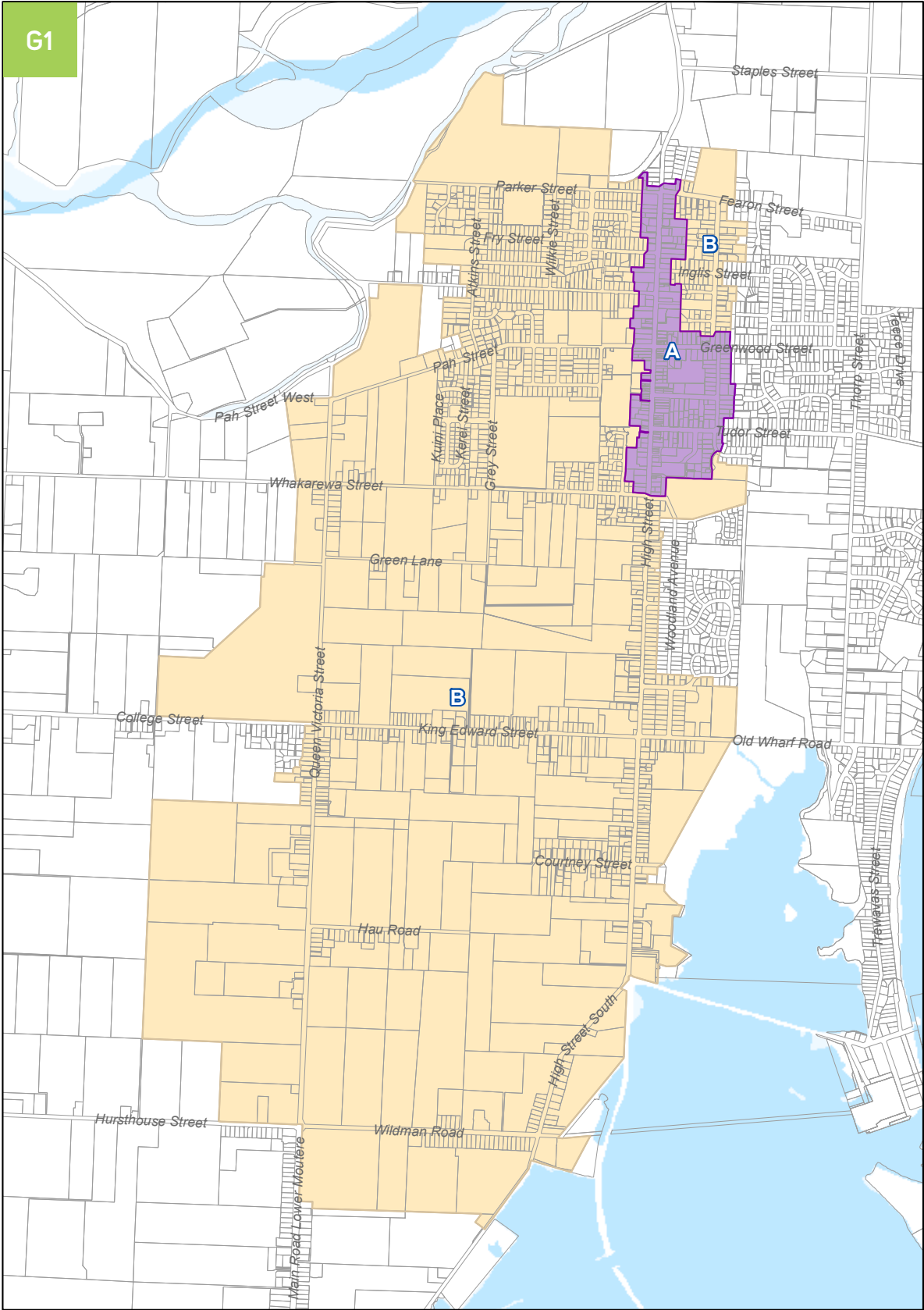


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River Rating Area X, Y & Z

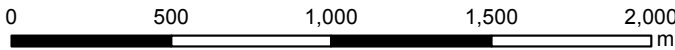


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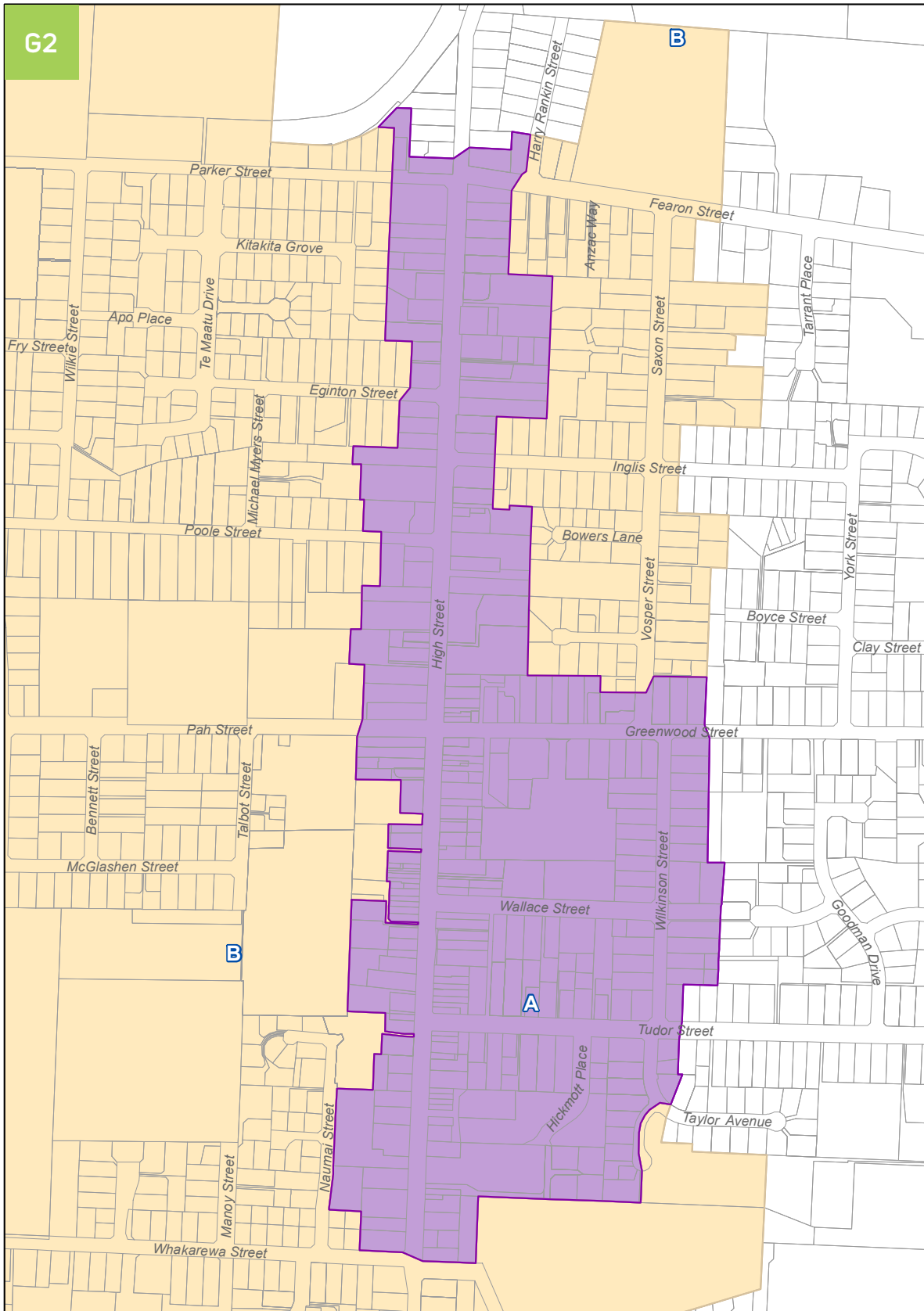


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Motueka Business Rating Area A & B

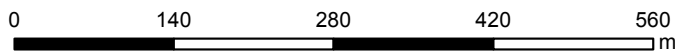


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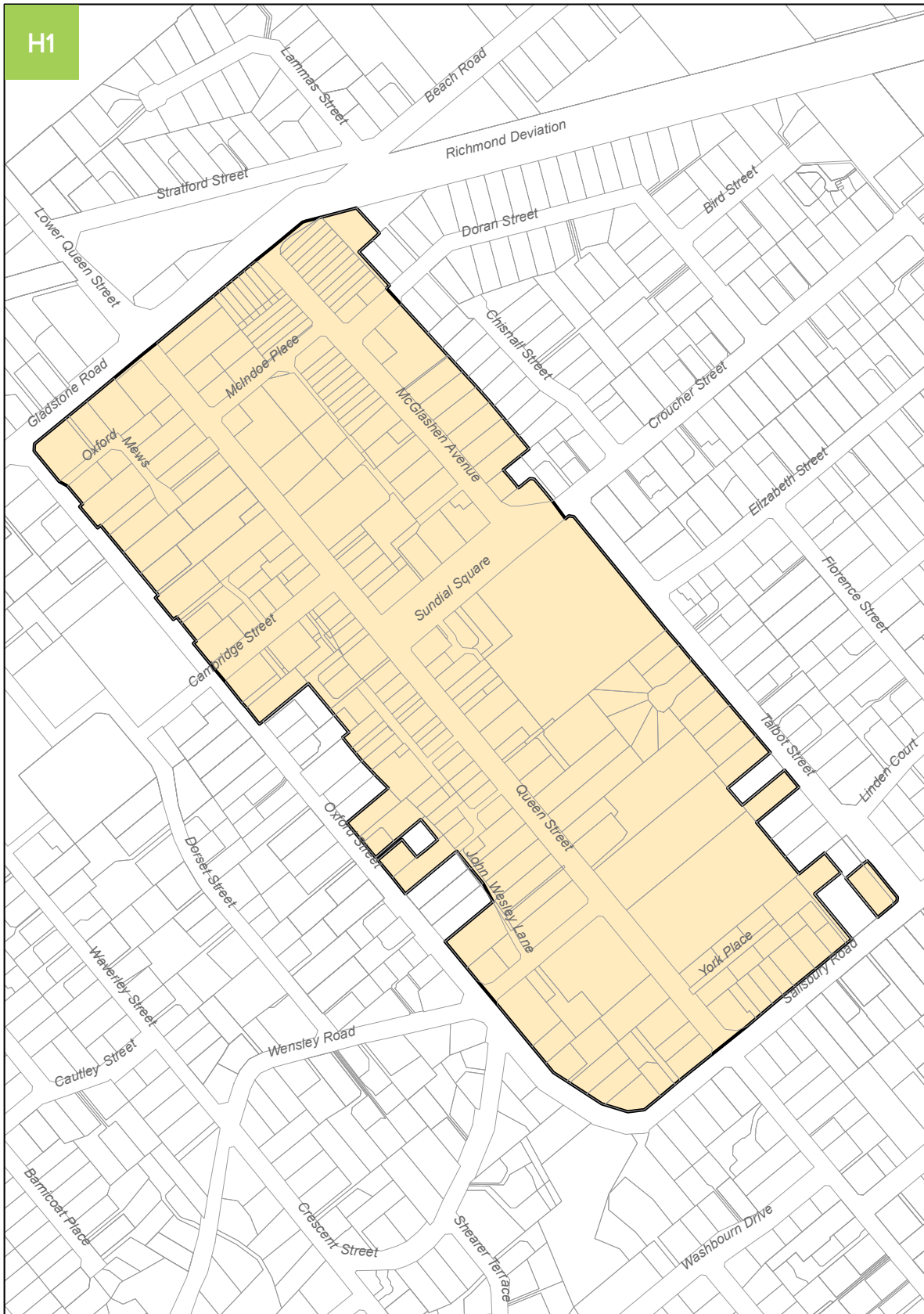
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Motueka Business Rating Area A & B - Detail Map



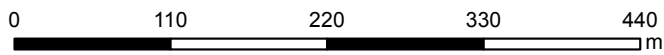
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H1

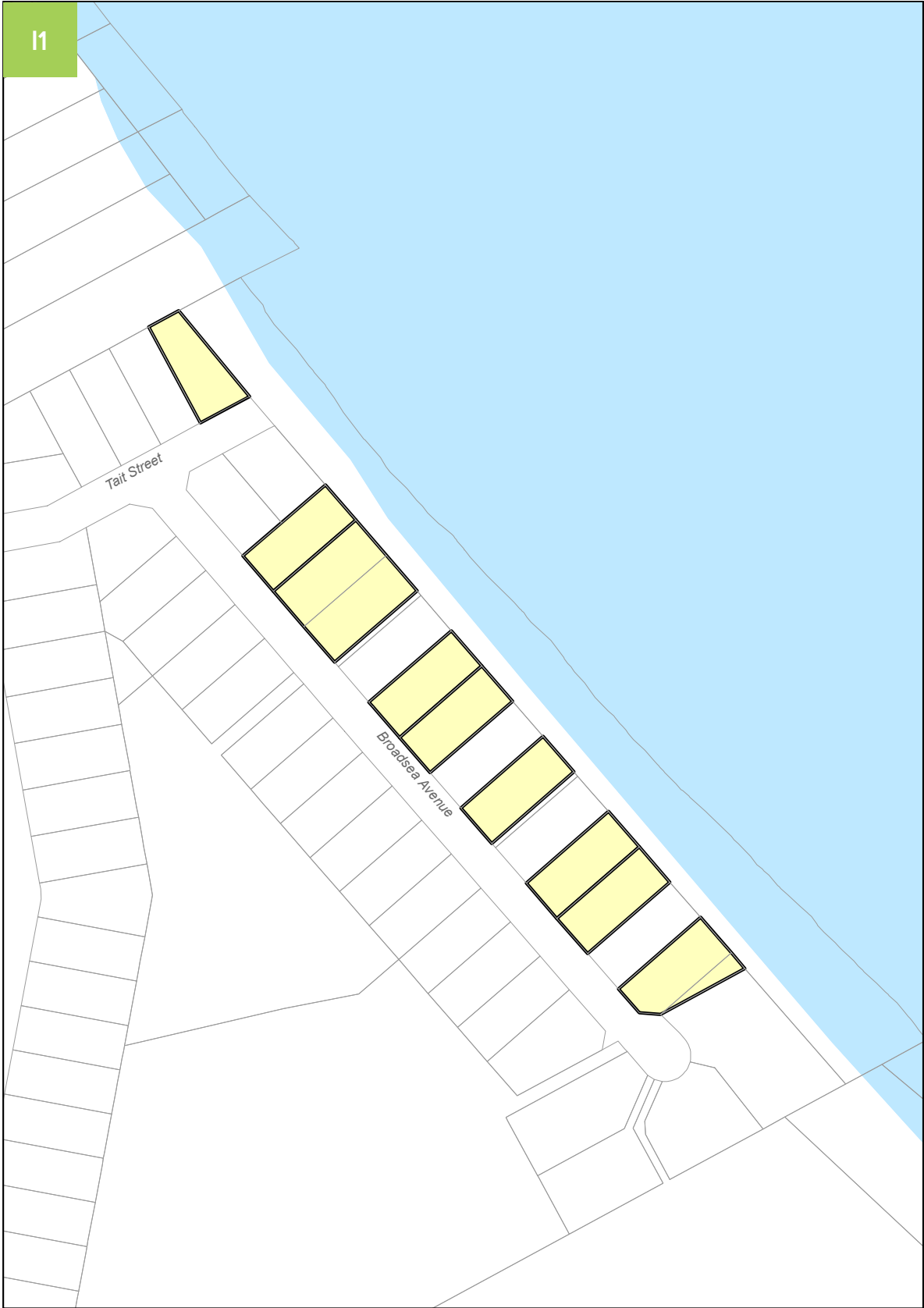


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Richmond Business Rating Area

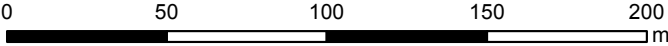


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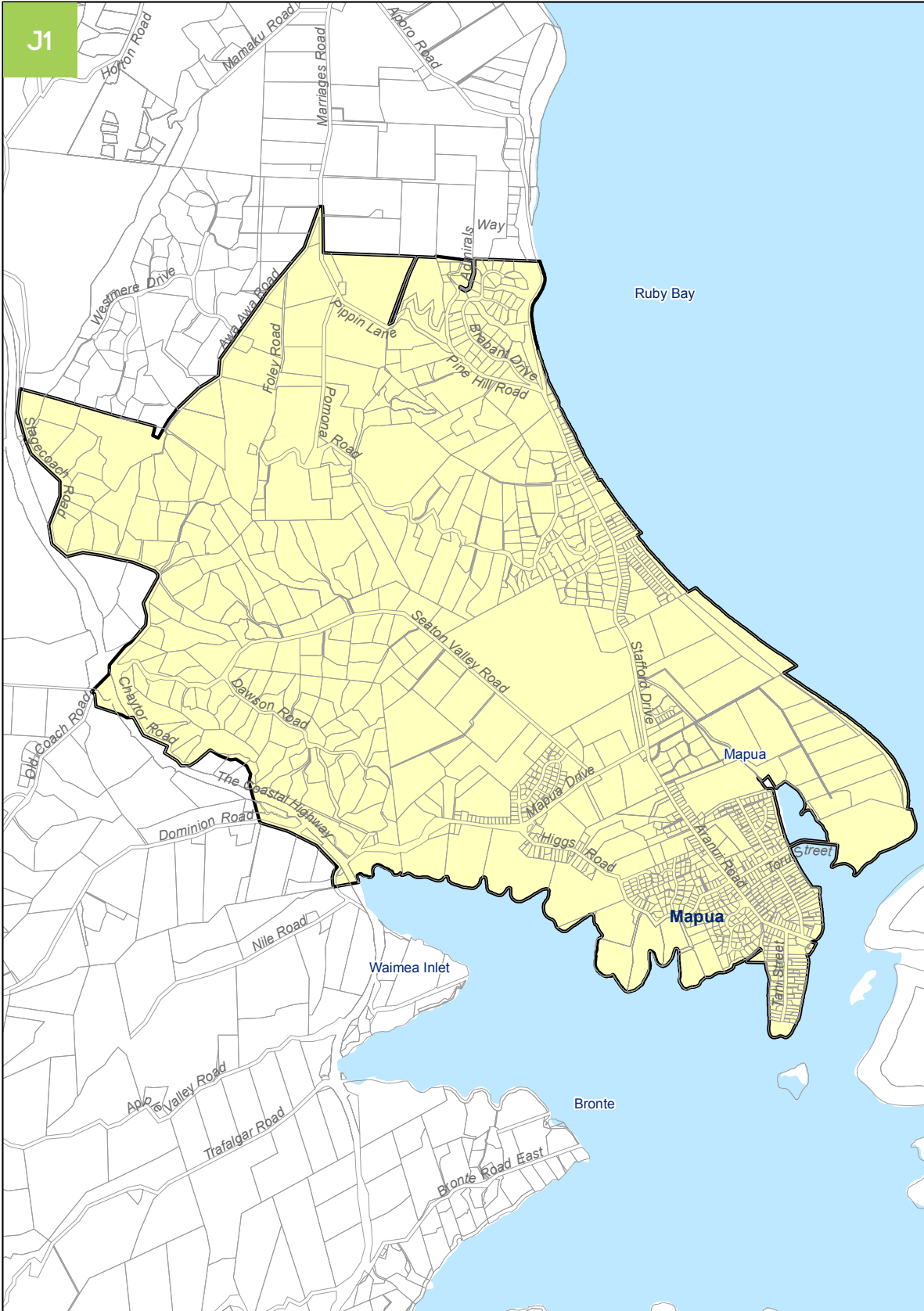


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Ruby Bay Stopbank Rating Area

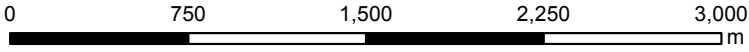


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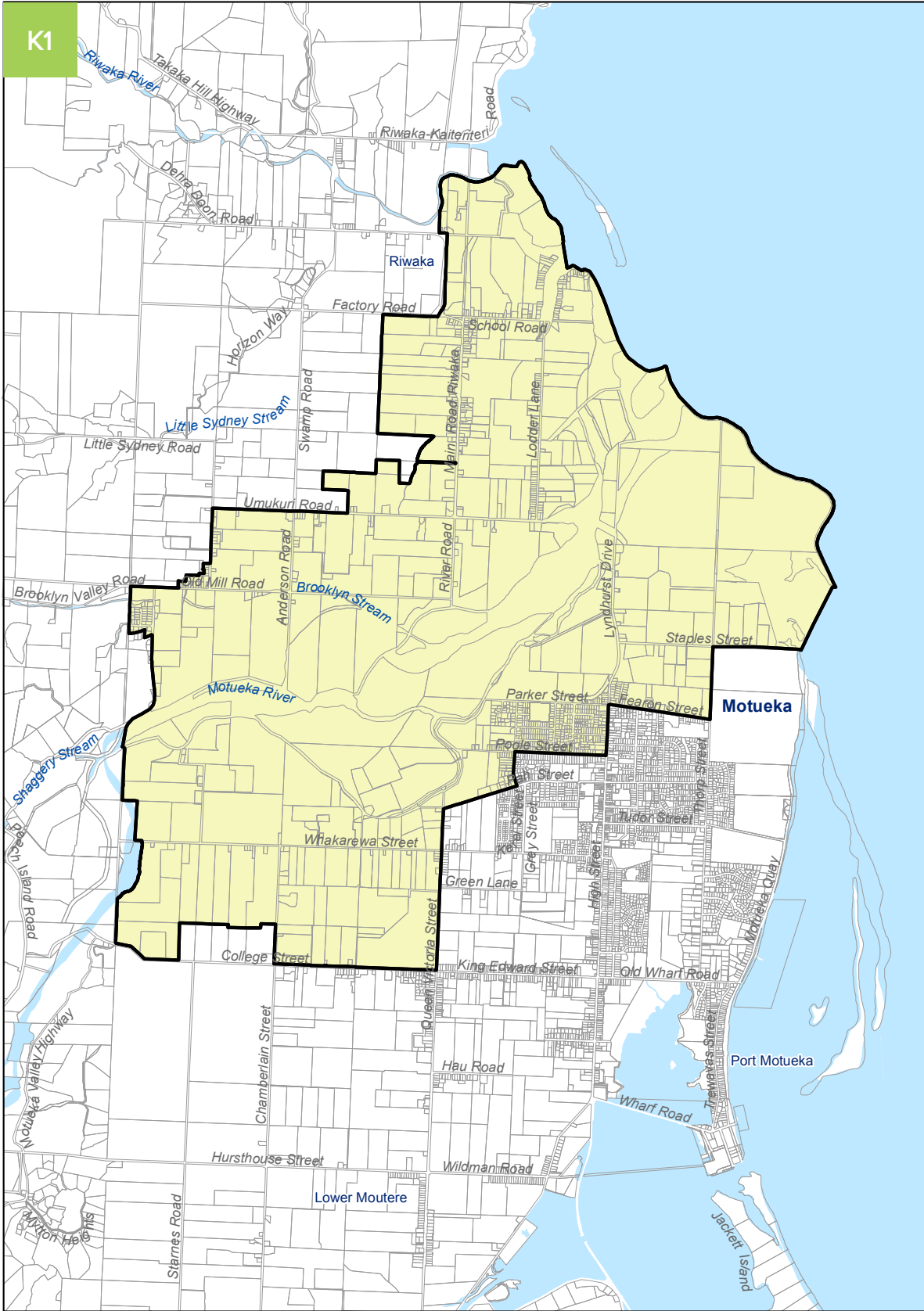


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Mapua Stopbank Rating Area



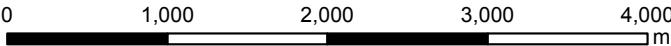
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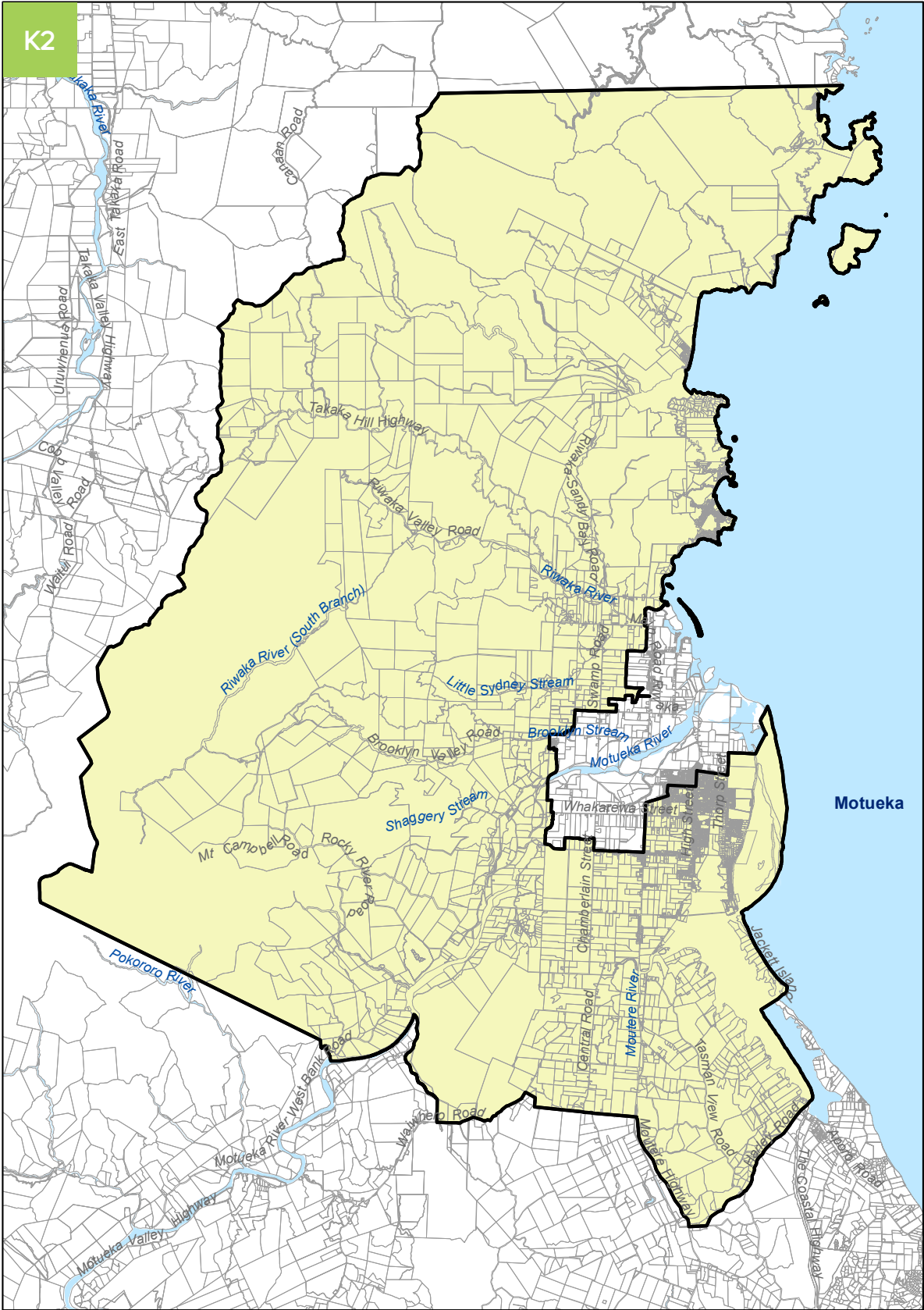
K1

Date Exported: 16/01/2018 | Document Path: \\isrvfiles\GIS\Projects\TP2018_Maps\Maps\TP_2018\FundingImpactStatement\TP2018_StopbankRatingArea_Motueka_RatingArea_A.mxd

Motueka Flood Control Rating Area A

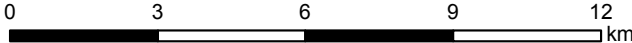


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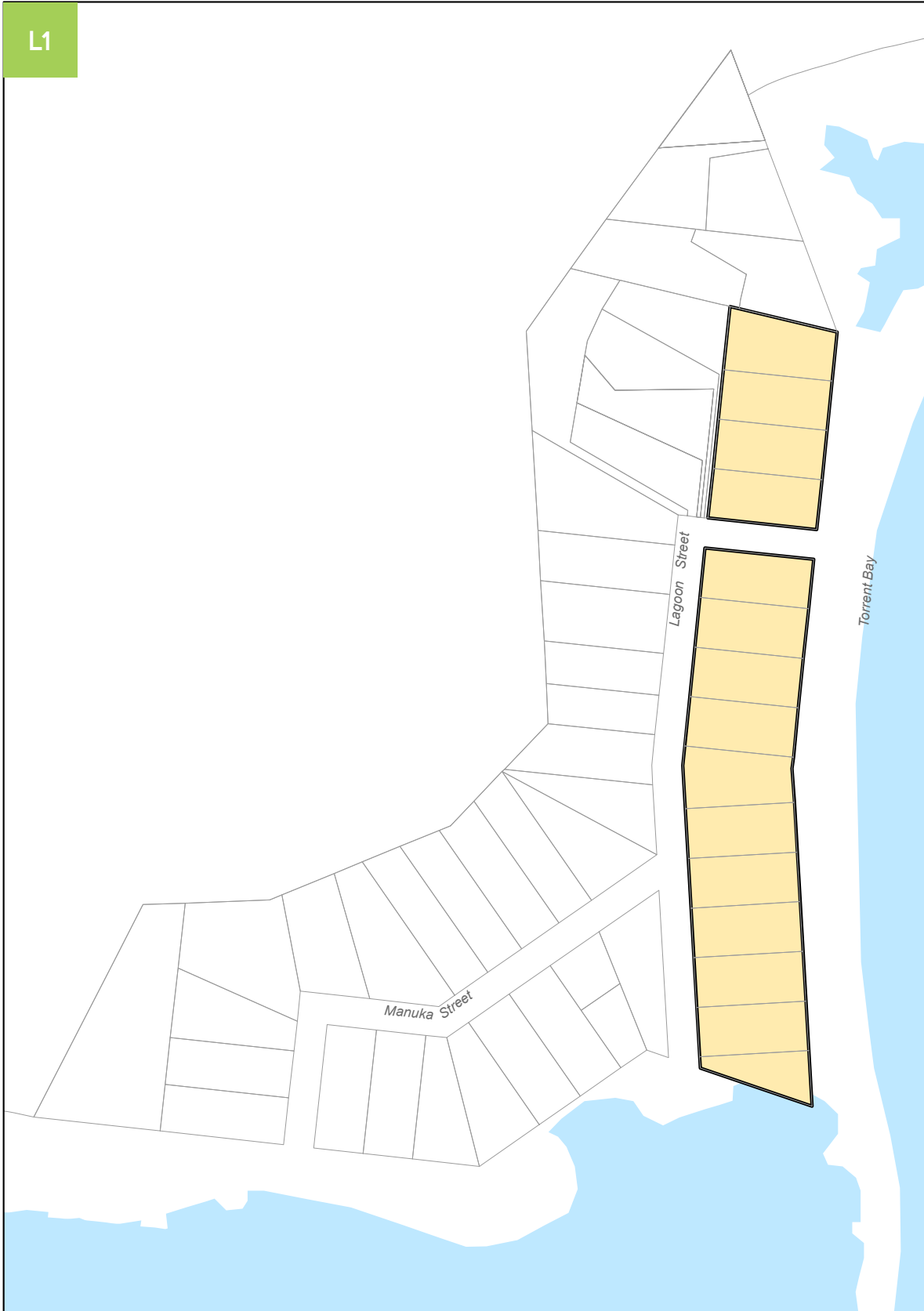
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Motueka Flood Control Rating Area B



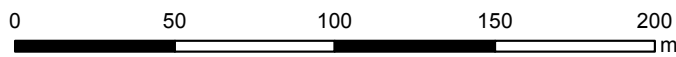
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L1



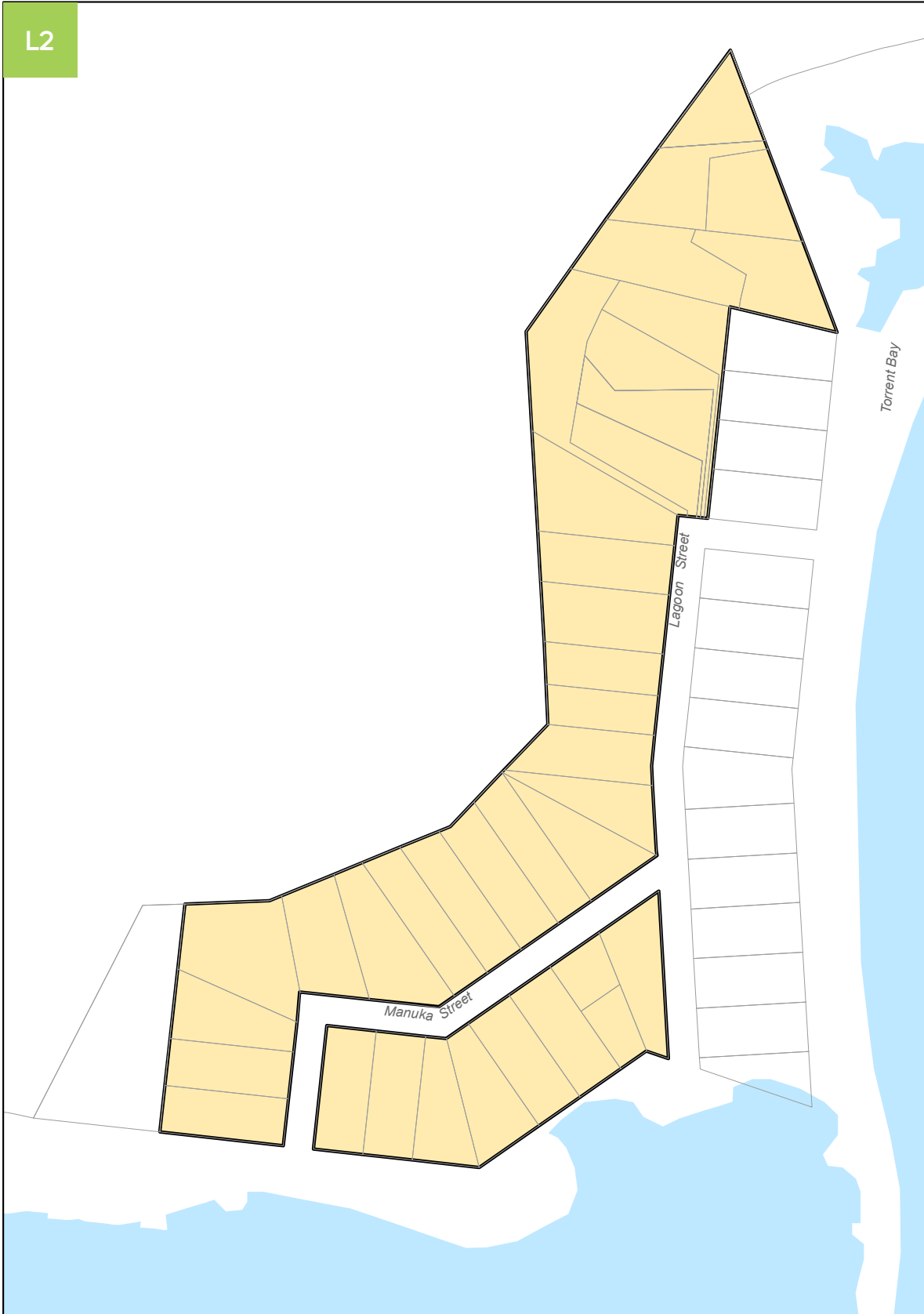
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Torrent Bay Rating Area A



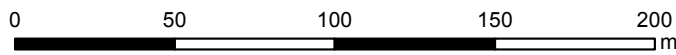
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L2

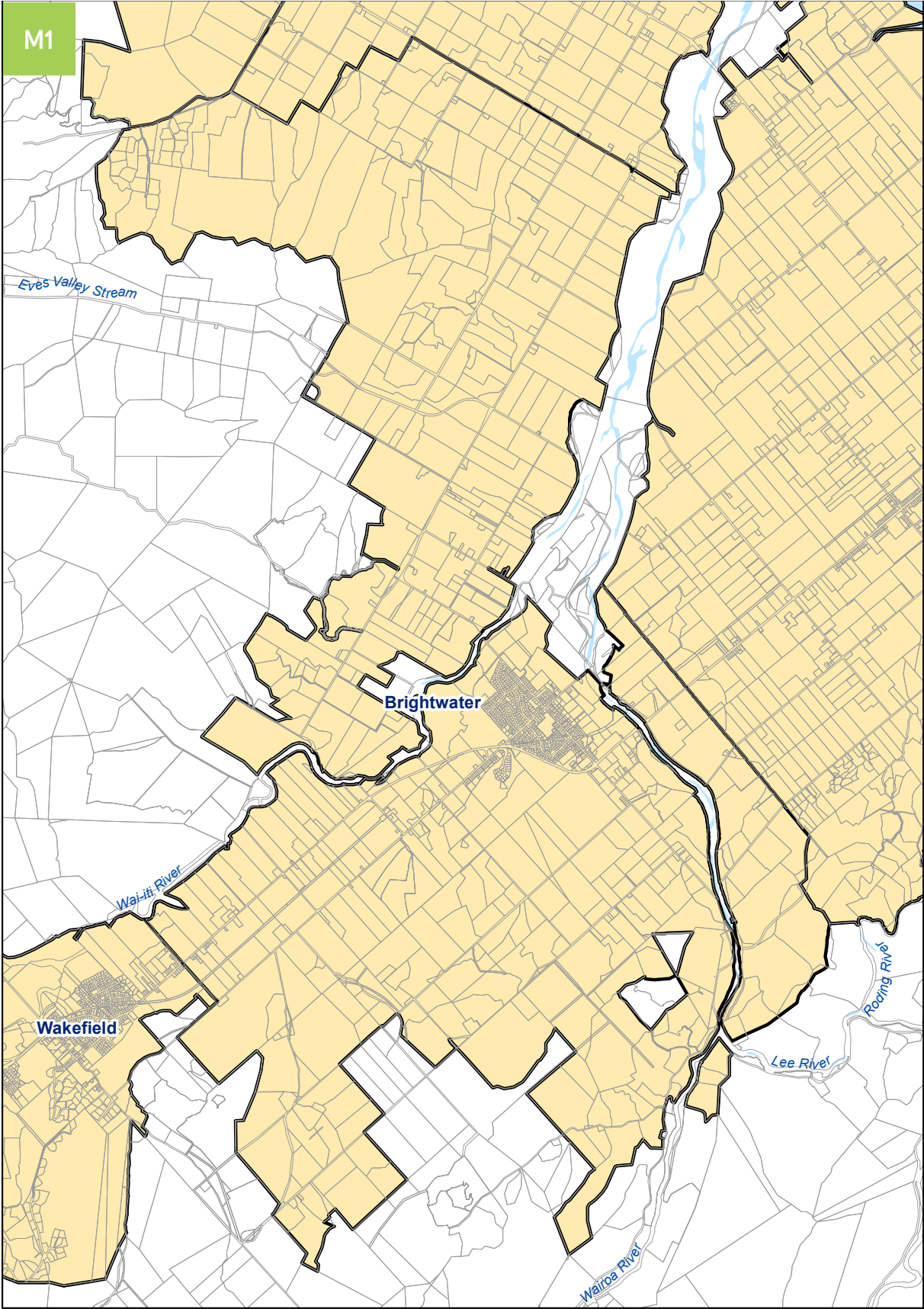


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Torrent Bay Rating Area B

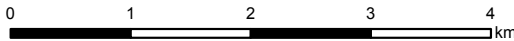


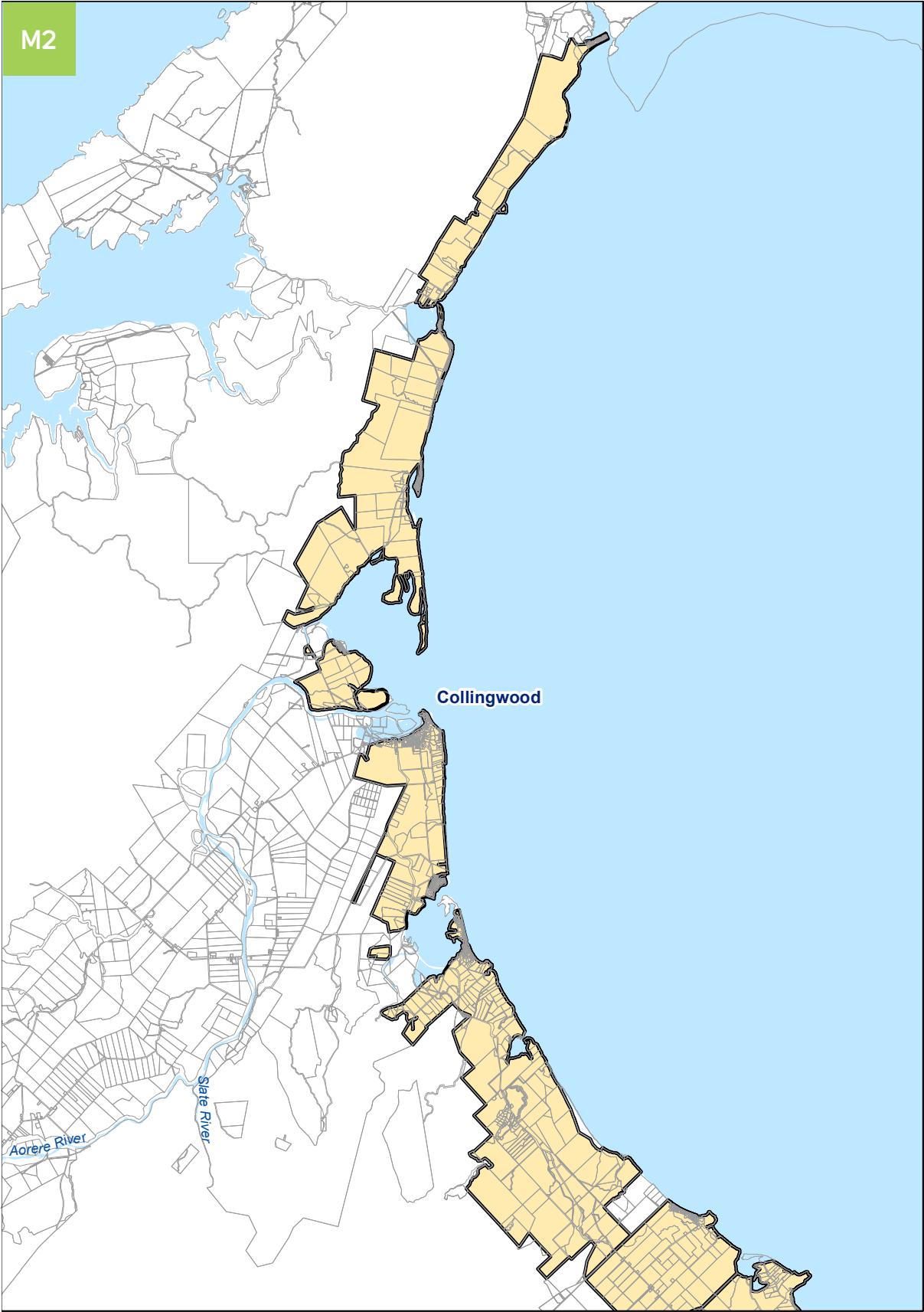
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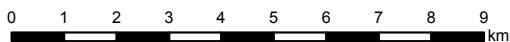
**Refuse - Recycling Rating Area
Brightwater - Waimea**



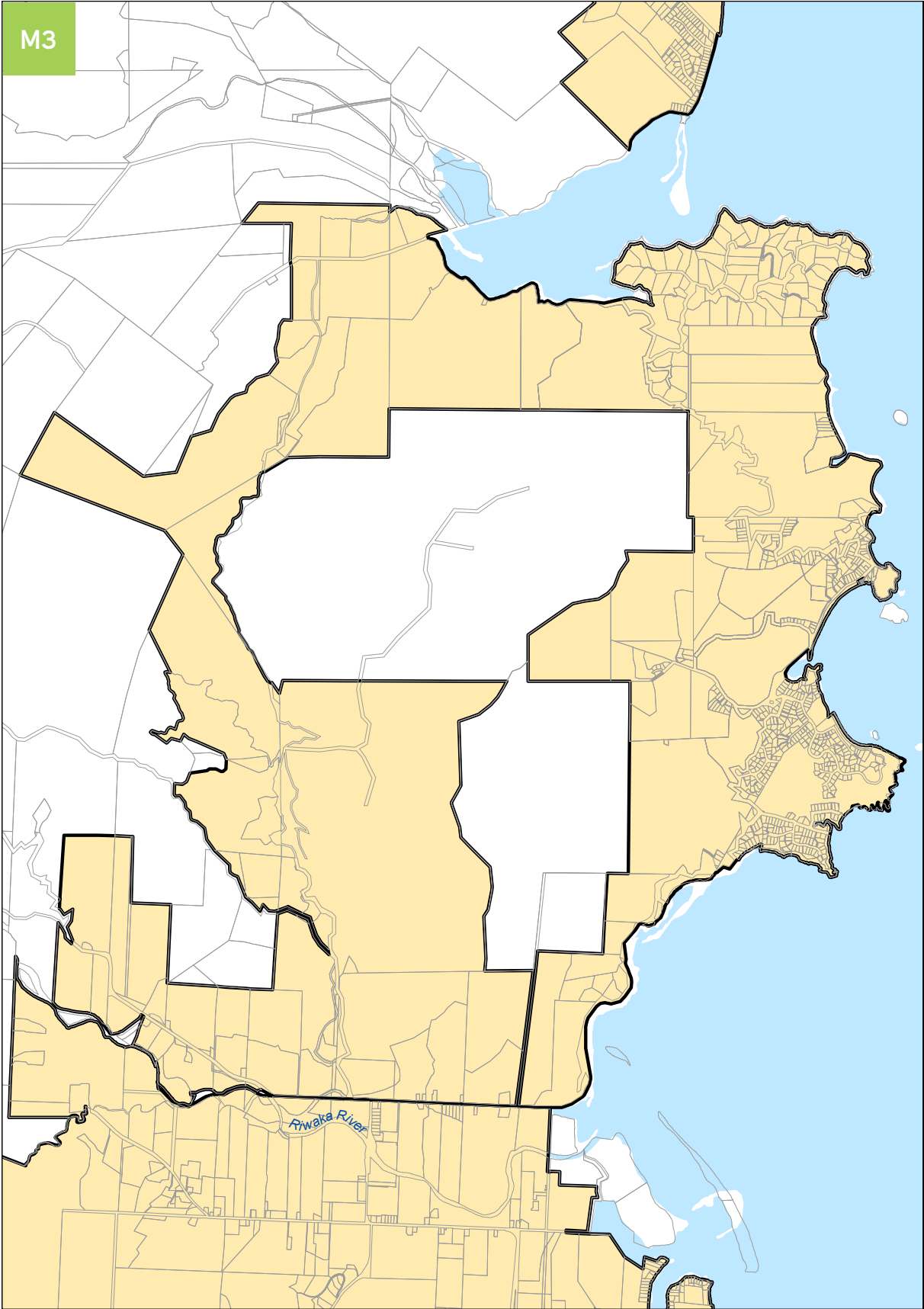


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**Refuse - Recycling Rating Area
Collingwood**



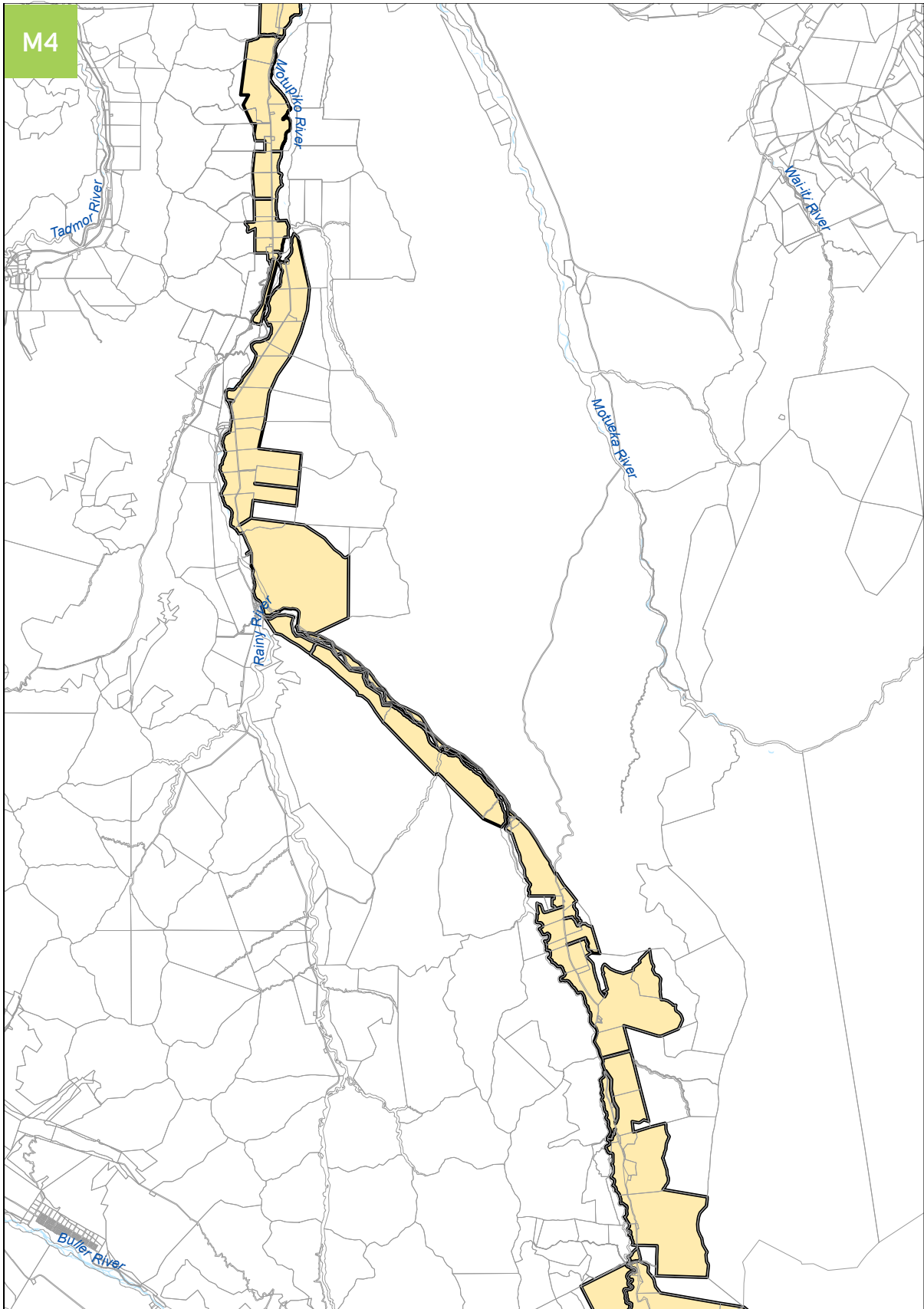
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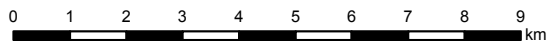
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Kaiteriteri**





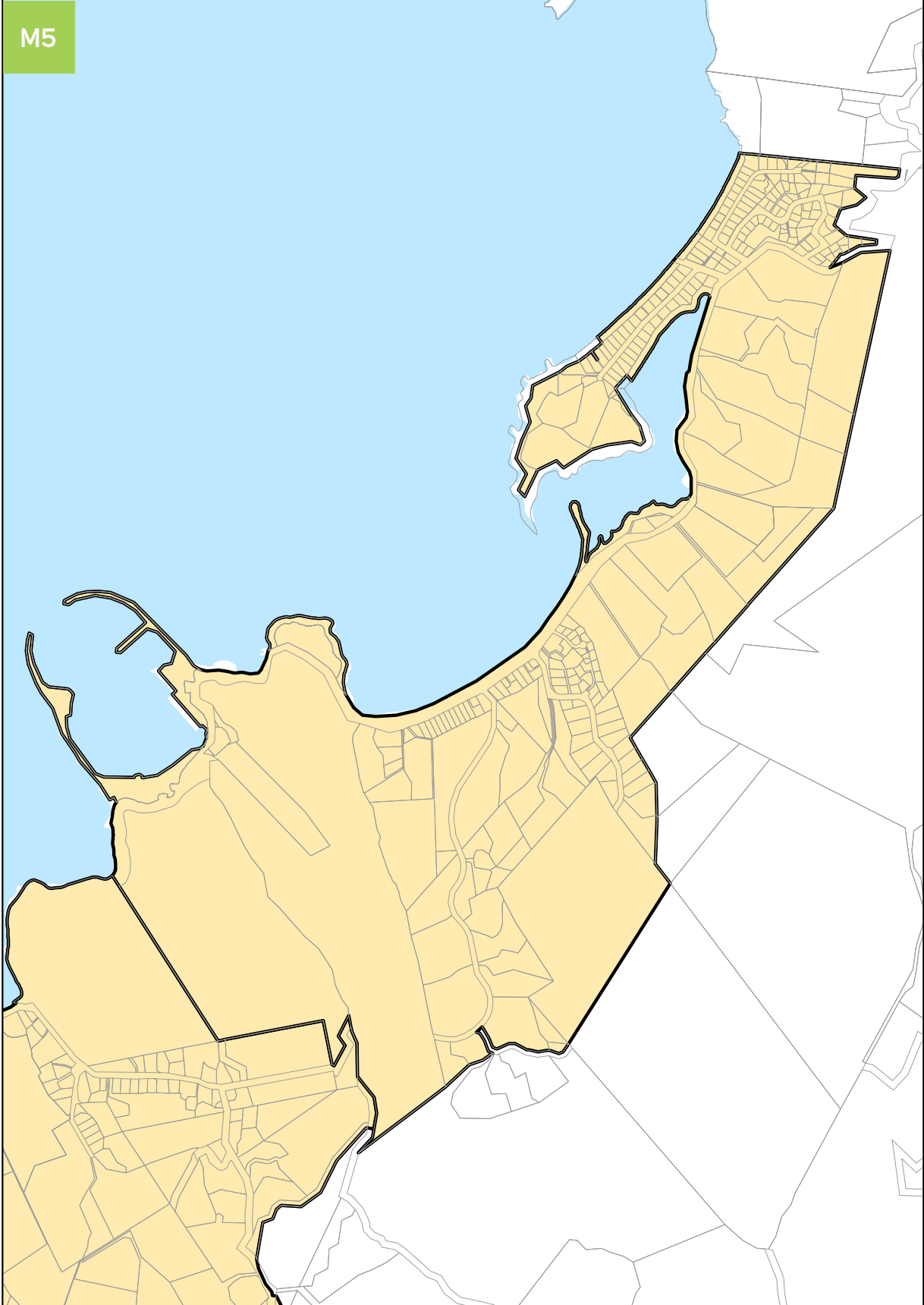
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**Refuse - Recycling Rating Area
Korere Tophouse**



1:114,000

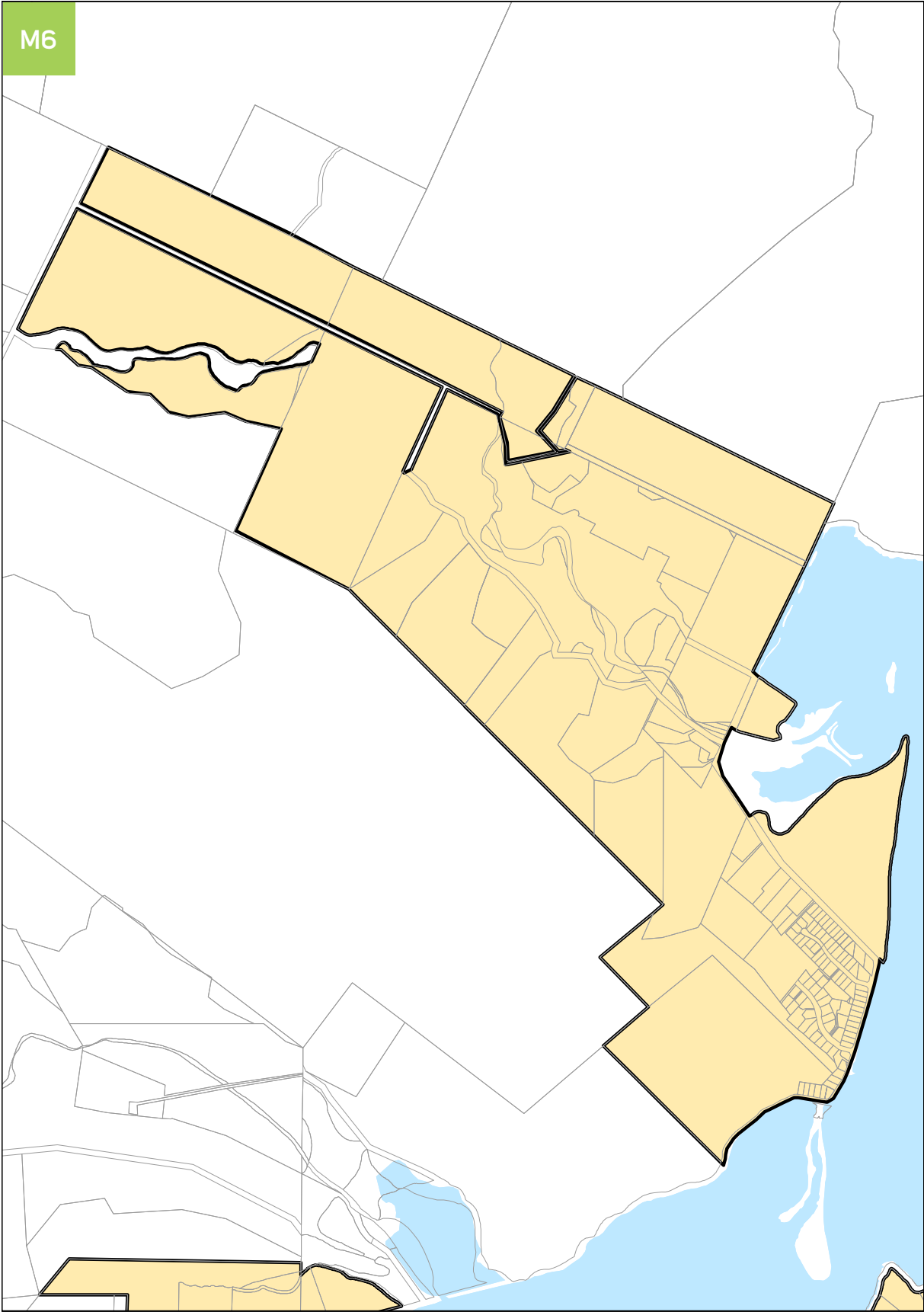
M5



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



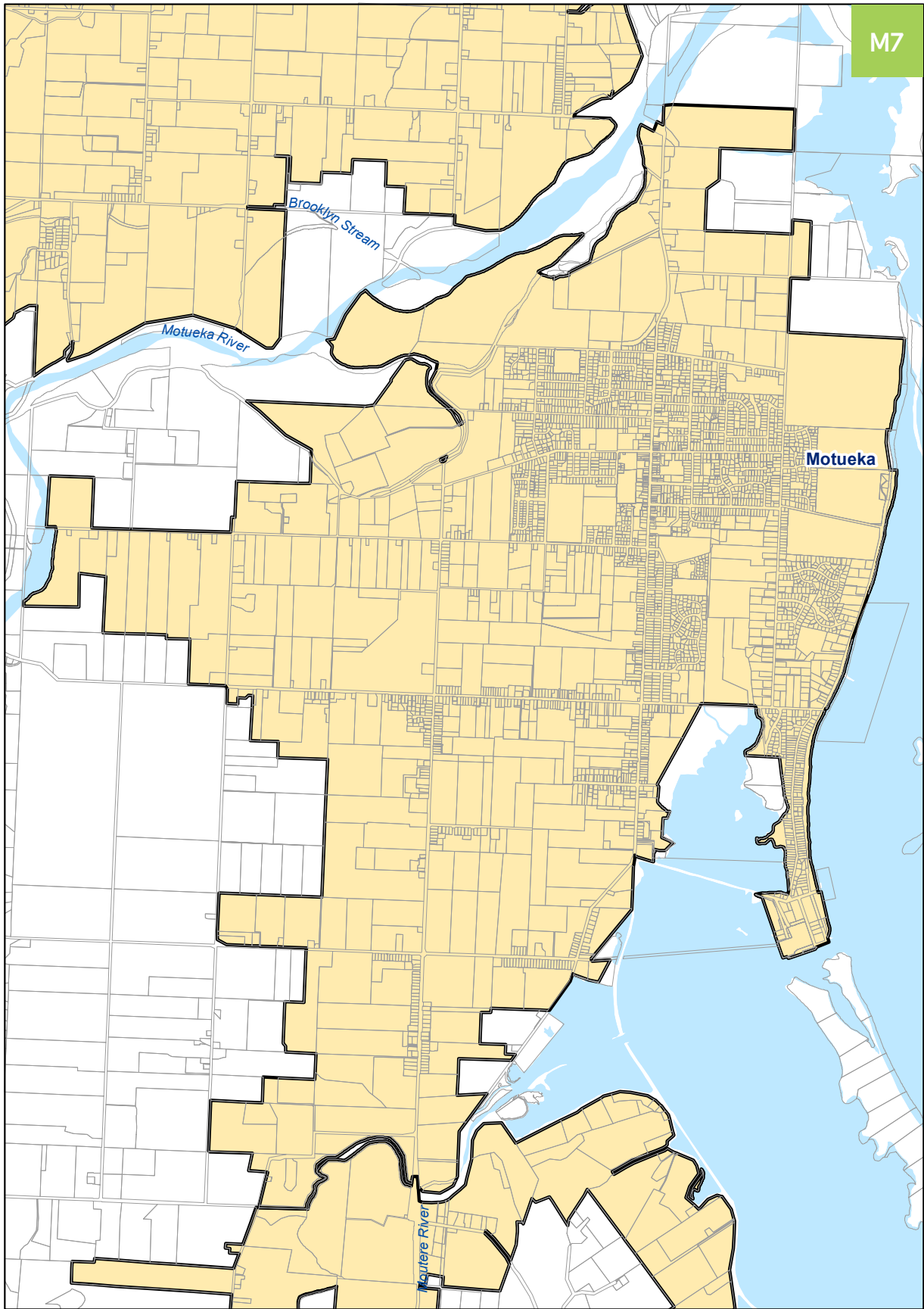


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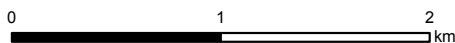
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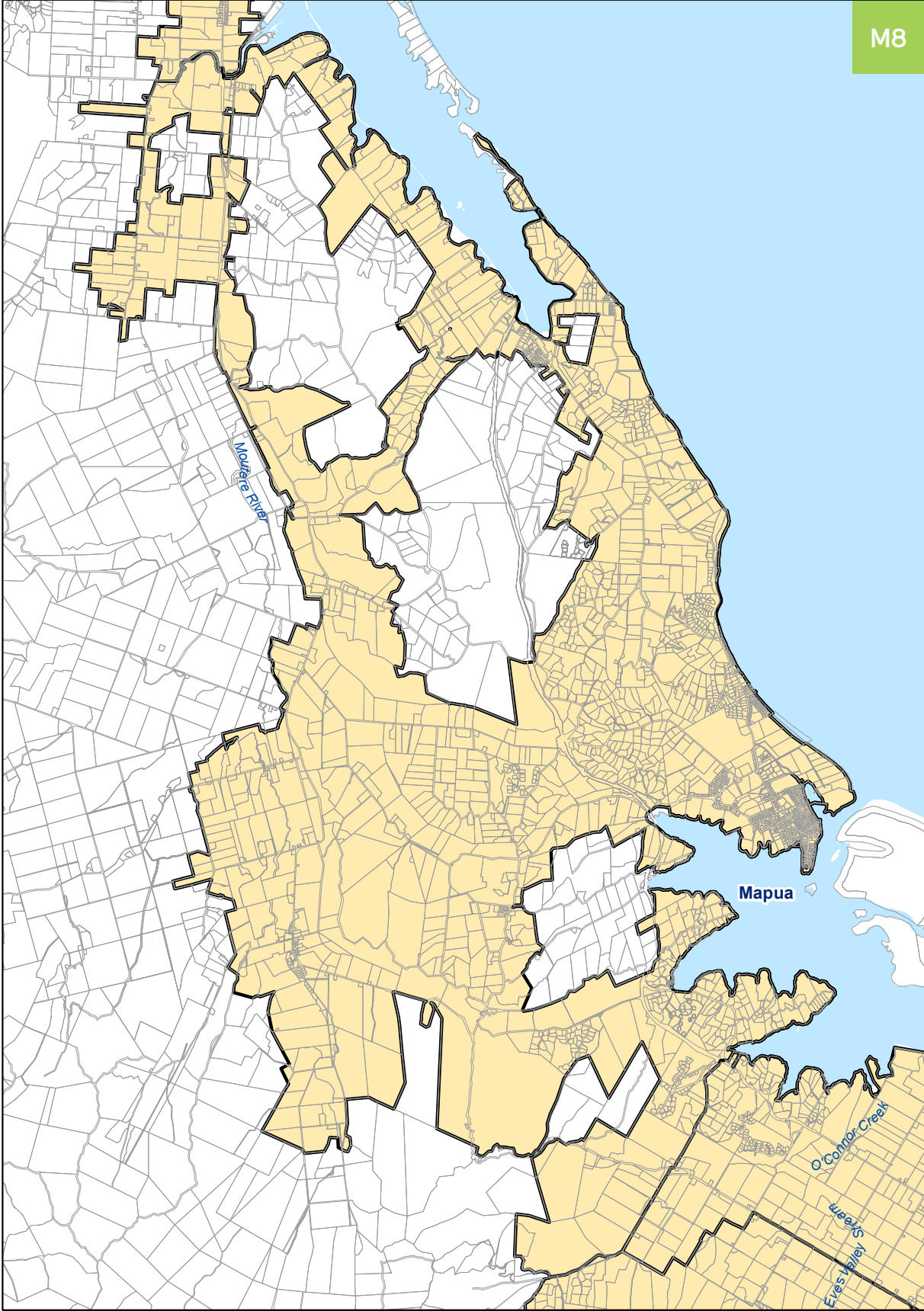


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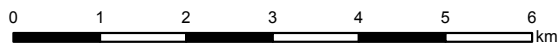
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Motueka**



M8

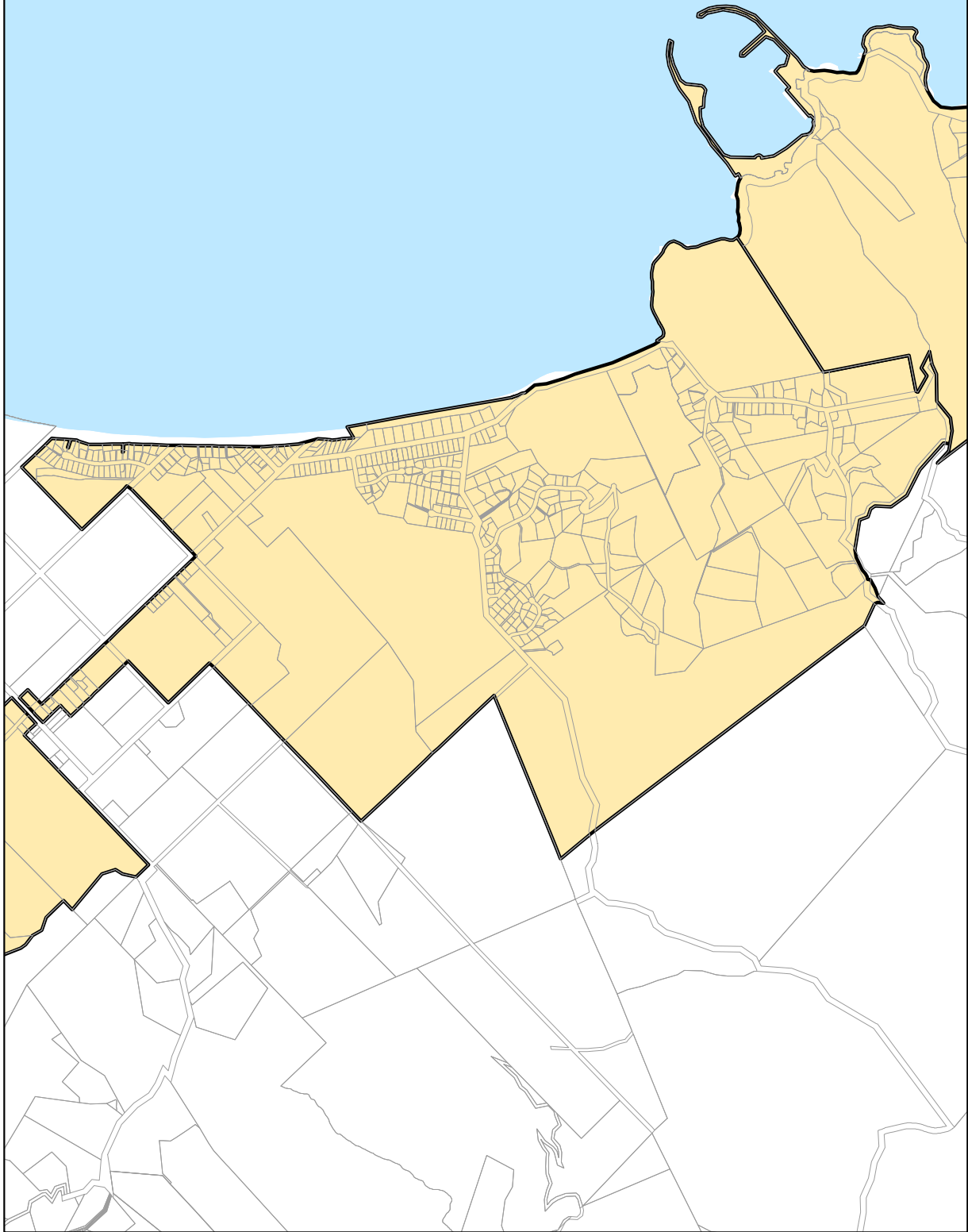


Refuse - Recycling Rating Area
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M9



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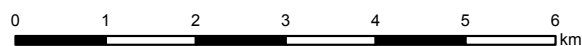
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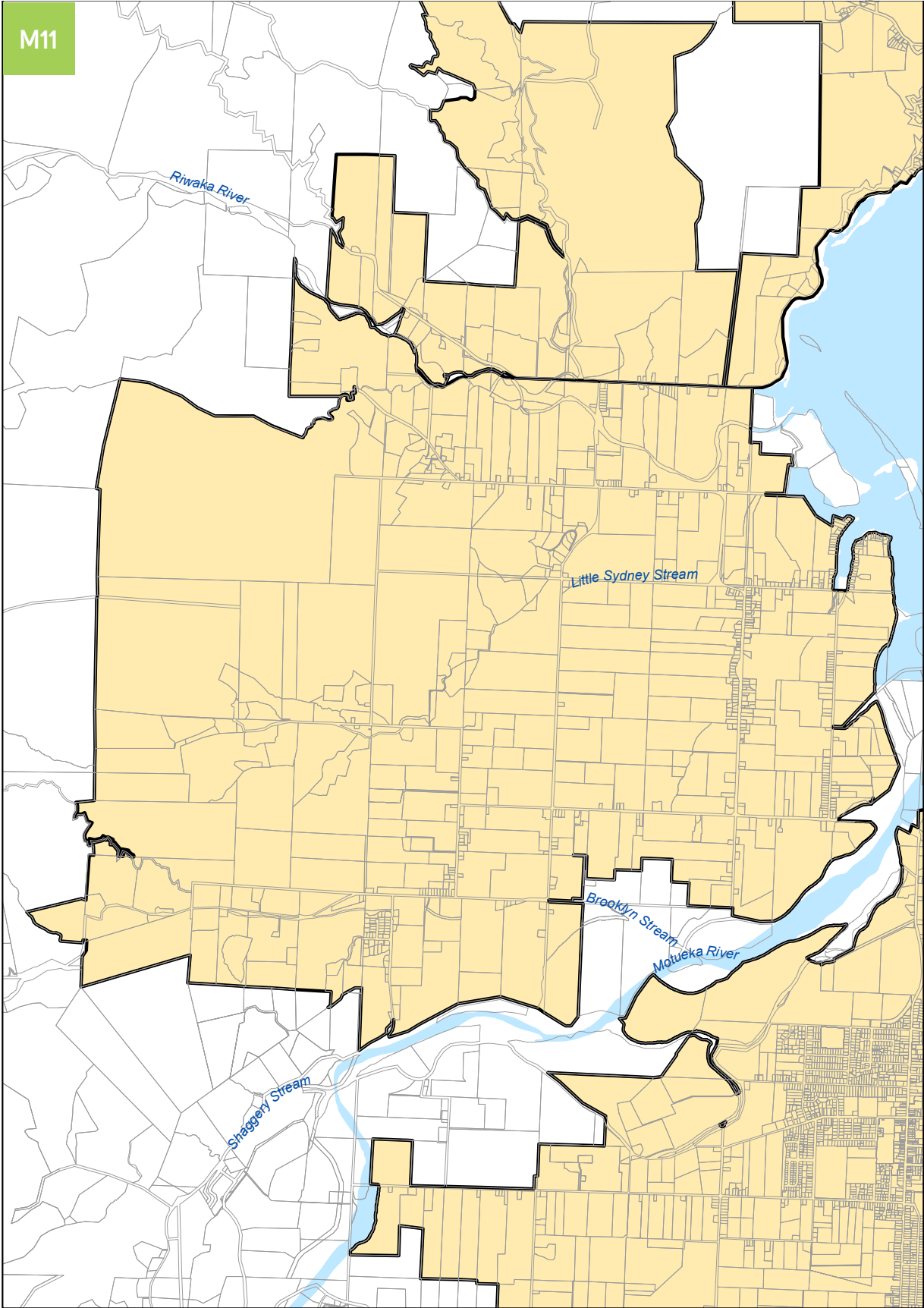




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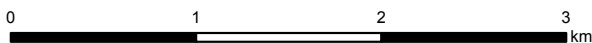
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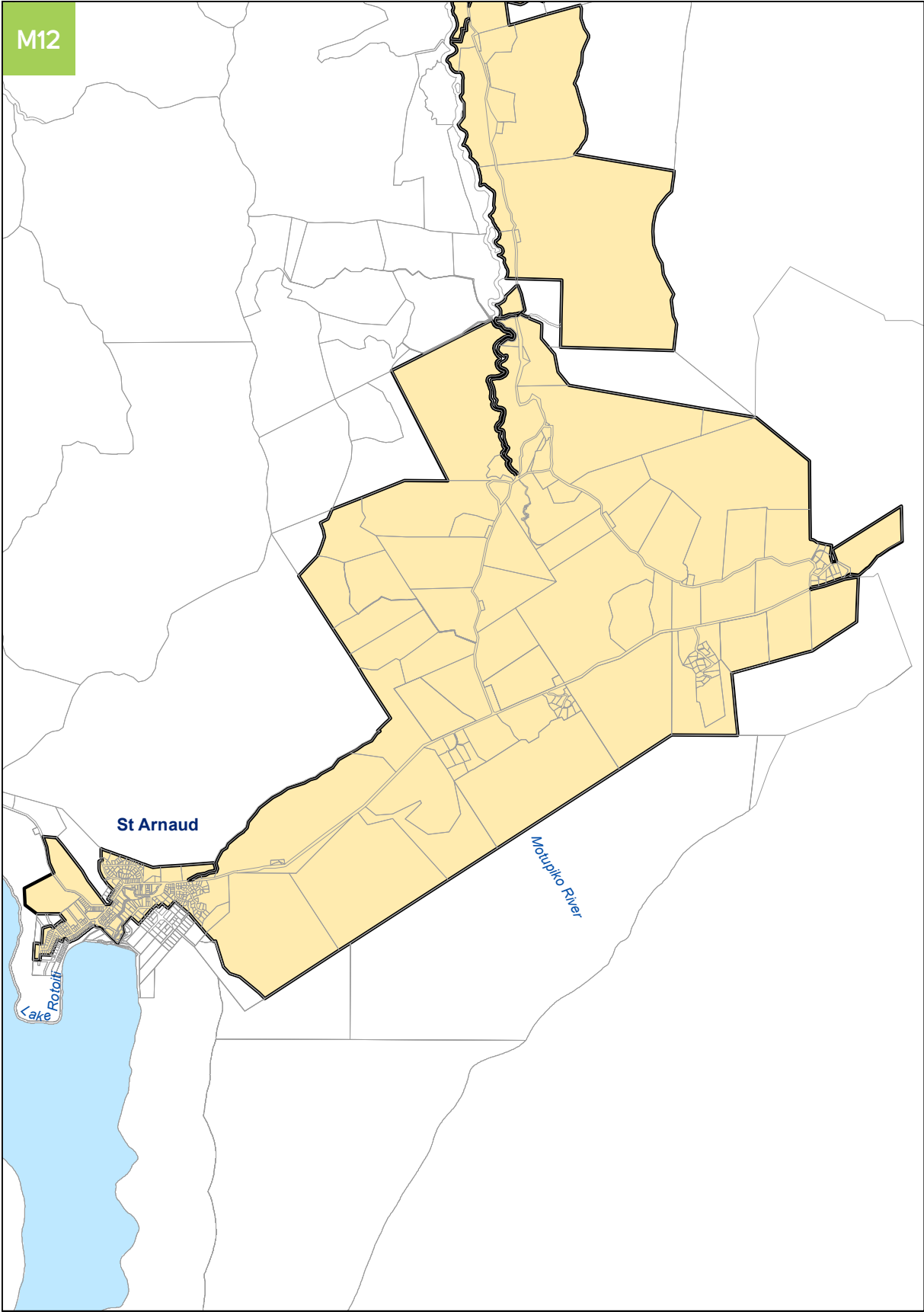




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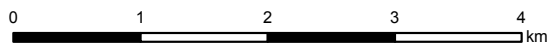
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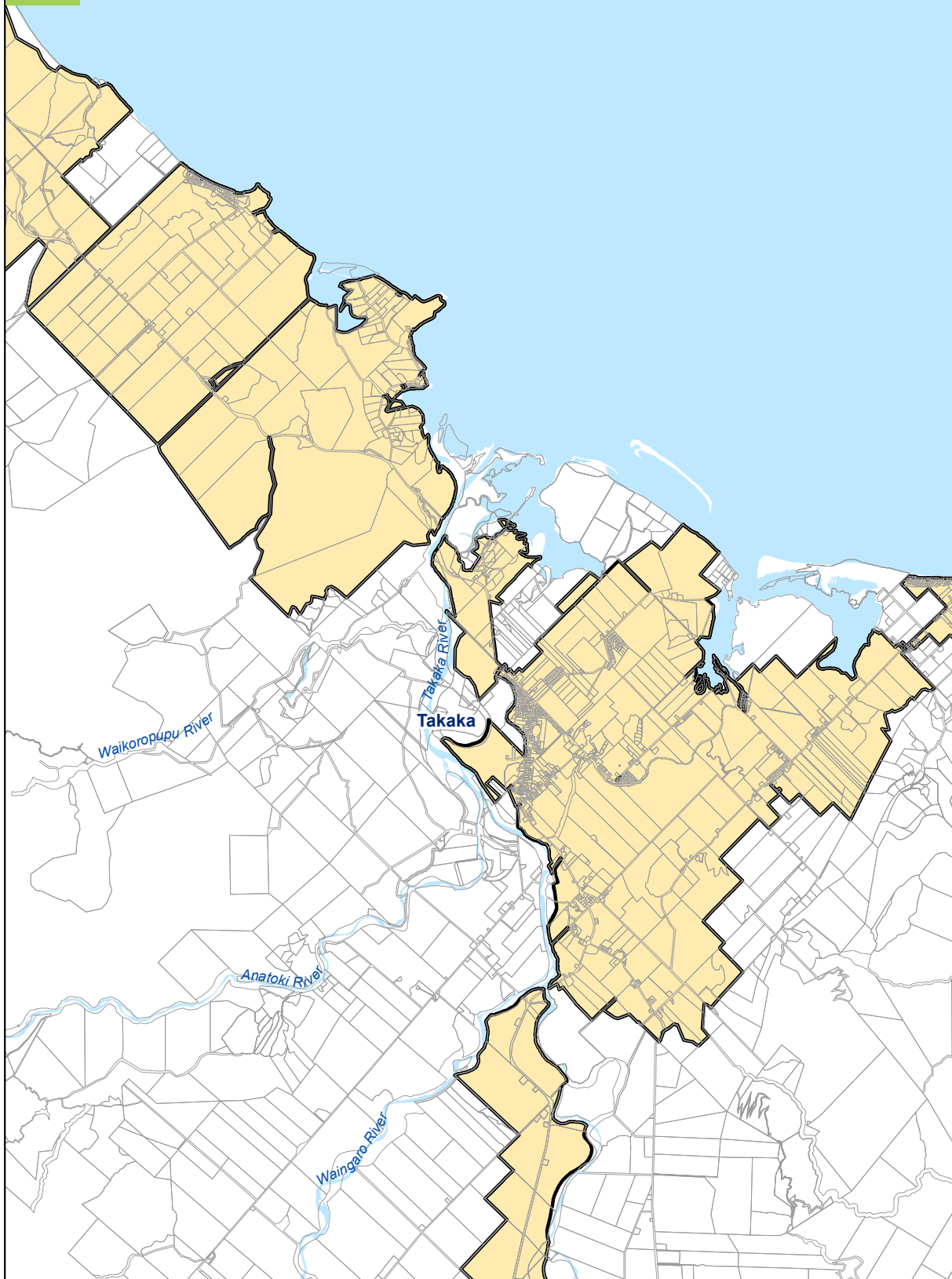


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**Refuse - Recycling Rating Area
St Arnaud**

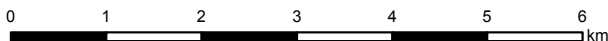


M13

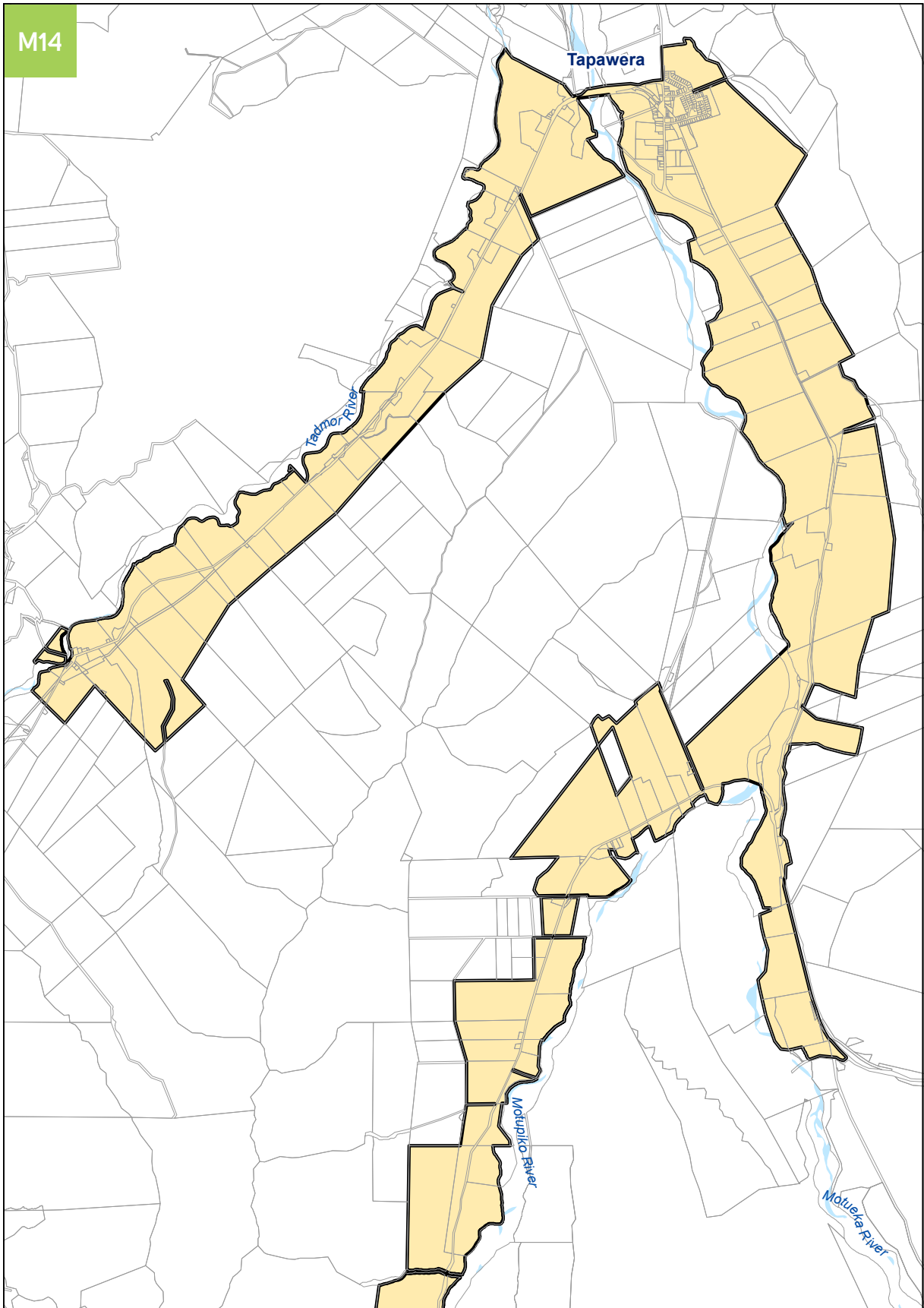


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**Refuse - Recycling Rating Area
Takaka**

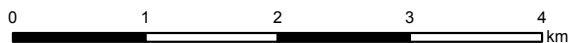


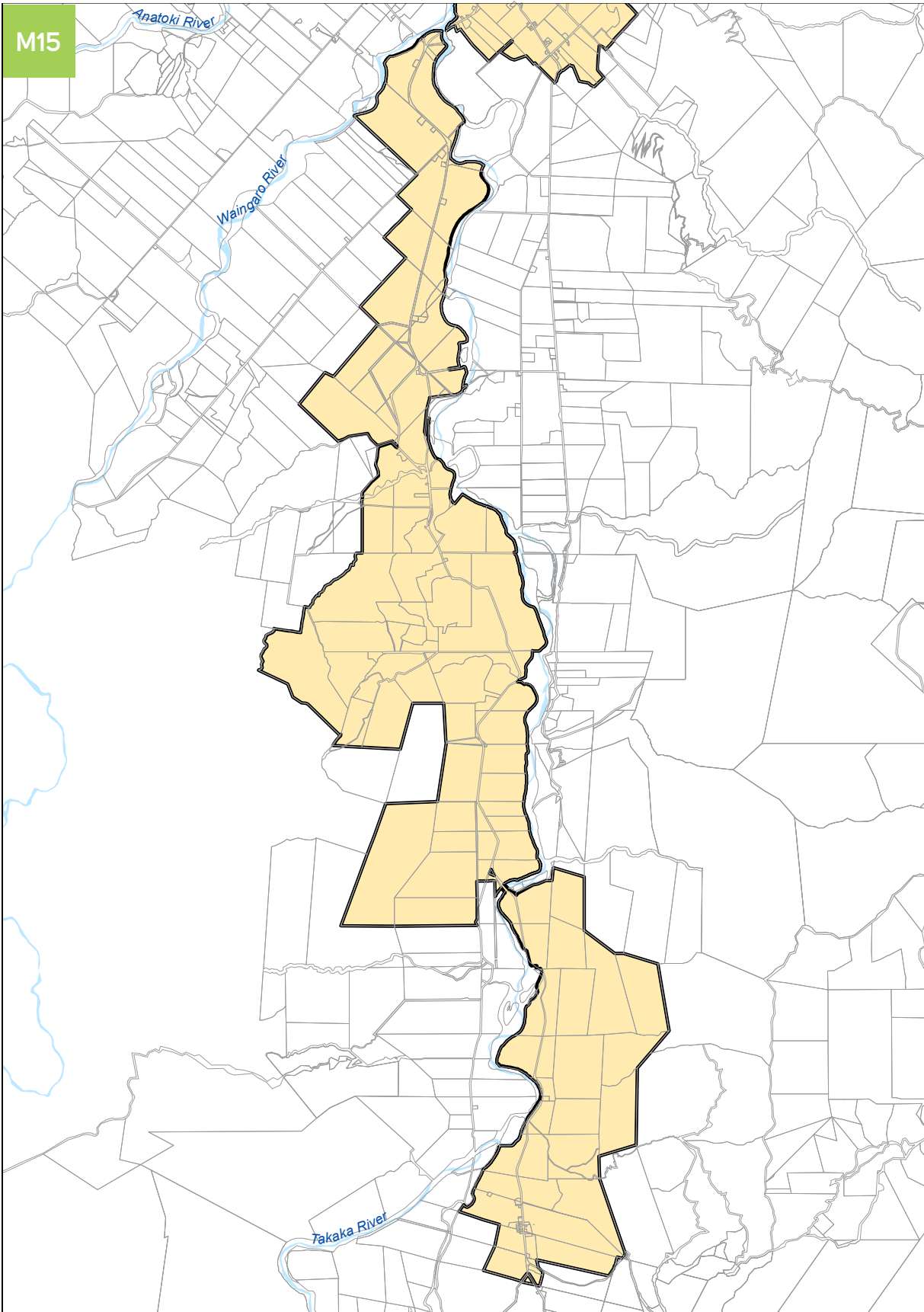
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Refuse - Recycling Rating Area Tapawera

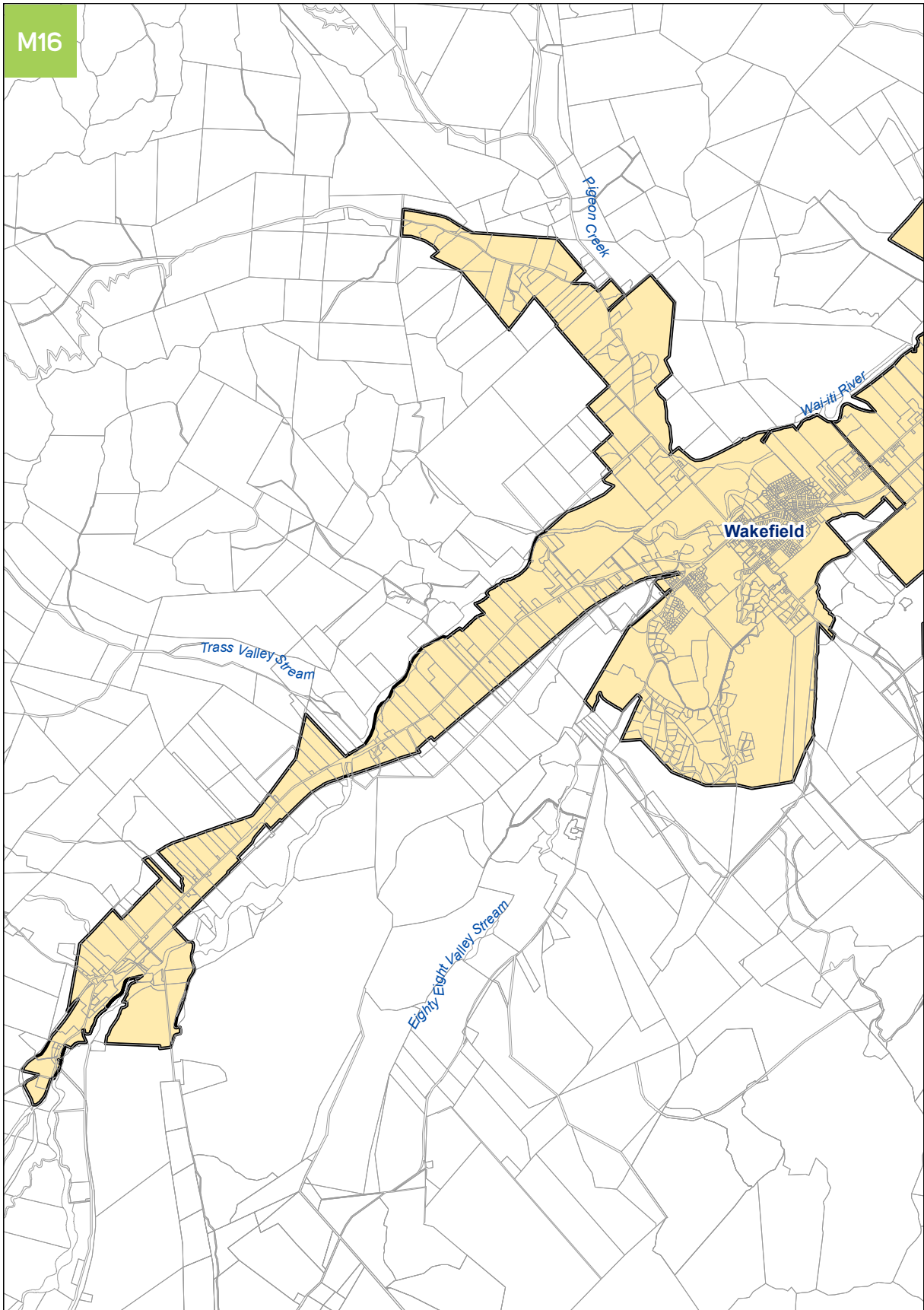




**Refuse - Recycling Rating Area
Upper Takaka**



M16

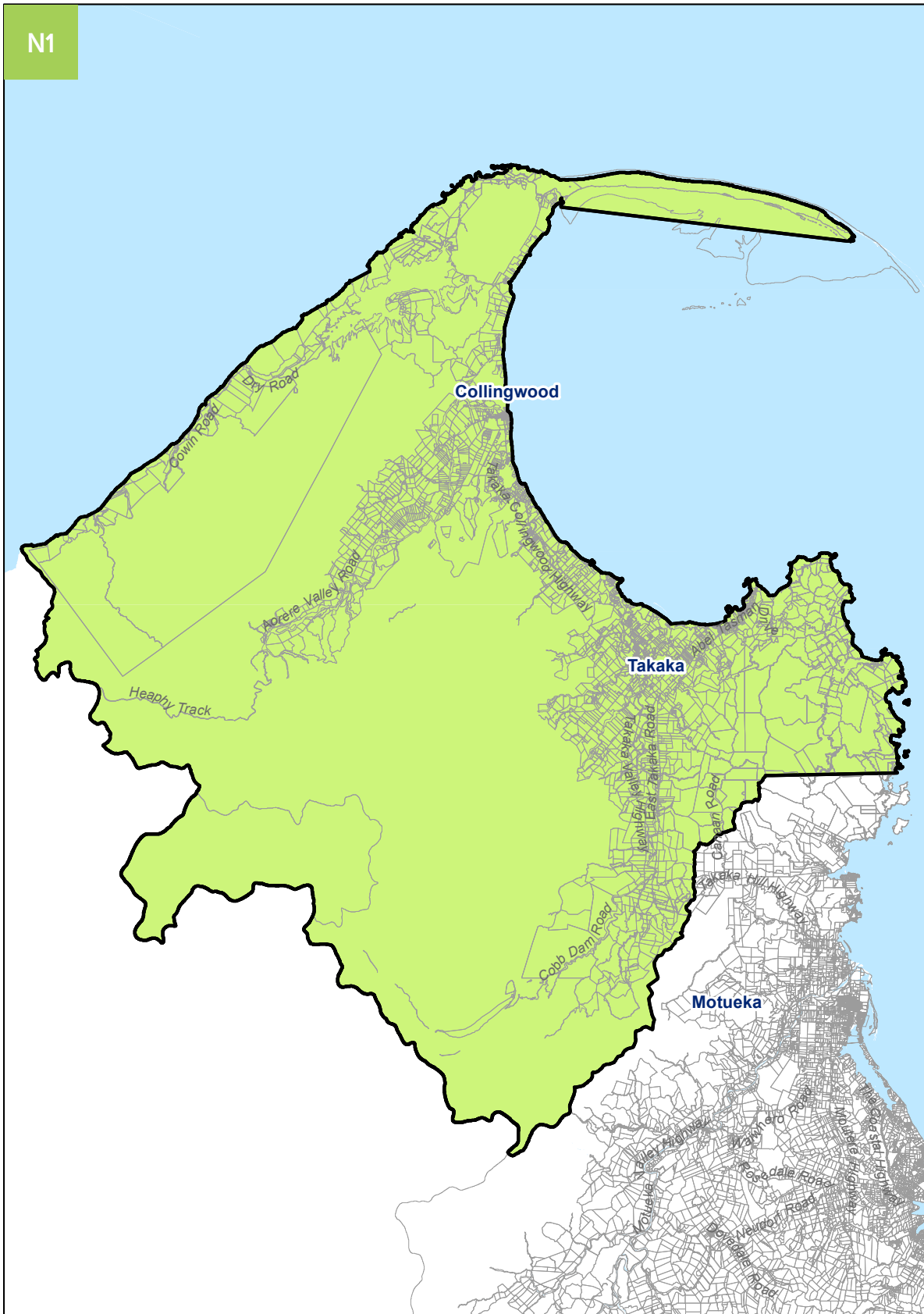


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Refuse - Recycling Rating Area Wakefield

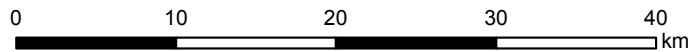


N1



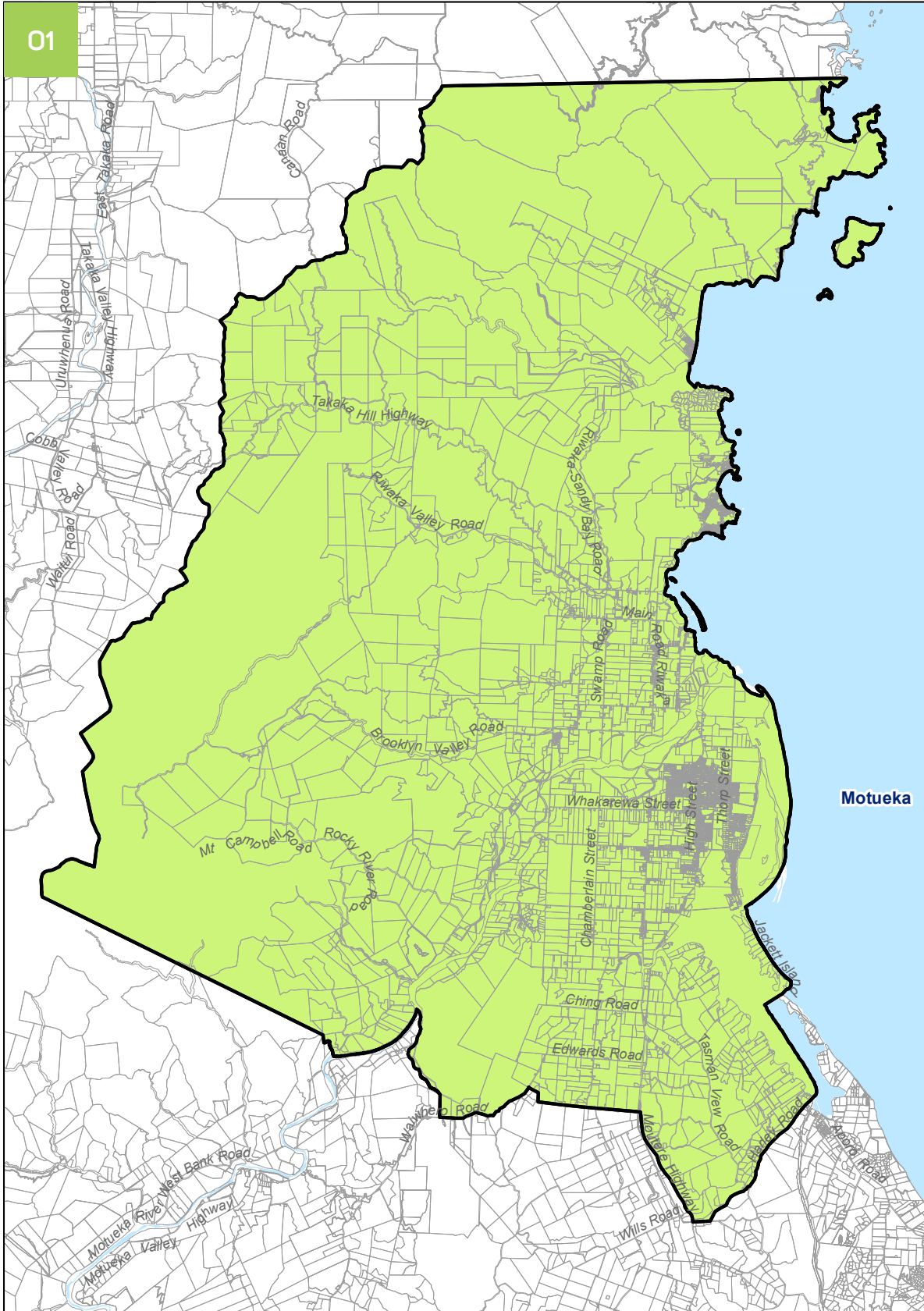
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Golden Bay Community Board Rating Area



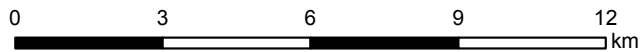
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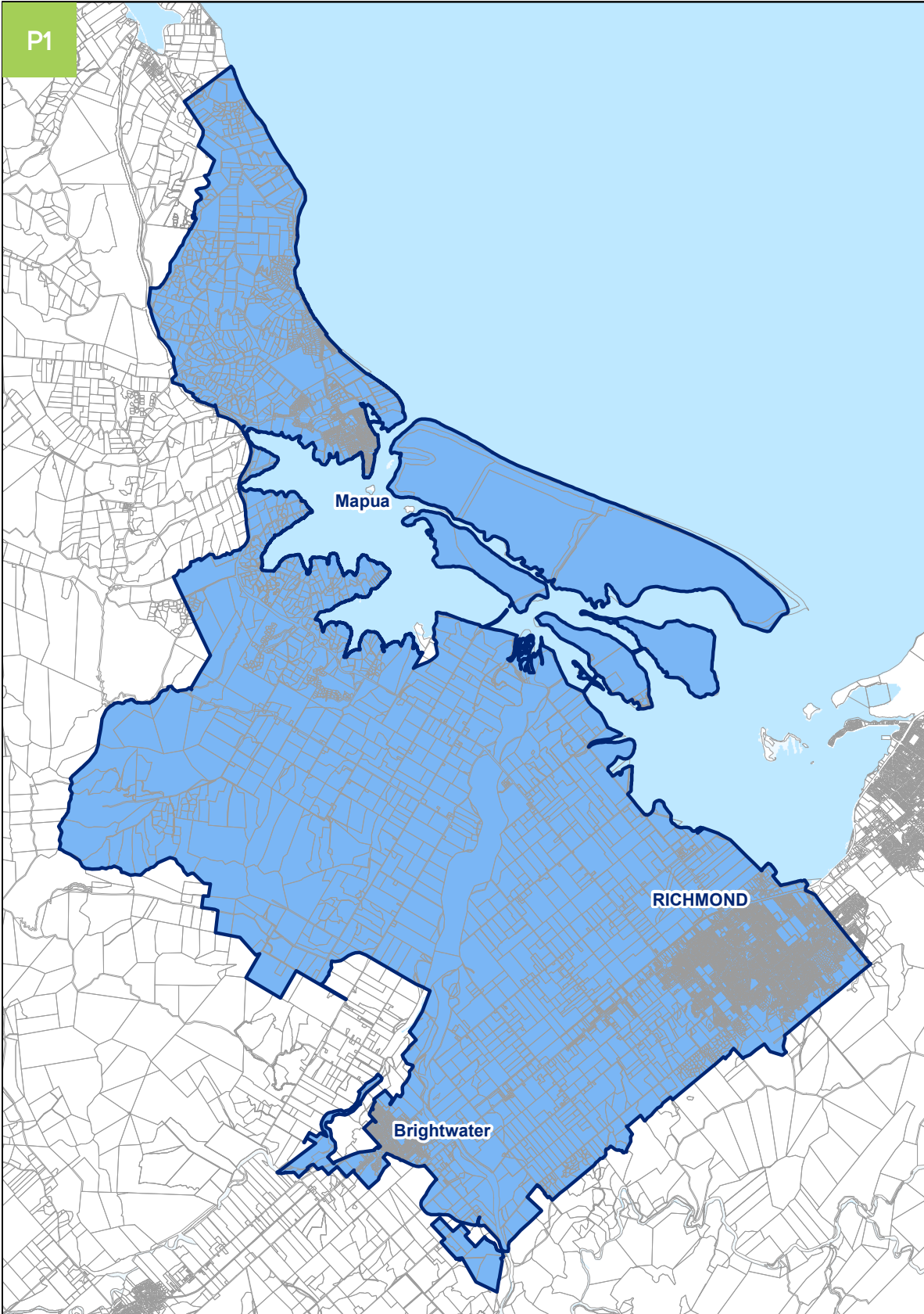


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Motueka Community Board Rating Area

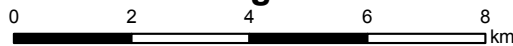


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Waimea Community Dam Zone of Benefit Rating Area



1:95,000



For Tasman



tasman
district council

*Feel free to
contact us:*

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