

Notice is given that an extraordinary meeting of the Tasman District Council will be held on:

Date: Monday 25 March 2024
Time: 9.30 am - adoption of LTP consultation document
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street, Richmond

Zoom conference link: <https://us02web.zoom.us/j/88665980754?pwd=VndJbzc1aHpnZmhtekZjUjQ1OU5VUT09>

Meeting ID: 886 6598 0754

Meeting Passcode: 983809

Tasman District Council

Kaunihera Katoa

AGENDA

MEMBERSHIP

Mayor	Mayor T King	
Deputy Mayor	Deputy Mayor S Bryant	
Councillors	Councillor C Butler	Councillor M Kininmonth
	Councillor G Daikee	Councillor C Mackenzie
	Councillor B Dowler	Councillor K Maling
	Councillor J Ellis	Councillor B Maru
	Councillor M Greening	Councillor D Shallcrass
	Councillor C Hill	Councillor T Walker

(Quorum 7 members)

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AGENDA

- 1 OPENING, WELCOME, KARAKIA**
- 2 APOLOGIES AND LEAVE OF ABSENCE**

Recommendation
That apologies be accepted.

- 3 DECLARATIONS OF INTEREST**
- 4 LATE ITEMS**
- 5 REPORTS**
 - 5.1 Adoption of the Statement of Proposal for the Schedule of Fees and Charges
2024/2025..... 4
 - 5.2 Adoption of consultation material - Long Term Plan 2024-2034 84
- 6 CONFIDENTIAL SESSION**
Nil
- 6 CLOSING KARAKIA**

5 REPORTS

5.1 ADOPTION OF THE STATEMENT OF PROPOSAL FOR THE SCHEDULE OF FEES AND CHARGES 2024/2025

Decision Required

Report To:	Tasman District Council
Meeting Date:	25 March 2024
Report Author:	Sandra Hartley, Policy Officer
Report Authorisers:	Dwayne Fletcher, Strategic Policy Manager; John Ridd, Group Manager - Service and Strategy
Report Number:	RCN24-03-1

1. Purpose of the Report / Te Take mō te Pūrongo

- 1.1 This report seeks the Council's approval of the Statement of Proposal for the Schedule of Fees and Charges 2024/2025 (the Schedule) (**Attachment 1**), which will form the basis for public consultation in accordance with Sections 83 and 87 of the Local Government Act 2002 (LGA).

2. Summary / Te Tuhinga Whakarāpoto

- 2.1 This report seeks the Council's approval to adopt the Statement of Proposal for the Draft Schedule.
- 2.2 The Statement of Proposal outlines the Draft Schedule for the 2024/2025 year, including changes from the current Schedule.
- 2.3 Most fees and charges have been increased by 10.0%. This increase accounts for the significant rising costs of delivering Council services across the board and is similar to the proposed rates revenue requirement increase for 2024/2025. The increase helps maintain the share of costs met by fees and charges. Increasing fees and charges reduces the impact of cost increases on ratepayers but increases the costs to users of Council services.
- 2.4 The Council must undertake public consultation to set certain fees and charges using the Special Consultative Procedure (SCP) under the Local Government Act (2002) (LGA). In previous years, the Council has consulted on the entire Draft Schedule to meet this legislative requirement and staff propose to do the same this year.
- 2.5 Staff propose that public consultation on the Draft Schedule will occur at the same time as the Long Term Plan 2024-2034. The proposed submission period is 28 March to 28 April 2024, with hearings and deliberations in May 2024 and final approval of the new schedule in June 2024.

3. Recommendation/s / Ngā Tūtohunga

That the Tasman District Council

1. receives the Adoption of the Statement of Proposal for the Schedule of Fees and Charges 2024/2025 Report RCN24-03-1; and
2. adopts the Statement of Proposal for the Draft Schedule of Fees and Charges 2024/2025 (Attachment 1 to the agenda report) as the basis for public consultation in accordance with Sections 83 and 87 of the Local Government Act 2002, incorporating any minor amendments at the meeting to this Statement of Proposal; and
3. notes that an outline of the key changes to the Draft Schedule of Fees and Charges 2024/2025 is included in the Summary of Changes in the Statement of Proposal; and
4. agrees that a separate Summary of Information for the Draft Schedule of Fees and Charges 2024/2025 is not necessary to enable public understanding of the proposal; and
5. delegates to the Chief Executive Officer approval of any further minor editorial amendments to these documents prior to them being published and made available to the public; and

Consultation process

6. agrees that the Draft Schedule of Fees and Charges 2024/2025 be made available at Council offices, libraries and on the Council's website; and
7. agrees that the Draft Schedule of Fees and Charges 2024/2025 be made available to the public on or before 28 March 2024; and
8. agrees that the submission period for this consultation will close at 5.00 pm, 28 April 2024; and
9. agrees that submitters will have the opportunity to present their views verbally; and
10. notes that the Council will hear submitters, deliberate on the submissions, and make decisions to be reflected in the final Schedule of Fees and Charges 2024/2025 to be adopted on 27 June 2024; and
11. notes that consultation on the Draft Schedule of Fees and Charges 2024/2025 will take place concurrently with the consultation on the Long Term Plan 2024-2034.

4. Background / Horopaki

- 4.1 The Council can set fees and charges to recover costs associated with its functions, services and activities. Setting fees and charges aligns with the Council's Revenue and Financing Policy.
- 4.2 Setting fees and charges shifts some of the costs of the Council's services from ratepayers onto users of those services, where there are private benefits of the service to specific individuals.
- 4.3 Some fees and charges are set by statute, and others by the Council using the general powers of competency under Section 12 of the LGA for other services and activities. Staff review fees and charges annually and recommend changes, additions or deletions.

- 4.4 The Council must consult on the Draft Schedule using the Special Consultative Procedure (SCP) as set out under the LGA for certain fees and charges, such as Resource Consent fees. Consequently, the Council has previously chosen to consult on **all** its fees and charges using the SCP to ensure all legal obligations are met in a single process. Staff recommend continuing with this approach.
- 4.5 As per Section 83(1)(a)(ii) of the LGA, staff propose that a Summary of Information (SOI) is not required for community consultation, as the information in the Statement of Proposal is straightforward and an SOI is not necessary to enable public understanding of the proposal.

Fees and Charges

- 4.6 Most fees and charges have been increased by at least 10.0% and, where appropriate, rounded up or down to the nearest dollar. This increase is currently higher than inflation. This increase accounts for years of underinflating fees and charges and reflecting the actual cost of providing the service.
- 4.7 The proposed staff hourly charge-out rate is \$206 per hour, an increase from the \$187 hourly rate in 2024/2025.
- 4.8 Other fees and charges have been introduced, removed, or are increasing at a rate significantly different from the general 10.0% increase.
- 4.9 Those fees and charges that are proposed to increase significantly above 10.0%, are generally due to specific additional cost increases at the activity level and reflect the actual cost to provide the service. These changes are summarised in the Statement of Proposal, along with an explanation for the increase.

5. Analysis and Advice / Tātaritanga me ngā tohutohu

- 5.1 The Council provides a wide range of services to the community that cost staff time and resources. Many are paid from general or targeted rates, while others are recovered from government subsidies.
- 5.2 User fees and charges are set to fund Council functions, services and activities where the people who benefit can be directly identified and charged.
- 5.3 The aim is to shift the proportion of the cost to the people who get the most use of the functions, activities and services, rather than the general ratepayer.

6. Options / Kōwhiringa

- 6.1 The options are outlined in the following table:

Option		Advantage	Disadvantage
1.	Approve the Statement of Proposal – Recommended Option	The consultation process can commence on 28 March 2024, with final adoption of the Schedule of Fees and Charges by 27 June 2024 and implementation of charges from 1 July 2024. Minor wording amendments may be made at the meeting and incorporated before consultation.	There are no major disadvantages.
2.	Amend the Statement of Proposal (minor changes)	Provides the Council with the option of amending any charges before public consultation.	Any changes may cause delays in commencing consultation, result in less time to analyse any submissions received, or cause financial impacts.
3.	Seek substantive changes to the Statement of Proposal	Enables the Mayor and Councillors to request more information on proposed fees and make changes to specific proposed charges before approving for consultation.	The proposed consultation timetable will likely not be achieved, and the Schedule may not be adopted prior to the new financial year. If the Council does not adopt a new Schedule, some activities may have a shortfall in income.

7. Legal / Ngā ture

7.1 The Council can set charges and fees:

- 7.1.1 under section 12 of the LGA, which is a global empowering provision that enables the Council to make decision and undertake acts and activities in pursuit of its functions;
- 7.1.2 under section 150 of the LGA for certain functions provided for in bylaws or in enactments that do not already explicitly provide for fees to be charged;
- 7.1.3 under section 36 of the Resource Management Act 1991; and
- 7.1.4 under other government legislation.

7.2 For most fees, the Council is obliged to consult on its fees in a way that meets the general requirements of section 82 of the LGA, which provides considerable latitude for the Council to decide how to consult its community best. However, the Council must consult on some charges using the SCP as set out in section 83 of the LGA. This includes Resource Consent fees (section 36(3) of the RMA91). Consequently, the Council has previously chosen to

consult on all its fees and charges using the SCP to ensure all legal obligations are met in a single process. Staff recommend continuing with this approach.

- 7.3 As the Draft Schedule is straightforward and self-explanatory, staff recommend that a summary of the Statement of Proposal is unnecessary to enable public understanding. The Draft Schedule is detailed, and different fees and charges will be important to different businesses and residents. The Statement of Proposal includes a summary of the main changes.

8. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori

- 8.1 The Kaihautū has sent a memo to Te Tauihu GM/CEO's forum outlining the key items being proposed in the Long Term Plan 2024-2034, including the Draft Schedule of Fees and Charges 2024, along with a timeline for consultation and submissions.

9. Significance and Engagement / Hiranga me te Whakawhitiwhiti ā-Hapori Whānui

- 9.1 Fees and charges in the Draft Schedule have a low/medium level of significance to most members of the public, while some fees and charges may have a high level of significance to others, for example, those residents on fixed incomes and who use services that the Council charges for.
- 9.2 As noted above, the Council must undertake consultation on the Draft Schedule using the SCP under section 83 of the LGA for some of its fees. Consequently, staff recommend using the SCP for all the proposed fees and charges to ensure all legal obligations are met in a single process.
- 9.3 Staff propose that the consultation period commence on 28 March 2024 and close on 28 April 2024, taking place in parallel with the Long Term Plan 2024-2034 consultation.
- 9.4 Staff propose that the Mayor and all Councillors act as the hearing panel in this case. The hearings and deliberations meeting will be carried out concurrently with the processes for the Long Term Plan 2024-2034.
- 9.5 Hearings have been scheduled for 8-10 May 2024 and a deliberations meeting for 23, 24, 29 and 30 May 2024.
- 9.6 Copies of the Draft Schedule will be made available at Council offices and libraries. In addition, it will be published on Shape Tasman.
- 9.7 Details of consultation process, including where copies of the Draft Schedule are available, and how people can make and present their submission, will be advertised in Newsline and local newspapers, the Council's website, through media releases, and social media.

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	Low-Medium	There may be some level of public interest due to the relatively high general increase to the fees and charges. There is unlikely to be much interest in any of the fees and charges that were added or removed.

	Issue	Level of Significance	Explanation of Assessment
2.	Are there impacts on the social, economic, environmental or cultural aspects of well-being of the community in the present or future?	Low-Medium	There may be an economic impact on some people in the community that will depend on their ability to pay. Charging for specific services delivered to users means that the Council does not have to recover these costs from rates.
3.	Is there a significant impact arising from duration of the effects from the decision?	Low	The Council reviews its Fees and Charges Schedule annually. These fees and charges are set to recover costs, in full or in part, of providing the services concerned. There is unlikely to be a significant impact from the changes proposed.
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	N/A	No
5.	Does the decision create a substantial change in the level of service provided by Council?	N/A	No
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Medium	Fees and charges are a major component of the Council's income. If the Council does not adopt a new Schedule, there may be a shortfall in the Council's income budget.
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	N/A	No
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	N/A	No
9.	Does the proposal or decision involve Council exiting from or entering into a group of activities?	N/A	No
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to	N/A	No

	Issue	Level of Significance	Explanation of Assessment
	freshwater and Affordable Waters services?		

10. Communication / Whakawhitiwhiti Kōrero

- 10.1 Waste Management companies were notified in December that there was an expected increase of 24% in these fees and charges and will shortly be sent a formal letter outlining the proposed fees and charges, including the timeline for consultation and submissions.
- 10.2 The Kaihautū has sent a memo to Te Taihū GM/CEO's forum outlining the key items being proposed in the Long Term Plan 2024-2034, including the Draft Schedule of Fees and Charges 2024, along with a timeline for consultation and submissions.
- 10.3 The Statement of Proposal will be made available to the public on or before 28 March 2024.
- 10.4 Copies of the Statement of Proposal for the Draft Schedule of Fees and Charges 2024/2025 will be made publicly available on the Council's website and hard copies at the Council's libraries and offices. Media releases will be made via social media, Shape Tasman, and Newsline.

11. Financial or Budgetary Implications / Ngā Ritenga ā-Pūtea

- 11.1 Fees and charges reduce the amount required to fund activities from rates. The proposed charges are reflected in the activity budgets and are aligned with the proposed budgets for the Long Term Plan 2024-2034.
- 11.2 The proposed changes to fees and charges align with the Council's Revenue and Financing Policy.
- 11.3 The financial implications of the proposed Schedule have been considered by the Council at a prior workshop.
- 11.4 The costs involved in carrying out the public consultation on the proposed Schedule and the Long Term Plan 2024-2034 will be funded from existing budgets for 2024/2025.

12. Risks / Ngā Tūraru

- 12.1 The Mayor and Councillors have considered the principles in the Financial Strategy at workshops and considered alignment of the Draft Schedule with these principles.
- 12.2 There is a risk that the Council's consultation processes might be challenged. This is mitigated through:
 - 12.2.1 having the Draft Schedule legally reviewed by Simpson Grierson;
 - 12.2.2 incorporating in the Draft Schedule the legislation under which theses fees and charges can be prescribed;
 - 12.2.3 providing a consultation period of one month. This helps ensure the community has sufficient time to understand the information and make submissions;
 - 12.2.4 communicating the availability of the consultation documents, the options and the associated rates revenue increases through a range of methods and media; and
 - 12.2.5 using the SCP for all fees and charges.
- 12.3 If the Council does not adopt the Statement of Proposal at this meeting, there is a significant risk that the Schedule of Fees and Charges 2024/2025 will not be adopted before 1 July 2024. This may lead to a shortfall in the Council's income as the Council's budgets plan for the Schedule to come into effect at this time.

13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi

- 13.1 The Draft Schedule attached to this report was considered by staff in accordance with the process set out in the Council's 'Climate Change Consideration Guide 2022'.
- 13.2 Some fees help incentivise behaviours that contribute to reducing greenhouse gas emissions (e.g. recycling products instead of disposing them to landfills).
- 13.3 Staff are not aware of any fees that might detract from the goals of the Tasman Climate Action Plan 2019.

14. Alignment with Policy and Strategic Plans / Te Hangai ki ngā aupapa Here me ngā Mahere Rautaki Tūraru

- 14.1 Setting fees and charges aligns with the Council's Revenue and Financing Policy and shifts some of the costs of the Council's services from ratepayers onto users of those services, where there are private benefits of the service to specific individuals.
- 14.2 The Council sets the Schedule of Fees and Charges annually, and the Chief Executive has delegated authority to amend both the Waste Management and Commercial fees and charges during the year if required.

15. Conclusion / Kupu Whakatepe

- 15.1 The Council can set a Schedule of Fees and Charges to recover some of the costs associated with its services in a way that is consistent with its Revenue and Financing Policy.
- 15.2 This report outlines the proposed new Schedule of Fees and Charges 2024/2025 and requests that the Council approves the Statement of Proposal for public consultation. Staff propose this will run concurrently with the Long Term Plan 2024-2034 consultation from 28 March 2024 to 28 April 2024.
- 15.3 The Statement of Proposal for the Schedule of Fees and Charges 2024/2025 is provided in **Attachment 1**. Any fees that have been added, removed, or differ significantly from the general 10.0% increase are noted in the summary of the schedule.

16. Next Steps and Timeline / Ngā Mahi Whai Ake

- 16.1 The Statement of Proposal will be made available to the public on or before 28 March 2024.
- 16.2 Copies of the Statement of Proposal for the Schedule of Fees and Charges 2024/2025 will be made publicly available on the Council's website and hard copies at the Council's libraries and offices. Media releases will be made via social media, Shape Tasman, and Newsline.
- 16.3 Consultation will be open from 28 March 2024 until 28 April 2024.
- 16.4 If required, hearings will take place between 8-10 May 2024, and deliberations will occur on 23, 24, 29 and 30 May 2024.
- 16.5 The final Schedule of Fees and Charges 2024/2025 (including any amendments recommended following public consultation) will be reported back to the Council at its meeting on 27 June 2024 for adoption.
- 16.6 Once adopted, the Schedule of Fees and Charges 2024/2025 will come into effect from 1 July 2024.

17. Attachments / Tuhinga tāpiri

1.   Draft Schedule of Fees & Charges 2024-2025

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Tasman District Council Draft Schedule of Fees and Charges 2024/2025

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STATEMENT OF PROPOSAL

SCHEDULE OF FEES & CHARGES 2024/2025

The Tasman District Council prescribes the following fees and charges that will recover some of the costs associated with Council functions, services and activities, in line with its Revenue and Financing Policy. The charges shall come into force on 1 July 2024. The fees and charges shall remain in force until they are amended which may occur during the year. Waste Management and Commercial charges may be amended by the Chief Executive Officer as per Section 3.1 of Council's Delegations Register at any time. Some fees and charges in this Schedule are set by Government regulations and cannot be changed by Council.

Fees and charges can be set under section 150 of the Local Government Act 2002 (LGA), or under specific legislation, i.e. the Resource Management Act 1991 (RMA), the Building Act 2004 (BA), Food Act 2014 (FA), Dog Control Act 1996 (DCA), Impounding Act 1955, Biosecurity Act 1983, Utilities Access Act 2010, Waste Minimisation Act 2008 (WMA), Maritime Transport Act 1994 (MTA), Local Government Act 1974 (LGA 74).

Where there is no legislation specified for the setting of fees and charges in this Schedule, Council relies on its general power of competency under section 12 of the LGA for other services and activities.

All fees and charges are GST inclusive and are set charges unless stated otherwise.

Invoiced charges are payable on the 20th day of the month after the issue of an invoice. Credit terms for commercial activities may vary. The Council reserves the right to recover any additional charges where payments are accepted by credit card.

Debt collection

Where any fee or charge (or other amounts payable) has not been paid by the due date, the Council may commence debt recovery action.

The Council reserves the right to charge interest, payable from the date the debt became due, calculated in accordance with (or on a basis that ensures it does not exceed interest calculated in accordance with) Schedule 2 of the Interest on Money Claims Act 2016.

The Council also reserves its right to recover the costs incurred in pursuing recovery of the debt on a solicitor/client basis. Debt recovery action commences when the Council sends the debt to a debt collector or a lawyer to be recovered, whether or not any court proceedings are issued.

Summary of Changes from the 2023/2024 Schedule of Charges

- 1 Most fees and charges have been increased by 10% to recover costs and account for inflation and ensure that Council's costs are recovered. These increases are noted in the specific notes below. Where it is appropriate fees and charges have been rounded up or down to the nearest dollar. There are some fees and charges that have not been increased or that have increased by less than the 10% because they are set by statute or where budgets can be met without an increase. Fees and charges that have been increased significantly over 10% have been itemised in this summary along with a brief explanation for the increase.
- 2 The hourly charge-out rate for 2023/2024, for recovering Council staff costs has increased from \$187.00 to \$206.00 to account for a 10% increase.
- 3 Building Assurance and Resource Consents have different hourly rates to reflect staff seniority and use of external contractors.
- 4 The following summarises the changes to the Schedule of Fees & Charges from the 2023/2024 Schedule:

Resource Consents

General:

- All notes and general rules at the beginning of this section including minor wording changes
- All fees/charges/deposits have generally increased
- Gravel/Shingle Extraction Fees areas now rationalised to where the effort is applied.
- Forestry Monitoring Charges now moved to actual and reasonable cost (time charged) as opposed to set activity fees

New:

- New tiered staff charge out rates
- Certification of construction, earthworks, sediment control, or other management plans requiring approval as part of compliance with resource consent conditions
- External reports and peer reviews commissioned by Council
- Surcharge – receiving hard copy resource consent applications (average time to print, scan and save into electronic document management system)
- Transfer consent holder name

Deleted:

- Return of property seized under S323 and S328 RMA – now under Noise Control in Environmental Health

Significantly increased:

- Dust suppression discharge permit, new or replacement if oil on road – increase to discourage unfavourable environmental outcome.
- Dust suppression discharge permit, new or replacement - Polymer on road – increase due to time to process the consent, which takes longer than the oil permit.
- Objections under S357, 357A & 357B RMA - increase due to average time it takes to review objection and subsequent process. Also aligns with what other Councils charge.

Significantly reduced:

- Resource consent annual administration fixed fee for residential dwellings with an on-site wastewater treatment system

Building Assurance

General:

- Minor wording changes
- Fees and charges increased to take into account the average time to process consents
- Commercial Building Work merged with All Other Building Work
- Replacement earthquake-prone building notice merged with Additional earthquake-prone building notice

New:

- Travel fees for Golden Bay and Lakes/Murchison Wards
- Hourly charge-out rates for staff
- Swimming Pool Audit conducted by IQPI lodgement
- Earthquake-prone building site visit
- Dam safety regulations charges
- Disputes and Investigations – fees apply where Council not deemed at fault

Deleted:

- Safety Barrier Inspection charge
- S 124 Dangerous & Insanitary & Affected Building Notice – removal of “excludes buildings affected by an emergency event”

Significantly increased:

- Insurance Levy > \$20,000 – increase come from increased insurance costs
- Quality Levy > \$20,000 – increase come from increased quality, accreditation and audit expenses
- Lodgement of unauthorised building reports – first review since 2014 – adjusted to average time required to process based on hourly rate.
- Lodgement of Building Act Schedule 1 (BC74) reports – first review since 2014 – adjusted to average time required to process based on hourly rate.
- Application for exemption to carry out seismic work S133AN(2) – adjusted based on time required to process and aligned with hourly charges.

- Application for an extension of time to complete seismic work for heritage buildings S133AO(3)) – adjusted based on time required to process and aligned with hourly charges.

Property Information & Development Contributions

- Generally increased or inflation adjusted

Environmental Health

Food Business

General:

- All fees and charges increased

New:

- Additional charge for each additional site for renewal of Food Control Plan registration

Deleted:

- Storage per week of items seized under S323 & 328 RMA

Significantly increased:

- Food premises – Compliance – development & issue of Improvement Notice – increase for cost recovery
- Noise (previously under Resource Consents): - increased fee for return of property seized – now covers more than one item, and charge has not been increased since 2018

Sale of Alcohol

New:

- Public notice advertising fee (s12 LGA)

Dog Control

Significant increases as the current fees do not cover the cost of the service provided

- Registration fees – rural dogs
- Registration fees – urban dogs
- Sustenance
- Drop off/pick up
- Micro-chipping impounded dogs
- Micro-chipping on request
- Kennel Licence – initial application

Biosecurity

- Hourly staff charge-out rate inflation adjusted

Maritime

- All fees increased or inflation adjusted apart from use of Sentinel for non-emergency work, which remains the same

Commercial Operators Licence

- All fees inflation adjusted

Community Infrastructure

- All transportation network charges inflation adjusted

Wastewater Network

- Generally increased by inflation

Water Supply

- All charges inflation adjusted

Waste Management

General:

- All fees and charges increased

New:

- Mixed refuse – minimum domestic weighbridge transaction
- Greenwaste – minimum commercial transaction
- Cleanfill – minimum domestic charge
- Clean, concrete, brick, rubble – weight based charge
- Volume based charge where weighbridge is not available
- Minimum domestic charge
- Minimum commercial transaction
- New notes on landfill charges from Nelson Tasman Regional Land Transport Business Plan 2024/2025

Deleted:

- Tow-ball hitch for recycling bin

Significantly increased - basically to reduce general rate requirement, moving towards a fuller user pays approach:

- Mixed refuse
- Light waste surcharges – reflect actual cost of waste management of this material, and clarify surcharge on existing costs
- Rubbish bags – increased to reflect proposed mixed refuse charges, and higher wholesale cost of these bags
 - small 45 litres
 - large 60 litres
- Greenwaste – to cover actual cost of greenwaste transport and disposal
 - less than one tonne
 - one tonne to two tonne
- Cleanfill – to cover actual cost of cleanfill transport and disposal
 - weight based charge
 - minimal commercial transaction
- Scrap metals – reflect cost of managing these materials and associated contamination problems
 - Scrap steel
 - Car bodies & other vehicles
- Refrigerating whiteware – other whiteware – reflect increased cost of product management
- York Valley & Eves Valley landfill charges – to reflect charges proposed Nelson Tasman Regional Landfill Business Unit
 - Polystyrene
 - Light wastes and sawdust

Reduced charges:

- Volume based charged where weighbridge is not available
- 60 litre bag (maximum of two bags can be charged at this rate where weighbridge is available)

Aerodromes**New:**

- Additional wording under general aviation user land charges
- Hangar application fee

Significant increase/new charging regime to ensure costs are borne by the heavy users. Market landing fees were also benchmarked against a large number of aerodromes.

- Single aircraft movement – user agreement and bond held
- Single aircraft movement – no user agreement or bond held
- Administration charge for unpaid landings
- General aviation user landing charges (via honesty box or bank transfer) no longer applicable

Port Tarohe**General:**

- Additional notes relating to charges based on Length Overall, and all vessels to be insured with current EWOFF
- Removal of requirement for port users to sign port user agreement

Significant increases to ensure port is manageable given the significant increased throughput.

- Debt recovery invoice
- Avoidance of weighbridge
- Incorrect entering of information into weighbridge system
- Penalty fee for not notifying Port Manager to pre-arrange berthage requirements
- Penalty storage charge
- Penalty fee for not removing non-permitted storage within 48 hours
- Penalty fee for not seeking approval and/or not complying with fuel transfer requirements

Wharfage

General:

- All fees increased

Deleted:

- Vehicle charges

Berthage

General:

- All fees and charges increased

Significant increase to better cover the activity, and Berthage was increased to reflect that.

- Wharf berthage ancillary services – security, line charges & all other services

Storage – Maritime

Deleted:

- Removal of wharf storage

Collingwood Holiday Park

General:

- Simplified peak and non-peak charges aligned side by side

Deleted:

- Reference to “bach” removed
- Internet, towel hire, vehicle/caravan storage and caravan/campervan site occupancy charges not applicable anymore

Corporate

Significant increase to reflect increased staffing costs, and the charge has not be reviewed since 2002:

- Official Information Requests staff charge out rates

Property Services

General:

- All charges increased

Significant increase:

- Road stopping application fee – to reflect increased costs associated with processing the application

Cemetery

General:

- All charges increased

Significant increase:

- Richmond Memorial Wall Plaque Space – cost of new wall or ash beams increased
- Late fee where a burial or ashes internment extends on-site after 4.30pm on weekday or after 2pm on Saturday or Sunday – to account for contractors’ overtime rates

Sports Grounds

General:

- All charges increased

Miscellaneous Reserves & Facilities

General:

- All charges increased

Libraries

General:

- Most fees remained the same as it is not practicable to inflate such small amounts, with exception of increases to:
 - Adult requests (inter-loan) outside Tasman District charge
 - Most room hire charges

General Rules Applying in Respect of Resource Management Fees and Charges

Charges will include all reasonable staff time associated with processing and assessing applications (including plan change requests), excluding staff travel time to and from the site of application. Costs associated with consent processing and assessment such as use of consultants and laboratory costs, where these skills cannot be provided by in-house staff, will be recovered at actual costs. This policy also applies to the monitoring of consent conditions where an annual charge is not made or where costs exceed the payable annual charge and Council elects to recover the difference.

Where multiple resource consents are sought or required for related activities, the standard application lodgement fees (deposits) shall apply for each consent, except that the notification fee shall comprise one full deposit (\$5,000.00) plus 20 percent for each additional consent required provided that the Resource Consents Manager or the Environmental Policy Manager have discretion to determine a lesser total lodgement fee when there are large numbers of separate consents required

Council reserves the right to require further deposits, interim payments or advance payments of amounts to be determined by the Resource Consents Manager, Environmental Policy Manager, Group Manager - Service & Strategy or the Group Manager - Environmental Assurance if processing activity is protracted over time or will incur costs over and above the listed deposit or standard fees. Deposits for the cost of hearings will be required when the need for a hearing is confirmed.

Where all or part of any deposit or charge is not paid, Council reserves the right not to process that application, or not to continue processing that application, in accordance with relevant statutory powers.

The cost of Councillor hearing panels is set by the Remuneration Authority and will be charged accordingly. Commissioner costs shall be charged at actual costs incurred. Where submitters request that a matter proceeds to a hearing before independent Commissioners they shall meet the costs additional to those that would have been incurred if the request had not been made (S.36(1)(ab) and (ad) RMA).

Requests for reductions and waivers are generally not available. Reductions might be justified where the person liable to pay any charge reduces the costs to Council of carrying out its functions, including through self-regulation checks approved by Council. Council can provide discounts where they meet section 36AA of the RMA.

For any Resource Consent officially received by the Council, and then withdrawn by the applicant, the Council will charge for the time spent setting up and/or processing the consent to the stage of it being withdrawn. This will be charged at the hourly rate set out in this schedule.

Please note that the deposits do not always cover all of the costs of processing an application. Where processing costs exceed the specified deposit, the additional costs will be invoiced separately.

Annual charges shall be due on 1 October or on the 20th of the month following the date of invoicing, whichever is the later, unless otherwise agreed in writing by Council. A standard administration fee of \$130.00 will be applied when a consent is deemed by the Council as not currently given effect to and the ability to give effect is not currently present. Excludes permits to take water, full fees apply. Wastewater permits are exempt.

A 50% rebate applies to the annual charges for consents with consent-specific monitoring programmes where monitoring costs are being recovered separately. Specific arrangements will be made in relation to approved self-regulation inspections.

Where a consent has expired and the activity is continuing per section 124 of the RMA while an application for a replacement consent is being processed, the applicant shall continue to be liable to pay any annual and/or monitoring charge.

Hydroelectric power generation (≥ 2.6 l/s), suction dredging, and land-based fish farming annual charges will be based on the discharge and not the take as long as the take and discharge are of equal volume. If there is a consumptive off-take then that take will attract the annual charge as for other consumptive takes. Consents to take will still attract the minimum standard water permit annual charge.

Annual charges levied on holders of resource consents will be recovered whether permits are exercised or not.

Where a water take consent is restricted to winter-only abstraction a 50% discount will apply.

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>Charges for processing resource consents and undertaking related activities have been set in accordance with section 36 and section 36AAA of the RMA and section 150 of the LGA</i></p> <p>To lodge a resource consent application with Council please email to resourceconsentadmin@tasman.govt.nz.</p> <p>There are three ways the fees are structured:</p> <p>Fixed Fee – A fixed charge payable prior to processing of a resource consent. The fixed fee charge is the full and final cost of processing of the consent application.</p> <p>At Cost - At cost processing involves the charging of the actual and reasonable cost of works.</p> <p>Deposit – A deposit is paid prior to processing commences. In accordance with section 36(5) of the RMA, the applicant is required to pay an additional charge to cover the actual and reasonable cost of items such as printing, advertising, postage, additional reports and commissioners that may be required in the processing of their application. An additional charge has been set for hard copy applications as Council's preference is electronic lodgement. This charge covers one hour of administration to print, scan and save</p> <p>Where the formula or standard fee is inadequate to enable the Council to recover the actual and reasonable costs that are or will be incurred to carry out an activity, or where the Council considers that additional charges are warranted, they may be imposed under section 36(5) RMA and are subject to rights of objection.</p> <p>If a refund is due, the Council policy is to repay the person who originally supplied the deposit. Unless the Council receives written authority to the contrary, it cannot refund the money owing to someone else. Processing charges or credits of \$20.00 or less are deemed uneconomic to process and the Council will not issue invoices or refunds if the total processing costs are within this \$20.00 allowable variance.</p> <p>If you feel that your consent specifically has been incorrectly or unfairly charged, you may write in and formally request a review of your charge (email: resourceconsentadmin@tasman.govt.nz). You need to provide us with a valid reason as to why your charge should be adjusted and we will consider your case.</p>		
Hourly charge-out rate for Staff – Resource Consents		
Business Support	\$187.00	\$130.00
Graduate Planner, Consents Officer	\$187.00	\$180.00
Consents Planner	\$187.00	\$195.00
Senior Planner, Team Leader, Principal Planner	\$187.00	\$210.00

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Independent Commissioners	At cost	At cost
Disbursements	At cost	At cost
Deemed Permitted Boundary Activity Notice	\$450.00	\$550.00
Marginal or Temporary Consent Exemption Notice (Actual charge will take account of whether Project Information Memorandum fee has been paid)	At cost	At cost
Non-notified Applications for Resource Consent The following new land use consents: <ul style="list-style-type: none"> • Building in Landscape Priority Areas • Minor repair or addition to heritage building or structure • Bores (except domestic bores between 8 and 30 metre depth) • Minor building set-back or coverage breaches with affected persons approvals supplied (if not a deemed permitted boundary activity) • Three or more dogs in residential zones with affected persons approvals supplied 	\$1,320.00 deposit	\$1,450.00 deposit
Non-notified Applications for Resource Consent <ul style="list-style-type: none"> • New domestic bore not exceeding 30 metres depth (set fee includes first monitoring action) 	\$720.00	\$790.00 deposit
Non-notified Applications for Resource Consent <ul style="list-style-type: none"> • New land use activities not listed above including, but not limited to, the following: • Dwelling or building (including setback and coverage breaches) • Land Use Activities not permitted in zone • Removal of protected tree(s) • Earthworks/Land Disturbance/Vegetation Clearance • Hazardous Facilities • Dam structure • New Discharge Permit (to land, water or air) excluding dust suppression discharge permits (refer to page 8) • New Water Permit (to dam, divert, take or use water) 	\$1,650.00 deposit	\$1,820.00 deposit

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<ul style="list-style-type: none"> New Coastal Permit New Notice of Requirement Alteration of Existing Designation (Notice of Requirement S.181 RMA) New Heritage Order Replacement Water Permit (to dam, divert, take or use water) Replacement Discharge Permit (to land, water or air) Replacement Coastal Permit Transfer of Water Permit to new site (S.136(2)(b) RMA) Transfer of Discharge Permit to a new site (S.137(3)(b) RMA) 		
Non-notified Applications for Resource Consent <ul style="list-style-type: none"> New subdivision 	\$3,000.00 deposit	\$3,300.00 deposit
Non-notified Applications for: Change or Cancellation of Consent Condition(s) on existing consents (S.127 RMA); or Change or Cancellation of Consent Notice (S.221(3)(b) RMA)	\$1,320.00 deposit	\$1,450.00 deposit
Notified and Limited Notification All applications under the RMA requiring notification, including applications requesting change or cancellation of consent conditions or notified S.128 RMA reviews. Additional deposits may be required.	\$5,500.00 deposit	\$6,050.00 deposit
Non-notified Application Hearing All non-notified applications under the RMA requiring a hearing, including applications requesting change or cancellation of consent conditions or notified S.128 RMA reviews. Additional deposits may be required.	\$5,500.00 deposit	\$6,050.00 deposit
Request for a change to a Plan (private plan change request). Additional deposits may be required.	\$6,600.00 deposit	\$7,260.00 deposit
Compliance, Administration, Monitoring and Supervision The following scale of charges are used to calculate the Council's actual and reasonable costs when carrying out compliance monitoring under the Resource Management Act 1991.		

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p>Where the fixed charge is not sufficient to recover the actual and reasonable costs incurred in monitoring compliance with resource consents or national environmental standards, the RMA allows for additional charges to be made under section 36.</p> <p>the Council will also require a person to pay any actual and reasonable costs incurred in, in connection with monitoring permitted activities with this Act.</p>		
Business Support	\$187.00	\$130.00
Senior Compliance & Investigations	\$187.00	\$195.00
Principal Compliance & Investigations	\$187.00	\$210.00
Disbursements	At cost	At cost
<p>Resource Consent Monitoring</p> <p>Except where a specific (fixed) charge applies, monitoring compliance with consents will be charged actual and reasonable costs incurred using the charge rate x staff time . This may include:</p> <ul style="list-style-type: none"> • Staff time to carry out inspection (if required), audit any monitoring information provided by consent holder, follow up and non-compliance and report back to consent holders • Any disbursements related to monitoring, including sampling and testing costs and any specialist or technical advice needed 	At cost	At cost
<p>Permitted Activity Compliance Monitoring</p> <p>The following activities will be charged actual and reasonable costs incurred using the charge rate x staff time.</p> <ul style="list-style-type: none"> • Monitoring of permitted activities under a National Environmental Standard, including but not limited to Freshwater, Plantation Forestry and storing tyres outdoors • Monitoring compliance of farm operators with freshwater farm plan regulations including receiving and assessing audit reports of freshwater farm plans 	N/A	At cost
<p>Certification of construction, earthworks, sediment control or other management plans requiring approval as part of compliance with resource consent conditions</p>	N/A	At cost

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Approval of Survey Plan under S.223 RMA, approval of Engineering Plans, and Completion Certificate under S.224 RMA, including monitoring, inspection and acceptance of as built plans. No deposit is required for any of these activities. Actual Council staff time and actual costs of consultants, including disbursements, will also be charged.	At cost	At cost
Pre application and duty planning advice up to 30 minutes	N/A	Free
Pre-application and duty planning advice after the first 30 minutes of staff time (Deposits may be required or interim charges made prior to application lodgement)	At cost	At cost
External reports and peer reviews, commissioned by Council	At cost	At cost
Dust suppression discharge permit – new permit or replacement permit. If oil on road	\$374.00	\$900.00 deposit
Dust suppression discharge permit – new permit or replacement permit. Polymer on road	\$374.00	\$500.00 fixed
Outline plan consideration (S.176A RMA)	\$902.00 deposit	\$992.00 deposit
Outline Plan Waivers (S.176A(2)(c) RMA)	\$360.00 deposit	\$400.00 deposit
Certificate of Compliance (S.139 RMA)	\$1,084.00 deposit	\$1,190.00 deposit
Existing Use Certificate (S.139A RMA)	\$1,084.00 deposit	\$1,190.00 deposit
Transfer consent holder name	N/A	At cost
Extension of consent lapsing period (S.125 RMA)	\$902.00 deposit	\$990.00 deposit
Section 226(1)(e) RMA Certificate (allowing issue of separate title) (equates to two hours)	\$374.00 deposit	\$420.00 deposit

Resource Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Bond Administration Fee	\$187.00	\$206.00
Certificate under Overseas Investment Act 2005	\$902.00 deposit	\$1,000.00 deposit
Certificate of Compliance for Sale of Alcohol	\$187.00	\$180.00
Document Execution and Use of Council Seal Documents requiring Council resolution, Certification or Council Seal e.g. S221, 226, 241, 243 RMA, S327A Local Government Act 1974 - Covenants, Easements in Gross and Caveats.	At cost	At cost
Objections under S.357, 357A and 357B RMA Costs of processing objections including hearings may be charged in accordance with the general rules set out in this Schedule depending on the merits of the objection. Additional deposits may be required.	\$374.00 deposit	\$550.00 deposit
Review of Consent Conditions Request for review from consent holder	\$1,084.00 deposit	\$1,190.00 deposit
All reviews carried out under Section 128 RMA	At cost	At cost
Water meter reading fee (following failed water meter returns, 1.5 hour charge out rate – includes physical site visit to audit a meter subject to resource consent conditions)	\$280.00	\$308.00
Part transfer of coastal, water or discharge permit (S.135, S.136 and S.137 RMA) with no changes to conditions of consent	\$902.00 deposit	\$992.00 deposit
Water zone allocation waiting list registration	\$360.00	\$396.00 deposit
Full transfer of Permits (S.135(1)(a), S.136(1), S.136(2)(a), or S.137(2)(a) RMA)	\$187.00	At cost
Minor amendment to existing Water or Discharge Permit to recognise change in land description as result of subdivision or similar.	\$280.00	\$280.00
Surcharge – receiving hard copy applications (see notes above)	Fixed Fee	\$130.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents		Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>All charges have been set in accordance with section 36 and section 36AAA of the RMA</i>			
Coastal Structures – Annual Charges			
0 – 10 lines		\$590.00	\$649.00
Each additional line		\$33.00	\$36.00
Other structures (excluding structures that extend landward of Mean High Water Springs [MHWS])		\$130.00	\$143.00
Water Permit Annual Charges			
For stock water, private domestic use, firefighting, hydroelectric power generation ≤ 2.5 l/s and permits to take water to or from storage.		\$187.00	\$206.00
Seepage or embayment at 5 l/s and greater, cooling water, private community water supplies, schools, campgrounds and retirement villages, seawater takes and frost protection (when a separate irrigation consent is held) irrespective of the quantity authorised.		\$342.00	\$376.00
For all other permits to take water, the fee is based on the average daily quantity of water authorised as set out below.			
Less than 250 m ³ /day		\$377.00	\$415.00
250 – 499 m ³ /day		\$474.00	\$521.00
500 – 999 m ³ /day		\$605.00	\$666.00
1,000 – 2,499 m ³ /day		\$777.00	\$855.00
2,500 – 4,999 m ³ /day		\$1,193.00	\$1,312.00
5,000 – 14,999 m ³ /day		\$1,913.00	\$2,104.00
15,000 – 49,999 m ³ /day		\$4,035.00	\$4,439.00
50,000 – 299,999 m ³ /day		\$11,861.00	\$13,047.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
300,000 m³/day or more	\$32,018.00	\$35,220.00
For Permits to Dam Water		
Damming for non-water take purposes or where a take from storage or surface take consent is held.	\$94.00	\$103.00
Consented damming for water take purposes	\$187.00	\$206.00
Discharge Permits (Water or Contaminant)		
Permits to discharge scour water from dams and pipelines, for water resource augmentation, spillway and compensation flows, minor cooling water discharges, minor spraying operations, flood/drainage discharges, stormwater-related to commercial and industrial activities, minor sediment discharges and composting.	\$187.00	\$206.00
Fish Farming		
Less than 1,000 m³/day authorised discharge	\$187.00	\$206.00
1,000 – 4,999 m³/day	\$342.00	\$376.00
5,000 – 14,999 m³/day	\$915.00	\$1,007.00
15,000 – 49,999 m³/day	\$1,866.00	\$2,053.00
50,000 – 99,999 m³/day	\$4,679.00	\$5,147.00
100,000 m³/day or more	\$6,139.00	\$6,753.00
Food Processing Industries (including by way of example, abattoirs, fish processing, vegetable processing, dairy factories, wineries)		
Food processing wastewater to land	\$342.00	\$376.00
Semi-treated/screened waste to water		
Authorised at less than 200 m³/day	\$442.00	\$486.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
200 – 999 m ³ /day	\$1,334.00	\$1,467.00
1,000 m ³ /day or more	\$2,673.00	\$2,940.00
Fully treated waste to water		
Authorised at less than 200 m ³ /day	\$187.00	\$206.00
200 – 999 m ³ /day	\$281.00	\$309.00
1,000 m ³ /day or more	\$542.00	\$596.00
Gravel Wash and Mining Discharges		
Less than 1,000 m ³ /day authorised	\$342.00	\$376.00
1000 – 2,999 m ³ /day	\$542.00	\$596.00
3,000 m ³ /day or more	\$915.00	\$1,007.00
Sawmills, Timber Processing Discharges to land	\$342.00	\$376.00
Power Generation Discharges (≥ 2.6 l/s)		
Less than 1,000 m ³ /day authorised	\$187.00	\$206.00
1,000 – 4,999 m ³ /day	\$342.00	\$376.00
5,000 – 24,999 m ³ /day	\$657.00	\$723.00
25,000 – 299,999 m ³ /day	\$970.00	\$1,067.00
300,000 m ³ /day or more	\$6,274.00	\$6,901.00

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Discharge Permits for Sewage		
Resource consent annual administration fixed fee for residential dwellings with an on-site wastewater treatment system.	\$187.00	\$130.00
All other sewage including community schemes, more than two residential dwellings and commercial wastewater systems, including visitor and tourist accommodation:		
Less than 50 m ³ /day authorised	\$377.00	\$415.00
50 – 99 m ³ /day	\$602.00	\$662.00
100 – 999 m ³ /day	\$700.00	\$770.00
1,000 – 9,999 m ³ /day	\$937.00	\$1,031.00
10,000 m ³ /day or more	\$1,475.00	\$1,623.00
Permits Discharge to Land under Section 15(1)(d) RMA	\$187.00	\$206.00
Discharge Permits (Air) Annual Charges		
Major air discharges (former Pt A [Clean Air Act] activities)	\$2,928.00	\$3,221.00
Minor air discharges (former Pt B [Clean Air Act] activities)	\$469.00	\$546.00
Minor air Discharges (former Pt C [Clean Air Act] activities)	\$187.00	\$206.00
Forestry monitoring charges <i>The Forestry Monitoring Fees and Charges set out the fixed charges for inspections and sampling under the Resource Management (National Environment Standards for Commercial Forestry) Amendment 2023.</i> Note: The number of inspections required per forest will vary depending on the size, environmental risk from the activity in that location, and the degree of compliance with the regulations. Non-compliance may result in additional inspections and/or sampling to ensure compliance has been achieved.		

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Monitoring of National Environmental Standards for Commercial Forestry permitted activities	N/A	Based on actual and reasonable costs

Rights-Of-Way	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Application Right-of-Way (S.348 Local Government Act [LGA] 1974)	\$1,084.00 deposit	\$1,192.00 deposit

Gravel/Shingle Extraction Fees	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>Fees and charges set in accordance with S36 of RMA</i></p> <p>Gravel/Shingle Extraction Fees – collected for the purpose of part funding the management (including monitoring, administration, and supervision) of the state the wider river environment, including, but not limited to, any specific effects of gravel extraction. Volume is based on solid measure (m³) or weight 1.8 tonne = 1m³ solid measure.</p> <p>Note: No discounts are applicable for gravel extraction</p>		
Council held land or crown land managed by Council		
<p>For land owned or controlled by Council (including land administered by the Crown) in and adjacent to all rivers in the district excluding those in the Aorere and Buller catchments:</p> <ul style="list-style-type: none"> For stopbanked rivers, extraction between the stopbank and the centre of the river. For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10yr return period flood (10% Annual Exceedence Probability) and the centre of the river 	\$7.69/m ³	\$7.50/m ³
<p>For land owned or controlled by Council (including land administered by the Crown) in and adjacent to rivers in the Aorere and Buller Catchments:</p> <ul style="list-style-type: none"> For stopbanked rivers, extraction between the stopbank and the centre of the river. For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10yr return period flood (10% Annual Exceedence Probability) and the centre of the river. 	<p>\$5.76/m³ Aorere \$4.48/m³ Buller</p>	\$6.00/m ³
<p>For privately held land where the payment of a gravel extraction fee is a condition of a resource consent:</p> <ul style="list-style-type: none"> For stopbanked rivers, extraction between the stopbank and the centre of the river For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10 year return period flood (10% Annual Exceedence Probability) and the centre of the river 	\$3.99/m ³	\$4.50/m ³
Coastal Marine Area	\$5.76/m ³	<p>\$4.50/m³</p> <p>*Plus any Crown royalties due</p>

Gravel/Shingle Extraction Fees	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Management of gravel extraction on private land outside those areas covered above	Actual and reasonable monitoring charges at \$187.00/hr	Actual and reasonable monitoring charges at \$206.00/hr
Gravel extraction in river reaches specified by the Group Manager - Information, Science & Technology where extraction is shown to have particular river management or environmental benefit. Proposed reaches will be reported to the Environment and Regulatory Committee prior to being specified.	\$3.99/m ³	\$4.50/m ³

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>The majority of fees and charges in this section, unless specified, have been set in accordance with Sections 219, 240, 243, 281 (A) and (B) – Building Act 2004 (BA).</i></p> <p>Building Consents</p> <p>All applications for building consents shall be accompanied by a \$2,000.00 deposit, this excludes solid fuel heater applications, where the fixed fee amount will be requested as a deposit. Your deposit is a payment towards costs incurred and additional fees may apply.</p> <p>Where charges are listed as a deposit only, actual charges will be invoiced at the appropriate hourly rate or part thereof. These projects will receive invoices during the stages of the building consent process, i.e. when the building consent has been recommended to grant and when the Code Compliance Certificate Application is received.</p> <p>All project information memorandum, building consent, amendment, Schedule 1 (2) discretionary exemption and certificate of acceptance applications will incur an application fee.</p> <p>Additional charges such as a Project Information Memorandum (PIM), Resource Management Check (RMA), Ministry of Business Innovation and Employment (MBIE) Levy, Building Research Association New Zealand (BRANZ) Levy, Quality Levy, Insurance Levy, Section 72 decision, Section 75 decision, Reserve Financial Contributions and Development Contributions may apply, see our full schedule for further details.</p> <p>BRANZ and MBIE Levies, along with a portion of S72, S76 (Building Act 2004) decision are collected on behalf of Government Departments.</p> <p>Travel fees may apply for Golden Bay Ward and Lakes Murchison Ward. This will be charged at our hourly rate. If boat access is required to access the building site, this will be recovered based on the cost incurred.</p> <p>By submitting your application, you are agreeing to our terms and conditions:</p> <ul style="list-style-type: none"> Council reserves the right to assess individual cases as required and additional reasonable charges may be requested by virtue of Section 281B of the Building Act 2004. <p>All Invoices are due to be paid by the 20th of the following month. The Council reserves the right to charge any expenses incurred in the course of recovering outstanding debts, which will be payable by the applicant.</p>		
Hourly charge-out rate for Staff		
Building Support and Residential Building Technical Officers	\$187.00	\$210.00
Commercial Building Technical Officers	\$187.00	\$240.00
Building Leadership Team	\$187.00	\$270.00
Pre-Lodgement Meetings		

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
First 30 minutes	Free	Free
30 minutes or more	\$187.00/hr	As per hourly rate depending on project
Solid Fuel Heater Application (Inclusive of Application Fee)		
Freestanding	\$482.00	\$560.00
Inbuilt	\$670.00	\$770.00
Minor Works Application For minor building work, e.g. kitset/unlined carports, garages, sheds, wastewater only, swimming pools and fences requiring no more than four Inspections and includes a PIM/RMA check. (Levies, AlphaOne Application Fee, specialist input or additional requests for information will be charged additionally per hour or part thereof).	\$1,925.00	\$2,150.00
RESIDENTIAL DWELLINGS		
New Dwellings		
Value up to \$400,000	\$4,150.00	\$4,200.00
Value - \$400,001 to \$600,000	\$4,400.00	\$4,600.00
Value - \$600,001 to \$800,000	\$5,000.00	\$5,200.00
Value - \$800,001-\$1,000,000	\$5,900.00	\$6,300.00
Value - \$1,000,001 or more	\$187.00/hr	\$210.00/hr
Multi-Dwelling Consents (Consents for two or more dwellings)	\$187.00/hr	\$210.00/hr
Relocated Dwellings (Not including alterations)	\$2,750.00	\$2,900.00
All Other Building Work including commercial	\$187.00/hr	\$2,000.00 deposit
Amended Plans		
Formal Amendments are charged per hour. Related additional charges may apply, e.g.. AlphaOne fee, PIM rechecking, Additional inspections.	\$350.00 deposit \$187.00/hr	\$400.00 Non- refundable

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
		deposit
Onsite minor variations	\$187.00/hr	As per hourly rate depending on project
Associated Building Costs (GST inclusive)		
Application Fee Applies to all consent applications (Building Consents, Amendments, Certificate of Acceptance, Schedule 1(2) Exemptions).	\$143.75	\$165.83
Project Information Memorandum (PIM) New Construction, additions and alterations, additions/alterations	\$352.00	\$420.00
Resource Management Act Check (Not applicable if PIM application has previously been made. See PIM/RMA Rechecking fee)	\$352.00	\$420.00
PIM/RMA Rechecking fee (Note: further charges may apply if changes other than minor have been made requiring planning re-assessment)	\$222.00	\$210.00
Insurance Levy		
< \$20,000 assessed value	Nil	Nil
> \$20,000 assessed value	\$1.00/ \$1,000.00 value of project	\$2.00/ \$1,000.00 value of project
Quality Levy		
< \$20,000 assessed value	Nil	Nil
> \$20,000 assessed value	\$1.50/ \$1,000.00 value of project	\$3.60/ \$1,000.00 value of project
BRANZ Levy <i>Fees and charges set in accordance with Building Research Levy Act 1969</i>		
< \$20,000 assessed value	Nil	Nil

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
> \$20,000 assessed value	\$1.00/ \$1,000.00 value of project	\$1.00/ \$1,000.00 value of project
MBIE Levy <i>Fees and charges set in accordance with S53 BA</i>		
< \$65,000 assessed value	Nil	Nil
> \$65,000 assessed value	\$1.75/ \$1,000.00 value of project	\$1.75/ \$1,000.00 value of project
Failed Inspection Fee To cover additional Inspections required (one hour per inspection)	\$187.00/hr	As per hourly rate depending on project
Inspection Cancellation Fee (For cancellations after 2pm the day prior to the day of inspection)	\$187.00/hr	\$210.00/hr
Certification Charge For historic consents older than 5 years	\$187.00/hr	As per hourly rate depending on project
Swimming Pool Audit Fee	\$187.00/hr	\$210.00/hr
Swimming Pool Audit conducted by IQPI lodgement	\$187.00/hr	\$210.00/hr
Work Start Extension Request or Work Completion Request	\$187.00/hr	\$210.00/hr
Refuse, lapse and withdraw of building consent administration fee	\$187.00 plus \$187.00/hr for time spent	\$210.00 plus hourly rate depending on project
Certificate of Public Use (CPU) – Section 363A Building Act 2004 Renewal	\$440.00 \$440.00	\$450.00 \$450.00

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Compliance Schedule New application, whether or not associated with Building Consent	\$500.00	\$530.00
Compliance Schedule Amendments	\$300.00	\$320.00
Building Warrant of Fitness – Before due date	\$200.00	\$210.00
Building Warrant of Fitness – After due date	\$400.00	\$420.00
Building Warrant of Fitness for back flow preventer ONLY	\$80.00	\$100.00
Building Warrant of Fitness Audit Fee	\$187.00/hr	\$240.00/hr
Building Infringement Notice <i>Infringement fees are set out in the Building (Infringement Offences, Fees and Forms) Regulations 2007</i>	Charges depending on the degree of the offence	Charges depending on the degree of the offence
Notice to fix (NTF)		
Issue and administration where NTF is issued	\$200.00	\$210.00
Application for Certificate of Acceptance (COA) (Section 97 of the Building Act 2004) Applicants will be charged a \$1,250.00 application fee, charged per hour for the processing of the application, and any levies that would have been payable had building consent been applied for before carrying out the work. The deposit will be a down-payment towards these costs.	\$1,000.00 deposit \$187.00/hr	\$2,000.00 deposit
Building Act Schedule 1(2) Exempted Work (BC80) Applicants will be charged a \$460.00 deposit; applications will be charged per hour for the processing of the applications. Levies and Application Fee will be charged additionally.	\$400.00 deposit \$187.00/hr	\$460.00 non- refundable deposit
Lodgement of unauthorised building reports (pre Building Act only – pre June 1991)	\$143.00	\$210.00
Lodgement of Building Act Schedule 1 (BC74) Exempt work reports with owner's declarations	\$110.00	\$210.00
Building Code Waivers or Modification	\$250.00	\$260.00
Section 72, Section 75 (Building Act 2004) decision, plus legal disbursements	\$460.00 deposit	\$500.00 deposit

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Section 124 Dangerous and Insanitary and Affected Building Notice	\$523.00 plus \$187.00/hr	\$600.00 plus hourly rate depending on project
Consultancy Specific design peer reviews (unless provided by applicant)	At cost plus 10%	At cost plus* 10%
Specialist input When a PS2 design is provided this fee may not be applicable	At cost plus 10%	At cost plus *10%
Building Certificates required under other legislation (e.g. Sale & Supply of Alcohol Act 2012) Plus inspection charge (if required)	\$187.00/hr \$187.00	\$240.00/hr \$240.00
Documents requiring Council resolution, certification or Council seal Plus actual cost (over 60 minutes) and any legal disbursements	\$187.00 \$187.00/hr	\$210.00 \$210.00/hr
Earthquake Prone Building Application fees for exemptions or extensions of time are to be paid at the time of lodgement. Additional fees may be incurred for assessment of information or other requirements and will be charged at an hourly rate of \$240.00/hour. NB: At cost is work outsourced to suitably qualified persons.		
To obtain an Engineering assessment s133Al(3)(c) by the Territorial Authority	At cost plus \$187.00/hr	At cost* plus \$240.00/hr
Application for Exemption to carry out Seismic work s133AN(2)	\$440.00	\$600.00
Application for an extension of time to complete seismic work for Heritage buildings s133AO(3)	\$440.00	\$600.00
Council to erect hoarding or fence for an EQP Building s133AR(1)(a)	At cost plus \$187.00/hr	At cost* plus \$240.00/hr
Territorial Authority may carry out seismic work s133AS	At cost	At cost*
Issue of Earthquake Prone Building notice s133AL (5 copies)	\$385.00	\$415.00
Additional or replacement earthquake-prone building notice s133AL	\$110.00 ea	\$120.00 ea
Earthquake-prone building site visit		\$240.00/hr

Building Assurance	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
(To confirm EQB notices are displayed or other reasons)		
Assessment of information related to a Building's EQP status s133AH and s133AK	\$187.00/hr	\$240.00/hr
Dam Safety regulations		To be advised**
Disputes and Investigations (where Council deemed not in fault)		\$270.00/hr
Determination Charge (Unless Council is the applicant of the determination)	\$187.00/hr	\$270.00/hr

NB

- * At cost refers to work outsourced to a suitably qualified person(s), and the additional hourly charge-out rate is to cover internal costs
- ** Costs to be established with Building (Dam Safety) Regulations 2022 coming into force on 13 May 2024

Property Information & Development Contributions	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Land Information Memorandum requested under S44A of the Local Government Official Information and Meetings Act 1987		
Residential	\$347.00	\$350.00
Commercial/Industrial	\$531.00	\$550.00
<p>Large properties involving more than one certificate of title will be charged at the staff hourly rate.</p> <p>Note: Should a special request be made that results in a field inspection and/or submitter research, Council reserves the right to charge any additional fees that are appropriate, based on the amount of time required to provide the requested information.</p>		
Property enquiries – access to Council records		
Files sent via Sharefile or transferred to USB Plus cost of USB if Council provides	\$50.00/file	\$55.00
Frequent user discount is available as follows		
A lump sum payable annually in advance for a company giving access to an unlimited number of files	\$2,200.00	\$2,500
Deposit for Development Contributions Objection Hearing	\$1,713.00	\$1,884.00
Application for Reconsideration	\$342.00	\$376.00

Environmental Health	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Food businesses <i>Fees and charges set in accordance with S205 Food Act 2014 (FA)</i> Note that section 205(5) of the Food Act 2014 requires the Council when fixing fees under that section, to take into account the criteria in section 198(2) and have the options provided by sections 198(6) and (7) and 199 (other than paragraph (g)). Also note clause 5 of the Food (Fees and Charges) Regulations 2015, which provides for TAs to exempt waive or refund fees.		
Pre-registration guidance (under LGA)	\$187.00/hr (pro rata)	\$206.00/hr (pro rata)
New Template Food Control Plan registration	\$283.00 + \$187.00/hr over 60 min	\$330.00 + \$206.00/hr over 60 minutes
Renewal of template Food Control Plan registration	\$116.00 + \$187.00/hr over 60 min	\$140.00 + \$35.00 per each additional site (for multi- site registrations)
New National Programme registration	\$283.00 + \$187.00/hr over 60 min	\$330.00 + \$206.00/hr Over 60 mins
Renewal of National Programme registration	\$116.00 + \$187.00/hr over 60 min	\$140.00 + \$35.00 per each additional site (for multi- site registrations)
Amendment of Food Control Plan or National Programme registration	\$116.00 + \$187.00/hr over 60 min	\$140.00 + \$35.00 per each additional site (for multi- site registrations)

Environmental Health	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Verification (audit) of Food Control Plan including site visit, correspondence, report, following up corrective actions	\$187.00/hr + disbursements	\$206.00/hr + disbursements
Verification (audit) of National Programme including site visit, correspondence, report, following up corrective actions	\$210.00/hr + disbursements	\$230.00/hr + disbursements
Verification appointment cancellation fee within one week of agreed time	\$121.00	\$133.00
Verification appointment cancellation fee within 48 hours of agreed time	\$240.00	\$264.00
Compliance – development & issue of Improvement Notice	\$199.00 + \$187.00/hr over 60 min Additional visits to check compliance charged at \$187.00/hr	\$300.00 + \$206.00/hr over 60 minutes Additional visits to check compliance charged at \$206.00/hr
Compliance – application for review of Improvement Notice Based on fixed fee, and processing fee after 30 minutes	\$199.00 + \$187.00/hr over 30 min	\$219.00 + \$206.00/hr over 30 min
Other Registered Premises <i>Fees and charges set in accordance with Section 7 Health (Regulations of Premises) Regulations 1966</i>		
New premises application fee	\$182.00	\$200.00
Camping ground registration fee – basic fee	\$333.00	\$333.00
Funeral director registration fee	\$333.00	\$333.00
Hairdresser registration fee	\$215.00	\$280.00
Offensive trade	\$309.00	\$330.00
Transfer of Registration Fee	\$113.00	\$124.00
Trading in Public Places <i>Fees and charges set in accordance with S12 LGA</i>		

Environmental Health	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Mobile traders	\$113.00	\$124.00
Hawker's licence	\$63.00	\$69.00
Commercial services	\$63.00	\$69.00
Soliciting donations, selling street raffle tickets, and buskers	No fee	No fee
Registered premises application for exemption (new or renewal) fee (plus any costs associated with staff time, hearings, and inspections)	\$317.00	\$349.00
Noise		
<i>Charge set under S336 RMA</i> Return of property seized under S.323 and S.328 RMA	\$100.00	\$200.00
SALE OF ALCOHOL <i>Fees and charges set under Sale and Supply of Alcohol Act 2012</i>		
Special Licences The definition of event size for special licences is: large event is for more than 400 people; medium event is for between 100 and 400 people; and small event is for fewer than 100 people.		
Special Licence: class 1 (1 large event: or, more than 3 medium events: or, more than 12 small events). NB There is provision for applications by not-for-profit fundraising and community events to be reduced by one class depending on circumstances.	\$575.00	Fixed by legislation – see table below to calculate fees
Special Licence: class 2 (3 medium events: or, 3 to 12 small events)	\$207.00	Fixed by legislation – see table below to calculate fees
Special Licence: class 3 (1 or 2 small events)	\$63.20	Fixed by legislation – see table below to calculate fees
Managers Certificate - application fee or renewal fee	\$316.20	Fixed by

Environmental Health	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
		legislation – see table below to calculate fees
Temporary Authority application	\$296.70	Fixed by legislation – see table below to calculate fees
Temporary Licence application	\$296.70	Fixed by legislation – see table below to calculate fees
Extract from Register	\$57.50	Fixed by legislation – see table below to calculate fees
Public Notice Advertising <i>Charge set as per S12 LGA</i>		
Per application	N/A	\$100.00
Refer to the table below to calculate fees for club, on or off licenses. A number of factors influence the final cost for any particular licence application or renewal fee, or annual licence fees.		

How to calculate your cost / risk rating and fees

A		B		C		TOTAL WEIGHTING			
Types of premises	Weighting	Latest time allowed by licence	Weighting	Number of enforcement holdings in last 18 months	Weighting	Total Weighting	Cost/Risk Rating	Application Fee for all renewals, new licences and variations Incl GST (\$)	Annual Licence Fee Incl GST (\$)
Class 1 restaurant, night club, tavern, adult premises, supermarket, grocery store, bottle store	15	On-licences and clubs 2.00 am or earlier	0	None	0	0 – 2	Very low	368.00	161.00
Class 2 restaurant, hotel, function centre, Class 1 Club, Off-licence in hotel or tavern	10	Off-licences 10.00 pm or earlier				3 – 5	Low	609.50	391.00
Class 3 restaurant, other premises, Class 2 Club, Club off-licence, remote sale off-licence, other off – licence premises	5	On-licences and clubs between 2.01 am and 3.00 am	3	1	10	6 – 15	Medium	816.50	632.50
BYO restaurants, theatres, cinemas, winery cellar doors, Class 3 Club	2	Off-licences any time after 10.00 pm				16 – 25	High	1023.50	1035.00
		On-licences and clubs any time after 3.00 am	5	2 or more	20	26 plus	Very High	1207.50	1437.50

Definitions		<ul style="list-style-type: none"> Class 1 restaurants – restaurants with a significant separate bar area which, in the opinion of the relevant TA, operate that bar at least one night a week in the manner of a tavern. Class 2 restaurants – restaurants that have a separate bar but which, in the opinion of the relevant TA, do not operate that area in the nature of a tavern at any time. Class 3 restaurants – restaurants that only serve alcohol to the table and do not have a separate bar area. Class 1 clubs – clubs which have at least 1,000 of purchase age) and which, in the opinion of the relevant TA, operate in the nature of a tavern at any time. Class 2 clubs – clubs which are not class 1 or class 3 clubs. Class 3 clubs – clubs that have fewer than 250 members of purchase age and operates a bar for no more than 40 hours each week. Enforcement Holding – has the same meaning as a "Holding" under section 288 of the Act, or a previous offence for which a holding may have been issued if the offence had occurred before 18 December 2013.
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Dog Control	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges as per S37 Dog Control Act 1996 (DCA)</i>		
Registration Fees		
Urban Dogs (Includes all properties <1Ha in rural areas)	\$53.00	\$65.00
Rural (Large Properties >1Ha)	\$32.00	\$45.00
Disability Assist Dogs	No charge	No charge
Search and Rescue Dogs	No charge	No charge
Late payment fee – if registration paid after 1 August	Additional 50%	Additional 50%
<i>Fees and charges as per S32(1)(e) DCA</i> Dangerous dogs fees 150% higher than the applicable fee that would apply if the dog was not classified as a dangerous dog		
<i>Fees and charges as per S68 DCA</i>		
Impounding Fees		
1 st impounding	\$70.00	\$70.00
2 nd impounding	\$100.00	\$100.00
3 rd impounding	\$150.00	\$150.00
Sustenance	\$15.00/day	\$20.00/day
Drop Off or Pick Up Fee (where dogs are not impounded)	\$40.00	\$50.00
Fee for the euthanizing of impounded dogs	Actual Cost	Actual Cost
Micro-chipping		
<i>Fees and charges as per S69A DCA</i> Micro-chipping impounded dogs if required	\$25.00	\$35.00
<i>Fees and charges as per S12 LGA</i> Micro-chipping on request (when available)	\$15.00	\$20.00
Micro-chipping first registered dogs under 6 months	No charge	No charge
<i>Fees and charges as per Dog Control Bylaw 2014 s7</i> Kennel Licence: Initial Application (plus any additional costs associated with staff time,	\$100.00	\$200.00

Dog Control	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
hearings and inspections)		
<i>Fees and charges as per S37 DCA</i> Replacement registration tag or disk	\$5.00	\$5.00

Stock Control	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Impounding Fees (per animal) <i>Fees and charges set as per S14 Impounding Act 1955</i>		
Sheep or goat	\$16.00	\$16.00
Horse, mule, donkey	\$32.00	\$32.00
Bull over the age of 9 months	\$32.00	\$32.00
All other cattle	\$27.00	\$27.00
Pig	\$32.00	\$32.00
Alpaca, llama or deer	\$27.00	\$27.00
Any other impounded stock animal will be charged at rate determined fair and reasonable for that animal		
Sustenance per animal per day or part thereof	\$5.00	\$5.00
Other fees for droving, hire of equipment, necessary medical treatment etc. will be charged at actual cost. These fees are in addition to any allowed for under the Impounding Act 1955.	Actual cost	Actual cost

Biosecurity	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Hourly staff charge-out rate that will apply when undertaking Council's responsibilities under the Biosecurity Act 1993 associated with inspection and administration when issuing notices under the Act. <i>See sections 128(3) & 154(C)(c) Biosecurity Act 1993</i>	\$187.00/hr	\$206.00/hr

Maritime	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Subject to the <i>Mooring Area Bylaw 2020</i> , and the <i>Mooring Area provisions in Plan Change 72</i> to the Tasman Resource Management Plan being operative, the following proposed mooring charges will be in force. <i>Fees and charges set under S33R MTA or S12 LGA</i>		
Mooring Licence		
Application and renewal of existing mooring licence For new applications or renewal of expiring mooring licences with substantial changes or lack of inspection report	\$338.00	\$372.00
Annual monitoring and administration fee	\$187.00	\$206.00
Renewal of existing mooring licence A renewal application where there are no substantial changes required to the mooring licence conditions and where all inspection reports	\$114.00	\$125.00
Late payment fee (for annual renewal)	Additional 20%	Additional 20%
Additional costs Reimbursement of any reasonable and necessary additional costs incurred by Council in assessing an application or enforcing compliance	\$187.00/hr	\$206.00/hr
Waitlist administration cost	\$57.00	\$63.00
<i>Fees and charges set under S33R MTA</i> The following navigation safety levies will be applied to all vessels over 500 gross tonnes that anchor within the Tasman Harbour Limits with the exemption of any vessel berthing at Port Nelson facilities for less than 12 hours (not applied to ships that are visiting Port Nelson within 24 hours of anchoring):		
Cruise vessels	\$25.00/ metre of vessel per visit	\$28.00/ metre of vessel per visit
Cargo vessels	\$0.45/ gross tonnage per visit	\$0.50/ gross tonnage per visit
Other vessels	\$0.50/ gross tonnage per	\$0.55/ gross tonnage per visit

Maritime	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
	visit	
Extended anchoring (in addition to the appropriate per visit charge)	\$0.10/ gross tonnage per week or part thereof	\$0.11/ gross tonnage per week or part thereof
Miscellaneous		
Trans-shipping (per tonne trans-shipped)	\$0.25	\$0.28
Use of Sentinel for non-emergency work (includes two crew)	\$450.00/ hour or part thereof	\$450.00/ hour or part thereof

Commercial Operator's Licence	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set as per S12 LGA</i>		
Application Fee Payable on initial application and in addition to the annual fee (plus reimbursement for any reasonable and necessary additional costs incurred by Council in assessing an application, e.g. evaluation of seaworthiness, qualifications and experience).	\$281.00	\$309.00
Annual Fee For each multiple of either one power-driven vessel or up to a total of 15 kayaks, rafts, waka or similar vessels that are not power-driven with greater than 10hpw.	\$363.00	\$399.00
Late Payment Fee	Additional 20%	Additional 20%

Community Infrastructure	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges for goods, services or amenities are S12 LGA, applications for permits and inspections under S150 LGA</i>		
Staff time for inspection (including subdivision inspections), engineering and as-built plan processing, or administration.	\$187.00/hr	\$206.00/hr
Fencing between private and Tasman District Council owned land excluding roads subject to a case-by-case basis	Council contribution - half actual cost per linear metre or \$77.00/metre (incl. GST), whichever is the lower	Council contribution - half actual cost per linear metre or \$85.00/metre (incl. GST), whichever is the lower
Transportation network charges		
Vehicle Access Crossing	\$300.00	\$330.00
Corridor Access Request (CAR) – in accordance with the Utilities Access Act 2010 and as part of a Code for the Management of a Road Corridor.		
Standard CAR – excavation (includes Traffic Management Plan {TMP} and 2 inspections)	\$531.00 (includes one revision of TMP) Additional charge if TMP non-compliant with standards after one revision \$120.00	\$584.00 (includes one revision of TMP) Additional charge if TMP non-compliant with standards after one revision \$132.00
Non-excavation on CAR/TMP (one-off event, e.g. parade/sporting events)	Initial submission \$265.00 (includes one revision) Additional charge if TMP non-compliant with standards after one revision \$120.00	Initial submission \$292.00 (includes one revision) Additional charge if TMP non-compliant with standards after one revision \$132.00

Community Infrastructure	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Revision/update of TMP after approval	\$60.00	\$66.00
Generic TMP	\$354.00 covers up to 2 hours) plus \$187.00/hr	\$389.00 covers up to 2 hours) plus \$206.00/hr
Generic TMP (inspection and mobile operations only)	\$187.00	\$206.00
Global CAR	Actual staff time and expenses \$187.00/hr	Actual staff time and expenses \$206.00/hr
Non-approval penalty (undertaking activity without approval)	CAR fee plus \$400.00	CAR fee plus \$440.00
Parking permit	\$43.00/day	\$43.00/day
Application for Tourist Facility Sign (\$100 refunded if consent refused)	\$262.00 plus actual sign materials & installation costs	\$288.00 plus actual sign materials & installation costs
Road Closure (events, parades)	\$460.00 application fee, plus actual staff costs and expenses \$2,000 refundable deposit (Insurance and public liability cover)	\$506.00 application fee, plus actual staff costs and expenses \$2,200 refundable deposit (Insurance and public liability cover)
Application for a road name change	\$450.00	\$495.00
Applications for Road Stopping (S.342 Local Government Act) (S.116 Public Works Act)	\$369.00 application fee plus actual staff costs and expenses	\$406.00 application fee plus actual staff costs and expenses

Community Infrastructure	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges under S12 or S150 LGA</i>		
Water supply network charges		
On Demand (Metered) Water Supply Network		
Individual connection where the physical connection to the main is between the property boundary and the adjacent kerb and no footpath exists	\$1,874.00	\$2,061.00
Disconnection of water supply (on demand and restricted connection) between the property boundary and water supply main	\$1,500.00	\$1,650.00
All other connections	Actual costs (up to a maximum of estimate of costs) plus \$187.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$206.00/hr for administration
Special water reading fee	\$80.00/reading minimum and \$187.00/hr, or part of the hour, for each site i.e. a single development.	\$88.00/reading minimum and \$206.00/hr, or part of the hour, for each site i.e. a single development.
Restricted flow water supply network		
Individual connection where the physical connection to the main is less than 10 metres from the main	\$1,874.00	\$2,061.00
All other connections	Actual costs (up to a maximum of estimate of costs) plus \$187.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$206.00/hr for administration
Alter restrictor size	\$294.00	\$323.00

Community Infrastructure	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Disconnection of water supply (on demand and restricted connection) between the property boundary and water supply main	\$1,500.00	\$1,650.00
To relocate restrictor	Actual costs (up to a maximum of estimate of costs) plus \$187.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$206.00/hr for administration
Subdivision		
Undertaking connection to main	Actual costs (up to a maximum of estimate of costs) plus \$187.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$206.00/hr for administration
Permit to take from a Fire Hydrant supply – Murchison, Collingwood and Tapawera only. (in accordance with the Council's Public Water Supply Bylaw 2016)		
Annual charge	\$660.00 pa plus the current urban water rate per cubic metre for water consumed	\$726.00 pa plus the current urban water rate per cubic metre for water consumed
Permit to take from a bulk filling point – Richmond, Wakefield and Motueka only. (in accordance with the Council's Public Water Supply Bylaw 2016)		
Annual charge per swipe card	\$187.00 pa plus double the current urban water rate per cubic metre for water consumed	\$206.00 pa plus double the current urban water rate per cubic metre for water consumed

Community Infrastructure	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p>General Rules Applying in Respect of Water Charges</p> <p>For Restricted Flow Water Supply, refer to the targeted rates section of the Long Term Plan 2021-2031 for the annual supply charge. The restricted supply schemes for Dovedale, Redwood Valley, Eighty-Eight Valley, and Māpua are currently closed due to lack of capacity from the source and/or the network.</p> <p>Connections to the restricted supply for Wakefield, Brightwater, and Richmond are subject to water availability.</p>		

Waste Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Mixed refuse		
Weight-based charge	\$282.90/ tonne	\$360.60/ tonne
Volume-based charge, where weighbridge not available	\$100.00/m ³	\$72.00 per m ³
60 litre bag (a maximum of two bags can be charged at this rate where a weighbridge is available)	\$6.30 ea	\$2.60 ea
Light wastes surcharge (polystyrene and other similar wastes, where >25% of load)	\$203.00/m ³	\$299.00/m ³ of light waste
Fee to recover unacceptable and undeclared waste	\$30.00/load	\$33.00/load
Minimum domestic weighbridge transaction	N/A	\$6.50
Minimum commercial transaction	\$16.50	\$20.00
Greenwaste, cleanfill, scrap metals and recyclable materials when combined with other waste will be charged at mixed refuse rate when site constraints do not allow for separate measurement and unloading.		
Rubbish bags (Tasman District Council sale price)		
Small bags (45 litres)	\$4.10 ea	\$5.20 ea
Big bags (60 litres)	\$4.80 ea	\$5.80 ea
Greenwaste (where accepted)		
Less than one tonne	\$82.50/ tonne	\$135.70/ tonne
One tonne to two tonne	\$108.00/ tonne	\$135.70/ tonne
Greater than two tonne	\$135.00/ tonne	\$135.70/ tonne
Volume based charge, where weighbridge not available	\$18.70/m ³	\$20.00/m ³

Waste Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Minimum domestic charge	\$4.50	\$5.00
Minimum commercial transaction	N/A	\$20.00
Cleanfill (clean, without contaminants) (where accepted) The source location must be declared and Council retains the right to refuse loads or recover costs for disposal of contaminated material		
Weight based charge	\$40.00/tonne	\$50.00/tonne
Volume-based charge where weighbridge is not available	\$80.00/m ³	\$75.00/m ³
Minimum domestic charge	N/A	\$5.00
Minimum commercial transaction	\$16.50	\$20.00
Clean concrete, brick and rubble (where accepted) All material must be clean and free of contamination, including asbestos, wood and steel reinforcing		
Weight based charge	N/A	\$75.00/tonne
Volume based charge where weighbridge is not available	N/A	\$150.00/m ³
Minimum domestic charge	N/A	\$7.50
Minimum commercial transaction	N/A	\$20.00
Weighbridge charge		
Weighbridge docket for public and commercial vehicles (when site operational constraints allow)	\$15.00/vehicle	\$16.50/vehicle
Scrap metals (where accepted)		
Scrap steel (sheet and heavy gauge by arrangement)	\$40.00/tonne or \$20.00/m ³	\$50.00/tonne
Car bodies and other vehicles (clean, drained, without wheels batteries and clear of waste)	\$40.00/tonne	\$50.00/tonne
Refrigerating Whiteware (including fridges, freezers & dehumidifiers)		
Where a weighbridge is available	\$282.90/tonne	\$326.60/tonne

Waste Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
At all other locations	\$14.00 ea	\$15.50 ea
Other Whiteware	\$40.00/tonne or \$5.00 ea	\$50.00/ tonne
Recyclables (where accepted) Domestic customers (quantities less than 1.0m ³)		
Glass (bottles) – clean, colour sorted	No charge	No charge
Clean paper and cardboard	No charge	No charge
Clean, plastic bottles and containers (Grades 1, 2, 5 only)	No charge	No charge
Clean cans	No charge	No charge
Unsorted or contaminated materials	At mixed refuse charge	At mixed refuse charge
Commercial customers or domestic customers greater than 1.0m ³	By arrangement with site contractor	By arrangement with site contractor
Tyres (where accepted)		
Car and motorcycle	\$13.50 ea	\$14.50 ea
Car tyres on rims	\$29.00 ea	\$32.00 ea
Truck (truck tyres on rims and other large tyres not accepted)	\$40.00 ea	\$44.00 ea
Paint (where accepted)		
Resene branded	No charge	No charge
Other brands: containers 4 litres or smaller	\$1.50 ea	\$1.70 ea
Other brands: containers greater than 4 litres	\$3.50 ea	\$3.90 ea
Hazardous waste (where accepted)		
Automotive Oil	No charge	No charge
Gas cylinders	No charge	No charge
Batteries (automotive and small household)	No charge	No charge

Waste Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Household hazardous wastes – up to 20kg annually (The source location must be declared and Council retains the right to refuse some materials; Commercial or agricultural hazardous waste not accepted)	No charge	No charge
Commercial customer services		
Dallas tags for commercial waste customer (up to one per product per vehicle)	N/A	No charge
Replacement tags	N/A	\$25.00 ea
Kerbside recycling services		
Additional kerbside recycling services - annual fee	\$160.00	\$153.00
Additional kerbside recycling services - part year (per month)	\$13.33	\$12.75
Replacement mobile recycling bin (delivered)	\$176.00	\$194.00
Replacement mobile recycling bin (from Resource Recovery Centre)	\$88.00	\$97.00
Additional or replacement glass recycling crate (delivered)	\$34.00	\$37.00
Additional or replacement glass recycling crate (from Council or RRC)	\$28.50	\$31.35
Cancellation fee to collect mobile recycling bin (if a bin from an invoiced service is not returned)	\$105.00	\$116.00
Exchange fee to deliver a smaller or larger recycling bin (This fee is waived for customers with genuine mobility problems)	\$105.00	\$116.00
York Valley and Eves Valley landfill charges (operated by the Nelson Tasman Regional Landfill Business Unit)		
General refuse (Municipal Solid Waste)	\$243.80/ tonne	\$287.50/ tonne
Polystyrene	\$3,047.50/ tonne	\$3,723.70/ tonne

Waste Management	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Light wastes and sawdust (treated and untreated)	\$254.15/ tonne	\$586.50/ tonne
HAIL and Hazardous waste¹		
York Valley - before Eves Valley begins accepting HAIL waste	\$219.65/ tonne	TBC if charge still exists
York Valley - after Eves Valley begins accepting HAIL waste	\$241.50/ tonne	\$287.50/ tonne
Eves Valley Only if tested, within specified limits (TBC), and able to be blended	\$163.30/ tonne	\$188.60/ tonne
Notes on landfill charges from Nelson Tasman Regional Landfill Draft Business Plan 2024/2025: This charging table includes charges for HAIL and hazardous material (≈35% discounted rate) for HAIL that meets the criteria that allows it to be reprocessed when received at Eves Valley (once the proposed new facility is operational) and which can be disposed to a nearby clean or managed fill site. The specified limits are still to be confirmed. HAIL requiring disposal to York Valley Landfill is proposed to move to the general waste rate once an alternative facility for disposal is available at Eves Valley, and hazardous material disposed at York Valley remains at the general refuse rate. An additional rate is proposed for the disposal of sawdust and light wastes at York Valley Landfill of \$510 per tonne (excl. GST), commencing in 2024/25. This rate reflects the significant difference in density and lack of compaction of sawdust and other light waste loads have when compared to general refuse and is a better representation of the value of airspace consumed by sawdust and light wastes. Sawdust and light wastes are currently charged at the same rate as general refuse. Light wastes are wastes that - in the opinion of the NTRLBU and its operators - are significantly less dense than general waste. For example, wastes that contain more than 25% polystyrene by volume. This budget is based on the Waste Disposal Levy increase to \$60 per tonne (excl. GST) for the 2024/25 year.		

¹ HAIL = Hazardous Activities and Industries List

Water Supply	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 Incl. GST
Water supplied by Tasman District Council to Nelson City Council (Nelson Residential Water Supply Area) per cubic metre supplied	\$5.05	\$5.87
Water supplied to Nelson Industrial Water Supply Area (per cubic metre supplied) Plus fixed daily charge per rating unit	\$3.10 \$1.37	\$3.47 \$1.68

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

Tasman District Council supplies water to some parts of the Nelson City, including the Champion Road/Hill Street North area and the Wakatu Industrial Estate, shown on the maps attached to this Schedule of Charges and referred to as Nelson Residential Water Supply Area and Nelson Industrial Water Supply Area.

Water supplied will be charged in accordance with the 2021 Engineering Services Agreement between Nelson City Council and Tasman District Council, or in accordance with any subsequent enacted agreement if applicable. For the water supplied to the Nelson Industrial Water Supply Area and to 484 and 490 Nayland Road, Stoke, and 910 Main Road Stoke, water charges may be charged directly to the customer and will be set to approximate the same rates charged as if the entities had been located in the Tasman District.

Wastewater Network		Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Connections			
Stand-over for connection only		No charge	No charge
Wastewater Network Charges for Nelson City Council Properties			
The Council provides wastewater services to a small number of properties within the Nelson City Council boundaries. The wastewater charges are set at the same \$ amounts as the wastewater rates that are paid by the residents of Tasman District. Please refer to Council's Funding Impact Statement for details of the amounts.			
Trade Waste Discharges <i>Fees and charges set in accordance with Wastewater Bylaw 2022</i>			
Conditional Trade Waste activity			
Temporary Discharge		\$187.00	\$206.00
Grease Converter Annual Charge (where the grease converter was in operation prior to June 2015 and is therefore allowed by Wastewater Bylaw)		\$187.00	\$206.00
All other Conditional Trade Waste Activity Annual Charge		\$530.00	\$583.00
Conditional Trade Waste Conveyance and Treatment Charges			
Volume		\$2.33/m ³	\$2.39/m ³
Five-day Biochemical Oxygen Demand (BOD5)		\$2.33/kg	\$2.61/kg
Chemical Oxygen Demand (COD)		\$0.15/kg	\$0.16/kg
Total Suspended Solids (TSS)		\$1.36/kg	\$1.65/kg
Total Kjeldahl Nitrogen (TKN)		\$1.89/kg	\$2.05/kg
Total Phosphorus (TP)		\$1.03/kg	\$0.89/kg

General Rule in Respect of Trade Waste and Domestic Wastewater Charges

Where trade waste is discharged or measured separately from domestic wastewater, both trade waste and pan charges will be applied cumulatively. Where the waste streams are combined, the pan charge shall apply and act as a credit against the trade waste charges, so that only the trade waste charges in excess of the pan charge shall be payable.

Stormwater Network	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Stand-over for connection only	No charge	No charge

Motueka and Tākaka Aerodromes	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>Fees and charges set in accordance with S12 LGA</i></p> <p>For general aviation user landing charges:</p> <ul style="list-style-type: none"> • Every landing incurs a landing charge • The first touch and go any aircraft registration number for each 60-minute period is charged as a landing charge • Any touch-and-go that occurs over 60 minutes after the first will incur an additional movement fee • Unpaid landings will be invoiced and will incur an administration charge of \$150.00 per invoice • No Cash payments are allowed, please see signage for banking payment details. All payments must be made through payWave located on-site (directions at fuel bowser). Please provide tail identification number. • If unpaid after three months debt will be passed to debt collection agency - additional collection charges to apply • Long-term parking agreements will be negotiated individually with commercial operators • Hangar application fees are non-refundable. Hangar Application fees cover the provision of development guidelines, meetings, calls and lease information to prospective lessees. • The charges may be varied by the Enterprise & Property Services Manager where special circumstances exist. 		
Single Aircraft movement – User Agreement and Bond Held	Per aircraft movement \$10.00	Per aircraft movement \$20.00 Bond of \$500.00
Single Aircraft movement – no User Agreement and Bond Held	Per aircraft movement \$10.00	Per aircraft movement \$30.00
Hangar Application fee	Per application not charged	Per application \$1,725.00

Port Tarakohe	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>Fees and charges set in accordance with S33R MTA and S12 LGA</i></p> <ul style="list-style-type: none"> Charges are based on a fee per metre Length Overall (LOA) of the vessel, or part thereof, or berth size, whichever is the greater (incl. GST). The LOA is measured from the vessels bow tip at deck level to the outer edge of the transom or stern, not including the rudder, outboard or fittings. All vessels on the Marina must be insured and hold a current EWOFF. Port Tarakohe has cameras located around the Port to monitor activity, health & safety and security risks. The footage from these cameras will be used to support enforcement of charges for the use of facilities at the port. Cargo transferred between vessels within the Port is liable to standard wharfage charges. All charges for berths, moorings, storage and leased areas are payable in advance. For any overdue payments the penalty/default interest within the agreement will apply. If none specified, then a penalty interest charge of 1% per month will be payable. All berth, mooring, storage and leased area users are required to sign a current port-user-agreement when requested by the Port Manager. Berth and mooring users without a port-user-agreement will incur a 10% surcharge. No storage is permitted on wharf structures unless specifically authorised by the Port Manager in writing. Storage rates apply after 24 hours of cargo/material arriving (allowance to be made for extenuating circumstances such as bad weather). Storage to be in the assigned areas only. Bulk cargo in transit may have extended demurrage with approval of the Port Manager. A fixed marine fuelling site, or any mobile fuelling where oils are transferred by way of a hose or similar between shore-and-ship, or ship-to-ship, is required to have a Tier-1 Fuel Transfer Site Oil Spill Contingency Plan approved in advance by the Council's Regional On-Scene Commander. This does not apply to the transfer of self-contained fuel containers (tote tanks, sealed drums or similar) from shore-to-ship or ship-to-ship. The Council as Port Operator has full control over any activities conducted within the Port and therefore approval in writing is required before any fuel transfer is permitted – any approvals will also be subject to per litre charges. Discounts for long-term bulk contracts and long-term wharf berthage can be approved by the Property & Enterprises Manager. 		
Debt recovery invoice	\$50.00	\$150.00
Avoidance of weighbridge	\$50.00 administration charge and \$750.00 weighbridge charge	\$100.00 administration charge and \$900.00 weighbridge avoidance charge
Incorrect entering of information into the weighbridge system	\$50.00	\$75.00

Port Tarkohe	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Penalty fee for not notifying the Port Manager 24 hours before arrival to pre-arrange berthage requirements	\$100.00	\$150.00
Penalty storage charge	\$500.00	\$600.00
Penalty fee for not removing non-permitted storage within 48 hours	\$500.00 + removal fees	\$600.00 + removal fees
Penalty fee for not seeking approval and/or not complying with fuel transfer requirements	\$2,000.00 + costs of repair + costs of activity	\$2,500.00 + costs of repair + costs of activity

Wharfage	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Fish and shellfish Includes all marine animals	\$29.00/tonne	\$32.00/tonne
Fuel and oil Other than fixed facility, and fuel transfer only – no storage	\$0.10/litre	\$0.12/litre
General cargo	\$12.00/tonne	\$15.00/tonne
Passengers Where no vessel berthed	\$10.00/ person	\$11.00/ person
Boat movements Includes refloating etc.	\$35.00/tonne	\$40.00/ tonne
Weighbridge All truck movements > 1.5 tonne	\$8.00/ entry/exit	\$9.00/ entry/exit

Berthage	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Wharf berthage per day	\$8.00/metre	\$9.00/ metre
Wharf berthage ancillary services – security, line charges and all other services	\$110.00/hr	\$180.00/hr
Marina/mooring berthage per day	\$5.00/metre or \$55.00/vessel whichever is greater	\$5.50/ metre or \$60.00/ vessel, whichever is greater

Berthage – Annual Rates	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Plastic Marina - Berth length:	Per Annum	Per Annum
8 metre – restricted access	\$3,200.00	\$3,400.00
8 metre	\$4,000.00	\$4,300.00
10 metre	\$5,000.00	\$5,300.00
12 metre	\$6,000.00	\$6,300.00
14 metre	\$7,000.00	\$7,400.00
16 metre	\$9,500.00	\$10,000.00
18 metre	\$10,750.00	\$11,500.00
20 metre	\$13,250.00	\$14,000.00
25 metre	\$30,000.00	No longer applicable
Concrete Marina - Berth length:	Per Annum	Per Annum
12 metre – restricted access	\$7,800.00	\$8,500.00
12 metre	\$10,000.00	\$11,000.00
15 metre	\$12,400.00	\$13,500.00
25 metre	\$30,000.00	\$30,000.00
Moorings	\$2,200.00	\$2,300.00
Live Aboard Charge (additional to berthage)		
Marina	\$150.00/ month	\$160.00/ month

Boat Ramp	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Port Tarohe boat ramp barrier arm	\$12.50/use	\$13.50
Boat ramp access card	\$200.00/pa (plus \$10.00 for each access card)	\$215.00 (plus \$15.00 for each access card)
Pōhara Boat Club Members boat ramp access card – fees collected and paid by Pōhara Boat Club prior to issue of card	\$130.00/pa (plus \$10.00 for each access card)	\$150.00 (plus \$15.00 for each access card)

Mooring Charge	Charges from 1 July 2023 incl GST	Charges from 1 July 2023 incl GST
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Mooring	\$75.00/ month	\$80.00/ month

Storage (maritime)	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Boat Storage Compound		
Weekly	\$60.00	\$65.00
Monthly	\$175.00	\$220.00
Annually	\$1,550.00	\$1,700.00
20' TEU container		
Monthly	\$350.00	\$380.00
Annually	\$3,500.00	\$3,800.00
40' FEU container		
Monthly	\$700.00	\$750.00
Annually	\$7,000.00	\$7,500.00

Collingwood Holiday Park		Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<p><i>Fees and charges set in accordance with S12 LGA</i></p> <ul style="list-style-type: none"> • Peak season is 1 December to end of March, plus all holiday weekends. • Off-peak season is 1 April to 30 November, excluding holiday weekends. • All reservations require a 20% non-refundable deposit. • Reservations are only confirmed on receipt of the 20% deposit with the balance being due on arrival. • No reduction in fees for early departures or late arrivals. • Minimum tariffs and stay periods may apply. • Any damages or loss costs may be recovered from the registered guest/s. These may be passed to a debt recovery service and may include additional collection fees. • A 10% discount is offered to all Super-Gold card holders on the non-peak season rates. Not offered in conjunction with any other offer. • A 10% discount is offered to all Tasman District Council Ratepayers in the non-peak season, who present a rating notice in their name. Not offered in conjunction with any other offer. • A 10% discount is offered to members of NZMCA with presentation of their current membership card or App that is in their name, during off- peak season only. Not in conjunction with any other offer. Photographic identification may be requested for verification purposes. • Availability and bookings can be completed on the following website: https://collingwoodholidaypark.co.nz/ • The charges may be varied within guidelines approved by the Property Services Manager. • A 75% refund will apply to Cancellations 72 hours or more before the date of arrival. No refund will apply to cancellations within 72 hours of the date of arrival. 			
PEAK SEASON (1 December – 31 March, plus all holiday weekends) Low season all other times			
Sites (Tent/Caravan/Motorhome)	Charges from High Season 2023	2024 High Season Per Night	2024 Low Season Per night
Waterfront (1 or 2 persons)	\$60.00	\$72.00	\$60.00
Powered (1 or 2 persons)	\$50.00	\$60.00	\$50.00
Unpowered (1 or 2 persons)	\$45.00	\$51.00	\$40.00
Extra Adult	\$20.00	\$25.00	\$20.00

Collingwood Holiday Park	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST	
Extra Child 2-14 years	\$10.00	\$10.00	\$10.00
Extra Child under 2 years	Free	Free	Free
Cabins	Per Night	Per Night	Per Night
Ensuite Cabin (1 or 2 persons)	\$140.00	\$155.00	\$120.00
Waterfront Cabin (1 or 2 persons)	\$140.00	\$160.00	\$130.00
Standard Cabin (1 or 2 persons)	\$100.00	\$120.00	\$100.00
New Standard Cabin (1 or 2 persons)	\$130.00	\$150.00	\$120.00
Basic (1 or 2 persons)	\$90.00	\$110.00	\$90.00
Extra Adult	\$25.00	\$25.00	\$25.00
Extra Child 2-14 years	\$15.00	\$15.00	\$15.00
Extra Child under 2 years	Free	Free	
EXTRA CHARGES			
Linen Hire (per person)	\$20.00	\$20.00	\$20.00

Corporate	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
GIS Map Prices (per copy)		
A4	\$5.00	\$5.00
A3	\$10.00	\$10.00
A2	\$15.00	\$15.00
A1	\$20.00	\$20.00
A0	\$30.00	\$30.00
Subsequent copies		
A4	\$2.00	\$2.00
A3	\$5.00	\$5.00
A2	\$7.50	\$7.50
A1	\$10.00	\$10.00
A0	\$15.00	\$15.00
Electronic files (e.g. Maps and GIS data in electronic format)	\$187.00/hr	\$206.00/hr
Official Information Requests – Local Government Official Information and Meetings Act 1987 cl 13 The first hour of staff time and the first 20 pages of photocopying are free. Staff time will be charged out at a rate of \$50.00 per half hour. Copying will be charged out at the normal rate applicable. Charges will be payable in full in advance of the release of the information. See Council's LGOIMA Policy for further information	\$38.00/ half hour	\$50.00/half hour

Photocopying	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 Incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
All photocopying will be charged at the rates below plus staff time.		
A4 black and white		
Single sided	\$0.30	\$0.30
Double-sided	\$0.50	\$0.55
A3 black and white		
Single sided	\$0.50	\$0.55
Double-sided	\$1.00	\$1.10
Colour copies A4	\$2.50	\$2.75
Colour copies A3	\$3.00	\$3.30

Customer Services	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Record of Title	\$23.00	\$25.00
Survey Plan	\$23.00	\$25.00
Historic Titles	\$23.00	\$25.00
Scanning of Minor Building Consent applications for electronic processing	\$2.50/page Maximum 20 pages	\$2.75/page Maximum 20 pages

Property Services	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 and S150 LGA</i>		
Grazing License		
Grazing land - application for license to occupy	\$200.00	\$230.00
Grazing land license to occupy documentation fee	\$200.00	\$230.00
Grazing land annual license to occupy rental fee	By negotiation with a minimum \$500.00/pa	By negotiation with a minimum \$575.00/pa
Retail/Community License To Occupy		
Retail - application for license to occupy (This is for vending carts, outdoor dining, market operator etc.)	\$200.00	\$230.00
Retail license to occupy documentation fee	\$200.00 plus, disbursements	\$230.00 plus disbursements
Retail license to occupy temporary retail cart rental fee	\$95.00/week	\$100.00/week
Retail license to occupy area for outdoor dining	\$50.00 per week up to 15m ² , then \$5.00 per week per additional m ²	\$56.25 per week up to 15m ² , then \$5.00 per week per additional m ²
Market operator license to occupy	On a case-by-case basis by negotiation	On a case-by-case basis by negotiation
Community-based license to occupy application fee	\$200.00	\$230.00
Community-based license to occupy (sports clubs). Minimum rental (excludes disbursements)	\$300.00/pa	\$345.00/pa

Property Services	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Short Term Encroachments (less than 5 years)		
Application for license to occupy	\$200.00	\$230.00
License to occupy documentation fee	\$200.00	\$230.00
Long Term Encroachments (underground services, bach, garage, carport)		
Application fee for long-term occupation agreement	\$250.00	\$287.50
Documentation fee for long term occupation agreement (plus disbursements and staff costs)		
Annual Rental for Short Term and Long Term Encroachments		
Above ground encroachment in rural 1 or rural 2 zoned land up to 20m ²	\$300.00/pa	\$345.00/pa
Above ground encroachment in any other zoned land up to 20m ²	\$600.00/pa	\$690.00/pa
Above ground encroachment over 20m ² in any zone	Charged at market value determined by independent valuer at applicant's costs	Charged at market value determined by independent valuer at applicant's costs
Below ground encroachment minimum fee (actual costs on a case-by-case basis taking into account the scale of the encroachment)	\$300.00/pa	\$345.00/pa
Miscellaneous		
Application to transfer license	\$200.00	\$230.00
Transfer of license document fee	\$200.00	\$230.00
Road stopping application fee. (if application is approved all costs including staff time and disbursements are payable in advance in addition to the application fee).	\$600.00	\$750.00

Cemetery	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Plot – purchase right of burial		
RSA in designated areas	No fee	No fee
New Plot – 13 years and over	\$1,750.00	\$1,850.00
Natural Burial	\$1,750.00	\$1,850.00
Out of District Fee		
Out of District Fee on any Burial Plot – extra to above	\$1,750.00	\$1,850.00
Children's areas where set apart		
Child 1-12 years – children's area single plot	\$250.00	\$300.00
Stillborn – 0-1 years – children's area single plot	No fee	No fee
Ashes – purchase right of burial		
RSA	No fee	No fee
Rose Garden – all ages	\$600.00	\$630.00
Tree Shrub Garden – all ages	\$600.00	\$630.00
Ash Berm – all ages	\$600.00	\$630.00
Stillborn	No fee	No fee
Out of District Fee on any Ash Plot – extra to above	\$600.00	\$630.00
Richmond Memorial Wall Plaque Space	\$240.00	\$300.00
Burial interment fees		
RSA	\$900.00	\$950.00
Interments – 13 years and over	\$900.00	\$950.00
Child – 1-12 years	\$250.00	\$300.00
Stillborn	No fee	No fee
Disinterment/Reinternment	Actual cost	Actual cost
Weekend – additional fee on any burial (Saturday and Sunday 10 am to 2 pm with agreement from the operator)	\$300.00	\$350.00

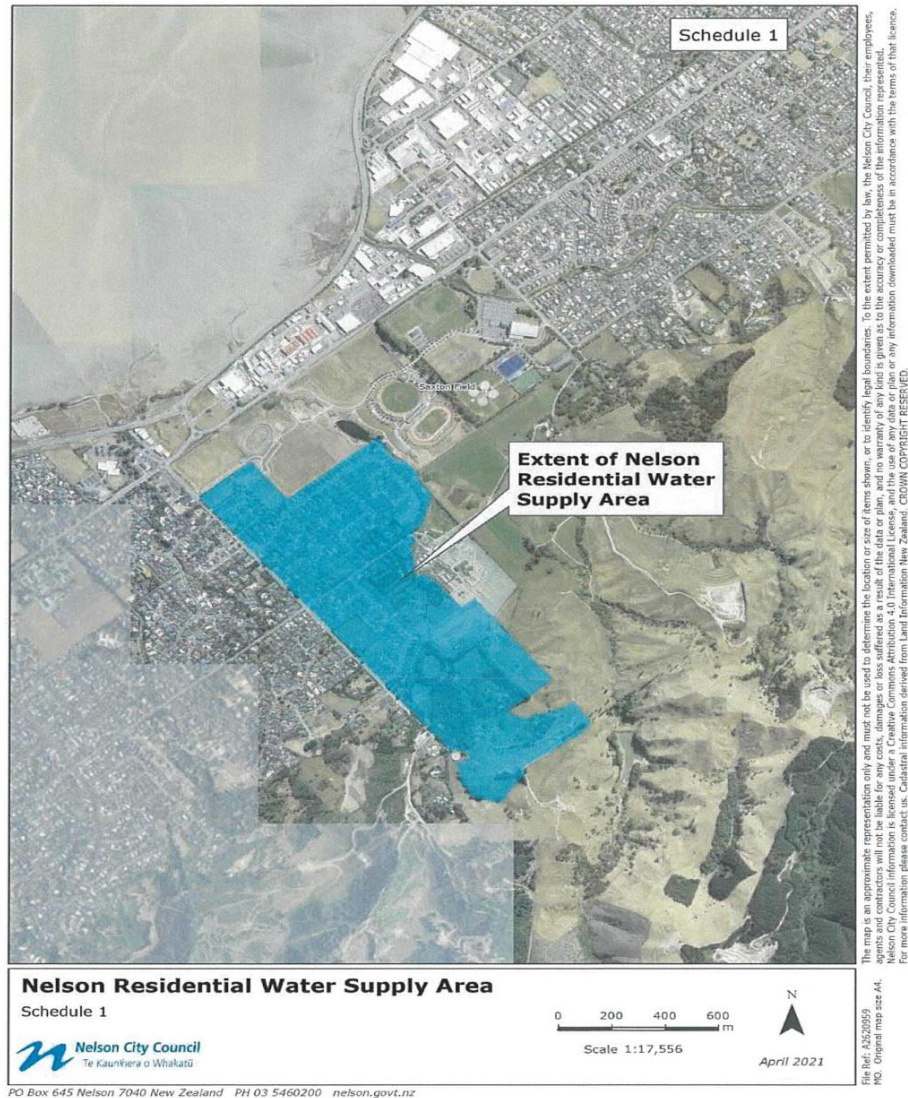
Cemetery	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Public holiday additional fee on any burial with agreement from the operator	\$600.00	\$700.00
Ash Interment Fees		
All ash plots in all cemeteries – all ages	\$200.00	\$250.00
Disinterment/Reinternment – ashes	Actual cost	Actual cost
Weekend additional fee on any ash interment (Saturday and Sunday 10am to 2pm) with agreement from the operator	\$210.00	\$250.00
Public holiday – additional fee on any ash interment with agreement from the operator	\$310.00	\$350.00
Miscellaneous		
Concrete cutting when required	Actual cost	Actual cost
Late fee applies where a burial or ashes interment extends on-site after 4:30 pm on a weekday or after 2:00 pm on a Saturday or Sunday (per hour)	\$250.00/hr	\$300.00

Sports Grounds	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Some Council owned Sports Grounds are run by Management Committees, who set their own charges		
<ul style="list-style-type: none"> Representative Training Tournaments and out-of-season one-off use for sports fields and associated facilities – charges will be at cost of preparation. These fees will be inflation-adjusted annually All fees are per season 		
Type		
Cricket – Senior grade	\$4,060.00/ block	\$4,410.00/ block

Sports Grounds	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
Cricket – Second grade	\$3,100.00	\$3,370.00
Cricket – Artificial pitch	No charge	No charge
Rugby, Rugby League, Baseball, Football, American Football - Senior	\$450.00	\$490.00
Rugby, Rugby League, Football – Senior (where no field allocated)	\$121.00/ occasion	\$130.00/ occasion
Rugby, Football and Baseball - Junior	No charge	No charge
Athletics	\$156.00/track	\$170.00/track
Summer Rugby, Touch & Football - Senior	\$133.00/field	\$150.00/field
Velodrome – Cycle Club	\$480.00/ season/club	\$520.00/ season/club

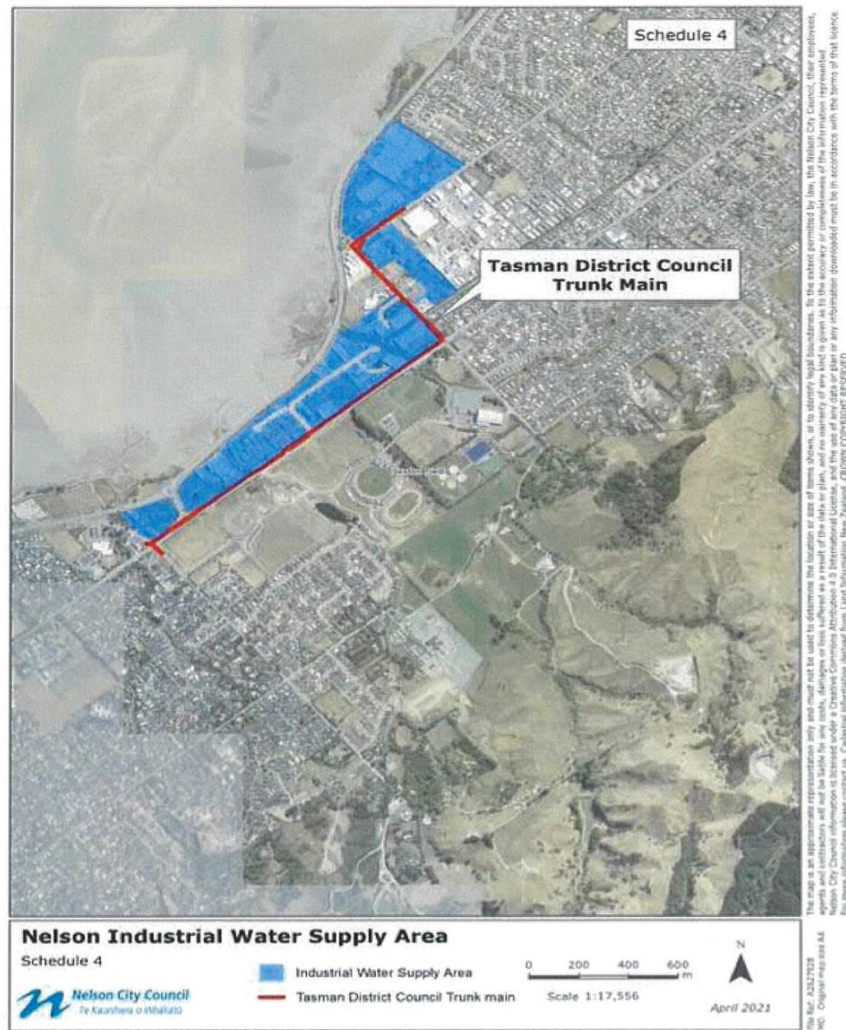
Miscellaneous Reserves & Facilities	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Fencing between private and Tasman District Council owned land excluding roads subject to a case-by-case basis	Half actual cost per linear metre or \$77.00/metre whichever is the lower	Half actual cost per linear metre or \$85.00/metre whichever is the lower
Kina Campgrounds - Adult (16+ years), children no charge	\$14.00/night	\$15.00/night
McKee Campgrounds - Adult (16+ years), children no charge	\$15.00/night	\$16.00/night
Permit (Commercial activity) – Reserves Mobile traders/Vendors/ Amusements/Hawkers Short-term/temporary activity i.e., day, weekend or holiday period	\$50.00 application fee and \$30.00 per day/or part of	\$55.00 application fee and \$35.00 per day/or part of
Commercial Filming in Reserve (per day/part of)	\$270.00	\$300.00

Library	Charges from 1 July 2023 incl. GST	Charges from 1 July 2024 Incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Loans		
New adult books – three-week loan	\$1.50	\$1.50
All magazines in adult section – two-week loan	\$0.50	\$0.50
DVDs – two-week loan	\$4.00	\$4.00
Holds and Requests		
Holds within Tasman District Libraries	\$2.00	\$2.00
Requests (inter-loan) outside Tasman District – minimum charge (further charges will apply if a fee is charged by the lending library)	\$5.00	\$8.00
Requests (inter-loan) outside Tasman District – child members	No charge unless a fee is charged by the lending library	No charge unless a fee is charged by the lending library
Miscellaneous		
Replacement Membership Card	\$3.00	\$3.00
Lost and Damaged Books	Replacement cost + administration fee	Replacement cost + administration fee
Lost Book Administration Fee (non-refundable)	\$8.00/item	\$8.00/item
Damaged Book Administration Fee (if charged)	\$5.00/item	\$5.00
Library room hire charges (Meeting rooms and Learning Suite)		
Non-profit Use - 1 hour	\$10.00	\$10.00
Non-profit Use - half day (4 hours)	\$20.00	\$30.00
Commercial Use - 1 hour	\$28.00	\$30.00
Commercial Use - per day	\$137.00	\$150.00



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5.2 ADOPTION OF CONSULTATION MATERIAL - LONG TERM PLAN 2024-2034**Decision Required**

Report To:	Tasman District Council
Meeting Date:	25 March 2024
Report Author:	Alan Bywater, Team Leader - Community Policy; Brylee Wayman, Senior Community Policy Advisor - Data Analyst; Dwayne Fletcher, Strategic Policy Manager; Matthew McGlinchey, Finance Manager; Anna Gerraty, Senior Community & Reserves Policy Advisor
Report Authorisers:	Dwayne Fletcher, Strategic Policy Manager
Report Number:	RCN24-03-2

1. Purpose of the Report / Te Take mō te Pūrongo

- 1.1 The purpose of this report is to seek the Council's adoption of the documents required for the consultation process for the Long Term Plan (LTP) 2024-2034 and its concurrent consultations.
- 1.2 The report seeks the Council's adoption of:
 - 1.2.1 The LTP 2024-2034 Consultation Document under sections 83, 83A, 93A, 93B, 93C, 93F and 93G of the Local Government Act 2002 (LGA); and
 - 1.2.1.1 the Draft Revenue and Financing Policy and associated consultation information,
 - 1.2.1.2 the Draft Rates Remission Policy and associated consultation information,
 - 1.2.1.3 the Draft Policy on the Remission and Postponement of Rates on Māori Land and associated consultation information,
 - 1.2.1.4 the Draft Development and Financial Contributions Policy and associated consultation information,
 - 1.2.1.5 the draft Community Facilities Funding Policy consultation information, and
 - 1.2.1.6 the draft Tasman Climate Response Strategy and Action Plan, for concurrent consultation in accordance with sections 82 and 83A of the LGA; and
 - 1.2.1.7 the Draft Financial Strategy,
 - 1.2.1.8 the Draft Infrastructure Strategy,
 - 1.2.1.9 Draft Accounting Information,
 - 1.2.1.10 The Draft Funding Impact Statement,
 - 1.2.1.11 Draft Forecasting Assumptions,
 - 1.2.1.12 Draft Council Activities Summaries,

- 1.2.1.13 the Draft Statement on Fostering Māori Participation in Council Decision-Making through Ngā Iwi o Te Taihū/Council Partnership,
- 1.2.1.14 Draft Activity Management Plans,
- 1.2.1.15 Draft Housing and Business Assessment, and
- 1.2.1.16 Draft Tasman Growth Projections, as supporting information to the Consultation Document in accordance with section 93G of the LGA.

2. Summary / Te Tuhinga Whakarāpoto

- 2.1 Since the beginning of 2023, elected members and staff have been laying the groundwork for the LTP, which we are calling 'Tasman's 10-Year Plan'. The Council carried out early engagement between March and May 2023, which helped inform the development of the proposals and information contained within the LTP Consultation Document and supporting information.
- 2.2 In the LTP Consultation Document Council proposes (in general terms) to:
- 2.2.1 retain and maintain the existing services and facilities; and
 - 2.2.2 continue to invest in the upkeep and renewal of our infrastructure assets; and
 - 2.2.3 support growth and development in line with the Future Development Strategy; and
 - 2.2.4 respond to climate change in an integrated way across a range of Council activities; and
 - 2.2.5 maintain moderate capacity to borrow, if necessary, to recover from unplanned events; and
 - 2.2.6 provide capacity to be good custodians of the District's environment and natural resources; and
 - 2.2.7 continue with our digital innovation programme; and
 - 2.2.8 invest in four new community facilities.
- 2.3 At its meeting on 13 December 2023 the Council agreed that the key issues for inclusion in the Long Term Plan Consultation Document were:
- 2.3.1 Financial sustainability
 - 2.3.2 Provision of new community facilities
 - 2.3.3 Transport
 - 2.3.4 Climate change and resilience
- 2.4 For each key issue, alternative options have been developed and the impacts on rates, debt and levels of service are stated.
- 2.5 A Consultation Document has been drafted and audited. This is designed to meet the statutory requirements and provide the basis for the community to make submissions on our proposals, to inform the final decision-making process.
- 2.6 There are several LTP-related policies that we intend to consult on in parallel to the LTP consultation. Namely, these are the Draft Revenue and Financing Policy, Draft Rates

Remission Policy, Draft Policy on the Remission and Postponement of Rates on Māori Land, Draft Development and Financial Contributions Policy and Draft Community Facilities Funding Policy. We will also consult concurrently on the Draft Tasman Climate Response Strategy and Action Plan.

- 2.7 In each case the draft policy and consultation material has been prepared and will be published.
- 2.8 A range of information has been relied upon to develop the Consultation Document. This information has either already been adopted by the Council or is attached to this report for adoption. This supporting information will be published alongside the Consultation Document to provide further detail about various aspects of the LTP.
- 2.9 The Consultation Document, policies for concurrent consultation and supporting information need to be adopted at this meeting to enable the formal consultation process to get underway and to meet statutory deadlines.
- 2.10 The consultation period is between 28 March and 28 April 2024, with hearings and deliberations scheduled for May 2024. The Council is scheduled to adopt the final LTP at its meeting on 28 June 2024.

3. Recommendation/s / Ngā Tūtohunga

That the Tasman District Council

- 1. receives the Adoption of consultation material - Long Term Plan 2024-2034 report RCN24-03-2; and Supporting Information; and**
- 2. notes the proposed change in the alcohol licensing level of service to the following:**

Level of Service	Performance Measure	Target
We will provide an environmental health service that in association with other agencies fosters responsible sale and consumption of alcohol.	All alcohol licensing inspector reports for alcohol licence applications (excluding those with public objections or requiring additional information from the applicant) are completed and submitted to the secretary of the District Licensing Committee within 15 working days following the conclusion of the public notification period.	100%

- 3. adopts the following as supporting information for Tasman's 10-Year Plan Consultation Document, as required by section 93G of the LGA:**

- **Draft Financial Strategy (Attachment 1 to the agenda report)**
- **Draft Infrastructure Strategy (Attachment 2 to the agenda report)**
- **Draft Accounting Information (Attachment 3 to the agenda report)**
- **Draft Funding Impact Statement (Attachment 4 to the agenda report)**
- **Draft Forecasting Assumptions (Attachment 5 to the agenda report)**
- **Draft Council Activities Summaries (Attachment 6 to the agenda report)**
- **Draft Activity Management Plans (Attachments 7-19 to the agenda report)**

- **Draft Fostering Māori Participation in Council Decision-Making through Ngā Iwi o Te Taihū/Council Partnership (Attachment 20 to the agenda report)**
- **Draft Housing and Business Assessment (Attachments 21, 22 and 23 to the agenda report);**
- **Draft Tasman Growth Projections (Attachments 24 to the agenda report); and**

Concurrent Consultations

4. **notes that the Strategy and Policy Committee adopted a draft Community Facilities Funding Policy at its 16 November 2023 meeting; and**
5. **adopts the following as supporting information for concurrent consultations:**
 - **Draft Revenue and Financing Policy plus associated consultation material (Attachment 25 to the agenda report)**
 - **Draft Rates Remission Policy plus associated consultation material (Attachment 26 to the agenda report)**
 - **Draft Policy on the Remission and Postponement of Rates on Māori Land plus associated consultation material (Attachment 27 to the agenda report)**
 - **Draft Development and Financial Contributions Policy plus associated consultation material (Attachment 28 to the agenda report);**
 - **Consultation material for the Draft Community Facilities Funding Policy (Attachment 29) to the agenda report;**
 - **Draft Tasman Climate Response Strategy and Action Plan (Attachment 30 to the agenda report); and**
6. **agrees to use a process similar to a Special Consultative Procedure, involving the receipt of written submissions, hearing of verbal submissions and deliberations, in conjunction with the consultation process for Tasman's 10-Year Plan Consultation Document; and**

Unbalanced Budget

7. **notes that the Consultation Document and supporting information result in an unbalanced budget in years 1, 2, 5, 6 and 8; and**
8. **having had regards to the factors listed from a. to d. in paragraph 11.6 of this report, agrees to adopt an unbalanced budget for years 2024/2025, 2025/2026, 2028/2029, 2029/2030 and 2031/2032 in its proposal for the Long Term Plan 2024-2034; and Tasman's 10-Year Plan Consultation Document**
9. **receives the Audit Opinion from Audit New Zealand for inclusion in the Consultation Document; and**
10. **agrees that the Consultation Document in Attachment 31 to the agenda report provides a fair representation of the matters that are proposed in the Long Term Plan 2024-2034; and**
11. **adopts the Consultation Document in Attachment 31 to the agenda report, incorporating any minor amendments agreed at the meeting, for release as the basis for community consultation in accordance with sections 83, 83A, 93A, 93B, 93C, 93F and 93G of the Local Government Act 2002; and**

Consultation Process

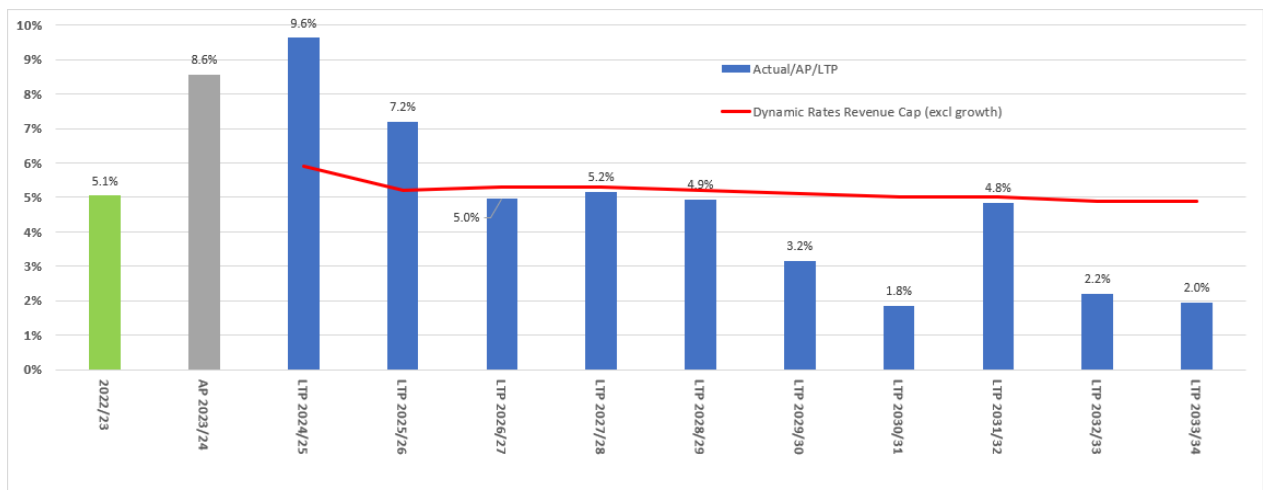
12. agrees that the Consultation Document, concurrent consultations and supporting information be made available through Council offices, libraries, other public offices and on the Council's dedicated Long Term Plan website; and
13. agrees these documents will be made available to the public on or before 28 March 2024; and
14. agrees that the submission period for these consultations closes at 4.00 pm on 28 April 2024; and
15. agrees to the Mayor and Chief Executive Officer approving any further editorial amendments in any of these documents prior to them being published and made available for public consultation.

4. Background / Horopaki

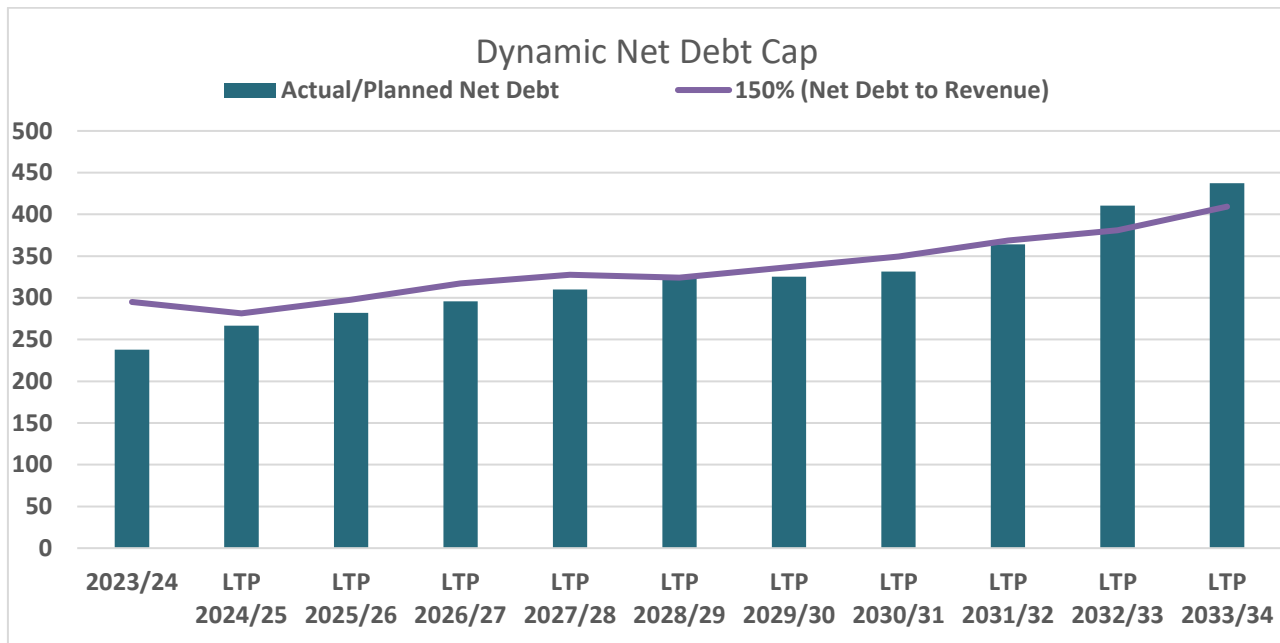
- 4.1 All councils are legally required to adopt a LTP and review it every three years. The LTP sets out the Council's activities, plans, budgets and policies and must be adopted before the beginning of the first year it relates to, having used a special consultative procedure to consult with the community. This LTP must be adopted prior to 1 July 2024.
- 4.2 The Government has recently repealed the previous administration's affordable waters reforms. This means that the Council remains responsible for managing the three waters networks. The LTP Consultation Document and supporting information have been prepared on this basis.
- 4.3 Similarly, the Government has repealed the legislation intended to replace the Resource Management Act. Most resource management matters will now continue according to what was set out in the earlier legislation (the Resource Management Act), and the Council's role will be largely unchanged, in the short term at least. We have provided resources to review the Tasman Resource Management Plan and its replacement in the LTP.
- 4.4 Over the past year, the Mayor and Councillors and staff have held several workshops and meetings to formulate the budgets and key directions for each of the groups of activities that are proposed to be included in the final LTP 2024-2034. At the Council meeting on 13 December 2023, the Council agreed that the key issues for inclusion in the Long Term Plan Consultation Document are:
 - 4.4.1 Financial sustainability
 - 4.4.2 Provision of new community facilities
 - 4.4.3 Transport
 - 4.4.4 Climate change and resilience
- 4.5 The options for each of these key issues were discussed at a workshop with the Mayor and Councillors on 1 February 2024, along with several of the pieces of supporting information.
- 4.6 To ensure that the consultation process for the LTP and associated policies is undertaken within the statutory timeframe, the Consultation Document and related consultation material need to be adopted at this meeting.

5. Analysis and Advice / Tātaritanga me ngā tohutohu

- 5.1 The purpose of the Consultation Document is to provide an effective basis for public participation in the Council's decision-making about the LTP.
- 5.2 In the Consultation Document the Council is required to identify the issues necessary to achieve this purpose. For each of these issues, we must explain the principal options, our proposal, and the likely consequences of the proposal on rates, debt, and levels of service.
- 5.3 In addition, we must include matters of public interest relating to the Financial Strategy and Infrastructure Strategy, significant changes to how we fund our operating and capital expenditure, the proposed rates and debt levels, changes to levels of service and the rates impact on example properties.
- 5.4 The Council has wide latitude to determine what else it includes in the Consultation Document. We cannot publish a draft LTP but must adopt the information that the consultation document relies upon.
- 5.5 In the Draft Financial Strategy, we have moved to a dynamic rates revenue increase cap (excluding growth). This will be established as a relationship to the inflation rate the Council is expected to experience (i.e. the Local Government Cost Index (LGCI)) and an adjustor for service changes (currently set at 3% per annum). The adjustor for service changes provides some capacity to respond to further unfunded mandates imposed by the Government, as well as respond to the needs and wants of our community.
- 5.6 In our draft Financial Strategy, the rates increase cap is exceeded in 2024/2025 and 2025/2026. The rates increase in these years are largely driven by higher inflation, interest rates, insurance costs, and depreciation funding.



- 5.7 Our draft Financial Strategy includes a dynamic net debt cap, set at 150% of revenue, and a substantial increase in the Council's net debt over the 10 years of the LTP. The net debt cap is projected to be exceeded in 2032/2033 and 2033/2034 because of the high costs of replacing the wastewater treatment plants in Motueka and Tākaka (see chart below).



- 5.8 The draft Financial Strategy does not make provision for accumulating emergency funds (i.e. the Council will not collect revenue ahead of an emergency event taking place to create reserves). We expect a level of Central Government support will be available to assist in the recovery from substantial emergency events. Following a substantial emergency event, we anticipate re-prioritising the Council's planned work programmes and services and additional borrowing to support recovery. The Draft Strategy maintains moderate net debt headroom (above the self-imposed dynamic debt cap) to enable us to borrow in these circumstances. In the years following an emergency event, it may be necessary to increase rates (and other forms of revenue) to service the loans used to fund the recovery.
- 5.9 The cost of depreciation has increased substantially as the value of the assets has risen. To ensure that the current ratepayers contribute their fair share towards obsolescence and the wear and tear on our assets, we are moving towards these costs being fully funded each year. We started this 10-year transition in 2015. To reduce the impact of substantial upward asset revaluations on rates, the 10-year transition has been extended by five years to 2030. This decision will result in higher borrowing and additional costs for future ratepayers.
- 5.10 The scope of our draft Infrastructure Strategy covers water supply, wastewater, stormwater, transportation, and rivers and flood control. The draft Infrastructure Strategy retains the same priorities as the previous edition i.e. providing safe and secure infrastructure services; enabling growth; planning, developing and maintaining resilient communities and sustainable management of assets and the environment.
- 5.11 There are several LTP-related policies that we intend to consult on in parallel to the LTP consultation. Namely, these are the Draft Revenue and Financing Policy, Draft Rates Remission Policy, Draft Policy on the Remission and Postponement of Rates on Māori Land, Draft Development and Financial Contributions Policy and Draft Community Facilities Funding Policy. We also intend to consult concurrently on the draft Tasman Climate Response Strategy and Action Plan.

- 5.12 In the Draft Revenue and Financing Policy we are proposing to change from charging for river X and Y¹ rates based on land value, to charging on capital value. We are proposing to increase the Uniform Annual General Charge (UAGC) to 15% of general rate take and making some changes to where stormwater, River X & Y, Richmond CBD, and the Refuse and Recycling rates are charged.
- 5.13 In the Draft Rates Remission Policy, we are proposing making remissions for social housing providers and papakāinga, as well as several relatively small changes to the various remission policies.
- 5.14 We are proposing a new policy on the Remission and Postponement of Rates on Māori Land. This Policy is intended to support the Principles in the Preamble of the Te Ture Whenua Māori Act 1993, as required by statute. The Draft Policy proposes rates remission to help remove or reduce barriers to the use of Māori freehold land and certain other land in collective Māori ownership.
- 5.15 The key changes proposed in the Draft Development and Financial Contributions Policy are simplified criteria for the small homes discount; introducing criteria for determining which non-residential developments are eligible for a special assessment; and remissions for specific types of development on some categories of Māori land. Consultation information has been prepared to accompany the Draft Policy during the consultation phase.
- 5.16 There are increased charges in this Draft Policy, reflecting the increased investment in growth infrastructure planned in the LTP.
- 5.17 The Draft Community Facilities Funding Policy was adopted for consultation at the Strategy and Policy Committee meeting on 16 November 2023. Consultation information has been prepared to accompany the policy during the consultation phase.
- 5.18 In response to a suggestion from Audit NZ we have noted that if the required community fundraising contribution is not achieved for a facility, we would consider delaying the project to allow more fundraising to take place, explore other funding options or, as a last resort, cancel the project. We have also added an assumption on the amount of community fundraising assumed for the four community facilities which are included in Choice 4 in the Consultation Document.
- 5.19 Also, in response to suggestions from Audit NZ, we have amended the assumptions for Fixed Asset Revaluation, Interest Rates, Waka Kotahi funding, and Development Contributions. Further details on potential financial impacts have been added to all assumptions. We have also made minor amendments to include updated contextual information and to link readers to sources of further information.
- 5.20 The Activity Management Plans (AMPs) were circulated to the Mayor and Councillors in early February 2024 for review with the invitation to raise any concerns with the relevant author. The AMPs need to be adopted at this meeting as information relied upon to produce the consultation document and will be made available to the public during the consultation period.

¹ We maintain 285 km of major rivers throughout the district to carry out our statutory roles of promoting soil conservation and mitigating damage caused by floods and riverbank erosion. These rivers, known as classified rivers X and Y, are funded by a differential river rating system based on capital value.

Rivers that are covered under the rivers X and Y schemes include our major rivers like the Waimea, Motueka, Riuwaka, Moutere, Tākaka, Aorere as well as several tributaries.

5.21 There is one change proposed to the levels of service in the Public Health and Safety Activity Management Plan about our alcohol licensing work. When the levels of service were shared with the Mayor Councillors and in the Activity Management circulated in February this level of service was - *We will ensure that a fully resourced District Licensing Committee is available to carry out its legislated functions.* We have identified some issues in being able to objectively measure and report on this. The change has no impact on the proposed budget in this area.

5.22 Consequently, this level of service has been altered to the following:

Level of Service	Performance Measure	Target
We will provide an environmental health service that in association with other agencies fosters responsible sale and consumption of alcohol.	All alcohol licensing inspector reports for alcohol licence applications (excluding those with public objections or requiring additional information from the applicant) are completed and submitted to the secretary of the District Licensing Committee within 15 working days following the conclusion of the public notification period.	100%

5.23 Table 1 sets out the various documents and policies that will be consulted on concurrently with the LTP Consultation Document, along with the information to be adopted and published in support of the Consultation Document.

Table 1

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Consultation under section 83 of the Local Government Act 2002			
Consultation Document	Special Consultative Process (SCP)	Various - s93A-s93G	The Consultation Document is consulted on and following consideration of submissions, a final LTP is adopted before the end of June 2024. Attachment 30 (late item).
Consultation under section 82 of the Local Government Act 2002			
Draft Revenue and Financing Policy and its consultation information	Consultation (s82). Process similar to SCP to be used.	LGA s103, 102 (2)(a) and Schedule 10, Clause 10.	Consultation information and draft policy to adopt at this meeting for concurrent consultation. Required to be adopted as part of the final LTP. Attachment 24.

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Draft Rates Remissions Policy and its consultation information	Consultation (s82). Process similar to SCP to be used.	LGA s102(3) and 109	Consultation information and draft policy to adopt at this meeting for concurrent consultation. Final Policy is due to be adopted at same time as the final LTP. Attachment 25.
Draft Policy on Remission and Postponement of Rates on Māori Land and its consultation information	Consultation (s82). Process similar to SCP to be used.	LGA s102, 108 and Schedule 11. 102(3A) policy must support principles set out in the Preamble to Te Ture Whenua Māori Act 1993	Consultation information and draft policy to adopt at this meeting for concurrent consultation. Final Policy is due to be adopted at same time as the final LTP. Attachment 26.
Draft Development and Financial Contributions Policy and its consultation information	Consultation (s82). Process similar to SCP to be used.	LGA s82, s106 and s102 (2)(d).	Consultation information and draft policy to adopt at this meeting for concurrent consultation. LTP financials for growth-related projects are based on this policy. The final policy is due to be adopted at same time as the final LTP. Attachment 27.
Draft Community Facilities Funding Policy and its consultation information.	Consultation (s82). Process similar to SCP to be used.	Discretionary, not mandatory under the LGA.	The Draft Policy itself was adopted at the 16 November 2024 Strategy and Policy Committee. The consultation information should be adopted to enable the consultation process. Attachment 28.

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Draft Tasman Climate Response Strategy and Action Plan	Consultation (s82).	LGA s82 and 82A.	<p>Draft Strategy and Action Plan to adopt at this meeting for concurrent consultation. Final document is due to be adopted immediately after the final LTP has been adopted. Attachment 29.</p> <p>Note that the Council consulted on an earlier version of the draft Strategy and Action Plan, with submissions open from 13 March – 5 May 2023. The document has been revised in response to feedback received and draft LTP budgets have been allocated and listed alongside relevant actions in the Plan. The Council's proposed investment in responding to climate change is one of the key issues in the LTP Consultation Document.</p> <p>The draft Strategy and Action Plan and information about the consultation process will be published on: https://shape.tasman.govt.nz/tasman-climate-response-strategy-and-action-plan and linked to the Shape Tasman page for Tasman's 10-Year Plan.</p>
Supporting Information Documents			
Draft Financial Strategy	Information	LGA s101A and Schedule 10, Clause 9.	Draft strategy to adopt at this meeting as supporting information. Must be adopted by the Council prior to Consultation Document. The final Financial Strategy is to be included in the final LTP. Attachment 1.
Draft Infrastructure Strategy	Information	LGA s101B and Schedule 10, Clause 9.	Draft strategy to adopt at this meeting as supporting information. The final Infrastructure Strategy is to be included in the final LTP. Attachment 2.

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Draft Accounting Information (including Inflation Adjusted Accounts, Reserve Funds and Financial Benchmarks)	Information	Schedule 10, clause 12.	Draft information to adopt at this meeting as supporting information. Provides additional information for those members of the public who are interested in more detail. Due to be adopted as part of the final LTP. Attachment 3.
Draft Funding Impact Statement – rates (FIS) (including Rating Maps)	Information	LGA Schedule 10, clause 15. Rating Act Section 23	Draft FIS rates to be adopted at this meeting as supporting information. The final FIS must be included in the final LTP. Attachment 4.
Draft Forecasting Assumptions	Information	LGA Schedule 10, clause 17.	Draft information to adopt at this meeting as supporting information. Provides additional information for those members of the public who are interested in more detail. Due to be adopted as part of the final LTP. Attachment 5.
Draft Council Activities Summaries	Information	LGA Schedule 10, clauses 2, 3, 4 and 5.	Draft summaries of groups of Council activities to adopt at this meeting as supporting information. Provides additional information for those members of the public who are interested in more detail without reading the full Activity Management Plans. Due to be adopted as part of the final LTP. Attachment 6.
Draft Activity Management Plans (AMPs)	Information	Various. Including s100 LGA (maintaining service capacity of assets)	Draft plans to adopt at this meeting as supporting information. AMPs are not required to be consulted on, however their adoption directly links the Council's decisions on budgets to the management of assets and activities. They also provide detailed information for those members of the public who are interested in specific projects. Attachments 7-18.

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Draft Statement on Fostering Māori Participation in Council Decision-Making through Ngā Iwi o Te Taihū/Council Partnership	Information	LGA s81 and Schedule 10, Clause 8.	Draft Statement to adopt at this meeting as supporting information. The Council is required to have processes to provide opportunities for Māori to contribute to its decision-making processes and may consider ways to foster Māori capacity to contribute to these processes. The Council must also provide relevant information on these to Māori. The final Statement is to be included in the final LTP. Attachment 19.
Draft Housing and Business Assessment (HBA)	Information	Required under NPS Urban Development.	Draft HBA to adopt at this meeting as supporting information. The HBA assesses whether sufficient development land, of the right type and in the right place, can be provided by the Council. Attachment 20 Combined Tasman and Nelson HBA. Attachment 21 Tasman HBA. Attachment 22 HBA Summary.
Draft Tasman Growth Projections 2024-2054	Information	N/A	Draft summary to adopt at this meeting as supporting information. It provides additional information on the growth assumption, including where the Council expects growth to occur in the District. Attachment 23.

5.24 Table 2 sets out the information already adopted that will be made available in support of the LTP Consultation Document.

Table 2

Document	Legal requirement (either for consultation or information)	Section of LGA or Rating Act	Adoption/Notes
Vision and Community Outcomes	Information	Various, including LGA 93(6)(b) and 101(3)(a)(i), and Schedule 10, clause 1.	Adopted for consultation at the 20 August 2020 Strategy and Policy Committee meeting, with descriptors adopted at the 18 December 2020 Full Council meeting.
Treasury Risk Management Policy including Liability Management and Investment Policies	Information	LGA s102(b) and (c), 104 and 105.	The Council is required to have a liability management policy and an investment policy. These were adopted by the Council as its Treasury Risk Management Policy in June 2019. Aspects of this Policy must be included in the Financial Strategy.

6. Options / Kōwhiringa

6.1 The options are outlined in the following table:

Option	Advantage	Disadvantage
1. Recommended option: Adopt the Consultation Document, draft policies for parallel consultation and supporting information, including any minor amendments.	<p>Enables the planned consultation process to be undertaken within the statutory timeframe.</p> <p>Enables the Council to stay on track to adopt the final LTP by 30 June 2024 i.e. to meet the statutory deadlines.</p> <p>Enables rates for the 2024/2025 year to be set and collected in a timely manner.</p>	<p>Adopting the Consultation Document and draft policies for parallel consultation limits the range of options the Council can adopt without undertaking further consultation.</p> <p>i.e. The Council is limited in how far it can diverge from the proposals and options canvassed in the Consultation Document and parallel consultations without undertaking further consultation.</p>

Option		Advantage	Disadvantage
2.	Delay adoption of the Consultation Document, draft policies for parallel consultation and supporting information	Provides additional time to amend these draft documents prior to consultation.	<p>Any major changes will very likely mean we cannot meet the statutory timeframe for adopting the final LTP.</p> <p>It creates a risk that the first rates instalment will not be collected at the required level. This would be a major challenge for the Council.</p> <p>The planned consultation process including meetings arranged with community associations would have to be revised and rearranged.</p> <p>Further work by the auditor would be required to review amended documents, with associated additional costs.</p> <p>Further staff time and resources will be required to amend the documents and seek Council approval.</p>

6.2 Option 1 is recommended.

7. Legal / Ngā ture

- 7.1 The relevant sections of the LGA and Local Government Rating Act 2002 are noted in Section 5 above. Running concurrent consultation processes is provided for by section 83A of the LGA.
- 7.2 Concurrent consultation, which is more efficient for both the Council and our community, is in line with the principles included in the Council's Significance and Engagement Policy.
- 7.3 For the concurrent consultations, the Council is expected to apply the principles in section 82 of the Local Government Act 2002 and to meet the information requirements detailed in section 82A. To help achieve this consultation, information has been prepared on the Draft Revenue and Financing Policy, the Draft Rates Remission Policy, the Draft Policy on Remission and Postponement of Rates on Māori Land, the Draft Development and Financial Contributions Policy, the Draft Community Facilities Funding Policy and the Draft Tasman Climate Response Strategy and Action Plan.
- 7.4 Before adopting the LTP Consultation Document, section 93G requires the Council to prepare and adopt the information relied upon to develop the content of the Consultation Document. This is necessary to enable the Auditor-General to provide their audit report and provides the basis for the preparation of the LTP 2024-2034.
- 7.5 A consultation document is a legal obligation under section 93A of the LGA.

- 7.6 Section 93C(1) of the LGA sets out the content required for a consultation document. The LGA states that the content must be such as a local authority considers, on reasonable grounds, will achieve the purpose in section 93B. It will include a mixture of discretionary and mandatory requirements.
- 7.7 Section 93F covers the form and manner of presentation of a consultation document. In particular, it seeks to ensure that the contents of the consultation document are presented in a form and manner that enables the consultation document to achieve its purpose.
- 7.8 Section 93G requires the Council to adopt the information that is relied on by the content of the consultation document.
- 7.9 Section 94 requires the audit of the LTP.
- 7.10 Section 100 sets out the balanced budget requirement and what the Council must have regard to in adopting a budget that is not balanced (see Section 11 of this report).
- 7.11 Section 101 details the Council's requirement to manage its finances prudently and the factors it must consider in determining the funding sources for its activities.
- 7.12 Section 101A records that the purpose of the Financial Strategy is to facilitate prudent financial management by the Council and to make the overall effects of the Council's proposals on services, rates, debt and investments.
- 7.13 Section 101B records that the purpose of the Infrastructure Strategy and the requirements to record how we will manage our infrastructure assets.
- 7.14 Section 102 identifies the requirement for the Council to have funding and financial policies, in our case a revenue and financing policy, a liability management policy, an investment policy, a policy on development contributions and a policy on the remission and postponement of rates on Māori freehold land. This section also enables the development of rates remission and rates postponement policies and details the consultation requirements for consultation on the financial policies.
- 7.15 Section 102(3A) of the Local Government Act 2022 states that the policy on the remission and postponement of rates for Māori freehold land and the development contributions policy must support the principles set out in the Preamble to the Te Ture Whenua Māori Act 1993. Further, any policy the Council adopts on rates remission must support these principles.
- 7.16 The Council is required to adopt a policy on the remission and postponement of rates for Māori freehold land under Sections 102, 108 and Schedule 11 of the Local Government Act 2002.
- 7.17 The Council may also adopt a policy on the remission and postponement of rates for other land, including land in Māori ownership, which is not Māori freehold land, under Sections 102, 109 and 110 of the Local Government Act 2002.
- 7.18 The Local Government Act (section 102(3) and 109) enables the Council to adopt a rates remission policy. Section 102 (3A) states that the policy must also support the This policy generally supports principles set out in the Preamble to Te Ture Whenua Māori Act 1993., as it enables the remission of rates:
- 7.18.1 on land owned by Māori where the criteria are met
 - 7.18.2 on Papakāinga where the criteria are met

It does not, however, apply to Māori freehold land, as such land is considered and dealt with under the Council's Policy on the remission and postponement of rates on Māori land.

- 7.19 The requirements for a development contributions policy are detailed in section 106 of the Local Government Act. In developing its Development and Financial contributions policy, the Council has considered the principles detailed in s197AB of the LGA.
- 7.20 A legal review of the Draft Community Facilities Funding Policy, Rates Remission Policy, Draft Development and Financial Contributions Policy, Draft Revenue and Financing Policy and Draft Rates Funding Impact Statement has been undertaken as part of their development. In addition, legal advice was sought earlier in the process on options to reflect Te Ture Whenua Māori Act in the Draft Policy on Remission and Postponement of Rates on Māori Land and the Draft Development and Financial Contributions Policy.

8. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori

- 8.1 Manawhenua ki Mohua hosted and participated in one of the early engagement hui in May 2023. Representatives of Te Āwhina Marae attended and participated in the Motueka early engagement workshop.
- 8.2 We have made several invitations to all nine iwi Trusts to engage on the LTP. This took the form of several offers for the Trusts to provide advice on how they wanted to be engaged.
- 8.3 Staff analysed the iwi environmental plans and iwi Trust's strategic plans to identify the areas of priority that had a relationship to the LTP. We identified the connection to the LTP and asked some open questions to stimulate iwi thinking about the LTP. We circulated this information to the iwi Trusts.
- 8.4 We held two online hui with Taiao staff and general managers from several iwi Trusts, where the LTP was explained, key linkages to areas of iwi interest were identified and discussion took place. Some iwi discussed specific matters as part of this hui. The opportunity to engage further with the Council was offered with the (then) Kaihautū offering herself and Te Kāhui Hononga as guides to connect iwi into the right people within the Council and processes to engage on matters of interest.
- 8.5 Subsequently, staff have carried out some engagement on Te Ture Whenua Māori Act, aspects of the Development and Financial Contributions Policy, and the Remission and Postponement of Rates on Māori Land Policy. Some initial feedback was received from the iwi Trusts on these matters.
- 8.6 The Kaihautū has sent a further memo to iwi general managers outlining the timeline for consultation and submissions and raising the following items with them from the LTP documentation:
- 8.6.1 Te Ture Whenua Māori Act; and
 - 8.6.2 Draft Statement on Fostering Māori Participation in Council Decision Making.
- 8.7 Staff will write to the nine iwi Trusts, marae, Wakatū Incorporation and Ngāti Rārua Ātiawa Iwi Trust (NRAIT) to invite submissions as part of the consultation process. In addition, information on the LTP consultation will be included in the online iwi engagement tool: Whakawhitiwhiti Whakaaro - Iwi Engagement Space.

9. Significance and Engagement / Hiranga me te Whakawhitiwhiti ā-Hapori Whānui

- 9.1 The LTP Consultation Document sets out the key issues and choices facing the District and the Council as it plans its budgets, levels of services and work programme for inclusion in the LTP 2024–2034.

- 9.2 There are several proposals within the LTP Consultation Document that are of high public interest to specific communities, and others that are of high public interest to the wider community. These proposals can have major financial implications for the Council and ratepayers. The decision to adopt the LTP Consultation Document has a high level of significance.
- 9.3 The LGA recognises the importance of the LTP Consultation Document and therefore, requires that the Special Consultative Procedure, as set out in section 83, must be used prior to adopting the final LTP.
- 9.4 The Council plans to advertise, promote and hold meetings throughout the District as part of its community consultation process on the LTP. The schedule for these meetings is included in the Consultation Document and will be available in Newsline and on the dedicated LTP consultation webpage.
- 9.5 The availability of the Consultation Document, the concurrent consultation and how people can make a submission and present their submissions will be advertised in Newsline and local newspapers.
- 9.6 If submitters would like to be heard but are unable to attend the hearings in person, audio-links through Zoom or other means will be made available.
- 9.7 There are several policies and documents associated with, but separate from, the LTP that will be consulted on concurrently. These will be consulted on using a process of submissions and hearings under section 82 of the LGA.
- 9.8 The planned consultation process will meet the legislative requirements and statutory timeframes.

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	High	There are a number of decisions in the Consultation Document, the concurrent consultation documents and the related policies and documents that are likely to be of high public interest. The Financial Sustainability key issue has a high level of public interest.
2.	Are there impacts on the social, economic, environmental or cultural aspects of well-being of the community in the present or future?	High	The LTP sets out the Council's planned actions and budgets to enable social, economic, environmental and cultural well-being over the next ten years.
3.	Is there a significant impact arising from duration of the effects from the decision?	Medium	The LTP has a 10-year time horizon, except for the Infrastructure Strategy which has a 30-year plus time horizon. The next LTP is required in 2027. The Annual Plan can be used to notify and consult with the community on any changes

	Issue	Level of Significance	Explanation of Assessment
			<p>from the budgets and work programme in the LTP for 2025/2026 and 2026/2027.</p> <p>There are some decisions (specified in the LGA02) that can only be made through a LTP or by amending an LTP.</p> <p>The policies being consulted on in parallel with the LTP can be amended before the next LTP by following an appropriate process.</p>
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Medium	The LTP Consultation Document and supporting information include plans for the management of our strategic assets. Our proposals do not contemplate the disposal of any strategic assets but the 'Sell Assets' option in the Financial Sustainability key issue identifies this as a possibility.
5.	Does the decision create a substantial change in the level of service provided by Council?	Medium	Our proposed preferred options in the Consultation Document largely maintain levels of service but also propose increases in selected activities. The alternative options canvassed include changes to levels of service in several activities.
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	High	The documents to be consulted on set out the Council's Financial Strategy, budgets and funding sources for the next 10 years.
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	Medium	Our proposal does not include the sale of a CCO or a substantial portion of a CCO. The 'Sell Assets' option in the Financial Sustainability key issue identifies the sale of Infrastructure Holding Limited shares as a possibility.
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	NA	NA
9.	Does the proposal or decision involve Council exiting from or entering into a group of activities?	NA	NA

	Issue	Level of Significance	Explanation of Assessment
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to freshwater and Affordable Waters services?	Medium	Consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to freshwater and Affordable Waters services have been made in the development of the relevant Activity Management Plans and their associated budgets.

10. Communication / Whakawhitiwhiti Kōrero

- 10.1 A programme of early engagement took place from March to May 2023. This involved the opportunity for the public to make comments and suggestions in a variety of forms on Shape Tasman and a series of meetings/workshop around the District. In addition, several emails were received from individuals and organisations.
- 10.2 The main themes from the early engagement were considered by the Mayor and Councillors during the LTP process. Several of the prominent topics from this process are included in the issues we are seeking submissions on in the upcoming formal consultation.
- 10.3 In addition, the Mayor and Councillors considered the specific requests from various organisations at workshops and provided initial direction on how staff should respond to these when developing the LTP.
- 10.4 Since the early engagement concluded ongoing low-level communication has taken place on Shape Tasman about the LTP process.
- 10.5 During the formal consultation period, people can make submissions by:
- 10.5.1 Using the online submissions database via the Tasman 10-Year Plan page on Shape Tasman
 - 10.5.2 completing the hardcopy form in the Consultation Document
 - 10.5.3 emailing to LTP@tasman.govt.nz
 - 10.5.4 writing to the Council.
- 10.6 The Consultation Document will be posted online, and hardcopies will be made available at Council offices and libraries.
- 10.7 Topics from the Consultation Document and concurrent consultations will be featured in editions of Newslines in the lead-up to and during the consultation period.
- 10.8 Shape Tasman will be used at the key online location for LTP information. Through the Tasman 10-Year Plan page on Shape Tasman people will be able to view a range of information about the LTP, the concurrent consultations and access the full range of supporting information, as well as make a submission.
- 10.9 Staff will identify key parties interested or affected by particular proposals in the LTP and concurrent consultations (e.g. ratepayers affected by changes how we charge for river rates for River X and Y) and contact these people by email/mail.
- 10.10 People who were involved in/registered to receive further information during the early engagement will also be contacted by email. Note that while comprehensive lists of all

workshop attendees were not collected, we will be revisiting the community associations that hosted many of the workshops.

- 10.11 A programme of attendance at community/residents' association meetings is being developed. These will be opportunities for us to explain what is included in the Consultation Document and concurrent consultations. However, these meetings will not be used as vehicles for collecting feedback; attendees will be encouraged to make written submissions.
- 10.12 Staff have been liaising with the Motueka and Golden Bay Community Boards about how best to consult with those communities. A drop-in session will be arranged in Motueka and Tākaka as a means of communicating what is in the Consultation Document and concurrent consultations, as well as to answer questions.
- 10.13 During the early engagement there were several groups in the community that were targeted as ones that are often hard to reach i.e. young people, people with disabilities, those from cultural/ethnic groups. Staff will be exploring how best to reach these groups in the formal consultation process as well.
- 10.14 Further methods that will be used to communicate the content and opportunity to submit on Tasman's 10-Year Plan include:
- 10.14.1 social media and posting to community noticeboards with reminders and calls for action.
 - 10.14.2 newspaper and radio advertising
 - 10.14.3 media releases
 - 10.14.4 podcasts to be posted on Shape Tasman
 - 10.14.5 video to be posted on Shape Tasman and used at drop-in sessions
 - 10.14.6 Giggle TV.
- 10.15 Staff will also be encouraged to use their contacts with stakeholders and interested parties to get share messages about Tasman's 10-Year Plan and concurrent consultations, plus the opportunity to make submissions.

11. Financial or Budgetary Implications / Ngā Ritenga ā-Pūtea

- 11.1 The financial implications of the proposed budgets for inclusion in the LTP 2024-2034 have been considered at workshops and at the Council meeting on 13 December 2023. The Consultation Document reflects the Council's direction and decisions from this meeting and workshops and includes the proposed options and allocated funding.
- 11.2 The proposals in the various financial policies presented for concurrent consultation have been used in developing the financial forecasts in the Consultation Document and supporting information.
- 11.3 Carrying out consultation on several LTP-related policies concurrently with the Consultation Document is more transparent for the public, provides cost efficiencies and helps keep consultation costs at a reasonable level.
- 11.4 The costs of carrying out the LTP consultation are budgeted for in the 2023/2024 financial year. The costs for the LTP audit have increased and will exceed the budget provision

made in the 2023/2024 year by around \$50,000, however we have little option but to accept these costs.

- 11.5 Our proposal includes an unbalanced budget for five of the 10 years covered by the LTP. This lack of budget balance is because:
- 11.5.1 for some operating expenditure has an enduring benefit and we have chosen not to fund this from rates (e.g. the Digital Innovation programme); or
 - 11.5.2 we are transitioning to fully funding the wearing out and obsolescence of Council assets; or
 - 11.5.3 we are balancing the rating demands and its expenditure along with the impact this has on community well-being.
- 11.6 Section 100 of the LGA enables the setting of an unbalanced budget if the Council resolves that it is financially prudent to do so, having regard to the:
- 11.6.1 estimated expenses of achieving and maintaining the predicted levels of service provision set out in the long-term plan, including the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
 - 11.6.2 projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
 - 11.6.3 equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life; and
 - 11.6.4 funding and financial policies adopted under section 102.
- 11.7 The unbalanced budgets and the reasons for them are noted in the Financial Strategy and commented on in the Consultation Document.
- 11.8 These matters have been considered during the development of the LTP and resolutions 6 and 7 enable the Council to meet the requirements under the LGA.

12. Risks / Ngā Tūraru

- 12.1 If the Consultation Document, draft policies and supporting information is not adopted at this meeting for consultation there is a high risk that the statutory timeframe for completing the LTP will not be achieved with likely negative impacts on our ability to collect rates in the 2024/2025 year.
- 12.2 If the Council decides to make changes to any of the documents for adoption that are more than very minor, there is a high risk that further audit work will be required at additional cost and potentially impacting our ability to meet the statutory deadlines.
- 12.3 There is a low risk that the Council's consultation processes might be challenged because this is mitigated through:
- 12.3.1 providing a consultation period that meets the one-month minimum. This meets the statutory requirement;
 - 12.3.2 having a comprehensive consultation plan and monitoring this throughout the consultation process; and
 - 12.3.3 providing several different ways for people to make submissions; and

- 12.3.4 identifying and contacting people who are interested and affected parties for various of the proposals and changes in the Consultation Document and concurrent consultations; and
- 12.3.5 providing communications technology that enables people to present their submissions to hearings remotely.

13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi

- 13.1 The matter requiring a decision in this report was considered by staff in accordance with the process set out in the Council's 'Climate Change Consideration Guide 2024'.
- 13.2 As the purpose of this report is to seek the Council's adoption of the documents required for the consultation process for the LTP 2024-2034 and its concurrent consultations, there is no direct impact of the decision on either greenhouse gas (GHG) emissions or climate adaptation opportunities or threats.
- 13.3 The adoption of the final LTP in June 2024 will have an impact on both matters. The Council's planned response to climate change is outlined in the draft Tasman Climate Response Strategy and Action Plan, proposed to be concurrently consulted on alongside the other documents referred to in this report (refer to the table within section 5 of this report).
- 13.4 The draft Strategy and Action Plan aligns with Government's plans, policies and legal obligations relating to climate change (e.g. Climate Change Response Act, Emissions Reduction Plan, National Adaptation Plan etc).

14. Alignment with Policy and Strategic Plans / Te Hangai ki ngā aupapa Here me ngā Mahere Rautaki Tūraru

- 14.1 The Council's strategy for the development of the LTP has been to ensure that the document aligns with our key strategic priorities and community outcomes.
- 14.2 The LTP is the vehicle through which resources are allocated for the delivery of the services and projects that Council provides. Various Council strategies and policies, as well as statutory requirements and other obligations and risks have been used to prioritise and allocate the resources planned in the LTP.

15. Conclusion / Kupu Whakatepe













- 15.1 Considerable work has been undertaken by the Mayor and Councillors and staff over the last year or more on the LTP 2024-2034. This has led to the development of the attached Consultation Document, policies for concurrent consultation and supporting information.
- 15.2 These documents have been audited and need to be adopted at this meeting to enable the formal consultation process to take place between 28 March and 28 April 2024.

16. Next Steps and Timeline / Ngā Mahi Whai Ake

- 16.1 The Consultation Document, concurrent consultation documents and supporting information will be made available to the public on 28 March 2024 with submissions closing on 28 April 2024. We have scheduled a number of community meetings around the District over the consultation period to present information on the LTP 2024-2034. Hearing of submissions will occur between 8-10 May 2024. A deliberations meeting is scheduled for 23, 24, 29 and 30 May 2024. Adoption of the final LTP is planned for 28 June 2024.






























- 16.2 Any minor editorial amendments made to the documents are to be signed off by the Mayor, and the Chief Executive Officer.









17. Attachments / Tuhinga tāpiri

1.  	Draft Financial Strategy	109
2.  	Draft Infrastructure Strategy	123
3.  	Draft Accounting Information	210
4.  	Draft Funding Impact Statement	259
5.  	Draft Forecasting Assumptions	347
6.  	Draft Council Activities Summary	392

Draft Activity Management Plans under separate cover can be accessed via the link below. The size of the attachments was too large to process in the usual manner:

[Activity Management Plans | Tasman District Council](#)

7. 	Draft Enterprise Activity Management Plan (<i>Under Separate Cover</i>)	
8. 	Draft Environmental Management Activity Management Plan (<i>Under Separate Cover</i>)	
9. 	Draft Libraries Activity Management Plan (<i>Under Separate Cover</i>)	
10. 	Draft Parks and Facilities Activity Management Plan (<i>Under Separate Cover</i>)	
11. 	Draft Property Activity Management Plan (<i>Under Separate Cover</i>)	
12. 	Draft Public Health and Safety Activity Management Plan (<i>Under Separate Cover</i>)	
13. 	Draft Rivers Activity Management Plan (<i>Under Separate Cover</i>)	
14. 	Draft Stormwater Activity Management Plan (<i>Under Separate Cover</i>)	
15. 	Draft Coastal Assets Activity Management Plan (<i>Under Separate Cover</i>)	
16. 	Draft Transportation Activity Management Plan (<i>Under Separate Cover</i>)	
17. 	Draft Waste Management and Minimisation Activity Plan (<i>Under Separate Cover</i>)	
18. 	Draft Wastewater Activity Management Plan (<i>Under Separate Cover</i>)	
19. 	Draft Water Activity Management Plan (<i>Under Separate Cover</i>)	
20.  	Draft Fostering Māori Participation in Council Decision-Making	558
21.  	Draft Housing and Business Assessment - Nelson and Tasman	564
22.  	Draft Housing and Business Assessment - Tasman	589
23.  	Draft Housing and Business Assessment - Summary	701
24.  	Draft Tasman Growth Projections 2024-2054	706
25.  	Draft Revenue and Financing Policy	728
26.  	Draft Rates Remission Policy	794
27.  	Draft Policy on the Remission and Postponement of Rates on Māori Land	825

28.	 	Draft Development and Financial Contributions Policy	833
29.	 	Draft Community Facilities Funding Policy	921
30.	 	Draft Tasman Climate Response Strategy and Action Plan	931
31.	 	Attachment 31 - Consultation Document - late item under separate cover	961

Draft
**FINANCIAL
STRATEGY
2024–2034**

FINANCIAL STRATEGY

SUMMARY

This strategy outlines our approach to managing the Council's finances and provides guidance for making spending decisions.

We are facing significant costs pressures which are impacting all councils and communities across New Zealand. Like many households we are dealing with rising inflation, insurance and interest costs, severe weather events, supply chain issues, and regulatory changes from central government. Despite these pressures we must ensure we stay on track financially while taking care of our District and its people. In doing this we need to balance community wellbeing and affordability alongside our aspirations for growth and sustainability.

The Council's asset base continues to increase with investment in infrastructure assets being the key driver. This in turn, results in increased costs to maintain and renew these assets throughout the next 10 years.

The Financial Strategy has been developed in response to these challenges, the Council has introduced a debt to revenue limit to reflect its increased borrowing programme over the 10 years. Those limits are lower than that set by the main lender to the Council, the New Zealand Local Government Funding Agency (NZLGFA). That means the Council can increase its borrowing if necessary to respond to emergencies like severe weather events.

Our annual rates revenue rise cap will become a dynamic cap. Made up of the Local Government Cost Index (LGCI) plus 3% per annum as an allowance for unfunded mandates imposed by the Government, as well as responding to the needs and wants of our community. The average rates increase to existing ratepayers will be 4.6% a year over the next 10 years. It should be noted that the dynamic rate cap will be breached in Years 1 and 2 and the dynamic debt cap will be breached in Years 9 and 10 of the 10-year Plan.

The Council's everyday expenditure should be met by everyday income. In this Financial Strategy we have been unable to achieve that goal for five years of Tasman's 10-Year Plan. This decision arises from Council balancing the rating demands and its expenditure along with the impact this has on community well-being.

THE SITUATION

LARGE DISTRICT WITH DISPERSED POPULATION CENTRES

Tasman District Council is responsible for serving a dispersed population in a large District. The district has 15 main settlements with many more people living in rural areas, covering an area of 9,635 km². The Council has a small rating base to fund the significant amount of infrastructure required to service this area, including 1,700 km of roads. Due to the multiple, centres of population, the Council supplies infrastructure to serve the same purpose in several different locations and often uses varying technology and methods based on the size and topography of the areas concerned, as a result the cost per household for critical services is relatively high.

RATES INCREASES AND OUR FINANCIAL APPROACH OVER RECENT YEARS

Over the past six years, the Tasman District Council has seen a considerable variation in the levels of rating increases, ranging from 0% in 2020-2021 to 8.57% in 2023-2024. In particular, the last two years have seen the Council having to increase rates higher than planned and exceed its rate revenue increase cap. Just like households' the Council has seen a marked increase in its costs of borrowing, insurance, regulatory changes from Central Government and providing for the wear and tear on its assets.

A FINANCIAL STRATEGY TO SUPPORT THRIVING AND RESILIENT TASMAN COMMUNITIES

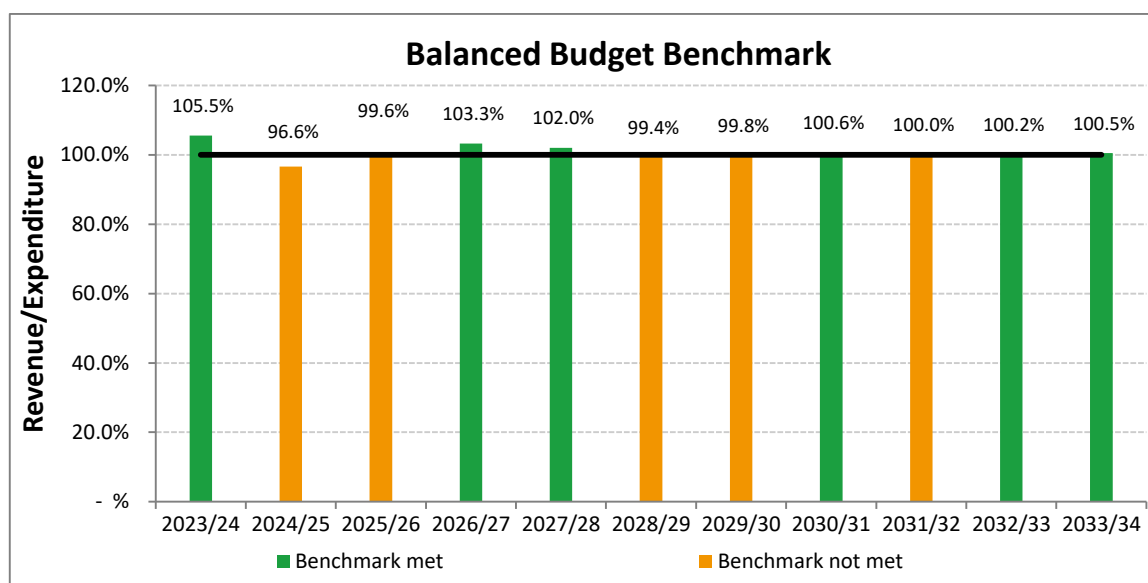
This Financial Strategy aims to support our community through well managed and sustainable funding.

PAYING FOR THE DISTRICTS EVERYDAY COSTS

Everyday costs should be paid for from everyday revenues. When this is not possible these costs are funded by debt. This means existing ratepayers are not paying for some of the services and amenities being provided to them which pushes the cost onto future ratepayers with interest. This could be considered to be neither prudent nor sustainable. However, we have not achieved this goal, where:

- some operating expenditure has an enduring benefit and we have chosen not to fund this from rates, eg the Digital Innovation programme; or
- we are transitioning to fully funding the wearing out and obsolescence of assets; or
- we are balancing expenditure and rating demands with the impact this has on community well-being.

For these reasons, our budget is not balanced for five out of the next ten years.

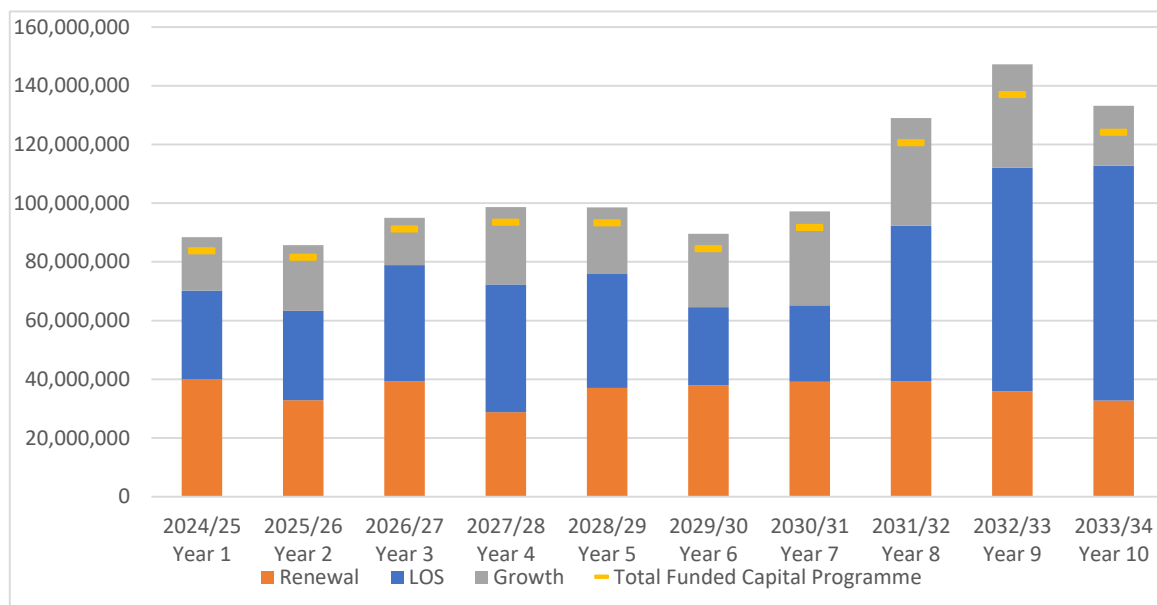
Chart 1 – Balanced Budget Benchmark

We prefer to operate with surpluses to be able to repay debt and continue to invest in the District's future by maintaining existing assets and building new infrastructure.

PROVIDING FOR GROWTH

The population of Tasman is expected to continue growing. The Council anticipates the population will increase by 7,400 residents between 2024 and 2034, reaching 67,900. To provide for this, the Council is planning for a further 4,200 houses and 13 hectares of commercial or industrial business land. Ongoing housing growth creates demand for additional services and facilities, especially in areas with higher growth like Richmond, Motueka, Brightwater, Māpua, and Wakefield

We plan to invest in the required services like roading, water, wastewater and stormwater. We will borrow to fund this work and repay the loans mostly through charging developers over several years. Examples include the Motueka Wastewater Treatment plant and Stormwater capacity upgrades in Richmond. Many planned growth projects will provide capacity for growth over a period of up to 30 years. The growth costs associated with these projects are funded by developments that occur over that time. At the end of the 10 years of the LTP, the Council will have growth related debt associated with these projects of \$80m. This will reduce over time as more development occurs. The chart below shows the planned capital expenditure driven by growth, service improvement and renewals.

Chart 2: Total Capital Expenditure by year by Type with scope adjustment

Note: The total funded capital amount is lower than the sum of the renewal, levels of service and growth capital because for the Water, Wastewater and Stormwater activities, we have made an overall downward adjustment to the Capital Programme of 10% per year. This adjustment accounts for uncertainties in scope risk and programme delivery.

Included within the proposed capital expenditure above is expenditure on network infrastructure, flood protection, and flood control works that is sufficient to maintain the existing levels of service. Details of this expenditure can be found within the respective Activity Management Plans.

RESPONDING TO CLIMATE CHANGE AND NATURAL HAZARDS

Tasman District is susceptible to a wide range of natural hazards and has over time felt the impact of natural hazards such as earthquakes, landslides, floods, coastal erosion, inundation, drought, and wildfire.

In Tasman's 10-Year Plan 2024 – 2034, the Council assumes it is not possible to reduce the mid-century warming, due to the amount of carbon dioxide already accumulated in the atmosphere – i.e., that the projections for mid-century are already 'locked in'. A changing climate will increase the frequency and severity of weather-related natural hazard events (such as droughts, floods, landslides, coastal erosion and inundation) in addition to increasing temperatures and rising sea levels. See the 'Forecasting Assumptions' section of the Plan for further, detailed information about the assumptions that the Council has made relating to climate change and natural hazard risks.

Adaptation planning will help the District become less vulnerable and more resilient to natural hazard events and a changing climate. The Council will have to make difficult decisions on how to best allocate resources towards resilience and adaptation projects and balance this against community expectations. The Council also acknowledges that large-scale infrastructure resilience projects may be unaffordable for ratepayers. External funding for these is essential.

The Council has already taken several steps to support climate change action, including collaboration initiatives and joint projects with Nelson City Council. In Tasman's 10-Year Plan 2024 – 2034, we have included funding for projects that will contribute to meeting the goals in the Tasman Climate Response Strategy and Action Plan. In most cases, funding is embedded in the Activity Management Plans for the activity concerned.

UNPLANNED EVENTS

In Tasman's 10-Year Plan 2024 – 2034, the Council is not planning to make contributions to its emergency funds by collecting revenue ahead of an emergency event taking place to create reserves to use in response and recovery.

The Council expects a level of Central Government support will be available to help in the recovery from substantial emergency events. However, it plans to have the resources to be able to contribute to the recovery itself. Following a substantial emergency event, the Council anticipates re-prioritising its planned work programmes and services and borrowing to support recovery. Where existing funding from other activities is reprioritised towards recovery efforts, this may decrease the levels of service of those activities. The plan calls for substantial net debt headroom to be maintained (above the self-imposed dynamic debt cap) to enable the Council to borrow in these circumstances. In the years following an emergency event, it may be necessary to increase rates (and other forms of revenue) to service the loans used to fund the recovery.

Tasman's 10-Year Plan 2024-2034 provides for the maintenance throughout their lifetime and renewal of assets at the end of their economic life. Unplanned events require earlier than planned investment to respond to and recover from Civil Defence emergencies (e.g. earthquakes, landslides, floods, coastal erosion, inundation, drought, wildfire). Unplanned events can result in significant operating and capital costs, however the Council has processes and plans for such events.

The Council can call on additional funding from the LGFA above its self-imposed debt cap. It can urgently reprioritise and reduce capital spending, community levels of service spending and utilise collective council-shared insurance programmes. These programmes will fund some operational costs (e. g. business interruption) and capital costs where a claimable event occurs. All councils in the group have material damage insurance and infrastructure insurance using a maximum probable loss approach rather than reinstatement value for all properties. These policies have the benefit of spreading risk across a wider geographical area. Maximum probable loss is the anticipated value of the biggest monetary loss that might result from an event, whether natural or otherwise.

RENEWING AND UPGRADING OUR AGEING INFRASTRUCTURE

The Tasman District Council is responsible for \$2.2 billion worth of assets. Once an asset is worn out or becomes obsolete, it requires renewal or replacement. We have been focusing on renewing assets with shorter lives and minimizing our investment in maintenance to keep rates increases low. We have now reached the point where we need to invest more and deal with growth and replacing some longer life assets. In developing the Activity Management Plans staff have assessed that we are able to provide and maintain existing levels of service and meet additional demands for services within our financial limits. Example of projects include the Tapawera Water Treatment Plant upgrade and work on Brightwater reticulation. To ensure that the current ratepayers contribute their fair share towards obsolescence and the wear and tear on our assets (intergenerational equity) the Council is moving towards these costs being fully funded each year. The Council started this 10-year transition in 2015. To reduce the impact on rates the 10-year transition has been extended by five years to 2030. This decision will result in higher borrowing and additional costs for future ratepayers.

INVESTMENTS IN COMPANIES

We are an equity holder in four companies. The principal reason for holding an equity interest in these investments is to ensure efficiency and community outcomes rather than for the sole reason of a financial return on investment. We hold shares in the companies in the table below. There are no plans to change our shareholdings, however, following good practice, this is reviewed regularly.

COMPANY	SHAREHOLDING	PRINCIPAL REASON FOR INVESTMENT	BUDGETED RETURN
Infrastructure Holdings Ltd	50%	Economic development	\$2. 8m pa
Local Government Funding Agency Ltd	18. 65%	Borrowing	\$91,000 pa
Waimea Water Ltd	72%	Economic development and Water security	NIL
Civic Financial Services Ltd	Nominal	Superannuation	Nil

PROPERTY INVESTMENTS

Property investments are divided into two categories:

1. Enterprise Activity - investment property

Budgeted rate of return on property value for investment property is 5%.

2. Other Property

This property is held to facilitate the delivery of council services and to support local communities. This includes the Council's investment in community property which is rented out at below market rates but with income sufficient to cover costs and maintain the units in a good state of repair.

WHAT ARE OUR GOALS?

The Council will continue to focus on the following:

ESTABLISH A SUSTAINABLE FUNDING MODEL WITH PARTNERS

The Council's finances are feeling the effects of the wide range of unitary council responsibilities, rising costs in general, higher insurance levies, an accumulation of unfunded mandates from Government and a growing population. The current methods of funding, which place the burden largely on property owners (ratepayers) and those paying directly for our services, are becoming prohibitive. To address this lack of future sustainability in our funding arrangements we aim to work with Government and other partners to establish a more enduring way of funding our services to the wider community.

PROVIDE GOOD STEWARDSHIP OF COMMUNITY RESOURCES

The Council is the steward of the community resources purchased and developed over many years. We are entrusted with managing those resources in a careful and responsible way for both our current and future communities. Our goal is to continue taking care of and protecting those resources so they continue to benefit the District in years to come.

DELIVER VALUE FOR CURRENT AND FUTURE RESIDENTS

Our goal is to provide the best value to our residents for the money the Council invests on their behalf. We aim to work with our communities to help them flourish and maintain their resilience, while maintaining the overall affordability of rates. Rates affordability and a sustainable level of rates funding level is a key issue for our communities, particularly those property owners on lower and fixed incomes.

While we aim to invest sufficiently to maintain the assets and services of importance to our communities, we need to fund this in a way that is financially sustainable in the long term.

Alongside this Strategy, the Council also prepares an Infrastructure Strategy which identifies the key issues relevant to the provision of infrastructure, and the options and plans for addressing those issues for the next 30 years. Infrastructure expenditure forms a large proportion of the Council's spending being 32% of operational expenditure and 90% of capital expenditure over the next 10 years. The two strategies are closely linked to ensure the right balance is struck between providing the agreed levels of service for infrastructure assets within the agreed financial caps.

We will need to be very selective and only invest in things that make the most positive difference to the well-being of the District. With community well-being in mind, the Council is investing not only in utility and roading infrastructure, but also in community infrastructure.

It is important that affordability is not only considered for current ratepayers, but also future ratepayers. Decisions made now will affect rates affordability in the years ahead, meaning there is potential to pass rate burdens on to future generations if we do not invest in infrastructure and services now with the right funding for these.

PRINCIPLES

To support further investment in the District's future, the Council is proposing to change its approach and move from static to dynamic financial caps. Dynamic financial caps are ones that move in relationship to other financial metrics, particularly increases in income.

It is not possible to maintain services at their existing levels and take the steps that are needed now to provide benefits for the future, while retaining the rates increase and net debt caps previously adopted in the 10 Year Plan 2021-2031. In deciding how to go forward, the Council has applied the following principles in this Financial Strategy 2024 – 2034:

- Continuing to be financially and environmentally sustainable
- To provide for financial resilience
- Focusing on both the medium and the long term
- Understanding trade-offs or benefits across all well-being domains (social, environmental, economic, and cultural)
- Responding to changes in the wider economic environment
- Making the most of Government and other external funding sources where they benefit the community
- Improving the resilience of our communities against climate change.

FINANCIAL CAPS

To help achieve the right level of re-investment into our existing assets and selectively making improvements for the future the Council has needed to raise its financial caps in its 10-Year Plan 2024-2034.

RATES REVENUE INCREASE CAP

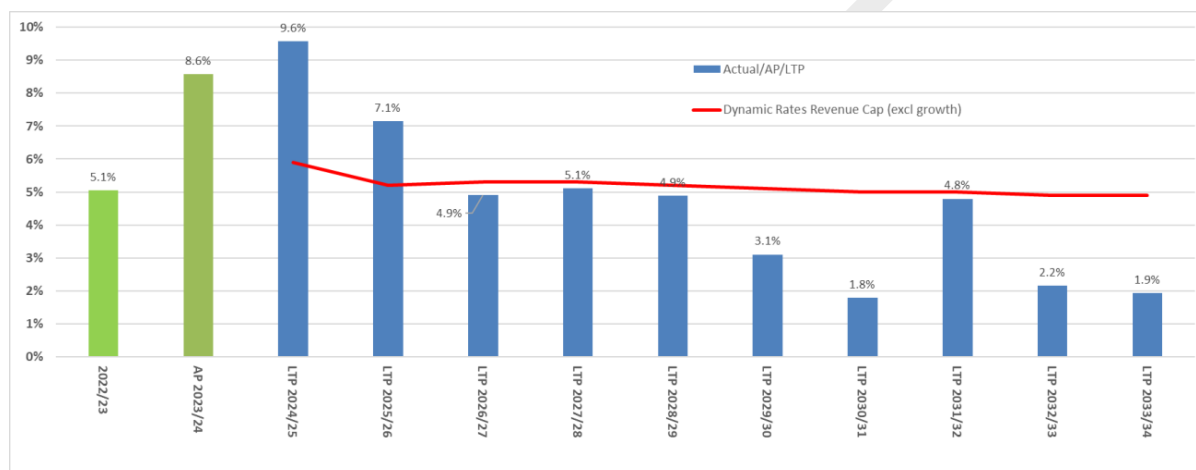
The Council will continue to consider affordability and sustainability issues each year when setting rate revenue levels. The Local Government Act 2002 requires a statement on the quantified cap on rates increases.

The Council has operated a fixed rates revenue increase cap for at least ten years. However, it has exceeded the cap in the 2021/2022 and 2022/2023 years. This has prompted a change of approach to setting its rates revenue increase cap. In future the rates revenue increase cap (excluding growth) will be established as a relationship to the inflation rate the Council is expected to experience (LGCI) and an adjustor for service changes (currently set at 3% pa). The adjustor for service changes provides some capacity to respond to further unfunded mandates imposed by the Government, as well as respond to the needs and wants of our community.

The Council will limit the increase in the Council's 'Total Rate Requirement'¹ to no more than the forecast percentage increase in the Council's costs measured by the Local Government Cost Index (LGCI)² plus 3% in each of the 10 years as an allowance for increases in levels of service. This cap is in addition to the rates revenue increase as a result of growth.

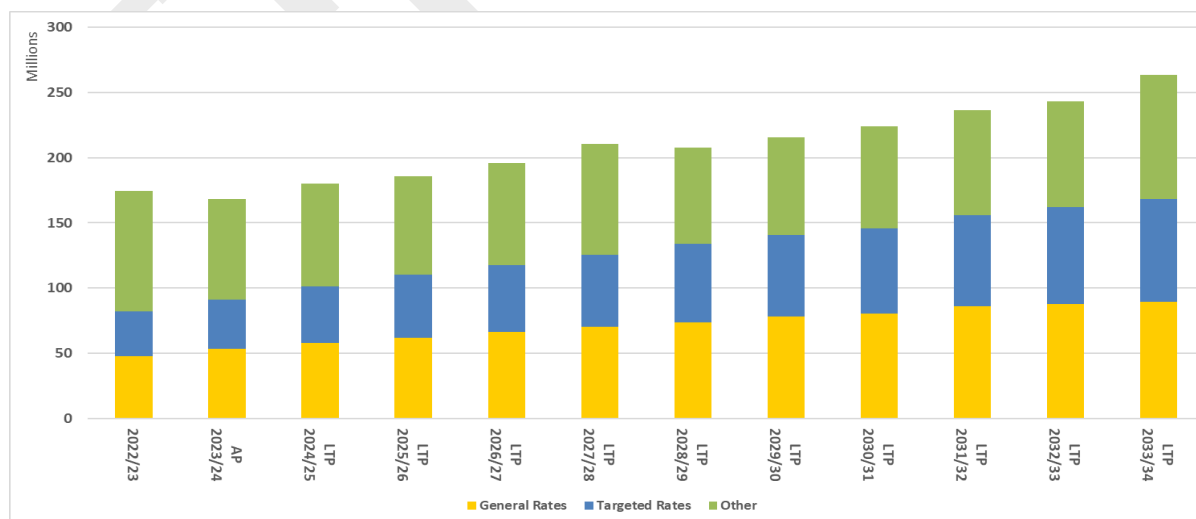
Using the LGCI rather than Consumer Price Index is considered more realistic as LGCI better reflects the types of goods and services the Council purchases and better reflects local government costs realities i.e., the cost of the Council doing business.

Chart 3: Projected Rates Revenue Increases and Rates Cap



The reason for the breach in year 1 and 2 relate to the need to accommodate the impact of higher inflation, higher interest costs, the funding of depreciation and higher costs in roading and river maintenance spend.

Chart 4: Make up of Revenue



¹ The 'Total Rate Requirement' includes both general and targeted rates such as water, wastewater, stormwater, and flood protection.

² As provided by Business and Economic Research Limited (BERL)

The prospective Statement of Comprehensive Revenue and Expense shows a large accounting surplus in every year of Tasman's 10-Year Plan 2024 – 2034. This reflects the fact that the Council receives a significant amount of income that is used to fund capital expenditure. Due to accounting standards the related capital expenditure does not appear in the prospective Statement of Comprehensive Revenue and Expense. Income sources include the Waka Kotahi/NZTA roading subsidy, central government funding, development contributions and reserve financial contributions.

DYNAMIC NET DEBT CAP

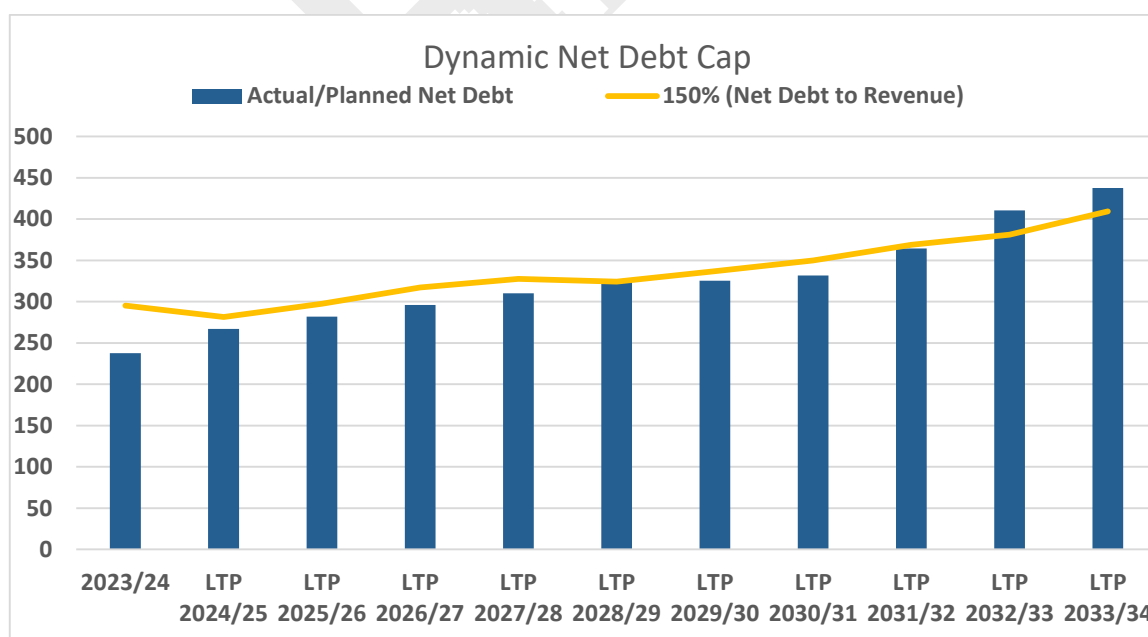
In the 10 Year Plan 2021-2031 the Council increased its net debt cap 25% from \$200 to \$250 million.

The current net debt is budgeted to be \$249.86 million on 30 June 2024 i.e., slightly below the 10 Year Plan 2021-2031 cap level. This level is projected to rise a further 79% to \$437.6m during the 10-Year Plan 2024 – 2034. With the continuing uncertainty about the funding and operation of the three waters we have reconsidered how to state the net debt cap. The Council's ability to borrow and to service loans is heavily dependent on its ability to raise revenue. As a result, the Council has decided to establish its new net dynamic net debt cap at 150% of its annual operating revenue.

The application of this ratio means that the net debt cap increases each year to keep pace with Local Government cost inflation and to match any other expected changes in the Council's future revenue requirements.

To deliver the proposed Plan, net debt increases across the ten years. Net debt per household is projected to grow by 25% in real terms or in other words, when adjusting for the impact of inflation. A proportion of this debt relates to infrastructure for housing and business growth and will be repaid by payments from developers. The remaining increase in debt however means that a larger share of the revenue collected from rates will be used to repay borrowing in the future.

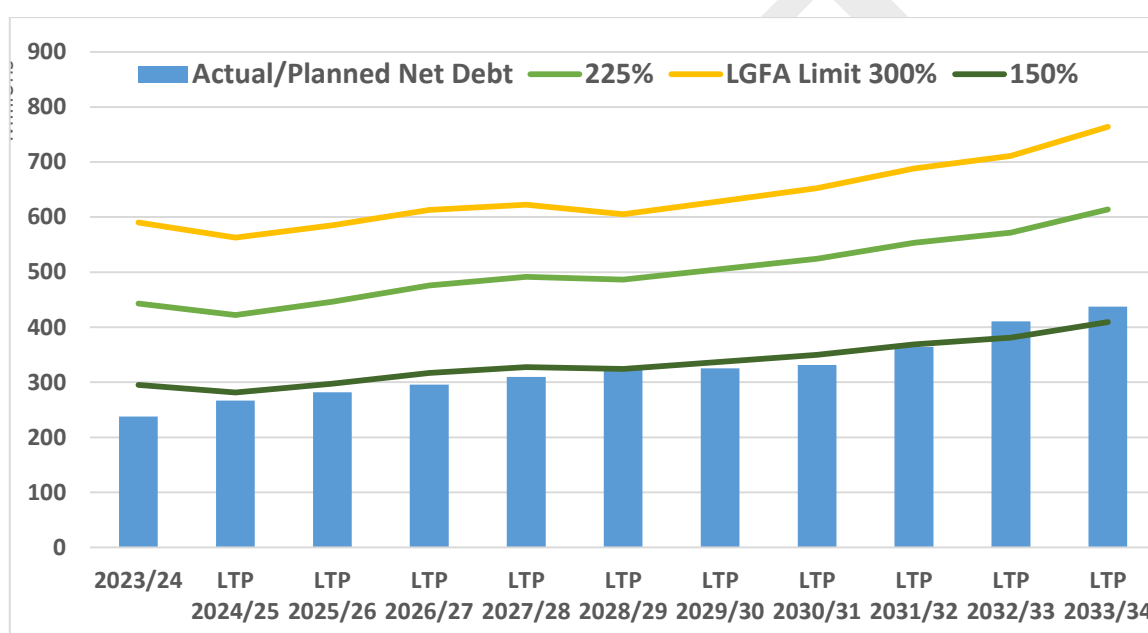
Chart 5: Net Debt



Net debt levels are projected to stay within the new dynamic cap for much of the 10 Year Plan period but exceed this level in the last two years as it becomes necessary to renew some expensive wastewater treatment plants. The budgets included for these projects are realistic at this stage of the planning, but we will explore options to reduce their costs as the planning advances to remain under the debt cap. The Council has worked hard to plan a programme of investment that addresses the key infrastructure issues and makes meaningful impact on the well-being of residents, while remaining within the financial caps.

This net debt cap will likely be exceeded if the Council needs to respond to any significant emergency events particularly those arising from climate change. The Council has borrowing headroom above its dynamic net debt cap but below its Treasury Risk Management Policy which limits the ability to borrow further if necessary to help fund recovery from an emergency event.

Chart 6: Net Debt Cap and Treasury Management Policy Limits



The NZ Local Government Funding Agency (LGFA) stipulates several financial limits or covenants, which are repeated at the same or a lower level within the Council's Treasury Risk Management Policy. Not exceeding these limits is considered best practice in the local government sector. If the Council exceeds these LGFA limits it will trigger default events in the Council's borrowing arrangements. It is likely that the cost of borrowing will increase significantly, and we would have difficulties sourcing replacement and future borrowing.

While the Council is increasing its net debt cap in this Financial Strategy, it has selected a level that is lower than the maximum limit provided for in its Treasury Risk Management Policy (and by the LGFA). This is to ensure we have some borrowing headroom, if necessary, to fund the recovery from a natural hazard or emergency event and to moderate the impact on rates levels. The LGFA policy limits are;

- Net Interest on External Debt/Annual Rates Income <30%
- Net External Debt/Total Operating Income <300%
- Net Interest on External Debt/Total Operating Income <20%.



We have reviewed how we provide funds for future emergency events and won't be investing in an Emergency Fund for the full period of this 10 Year Plan. This decision will be reviewed annually as part of the Annual Plan process.

The Council has several other prudential limits for monitoring net debt, set out in its Treasury Risk Management Policy. The Council net debt must remain within these limits. The limits within this policy also assist us in ensuring the overall net debt remains within prudent levels.

Financial projections show net debt will peak in 2033/2034 at \$437.4 million.

DRAFT

2023 TREASURY RISK MANAGEMENT POLICY (INCLUDING LIABILITY MANAGEMENT AND INVESTMENT POLICIES)

TREASURY RISK MANAGEMENT POLICY LIMITS

The Council has set itself a series of borrowing limits in its 2023 Treasury Risk Management Policy. These have been established to ensure that we only borrow to prudent levels and have sufficient rates and other income to service the loans.

INVESTMENTS

Council holds investments in companies, property and cash as per Council's investment policy these are detailed above.

OTHER INVESTMENTS

As part of borrowing from the Local Government Funding Agency, we are required to invest in financial bonds with the agency. We will receive interest on these bonds.

The Council's Investment policy can be found in 2023 Treasury Risk Management Policy (Including Liability Management and Investment Policies).

POLICY ON SECURITIES

To borrow cash, we must offer our lenders security, just like residents do with their mortgage. Like most councils, our debt is secured against rates income. Lenders like this as security and it helps keep our interest rates low. Giving rates as security means that our lenders can make us charge ratepayers more to repay debt. That is why it is important to keep our debt at a sustainable level. Further details on the Council's policy on securities is set out in our 2023 Treasury Risk Management Policy (Including Liability Management and Investment Policies).

Draft

INFRASTRUCTURE STRATEGY 2024–2054



Executive Summary

Summary of the Council's strategic direction for its infrastructure services.

Strategic Direction

Provides context, an outline of the key infrastructure issues, and a summary of how Council intends to manage its assets.

Activity Summaries

Overview of each infrastructure activity including options to address key issues and long-term budget requirements.

EXECUTIVE SUMMARY

This Infrastructure Strategy (Strategy) covers the provision of Tasman District Council's water supply, stormwater, wastewater, rivers and flood control, and transportation activities.

WHAT IS INFRASTRUCTURE?

Infrastructure is the physical assets that we own and maintain to allow Tasman residents to:

- have access to safe drinking water
- have wastewater collected from their homes and businesses, treated and safely discharged back into the environment
- have rainfall collected and conveyed away from their roads and properties to prevent flooding
- travel safely throughout the District using their preferred form of transport, and
- live alongside rivers while benefiting from flood risk mitigation measures.

Infrastructure is the essential foundation that sustains us and enables Tasman to grow. It is essential to health, safety, and for the transport of both people and freight. It enables businesses and communities to flourish. Failure to maintain and invest in infrastructure would inhibit the economic performance, health, resilience, and prosperity of Tasman.

We own and maintain other infrastructure to that listed above that supports community services such as libraries, parks and reserves, pools and halls. These are not covered by this Strategy.

WHY HAVE AN INFRASTRUCTURE STRATEGY?

We manage \$1.67 billion worth of infrastructure on behalf of our communities. Maintaining and renewing these assets, as well as managing and meeting the communities' needs, accounts for most of our spending.

The purpose of this Strategy is to show how we will care for our assets and investments so that they reach their potential. In this Strategy, we identify key issues relevant to the provision of infrastructure, the key options for addressing those issues, and the subsequent financial implications for the next 30 years.

There is tension in the process when we assess how and when to address these key issues. Often, what we would like to do differs from what is practical and affordable, especially about timing. We would like to address issues quickly for the community, but often there are constraints that mean this cannot always be the case. This Strategy acknowledges the tension between prudent provision of infrastructure and the need to stay within the financial limits set out in our Financial Strategy. By doing this, we have set out a long-term Strategy that is realistic, prudent and achievable, and outlines the infrastructure services that will be provided over the next 30 years.

Climate resilience is core to climate-resilient infrastructure and core to financial security. The costs of climate change and natural hazards on people's homes, businesses, and council assets and service delivery can be devastating. The more we can learn, understand, and plan for these events, the better positioned we will be to build community resilience and cope with them.

WHERE ARE WE AT NOW?

Tasman's resident population has continuously grown since 2003, with a noticeable increase in the rate of growth since 2013. We expect ongoing population growth in Tasman over the next 30 years but the rate of growth is projected to slow over time. The Moutere-Waimea, Richmond, and Motueka Wards are projected to experience the greatest growth in population. A high proportion of the population growth is occurring because of people moving to the Tasman District.

We have planned upgrades in Motueka, Richmond, Māpua, Brightwater and Wakefield to provide capacity for future homes that will need to connect to our networks.

We have made progress on our water treatment plant upgrades by completing work on the Motueka, Māpua, Brightwater and Wakefield plants. The other remaining non-compliant plants are scheduled for upgrades by 2026. New treatment plants are planned for the Redwoods scheme and to supply growing demand in Brightwater/Wakefield. This work is required in order for us to supply safe drinking water from all of our schemes and meet the water legislation and Water Quality Assurance Rules.

We have completed construction on the Waimea Community Dam (the Dam). Completion of the Dam is a key strategic step for our District. It enables access to enough water and a high level of drought security for over 100 years of growth to supply homes and businesses connected to our Richmond, Māpua, Brightwater, Eighty Eight Valley, Redwood Valley, and Wakefield schemes.

Despite the slight reduction in traffic volumes post COVID, we continue to see significant severance between west and central Richmond on State Highway 60 through Richmond, along with congestion, particularly at the signalised intersections. This is of concern to us as it highlights the adverse impact the increased future traffic numbers are likely to have on this section of highway without further interventions. We have also seen the significant impact a crash or road closure within the Appleby section of State Highway 60 or Lower Queen Street has on the network. This part of the network does not have the resilience to cope with the consequential changes in traffic flows after crashes; often resulting in severe congestion on parts of the network.

Over recent years as a way of stimulating our local economy and addressing priority issues, Central Government has granted us significant funding. This funding has allowed us to speed up delivery of some priority water and wastewater projects and restoring parts of the Motueka River stopbanks to their design capacity. However, this funding boost has largely now come to an end.

WHERE ARE WE GOING?

We have identified four key priorities that will guide our efforts and investment in planning, developing and maintaining our infrastructure in the short, medium and long term.

1

Providing safe and secure infrastructure services

2

Providing infrastructure services that meet the needs of our changing population

3

Planning, developing and maintaining resilient communities

4

Prudent management of our existing assets and environment.

The following shows the key actions that we plan to take to address these priorities.

HOW ARE WE GOING TO GET THERE?

We plan to spend \$1.511 million on infrastructure services over the next 10 years, and a total of around \$4.8 billion over the next 30 years. **Error! Reference source not found.** shows how much we plan to invest in each of the infrastructure activities. The percentage of planned expenditure by each activity is similar for the 10-year and 30-year timeframes. We intend to invest more in transportation, where a large core programme of routine maintenance and renewal work is required to maintain the network in good condition.

We have split this graph into Capex and Opex:

- Capex – Capital expenditure that results in either the creation of a new asset; an increase in the total useful life or capacity provided by an existing asset (i.e., improves an existing asset); or replaces an existing asset.
- Opex – Operating expenditure is all expenditure that does not meet the criteria for capital. Opex usually covers the day-to-day maintenance and operating needs of a service.

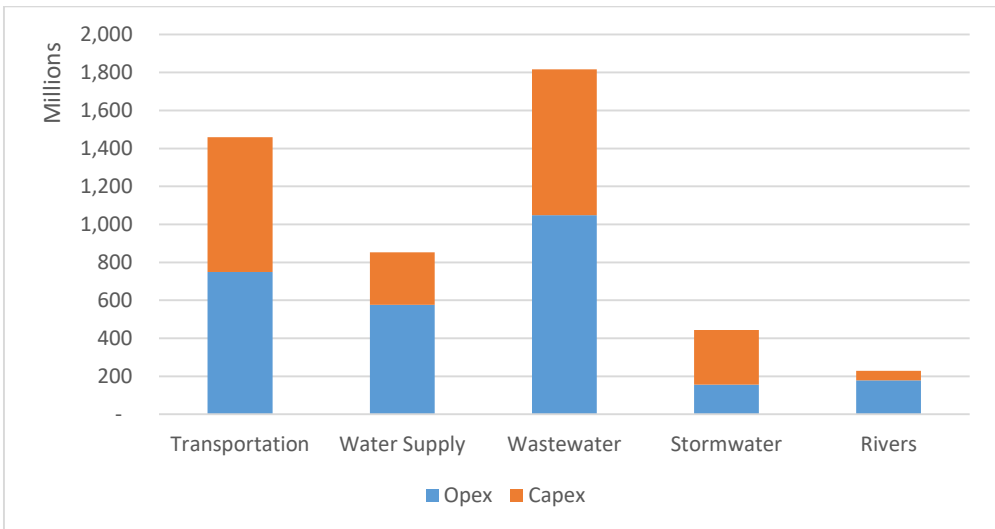


Figure 1: Total Infrastructure Expenditure for 2024–2054

INTRODUCTION

PURPOSE

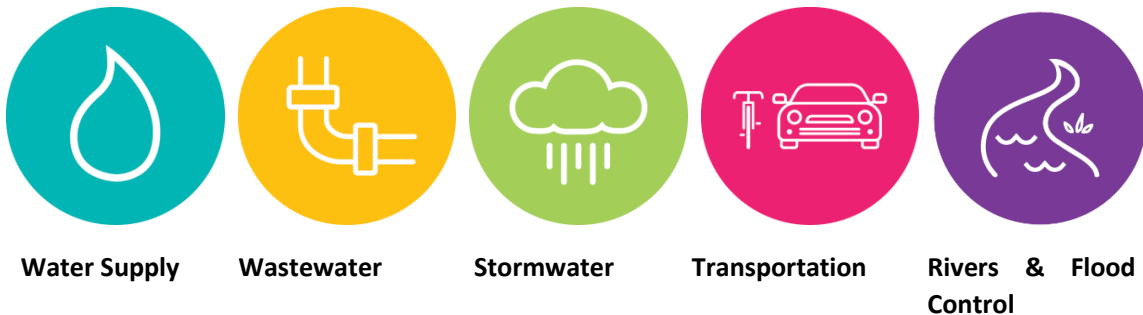
The purpose of this Infrastructure Strategy is to identify the significant infrastructure issues for Tasman over the next 30 years, and to identify the principal options for managing those issues and the implications of those options.

When setting out how we intend to manage the District's infrastructure assets and services, the strategy must also consider how:

- to respond to growth or decline in demand
- to manage the renewal or replacement of existing assets over their lifetime
- planned increases or decreases in levels of service will be allowed for
- public health and environmental outcomes will be maintained or improved, and
- climate change and natural hazards will be addressed in terms of infrastructure resilience and financial planning.

SCOPE

This Strategy covers the following essential infrastructure:



This Strategy has a 30 year planning horizon and will be reviewed every three years.

For this update of the Infrastructure Strategy, we have not included the following activities, noting that each has an Activity Management Plan. We will consider the inclusion of these assets during future reviews of the Strategy.

Waste Management and
Minimisation

Coastal Assets

Community Facilities

Parks and Reserves

Commercial Assets

Council Property

Hydrometric Assets

This Strategy provides direction to our infrastructure activity management plans. All of our activity management plans can be found on our website www.tasman.govt.nz/link/activity-management-plans.

All financial information included in this Strategy includes inflation unless otherwise stated and excludes GST.

CONTEXT

DISTRICT OVERVIEW

The Tasman District is located in the north-west of the South Island, within Te Taihū o Te Waka a Māui/Top of the South. It covers the area extending from Golden Bay in the north-west to Richmond in the east and Murchison in the south, covering 9,635 square kilometres (km) of land, 817 km of coastline, and including 15 settlements/towns.



POPULATION

In 2023, Stats NZ estimated Tasman District's population to be 59,400. Over half of the population (56%) live in the main towns of Richmond, Motueka, Māpua, Brightwater and Wakefield. The remainder live in the smaller townships and in the rural areas.



AGE STRUCTURE

Stats NZ estimated the median age of Tasman's residents to be 47.3 years as at 30 June 2023. At the same time, the national median age was estimated to be 38.0 years.

DWELLINGS

Tasman's latest dwelling count was completed by Stats NZ as part of Census 2018. At that time, Tasman had approximately 23,140 dwellings.

ECONOMY

The main drivers of Tasman's economy are horticulture, forestry, fishing/seafood, agriculture and tourism. There are many manufacturing and processing plants associated with these industries (e.g. the Nelson Pine Industries plant in Richmond and dairy factories in Tākaka and Brightwater). These industries rely on the road network to transport raw materials to their factories and their products through Richmond and on to Port Nelson.

The Covid-19 pandemic had an impact on the economy of the region and New Zealand as a whole. The effects of that are expected to continue for some time as sectors continue to rebound.

We discuss this further under the Key Assumptions section of this Strategy.

CLIMATE SUMMARY

Across Tasman, dry spells of more than two weeks are quite common, particularly in eastern and inland locations. Tasman's temperatures are mild compared with most parts of the country, due to proximity to the sea. This causes a relative lack of extreme high and extreme low temperatures. Temperatures exceeding 30° Celsius are rare in coastal areas. Frosts are quite common in the cooler months, but they occur less frequently than in most other South Island locations. Tasman is renowned for receiving a great deal of sunshine, with average annual sunshine hours (approximately 2,400 hours) among the highest recorded in New Zealand.

The region is situated in the latitudes of prevailing westerlies, and parts around the north-western tip (e.g. Farewell Spit) often experience strong winds, but the winds are lighter elsewhere.

Rainfall is fairly evenly distributed across the year, although February and March are typically the driest months of the year whereas the wettest months are observed in winter or spring. Parts of the Tasman Mountains receive more than 6000 mm of annual rainfall. Nelson and the Waimea Plain are the driest areas of the region and are well sheltered from rain-bearing systems arriving from the west and south. Here, annual rainfall totals of approximately 1000 mm are recorded.

The impacts of climate change are discussed later in this Strategy.

INFRASTRUCTURE

The District is served by:

- 19 water supply schemes, including 15 water treatment plants, 28 pump stations and 802 km of reticulation
- 9 wastewater networks including 7 wastewater treatment plants, 80 pump stations and 391 km of reticulation
- 222 km of piped stormwater network and 42 km of maintained streams
- 1,920 km of roads, 511 km of footpaths, walkways and cycleways, and 547 bridges

- 285 km of major rivers spread across six main river catchments: Waimea (including 19.5 km of stopbanks), Motueka (including 39.5 km of stopbanks), Tākaka, Riuwaka (including 8.25 km of stopbanks), Aorere, and Buller.

LINKS WITH OTHER DOCUMENTS

FINANCIAL STRATEGY



“Meeting
Community
expectations
while managing
Finances”

Alongside this Strategy, we also prepare a Financial Strategy. Our Financial Strategy outlines our financial vision for the next 10 years and the impacts on rates, debt, levels of service and investments. It guides our future funding decisions and, along with this Strategy, informs the capital and operational spending for Tasman’s 10-Year Plan 2024 – 2034.

Infrastructure expenditure forms a large proportion of our spending, being 36% of operational expenditure and 85% of capital expenditure over the next 10 years. Consequently, the Infrastructure Strategy and Financial Strategy are closely linked ensuring the right balance is struck between providing the agreed levels of service within the agreed financial limits.

The cost-of-living increases and the cost pressures impacting the community has meant we have had to carefully consider the range and levels of service to provide. As part of the Long Term Plan 2024-2034 process we have applied a risk/opportunity matrix to all our budgets. This assessed each budget against the following factors:

- Impact on the quantity and/or quality of service to the community
- Opportunities to achieve savings or access external funding
- Long-term asset degradation and intergenerational funding implications
- Loss of community confidence in the Council
- Meeting legislative requirements and consequences of failing to do so
- Community public health and health and safety for staff or contractors
- Information/data security
- Business continuity and resilience.

The detailed results of the assessment were used to categorise work into those things we must do, those that we should do and those that are desirable, but of lower priority. 89% of what we do was categorized as ‘must do’ and these have been included in the draft programme for the LTP 2024-2034. In addition, there were a few areas of work considered to be ‘should do’ that provide services which are highly valued by the community and we have decided to continue to provide.

In addition to the debt and rates implications of the planned capital programme, we have considered Council’s ability to deliver on it. There are limits (beyond finance) that limit how many capital (or the value of capital) projects we can deliver in any one year.

The pressure on the Council's finances and the limited capacity to deliver more means there is very little scope to add further work to the infrastructure programme within the next five years.

LINKAGES

Multiple factors influence how the Council plans and manages its assets. These factors can be grouped into three broad categories, described in Figure 2 below.

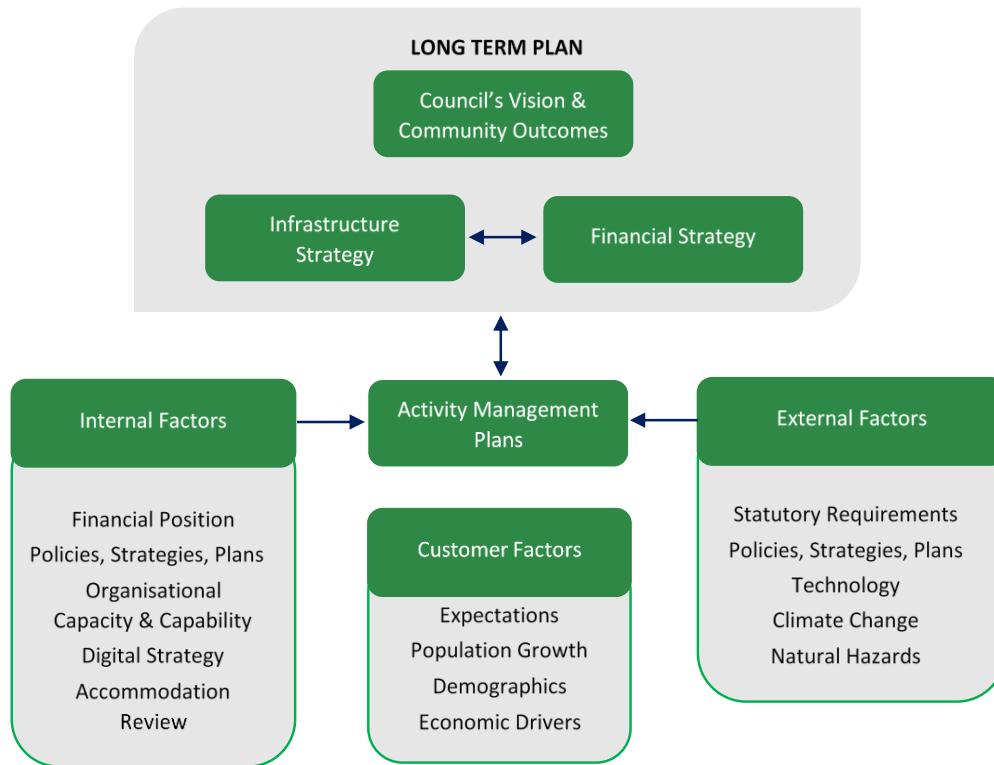


Figure 2: Strategic Linkages and Factors Affecting Infrastructure Planning

KEY INFRASTRUCTURE ISSUES AND PRIORITIES

POPULATION GROWTH CREATING DEMAND FOR INFRASTRUCTURE

POPULATION GROWTH AND DEMOGRAPHICS

Tasman is one of New Zealand's sunbelt regions and is generally noted for its mild winters, frequent sunny skies, and growing economic opportunities. This is a key drawcard and one of the leading reasons why Tasman is a desirable place to live.

We update a Growth Model to inform our plans to provide for growth with sufficient infrastructure and zoned land in the right location at the right time. From this we can estimate demand for new homes and business land. The outcomes of our growth modelling are discussed below and further information can be found in our Growth Model summary document – Tasman Growth Projections 2024 – 2054.



Figure 3 below shows the rate of estimated population growth as well as a range of projections for population growth into the future. It shows that Tasman's resident population has continuously grown since 2003, with a noticeable increase in the rate of growth since 2013.

We expect the overall population of Tasman to increase by 7,400 residents between 2024 and 2034, and to reach 67,900 based on the medium projection scenario. We expect ongoing population growth in Tasman over the next 30 years, but the rate of growth will slow over time. Under the medium scenario, the Moutere-Waimea, Richmond, and Motueka Wards are projected to experience the greatest growth in population. A high proportion of the population growth is occurring as a result of people moving to the Tasman District.

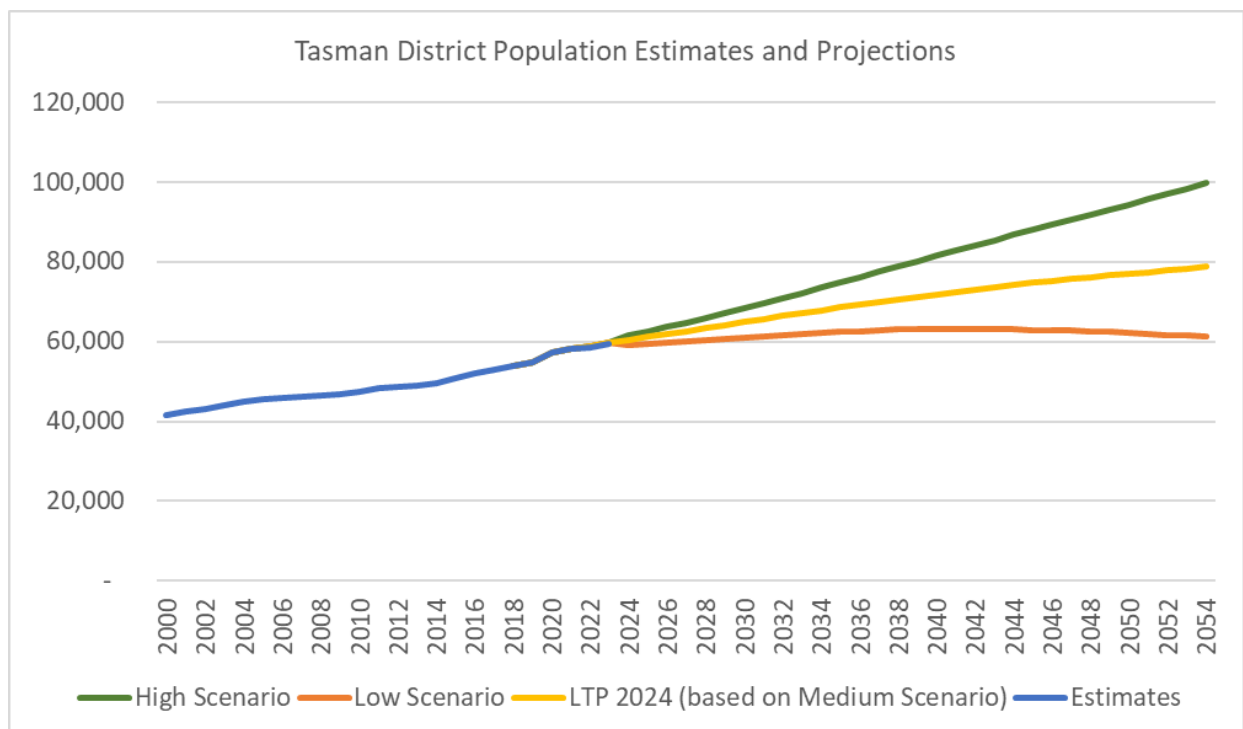


Figure 3: Tasman District's Population Estimates and Projections

In 2023, the percentage of Tasman’s population aged over 65 years was 23%. Within 30 years, we estimate the percentage of Tasman’s population aged over 65 years to be 27%. We need to consider and plan for a larger portion of the population that is likely to be on a fixed income and may experience personal mobility challenges. This is likely to cause an increased demand for high quality pedestrian facilities and alternative modes of transport. An ageing population also means the composition of Tasman’s households is changing, with an increase in one or two person households. Tasman’s projected age structure is shown below in Figure 4.

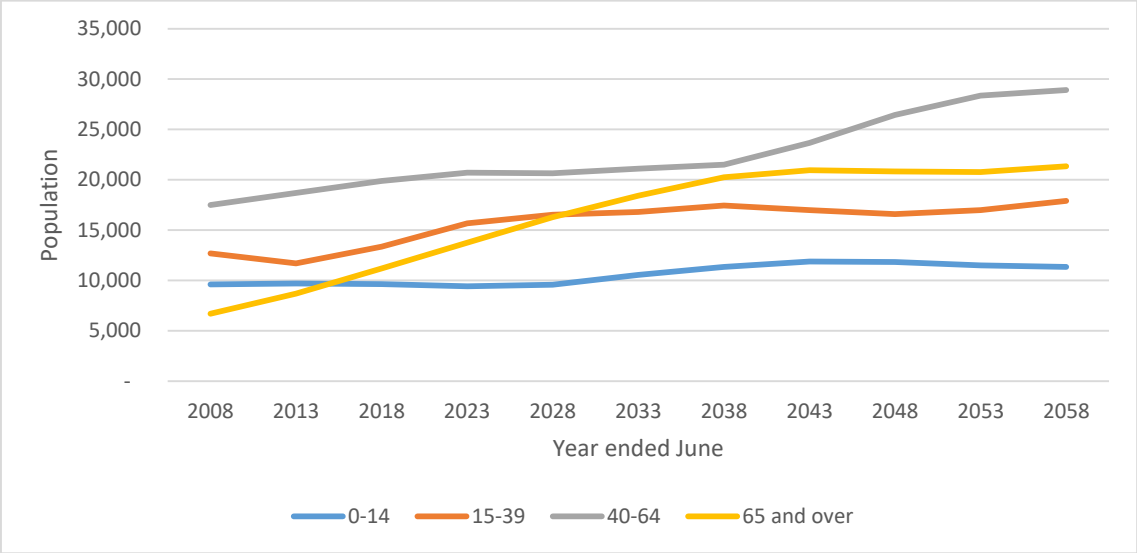


Figure 4: Tasman District’s Population Projections by Age Group

DEMAND FOR NEW INFRASTRUCTURE

More people means demand for more homes. Tasman is the third least affordable region in the country (behind Auckland and Bay of Plenty) taking into account the cost of borrowing, as well as house price and wage levels (Massey Home Affordability Index).

Most homes built in Tasman connect to our infrastructure services – water supply, wastewater, stormwater, and the road network. Using our population projections, along with household size, we forecast that just over 4,200 new homes will be built within the next ten years, and a further 7,450 between 2034 and 2054.

The ongoing construction of new homes creates the need for us to construct new, or upgrade existing, infrastructure.

It is important to note that even if no new people shift to Tasman, the structure of our existing population is ageing. This is driving a reduction in the number of residents per household. That means that if no new people arrive in Tasman there is likely to still be some demand for more houses.

Since 2015, actual growth has surpassed what we had expected, using up considerable amounts of available infrastructure capacity. The combination of this and the projected population increases and demographic change creates the need for significant investment in growth infrastructure. Table 1 below summarises the estimated number of new homes required within Tasman in the next 30 years.

Table 1: Projected New Homes in Tasman

SETTLEMENT	YEARS 1 TO 10	YEARS 11 TO 30
Richmond	1,460	2,440
Motueka	330	900
Brightwater / Wakefield	430	1,200
Māpua / Ruby Bay	290	770
Moutere	600	930
Golden Bay	400	330
Lakes- Murchison	190	130
Other	530	750
Total	4,230	7,450

Overall, we have planned to meet demand across the District. However, we anticipate there is unlikely to be enough supply in Brightwater and Wakefield within the next 10 years, and not enough in Motueka for the next 30 years.

In Brightwater and Wakefield, this is due to infrastructure constraints. These constraints will be lifted once the Waimea Water and Wastewater Strategy improvements are complete, enabling access to more and better quality source water provided by the Waimea Community Dam and providing sufficient trunk wastewater capacity.

In Motueka, development is constrained by a combination of infrastructure servicing and zoning. We are planning sufficient infrastructure servicing in Years 1 to 20 to enable development of residential land in Motueka, especially the western side of High Street. However, development in the other parts of Motueka will remain limited, due to natural hazards in the east and a preference to avoid expansion into productive land on the outskirts of Motueka.

To offset the undersupply in Brightwater and Wakefield, we have assumed a higher rate of development in Richmond in the short to medium term. To offset the undersupply in Motueka, we have assumed a higher rate of development in Richmond and Māpua for Years 1 to 30.

The National Policy Statement on Urban Development (NPS-UD) also requires councils to provide an additional margin of feasible development capacity in urban areas. This additional margin is 20% above the projected demand for the next ten years, and 15% above the demand projected for the following 20 years. Under the NPS-UD, Nelson and Tasman is a combined urban area. The two Councils have agreed that the urban environment for Nelson and Tasman comprises Richmond, Brightwater, Wakefield, Māpua and Motueka - in Tasman, and in Nelson - the city itself and all suburbs, extending to Hira and Cable Bay. Our assessment of the development capacity in the urban environment of Tasman indicates that we will meet the NPS-UD's requirement for the additional margin of feasible development capacity in the short term (Years 1 to 3) but will not have sufficient capacity in the medium term (within 10 years). This is assessed in detail in the Housing and Business Capacity Assessment provided as supporting information for the Long Term Plan.

CLIMATE CHANGE AND NATURAL HAZARDS

Our District is vulnerable to extreme weather events and other geological hazards which can cause significant unplanned repair works and capital costs. While we design and build our infrastructure assets to be resilient to storm and other hazards, we are often faced with having to carry out repairs due to severe events occurring.



Tasman District comprises a diverse landscape ranging from flat coastal lowlands and intensively used (predominantly horticulture and farming) alluvial flood plains, to large, sparsely populated, steep mountainous areas. The District has several major rivers traversing it, including the Aorere, Buller, Motueka and Tākaka rivers that pass close by townships. The geology is relatively complex and varied with numerous active fault systems. These include the Waimea Flaxmore fault system, which runs through urban areas of Richmond, and the Alpine/Wairau Fault that passes through the Nelson Lakes area at the south of the Region.

Tasman District is susceptible to a wide range of hazards and has over time felt the impact of natural hazards such as earthquakes, landslides, floods, coastal erosion and inundation, drought and wildfire. Many hazards originate from within the District, but there is also potential for the area to be affected by hazards generated from outside the District's boundaries, or hazards that affect multiple regions, for example, an Alpine Fault earthquake or tsunami.

For the purposes of this Strategy, these natural hazards have been categorised into three broad areas:

- flooding and land instability
- earthquakes and tsunami
- coastal erosion and inundation.

We also assume that the effects of climate change will cause a change in the intensity and frequency of flooding, coastal erosion, and inundation. We discuss the nature of these changes within the following sections.

FLOODING AND LAND INSTABILITY

Tasman District has experienced a number of extreme weather events in recent years. Major damage to property and infrastructure has occurred as a result of these extreme weather events. This has come at a significant cost to Council and the communities. Cyclone Gita (2018) is an example of how extreme rainfall can result in surface water flooding, debris flows and landslides. Tasman experienced some damage and disruption from the heavy rainfall in event in August 2022 but was less badly affected than its neighbour, Nelson. Climate change will increase the frequency and severity of weather-related natural hazards events.

The performance of the Council's flood control and stormwater assets during rainfall events can have an impact on the amount of damage sustained by both public and private property. Major events, like Cyclone Gita and the rainfall events in 2021 and 2022, placed the spotlight on the performance of these assets and the community's level of service expectations often increase following such an event.

The Ministry for Environment's climate change advice suggests that rainfall patterns are likely to continue to change going forward. We expect there will be more frequent, more intense river flooding and direct rainfall flash flooding of communities and businesses, with knock-on consequences to people and the economy.

With the changing rainfall patterns, we also expect to experience longer periods of no rainfall - increasing the time in which drought conditions will be present. We expect this to be more so in the eastern part of the District, as was experienced during December 2017 and January/February 2020. Increasing periods of drought will place increased pressure on the Council's water sources, meaning that the Council can expect to see greater rationing and have difficulty supplying the growing population, particularly in the Waimea Basin. This should be mitigated to a significant extent by the Waimea Community Dam. Drought and wildfire increase the potential for accelerated erosion primarily through its effects on vegetation and soil. Earthquakes, Liquefaction and Tsunami

Tasman lies within a seismically active zone, with both the Alpine Fault and Waimea Flaxmore Fault System traversing through the south-eastern part of Tasman. The Alpine Fault is the most active, with evidence of repeated movement (rupture) occurring over the last 8000 years.

Earthquakes happen with little or no warning.

Past events such as the Kaikōura earthquake demonstrated how communities can be immediately isolated and the challenges of reinstating access and services to those communities. In the event of a major rupture, it is reasonable to expect the Nelson-Tasman region to be isolated from other parts of New Zealand for an extended period, potentially many months.

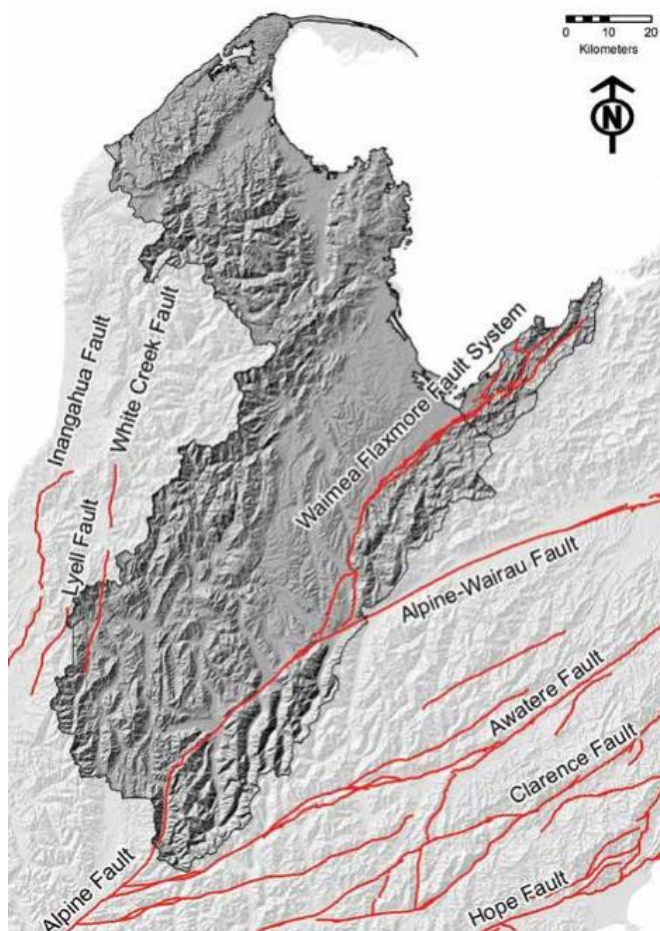


Figure 5: Active Faults in or Near the Nelson-Tasman Region

Fortunately, Tasman District has not experienced major disruption from earthquakes in recent times. However, the potential for a major fault rupture is present. The last rupture of the Alpine Fault is estimated to have occurred in 1717.

The probability of the Alpine Fault rupturing again within the next 50 years is in the order of 75%.

The rupture may produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people as well as catastrophic consequences for infrastructure.

The Nelson Tasman Civil Defence Emergency Management Group has ranked rupture of the Alpine Fault as presenting the highest risk to the Nelson-Tasman region.

Tasman's river, estuary and coastal margins are also vulnerable to liquefaction, which is likely to occur as a result of significant earthquake shaking. Liquefaction can result in the ejection of

liquefied material to the surface (sand boils), subsidence and lateral spreading and loss of bearing

strength (i.e. ability to support building foundations). This in turn can cause significant damage to land, buildings, infrastructure (particularly underground services) and the environment, as well as economic and social disruption.

An offshore fault rupture or land movement can generate a tsunami as well as ground shaking. There are three distinct types of tsunami: distant, regional and local. A local tsunami is likely to arrive with little to no warning following an earthquake that ruptures the sea floor. In Tasman, tsunami is a low frequency, but high consequence hazard. The Nelson Tasman Civil Defence Emergency Management Group has identified local sourced tsunami as high risk and priority for the Nelson-Tasman Region, whereas both regional and distant tsunami are considered to be moderate risk and priority. Tsunami can have devastating effects on above ground public and private infrastructure. In the event of a local tsunami there is likely to be extensive damage to Council's roads, pump stations and treatment plants that are in low-lying areas near the coast.

COASTAL EROSION AND INUNDATION

Coastal erosion and inundation are ongoing issues within the Tasman District. An example of this was in February 2018 when we experienced the effects of coastal erosion and inundation to some parts of the Tasman District. During Cyclone Fehi, coastal flooding occurred, with some residents and private properties suffering significant erosion and inundation. The worst hit areas were Ruby Bay, Rabbit Island, Jakkett Island and edge of the estuary around Lower Queen Street. Coastal erosion also damaged roads and pathways adjacent to the coast.

Climate change advice from the Ministry for Environment estimates that sea levels in Tasman could rise in the order of 2m by 2130 (based on SSP-8.5 climate change scenario and vertical land movement). We are likely to experience the following effects as sea levels rise:

- more frequent, more severe coastal flooding of coastal communities, infrastructure and businesses and knock-on consequences for health, wellbeing and economy;
- saltwater incursion into freshwater habitats and waterbodies;
- increased coastal erosion;
- there could be changes in the cost and availability of insurance; and
- there may be migration of people inland from coastal and low-lying communities.

In 2020, we prepared a Coastal Risk Assessment, which helps us to understand Tasman Bay and Golden Bay's vulnerability to coastal storm inundation and sea level rise considering different sea level rise scenarios. The assessment identifies assets, property, infrastructure and facilities (known as 'elements at risk') that may be vulnerable, using readily available datasets. From this work, we estimated 8,400 people are located in low-lying coastal areas that are vulnerable to coastal storm inundation and sea level rise. Approximately 5,000 of those people are located in the Motueka – Riwaka coastal area, followed by 1,000 people in the Māpua – Ruby Bay coastal area. Motueka is Tasman's largest town that will be affected by coastal storm inundation and sea level rise. The cost to repair damage, or to replace or relocate over the longer term will be significant. Infrastructure in low lying areas, such as pipes, pump stations, treatment plants, roads and footpaths could be vulnerable to coastal erosion and inundation.

A Nelson Tasman Regional Climate Change Risk Assessment tool is currently being prepared which will consider climate-related risks to our area and will be used to inform council functions including risks to our infrastructure.

PUBLIC AND ENVIRONMENTAL HEALTH RISKS

We build and operate infrastructure to provide essential services and to improve the well-being of Tasman's communities. Sometimes, if these assets are inappropriately managed, it can have a negative impact on public health or the environment.

In other parts of New Zealand asset failure has resulted in significant harm to communities. Examples include sickness due to contaminated drinking water supplies and flooding due to stopbank failure. This has reinforced the need to ensure our infrastructure is well maintained and operated, and to learn from the mistakes of others. A standout issue for Tasman is the challenge of providing water supplies that meet the Drinking Water Quality Assurance Rules. Currently, the main non-compliance with these Rules is that our rural supplies do not have barriers against protozoa contamination. To achieve compliance with these Rules, these supplies will need upgrading with treatment that is capable of removing protozoa.

As well as looking after the health of Tasman's residents, we must also protect the health of the environment. Sometimes there are negative effects on the environment that were created inadvertently through the provision of infrastructure. This can include wastewater overflows and contaminated stormwater. The Resource Management Act and National Policy Statement – Freshwater Management place obligations on Councils to ensure natural environments are protected.

AGEING INFRASTRUCTURE

We are responsible for managing \$1.8 billion worth of infrastructure assets. These assets have a finite period in which they will operate suitably. We refer to this as an asset's 'useful life'. Once the useful life of an asset is reached, the asset will usually require renewal or replacement. The useful life of assets varies significantly, from 10 years for signs or road chip seals, up to 100 years for bridges and pipes. Much of Tasman's infrastructure was built between circa 1950s and the 1980s. To date, this has meant that the Council has largely had to renew assets with relatively short useful lives. Most of the longer life assets are yet to be renewed.

Figure 6 to Figure 9 show the long-term renewal investment required based on the expected asset life for Council's bridges and pipes. Council needs to be very mindful of these types of assets when forecasting future renewal needs because they will generate the most change in the demand for renewal investment. However, this is most relevant beyond the period of this Strategy. For the period of the Strategy, Council expects the renewal of short life assets to continue much the same as recent times, effectively creating a stable baseline for renewal investment that bridges and pipes will add to in the future. Council needs to plan well ahead of time in order to manage and fund this big step up in renewal activity.

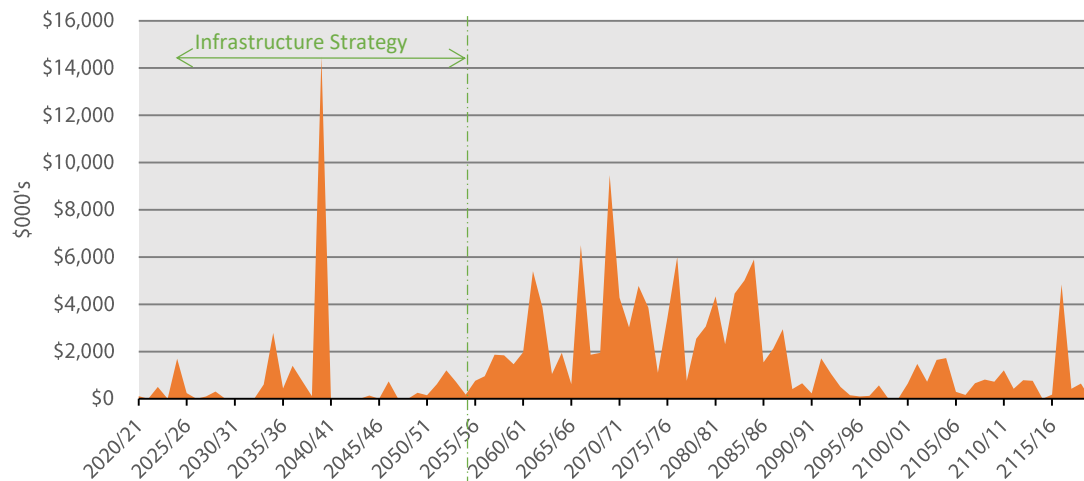


Figure 6: 100 Year Bridge Renewal Profile – Uninflated as at 30 June 2023

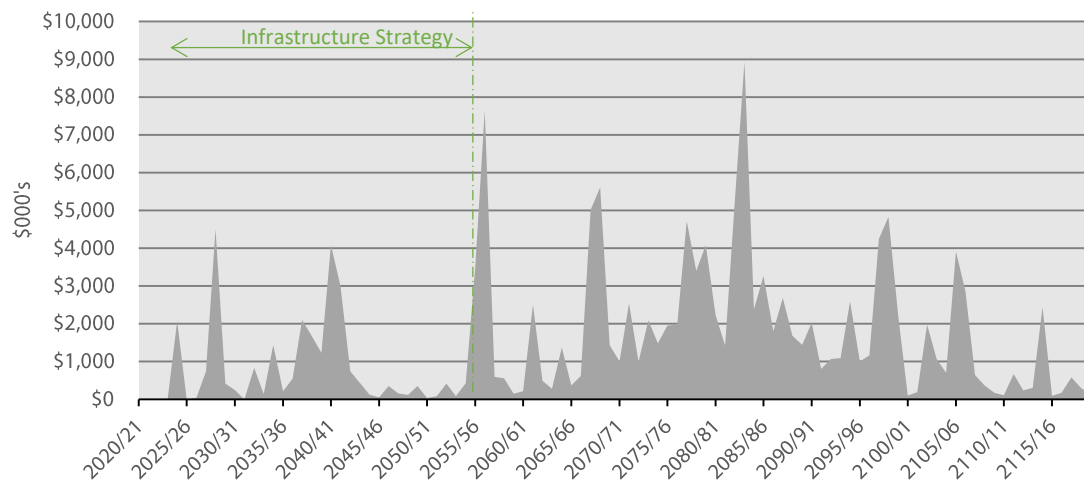


Figure 7: 100 Year Water Pipe Renewal Profile – Uninflated as at 30 June 2023

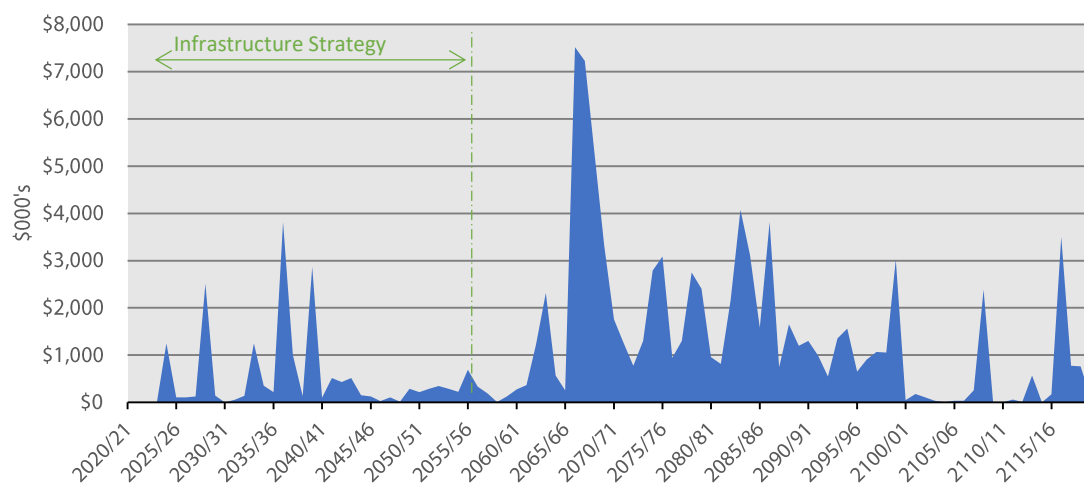


Figure 8: 100 Year Wastewater Pipe Renewal Profile – Uninflated as at 30 June 2023

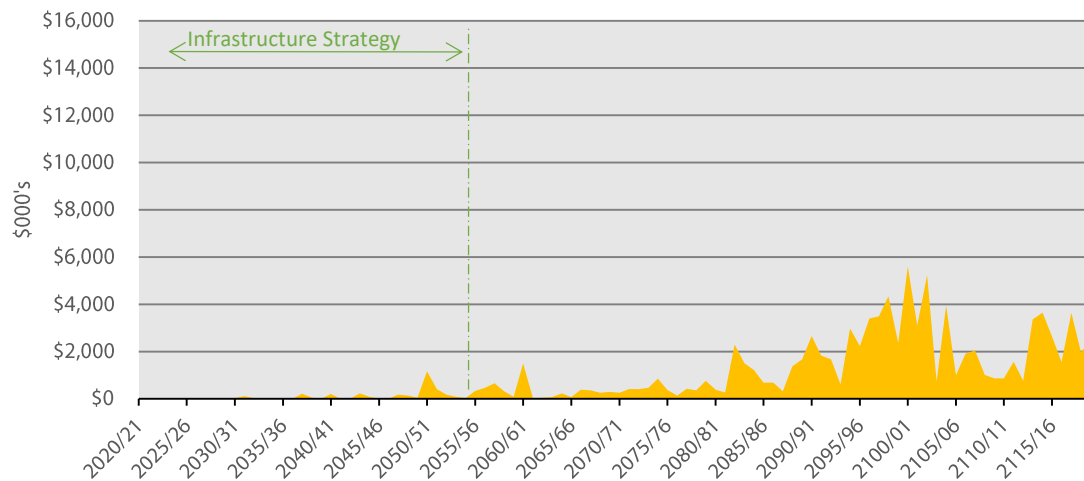
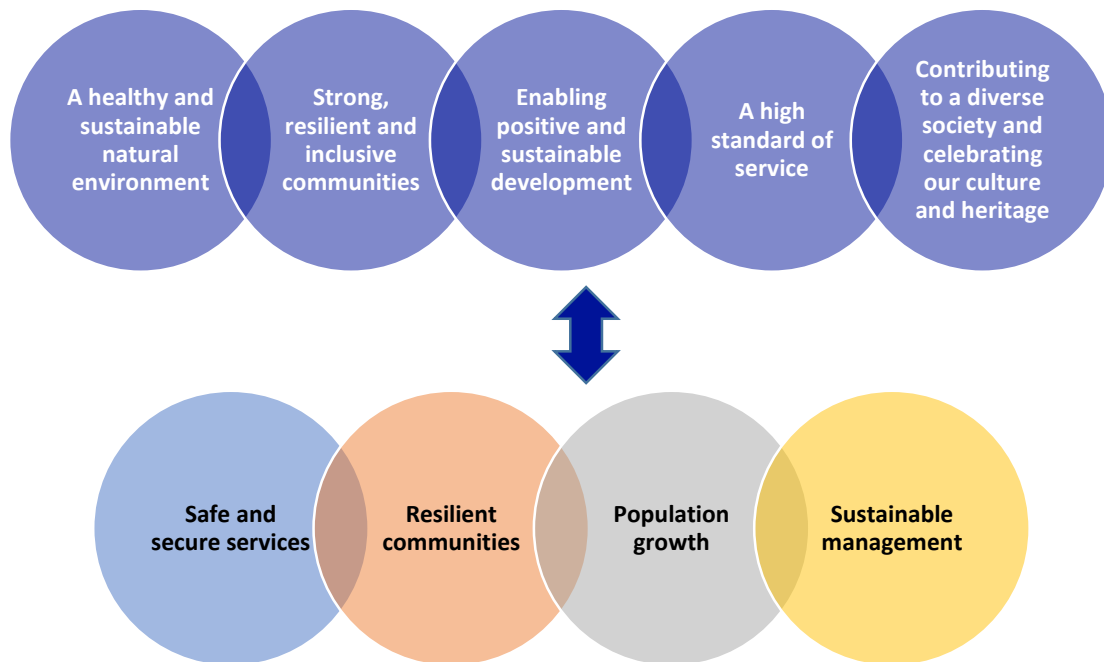


Figure 9: 100 Year Stormwater Pipe Renewal Profile – Uninflated as at 30 June 2023

OUR INFRASTRUCTURE PRIORITIES



Our continued Strategic and Infrastructure Priorities are outlined in the diagram above. Each of the Infrastructure Priorities are discussed below.

PROVIDING SAFE AND SECURE INFRASTRUCTURE SERVICES

Providing safe and secure infrastructure services is paramount. We plan to provide public water supplies that are safe to drink, a transport network where people feel they can move safely, and public assets that are safe to use. Not only do our infrastructure services need to be safe and available now, but they also need to be secure into the future. We plan to provide secure services and avoid significant disruptions. For example, water takes for public water supplies should be enduring and have a low risk of being unavailable.

PROVIDING INFRASTRUCTURE SERVICES THAT ENABLE OUR COMMUNITY TO GROW

We will continue to enable growth through the development of trunk and main infrastructure. As Tasman grows, we expect the density of our urban populations to increase and there to be significant advancements in technology. This will place a changing demand on our infrastructure networks, at the same time as presenting opportunities to optimise the use of existing assets through smarter operational procedures.

PLANNING, DEVELOPING AND MAINTAINING RESILIENT COMMUNITIES

Infrastructure resilience is the ability to reduce the magnitude and/or duration of disruptive events. The effectiveness of resilient infrastructure depends upon its ability to anticipate, absorb, adapt to and/or rapidly recover from a potentially disruptive event. For Tasman's communities to cope well with change and disruption, they must be resilient.

Resilience will not be achieved through the actions of Council alone. We will need to work together with other organisations such as the Nelson Tasman Civil Defence Emergency Management Group, iwi and residents to effectively build resilience and plan for recovery.

SUSTAINABLE MANAGEMENT OF OUR EXISTING ASSETS AND ENVIRONMENT

We cannot lose sight of the importance of maintaining our existing assets or the need to continue to protect Tasman's natural environment. If we do not put the right level of effort into looking after what we have now it can have a significant impact on what future generations experience and need to pay for. With built assets, we plan to invest in renewal and maintenance at an optimised level. Too little investment in renewals could see more assets becoming run-down, costing more to maintain and increasing whole-of-life costs. Too much investment in renewal and we would not achieve the best value we could from assets by prematurely replacing them, again increasing whole-of-life costs.

KEY ASSUMPTIONS AND UNCERTAINTIES

There are factors outside of our control that can change, affecting our ability to do what we have planned. Sometimes the impact can be significant. There is always uncertainty in any planning process, but the key to good quality planning is to make clear assumptions to help address this uncertainty. In this section, we have set out the key assumptions and uncertainties that relate to the provision and management of infrastructure.

GROWTH



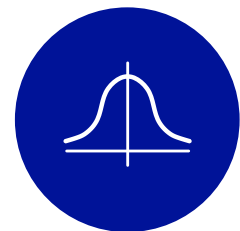
We cannot be certain what the actual rate of population and business growth will be. There are local, national and international factors that affect the actual rate of growth, either speeding it up or slowing it down. Some of these factors include employment opportunities and immigration policies. For planning purposes we have assumed that population growth will be medium, as set out earlier in this Strategy.

If growth is slower than assumed, we may be able to defer some infrastructure upgrades associated with providing increased capacity. Where upgraded infrastructure is already in place to provide for future growth, it may take longer to pay off the debt associated with the works. This is because development contribution income will also slow. The increased financing costs associated with this will be incorporated into future development contribution charges.

If growth occurs faster than assumed, we may need to advance planned upgrades or consider unplanned infrastructure to provide additional capacity sooner. We may need to reprioritise other works to ensure we maintain a programme of work that is affordable within existing financial caps (in our Financial Strategy) and also deliverable. If this occurs, development contribution income is also likely to increase, meaning that debt associated with growth will be repaid more quickly.

EXPECTED LIFE OF ASSETS

We cannot be certain how long each individual asset will last. Even if assets are made from the same material, it is unlikely that they will age and perform the same as each other. Factors such as installation methodology, operating conditions, wear and tear, and manufacturing defects will affect how long each individual asset will actually last before needing replacement. To address this uncertainty, we assign an average expected life for types of assets to assist with renewal planning.



We generally use average asset life expectancy to estimate future renewal requirements. Actual asset condition and performance has only been incorporated for assets that have shown clear signs of premature failure. For transportation assets, we use a mix of average asset life expectancy, asset condition and performance.

Our infrastructure asset data reliability is generally B grade. This means that the data used to determine our renewal forecasts has an uncertainty of approximately 15% and that renewal needs in any year could vary to this extent. Some assets will fail before reaching the end of their expected useful life, and some will last longer. We have assumed that we will be able to manage this variance within our budgets by annually prioritising renewals.

STATUTORY CHANGES AND THREE WATERS REFORMS



Central government often enacts new statutory requirements that affect Councils and the delivery of their services. We cannot be certain when these changes will take place or of the scope of changes until they are confirmed by Central Government.

Since the last Infrastructure Strategy was developed the situation regarding the three waters [wastewater, stormwater, and water supply] has changed due to the proposed Affordable Waters Reforms. We are awaiting the confirmation from Government on whether this will occur and to what level for Tasman District Council. We expect more clarity on how, if any reforms will be required, by mid-2024. In the meantime, we have assumed that we will continue to own and provide Wastewater.

CLIMATE CHANGE AND NATURAL HAZARDS

We acknowledge the high level of uncertainty associated with climate change predictions but assume that it is not possible to reduce mid-century warming, due to the amount of greenhouse gas emissions already accumulated in the atmosphere and will be applying different climate change scenarios depending on the context. For infrastructure planning we assume the RCP 8.5 or SSP5-8.5¹ scenario which represents the worst case for impacts, to avoid the risk of having to replace undersized infrastructure or abandon buildings or subdivisions.



We also assume sea level rises will continue to rise at an accelerated rate and that for low lying coastal land there will be increasing inundation and erosion from sea level rise and storm surge.

Damage from natural hazard events such as earthquakes, floods, slope failures, strong winds, or fires, is expected to occur over the next 10 years. Council assumes 60% of repairs to underground assets will be funded by Central Government and 51% of repairs to roading assets funded by Waka Kotahi.

SCOPE RISK AND PROGRAMME DELIVERY

When developing this Strategy and the associated work programmes, we needed to estimate how much to budget for each project. Often, we cannot be certain what the actual costs or scope of projects will be because the design is yet to be completed. We typically have more confidence in the cost and scope of projects that we have planned within the first three years. After this, our estimates are usually based on simple concept designs.

An added level of uncertainty is arising from the recent pandemic, and more recent conflicts in Europe and the Middle East, and the impact of these on the global trade market. This may affect our local contractors and suppliers and their ability to secure plant and materials for our projects. We have assumed this may create minor project delays, but that necessary plant and materials will still be available.



To address these uncertainties, we have incorporated funding of scope risk into capital project budgets. The amount of scope risk included is 10% of the project estimate. It is likely that all individual

¹ RCP = Representative Concentration Pathways [How future greenhouse gas concentrations will change].
SSP = Shared Socioeconomic Pathway [Projected socio-economic changes up to 2100]

projects will need the full amount of allocated scope risk funding, however in reality there will be some under and overspending.

It is also unrealistic to assume that we will deliver all of our projects on time. There are often delays associated with land access and consenting, supply of products, staffing shortages and other unforeseen issues that prevent us achieving on time delivery for some projects.

For the water, wastewater and stormwater activities, we have made an overall downward adjustment to the total capital programme of 10% per year. This adjustment accounts for uncertainties in scope risk and programme delivery. By including this adjustment, we avoid over-funding the activities. Where we have applied the 10% adjustment, we refer to this adjusted budget as the Total Funded Capital Programme.

POST THE GLOBAL PANDEMIC



The global pandemic, whilst declared over in May 2023, has affected all our lives since its appearance in 2020. The borders opened again in late July 2022 and we are now seeing overseas migrants and workers returning to the Tasman District. This has allowed horticultural businesses that rely on seasonal labour for harvest, and our tourism sector to restart.

Since the middle of 2022 New Zealand has witnessed the impact of the soaring cost of living crisis. This is an ongoing concern for the Council and has been a constant consideration throughout development of the Long Term Plan 2024 -2034 and its Infrastructure Strategy review.

It is important that we continue to invest in the District and provide services. This spending helps to fuel the economy and acts as a buffer against increasing unemployment. We have taken advantage of additional Government funding opportunities to boost jobs and undertake projects that contribute to Thriving and Resilient Tasman Communities.

Covid-19 presented added uncertainty in our planning process. The most notable for infrastructure is its impact on population growth. We have not changed our population assumptions in response to Covid-19. The current housing market and economy are good indicators that our assumptions are appropriate. If Covid-19 does have an impact on population growth, the scenarios discussed above under growth will be applicable.

HOW WE WILL MANAGE OUR INFRASTRUCTURE ASSETS

This section outlines how we plan to enable the development of new homes and businesses across Tasman, the on-going need to renew assets, and opportunities to improve levels of service, public health, the natural environment and resilience.

ENABLING GROWTH

Infrastructure is essential for growing communities. We estimate that there will be 11,700 new homes built in Tasman within the next 30 years. Approximately 60% of those homes will connect to the Council's infrastructure. They will need water supply, wastewater collection and disposal, and will generate more stormwater runoff and traffic movements. This demand adds pressure to our existing infrastructure networks and systems. Within some parts of our networks, there is capacity for new homes to connect. In others, the network is full and new or enlarged infrastructure assets are required. We use population projections, housing and subdivision trends, and asset and network information to determine where and when infrastructure upgrades are required.

The majority of our growth is occurring in urban areas, mostly in greenfield or undeveloped areas but also some intensification. This usually requires new infrastructure in order to extend our networks into those areas. The recent demand for new homes, coupled with land supply and infrastructure constraints, is contributing to increasing house prices. Housing is fundamental to the well-being of Tasman's communities and we have prioritised investing in growth infrastructure to help ease the strain in the housing market.

For the past three years, Tasman has experienced rapid growth, particularly in Richmond. We have undertaken a series of upgrades in Richmond and Māpua to enable subdivision development to proceed. In Motueka, Brightwater, and Wakefield some subdivision has proceeded using up most of the available capacity. In those areas, upgrades are underway in order to enable further development.

We have planned to only provide trunk and main infrastructure for growth areas where more than one development is served. The programme of work that supports this Strategy has been prepared to support growth across the district for the next 30 years.

Figure 10 shows the total planned investment in growth infrastructure for the next 30 years.

We plan to enable growth within Tasman by investing \$405 million in growth related infrastructure upgrades over the next 30 years.

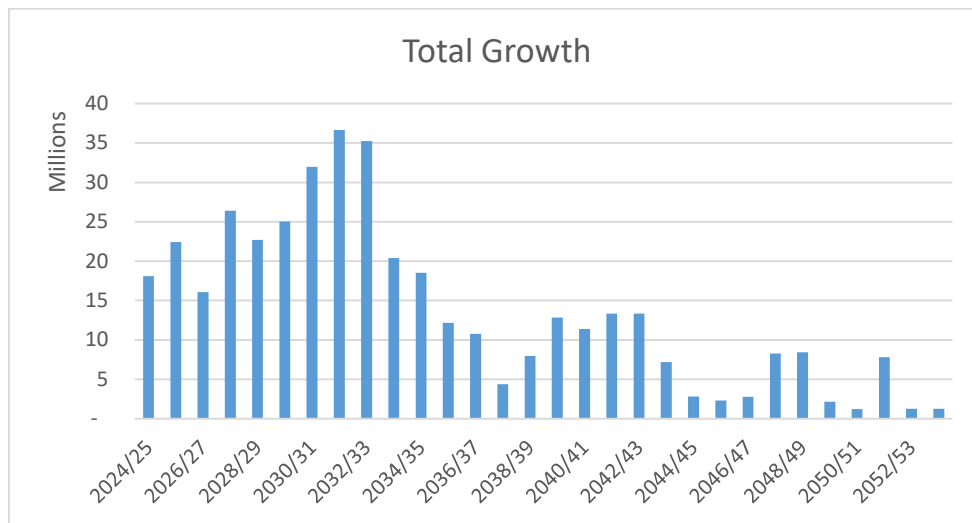


Figure 10: Total Growth Expenditure for Infrastructure for the next 30 Years

We will use development contributions to fund the growth costs shown in Figure 10. For more funding information, refer to our Development and Financial Contributions Policy and Revenue and Financing Policy.

INVESTING IN ASSET RENEWAL

We generally plan the rate of renewal investment for water, wastewater, stormwater, and rivers and flood protection assets based mainly on the age of the assets and their expected useful life. We have made exceptions where assets have performed poorly and these have specifically been programmed for early replacement. For water supply pipes, we have estimated the expected useful life for different pipe materials using pipe failure trends from across our own network. For roads, we use age, condition and demand data to predict an optimised programme of renewal. Our roads have been degrading in recent years and we have increased the budgets for road maintenance in the LTP 2024-2034 to address this deterioration. Figure 11 shows the total planned investment in renewal of infrastructure assets for the next 30 years. As highlighted earlier in this Strategy, our infrastructure renewal need is projected to significantly increase beyond the period of this Strategy. This will likely present a funding challenge in approximately 50 years' time.

We plan to renew \$853 million worth of assets over the next 30 years in order to maintain the overall condition of our infrastructure networks.

We have planned to progressively fully fund depreciation (i.e. the wearing out of assets as it occurs) through rates and other income streams by 2030. Over the next 30 years, funding of depreciation generally exceeds our immediate asset renewal needs. This means that there is an excess of depreciation funding that we can use to manage our cash position as a whole, helping to reduce debt.

In the long term, we expect that asset renewal needs will exceed the funding that we collect for depreciation. When this occurs, it is likely that we will need to fund asset renewals through a mix of depreciation funds and borrowing.

The Council have decided to slow down the funding of depreciation by adding an additional five years to the target of 2025. The reason it was extended to 2030 was due to the impact of large revaluation increases and resulting increase in depreciation. Phasing these impacts in allows the Council to smooth the impact on rates.

We plan to undertake more mature renewal planning over the next three years to better understand this issue and consider the associated potential effects on our future borrowing requirements.

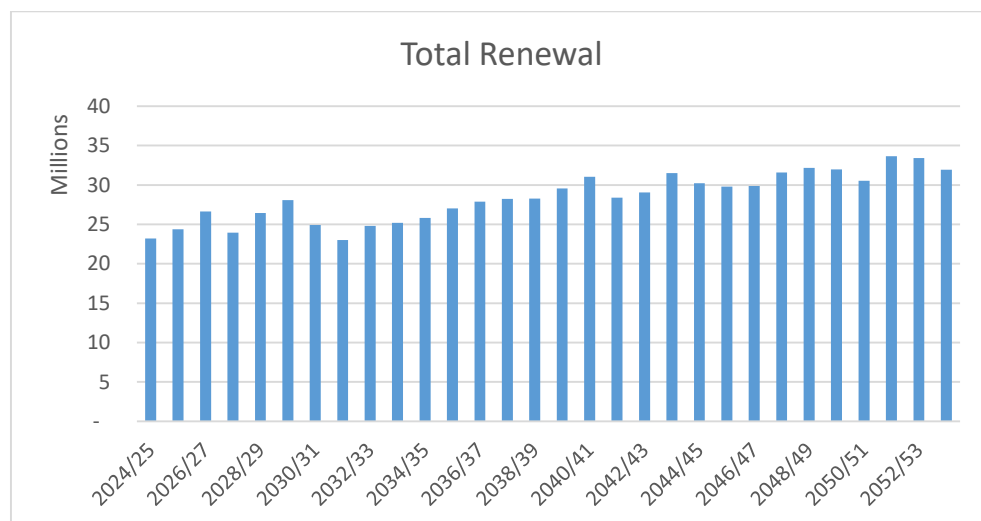


Figure 11: Total Renewal Expenditure for Infrastructure for the next 30 Years

MANAGING LEVELS OF SERVICE

Levels of service are what we have agreed to deliver for, and on behalf of the community, and they describe the service from the customer's perspective.

Levels of service are set through Tasman's 10-Year Plan, sometimes in response to community desire, and sometimes in response to statutory requirements.

Due to our self-imposed financial limits, there is little scope for us to significantly increase level of service targets over the next 10 years. We have had to focus investment on meeting existing level of service targets and making improvements due to statutory requirements.

The following table summarises where we have planned works in order to achieve agreed level of service targets. A full list of our agreed levels of service are in Tasman's 10-Year Plan 2024 – 2034 Group of Activities Summary, and some additional technical measures are included in our activity management plans. Figure 12 shows the total planned investment in level of service improvements for the next 30 years.

Table 2: Level of Service Changes

ACTIVITY	TYPE OF CHANGE	DESCRIPTION ENVIRONMENTAL HEALTH
Water	Improve compliance with Drinking Water Quality Rules	Invest in meeting the requirements of the Drinking Water Quality Assurance Rules.
	Reduce water loss from the network	Invest in proactive leak detection and repairs, and on-going pipe renewal.
	Complete the investment in the Waimea Community Dam	Provide for water security for urban and rural water users.
Wastewater	Reduce incidences of wastewater overflows into waterways	Invest in pipe and pump station upgrades.
	Improve network resilience	Invest in additional storage and standby electrical generation.
Stormwater	Maintain focus on mitigating flooding of habitable floors	Prioritise investment in network upgrades that mitigate flooding of habitable floors rather than nuisance surface water flooding.
Transportation	Increase the number of people using cycling and walking as a mode of transport	Invest in improved cycling facilities.
	Increase the number of people using public transport	Invest in expanded public transport services.
	Increase the length of sealed road resurfacing	Increase investment in routine road resurfacing.

ACTIVITY	TYPE OF CHANGE	DESCRIPTION ENVIRONMENTAL HEALTH
Rivers & Flood Control	Restore the agreed level of service of the Motueka River stopbanks	Invest in reconstruction and strengthening of priority areas of stopbank.

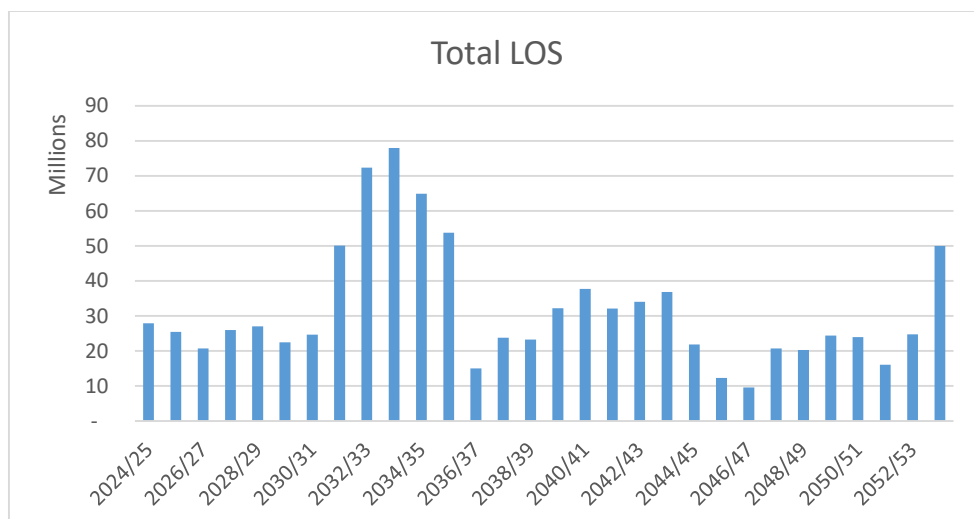


Figure 12: Total Level of Service Expenditure for Infrastructure for the next 30 Years

MAINTAINING PUBLIC AND ENVIRONMENTAL HEALTH

Through the provision of infrastructure, we have influence and effect on public and environmental health.

Table 3 summarises key methods in which we protect public and environmental health. The updated National Policy Statement for Freshwater Management (NPS-FM) centered on the concept of Te Mana o te Wai. The Government has signaled through the NPS-FM and new Taumata Arowai legislation to uphold the principles of the Treaty of Waitangi.

- The NPS-FM provides local authorities with direction on how to manage water resources. Central to this direction is the concept of Te Mana o te Wai. Te Mana o te Wai refers to the vital importance of water and recognises that protecting the health of water protects the health and wellbeing of the wider environment and the community.
- The new Taumata Arowai legislation also requires authorities to give effect to te Mana o te Wai. The new regulatory body has a Māori advisory Board to provide support and guidance on this matter.

Over the next three years, we plan to engage further with the iwi of Te Taihupo o Te Waka a Māui and Ngāi Tahu to determine how we give effect to Te Mana o te Wai.

Table 3: Measures Used to Maintain Public and Environmental Health

ACTIVITY	PUBLIC HEALTH	ENVIRONMENTAL HEALTH	RELEVANT STATUTES / REGULATIONS
Water	We aim to provide a safe and reliable supply of drinking water to residents and businesses.	We aim to always comply with the conditions of our water take consents so that water is not over extracted from aquifers or streams.	Resource Management Act Health Act Local Government Act Water Services Act Drinking Water Quality Assurance Rules
Wastewater	We collect wastewater from properties and treat it according to discharge consent requirements before discharging back to the environment.	We collect wastewater from properties and treat it according to discharge consent requirements before discharging back to the environment. Wastewater is collected and transferred in a manner that minimises odours and overflows.	Resource Management Act Local Government Act Water Services Act
Stormwater	We aim to collect and discharge rainwater in a way that minimises disruption to normal community activities and risk to life.	We aim to minimise the level of contaminants in stormwater discharges and manage natural streams in a manner that protects the natural habitat within the stream.	National Policy Statement – Freshwater Management Local Government Act Resource Management Act Water Services Act
Transportation	We provide a range of transport options that can in themselves improve health and connect communities and enable access to health care and recreation.	We regularly undertake road sweeping and sump cleaning to prevent contaminants from being washed off the road and into the natural environment.	Resource Management Act Land Transport Management Act
Rivers & Flood Control	We manage stopbanks to maintain flood protection for residents and businesses	We manage gravel aggregation and river planting in a manner that protects the natural features and life within the river systems.	Resource Management Act Soil Conservation and Rivers Control Act

MANAGING RISKS AND IMPROVING RESILIENCE

Tasman's communities face the ongoing presence of the impacts from climate change and other natural hazards and we need to ensure that we provide infrastructure that is resilient and that we are prepared financially to respond to in order to recover from damaging events.

Over time, we will build more resilient infrastructure services that can cope during times of major disruption or that can be restored quickly. Planned improvements include the provision of backup power generators and additional storage capacity, water reservoir construction, and relocation of the Motueka wastewater treatment plant. Consideration will need to be made in the longer term for the future relocation and capacity upgrade of the Takaka wastewater treatment plant. These improvements will be the start of a wider programme of work that will be necessary in order to improve resilience to an adequate level. Currently, we don't have enough information to adequately plan a full suite of resilience upgrades for the medium and long term horizon. Our knowledge of the impacts of climate change and the impact on infrastructure is developing. We are working with Nelson City Council on a Nelson Tasman Regional Climate Risk Assessment tool which will help us to understand the risks to our infrastructure. We will use this knowledge to inform discussions with Tasman communities on how we will together adapt to climate change.

In addition to ensuring our assets are resilient, we have a range of financial provisions to assist with response to and recovery from major damaging events. These include:

- ability to reprioritise our capital programme
- insurance cover of 40% of the costs of a catastrophic disaster event, up to \$125m
- Central Government support of up to 60% for essential infrastructure, and
- Waka Kotahi / NZ Transport Agency subsidy of at least 51% for subsidies for transportation asset reinstatement.

CRITICAL ASSETS AND LIFELINES

Knowing what is most important is fundamental to managing risk well. By knowing this, we can invest where needed most and tailor this investment at the right level. This will avoid over investing in assets that have little likelihood of failure and will ensure assets that have a high consequence of failure are well managed and maintained. For infrastructure, this is our critical assets and lifelines. These typically include arterial road links (including bridges), water and wastewater treatment plants, trunk mains, main pump stations, key water reservoirs, stopbanks and detention dams.

In 2016, in partnership with Nelson City Council, the Nelson Tasman Civil Defence Emergency Management Group and other utility providers, prepared the Nelson Tasman Lifelines Report which summarises all critical utility lifelines within Nelson and Tasman. A number of actions identified in the report aimed to improve the Region's infrastructure resilience to the impact of natural hazard events.

We also recently developed an asset criticality assessment framework for water supply, wastewater and stormwater. The framework is defined by:

- a 'Criticality Score' from 1 (very low criticality asset) to 5 (very high criticality asset)
- a set of 'Criteria' against which each asset will be assessed and assigned a Criticality Score, and

- a set of straightforward, logical rules, measures and proxies under each criteria that can be assessed for each asset and enable a Criticality Score to be assigned in a spatial (i.e. GIS) context.

For each asset, the criticality has been assessed against the following five criteria:

- number of people that would be effected if the asset failed
- asset failure would prevent/impair use of a critical facility
- ease of access/complexity of repair
- asset failure has potential for environmental/health/cultural impacts, and
- asset failure has potential to initiate cascading failures and/or the asset has interdependencies with other assets.

Based on the above, asset criticality has been assessed for all assets across the District and mapped spatially in a GIS viewer. The vulnerability of critical assets to natural hazards has been identified through the overlay of natural hazards information such as coastal inundation and sea level rise, stormwater and river flooding, fault lines, tsunamis and liquefiable soils.

The asset criticality framework will help to ensure that the appropriate level of effort is made to manage, maintain and renew them, and will extend to ensure that we have adequate asset data to enable robust decisions to be made regarding the management of those assets.

LONG TERM FINANCIAL ESTIMATES

We have planned for a prudent financial approach to managing our infrastructure, with moderate overall cost increases and a steady capital programme. This section provides a summary of the total investment we have planned to make in infrastructure over the next 30 years.

TOTAL OPERATING EXPENDITURE

We have split operating expenditure into two categories:

- direct expenditure – includes maintenance and operating costs paid to our contractors and suppliers, and professional service fees, and
- indirect expenditure – includes financing costs, depreciation, and overheads such as staff salaries.

The annual operating costs for infrastructure are forecast to rise from around \$56 million in 2024, to \$83 million in 2034, and \$122 million by 2051. This results in an annual increase of around 4.8% on average in the first 10 years and 3.9% over the 30 years. These increases are primarily caused by increases in direct costs (partly driven by increased infrastructure needed to accommodate growth), increased loan servicing costs, and inflation.

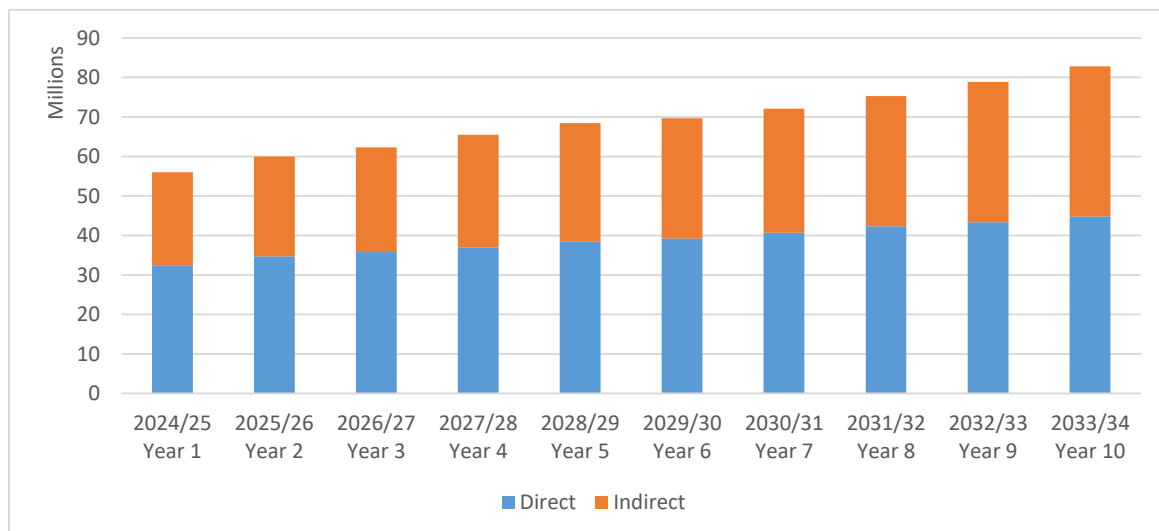


Figure 13: Year 1 to 10 Infrastructure Annual Operating Costs

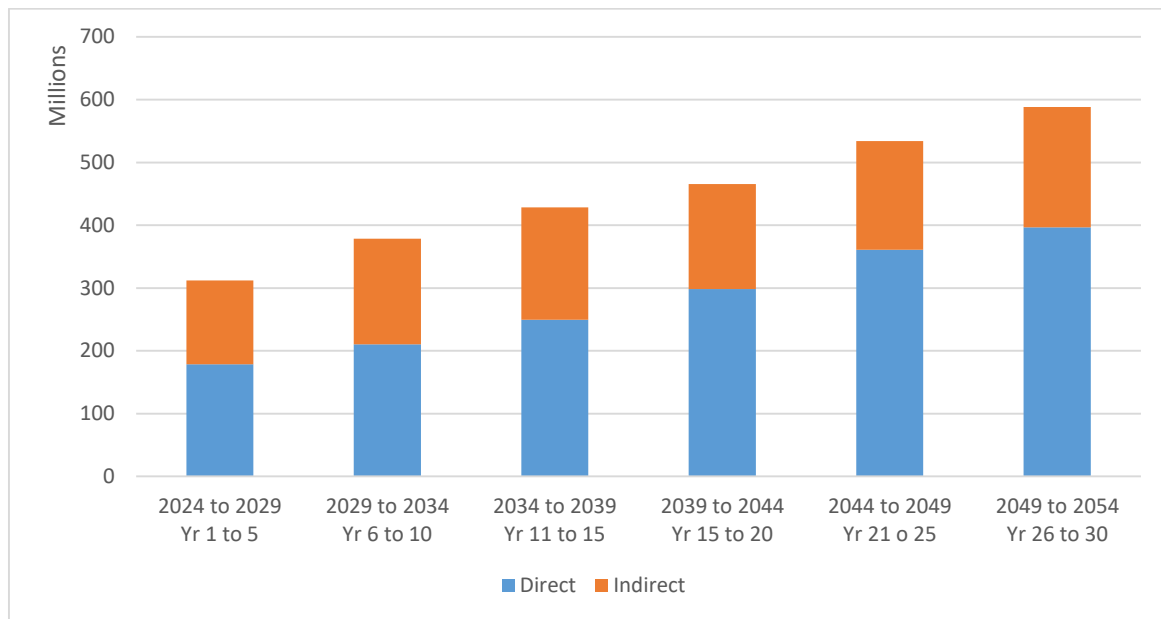


Figure 14: Year 1 to 30 Infrastructure 5-Yearly Operating Costs

TOTAL CAPITAL EXPENDITURE

We have planned to fund \$820 million of capital expenditure over the next 10 years and around \$2.1 billion over the next 30 years. In the first 10 years, 43% of the investment is for level of service improvements, 28% for renewals and 29% for growth.

The Total Funded Capital Programme shown below includes the 10% scope risk and programme delivery adjustment discussed earlier in this Strategy.

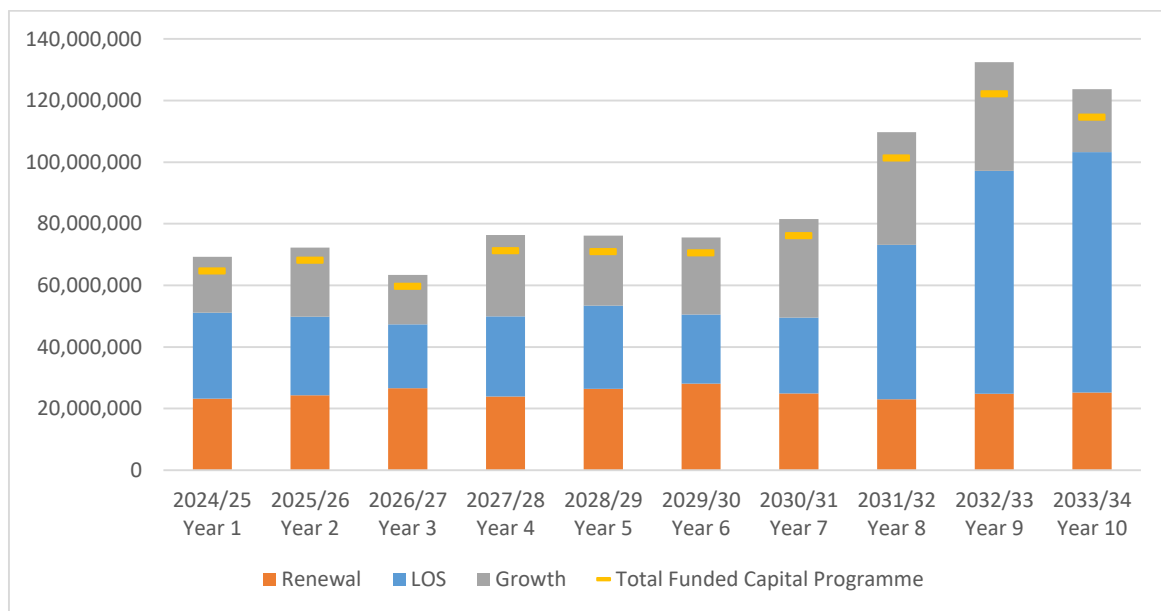


Figure 15: Year 1 to 10 Infrastructure Annual Capital Expenditure

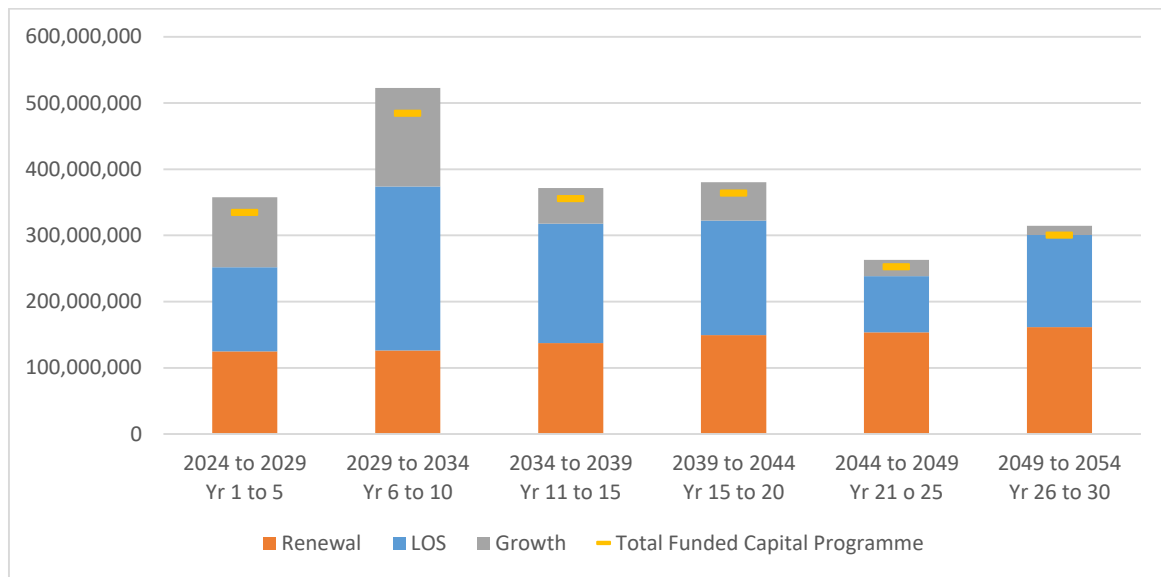
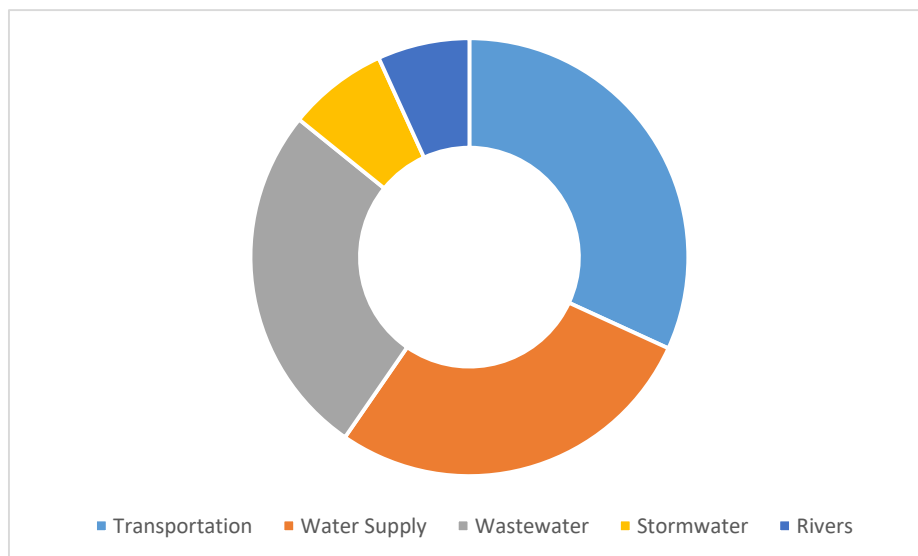


Figure 16: Year 1 to 30 Infrastructure 5-Yearly Capital Expenditure

ACTIVITY SUMMARIES

The following graphs show the split between operating and capital expenditure for infrastructure. For the next 10 years, we need to invest most in transportation as there is a high base programme of routine maintenance and renewal works. A breakdown of the financials for each activity is provided in the following activity summaries. The full list of the operating and capital budgets for each activity is included in our respective activity management plans.

OPERATING



CAPITAL

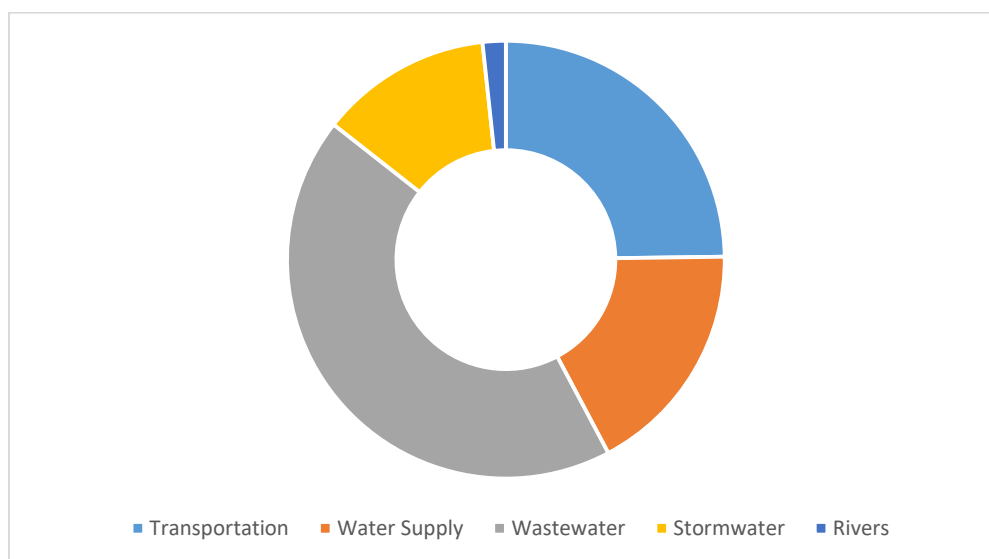


Figure 17: Year 1 to 10 Split of Operating and Capital Expenditure

WATER SUPPLY

We aim to provide secure water supply systems that deliver safe water to Tasman communities. We own and operate 19 water schemes across the Tasman District. For most urban areas, the water supply network also provides adequate pressure to meet firefighting requirements. Over the next 10 years, we plan to spend 30% of our total infrastructure budget on the water supply activity.

ASSET OVERVIEW

The key assets that make up our water supply infrastructure are summarised below.

Table 4: Water Supply Asset Summary

DESCRIPTION	*REPLACEMENT VALUE	DATA RELIABILITY
15 water treatment plants	\$17.0m	Good
28 pump stations	\$4.1m	Good
802 km reticulation	\$170m	Good
5,029 valves	\$10.5m	Good
1,659 hydrants	\$5.3m	Good
430 backflow prevention devices	\$0.5m	Good
88 reservoirs	\$27.9m	Good
12,924 water meters	\$8.5m	Good
1,620 rural restrictors	\$0.5m	Good
42 bores	\$5.8m	Good

**Replacement Valuation as of 30 June 2022*

LEVELS OF SERVICE

<i>"Our water supply systems are built, operated and maintained so that failures can be managed and responded to quickly"</i>		<i>"Our water supply systems provide fire protection to an appropriate level that is consistent with the national standard"</i>
<i>"Our water is safe to drink"</i>	<i>"Our water takes are sustainable"</i>	<i>"Our water supply activities are managed at a level that the community is satisfied with"</i>

As explained earlier in this Strategy, providing safe and secure infrastructure services is a priority. We have planned to invest significantly in improving water treatment. We started water treatment plant upgrades in 2018 and plan to continue through to 2034. This investment will lift our performance against our agreed levels of service.

RESPONDING TO OUR INFRASTRUCTURE PRIORITIES

Further to the overarching infrastructure key issues identified earlier in this Strategy, we have also identified the key issues specific to the water supply activity that are described below. Each of these issues relate to our infrastructure priorities. For each issue, the significant decisions we need to make are outlined, along with the principal options for addressing the issue, with estimated costs and timing.

IMPROVING SAFETY OF WATER SUPPLIES

We are obligated under water legislation to provide safe water supplies that comply with the NZ Drinking Water Quality Assurance Rules. At present, none of our schemes fully meet the requirements of the rules. The main reason for non-compliance is a lack of protozoa treatment. Complying with the rules has increased in priority and recently been mandated by the Drinking Water regulator Taumata Arowai.

Table 5 below summarises the options that we have considered in order to improve the safety of our water supplies.

Table 5: Principal Options to Improve Safety of Water Supplies

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Upgrade or install water treatment plants that provide the level of treatment required by the Rules.	The risk of water contamination will be reduced and communities will have increased confidence that their water is safe to drink. However, providing higher quality water will come at a higher cost, resulting in rates increases.	✓	\$10.7m	2024 - 2028
Undertake required upgrades over a shorter period of time.	The risk of water contamination will be reduced quicker than planned. However, compressing the timeframe will cause debt to increase more sharply and breach our financial caps. It may also contribute to an undeliverable work programme for our resources and the construction market.	✗	\$10.7m	2024 - 2024
Undertake required upgrades over a longer period of time	The longer the time taken to upgrade, the longer the risk of drinking water contamination will persist. The strain on our financial and delivery resources will be continue as costs increase with inflation, and we may fall further out of line with the drinking water quality assurance rules.	✗	\$10.7m	2024 - 2030

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Connect Eighty Eight Valley water scheme to the Wakefield / Brightwater scheme.	<p>Homes on the Eighty Eight Valley scheme will be supplied with higher quality water from the Wakefield / Brightwater schemes. Some users on the Eighty-Eight Valley scheme will now be connected via an extension from an urban supply. This would usually require those users to pay restricted supply rates.</p> <p>If a connection is made to the Wakefield / Brightwater schemes the cost of the upgrade could be shared amongst the Urban Water Club users.</p> <p>Some farms on the Eighty Eight Valley scheme may stay connected to the original source due their needs being primarily for stock drinking water.</p> <p>A full upgrade of the Eighty Eight Valley source and treatment plant will not be required. Avoiding a situation that was likely to be unaffordable for those currently connected to the Eighty-Eight Valley scheme.</p> <p>This option and rating implications are yet to be consulted on. Any change to rating would not occur within prior to the development of our Long Term Plan 2024 – 2034.</p>	✓	\$3.5m	2024- 2026
Upgrade the existing Eighty Eight Valley treatment plant and do not connect the Eighty Eight Valley scheme to Wakefield.	<p>The Eighty Eight -Valley water source is a surface water take from a stream. This type of source is higher risk than ground water bores. This requires a higher level of treatment effort making the treatment plant upgrade cost prohibitive for the existing users. The costs of the upgrade will be borne by only the Eighty-Eight Valley users.</p>	✗	\$2.5m	2021 - 2025
Implement permanent residual disinfection on all	<p>Most of our water supplies are already chlorinated. In August 2020, we proposed via public</p>	✓	Approx \$20,000 per year	2022-2024

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
schemes through chlorination.	consultation to permanently chlorinate all schemes.			
<p>The Drinking Water Quality Assurance Rules require us to take all practicable steps to ensure that the drinking water we supply complies with the rules. Consequently, we have not considered an option that involves maintaining the status quo. We consider it is impractical to speed up the delivery of the upgrades due to the strain on resources it would create. We have planned to complete all upgrades within the Government's indicated deadlines. These deadlines are yet to be enacted; however we consider it prudent to plan to meet them.</p> <p>We are required to upgrade the Eighty-Eight Valley water treatment plant in order to meet the rules. Connecting the Eighty Eight Valley scheme to the Wakefield / Brightwater schemes will enable us to supply water that meets the rules, without the need to upgrade the Eighty Eight Valley treatment plant. We do not have the option to do nothing due the requirement to meet the rules.</p> <p>The mandate for protozoa treatment on all supplies is considered unachievable by the stipulated deadlines, particularly for our rural schemes. We have petitioned the regulator on these matters and discussions are in progress.</p>				

ENHANCING WATER SUPPLY CAPACITY AND RESILIENCE

In order to provide a consistent and resilient water supply to households and businesses we need:

- access to secure water sources that provide an adequate quantity and quality of water throughout the year, and
- reticulation networks of suitable configuration and size to move water across the network at appropriate pressure and flow for users.

We have split enhancing water supply capacity and resilience into three sub-categories:

- Water source improvements.
- Network capacity upgrades.
- New or extended schemes.

New or extended schemes have been included here as they increase coverage and add supply capacity, allowing existing homes and businesses to connect to a scheme. These options have not been included under growth, as the need is not created by the development of new homes and businesses.

Table 6 below summarises the options we have considered in order to enhance water supply capacity and security.

Table 6: Principal Options to Enhance Water Supply Capacity and Security

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Water Source Improvements				
Construct a supplementary water source for the Wai-iti Dam	A supplementary water source will allow us to collect more water in the winter in preparation for dry summers.	✓	\$1.3m	2026 - 2028

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	The ability to collect from two sources will increase resilience of the scheme as we have an increased ability to fill the Dam.			
New Water source, pumping and trunk main for Dovedale Supply	The Motueka Valley source will provide a better-quality and secure supply and requires pumping and trunk supply mains	✓	\$6.4	2024 – 2027

Network Capacity Upgrades

District wide pipe capacity improvements	Increasing pipe capacity at strategic locations within the network allows us to supply more water and to transfer water between different parts of the network. This adds resilience to the scheme as well as providing capacity for growth. In some locations, increasing the pipe size enables us to meet the agreed firefighting level of service.	✓	\$14.9m	2024 - 2028
Waimea water network capacity upgrades between Hope, Brightwater and Wakefield - including the construction of a new bores and treatment plant near Brightwater.	Increased capacity will allow the transfer of water between different townships, allowing us to better balance supply and demand. This adds resilience, as water can be extracted from multiple sources and distributed. These improvements will provide additional capacity for growth and the ability to supply the Eighty Eight Valley scheme. Construction of the new bores and treatment plant will allow extraction of a greater volume of higher quality water and water security.	✓	\$33.1m*	2024 - 2034
Motueka network improvements - including construction of link mains	Construction of new link mains will create loops and add resilience to the scheme. If there is a break in a part of the network, a ring main will allow us to supply	✓	\$6.0m	2024 - 2033

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	water from the other side of the break.			
Maintain the status quo	The network constraints will remain as they are, and potentially worsen as growth occurs. The opportunity to improve resilience will be missed.	x	Nil	Not planned

Implementing the above preferred options will help us deliver on the following levels of service:

- Our water supply systems provide fire protection to an appropriate level that is consistent with the national standard.
- Our water supply systems are built, operated and maintained so that failures can be managed and responded to quickly.

Projects that increase capacity within the network often provide multiple benefits (e.g. improved resilience and capacity for future growth). All the preferred options above improve resilience and enable growth.

**The Waimea water network capacity upgrades project is a key project required specifically to address both the need to increase network capacity and supply growth. Some portions of the programme are planned beyond the 10 year Long Term Plan (beyond 2034).*

New or Extended Schemes

Extend the reticulation within Motueka to provide the whole township with access to treated and reticulated water.	<p>The majority of people in Motueka will have access to safe drinking water, removing their reliance on their private bores.</p> <p>Decommissioning redundant bores will reduce the number of entry points into the aquifer, reducing the risk of source contamination.</p> <p>The Motueka scheme is currently a standalone scheme and not part of the Urban Water Club. Unless the scheme is amalgamated into the Water Club, Ratepayers connected to the Motueka scheme will bear the full cost of the works under the current funding mechanism. Council is planning to investigate the feasibility.</p> <p>Some people with private water supplies may not wish to abandon their supplies.</p>	✓	\$30.3m	2038 – 2044
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PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	The scope, timing, and funding options for this work will be subject to public consultation.			
In Motueka, the community is currently satisfied with the coverage of the existing reticulation network and their reliance on private bores. There is currently a very low appetite from these sections of the community to connect to a public scheme. We anticipate that this upgrade will be required in the future due to the size of the Motueka township and changing water supply regulations. As such, we have indicatively planned this within the next 30 years.				

SUPPLYING OUR GROWING COMMUNITIES

We expect that over the next 10 years Tasman's population will grow by approximately 7,200 residents. To accommodate this growth new homes need to be built, most of which will need to be supplied with water. We can supply some of this new demand through existing infrastructure where capacity is available. New areas of development in Richmond South, Lower Moutere and Motueka West will require completely new infrastructure to deliver water to customers in the area. For Māpua, Brightwater and Wakefield, the existing infrastructure will require upgrading to provide additional capacity.

Table 7 below summarises the options that we have considered in order to provide for growth.

Table 7: Principal Options to Provide Water Supply to Areas of Growth

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Construct new infrastructure to service new areas of growth in: <ul style="list-style-type: none"> Richmond South Motueka West. 	<p>We will be able to provide new homes and businesses with the water they need.</p> <p>This will come at a cost that will largely be funded by development contributions.</p>	✓	<p>Richmond South:</p> <p>\$9.8m</p> <p>\$8.5m</p> <p>\$3.9m</p> <p>\$3.0m</p> <p>Motueka West:</p> <p>\$1.0m</p> <p>\$1.2m</p>	<p>2024 - 2030</p> <p>2033 - 2038</p> <p>2041 - 2043</p> <p>2046 - 2049</p> <p>2024 - 2026</p> <p>2029 - 2031</p>
Upgrade existing infrastructure to service growth in: <ul style="list-style-type: none"> Brightwater Wakefield 	<p>We will provide new homes and businesses with the water they need, as well as improving the reliability of the supply for existing customers.</p> <p>This will come at a cost that will need to be recovered through a mix of</p>	✓	Brightwater & Wakefield: \$33.1m*	2024 - 2034

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	development contributions and rates.			
Maintain the status quo	We will not be able to provide new homes and businesses with water requiring them to find alternatives if possible. This is likely to restrict where and when growth can occur and have an unfavourable impact on the housing market.	x	N/A	Not planned

Enabling construction of new subdivisions will provide homes for our growing population. This is a priority for us. To do this, we have determined that we must provide essential infrastructure. We have planned to implement the above options so that our supply of increased water network capacity meets the demand created by new homes as they are built. The timing of these upgrades is based on the population projections set out earlier in this Strategy. Implementing these options will help us meet the requirements of the National Policy Statement – Urban Development 2020.

**The Waimea Water Network Capacity Upgrades project is a key project required specifically to address both the need to increase network capacity and support growth. Some portions of the programme are planned beyond the 10 year Long Term Plan (beyond 2034).*

NETWORK INTEGRITY

To maintain the integrity of our networks we must replace assets before or as their performance fades. To ensure we act prudently and intervene at the right time, we monitor the condition and performance of the network and replace assets as required. We do not treat all assets the same, some are more critical than others. For critical assets, we have a lower tolerance of failure and we are likely to replace these assets as a priority over non-critical assets in similar condition.

Table 8 below summarises the options that we have considered in order to maintain network integrity.

Table 8: Principal Options to Maintain Network Integrity

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Proactive leak detection	Faults are identified and repaired in a proactive manner preventing further water loss. Sections of pipe that require maintenance or renewal are identified and prioritised.	✓	\$7.3m total for 30 years	On-going
On-going pipe renewal	Pipes are progressively upgraded, reducing the risk of failures and associated service disruptions and water loss.	✓	\$15.2m \$21.7m \$12.1m	2024 - 2034 2035 - 2044 2045 – 2054

Our budget for Demand, Flow and Leak Management will fund leak detection surveys, day/ night flow monitoring and other network modelling. Information collected through this work will be incorporated into future pipe renewal planning and prioritisation. This allows us to optimise our renewal investment, meaning that we replace assets at the most appropriate time.

As we need to ensure we can provide water to our current and future users, it is not an option to not maintain the integrity of our networks. We must implement the above options.

INDICATIVE EXPENDITURE ESTIMATES

OPERATING

Operational costs for the water supply activity are forecast to increase by an average of 2.8% per year for the first 10 years, and an average of 0.9% per year over 30 years. The most notable increases within the next 10 years occur between Year 1 and Year 5. At this time, direct operating costs are increasing in part due to the expected upgrades to Redwoods and Dovedale rural water supplies and the major infrastructure installations planned within the Waimea Water Strategy. Overall, the increased level of requirements in complying with the Water Quality Assurance Rules will result in an increased operating cost. Indirect costs increase primarily due to increasing loan interest costs associated with the capital programme for this activity. On top of this, both direct and indirect expenditure gradually increase due to inflation.

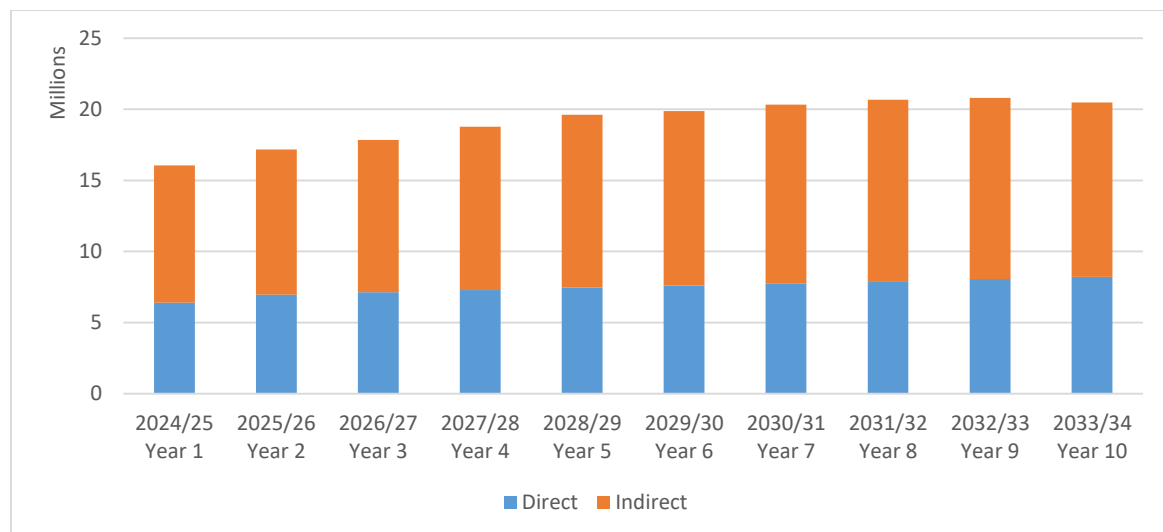


Figure 18: Annual Operating Expenditure for Years 1-10 for Water Supply

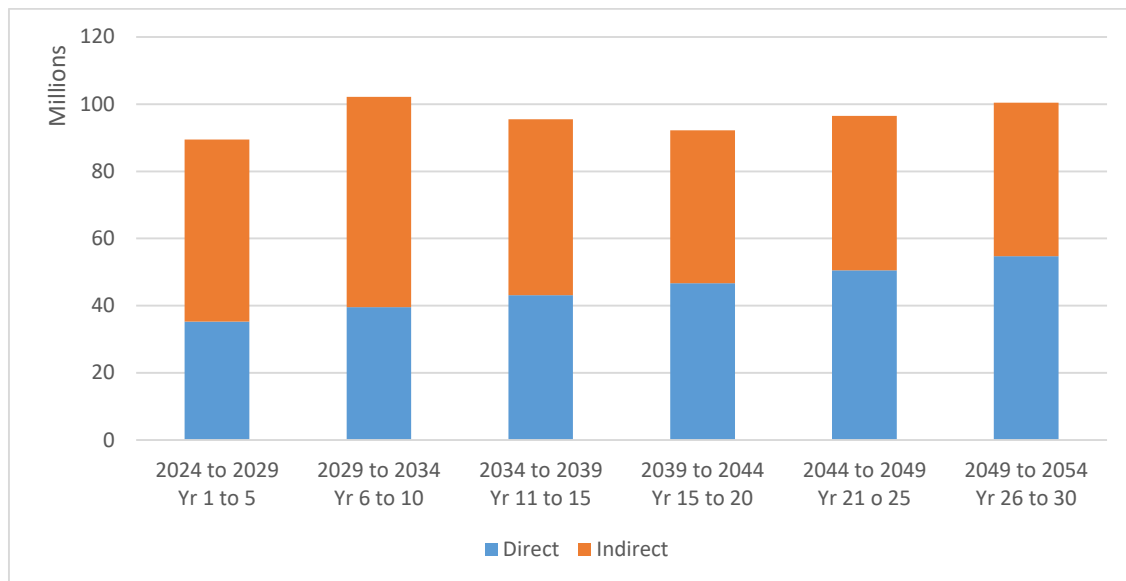


Figure 19: Five Yearly Operating Expenditure for Years 1-30 for Water Supply

CAPITAL

We plan to spend \$143 million on capital improvements over the next 10 years. Of this, 27% is attributable to growth, 40% for level of service improvements, and 33% for asset renewal. We will invest in most of the level of service improvements in the first five years. This is due to the planned water treatment plant upgrades that are required to meet the NZ Drinking Water Standards.

Over the next 30 years, the total funded capital programme is \$277 million.

The Total Funded Capital Programme shown below includes the 10% scope risk and programme delivery adjustment discussed earlier in this Strategy.

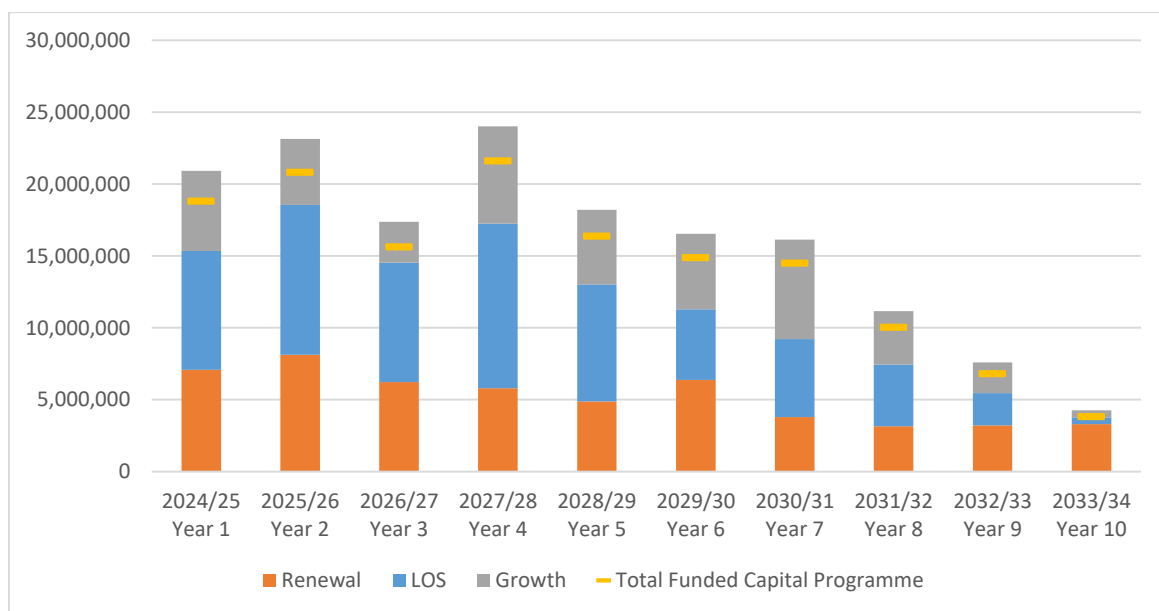


Figure 20: Annual Capital Expenditure for Years 1-10 for Water Supply

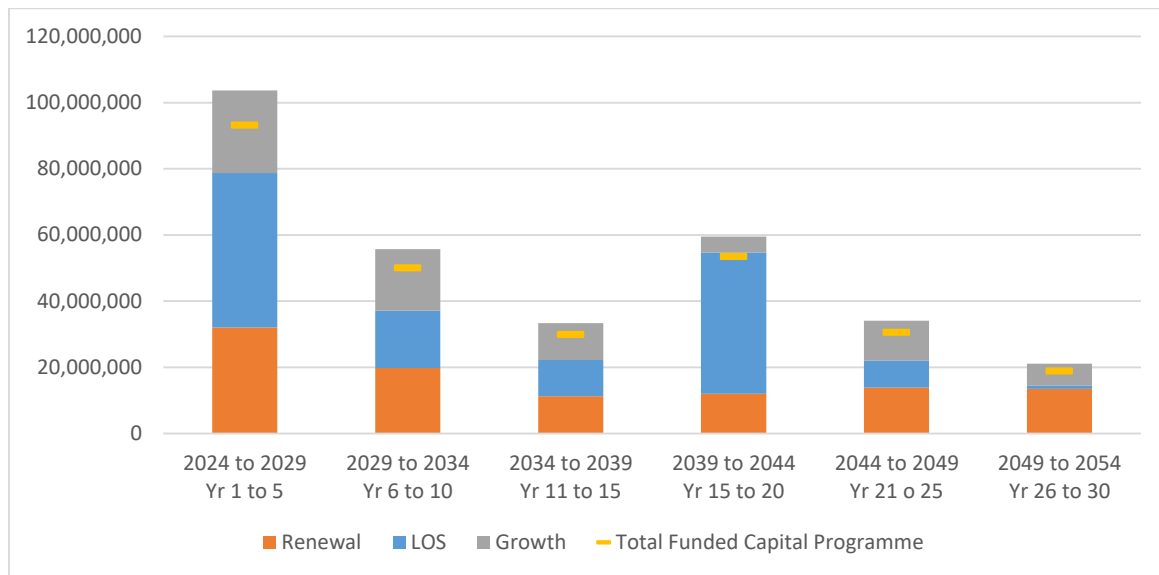


Figure 21: Five Yearly Capital Expenditure for Years 1-30 for Water Supply

ASSET RENEWAL PROFILE

For the first 10 years, our investment in renewals tracks slightly below depreciation. At about Year 11, our investment in renewals starts to fall behind depreciation more significantly. This divergence is due primarily to the long useful life and age profile of our current assets. As shown earlier, most of our water assets are not due for replacement within the next 30 years. As we construct new assets, the costs contribute to the divergence between renewals and depreciation. The new assets contribute to higher depreciation but most will not need replacing within the next 30 years. While not shown here, we have compared the likely renewal requirements for 100 years with depreciation over the same time. This assessment shows that the gap closes in the long run.

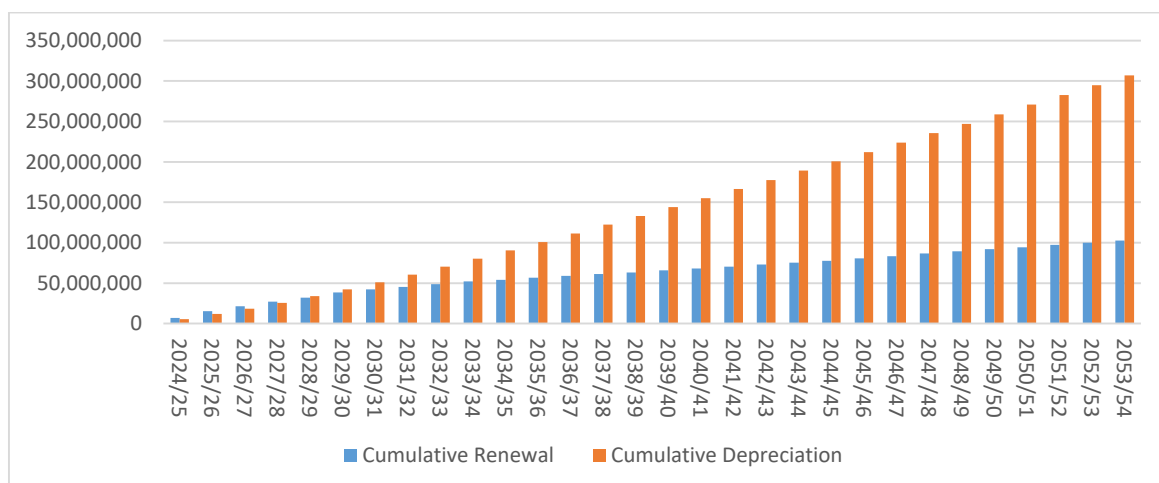


Figure 22: Capital Expenditure and Depreciation for Water Supply

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, we have identified the following uncertainties and key assumptions that are specific to the water supply activity.

- As part of ongoing Waters Reforms, the Government is considering reform of the current water service delivery models from Council-owned authorities, potentially into a Te Taihū (Top of the South Island) shared water services delivery provider. The nature of service delivery upon implementation and timing of the reforms is uncertain. For the development of this Strategy, we have assumed no change in service delivery model for the water supply activity.
- The Government has completed the inquiry into the Havelock North drinking water contamination incident. One recommendation led to the Drinking Water Standards New Zealand (DWSNZ) amendment. Network residual disinfection has become mandatory as a result. Where not already implemented, we are planning to continue to incorporate the ability to apply chlorination treatment in new and upgraded water treatment plants.
- We cannot be certain about the quantity of water that industrial users will require into the future. We have assumed that future use by existing industries will be in line with historic use. We have not planned for additional wet industries. If consumption of water is significantly different to what we have assumed, it may have an impact on our future programme and budgets.
- Some uncertainty remains over the decision and direction on the fluoridation of local government drinking water supplies. For this Strategy, we have assumed that our drinking water supplies will not be fluoridated. If the direction to fluoridate is mandated for us and we are directed to fluoridate our supplies, this will create additional capital expenditure and operating costs.

FURTHER INFORMATION

Further information on the Water Supply activity can be found in the Draft Water Supply Activity Management Plan 2024-34. Key capital projects and programmes of work are summarised in the following timeline. You can find the full list of the proposed budgets, projects, and timing in Appendix A and B of the Activity Management Plan.

WASTEWATER

We aim to provide cost-effective and sustainable wastewater systems to protect public health while meeting environmental standards. We operate eight wastewater networks. These networks convey wastewater to eight treatment plants, seven of which we own and manage. Over the next 10 years, we plan to spend 28% of our total infrastructure budget on the wastewater activity.

ASSET OVERVIEW

The assets that make up our wastewater infrastructure are summarised below.

The largest treatment plant at Bell Island is owned by both Nelson and Tasman Councils on a 50:50 share basis. The Bell Island treatment plant is managed by the Nelson Regional Sewerage Business Unit (NRSBU).

Table 9: Wastewater Asset Summary

DESCRIPTION	REPLACEMENT VALUE	DATA RELIABILITY
7 wastewater treatment plants	\$21.1m	Good
50% of NRSBU including Bell Island	\$47.8m	Good
80 pump stations	\$52.1m	Good
3,968 manholes	\$30.2m	Good
391 km reticulation	\$144.9m	Good
14,575 wastewater connections	\$34.2m	Good
Other assets	\$29.1m	Good

Note: Replacement Valuation as at 30 June 2022

LEVELS OF SERVICE

<i>"Our wastewater systems do not adversely affect the receiving environment."</i>	<i>"Our wastewater activities are managed at a level that satisfies the community."</i>	<i>"Our wastewater systems reliably take out wastewater with a minimum of odours, overflows or disturbance to the public."</i>	<i>"Our wastewater systems are built, operated and maintained so that failures can be managed and responded to quickly."</i>
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We will invest in increasing network capacity to assist in preventing overflows so that they do not adversely affect the environment. Major pump station and rising main upgrades will help mitigate overflows. These upgrades should improve our performance against our agreed level of service.

RESPONDING TO OUR INFRASTRUCTURE PRIORITIES

Further to the overarching infrastructure key issues identified earlier in this Strategy, we have also identified key issues specific to the wastewater activity that are summarised below. Each of these issues relate back to our infrastructure priorities. For each issue, the significant decisions we are

planning to make are outlined, along with the principal options for addressing the issue, estimated costs, and timing.

There is a close relationship between each of the issues. Implementing the preferred option for one issue is often likely to help address the other issues to varying degrees. To avoid duplication, options have been discussed under the issue that they address most.

REDUCING INFLOW AND INFILTRATION

Infiltration is the unintentional entry of ground water into the wastewater network and inflow occurs when rainwater enters the network. Common points of entry typically include gully traps, broken pipes and defective joints, as well as cracked manholes.

Inflow and infiltration is a significant issue in parts of our networks. It consumes useable network capacity causing the overloading of pipe networks and wastewater treatment plants during very heavy rainfall events. In turn, this restricts residential and commercial growth because it uses up available network capacity.

Inflow and infiltration in the network creates the need to pump, convey and treat the extra water and means additional and unnecessary costs. Excessive levels may also dilute wastewater and cause treatment plant performance to deteriorate. Inflow and infiltration can also contribute to overflows.

Table 10: Principal Options to Address Inflow and Infiltration

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
On-going programme of pipe renewal to replace broken and cracked pipes.	Inflow and infiltration issues will be addressed over time as the network is renewed. This is a long term strategy meaning that all issues will not be addressed immediately.	✓	\$5.2m \$15.8m \$6.4m	2024 – 2033 2034 – 2043 2044 - 2053
On-going inflow and infiltration investigations, Closed circuit television (CCTV) investigations, pipe survey and network modelling	This work will enable us to collect more condition and performance data, and identify specific areas that suffer from inflow and infiltration. This data will enable us to make better decisions on balancing maintenance and renewal spending.	✓	\$14.5m total over 30 years	On-going
Rectify illegal stormwater connections to the wastewater network.	We will identify illegal private connections as part of our investigations and survey above. The cost of rectifying illegal connections will be the responsibility of the private party involved.	✓	Nil	On-going

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Require low pressure pump systems in new developments	In areas where there is a high ground water table low pressure pump systems will prevent the ingress of water.	✓	Developer cost. Not a Council cost.	On-going
Maintain the status quo.	Inflow and infiltration issues will continue to occur meaning that we fund unnecessary operating costs and overflows at known problem areas are likely to continue.	✗	N/A	Not planned

It is not appropriate to take no action to address inflow and infiltration. As wastewater pipes reach the end of their useful life, they must be renewed. By undertaking the inflow and infiltration investigation and collecting more asset data, it will enable us to optimise renewal of our pipes and invest in where it is needed most.

IMPROVING RESILIENCE

Some pump stations within our wastewater networks have limited storage. This means at times of high flows due to wet weather, or during power outages, the network can only manage for a short period of time before we need to manage the overflow risk. As inclement weather can bring both wind and rain, there are instances when high flows and power outages occur at the same time. In Motueka, the wastewater treatment plant is located adjacent to the coast. The plant will be at increasing risk of coastal erosion and flooding due to the effects of climate change. The current resource consent for the plant expires in 2035 and requires us to investigate and identify alternative future sites for the plant.

Table 11: Principal Options to Improve Network Resilience

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Network Resilience				
Provide mobile backup generators	We will be able to provide power to key pump stations during power outages enabling the network to continue operating. The network will be more resilient and less prone to outages.	✓	\$330,000	2025 - 2034
Increase storage capacity	The network will be able to handle higher flows or longer periods of outages. The network will be more resilient and less prone to overflows.	✓	\$2.9m	2023- 2034

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Maintain status quo	The network will continue to be vulnerable during periods of heavy rain or extended power outages. The risk of overflows will remain as is.	✗	N/A	Not planned

In 2020, we commenced our programme to install emergency storage tanks at strategic places across the network. Without the additional storage, we rely on our maintenance contractors intervening at the right time and being able to remove and transport wastewater away from the pump stations to manage high-level pump station alarms. This is relatively high risk, if the rate of flow exceeds the capacity of the tanker trucks, if the warning time is not sufficient, or if too many pump stations are at risk, overflows are likely. We need to invest in improved storage and backup generators to meet our agreed levels of service and protect public and environmental health.

Motueka Wastewater Treatment Plant				
Relocate the treatment plant inland	A new plant will be in a locality that is exposed to less risks than the existing site. The new site could also be positioned to provide better connectivity to future growth areas.	✓	\$7.4m \$73.8m	2028 – 2029 2031 - 2035
Relocate the treatment plant earlier	The risk of coastal erosion and flooding will be mitigated sooner. The useful life of the existing plant will not be fully utilised meaning we will not fully benefit from recent upgrades and expansion.	✗	\$7.4m \$73.8m	Not planned
Maintain status quo	The plant will face increasing risks associated with coastal erosion and flooding. The existing consent indicates that the future of the plant does not sit at the current location. Along with this, local iwi and other interested parties wish to see the plant relocated away from the coast. It is therefore unlikely we would be granted a long term consent after the expiry of the current consent.	✗	Nil	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
We are yet to identify a preferred site for the treatment plant and therefore the above cost estimates are indicative only. In 2019, we commenced investigation into alternative sites for the wastewater treatment plant. Potential sites are considered by the working group, which includes representatives from Council, the Nelson Marlborough District Health Board, iwi, and Fish and Game.				

MITIGATING OVERFLOWS

Overflows occur when untreated wastewater escapes from the network into the environment, presenting a risk to public and environmental health. They are also generally offensive to people, especially Māori as it is in conflict with the Te Ao Māori worldview. Overflows can be caused by wet weather due to stormwater inflows which overload the system, or they can occur due to blockages, breaks, power outages, or lack of network capacity. We have already identified inflow and infiltration, and the lack of storage capacity and backup power as causes for overflows. In addressing this key issue, we have considered how best to address the undersized parts of the network which have experienced overflows.

Table 12: Principal Options to Mitigate Overflows

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Pump station and rising main upgrades throughout: <ul style="list-style-type: none"> • Golden Bay Network • Māpua Network • Waimea Network* • NRSBU Network 	We will be able to provide assets of adequate capacity for the current and future population. The risk of overflows should reduce, and the community should experience a higher level of service.	✓	Golden Bay \$5.1m Māpua \$10.8m Waimea \$40.4m NRSBU \$82.4m	2024– 2027 2022 – 2048 2021 – 2037 2021 - 2051
Maintain status quo	The community will need to accept that the risk of overflows remains. We may receive enforcement action due to not addressing preventable overflows. We would need to decline any new requests to connect to the network in problem	✗	N/A	Not planned

	areas as additional demand will only make the existing situation worse.			
We must act to mitigate the risk of overflows in order to meet our agreed levels of service and protect the environment.				
<i>*The Waimea wastewater network capacity upgrades project is a key project required specifically to address both the need to mitigate the risk of overflows and supply growth.</i>				

SUPPLYING OUR GROWING COMMUNITIES

We expect that over the next 10 years Tasman's population will grow by approximately 7,400 residents. To accommodate this growth new homes need to be built, most of which will need to be supplied with wastewater collection. We can supply some of this new demand through existing infrastructure where capacity is available. New areas of development such as Richmond South, Motueka West and Lower Moutere will require completely new infrastructure in order to collect wastewater from the area. For Brightwater and Wakefield, the existing infrastructure will require upgrading to provide additional capacity.

Table 13: Principal Options to Enable Community Growth

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Construct new pump stations and rising mains in: <ul style="list-style-type: none"> Richmond South Motueka West Lower Moutere Jefferies Growth Area (Brightwater) 	We will be able to provide new homes and businesses with wastewater services. This will come at a cost that will need to be recovered through a mix of development contribution charges and rates.	✓	Richmond South: \$19.2m Motueka West: \$6.0m Lower Moutere: \$14.2m Jefferies: \$9.0m	2023 – 2043 2023 - 2024 2037 – 2041 2045 - 2049
Upgrade existing pump stations and rising mains in: <ul style="list-style-type: none"> Māpua Brightwater Wakefield 	We will be able to provide new homes and businesses with wastewater services. This will come at a cost that will need to be recovered through a mix of development contribution charges and rates.	✓	Māpua: \$10.8m Brightwater & Wakefield: \$40.4m*	2023 - 2048 2023 – 2037
Enable low pressure pump systems in infill developments	Low pressure pump systems enable us to better manage	✓	\$350,000 total over 10 years to contribute	2023 - 2033

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	existing capacity within our networks. They can pump outside of peak times and store wastewater for limited time periods. This means infill development can be enabled without triggering immediate upgrade of main pipes.		to installation of low-pressure pump systems in strategic infill areas.	
Maintain the status quo	We will not be able to provide new homes and businesses with wastewater requiring them to find alternatives if possible. This is likely to restrict where and when growth can occur.	x	N/A	Not planned

Enabling construction of new subdivisions will provide homes for our growing population. This is a priority for us. To do this, we have determined that we must provide essential infrastructure. We have planned to implement the above options so that our wastewater network capacity meets the demand created by new homes as they are built. The timing of these upgrades is based on the population projections set out earlier in this Strategy. Implementing these options will help us meet the requirements of the National Policy Statement – Urban Development.

**The Waimea wastewater network capacity upgrades project is a key project required specifically to address both the need to mitigate the risk of overflows and supply growth.*

INDICATIVE EXPENDITURE ESTIMATES

OPERATING

Operational costs for the wastewater activity are forecast to increase by an average of 11.3% per year for the first 10 years, and 9.6% per year over 30 years. Within the first 10 years, the most notable increases occur in direct costs. This is due to an increase in our share of operational costs from the NRSBU. Indirect costs increase primarily due to increasing loan interest costs associated with the capital programme for this activity. On top of this, both direct and indirect expenditure gradually increase due to inflation.

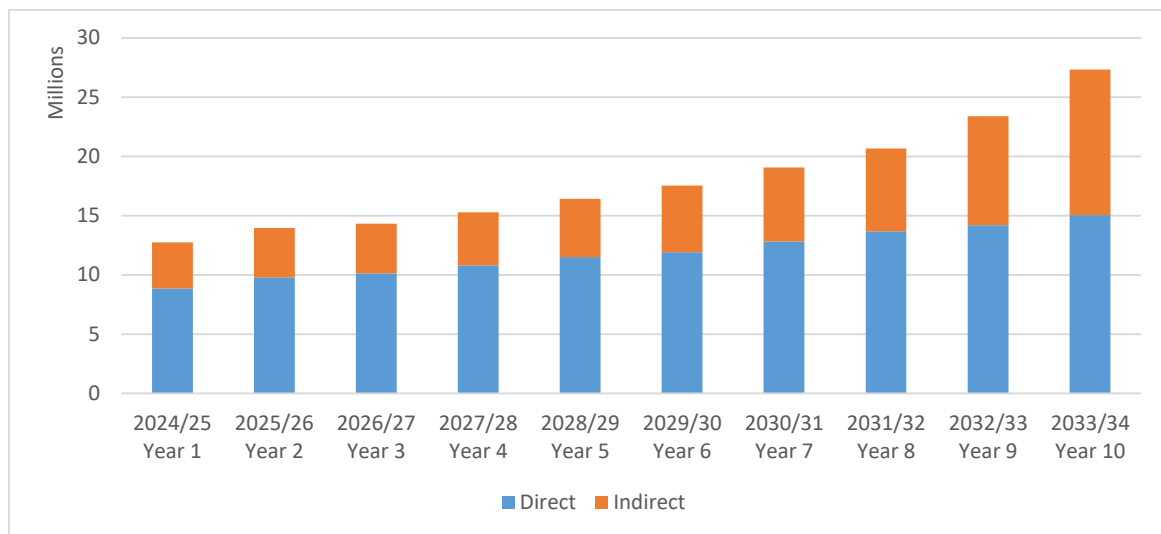


Figure 23: Annual Operating Expenditure for Years 1-10 for Wastewater

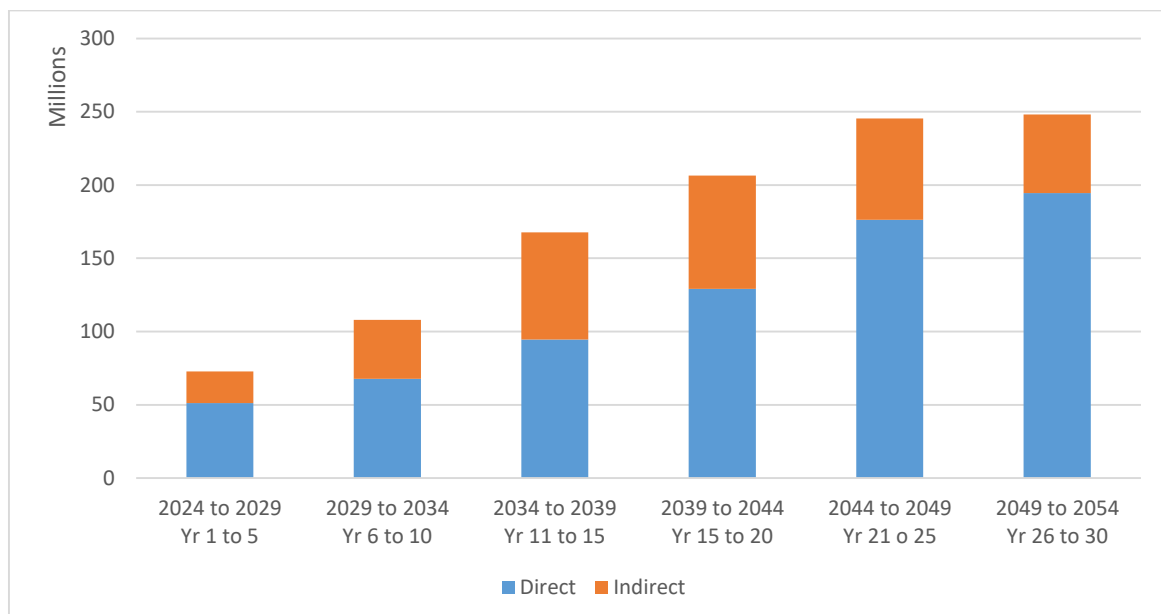


Figure 24: Five Yearly Operating Expenditure for Years 1-30 for Wastewater

CAPITAL

We plan to spend around \$354 million on capital improvements over the next 10 years. Of this, 27% is attributable to growth, 61% for level of service improvements and 11% for asset renewal. There is a notable increase in level of service expenditure between Year 8 and 10. This is associated with the construction of the new Motueka wastewater treatment plant.

Over the next 30 years, the total funded capital programme is \$768 million.

The Total Funded Capital Programme shown below includes the 10% scope risk and programme delivery adjustment discussed earlier in this Strategy.

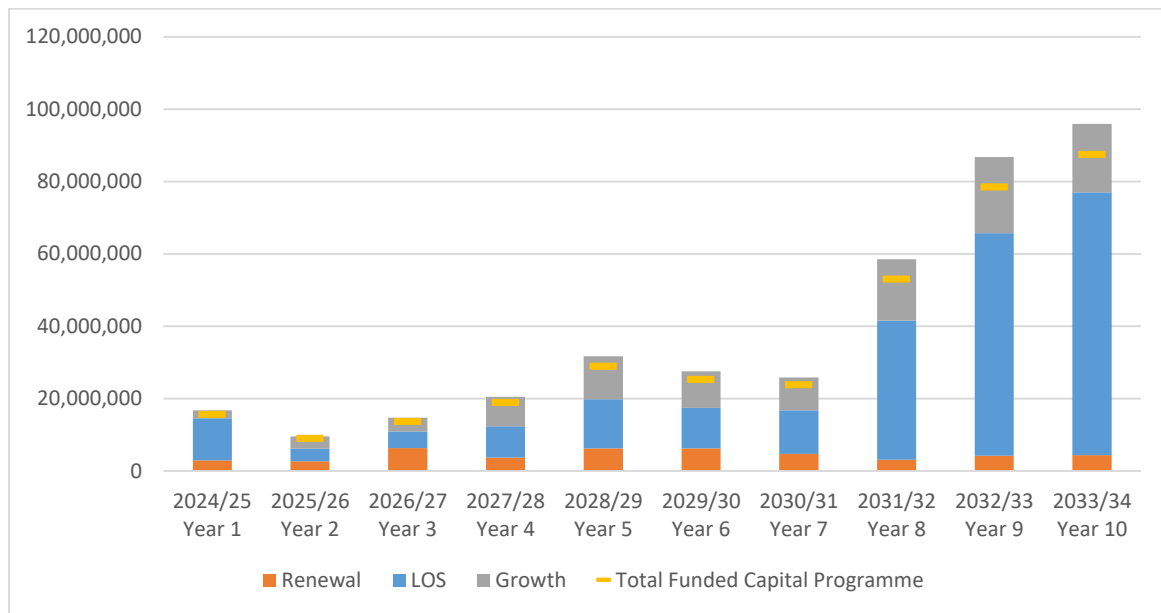


Figure 25: Annual Capital Expenditure for Years 1-10 for Wastewater

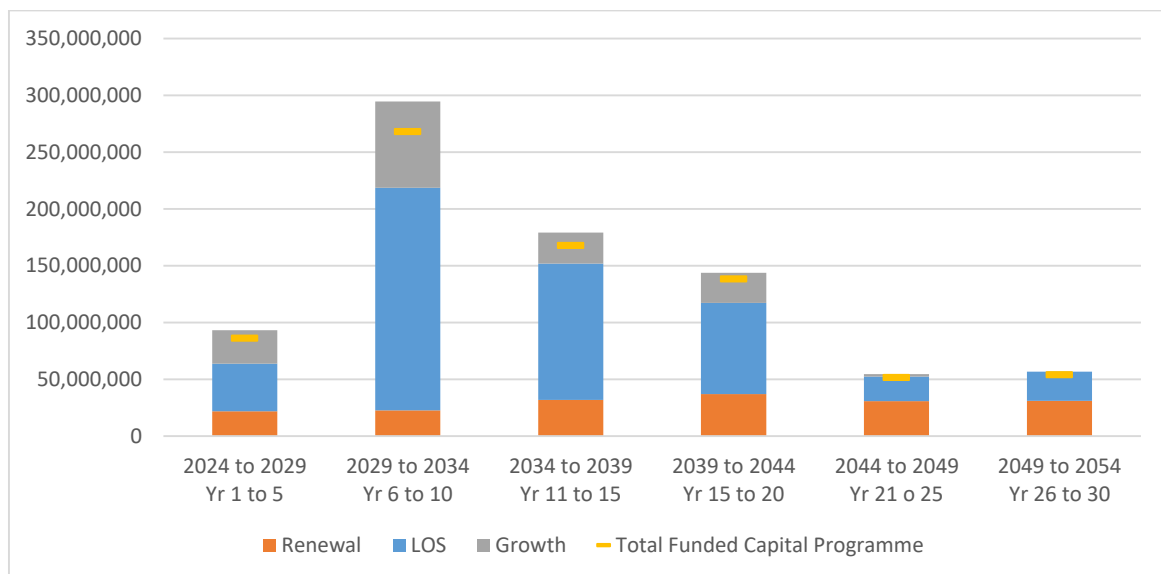


Figure 26: Five Yearly Capital Expenditure for Years 1-30 for Wastewater

ASSET RENEWAL PROFILE

There is a notable difference between planned renewals and forecast depreciation over 30 years. This divergence is mainly due to the long useful life and age profile of our current assets. As shown in an earlier Figure, most of our wastewater assets are not due for replacement within the next 30 years. As we construct new assets, it will also contribute to the divergence between renewals and depreciation. The new assets contribute to higher depreciation, but most don't need replacing within the next 30 years. While not shown here, we have compared the likely renewal requirements for 100 years with depreciation over the same time. This assessment shows that the gap closes in the long run.

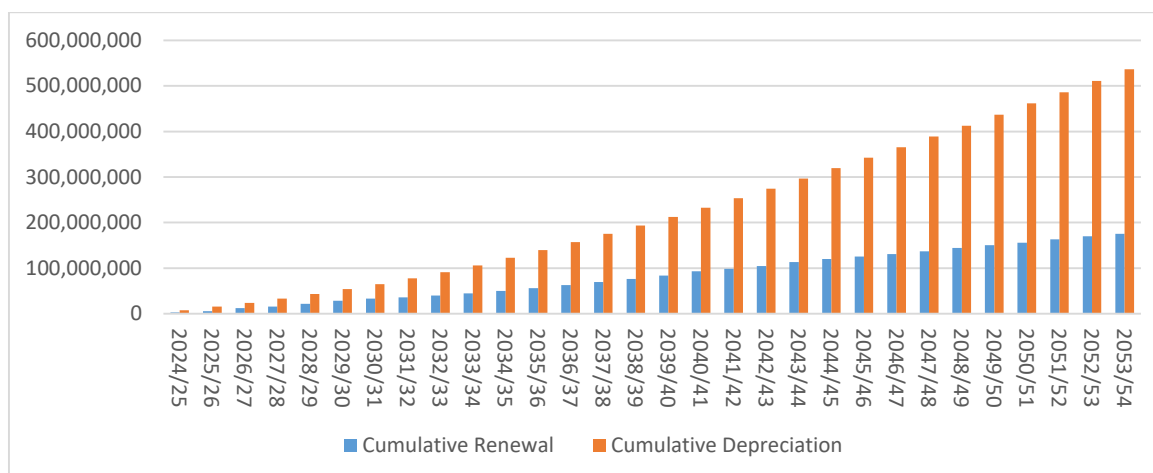


Figure 27: Capital Expenditure and Depreciation for Wastewater

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, we have identified the following uncertainties and key assumptions that are specific to the wastewater activity.

- Affordable waters (prev. Three Waters Review), the new incoming coalition government has signalled that the legislation will be repealed. For the development of this LTP, we have assumed no change in service delivery model for our wastewater activity.
- Currently, there are high levels of groundwater and stormwater entering the Motueka wastewater network. This takes up capacity that could otherwise be used by new connections. We have assumed that this issue will be addressed by continued pipe renewals and targeted repairs. We expect that this work will reduce demand enough to be able to provide capacity to support the level of growth predicted for Motueka, excluding Motueka West. It is possible for the works to achieve insufficient capacity, or for the rate of population growth to exceed the rate of repair in this area. If this is the case, we will need to programme additional pipe upgrades to enable growth, or potentially limit the rate and location of new connections.
- We have prepared the wastewater programme based on the information that was available at the time. We have commenced strategic studies and modelling for Motueka and the Waimea networks. This will provide new and up-to-date information that is likely to identify alternative options for the way the schemes could operate, and the associated budget requirements. Initial outcomes of the Waimea network investigations have been incorporated in the recommend upgrade option for the Waimea wastewater network.
- We are uncertain about NRSBU charges because the operational costs are based on the use of individual subscribers and this can be variable. Our budgets are based on historic usage. If usage is different to what was assumed, costs may increase or decrease.
- We increased trade waste charges in July 2022 and 2023. There is some uncertainty about associated income in the future. We assume trade waste volumes and income will be in line with historic usage and budgets.
- We are responsible for maintaining new low-pressure household pumping units (where a complete catchment is set up with pressure pumps). Maintenance largely depends on where and how fast growth occurs. We have assumed maintenance budgets based on

growth occurring as per our growth model. If the rate and location of growth changes, we may need to amend maintenance budgets.

FURTHER INFORMATION

Further information on the Wastewater activity can be found in the Wastewater Activity Management Plan. Key capital projects and programmes of work are summarised in the following timeline. You can find the full list of the proposed budgets, projects, and timing in Appendix A and B of the Draft Wastewater Activity Management Plan 2024-34.

STORMWATER

We aim to provide cost-effective and sustainable stormwater systems that reduce flooding and meet environmental standards. In urban townships, our stormwater systems collect rainwater from neighbourhoods, road surfaces, carparks and public spaces through sumps and collection points. Pipes and open drains take the water away, back to its natural destination, which may be land soakage, streams and/or the coast. Over the next 10 years, we plan to spend 9% of our total infrastructure budget on the stormwater activity.

ASSET OVERVIEW

The assets that make up Council's stormwater infrastructure are summarised in the Table below.

Table 14: Stormwater Asset Summary

DESCRIPTION	REPLACEMENT VALUE	DATA RELIABILITY
15481 property connections	\$18.9	Good
222 km piped stormwater network	\$151.3m	Good
42 km of maintained open drains and streams	\$8.6m	Good
3208 manholes	\$26.0m	Good
1126 sumps	\$4.4m	Good
11 detention dams	\$1.4m	Good
Other assets e.g. culverts, inlets and outlets	\$20.5m	Good

Note: Replacement Valuation as at 30 June 2022

LEVELS OF SERVICE

<i>"We have measures in place to respond to and reduce flood damage from stormwater to property and risk to the community"</i>	<i>"Our stormwater systems do not adversely affect or degrade the receiving environment"</i>	<i>"Our stormwater activities are managed at a level which satisfies the community"</i>
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We plan to invest in improving the capacity of our primary and secondary networks, as well as stormwater treatment to protect the receiving environment. In the short term, we plan to continue development of stormwater models and catchment management plans for all Urban Drainage Areas. Through these strategic plans, we will develop a better understanding of the current and future performance of all of our networks against the agreed levels of service, identify gaps in performance, and programme works to address these gaps.

RESPONDING TO OUR INFRASTRUCTURE PRIORITIES

Further to the overarching infrastructure key issues identified earlier in this Strategy, Council has also identified key issues specific to the stormwater activity that are summarised below. Each of these issues relate back to Council's infrastructure priorities. For each issue, the significant decisions Council is planning to make are outlined, along with the principal options for addressing the issue, estimated costs and timing.

There is a close relationship between each of the issues. Implementing the preferred option for one issue is often likely to help address the other issues to varying degrees. To help simplify the discussion, options have been allocated to the primary reason they have been considered.

In addition to this Strategy we also prepare catchment management plans. Integrated urban catchment management planning is an efficient way of coordinating efforts to address multiple stormwater issues (i.e. flood management, freshwater management, aquatic habitat management and amenity values within urban stormwater catchments). We have planned to develop a full suite of urban catchment management plans by 2027. We have completed the catchment management plans for Richmond and Motueka are in the process of developing the catchment management plan for Brightwater and Wakefield. These will be used to inform future versions of this Strategy and our Activity Management Plan for stormwater.

SUPPLYING OUR GROWING COMMUNITIES

We expect that over the next 10 years Tasman's population will grow by approximately 7,400 residents. To accommodate this growth new homes need to be built, most of which will cause changes to the nature of surface water runoff due to permeable areas of ground becoming hard surfaces such as houses and carpark areas. This increases the volume of stormwater that we need to collect and discharge. We can meet this increased demand through existing infrastructure where capacity is available. Where capacity is not available, or if the infrastructure does not exist, we will need to provide upgraded or new infrastructure to enable development to continue. In infill development areas where capacity is limited development can be enabled through on-site detention.

The Table below summarises the options that we have considered in order to enable growth.

Table 15: Principal Options to Enable Community Growth

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Increase the capacity of the receiving pipes, detention basins, and streams in: <ul style="list-style-type: none"> Richmond West Richmond South Māpua 	We will enable development of new homes and businesses and mitigate the effects of this development on the environment. This will come at a cost that will need to be recovered through a mix of development contribution charges and rates. This work will also reduce the risk of	✓	Richmond West: \$12.9m	2024 – 2029
			Richmond South: \$32.2m	2024 – 2028
			Māpua: \$4.0m	2024 - 2034

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	flooding for existing residents.			
Contribute to the construction of new stormwater networks in new growth areas: <ul style="list-style-type: none"> • Motueka West • Motueka South West • Jefferies Growth Area (Brightwater) 	We will enable development of new homes and businesses and mitigate the effects of this development on the environment. This will come at a cost that will largely be recovered through development contribution charges.	✓	Motueka West: \$5.9m Motueka Southwest: \$26.5m Jefferies: \$3.5m	2024 - 2024 2035 – 2041 2041 - 2043
Manage demand from the source through the Tasman Resource Management Plan rules	Using on-site detention developers can partially mitigate the impact of their developments on the stormwater system before it enters our network. Our stormwater network can then be sized accordingly.	✓	N/A	Status quo
Prevent development from occurring	We will not be able to provide for some new homes and businesses. This will restrict the amount of growth that can occur, particularly in Richmond and Motueka.	✗	N/A	Not planned

Enabling construction of new subdivisions will provide homes for our growing population. This is a priority for us. To do this, we have determined that we must provide essential infrastructure. We have planned to implement the above options so that our stormwater network capacity meets the demand created by new homes as they are built. The timing of these upgrades is based on the population projections set out earlier in this Strategy. Implementing these options will help us meet the requirements of the National Policy Statement – Urban Development and our Future Development Strategy.

MITIGATING FLOOD RISKS

Some of Tasman's stormwater pipes and streams are too small to cope with the intense rainfall events experienced over the past few years and do not meet current design standards. During intense rainfall events, there tends to be nuisance surface water flooding and sometimes people's homes and businesses are flooded. It is impossible for us to eliminate all flooding so we have to set appropriate intervention levels.

Flood events and design capacity are often referred to as Annual Exceedance Probability (AEP) e.g. a 1% AEP flood event has a 1% chance of occurring in anyone year. This is sometimes referred to as a 100-year event. The design standard for the primary flow network is 10% AEP and the secondary flow network is 1% AEP. Generally, we plan to intervene when habitable floors are at risk of being flooded.

The table below summarises the options that we have considered in order to mitigate surface water flood risks.

Table 16: Principal Options to Mitigate Surface Water Flood Risks

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Increase the capacity of the receiving pipes and streams	The stormwater network will be upgraded over time to provide the agreed levels of service. This will reduce the risk of homes and business being flooded by stormwater runoff.	✓	\$37.6m	2025 - 2046
Protecting secondary flow paths	We will manage secondary flow paths in a proactive manner so that they are available when the primary network is overwhelmed. Residents will understand the function and importance of secondary flow paths.	✓	\$10.8m	2024 - 2054
Maintain status quo	Known areas of flooding will not be addressed and residents will continue to be exposed to flood risks.	✗	N/A	Not planned
Protecting people and their homes is a priority. Through the agreed stormwater levels of service, we aim to prevent habitable floors from being flooded. It is inappropriate to maintain the status quo as this would not address known issues.				

EFFECTS ON THE ENVIRONMENT

It has long been recognised that stormwater runoff is a predominant contributor to water quality and stream and coastal ecosystem health. The potential adverse effects associated with stormwater discharges can be divided into 'quality' and 'quantity' effects.

The 'quality' effects stem from the fact that urban land uses such as roads, carparks, industrial zones and certain building materials generate contaminants that are picked up by stormwater runoff. They then accumulate in fresh water and marine water receiving environments where they have an adverse effect on ecosystems. The main contaminants of concern are sediments, heavy metals and

hydrocarbons. Urban runoff and concrete or rock lined stormwater channels may also lead to increased water temperature which has a detrimental effect on stream life.

The 'quantity' effects stem from the fact that urbanisation leads to increased areas of impervious surface which in turn leads to a decrease in groundwater recharge and increased stormwater runoff. The effect of reduced groundwater recharge leads to reduced base flows in streams especially during dry periods. On the other hand, the increased runoff leads to higher flow velocities that can cause scour and streambank erosion. We control these types of effects through implementation of the joint Nelson Tasman Land Development Manual (NTLDM) and the Tasman Resource Management Plan (TRMP). For this reason, infrastructure interventions have not been considered below.

The table below summarises the options that we have considered in order to mitigate the effects of stormwater on the environment.

Table 17: Principal Options to Manage the Effects of Stormwater on the Environment

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Implement demand management measures at the source through TRMP rules	Demand management measures implemented at the source reduce the impact on the receiving environment and requires less intervention by Council within the remainder of the public stormwater network.	✓	N/A – private cost	Status quo
Installation of stormwater treatment devices and construction of treatment wetlands	Stormwater runoff can be treated at key locations which generate high levels of contaminants e.g. busy road intersections. Wetlands located in strategic areas will help remove contaminants from the stormwater runoff prior to discharging into the receiving environment.	✓	\$4.0m	2024 - 2051
Interventions to improve water quality and stream health at Lake Killarney in Takaka	Stormwater runoff will be adequately managed before entering Lake Killarney.	✓	\$2.0m	2027 - 2029
The National Policy Statement for Freshwater Management requires us to maintain or improve the overall quality of freshwater. We need to ensure that the effects of development on the environment are mitigated.				

CLIMATE CHANGE

NIWA has predicted the anticipated effects from climate change in Tasman District to include:

- an increase in seasonal mean temperature and high temperature extremes
- an increase in rainfall in winter for the entire District and varying increases of rainfall in other seasons in different areas
- increased rainfall intensity
- rising sea levels, increased wave height and storm surges, and
- floods, landslides, droughts and storm surges are likely to become more frequent and intense.

These effects of climate change will put further strain on the already limited capacity of our stormwater networks. Discharging stormwater from coastal communities will become increasingly difficult during high tides and will result in more frequent flooding. In other areas, the increase in rainfall will lead to stormwater networks reaching their capacity sooner and the need to better manage overland flowpaths to avoid flooding of properties.

We have not planned to specifically respond to climate change in isolation from the other issues discussed above. Instead, we will consider and address the effects of climate change when upgrading, replacing, or extending our networks. Climate change factors will be incorporated into project designs to ensure infrastructure is future proofed.

INDICATIVE EXPENDITURE ESTIMATES

OPERATING

Operational costs for the stormwater activity are forecast to increase by an average of 4.0% per year over the next 30 years. Direct operational costs are almost static for the duration of the 30 years, with increases largely due to inflation. Indirect costs increase on average 4.8% per year over the next 30 years, largely due to varying loan interest costs and depreciation associated with the capital programme for this activity.

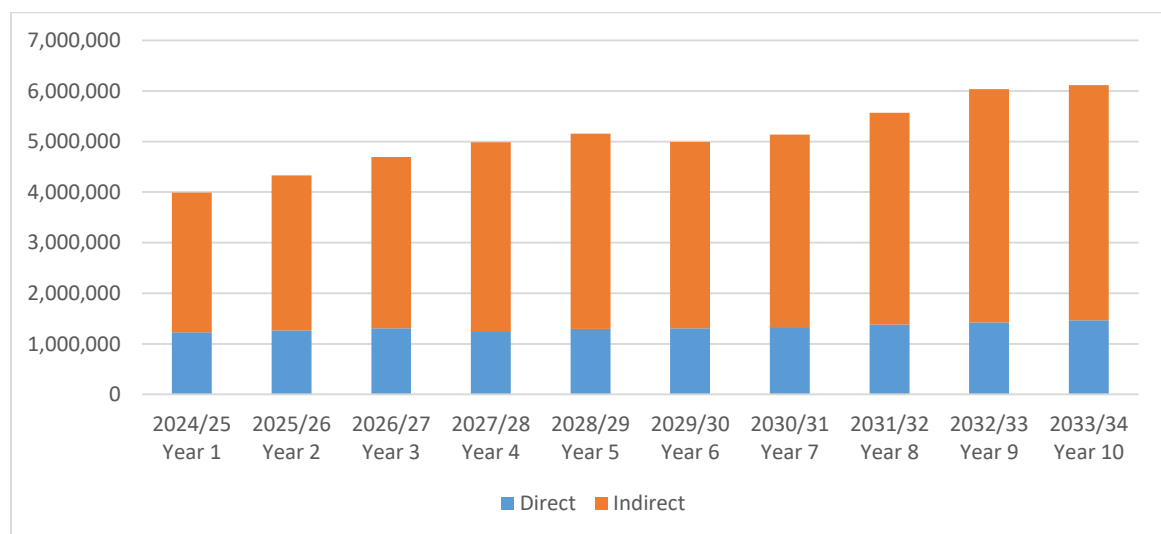


Figure 28: Annual Operating Expenditure for Years 1-10 for Stormwater

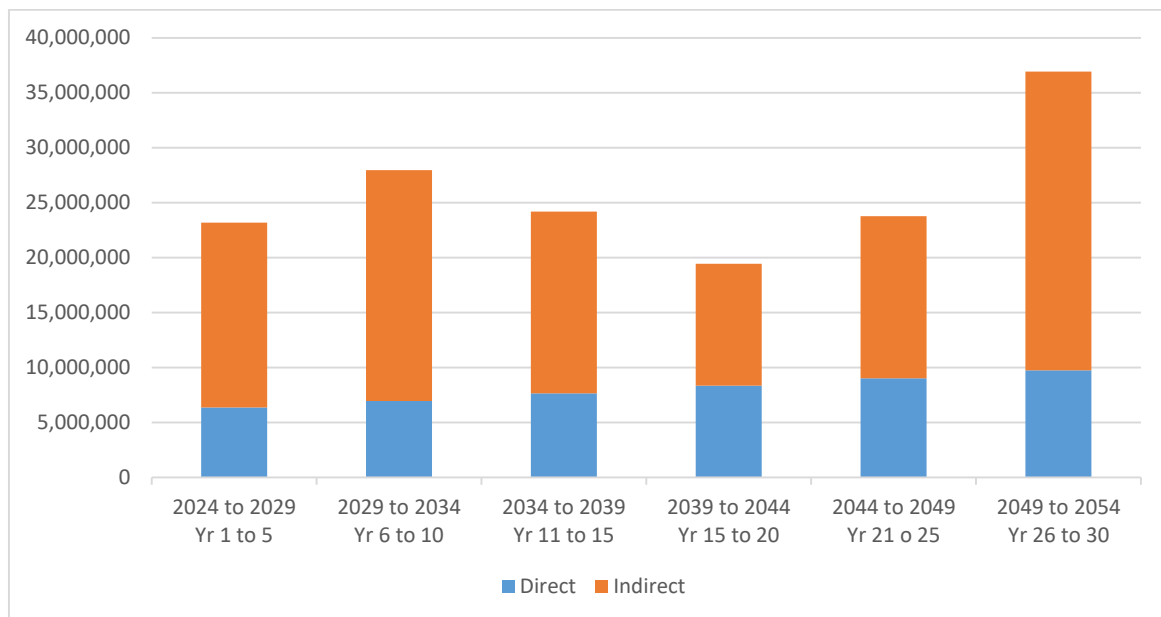


Figure 29: Five Yearly Operating Expenditure for Years 1-30 for Stormwater

CAPITAL

We plan to spend around \$115 million on capital improvements over the next 10 years. Of this, 73% is attributable to growth, 27% for level of service improvements and 0.1% for asset renewal. Our stormwater assets are long-life and are relatively young. This means that there is almost no asset renewal requirement over the next 30 years.

For the first 10 years, we have planned to undertake stormwater improvements with a focus on increasing capacity to cater for growth. After that, the focus shifts to improving levels of service. There is a notable increase in level of service expenditure between Year 26 and 30. This is caused by a large project aiming to reduce the risk of stormwater flooding in Motueka.

We will identify the need for further works through the catchment management plan process. It is likely that these works will be added to the programme after completion of the catchment management plans.

Over the next 30 years, the total funded capital programme is \$289 million.

The Total Funded Capital Programme shown below includes the 10% scope risk and programme delivery adjustment discussed earlier in this Strategy.

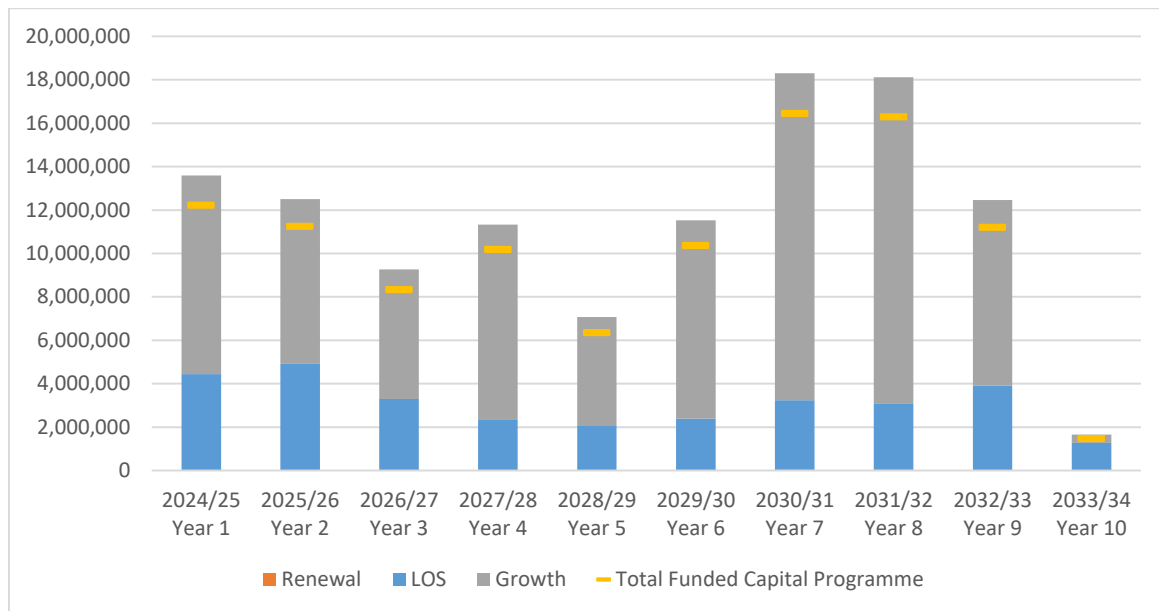


Figure 30: Annual Capital Expenditure for Years 1-10 for Stormwater

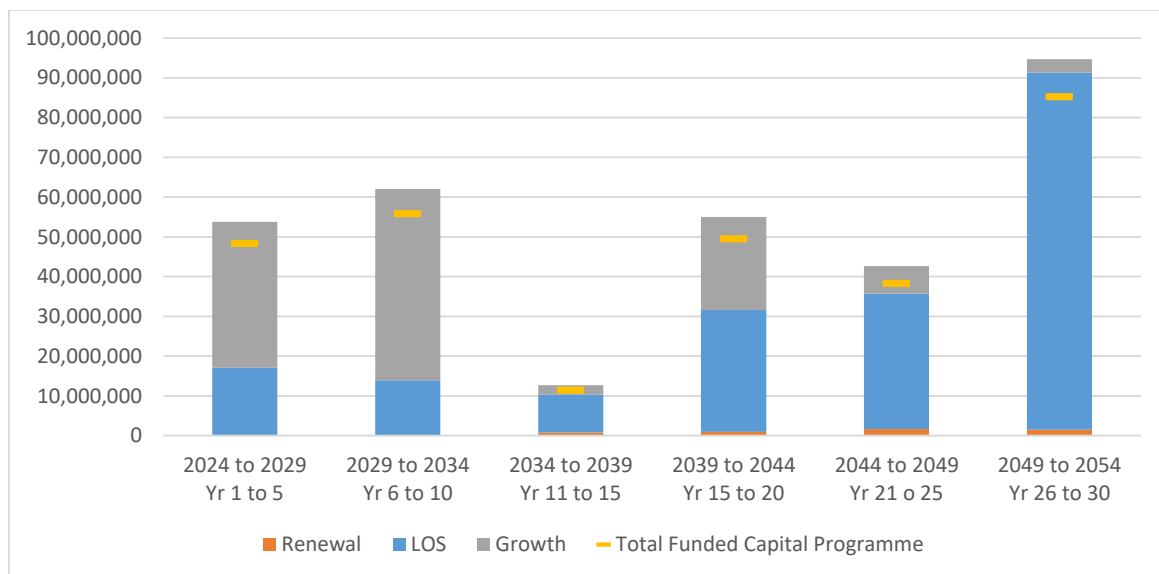


Figure 31: Five Yearly Capital Expenditure for Years 1-30 for Stormwater

ASSET RENEWAL PROFILE

There is a significant difference between planned renewals and forecast depreciation over 30 years. This divergence is due primarily to the long useful life and age profile of our current assets. As shown earlier, most of our stormwater assets are not due for replacement within the next 30 years. As we construct new assets, it will also contribute to the divergence between renewals and depreciation. The new assets contribute to higher depreciation but most don't need replacing within the next 30 years.

While not shown here, we have compared the likely renewal requirements for 100 years with depreciation over the same time. This assessment shows that the gap closes in the long-run.

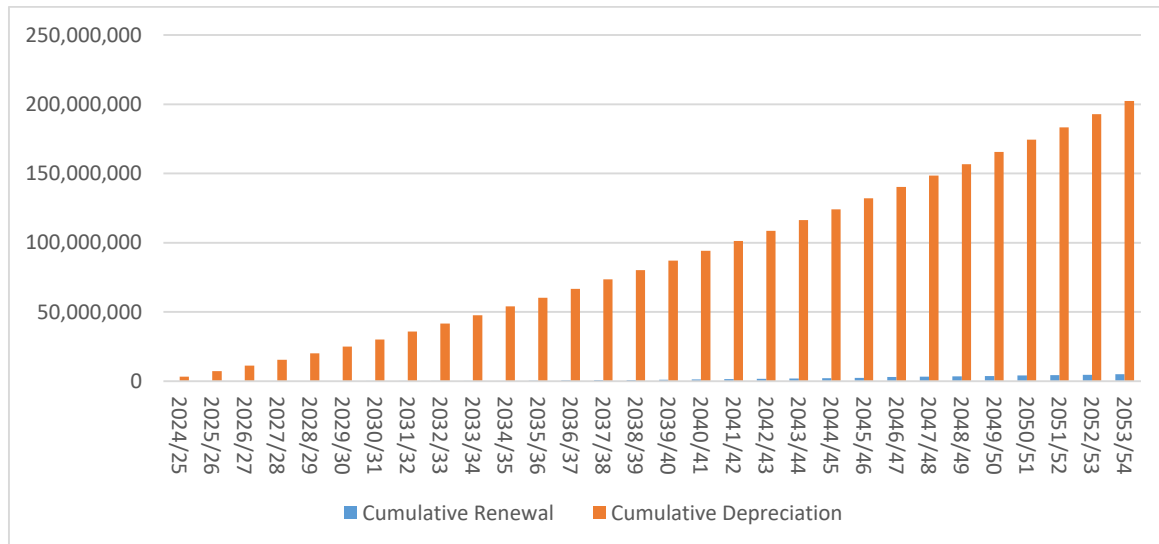


Figure 32: Capital Expenditure and Depreciation for Stormwater

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, Council has identified the following uncertainties and key assumptions that are specific to the stormwater activity.

- We plan to continue developing and analysing stormwater models to gain a better understanding of the flood risks in the District. Stormwater models aim to simulate potential real-life flood scenarios. The model predictions provide an indication to us about what could happen, not what will happen. We consider model predictions together with local knowledge and monitoring data to select most likely scenarios. If the conclusions are incorrect, we may need to reconsider the scope of projects included in its stormwater programme.
- Extreme rainfall events and associated flood impacts can happen at any time and their occurrence may differ from what we expect. We develop stormwater management strategies, plans and designs for events that have a 1% - 10% probability of occurring in any one year. When large events happen more frequently, this may trigger higher expectations from our community to provide a higher level of service. This requires more funding than has been budgeted for.
- We have prepared the stormwater programme based on information that was available at the time. Over the next few years, we plan to do more modelling and prepare catchment management plans. This will provide new and up-to-date information. This information will likely highlight the need for additional intervention, and we may need to plan further improvements and additional funding.
- Timing of growth-related projects is based on current assumptions within our growth model. The actual rate of development in our District will determine when projects and upgrades are required to meet demand. The uncertainty around timing of growth-related projects is a risk, especially for development in Richmond West and South, Motueka West, and Māpua.

FURTHER INFORMATION

Further information on the Stormwater activity can be found in the Stormwater Activity Management Plan. Key capital projects and programmes of work are summarised in the following timeline. You can find the full list of the proposed budgets, projects, and timing in Appendix A and B of the Draft Stormwater Activity Management Plan 2024-34.

TRANSPORTATION

We provide roads, footpaths, cycleways, carparks, public transport and associated infrastructure in order to enable safe and efficient movement of people and goods throughout the District. Over the next 10 years, we have planned to spend 38% of our total infrastructure budget on the transportation activity.

ASSET OVERVIEW

The assets that make up our transportation networks are summarised below.

The asset inventory data for traffic facilities, traffic signs and retaining walls are of variable reliability. This is because some of the data is estimated. This is not a significant concern for us as almost all of these assets are above ground and can easily be inspected. Inventory data for these assets will improve over time as they are replaced and new information is collected.

Table 18: Transportation Asset Summary

DESCRIPTION	REPLACEMENT VALUE	DATA RELIABILITY
1,920 km of roads including 968 km of sealed roads and 952 km of unsealed roads	\$617m	Good
547 bridges including footbridges	\$182m	Good
315 km of footpaths and 18 km of walkways	\$61m	Good
178 km of Tasman's Great Taste Trail	\$28m	Good
22 off street carpark areas	\$4.5m	Good
10,442 culverts with a total length of 102km	\$133m	Good
4,351 sumps and catch pits	\$25m	Good
1,690 km of surface water channels	\$51m	Good
3,827 streetlights	\$8.6m	Good
Other assets including signs, retaining walls and traffic facilities	\$23m	Poor to Good

Note: Replacement Valuation as at 30 June 2022

LEVELS OF SERVICE

<i>“Our transportation network is becoming safer for its users.”</i>	<i>“Our transportation network enables the community to choose from various modes of travel.”</i>
<i>“Our transportation network is maintained cost effectively and whole of life costs are optimised.”</i>	<i>“The travel quality and aesthetics of our transportation network is managed at a level appropriate to the importance of the road and satisfies the community’s expectations.”</i>

In 2021, we incorporated a new performance measure that measures resident’s perception of safety for the different modes of transport. Knowing how safe people feel when they chose to drive, ride or walk is an important factor in understanding our transport networks and how people interact with them and use them.

We have changed the targets for the number of people cycling and using public transport to be an increase in the number of people per capita per year. Our aim is to see more people choosing to cycle or use public transport instead of relying on traditional car transport. We have also budgeted to increase the amount of road resurfacing we undertake in order to minimise whole of life costs across the network.

RESPONDING TO OUR INFRASTRUCTURE PRIORITIES

Further to the overarching infrastructure key issues identified earlier in this Strategy, we have also identified key issues specific to the transportation activity that are summarised below. Each of these issues relate back to our infrastructure priorities. For each issue, the significant decisions we plan to make are outlined, along with the principal options for addressing the issue, estimated costs and timing.

There is a close relationship between each of the issues. Implementing the preferred option for one issue is often likely to help address the other issues to varying degrees. As an example, active and public transport are also used to address growing communities and, likewise, road upgrades incorporate walking, cycling and public transport facilities. To help simplify the discussion, options have been allocated to the primary reason they have been considered.

SUPPLYING OUR GROWING COMMUNITIES AND TRAFFIC CAPACITY

We expect that over the next 10 years Tasman’s population will grow by approximately 7,400 residents. All of these people will need access to different forms of transport in order to travel for work, education, recreation and essential services. This access will place increasing demand on our transportation network.

In 2020, we completed a Network Operating Framework (NOF) for Richmond with the Waka Kotahi (NZ Transport Agency) and Nelson City Council and developed a Programme Business Case to address the transport issues in Richmond. The NOF and Business Case consider the current and future state of the transportation network and how it should operate to meet the needs of the community. Through this process, we have identified areas of the network that need to be improved or optimised to be fit for purpose. A key area of concern is State Highway 6 between the Richmond Aquatic Centre and Three Brothers Corner. We do not own or operate the state highways, but they have a significant impact on the function and performance of our local road network that relies on state highways for connectivity.

Waka Kotahi is responsible for State Highways and it is important that we work closely with it to address issues that affect Tasman residents.

The table below summarises the options that we have considered in order to provide for growth.

Table 19: Principal Options to Enable Community Growth

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Upgrade road carriageways and intersections to meet increasing road user needs	The network will be fit for current and future users. The timing of upgrades will be such that we make the most of existing infrastructure and it is not prematurely replaced. This will come at a cost that will mainly be funded by development contributions.	✓	\$61.4m	2024 - 2040
Undertake the upgrades over a shorter period of time within the next 10 years	Existing users will experience a higher level of service as the road carriageways will be upgraded ahead of the expected traffic growth. Compressing the timeframe will put substantial pressure on both our financial and delivery resources.	✗	\$61.4m	Not planned
Do not undertake upgrades	The level of service will slowly decline for all road users. It is likely that traffic delays will increase. Intersections will be insufficient for future traffic volumes and the crash risk in these locations is likely to increase.	✗	Nil	Not planned
Work proactively with Waka Kotahi and Nelson City Council to identify options to address traffic congestion on State Highway 6 through and beyond Richmond. This may include	Working collectively we can plan a coordinated and 'one network' approach to improvements that improve the performance of the road network and future proof it for increasing traffic volumes.	✓	Nil	Ongoing

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
construction of the Hope Bypass				
<p>Transportation networks are able to absorb traffic growth without immediately requiring upgrades to maintain levels of service. There will be a point in which traffic delays become unacceptable or crash risks are deemed to be too high. We have timed the upgrades to make the best use of existing assets at the same time as managing levels of service within an adequate range. Undertaking this work will help us meet the requirements of the National Policy Statement – Urban Development.</p> <p>Tasman residents often view the road network as one, regardless of whether it is state highway or a local Nelson or Tasman road. It is important that we work closely with our partners to identify solutions and address issues so that we avoid unfavourable outcomes when working independently.</p>				

ENABLING ACTIVE AND PUBLIC TRANSPORT

We want to enable more people to choose to walk, cycle and/or use public transport as a form of transport. Providing high quality and safe footpath and cycleway networks, along with a reliable public transport service, will encourage more people to change their travel habits.

If more people choose alternatives to traditional car transport it will have a positive impact on community and environmental health and contribute to easing or preventing further traffic congestion.

The table below summarises the options that we have considered in order to provide for a changing population.

Table 20: Principal Options to Enable Active and Public Transport

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Public Transport				
<ul style="list-style-type: none"> Extended service timetable in 2026 Increased bus frequency in 2029 	Bus users within Richmond will have better access to services making it a more viable commuting option for some people.	✓	Bus Services: \$34.3m total over 30 years	2026 - 2028 Ongoing
Extend public transport services to Wakefield and Motueka <ul style="list-style-type: none"> Increased to all day service weekdays from 2027 Increased to full week service from 2030 	Residents in Brightwater, Wakefield and Motueka will have more transport options.	✓	\$17.4m total over 30 years	Ongoing

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Maintain the status quo	The service will remain in place. New users may be discouraged from using the service as the route coverage is inadequate for them.	x	\$170,000 per year uninflated	Not planned

Pedestrian Facilities

Construct new footpaths	We will continue to improve the footpath network by closing gaps, widening footpaths, and building footpaths in new areas. Residents will have improved walking access.	✓	\$26.1m	2024 – 2054
Renew existing footpaths	We will maintain the existing network in adequate condition. As footpaths become rough and in poor condition they will be replaced.	ü	\$11.7m	2024 - 2054
Do not construct new footpaths, or renew existing footpaths	Walking access will not improve. Narrow footpaths and gaps in the network will remain. The condition of footpaths across the network will deteriorate, creating tripping hazards and affecting safety.	û	Nil	Not planned

Our level of service relating to footpaths states that we will maintain 95% of the footpath network in fair condition or better. The preferred options and cost estimates are based on enabling us to achieve this target.

Cycleway Networks

Install low intervention, buffered, on- road cycle lanes	Safer cycling routes will exist on strategic routes, encouraging more people to choose cycling as a form of transport.	✓		
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At the time of writing, the Streets for People cycleway projects on Hill Street, Champion Road, Wensley Road and Salisbury Road are programmed before the end of the June 2024

NETWORK INTEGRITY

The road network in Tasman is generally maintained to a good condition. A key aspect of our maintenance regime is keeping the waterproof seal in good condition, in order to keep the pavement dry. Doing this limits degradation associated with water ingress. We have many relatively weak pavements, making this approach crucial to their longevity.

Between 2013/2014 to 2019/2020, the road renewal programme was reduced to help enable us to remain within our set debt limits in the short term. Now we need to increase the investment to ensure that assets are maintained and do not deteriorate.

The table below summarises the options that we have considered in order to maintain network integrity and condition.

Table 21: Principal Options to Maintain Network Integrity

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Increase investment in road surfacing, pavement and drainage renewal	The road network should remain in a similar condition to as it is now. Future users are likely to experience the same level of service as current users.	✓	\$268m	2024 - 2051
Maintain existing investment levels	The condition of the road network is likely to deteriorate in the long term. Future users are likely to be impacted and maintenance costs are likely to increase.	✗	Approx. \$190m	2024 - 2051
We have planned to renew our road pavements in an optimised way that takes into account the increased wear and tear from more and heavier vehicles. By doing this, we will ensure that current and future users experience similar levels of service.				

INDICATIVE EXPENDITURE ESTIMATES

The following graphs summarise the total cost of the transportation activity. The true cost to Council will be less than this, as Council receives 51% subsidy from Waka Kotahi for its subsidised transport programme. The subsidy applies to most operating and maintenance activities and some capital improvements.

OPERATING

Operational costs for the transportation activity are forecast to increase by around 2.2% per year for the first 10 years, and 2.8% per year over 30 years.

For the first three years, there are increases in the direct costs associated with sealed pavement maintenance and public transport. After that, there are increases in the public transport budgets in Year 7 and Year 9 associated with planned improvements to bus services.

Within the first 10 years, indirect costs increase more significantly due to loan interest and depreciation costs associated with changes in the capital programme for this activity. These increases are less notable in the following 10 years.

Both direct and indirect costs increase due to inflation across the 30 years.

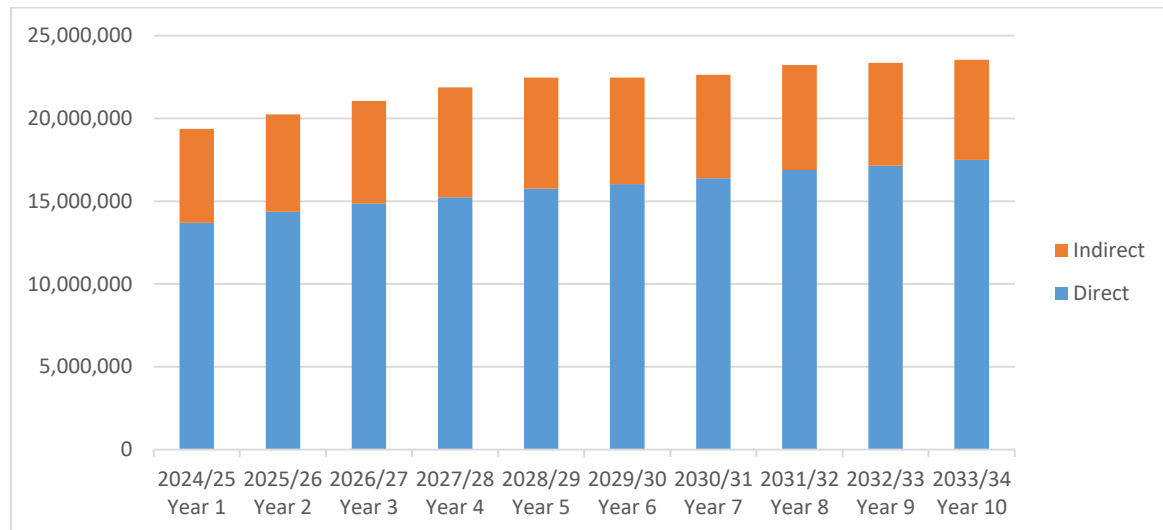


Figure 33: Annual Operating Expenditure for Years 1-10 for Transportation

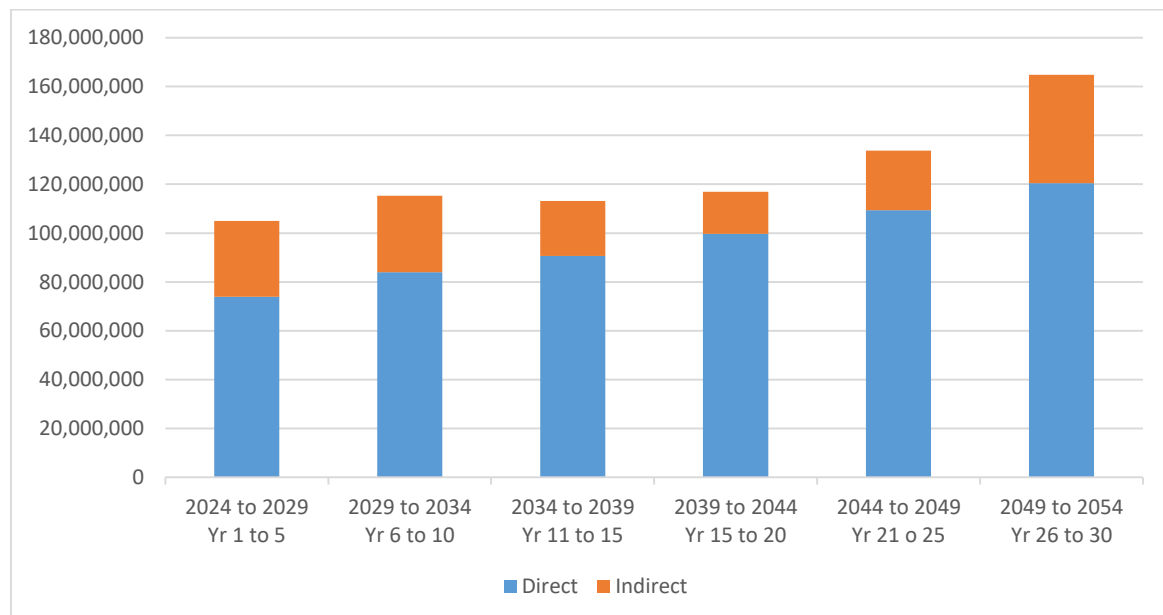


Figure 34: Five Yearly Operating Expenditure for Years 1-30 for Transportation

CAPITAL

We plan to spend around \$203 million on capital improvements over the next 10 years. Of this, 10% is attributable to growth, 14% for level of service improvements and 76% for asset renewal. Our clear

priority for the transportation activity is to maintain the road network in a good condition, which requires a steady investment in road renewal.

The Figure below shows that our capital investment is primarily for renewal and that this investment is steady for the next 30 years, only increasing due to inflation.

In Years 2,3 and 9, there are notable increases in growth and level of service expenditure. The level of service increase is due to an increase in investment in active transport projects. The growth increase is due to a number of planned intersection and road upgrades in Richmond West.

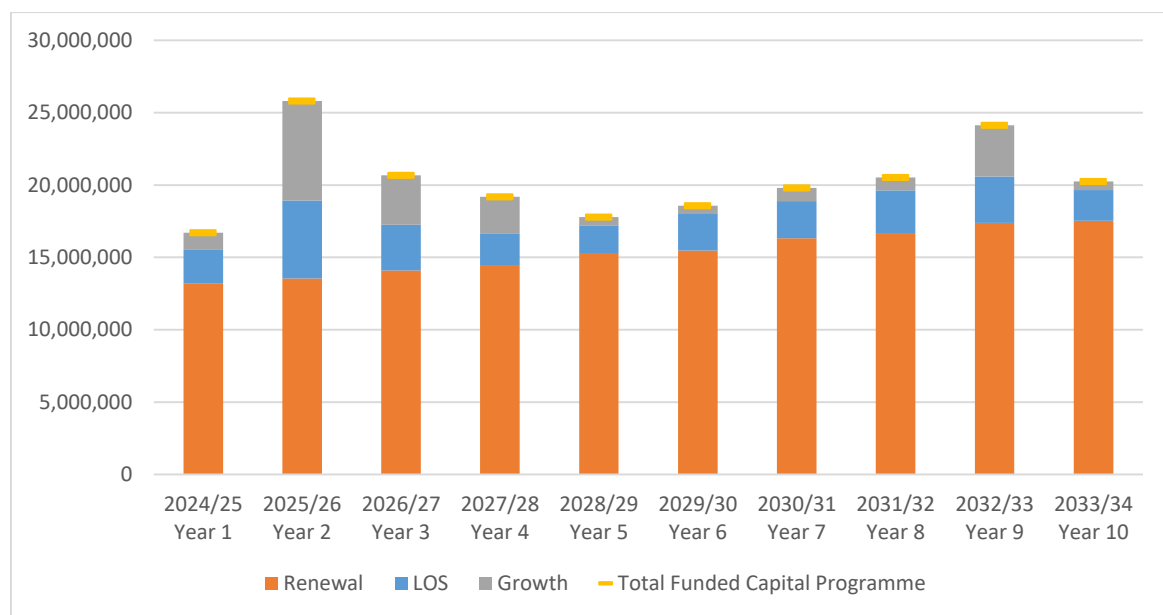


Figure 35: Annual Capital Expenditure for Years 1-10 for Transportation

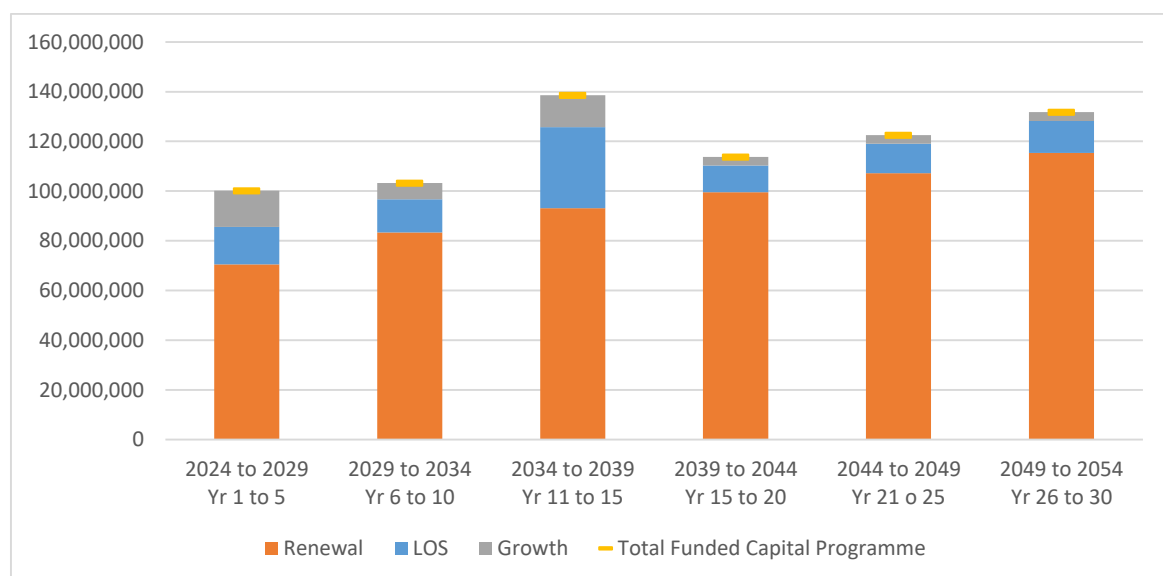


Figure 36: Five Yearly Capital Expenditure for Years 1-30 for Transportation

ASSET RENEWAL PROFILE

We have planned a steady base of renewals for the next 30 years. Our base programme includes a high proportion of assets that have relatively short useful lives, between 10 and 20 years. Bridges are an exception to this as their useful life is typically 100 years and most of our bridge assets are not due for renewal within the next 30 years.

There is divergence between renewal investment and depreciation from Year 1, increasing through to Year 30. This divergence is partly due to the age profile of our current bridge assets. As shown in an earlier figure, most of our bridges are due for renewal beyond Year 30. We have undertaken a simple exercise to compare indicative renewal requirements for 100 years with depreciation over the same time. This exercise showed that the gap between renewal and depreciation closes as the bulk of the assets reach the end of their useful life. We also use deterioration modelling to determine optimised renewal investment levels. Our modelling takes into account asset condition and traffic volumes as well, neither of which are incorporated in our depreciation estimates.

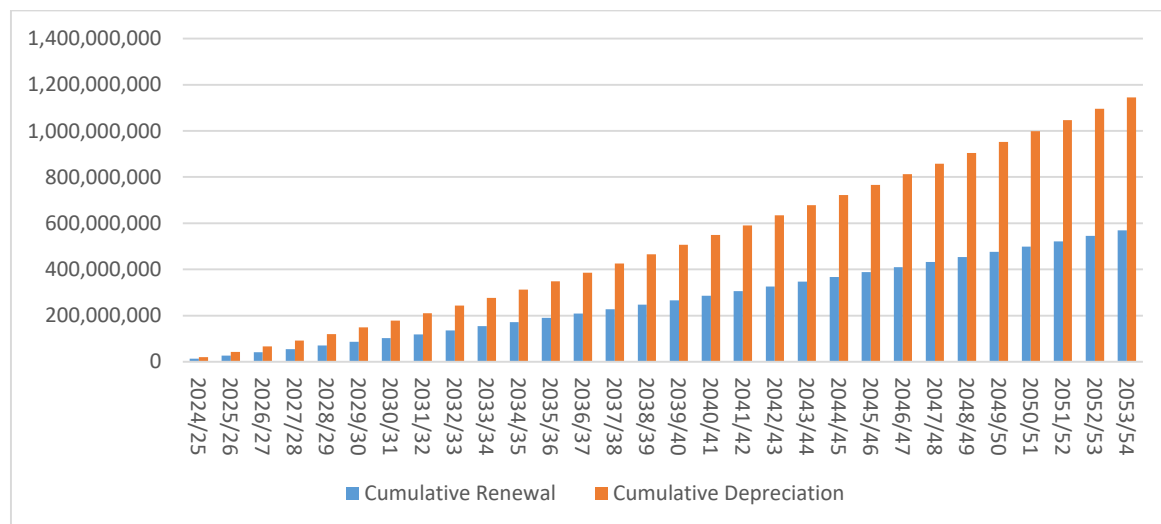


Figure 37: Capital Expenditure and Depreciation for Transportation

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, Council has identified the following uncertainties and key assumptions that are specific to the transportation activity.

- We cannot predict when and where flood or coastal inundation/erosion events will occur, or the damage that may be sustained during these events. During large events, there is a risk that roads can be washed out or blocked by slips and debris. We have annual budgets for clean-up and repair which should be sufficient for most events. We also have an emergency fund to cover the costs associated with more significant damage. We have assumed that if these events occur, that there will be enough funds available to undertake repairs, whether it is through accessing budgeted funds, reprioritisation of other maintenance activities, or increasing borrowing.
- As at December 2023, we had not received confirmation that we would receive the full amount of funding applied for from the Waka Kotahi. We assume we will receive the full funding request. If full funding is not granted, we may need to fully fund a small portion of

the programme from rates, or reduce the scope of the programme so that it aligns with the level of funding given.

- Until now, self-drive vehicles have been the main form of transport throughout our District. In recent years, significant investment has been made in new technologies that have potential to change how vehicles operate, and the demands that they may place on the transport system, including Autonomous, Connected, Electric and Shared vehicles, and e-bikes and e-scooters. There may also be other technologies in formative stages, which we are currently unaware of, and which may have significant impact on our transport system. There is a high level of uncertainty about the development and impact of these current and possible emerging technologies on the transport system. Given the level of uncertainty, we have adopted a Business As Usual approach for the life of this Strategy but are monitoring the development of new technologies with an understanding that we may need to vary this Strategy to adapt to new technologies.

FURTHER INFORMATION

Further information on the Transportation activity can be found in the Transportation Activity Management Plan. Key capital projects and programmes of work are summarised in the following timeline. You can find the full list of the proposed budgets, projects, and timing in Appendix A and B of the Draft Transportation Activity Management Plan 2024-34.

RIVERS

We maintain 285 km of major rivers in order to carry out our statutory role of promoting soil conservation and reducing damage caused by floods and riverbank erosion. By implementing and maintaining quality river control and flood protection schemes, we improve protection of private property and public spaces and assets. Over the next 10 years, we plan to spend 1.3% of our total infrastructure budget on the rivers and flood control activity.

ASSET OVERVIEW

The assets that make up our rivers infrastructure are summarised in the table below.

Table 22: Rivers and Flood Control Asset Summary

ACTIVITY SCHEMES	ASSET DESCRIPTION	REPLACEMENT VALUE	DATA RELIABILITY
Waimea catchment	63 km of maintained river system, including rock protection and 19.5 km of stopbanks	\$82.1million	Good
Upper Motueka catchment	63 km of maintained river system, including rock protection		
Lower Motueka catchment	67 km of maintained river system including rock protection and 39.45 km of stopbanks		
Aorere catchment	18 km of maintained river system, including rock protection		
Takaka catchment	39 km of maintained river system, including rock protection		
District wide	Tidal outfalls or gates, gabion baskets, plantings	\$14.0 million	Good

Note: Replacement Valuation as at 30 June 2022

LEVELS OF SERVICE

<i>"Our structures are managed to reduce the impact of flooding now and in the future"</i>	<i>"Our river environments are healthy ecosystems that are attractive and enjoyed by our communities"</i>
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We do not plan to increase levels of service for this activity for the duration of this Strategy. We are continuing to undertake work on the Lower Motueka River stopbanks to improve sections of the banks so that they will perform to our agreed levels of service. We will also need to review over the coming years the level of service of the Riuwaka River stopbanks.

RESPONDING TO OUR INFRASTRUCTURE PRIORITIES

Further to the overarching infrastructure key issues identified earlier in this Strategy, we have also identified key issues specific to the rivers activity that are summarised below. Each of these issues

relate to our overall infrastructure priorities. For each issue, the significant decisions we are planning to make are outlined, along with the principal options for addressing the issue, estimated costs and timing.

FLOODING OF PRIVATE PROPERTY

Communities that live near rivers are exposed to flood risk. The communities most at risk include Motueka and Riwaka. This risk is not new, but with changing weather patterns the risk is changing. More intensive and frequent rainfall is likely to bring with it increased river flooding. To varying levels, we aim to help protect these communities through our rivers activity through the provision of erosion protection and stopbanks. However, it is impossible to remove the risk entirely through engineering measures, and therefore individual property owners also need to be aware of and take measures to reduce the impact of any flood risk they may face.

The table below summarises the options that Council has considered in order to improve the mitigation of river flood risks.

Table 23: Principal Options to Address Flooding of Private Property

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Motueka River				
Do not undertake improvements	The risk of the stopbanks overtopping or collapsing during significant flood events will remain the same.	x	Nil	Status quo
Further increase capacity and strength of sections of the stopbanks that do not meet agreed levels of service	The risk of the stopbanks overtopping or collapsing during significant flood events will be reduced. The community will be protected to a higher level.	x	\$10m - \$20m	Not budgeted at present but Tasman continues to promote the need and opportunity for enhancement , and pursue funding with Government
Implement other flood mitigation measures e.g. spillways, secondary stopbanks	The existing stopbanks will remain in place and the likelihood of the stopbanks overtopping or collapsing will remain. The consequence of the breach could be mitigated to provide a higher level of protection to the community.	x	\$3m - \$20m	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Prepare a river flooding emergency response plan.	Civil Defence teams and emergency responders will have a well-informed plan should an extreme event occur. Residents will be better informed and understand the risks they are exposed to.	✓	N/A	Underway

We recently undertook stopbank upgrades to strengthen key high-risk sections and address areas that did not provide the agreed level of service. This work was completely using funds obtained from the Provincial Development Unit's Covid-19 Response and Recovery Fund, which granted \$7.5 million towards the \$10 million project. Further funding for stopbank strengthening work is not currently scheduled, although Tasman District Council continues to lobby Central Government for this assistance.

Riuwaka River				
Do not undertake improvements	The risk of the stopbanks overtopping during significant flood events will remain.	✓	Nil	Status quo
Assist affected properties to improve individual flood resilience	The consequence of stopbank breaches will be reduced for those residents who have been most affected by historic breaches.	✗	Not feasible	Not planned
Increase height of stopbanks to provide increased flood capacity	Neighbouring residents will be provided with a higher level of protection. Land acquisition is required to increase the footprint of the stopbanks which may result in loss of income for affected landowners.	✗	Not feasible	Not planned
Prepare a river flooding emergency response plan.	Civil Defence teams and emergency responders will have a well-informed plan should an extreme event occur. Residents will be better informed and understand the risks they are exposed to.	✓	N/A	Underway

We undertook flood investigations in 2020 and simulated flood modelling to better understand the flood risks from the Riuwaka River on neighbouring properties. The modelling showed that extensive construction of new stopbanks would be required in order to reduce flood risks, requiring extensive

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
land purchase. The nature of the local geography and streams makes them very difficult to contain. We determined that wide scale stopbank improvements are unfeasible and the cost would far outweigh the benefits of undertaking the work.				

EROSION OF PRIVATE PROPERTY

Tasman has experienced several major storm events since 2010 that have resulted in erosion of private properties adjoining rivers, most recently in May 2023 and August 2022. While several of our larger rivers are included in our maintained “Y” classified rivers the majority of rivers are ‘unclassified’ or not maintained by Council. Whilst we don’t actively maintain the river system in these unclassified rivers, we have made provision to assist landowners to undertake repairs and protection where they are willing to share in the cost of doing so. Our policy is to contribute up to 50% towards the cost of the works from our Rivers Z fund, with a target of 33% subsidy to stretch the available funds to a wider landowner pool. In recent years, this fund has been oversubscribed.

The table below summarises the options that Council has considered in order to address erosion of private property.

Table 24: Principal Options to Erosion of Private Property

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Gradual increase in Rivers Z funding	Enable support of a greater number of individuals with a neutral impact on overall river rates.	✓	\$22.6m total for 30 years	On-going
Extend the length of the maintained river system	Provide a higher level of service to some customers, but will require a significantly greater rates take.	✗	Unknown	Not planned
Maintain the status quo	Rivers Z likely to remain oversubscribed meaning some individuals will miss out. No impact on rates.	✗	N/A	Not planned

We generally allocate River Z funds on the basis of a 50% subsidy to landowners. Apart from increasing the Rivers Z funding, we may also choose to allocate River Z funds differently in the future by requiring a larger contribution from landowners; this has already started as we are increasingly targeting a 33% subsidy rate to allow more landowners to access the limited funding pool.

HOLISTIC RIVER MANAGEMENT

The movement of gravel within a river system and changes to the active channel is part of natural river processes. Most of the time it is of no consequence, but sometimes gravel build-up can cause issues by reducing the capacity of river channels or concentrating flows to cause increased erosion. It is important to allow some natural movement of gravel within the river system to protect the natural environment, but this needs to be balanced against appropriate flood mitigation measures and

impacts on local aquifers. The table below summarises the options that Council has considered in order to improve the mitigation of river flood risks.

Table 25: Principal Options to Address Gravel Aggregation

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Continue to survey, manage and extract gravel within an appropriate envelope, so that extraction is only undertaken in suitable locations	Requires additional funding to cover on-going survey and management costs. Potentially increase gravel extraction volumes by private parties, which should also increase income for Council.	✓	\$3.5m total over 30 years	Ongoing
Develop holistic river management plans	Development of river management plans will help us meet strategic long-term goals for multiple issues and river values. These plans will be based on an integrated approach between Council, iwi, community and stakeholder groups.	✓	\$1.5m total over 30 years	Commence in 2024, then ongoing
Uncontrolled extraction of gravel	This option prioritises the built environment and commercial gain over protecting the environment. Potentially increase gravel extraction volumes, which should also increase income.	✗	N/A	Not planned
Maintain the status quo	Continue to extract gravel but in a conservative manner.	✗	N/A	Not planned

The development of river management plans supports a holistic and pro-active approach to river management. This will take into account our obligations under the Soil Conservation and River Control Act as well as our wider responsibility to manage environmental effects and improve environmental outcomes.

INDICATIVE EXPENDITURE ESTIMATES

OPERATING

Operational costs for the rivers and flood control activity are forecast to increase by around 3.9% per year for the first 10 years and 3.5% per year over 30 years. Within the next 10 years, direct operating expenditure increases by an average of 1.4% per year. The biggest increase occurs in Year 2, which is caused by the increase in River Z budgets.

Indirect expenditure increases by an average of 7.2% per year over 10 years. This is largely driven by increases in loan interest costs associated with the capital programme for this activity.

Both direct and indirect costs increase due to inflation across the 30 years.



Figure 38: Annual Operating Expenditure for Years 1-10 for Rivers and Flood Control

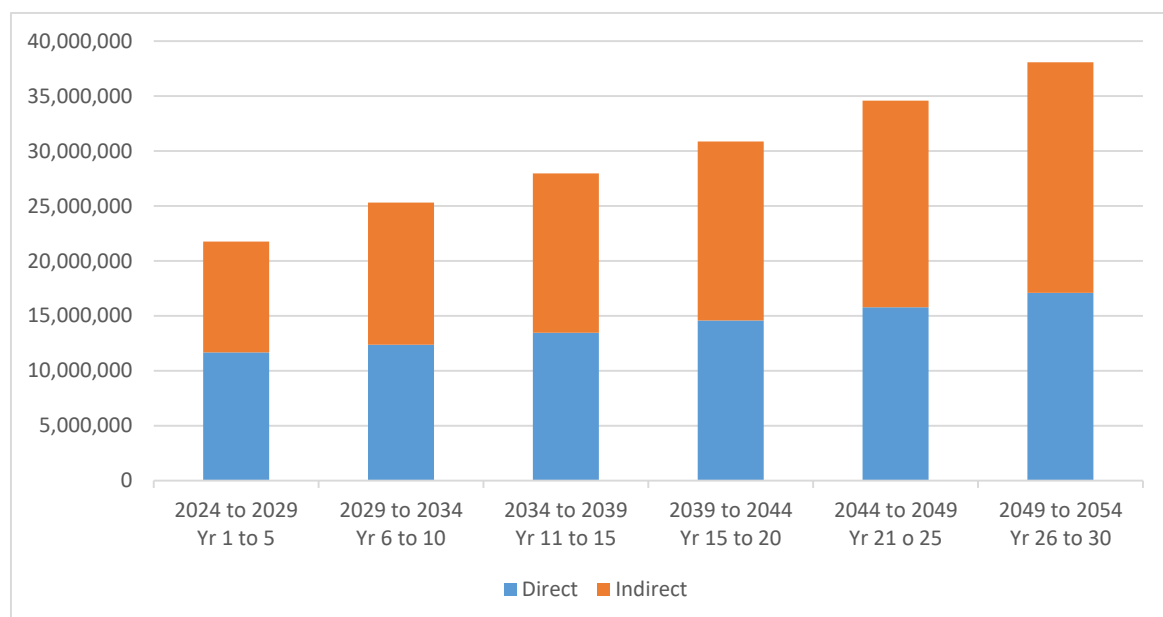


Figure 39: Five Yearly Operating Expenditure for Years 1-30 for Rivers and Flood Control

CAPITAL

We have planned to spend around \$14 million on capital improvements over the next 10 years and around \$49 million over the next 30 years. Of this, 98% is attributable to level of service improvements. The capital programme is static for the 30 years, only increasing due to inflation.

The Total Funded Capital Programme shown below includes the 10% scope risk and programme delivery adjustment discussed earlier in this Strategy.

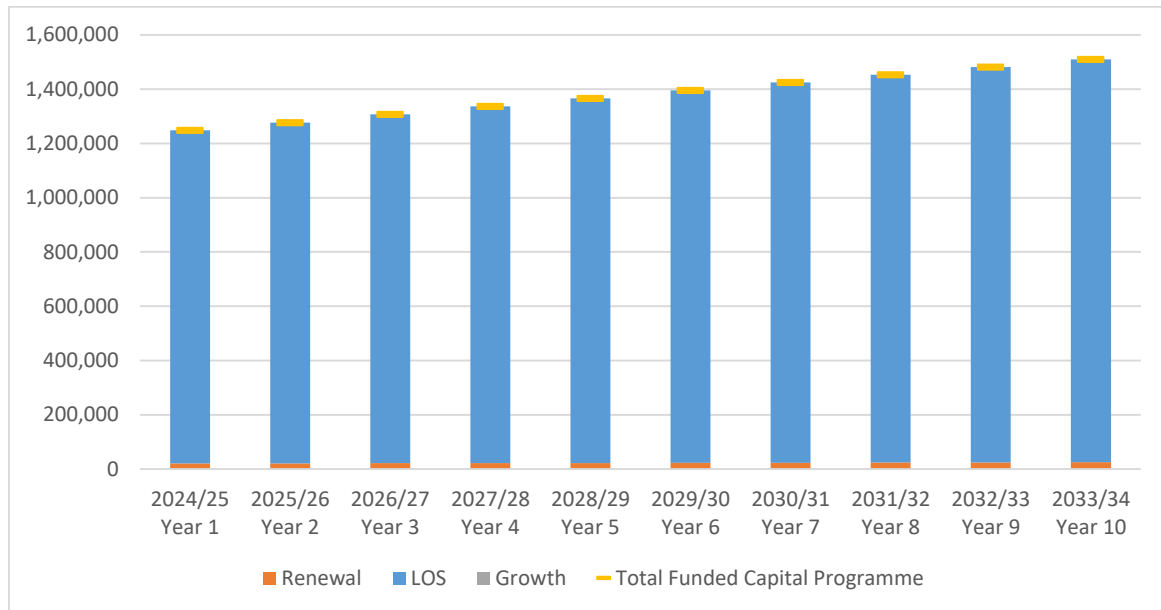


Figure 40: Annual Capital Expenditure for Years 1-10 for Rivers and Flood Control

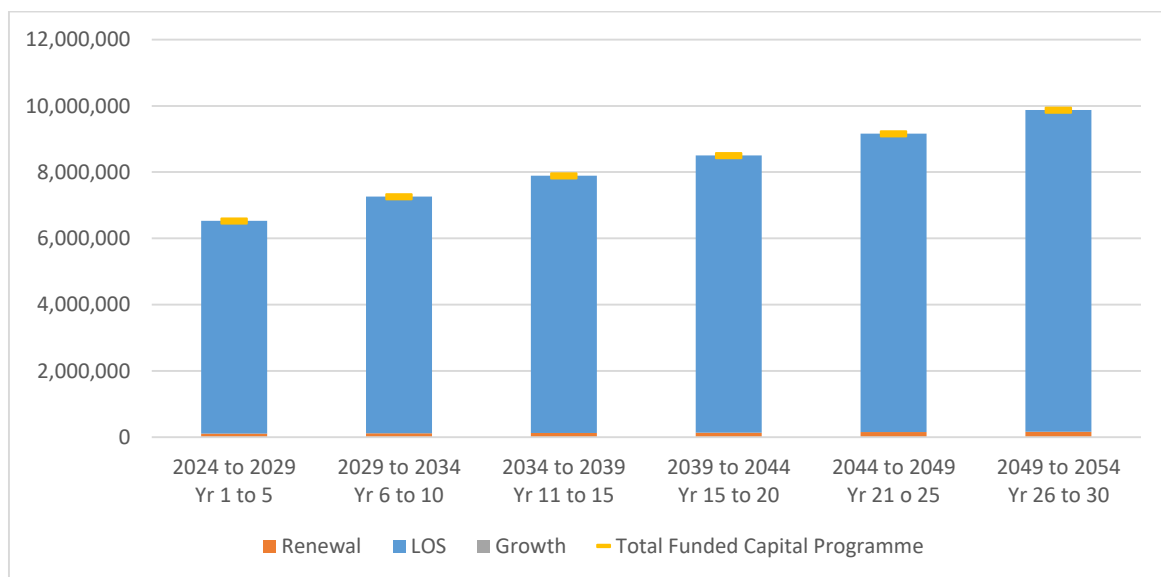


Figure 41: Five Yearly Capital Expenditure for Years 1-30 for Rivers and Flood Control:

ASSET RENEWAL PROFILE

Most of our rivers and flood control assets are not depreciated. We only depreciate tide gates/outfalls, gabion baskets and railway iron structures. The expected useful life of these assets ranges from 30 to 60 years. We have included an annual renewals budget in the 2024 LTP to maintain and renew these assets as they reach the end of their serviceable life. This is the cause of the divergence between renewal investment and depreciation.

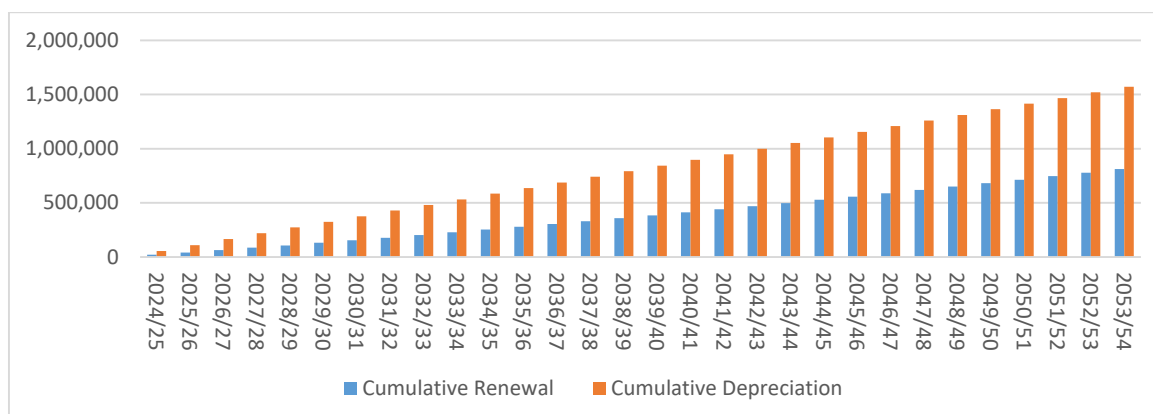


Figure 42: Capital Expenditure and Depreciation for Rivers and Flood Control

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, Council has identified the following uncertainties and key assumptions that are specific to the rivers and flood control activity.

- Access to Rivers Z funding can be as high as a 50/50 share between private land owners and Council, although we are increasingly moving towards a two-thirds/one-third share between landowners and Council. If there is a drop in demand from landowners needing assistance, or there is an unwillingness to pay, this fund may be underspent.
- We cannot predict when and where large flood events will occur, or the damage that may be sustained during such a flood. During a large event, there is a risk that rock protection works can shift, new erosion can occur, or stopbanks could be damaged. We have assumed that if this occurs, we will have enough funds available to undertake repairs, whether it is through reprioritisation of maintenance activities or accessing emergency funding provisions (e.g., reserves, debt).
- Extreme rainfall events and associated flood impacts can happen at any time. The occurrence of these events may differ from what we expect based on statistics. When large events happen more frequently, such as is projected under future climate change scenarios, this may trigger higher expectations from our community to provide a higher level of service. Providing a higher level of service will come at a higher cost and require more funding than has been budgeted for.
- As with large floods, we also cannot reliably predict when moderate floods will occur or their impact. We have used historic trends to determine maintenance funding levels for the future and has assumed that these levels will be sufficient. If more floods occur than assumed, it is likely that we will be required to spend more than planned. If floods are less or more minor than assumed, it is likely that we will be required to spend less than planned.

FURTHER INFORMATION

Further information on the Rivers activity can be found in the Rivers Activity Management Plan. Key capital projects and programmes of work are summarised in the following timeline. You can find the full list of the proposed budgets, projects, and timing in Appendix A and B of the Draft Rivers Activity Management Plan 2024-34.



ACCOUNTING INFORMATION

REPORTING ENTITIES

Tasman District Council is a unitary local authority governed by the Local Government Act 2002 (LGA) and the Local Government (Rating) Act 2002. The purpose of the Council is to promote the social, economic, environmental and cultural well-being of communities, and enable democratic local decision-making. Council does not operate to make a financial return.

Financial information within Tasman's 10-Year Plan 2024 – 2034 covers the Council operations, plus its controlled and jointly controlled entities.

Council is designated as a Public Benefit Entity (PBE) for financial reporting and applies New Zealand Tier 1 PBE accounting standards.

STATEMENT OF COMPLIANCE

The forecast information has been prepared and complies with Section 111 of the Local Government Act 2002, the Financial Reporting Act 1993, Generally Accepted Accounting Practice in New Zealand (GAAP) and the pronouncements of Chartered Accountants Australia New Zealand. The financial statements have been prepared in accordance with Tier 1 PBE accounting standards. In particular, these prospective financial statements have been prepared in accordance with Public Benefit Entities (PBE) Financial Reporting Standard No. 42.

A CAUTIONARY NOTE

The prospective financial information has been prepared for the purposes of meeting Council's requirements under the LGA 2002. This information may not be suitable for use in any other context.

The forecast information prepared is to enable the public to participate in the decision-making processes as to the services to be provided by Council to the Tasman communities over the period of Tasman's 10-Year Plan 2024–2034. The main purpose of prospective financial statements in Tasman's 10-Year Plan 2024–2034 is to provide users with information about the core services that Council intends to provide to ratepayers, the expected cost of those services and, consequently, how much Council requires by way of rates to fund the intended levels of service. The level of rates funding required is not affected by subsidiaries, except to the extent that Council obtains distributions from, or further invests in, those subsidiaries. Such effects are included in the prospective financial statements of Council.

The actual results achieved for any given financial year are likely to vary from the information presented and may vary materially, depending upon the circumstances that arise during the period. Council does not intend to update the prospective financial statements after publication. Actual results have not been incorporated in this prospective financial information.

BASIS OF PREPARATION

The financial statements have been prepared on a historical cost basis, with the exception of certain items identified in specific accounting policies below. They are presented in New Zealand dollars, which is the functional currency of each of the Council's entities, and are rounded to the nearest thousand dollars (\$000), unless otherwise stated. The financial statements have been prepared on an ongoing

concern basis and the accounting policies have been applied consistently throughout the planned period.

Council has a balance date of 30 June and these prospective financial statements are for the period from 1 July 2024 to 30 June 2034.

Financial information from the Annual Plan 2023/2024 has been provided to better compare against the financial information contained in Tasman's 10-Year Plan 2024–2034.

The accounting policies set out below will be applied consistently to all periods presented in the prospective financial statements.

SIGNIFICANT JUDGEMENTS AND ESTIMATES

The preparation of financial statements, in conformity with PBE standards, is issued by the External Reporting Board. The External Reporting Board requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Significant judgements, estimates and assumptions have been applied in measuring certain provisions and property, plant and equipment revaluations.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods, or if the revision affects both current and future periods.

JOINT ARRANGEMENTS

Joint arrangements are arrangements where two or more parties have joint control. Joint control is the agreed sharing of control of an arrangement by way of a binding arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. The accounting treatment can vary according to the structure of the arrangement. There are two types of joint arrangements – either a joint operation or a joint venture:

- A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. Council's share of the assets, liabilities, revenue and expenditure of joint ventures is included on an equity accounting basis as a single line.
- A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint operations also include operations where their activities primarily aim to provide the joint arrangement parties with an output (i.e. the parties have rights to substantially all the service potential or economic benefits of the asset). For a joint operation, the Council has a liability in respect of its share of joint ventures' operational deficits and liabilities, and shares in any operational surpluses and assets. The Council's interest in the assets, liabilities, revenue and expenditure of joint operations is included in the financial statements of the Council on a line-by-line basis.



The Councils' jointly controlled operations are:

- Nelson Regional Sewerage Business Unit. Council has a 50% interest in this entity.
- Nelson Tasman Combined Civil Defence Organisation. Council has a 50% interest in this entity.
- Nelson Tasman Regional Landfill Business Unit. Council has a 50% interest in this entity.
- Waimea Water Limited. Council has a minimum 51% shareholding in this entity, however the accounting interest differs for the assets, liabilities, revenue and expenses due to the nature of the agreements:
 - Operating Expenses – the Wholesale Water Augmentation Agreement section 5, provides that Council is responsible for 51% of the operating costs of Waimea Water Limited.
 - Revenue – Council recognises the water charges it is responsible for, through Council's rates and fees and charges.
 - Waimea Water Limited borrowings to be serviced by Waimea Irrigators Limited – Council is not responsible for borrowings to be serviced by Waimea Irrigators Limited, therefore these borrowings are not recognised as liabilities in Council's financial statements.
 - Other Assets and Liabilities – Council recognises its accounting interest as the proportion of Council's paid up equity and convertible shareholder advances divided by total equity and convertible shareholder advances. The difference between Council's investment and advances, and Council's accounting interest, is recognised in Revenue or Expense. Based on current forecasts, this difference is assumed to have arisen in the year ended 30 June 2020 and therefore is reflected in Council's opening balances.

The Councils' joint ventures are:

- Port Nelson Ltd. Council has a 50% shareholding.
- Nelson Airport Ltd. Council has a 50% shareholding.
- Tasman Bays Heritage Trust. Council has a 50% interest in this Trust.

COUNCIL-CONTROLLED ORGANISATIONS

As defined by section 6 of the Local Government Act 2002, a Council-Controlled Organisation (CCO) is a company under the control of local authorities through their:

- shareholding of 50% or more
- voting rights of 50% or more, or
- right to appoint 50% or more of the directors.

Waimea Water Ltd, Port Nelson Ltd, Nelson Airport Ltd and Tasman Bays Heritage Trust are CCOs.

REVENUE RECOGNITION

RATES RECOGNITION

Rates income is measured at fair value. The following particular policies apply:

1. General rates, targeted rates (excluding water-by-meter) and uniform annual general charges are recognised at the start of the financial year, to which the rates resolution relates. They are recognised at the amounts due. Council considers that the effect of payment of rates by instalments is not sufficient to require discounting of rates receivables and subsequent recognition of interest revenue.

2. Rates arising from late payment penalties are recognised as revenue when rates become overdue.
3. Rates remissions are recognised as a reduction of rates revenue when Council has received an application that satisfies its Rates Remission Policy.
4. Water billing revenue is recognised on an accrual basis with unread meters at year end accrued on an average usage basis.

OTHER REVENUE RECOGNITION

Revenue is measured at fair value. The following particular policies apply:

1. Development contributions and reserve financial contributions are recognised as revenue when Council provides, or is able to provide, the service that gave rise to the charging of the contribution. Otherwise, development contributions and financial contributions are recognised as liabilities until such time as Council provides, or is able to provide, the service.
2. Interest is recognised using the effective interest method.
3. Dividends are recognised when the right to receive payment has been established.
4. Where a physical asset is acquired for nil or nominal consideration, the fair value of the asset received is recognised as revenue. Assets vested in Council are recognised as revenue when control over the asset is obtained. The fair value of vested or donated assets is usually determined by reference to the cost of constructing the asset. For assets received from property developments, the fair value is based on construction price information provided from the most recent revaluation.
5. Infringements are recognised when the fine is issued.
6. Council receives government grants from the Waka Kotahi/New Zealand Transport Agency (Waka Kotahi), which subsidises part of Council's costs in maintaining the local roading infrastructure. Waka Kotahi revenue is recognised on entitlement when conditions pertaining to eligible expenditure is fulfilled.
7. Other grants are recognised as revenue when they become receivable, unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.
8. Fees and charges for building and resource consent services are recognised on a percentage completion basis with reference to the recoverable costs incurred at balance date.

WORK IN PROGRESS

Work in progress is valued at the lower of cost and net realisable value.

EXPENDITURE

Expenditure is recognised when the service has been provided or the goods received or when it has been established that rewards of ownership have been transferred from the seller/provider to Council and when it is certain the obligation to pay arises.

GRANT EXPENDITURE

Non-discretionary grants are awarded, as well as recognised as expenditure, if, and when, the grant application meets the specified criteria.



Discretionary grants are where Council has no obligation to award on receipt of the grant application. Council recognises these grants as expenditure when a successful applicant has been notified.

PAYABLES

Short-term payables are recorded at the amount payable.

LEASES

Finance leases transfer to the lessee substantially all the risks and rewards of ownership. At inception, finance leases are recognised as assets and liabilities on the Balance Sheet at the lower of the fair value of the leased property and the present value of the minimum lease payments. Any additional direct costs of the lessee are added to the amount recognised as an asset. Assets leased under a finance lease are depreciated as if the assets are owned.

Operating leases, where the lessor substantially retains the risks and rewards of ownership, are recognised in the surplus or deficit in a systematic manner over the term of the lease. Lease incentives are recognised in the surplus or deficit as a reduction in rental expense.

BORROWING COSTS

Borrowing costs are recognised as an expense in the period in which they are incurred. Borrowings are initially recognised at their fair value plus transaction costs. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities, unless Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

TAXATION

Council is exempt from income tax except in relation to distributions from its CCO's and its port operations.

Income tax expense in relation to the surplus or deficit for the period comprises current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable profit for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using rates that have been enacted or substantively enacted by balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, using tax rates that have been enacted or substantively enacted by balance date.

Current and deferred tax is recognised against the surplus or deficit for the period, except to the extent that it relates to transactions recognised in other comprehensive revenue and expense or directly in equity.

FINANCIAL ASSETS

TRADE AND OTHER RECEIVABLES

Short-term receivables are recorded at the amount due, less an allowance for expected credit losses (ECL). The Council apply the simplified ECL model of recognising lifetime ECL for receivables.

In measuring ECLs, receivables have been grouped into rates receivables, and other receivables, and assessed on a collective basis as they possess shared credit risk characteristics. They have then been grouped based on the days past due. A provision matrix is then established based on historical credit loss experience, adjusted for forward looking factors specific to the debtors and the economic environment.

Rates are “written-off”:

- when remitted in accordance with the Council’s rates remission policy; and
- in accordance with the write-off criteria of sections 90A (where rates cannot be reasonably recovered) and 90B (in relation to Māori freehold land) of the Local Government (Rating) Act 2002.

Other receivables are written-off when there is no reasonable expectation of recovery.

Council does not provide for any impairment on rates receivable as it has various powers under the Local Government (rating) Act 2002 to recover any outstanding debts. These powers allow the Council to commence legal proceedings to recover any rates that remain unpaid four months after the due date for payment. If payment has not been made within three months of the Court’s judgement, then Council can apply to the Registrar of the High Court to have the judgement enforced by sale or lease of the rating unit.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash-in-hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown in current liabilities in the statement of financial position.

OTHER FINANCIAL ASSETS

Other Financial assets (other than shares in subsidiaries) are initially recognised at fair value. They are then classified as, and subsequently measured under, the following categories:

- amortised cost;
- fair value through other comprehensive revenue and expense (FVTOCRE); or
- fair value through surplus and deficit (FVTSD).

Transaction costs are included in the carrying value of the financial asset at initial recognition, unless it has been designated at FVTSD, in which case it is recognised in surplus or deficit.

The classification of a financial asset depends on its cash flow characteristics and the Council’s management model for managing them.

A financial asset is classified and subsequently measured at amortised cost if it gives rise to cash flows that are ‘solely payments of principal and interest (SPPI)’ on the principal outstanding, and is held within a management model whose objective is to collect the contractual cash flows of the asset.



A financial asset is classified and subsequently measured at FVTOCRE if it gives rise to cash flows that are SPPI and held within a management model whose objective is achieved by both collecting contractual cash flows and selling financial assets.

Financial assets that do not meet the criteria to be measured at amortised cost or FVTOCRE are subsequently measured at FVTSD. However, the Council may elect at initial recognition to designate an equity investment not held for trading as subsequently measured at FVTOCRE.

Initial recognition of concessionary loans

Loans made at nil or below-market interest rates are initially recognised at the present value of their expected future cash flows, discounted at the current market rate of return for a similar financial instrument. For loans to community organisations, the difference between the loan amount and present value of the expected future cash flows of the loan is recognised in surplus or deficit as a grant expense.

Subsequent measurement of financial assets at amortised cost

Financial assets classified at amortised cost are subsequently measured at amortised cost using the effective interest method, less any expected credit losses. Where applicable, interest accrued is added to the investment balance. Instruments in this category include term deposits, community loans, and loans to subsidiaries and associates.

Subsequent measurement of financial assets at FVTOCRE

Financial assets in this category that are debt instruments are subsequently measured at fair value with fair value gains and losses recognised in other comprehensive revenue and expense, except expected credit losses (ECL) and foreign exchange gains and losses are recognised in surplus or deficit. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is reclassified to surplus and deficit. The Council does not hold any debt instruments in this category.

Financial assets in this category that are equity instruments designated as FVTOCRE are subsequently measured at fair value with fair value gains and losses recognised in other comprehensive revenue and expense. There is no assessment for impairment when fair value falls below the cost of the investment. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is transferred to accumulated funds within equity. The Council designate into this category all equity investments that are not included in its investment fund portfolio, and if they are intended to be held for the medium to long-term.

Subsequent measurement of financial assets at FVTSD

Financial assets in this category are subsequently measured at fair value with fair value gains and losses recognised in surplus or deficit.

Interest revenue and dividends recognised from these financial assets are separately presented within revenue.

Instruments in this category include the Council and group's investment fund portfolio (comprising of listed shares, bonds, and units in investment funds) and Local Government Funding Agency borrower notes.

Expected credit loss allowance (ECL)

The Council and group recognise an allowance for ECLs for all debt instruments not classified as FVTSD. ECLs are the probability-weighted estimate of credit losses, measured at the present value of cash



shortfalls, which is the difference between the cash flows due to Council and group in accordance with the contract and the cash flows it expects to receive. ECLs are discounted at the effective interest rate of the financial asset.

ECLs are recognised in two stages. ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). However, if there has been a significant increase in credit risk since initial recognition, the loss allowance is based on losses possible for the remaining life of the financial asset (Lifetime ECL).

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, the Council and group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Council and group's historical experience and informed credit assessment and including forward-looking information.

The Council and group considers a financial asset to be in default when the financial asset is more than 90 days past due. The Council and group may determine a default occurs prior to this if internal or external information indicates the entity is unlikely to pay its credit obligations in full.

ACCOUNTING FOR DERIVATIVE FINANCIAL INSTRUMENTS AND HEDGING ACTIVITIES

The Council uses derivative financial instruments to hedge exposure to interest rate risks arising from financing activities. In accordance with its Treasury Policy, Council does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value at each balance date. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

The associated gains or losses of derivatives that are not hedge-accounted are recognised in the surplus or deficit.

Council has elected not to hedge account for its interest rate swaps. Council's associate Port Nelson Limited has applied hedge accounting to its interest rate swaps.

INTANGIBLE ASSETS

Software acquisition and development

Acquired computer software licenses are capitalized, including the costs to acquire and bring to use the specific software, if council has control and future benefit.

Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by Council, are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.



Carbon credits

Purchased carbon credits are recognised at cost on acquisition. They have an indefinite useful life and are not amortised, but are instead tested for impairment annually. They are derecognised when they are used to satisfy carbon emission obligations.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is derecognised. The amortisation charge for each period is recognised in the surplus or deficit. The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

- Computer software 5 years, 20%

There are no restrictions over the title of intangible assets. No intangible assets are pledged as security for liabilities.

Impairment

Council considers there is no impairment of carbon credits held as they are expected to be fully utilised in satisfying carbon obligations from its landfill and forestry operations. Carbon units have been assessed as having an indefinite useful life because they have no expiry date and will continue to have economic benefit as long as the Emissions Trading Scheme is in place.

PROPERTY, PLANT AND EQUIPMENT

OPERATIONAL ASSETS

These include land, buildings, computers and office equipment, building improvements, library books, plant, equipment, wharves and motor vehicles.

RESTRICTED ASSETS

Assets owned or vested in Council which cannot easily be disposed of because of legal or other restrictions and provide a benefit or service to the communities.

INFRASTRUCTURAL ASSETS

Infrastructural assets are the fixed utility systems owned by Council. Each asset type includes all items that are required for the network to function, e.g. wastewater reticulation includes reticulation piping and wastewater pump stations.

Property, plant and equipment is shown at cost or valuation, less accumulated depreciation and impairment losses.

ADDITIONS

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably. Work in progress is recognised at cost less impairment and is not depreciated. In most instances, an item of property, plant and equipment is initially recognised at its cost. Where an asset is acquired through a non-exchange transaction, it is recognised at its fair value as at the date of acquisition.

DISPOSALS

Gains and losses on disposals are determined by comparing the disposal proceeds with the carrying amount of the asset. Gains and losses on disposals are reported net in the surplus or deficit.

When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated funds.

SUBSEQUENT COSTS

Costs incurred, subsequent to initial acquisition, are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to Council and the cost of the item can be measured reliably.

Values included in respect of assets are as follows:

Vested assets

Certain infrastructural assets and land will be vested in Council as part of the subdivision consent process. Vested infrastructural assets are valued by calculating the cost of providing identical quantities of infrastructural components. Vested assets are recognised as assets and revenue when control over the asset is obtained.

- Roads, Stormwater, Wastewater and Water Supply assets are recognised on section 224 issued date and by using the latest valuation unit rates, uplifted for inflation as required.
- Land assets are recognised when legal titles passes using the rateable valuation.
- Land under roads is recognised when legal title passes. The valuation is calculated based on the rateable value of the land pre subdivision, discounted by 50% to reflect the restricted nature of the land.

Depreciation

Depreciation is provided on a straight line basis on all assets at rates which will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives.

These assets have component lives that have been estimated as follows:

- | | |
|---------------------------------|-----------------|
| • Land | Not depreciated |
| • Buildings (including fit out) | 2 - 100 years |
| • Plant and equipment | 5 – 10 years |
| • Motor vehicles | 5 – 10 years |
| • Library books | 2 – 10 years |

Infrastructure Assets

Transportation

- | | |
|-------------------------------|-----------------|
| • Bridges | 100 years |
| • Roads-other components | 15 – 80 years |
| • Formation | Not depreciated |
| • Sub-base (sealed) | Not depreciated |
| • Car parks – formation | Not depreciated |
| • Car parks – sealed pavement | 75 years |
| • Footpaths | 25 – 75 years |
| • Pavement base (unsealed) | Not depreciated |



• Drainage	25 – 120 years
Wastewater	
• Oxidation ponds	Not depreciated
• Treatment	9 – 100 years
• Pipe	50 – 80 years
• Pump stations	20 – 80 years
Water	
• Wells and pumps	10 – 80 years
• Pipes/valves/meters	15 – 80 years
Stormwater	
• Channel/detention dams	Not depreciated
• Pipe/manhole/sumps	80 – 120 years
Other infrastructural assets	
• Ports and wharves	7 – 100 years
• Airfields	10 – 80 years
• Refuse	15 – 100 years
Rivers	
• Stopbanks	Not depreciated
• Rock protection	Not depreciated
• Willow plantings	Not depreciated
• Gabion baskets	30 years
• Railway irons	50 years
• Outfalls	60 years
Waimea Community Dam	
• Earthworks	Not depreciated
• Concrete and spillway	200 years
• Mechanical stainless-steel piping	100 years
• Electrical	15 years

REVALUATION

With the exception of vested assets at the initial point of recognition, all valuations are carried out or reviewed by the Council's Engineering Services Manager, or by independent qualified valuers. The Council's intention is that valuations are carried out on a three-yearly cycle. The carrying values of revalued items are reviewed at each balance date, to ensure that these values are not materially different to fair value. Where materially different, Council will revalue at an earlier point. Revaluations are carried out on an asset class basis. Forestry valuations are carried out annually.

The net revaluation results are credited or debited to other comprehensive revenue and expenses and are accumulated to an asset revaluation reserve in equity for that class of asset. Where this would result in a debit balance in the asset revaluation reserve, this balance is not recognised in other comprehensive revenue and expenses, but is recognised in the surplus or deficit. Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the surplus or deficit



will be recognised first in the surplus or deficit, up to the amount previously expensed, and then recognised in other comprehensive revenue and expenses.

The following assets will be revalued on a three-yearly basis:

- Transportation
- Stormwater
- Waste Management and Minimisation (formally Refuse)
- Water Supply
- Wastewater
- Ports
- Coastal Assets
- Land and Buildings

The following assets are not revalued:

- The Waimea Community Dam
- Rivers

The anticipated results of the revaluations have been included in the Tasman's 10-Year Plan 2021–2031.

Roads and bridges, wastewater, solid waste, water supply, stormwater, coastal structures, ports and river protection infrastructural assets are valued using the depreciated replacement cost method. There are a number of estimates and assumptions exercised when valuing infrastructural assets using the depreciated replacement cost method.

These include:

- Estimating any obsolescence or surplus capacity of the asset.
- Estimating the replacement cost of the asset. The replacement cost is derived from recent construction contracts in the region for similar assets.

Roads and bridges, wastewater, solid waste, water supply, stormwater and coastal assets were last valued at fair value using optimised depreciated replacement cost by Marsh & McLennan Companies as at 30 June 2022.

River protection assets consist of stop banks, rock protection and riparian protection. These assets are no longer revalued. The latest were valued for inclusion in Council's financial statements at optimised depreciated replacement cost by in-house specialists as at 31 March 2017. These in-house valuations have been peer reviewed by Opus International Consultants Limited. These are no longer revalued.

The Waimea Community Dam is not revalued. The Waimea Community Dam (Dam) is a rock filled Dam with a concrete face and spillway, it also comprises mechanical pipe and electrical components. The Dam is not revalued, it is recognised at historical cost, less depreciation and impairment.

Ports have been valued at optimised depreciated replacement cost by Jones Lang Lasalle IP, Inc. of Auckland as at 13 August 2019. The Port assets were not revalued during the previous three yearly cycle in order for the specialist valuation to be undertaken.



Land under roads – Land under roads has been valued at average land sales throughout the District by MWH New Zealand Ltd as at 1 July 2003. Under NZ IFRS, the Council has elected to use the fair value of land under roads as at 1 July 2003 as deemed cost. Land under roads is no longer revalued.

Library collections – This asset is recorded at the latest valuation conducted by Duke & Cooke Ltd, registered valuers, as at 30 June 1999. During the 2002 income year Council ceased further revaluations and adopted deemed cost.

Airfields – Airfield assets were valued for inclusion in Council’s financial statements at optimised depreciated replacement cost by in-house specialists as at 31 March 2017. The in-house valuations have been peer reviewed by Opus International Consultants Limited.

Library books – This asset is recorded at the latest valuation conducted by Duke & Cooke Ltd, registered valuers, as at 30 June 1999. During the 2002 income year Council ceased further revaluations and adopted deemed cost. Donated books are assigned a value based on current replacement cost, less an allowance for age and condition. Additions are valued at cost less depreciation. Library books are depreciated on a straight-line basis over the following estimated life:

- Adult and technical books 10 years
- Children’s books 5 years
- CDs and talking books 2 years

Furniture and fittings – Furniture and fittings were recorded at valuation. The latest valuation was conducted by Duke & Cooke Ltd, registered valuers, as at 31 October 2000, using the assessed market value in-situ. Furniture and fittings are not revalued and are now treated as deemed cost. Additions are recorded at cost.

Land (operational, restricted, and infrastructural) – Land is valued at fair value using market-based evidence based on its highest and best use with reference to comparable land values. Adjustments have been made to the “unencumbered” land value where there is a designation against the land or the use of the land is restricted because of reserve or endowment status. These adjustments are intended to reflect the negative effect on the value of the land where an owner is unable to use the land more intensely. The most recent valuation was performed by GR Butterworth SPINZ, ANZIV of QV Valuations Limited, and the valuation is effective as at 30 June 2022 with the exception of infrastructural land which was revalued with the relevant asset class.

Buildings (operational and restricted) – Specialised buildings are valued at fair value using depreciated replacement cost because no reliable market data is available for such buildings. Depreciated replacement cost is determined using a number of significant assumptions. Significant assumptions include:

- The replacement asset is based on the reproduction cost of the specific assets with adjustments where appropriate for obsolescence due to over-design or surplus capacity.
- The replacement cost is derived from recent construction contracts of similar assets and Property Institute of New Zealand cost information.
- The remaining useful life of assets is estimated.

- Straight-line depreciation has been applied in determining the depreciated replacement cost value of the asset.

Non-specialised buildings (for example, residential buildings) are valued at fair value using market-based evidence. Market rents and capitalisation rates were applied to reflect market value. The most recent valuation was performed by GR Butterworth SPINZ, ANZIV of QV Valuations Limited, and the valuation is effective as at 30 June 2021.

Heritage assets comprise Council assets that are subject to a Historic Places protection order and are identified as such in the Resource Management Plan. Heritage assets were identified and introduced at 30 June 2002 at a fair market value as determined by QV Valuations, registered valuers. The fair market values have been adopted as deemed cost. Subsequent additions are at cost or independently determined fair market value which is adopted as deemed cost.

IMPAIRMENT

Intangible assets that have an indefinite useful life, or are not yet available for use, are not subject to amortisation and are tested annually for impairment.

Property, plant and equipment that have a finite useful life are reviewed for impairment at each balance date and whenever events, or changes in circumstances, indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value, less costs to sell, and its value in use.

If an asset's carrying amount exceeds its recoverable amount, the asset is regarded as impaired and the carrying amount is written down to the recoverable amount. For revalued assets, the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the surplus or deficit.

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus or deficit. The reversal of an impairment loss on a revalued asset is credited to other comprehensive revenue and expense. This increases the asset revaluation reserve for that class of asset. However, to the extent that an impairment loss for that class of asset was previously recognised in the surplus or deficit, a reversal of the impairment loss is also recognised in the surplus or deficit.

For assets not carried at a revalued amount, the reversal of an impairment loss is recognised in the surplus or deficit.

VALUE IN USE FOR NON-CASH-GENERATING ASSETS

Non-cash-generating assets are those assets that are not held with the primary objective of generating a commercial return.

For non-cash-generating assets, value in use is determined using an approach based on either a depreciated replacement cost approach, a restoration cost approach, or a service units approach. The most appropriate approach used to measure value in use depends on the nature of the impairment and availability of information.

VALUE IN USE FOR CASH-GENERATING ASSETS

Cash-generating assets are those assets that are held with the primary objective of generating a commercial return.



The value in use for cash-generating assets and cash-generating units is the present value of expected future cash flows.

FORESTRY ASSETS

Forestry assets are predominantly standing trees that are managed on a sustainable yield basis. These are shown in the Statement of Financial Position at fair value less estimated point of sale costs at harvest. The costs to establish and maintain the forestry assets are independently revalued annually at fair value, less estimated costs to sell for one growth cycle. Fair value is determined based on the present value of expected net cash flows, discounted at the current market determined rate. This calculation is based on existing sustainable felling plans and assessments regarding growth, timber prices, felling and silviculture costs, and takes into consideration environmental, operational and market restrictions.

Gains or losses arising on initial recognition of forestry assets at fair value, less estimated point-of-sale costs and from a change in fair value, less estimated point-of-sale costs are recognised in the surplus or deficit.

The costs to maintain the forestry assets are included in the surplus or deficit when incurred.

CONTRACT RETENTION

Certain contracts entitle Council to retain amounts to ensure the performance of contract obligations. These retentions are recognised as a liability and are then used to remedy contract performance or paid to the contractor at the end of the retention period.

OVERHEADS

Indirect overheads have been apportioned on an activity basis, using the labour cost of full-time staff employed in those specific output areas.

Indirect activity costs are allocated as overheads, using appropriate cost drivers such as actual usage, staff numbers and floor area.

INVESTMENT PROPERTIES

Properties leased to third parties under operating leases are classified as investment property, unless the property is held to meet service delivery objectives rather than to earn rent or for capital appreciation. Investment property is measured initially at its cost, including transaction costs. After initial recognition, Council measures all investment property at fair value, as determined annually by an independent valuer. Gains or losses arising from a change in the fair value of investment property are recognised in the surplus or deficit.

PROPERTIES INTENDED FOR RESALE

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through continuing use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value, less costs to sell. Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus or deficit. Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised. Non-current assets (including those that are part of a disposal group)



are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group, classified as held for sale, continue to be recognised.

PROVISIONS

Council recognises a provision for future expenditure of an uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event. It is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation, using a pre-tax discount rate that reflects current market assessments, of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense and is included in 'Finance Costs'.

EMPLOYEE ENTITLEMENTS

SHORT-TERM BENEFITS

Employee benefits that Council expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay.

These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months, and sick leave.

Council recognises a liability for sick leave to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent that Council anticipates it will be used by staff to cover those future absences.

Council recognises a liability and an expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

LONG-TERM BENEFITS

Entitlements that are payable beyond 12 months, such as long service leave and retirement leave have been calculated on an actuarial basis. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement and contractual entitlements information;
- the present value of the estimated future cash flows [Note: Retirement leave has not been discounted to present value]; and
- presentation of employee entitlements.

Sick leave, annual leave, vested long service leave, and non-vested long service leave and retirement gratuities expected to be settled within 12 months of balance date, are classified as a current liability. All other employee entitlements are classified as a non-current liability.

SUPERANNUATION SCHEMES

Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the surplus or deficit as incurred.



KEY ASSUMPTIONS IN MEASURING RETIREMENT AND LONG SERVICE LEAVE OBLIGATIONS

The present value of long service leave obligations depend on a number of factors that are determined on an actuarial basis. Two key assumptions used in calculating this liability include the discount rate and the salary inflation factor. Any changes in these assumptions will affect the carrying amount of the liability.

The expected future payments are discounted using forward discount rates derived from the yield curve of New Zealand government bonds. The discount rates used have maturities that match, as closely as possible, the estimated future cash outflows. The salary inflation factor is based on the treasury inflation rate.

The retirement obligations have not been discounted to present value.

LANDFILL AFTER-CARE COSTS

Landfills in the region are now provided regionally, through the Nelson Tasman Regional Landfill Business Unit, which is a joint committee of the Nelson City Council and Tasman District Council. This business unit commenced operations on 1 July 2017. From this date, the Eves Valley Landfill (which Council previously managed) stopped receiving waste and all waste is now directed to the York Valley Landfill (located in Nelson City).

As the landfills in the District are now a 50% Joint Operation, Tasman District Council recognise 50% of the post-care provisions for both Eves Valley and York Valley landfills. Our legal obligation is to provide ongoing maintenance and monitoring services at the landfill sites after closure. The landfill post-closure provision is recognised in accordance with Public Benefit Entity International Public Sector Accounting Standards Reporting Standard 19 Provisions, Contingent Liabilities and Contingent Assets. This provision is calculated on the basis of discounting closure and post-closure costs into present day value.

The calculations assume no change in the legislative requirements for closure and post-closure treatment.

ACCUMULATED EQUITY

Equity is the community's interest as measured by total assets less total liabilities. Public equity is disaggregated and classified into a number of reserves. The components of equity are:


- accumulated funds
- restricted reserves and Council-created reserves, and
- asset revaluation reserve.

Reserves are a component of equity, generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council.

RESTRICTED AND COUNCIL CREATED RESERVES

Restricted reserves are those reserves subject to specific conditions accepted as binding by Council and which may not be revised without reference to the Courts or third party. Council created reserves are reserves established by a Council decision. Council may alter them without reference to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

GST



All items in the financial statements are stated exclusive of GST, except for receivables and payables, which are stated on a GST-inclusive basis. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows. Commitments and contingencies are disclosed exclusive of GST.

FUNDING IMPACT STATEMENTS

The Funding Impact Statements (FIS) have been prepared in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014. This is a reporting requirement unique to local government and the disclosures contained within. The presentation of these statements is not prepared in accordance with generally accepted accounting practices (GAAP).

The purpose of these statements is to report the net cost of services for significant Groups of Activities (GOA) of Council. They are represented by the revenue that can be allocated to these activities, less the costs of providing the service. They contain all funding sources for these activities and all applications of this funding by these activities. The GOA FIS include internal transactions between activities, such as internal overheads and charges applied and/or recovered. A FIS is also prepared at the whole-of-Council level, summarising the transactions contained within the GOA FIS, eliminating internal transactions and adding in other transactions not reported in the GOA statements.

These statements are based on cash transactions prepared on an accrual basis. As such, they do not include non-cash/accounting transactions that are included within the Comprehensive Revenue and Expense Statement, as required under GAAP. These items include, but are not limited to, Council's depreciation, gain and/or losses on revaluation and vested assets.

They also depart from GAAP, as funding sources are disclosed within the FIS as being either for operational or capital purposes. Revenue (such as subsidies received for capital projects, development and financial contributions, and gains on sale of assets) is recorded as capital funding sources. Under GAAP these are treated as revenue in the Comprehensive Revenue and Expense Statement.

FUNDING IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT 2002

Section 100(1) of the Local Government Act 2002 requires local authorities to set operating revenues at a level to cover all operating expenses, except as provided in S100(2). Operating expenses include an allowance for debt servicing and for the decline in service potential of assets (depreciation). Council has complied with S100(1) in the preparation of Tasman's 10-Year Plan 2021–2031.

CHANGES IN ACCOUNTING POLICIES

Council applied new accounting standards Public Benefit Entity International Public Sector Accounting Standards 34-38 in these financial statements to its joint arrangements. This resulted in recognition of the assets, liabilities, revenue and expenses that arise from its interest in Councils' joint operations. Under the previous standards, Council recognised its share of all transactions and balances.

CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTIONS



In preparing these financial statements, Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

INFRASTRUCTURAL ASSETS

Infrastructural asset valuations are carried out on a three-yearly cycle, on a depreciated replacement cost basis. The carrying values of revalued items are reviewed at each balance date to ensure that these values are not materially different to fair value. The most recent revaluation was performed as at 30 June 2020, for Transportation, and Three Waters assets. Where materially different, Council will revalue at an earlier point. There are a number of assumptions and estimates used when performing depreciated replacement cost basis valuations over infrastructural assets. These include:

- the physical deterioration and condition of an asset. For example, Council could be carrying an asset at an amount that does not reflect its actual condition. This is particularly so for those assets which are not visible, for example, stormwater, wastewater and water supply pipes that are underground. This risk is minimised by Council performing a combination of physical inspections and condition modelling assessments of underground assets,
- estimating any obsolescence or surplus capacity of an asset, and
- estimates are made when determining the remaining useful lives over which the asset will be depreciated. These estimates can be impacted by the local conditions, for example, weather patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then Council could be over or underestimating the annual depreciation charge recognised as an expense in the surplus or deficit. To minimise this risk, our infrastructural asset useful lives have been determined with reference to the NZ Infrastructural Asset Valuation and Depreciation Guidelines, published by the National Asset Management Steering Group. We then adjust for local conditions based on experience. Asset inspections, deterioration and condition modelling are also carried out regularly as part of the Council's asset management planning activities, which gives us further assurance over its useful life estimates.

Valuations are carried out by independent qualified valuers.

Rivers and the Waimea Community Dam asset are not revalued, per the Revaluation section above.

OPERATIONAL ASSETS

Specialised buildings are valued at fair value, using depreciated replacement cost because no reliable market data is available for such buildings. Significant assumptions include:

- the replacement asset is based on the reproduction cost of the specific assets with adjustments where appropriate for obsolescence due to over-design or surplus capacity,
- the replacement cost is derived from recent construction contracts of similar assets and Property Institute of New Zealand cost information,
- the remaining useful life of assets is estimated, and
- straight-line depreciation has been applied in determining the depreciated replacement cost value of the asset.



Non-specialised buildings (for example, residential buildings) are valued at fair value using market-based evidence. Market rents and capitalisation rates were applied to reflect market value. GR Butterworth SPINZ, ANZIV of QV Valuations Limited performed the most recent valuation. This valuation is effective as at October 2021.

Land is valued at fair value using market-based evidence based on its highest and best use with reference to comparable land values. Adjustments have been made to the 'unencumbered' land value where there is a designation against the land or the use of the land is restricted because of reserve or endowment status. These adjustments are intended to reflect the negative effect on the value of the land where an owner is unable to use the land more intensely.

CLASSIFICATION OF PROPERTY

Council owns a number of properties which are maintained primarily to provide community housing. The receipt of lower than market-based rental from these properties is incidental to holding these properties. These properties are held for service delivery objectives. These properties are accounted for as property, plant and equipment.

INFLATION ADJUSTED ACCOUNTS

The Public Benefit Entity Financial Reporting Standard 42 – 'Prospective Financial Information', requires councils to incorporate the effects of inflation into their 10-year financial forecasts.

This means that all financial figures shown in this document for Year 1 onwards, incorporate inflation adjustments compounding annually. For example, this means that what costs \$1.00 for maintenance in Year 1 is expected to cost almost \$1.24 by Year 10.

Inflation data for the local government sector is provided by Business and Economic Research Ltd (BERL). The data is prepared to assist councils with planning models, particularly their Long Term Plans.

The Council considered the BERL figures along with other economic factors like forecast labour costs and the economic conditions currently being experienced.

Variable annual rates have been applied to four cost groups across the model, best summarised in the following table:



	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34	Ten Year Average
Income	10.00%	7.50%	2.70%	2.70%	2.60%	2.50%	2.50%	2.40%	2.40%	2.40%	3.77%
Salaries	4.50%	3.00%	3.20%	3.20%	3.10%	3.00%	3.00%	2.90%	2.90%	2.90%	3.17%
Maintenance	2.90%	2.20%	2.30%	2.30%	2.20%	2.10%	2.00%	2.00%	1.90%	1.90%	2.18%
Capital	3.00%	2.20%	2.40%	2.30%	2.20%	2.10%	2.10%	2.00%	2.00%	1.90%	2.22%

The BERL figures were prepared in October 2023.

PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

	2023/24 Annual Plan	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
REVENUE											
General rates	52,713	57,511	61,534	65,747	69,609	73,237	77,564	79,885	85,781	87,371	88,627
Targeted rates	45,117	51,392	57,038	60,657	65,602	71,048	73,772	76,814	81,139	85,980	90,961
Development and financial contributions	13,742	14,953	15,001	15,056	18,214	18,408	18,477	18,547	18,394	18,463	20,645
Operating subsidies and grants	10,637	10,462	9,442	8,929	9,258	9,565	9,747	9,967	10,265	10,443	10,668
Capital subsidies and grants	29,101	7,907	13,520	18,632	11,437	10,533	9,201	9,723	10,127	11,766	10,772
Fees and charges	22,403	25,217	26,690	27,635	28,260	28,664	29,165	29,950	31,451	33,214	34,973
Other revenue	32,604	46,058	40,644	40,687	44,123	33,431	35,796	37,660	37,726	35,969	46,715
Fair value movement on revaluation	1,555	1,179	1,215	1,251	1,288	1,327	1,367	1,408	1,450	1,494	1,539
Other gains	62	400	400	400	400	400	400	400	400	400	400
Finance income	67	3,540	3,541	3,619	3,730	3,842	3,962	4,097	4,204	4,283	4,476
Revenue of joint operations	11,982	6,242	6,460	6,581	8,042	8,097	8,141	8,386	9,105	9,462	10,682
Share of venture surplus/deficit	0	3,150	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950
Total revenue	219,983	228,011	239,435	253,144	263,913	262,502	271,542	280,787	293,992	302,795	324,408
		0	0	0	0	0	0	0	0	0	0
EXPENSE		0	0	0	0	0	0	0	0	0	0
Finance expense	11,325	12,821	13,531	14,576	16,473	17,101	17,139	17,179	16,688	18,307	20,459
Employee related expense	38,687	41,509	43,880	45,172	47,435	49,304	51,833	54,497	56,865	59,660	62,371
Other expenses	59,748	56,656	51,142	50,505	51,369	45,920	47,017	47,606	53,326	52,366	61,916
Maintenance	28,551	29,894	31,224	31,746	32,923	33,969	34,924	35,573	36,693	37,581	38,294
Depreciation and amortisation	38,937	43,676	49,481	52,484	55,203	60,535	63,294	65,490	70,164	72,811	75,263
Fair value loss on revaluation	-	0	0	0	0	0	0	0	0	0	0

Expenditure of joint operations	8,806	10,817	11,041	11,476	12,018	12,087	12,131	12,746	13,644	14,207	14,793
Total expense	186,054	195,373	200,299	205,959	215,421	218,916	226,338	233,091	247,380	254,932	273,096
	0	0	0	0	0	0	0	0	0	0	0
Surplus/(deficit) before taxation	33,929	32,638	39,136	47,185	48,492	43,586	45,204	47,696	46,612	47,863	51,312
Income tax expense	-	0	0	0	0	0	0	0	0	0	0
Surplus/(deficit) after tax	33,929	32,638	39,136	47,185	48,492	43,586	45,204	47,696	46,612	47,863	51,312
	0	0	0	0	0	0	0	0	0	0	0
OTHER COMPREHENSIVE REVENUE	0	0	0	0	0	0	0	0	0	0	0
Gain on asset revaluations	30,152	180,846	39,765	(276)	166,863	29,817	2	141,649	24,011	3	123,635
Deferred tax on asset revaluations	-	0	0	0	0	0	0	0	0	0	0
Movement in NZLG shares value	-	0	0	0	0	0	0	0	0	0	0
Asset impairment Loss	-	0	0	0	0	0	0	0	0	0	0
Share of associate other comprehensive income	-	0	0	0	0	0	0	0	0	0	0
Total other comprehensive revenue and expense	30,152	180,846	39,765	(276)	166,863	29,817	2	141,649	24,011	3	123,635
Total comprehensive revenue and expense	(64,081)	213,484	78,901	46,909	215,355	73,403	45,206	189,345	70,623	47,866	174,947
	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING SURPLUS (as above)	33,929	32,638	39,136	47,185	48,492	43,586	45,204	47,696	46,612	47,863	51,312
Less Non-Controllable Activities	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	(13,742)	(14,953)	(15,001)	(15,056)	(18,214)	(18,408)	(18,477)	(18,547)	(18,394)	(18,463)	(20,645)
Capital subsidies	(29,101)	(7,907)	(13,520)	(18,632)	(11,437)	(10,533)	(9,201)	(9,723)	(10,127)	(11,766)	(10,772)
Vested assets	(7,959)	(24,720)	(25,264)	(25,870)	(26,465)	(27,047)	(27,615)	(28,195)	(28,759)	(29,334)	(29,892)
Fair value movement on revaluation	(1,555)	(1,179)	(1,215)	(1,251)	(1,288)	(1,327)	(1,367)	(1,408)	(1,450)	(1,494)	(1,539)
Share of joint venture & operations OCR	(3,176)	1,425	631	945	26	40	40	410	589	795	161
Total Non-Controllable Activities	(55,533)	(47,334)	(54,369)	(59,864)	(57,378)	(57,275)	(56,620)	(57,463)	(58,141)	(60,262)	(62,687)
	0	0	0	0	0	0	0	0	0	0	0
Total controllable surplus/deficit	(21,604)	(14,696)	(15,233)	(12,679)	(8,886)	(13,689)	(11,416)	(9,767)	(11,529)	(12,399)	(11,375)

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

	2023/24 Annual Plan	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
CURRENT ASSETS											
Cash and cash equivalents	17,218	16,637	16,545	16,302	15,426	15,179	14,313	13,611	13,352	13,108	12,88
Trade and other receivables	14,699	18,265	18,081	17,972	18,180	18,073	18,276	18,397	18,296	18,188	18,06
Other financial assets	602	4,809	4,093	3,061	3,528	3,971	4,458	5,052	5,870	6,893	7,52
Non current assets held for resale	0	0	0	0	0	0	0	0	0	0	
Total current assets	31,519	39,711	38,719	37,336	37,135	37,223	37,047	37,061	37,518	38,189	38,47
CURRENT LIABILITIES											
Trade and other payables	27,560	29,256	29,440	29,549	29,341	29,448	29,245	29,124	29,225	29,333	29,45
Employee benefit liabilities	3,342	4,102	4,095	4,087	4,079	4,071	4,062	4,053	4,045	4,035	4,02
Current portion of borrowings	34,003	29,003	39,003	30,503	30,503	27,503	33,003	30,003	36,003	37,003	29,50
Current portion of derivative financial instruments	540	(533)	(532)	(531)	(529)	(528)	(527)	(525)	(524)	(522)	(521)
Total current liabilities	65,445	61,828	72,006	63,609	63,394	60,494	65,784	62,656	68,749	69,849	62,46
Working capital	(32,976)	(22,117)	(33,287)	(26,273)	(26,259)	(23,271)	(28,737)	(25,595)	(31,231)	(31,660)	(23,983)
NON CURRENT ASSETS											
Investments in associates	203,157	205,576	205,576	205,576	205,576	205,576	205,576	205,576	205,576	205,576	205,57
Other financial assets	45,456	60,775	60,663	60,551	60,539	60,526	60,514	60,503	60,490	60,477	60,46
Intangible assets	3,921	4,662	4,327	3,988	3,645	3,300	2,951	4,098	5,992	7,882	9,44
Trade & other receivables	0	0	0	0	0	0	0	0	0	0	
Forestry assets	47,579	33,844	34,859	35,905	36,982	38,091	39,234	40,411	41,623	42,872	44,15
Investment property	5,862	6,846	7,050	7,045	7,256	7,474	7,698	7,929	8,167	8,412	8,66
Property, plant and equipment	2,203,840	2,468,612	2,563,081	2,624,831	2,853,474	2,940,064	2,985,802	3,178,623	3,278,462	3,368,646	3,567,59



Total non current assets	2,509,815	2,780,315	2,875,556	2,937,896	3,167,472	3,255,031	3,301,775	3,497,140	3,600,310	3,693,865	3,895,90
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NON CURRENT LIABILITIES

Term borrowings	231,036	304,526	309,619	331,976	346,120	363,161	359,122	368,171	394,956	440,082	474,71
Derivative financial instruments	778	(742)	(743)	(744)	(746)	(747)	(748)	(750)	(751)	(753)	(754
Employee benefit liabilities	391	250	258	265	273	281	290	299	307	317	32
Provisions	3,692	3,429	3,500	3,581	3,664	3,760	3,864	3,969	4,088	4,213	4,34
Total non current liabilities	235,897	307,463	312,633	335,078	349,311	366,455	362,527	371,689	398,600	443,859	478,62

Total net assets	2,240,992	2,450,735	2,529,636	2,576,545	2,791,901	2,865,305	2,910,511	3,099,856	3,170,479	3,218,346	3,393,29
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EQUITY

Accumulated equity	1,176,285	960,126	1,004,106	1,056,875	1,122,710	1,177,592	1,231,342	1,292,410	1,359,079	1,425,606	1,477,96
Restricted reserves	31,002	20,080	15,236	9,652	(7,690)	(18,985)	(27,531)	(40,903)	(60,960)	(79,623)	(80,670
Revaluation reserves	1,033,705	1,470,529	1,510,294	1,510,018	1,676,881	1,706,698	1,706,700	1,848,349	1,872,360	1,872,363	1,995,99
Total equity	2,240,992	2,450,735	2,529,636	2,576,545	2,791,901	2,865,305	2,910,511	3,099,856	3,170,479	3,218,346	3,393,29



PROSPECTIVE STATEMENT OF CASHFLOW

	2023/24 Annual Plan	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
CASHFLOW FROM OPERATING ACTIVITIES											
Cash was provided from:											
Fees and charges and other revenue	109,776	86,708	86,522	91,604	92,506	81,603	82,554	85,762	88,255	89,936	104,528
Rates revenue	97,830	108,903	118,572	126,404	135,211	144,285	151,336	156,699	166,920	173,351	179,588
Dividends received	2,915	3,305	4,105	4,105	4,105	4,105	4,105	4,105	4,105	4,105	4,105
Interest received	67	3,540	3,541	3,619	3,730	3,842	3,962	4,097	4,204	4,283	4,476
Net GST received		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
	210,588	202,456	212,740	225,732	235,552	233,835	241,957	250,663	263,484	271,675	292,697
Cash was disbursed to:											
Payments to staff and suppliers	(130,638)	(135,664)	(133,885)	(135,427)	(140,422)	(137,556)	(142,422)	(146,732)	(156,518)	(159,745)	(172,172)
Interest paid	(11,325)	(12,821)	(13,531)	(14,576)	(16,473)	(17,101)	(17,139)	(17,179)	(16,688)	(18,307)	(20,459)
	(141,963)	(148,485)	(147,416)	(150,003)	(156,895)	(154,657)	(159,561)	(163,911)	(173,206)	(178,052)	(192,631)
Net cash from operating activities	68,625	53,971	65,324	75,729	78,657	79,178	82,396	86,752	90,278	93,623	100,066
CASHFLOW FROM INVESTING ACTIVITIES											
Cash was provided from:											
Proceeds from sale of assets	62	400	400	400	400	400	400	400	400	400	400
Proceeds from sale of investments	109	3,349	5,637	5,237	2,606	3,098	3,496	3,875	4,247	4,860	6,275
	171	3,749	6,037	5,637	3,006	3,498	3,896	4,275	4,647	5,260	6,675
Cash was disbursed to:											



Purchase of investments	-	(5,377)	(4,809)	(4,093)	(3,061)	(3,528)	(3,971)	(4,458)	(5,052)	(5,870)	(6,893)
Purchase of property, plant and equipment	(90,433)	(81,093)	(81,737)	(91,373)	(93,623)	(93,437)	(84,648)	(93,320)	(122,917)	(139,384)	(127,199)
	(90,433)	(86,470)	(86,546)	(95,466)	(96,685)	(96,965)	(88,619)	(97,778)	(127,970)	(145,254)	(134,091)
Net cash from investing activities	(90,262)	(82,721)	(80,509)	(89,829)	(93,678)	(93,467)	(84,723)	(93,503)	(123,322)	(139,994)	(127,417)
CASHFLOW FROM FINANCING ACTIVITIES											
Cash was provided from:											
Proceeds from loans	47,756	63,125	44,096	52,860	44,647	44,544	28,964	39,052	62,788	82,129	64,132
Cash was disbursed to:											
Repayment of borrowings	(20,656)	(34,003)	(29,003)	(39,003)	(30,503)	(30,503)	(27,503)	(33,003)	(30,003)	(36,003)	(37,003)
Net cash from financing activities	27,100	29,122	15,093	13,857	14,144	14,041	1,461	6,049	32,785	46,126	27,129
Total net cashflows	5,463	372	(92)	(243)	(877)	(248)	(866)	(702)	(259)	(245)	(222)
Opening cash held	11,755	16,265	16,637	16,545	16,302	15,426	15,179	14,313	13,611	13,352	13,108
Closing cash and cash equivalents balance	17,218	16,637	16,545	16,302	15,425	15,178	14,313	13,611	13,352	13,107	12,886
Represented by:											
Cash and cash equivalents	17,218	16,637	16,545	16,302	15,426	15,179	14,313	13,611	13,352	13,108	12,887
Cash and cash equivalents	17,218	16,637	16,545	16,302	15,426	15,179	14,313	13,611	13,352	13,108	12,887

PROSPECTIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY

	2023/24 Budget \$000	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
Equity at the start of the year	2,176,911	2,237,250	2,450,734	2,529,635	2,576,544	2,791,899	2,865,302	2,910,508	3,099,853	3,170,476	3,218,342
Total Comprehensive revenue and expenses	64,081	213,484	78,901	46,909	215,355	73,403	45,206	189,345	70,623	47,866	174,940
Equity at the end of the year	2,240,992	2,450,734	2,529,635	2,576,544	2,791,899	2,865,302	2,910,508	3,099,853	3,170,476	3,218,342	3,393,282

PROSPECTIVE CASHFLOW RECONCILIATION

	2023/24 Annual Plan	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
SURPLUS(DEFICIT) FROM PROSPECTIVE INCOME STATEMENT	33,929	(32,638)	(39,136)	(47,185)	(48,492)	(43,586)	(45,204)	(47,696)	(46,612)	(47,863)	(51,312)
Add non cash items:											
Depreciation	41,432	(46,376)	(52,292)	(55,427)	(58,309)	(63,710)	(66,527)	(68,844)	(73,598)	(76,287)	(78,779)
Fair value movement on revaluation	(1,555)	1,179	1,215	1,251	1,288	1,327	1,367	1,408	1,450	1,494	1,539
Share of associate's (surplus)/deficit net of dividend	-	-	-	-	-	-	-	-	-	-	-
Vested assets	(7,959)	24,720	25,264	25,870	26,465	27,047	27,615	28,195	28,759	29,334	29,892
	31,918	(20,477)	(25,813)	(28,306)	(30,556)	(35,336)	(37,545)	(39,241)	(43,389)	(45,459)	(47,348)
Movements in workings capital:											
Decrease (increase) in accounts receivable	181	(744)	(184)	(109)	208	(107)	203	121	(101)	(108)	(120)
Increase (decrease) in accounts payable	1,871	340	(184)	(109)	208	(107)	203	121	(101)	(108)	(120)
Increase (decrease) in employee entitlements	-	250	8	8	8	8	8	9	9	9	10
	2,052	(154)	(361)	(210)	424	(206)	414	251	(193)	(207)	(230)
Other:											
Decrease (increase) in term receivables	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in term provisions	788	(520)	(71)	(81)	(83)	(96)	(104)	(105)	(119)	(125)	(131)
Increase (decrease) in term employee entitlements	-	(250)	(8)	(8)	(8)	(8)	(8)	(9)	(9)	(9)	(10)
	788	(770)	(79)	(89)	(91)	(104)	(112)	(114)	(128)	(134)	(141)
Add(deduct) items classified as investing or financing activities:											
Gain on sale of assets	(62)	400	400	400	400	400	400	400	400	400	400

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Capital creditors	-	-	-	-	-	-	-	-	-	-	-
Joint operator ETS movement	-	(332)	(335)	(339)	(342)	(345)	(349)	(352)	(356)	(360)	(1,434)
	(62)	400	400	400	400	400	400	400	400	400	400
Net cash flow from operating activities	68,625	(53,971)	(65,324)	(75,729)	(78,657)	(79,178)	(82,396)	(86,752)	(90,278)	(93,623)	(100,066)

PROSPECTIVE FUNDING IMPACT STATEMENT

	2023/24 Annual Plan	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
SOURCES OF OPERATING FUNDING											
General rates, uniform annual general charges, rates penalties	53,093	57,939	61,994	66,219	70,094	73,734	78,074	80,408	86,316	87,919	89,000
Targeted rates	45,117	51,392	57,038	60,657	65,602	71,048	73,772	76,814	81,139	85,980	90,000
Subsidies and grants for operating purposes	10,637	10,462	9,442	8,929	9,258	9,565	9,747	9,967	10,265	10,443	10,000
Fees and charges	22,403	25,217	26,690	27,635	28,260	28,664	29,165	29,950	31,451	33,214	34,000
Interest and dividends from investments	3,675	6,065	6,865	6,865	6,865	6,865	6,866	6,866	6,866	6,866	6,000
Local authorities fuel tax, fines, infringement fees, and other receipts	32,639	28,178	22,406	22,029	26,428	15,309	17,257	18,909	19,225	17,315	28,000
Total operating funding	167,564	179,253	184,435	192,334	206,507	205,185	214,881	222,914	235,262	241,737	261,000
APPLICATIONS OF OPERATING FUNDING											
Payments to staff and suppliers	133,297	135,924	134,221	135,700	140,378	137,841	142,403	146,790	156,804	160,041	172,000
Finance costs	11,326	12,821	13,531	14,577	16,473	17,102	17,139	17,180	16,689	18,308	20,000
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	144,623	148,745	147,752	150,277	156,851	154,943	159,542	163,970	173,493	178,349	192,000
Surplus/(deficit) of operating funding	22,941	30,508	36,683	42,057	49,656	50,242	55,339	58,944	61,769	63,388	69,000
SOURCES OF CAPITAL FUNDING											
Subsidies and grants for capital expenditure	29,101	7,907	13,520	18,632	11,437	10,533	9,201	9,723	10,127	11,766	10,000



Development and financial contributions	13,742	14,953	15,001	15,056	18,214	18,408	18,477	18,547	18,394	18,463	20,
Increase (decrease) in debt	19,202	29,122	15,092	13,857	14,144	14,041	1,461	6,050	32,785	46,126	27,
Gross proceeds from sale of assets	62	0	0	0	0	0	0	0	0	0	
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	
Total sources of capital funding	62,107	51,982	43,613	47,545	43,795	42,982	29,139	34,320	61,306	76,355	58,

APPLICATIONS OF CAPITAL FUNDING

Capital expenditure											
- to meet additional demand	5,881	4,697	3,433	563	1,881	428	1,093	0	1,366	0	
- to improve the level of service	15,537	17,814	11,340	13,815	21,043	32,962	27,776	21,797	29,686	30,278	33,
- to replace existing assets	64,617	61,272	66,882	76,909	70,615	59,961	55,698	69,949	89,548	106,790	90,
Increase (decrease) in reserves	(878)	(516)	(531)	(542)	(543)	(557)	(564)	935	1,671	1,664	2,
Increase (decrease) in investments	(109)	(777)	(828)	(1,143)	455	430	475	583	804	1,011	
Total applications of capital funding	85,048	82,490	80,296	89,602	93,451	93,224	84,478	93,264	123,075	139,743	127,
Surplus/(deficit) of capital funding	(22,941)	(30,508)	(36,683)	(42,057)	(49,656)	(50,242)	(55,339)	(58,944)	(61,769)	(63,388)	(68,6)
Funding balance	0	0	0	0	0	0	0	0	0	0	



Pursuant to Public Benefit Entity FRS-42 paragraph 40 following is an explanation of the relationship between this Funding Impact Statement and the Prospective Comprehensive Income Statement.

This Funding Impact Statement has been prepared in accordance with the Local Government (Financial Reporting) Regulations 2011. This is a reporting requirement unique to Local Government and the disclosures contained within and the presentation of this statement is not prepared in accordance with generally accepted accounting practices (“GAAP”).

This statement is based on cash transactions prepared on an accrual basis and as such does not include non-cash/accounting transactions that are included within the Prospective Comprehensive Income Statement as required under GAAP. These items include but are not limited to Council’s depreciation, gain and/or losses on revaluation and vested assets.

It also departs from GAAP as funding sources are disclosed based on whether they are deemed for operational or capital purposes. Income such as subsidies for capital projects, for example Waka Kotahi subsidies projected to be received for road renewal works, development and reserve financial contributions and gains on sale of assets are recorded as capital funding sources. Under GAAP these are treated as income in the Prospective Comprehensive Income Statement.

Where appropriate the budgets for Tasman’s 10-Year Plan 2024–2034 have been developed from the forecast closing position of the 2023/2024 financial year rather than the published annual plan.

DEPRECIATION AND AMORTISATION OF EXPENSES BY GROUP OF ACTIVITIES

This table has been included in accordance with section 4 of the Local Government (Financial Reporting) Regulations 2011, and will constitute part of the notes to the financial statements in Council's Annual Report.

The purpose of this table is to specify, in relation to each group of activities, the combined depreciation and amortisation expense for assets used directly in providing the group of activities.

This information was previously included within Council's Cost of Service Statements, however, under the new financial reporting regulations, the funding impact statements exclude non-cash/accounting transactions such as depreciation.

	2023/24 Budget \$000	2024/25 Budget \$000	2025/26 Budget \$000	2026/27 Budget \$000	2027/28 Budget \$000	2028/29 Budget \$000	2029/30 Budget \$000	2030/31 Budget \$000	2031/32 Budget \$000	2032/33 Budget \$000	2033/34 Budget \$000
Environmental Management	360	345	405	470	524	528	502	469	458	469	
Public Health and Safety	117	127	129	108	91	89	87	88	89	91	
Transportation	17,853	19,829	22,830	24,069	25,250	27,858	28,702	29,595	31,828	32,837	33,
Coastal Assets	50	41	73	79	79	111	111	110	142	140	
Water Supply	4,282	5,376	6,295	6,787	7,239	8,103	8,462	8,796	9,468	9,677	9,
Wastewater	4,502	5,548	6,300	6,638	7,086	8,110	8,755	9,280	10,353	11,366	12,
Stormwater	3,421	3,311	3,915	4,051	4,172	4,736	4,871	5,064	5,671	5,837	5,
Solid Waste	385	668	799	859	924	979	1,155	1,329	1,341	1,321	1,
Rivers	75	56	55	55	55	52	52	52	52	52	
Community Development	4,748	5,397	5,466	5,650	5,938	5,912	6,017	5,961	5,884	5,882	5,
Council Enterprises	971	1,179	1,348	1,418	1,483	1,665	1,881	1,983	2,058	2,107	2,

RESERVE FUNDS

The Local Government Act 2002 (LGA) requires councils to provide a summary of the Reserve funds that it holds.

BACKGROUND

The LGA places more focus on the accounting for, and disclosure of, reserves. It defines reserve funds as ‘money set aside by a local authority for a specific purpose’. Reserves are part of equity, which may or may not be physically backed by cash/investments. Reserves are often used to separate a funding surplus of an activity. The LGA requires Council to specify the amount expected to be deposited in the fund, and the amount expected to be withdrawn from the fund over the 10 year period that the Tasman’s 10-Year Plan 2024–2034 covers. Council does not transfer money from one reserve to fund another. Council now charges/pays ‘internal’ interest on any surplus or deficit balances that each individual reserve may have. Opening balance surpluses are usually due to approved committed projects not yet being undertaken or completed.

Reserve Reporting	Activity to which the fund relates	Opening Balance 1 July 2024 (000's)	Transfer into fund (000's)	Transfers out of fund (000's)	Closing Balance 30 June 2034 (000's)
Reserve Financial Contributions Reserve	Community Facilities a& Parks	19,449	11,568	(21,848)	9,169
Rivers Disaster Fund	Rivers & Flood Protection	1	1	-	2
Rivers Reserve	Rivers & Flood Protection	(530)	56,739	(56,547)	(338)
Water Reserve	Water Supply	(3,682)	245,027	(241,981)	(636)
Waimea Water Financing	Water	566	35,984	(22,286)	14,264
Wastewater Reserve	Wastewater	602	452,330	(453,409)	(477)
Self Insurance Fund	Overall Council	1,214	672	-	1,886
Stormwater Reserve	Stormwater	321	136,341	(136,662)	-
Solid Waste Reserve	Solid Waste	(358)	181,998	(179,902)	1,738
Dog Control Reserve	Public Health & Safety	(207)	7,492	(5,639)	1,646
Community Facilities Rate Reserve	Reserves & Facilities	(714)	87,326	(86,848)	(236)
Camping Ground Reserve	Council Enterprises & Property	242	13,799	(13,013)	1,028
Community Housing Reserve	Reserves & Facilities	1,084	13,341	(8,914)	5,511
Development Contribution Reserve	Transportation, Water Supply, Wastewater, Stormwater	4,782	128,122	(247,917)	(115,013)
Disaster Fund	Overall Council	152	634	-	786
TOTAL		22,922	1,371,374	(1,474,966)	(80,670)



RESERVES

RESERVE FINANCIAL CONTRIBUTIONS RESERVE

Reserve Financial Contributions are paid as a percentage of the land value of new allotments, and are applied to the acquisition and development of land for reserves, and to the development and upgrading of community services. All Reserve Financial Contributions must be separately accountable and the Council keeps Reserve Financial Contributions received in four separate accounts (Golden Bay Ward, Motueka Ward, Moutere-Waimea/Lakes/Murchison Wards, Richmond Ward). Strict criteria apply to the use of these funds.

RIVERS RESERVE

The Rivers Reserve is used to enable separate accounting for the funding and expenditure for the Rivers Activity. Each year, Council sets the proposed income, expenditure and funding budgets. Variations from these budgets, as a result of timing of projects or unplanned expenditure are recorded in the rivers fund to keep any surpluses/deficits separate from other activities.

RIVERS DISASTER FUND

The Rivers Disaster Fund (The Classified Rivers Protection Fund) covers the excess for river protection assets insured under the Local Authority Protection Programme (LAPP). No allowance has been made in Tasman's 10-Year Plan 2024–2034 for any withdrawals on this disaster fund as the timing of any disasters cannot be predicted.

WATER RESERVE

The Water Reserve is used to separate all funding and expenditure for the Water Supply Activity, excluding development contributions income and projects. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Variations from these budgets, as a result of timing of projects and/or unplanned expenditure are recorded in the water reserve to keep any surpluses/deficits separate from other activities.

WASTEWATER RESERVE

The Wastewater Reserve is used to separate all funding and expenditure for the Wastewater Activity, excluding development contributions income and projects. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Variations from these budgets, as a result of timing of projects and/or unplanned expenditure are recorded in the Wastewater Reserve to keep any surpluses/deficits separate from other activities.

STORMWATER RESERVE

The Stormwater Reserve is used to separate all funding and expenditure for the Stormwater Activity, excluding Development Contributions income and projects. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Any variation from these budgets for example as a result of timing of projects or unplanned expenditure are recorded in the Stormwater Reserve to keep any surpluses/deficits separate from other activities.

SELF INSURANCE FUND

The purpose of this fund is to provide cover for assets or liabilities that are medium to low risk, but are uneconomic to insure.



WASTE MANAGEMENT AND MINIMISATION RESERVE

The Waste Management and Minimisation Reserve is used to separate all funding and expenditure for the Waste Management and Minimisation Activity. Each year Council sets the proposed income, expenditure and funding budgets set for this activity. Any variation from these budgets for example timing of projects or unplanned expenditure are recorded in the Waste Management and Minimisation Reserve to keep any surpluses/deficits separate from other activities.

DOG CONTROL RESERVE

The Dog Control Reserve is used to separate all funding and expenditure for the Dog Control activity. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Any variation from these budgets, for example timing of projects or unplanned expenditure, are recorded in the Dog Control Reserve to keep any surpluses/deficits separate from other activities.

COMMUNITY FACILITIES RATE RESERVE

The Community Facilities Rate Reserve is used to separate all funding and expenditure for the Community Facilities activity. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Any variations from these budgets, for example timing of projects or unplanned expenditure, are recorded in the Community Facilities Rate Reserve so that any surpluses/deficits are kept separate from other activities. The surplus in this reserve increases over the life of Tasman's 10-Year Plan 2024–2034 due to interest costs decreasing as the loans are repaid. The surplus increase is mainly from year five onwards in this Plan.

CAMPING GROUND RESERVE

The Camping Ground Reserve is used to separate all funding and expenditure for the Camping Ground activity. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Any variations from these budgets, for example timing of projects, unplanned expenditure or changes in income, are recorded in the Camping Ground Reserve so that any surpluses/deficits are kept separate from other activities.

COMMUNITY HOUSING RESERVE

The Community Housing Reserve is used to separate all funding and expenditure for the Community Housing activity. Each year Council sets the proposed income, expenditure and funding budgets for this activity. Any variations from these budgets, for example due to timing of projects or unplanned expenditure, is recorded in the Community Housing Reserve so that any surpluses/deficits can be kept separate from other activities

DEVELOPMENT CONTRIBUTION RESERVE

It is the Council's intention that developers should bear the cost of the increased demand that development places on the District's infrastructure. Population growth in the District places a strain on network and community infrastructure. That infrastructure will need to expand and be further developed in order to cope with the demands of population growth. This includes additional demand on services such as transportation, water supply, wastewater and stormwater management. All Development Contributions must be separately accountable and the Council keeps Development Contributions received in four separate accounts; transportation, wastewater, stormwater and water. Strict criteria apply to the use of these funds. Any budgeted surpluses/deficits for these funds in any given year are funded through borrowing or repaying



Development Contribution loans. The significant movement in the Development Contribution Reserve from a surplus of \$6 million to a deficit of \$36 million is driven by larger up front growth costs that will be recovered over a 30 year period.

GENERAL DISASTER FUND

The General Disaster Fund is to cover uninsurable assets like roads and bridges. Council usually receives a subsidy from Waka Kotahi to cover part of the costs of any roads and bridges damaged in a disaster, but Council needs to fund any remaining costs. No allowance has been made in Tasman's 10-Year Plan 2024–2034 for any withdrawals on this disaster fund as disasters are impossible to predict.

FINANCIAL REGULATIONS BENCHMARKS

Tasman's 10-Year Plan 2024–2034 disclosure statement for period commencing 1 July 2024

WHAT IS THE PURPOSE OF THIS STATEMENT?

The purpose of this statement is to disclose Council's planned financial performance in relation to various benchmarks to enable the assessment of whether Council is prudently managing its revenues, expenses, assets, liabilities and general financial dealings.

Council is required to include this statement in its Long Term Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

RATES AFFORDABILITY BENCHMARK

Council meets the rates affordability benchmark if its actual rates increases equals, or are less than, each quantified limit on rates increases.

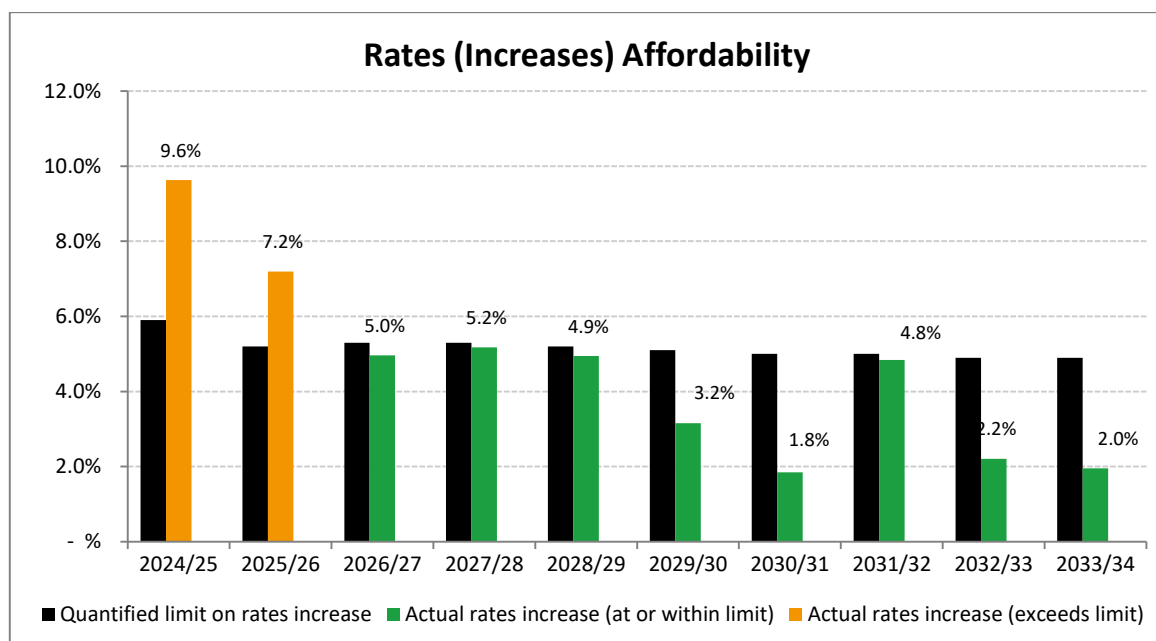
RATES (INCREASES) AFFORDABILITY

Figure 1 compares Council's planned rate increases with a quantified limit on rates increases contained in the Financial Strategy (refer to Supporting Information). The quantified limit is a dynamic rates cap that is made up of the following.

- BERL Operating expense adjustor
- Level of Service Increase

Growth ranges from 1.74% to 1.66% per annum over the 10 years of the Plan.

Figure 1: Rates (Increases) Affordability





The reason for the breach in year 1 and 2 relate to the need to accommodate the impact of higher inflation, higher interest costs, the funding of depreciation and higher costs in roading and river maintenance spend.



DEBT AFFORDABILITY BENCHMARK

Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

The definitions contained in the regulations differ from those used in Council's Treasury Risk Management Policy and Financial Strategy. The quantified limits on borrowings contained in the Financial Strategy are taken from Council's Treasury Policy, and as such were formulated in relation to the definition of net external debt. Planned results are reported using both the prescribed definitions contained in the regulations, and the definition intended by the Financial Strategy, explained below.

Net external debt is defined in the Treasury Policy as total external debt less liquid financial assets and investments.

Net debt is defined in the regulations as financial liabilities less financial assets (excluding trade and other receivables).

Financial liabilities, as defined by Generally Accepted Accounting Principles (GAAP), include gross external debt (aggregate borrowings of the Council, excluding debt of Council's associate organisations, including any capitalised finance leases, and financial guarantees provided to third parties), plus trade payables and derivative financial instruments (interest rate swaps).

Financial assets, as defined by GAAP, include cash or near cash treasury investments held from time to time, and equity instruments of other entities (e.g. investments in CCOs).

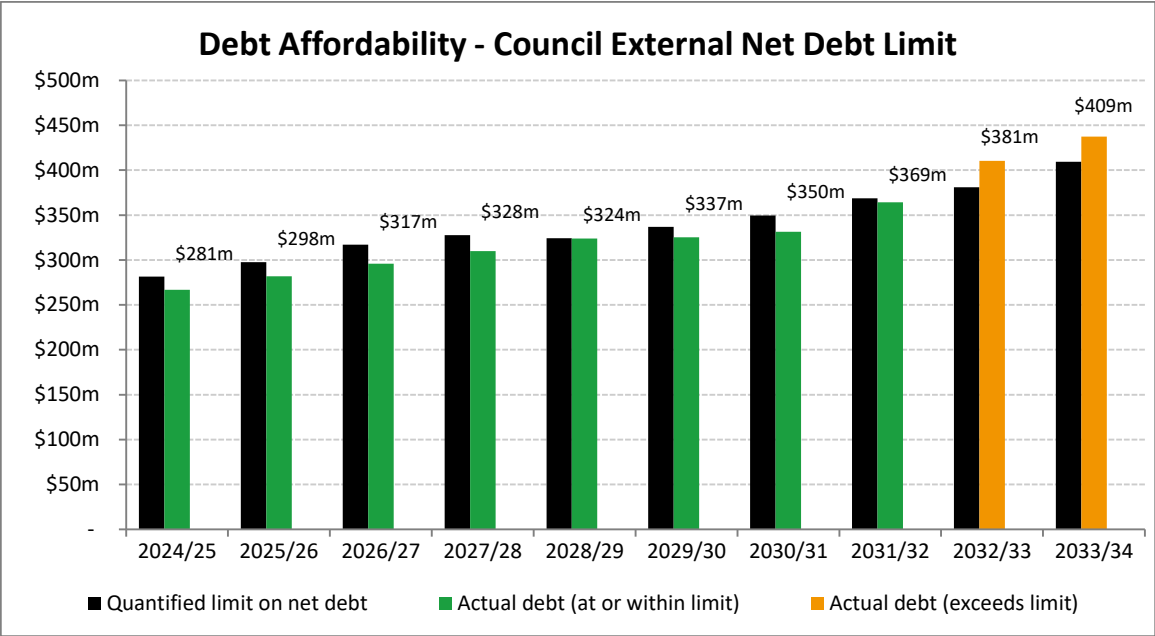
EXTERNAL DEBT LIMIT

These graphs compare Council's planned borrowing with a quantified limit on borrowing contained in the Financial Strategy. The quantified limit is net external debt not to exceed 150% of operating revenue.



Figure 2 represents the planned results based on the intended definitions contained in the Financial Strategy.

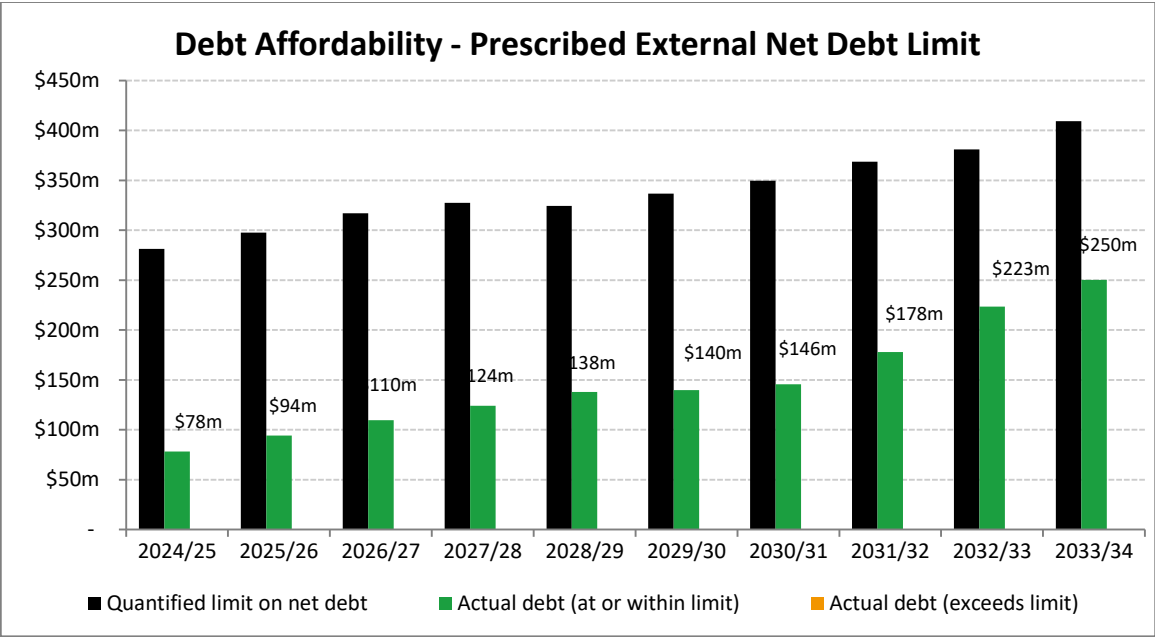
Figure 2: Debt Affordability – External Debt Limit



This cap will be exceeded in Year 9 and 10 due to the replacement costs of the Motueka and Tākaka wastewater treatment plants. These are critical pieces of infrastructure for these communities. The above represents the worst-case scenario. Council will pursue other alternative solutions to lower the anticipated cost.

Figure 3 represents the planned results based on the prescribed definitions in the regulations.

Figure 3: Debt Affordability – External Debt Limit





NET DEBT TO EQUITY

These graphs compare Council's planned debt with a quantified limit on borrowing contained in the Financial Strategy. The quantified limit is net external debt to not exceed 20% of equity.

Figure 4 represents the planned results based on the intended definitions contained in the Financial Strategy.

Figure 4: Debt Affordability – Net Debt to Equity

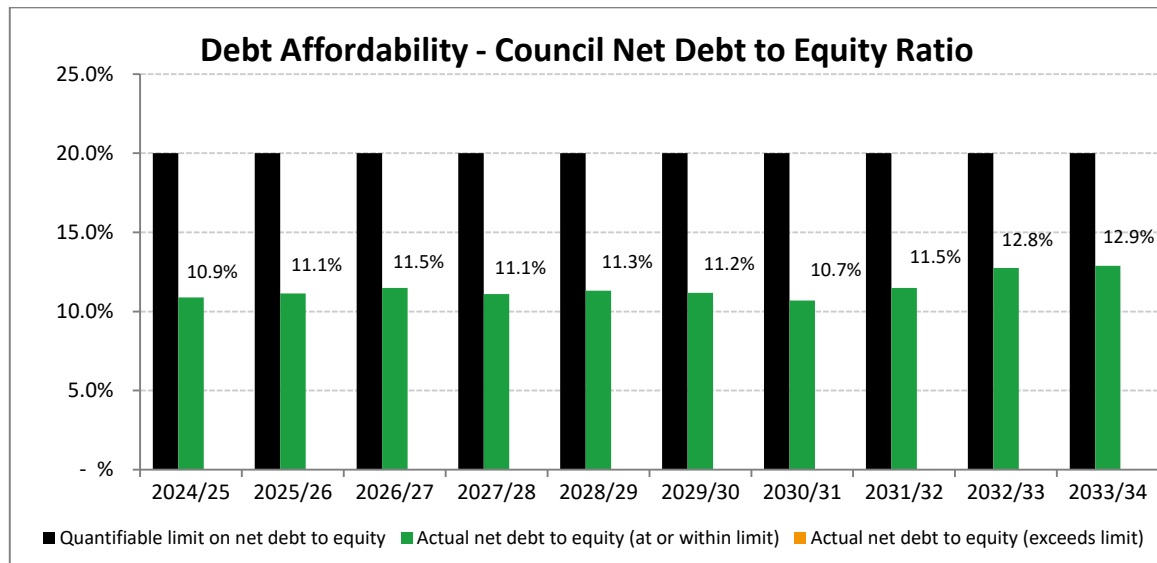
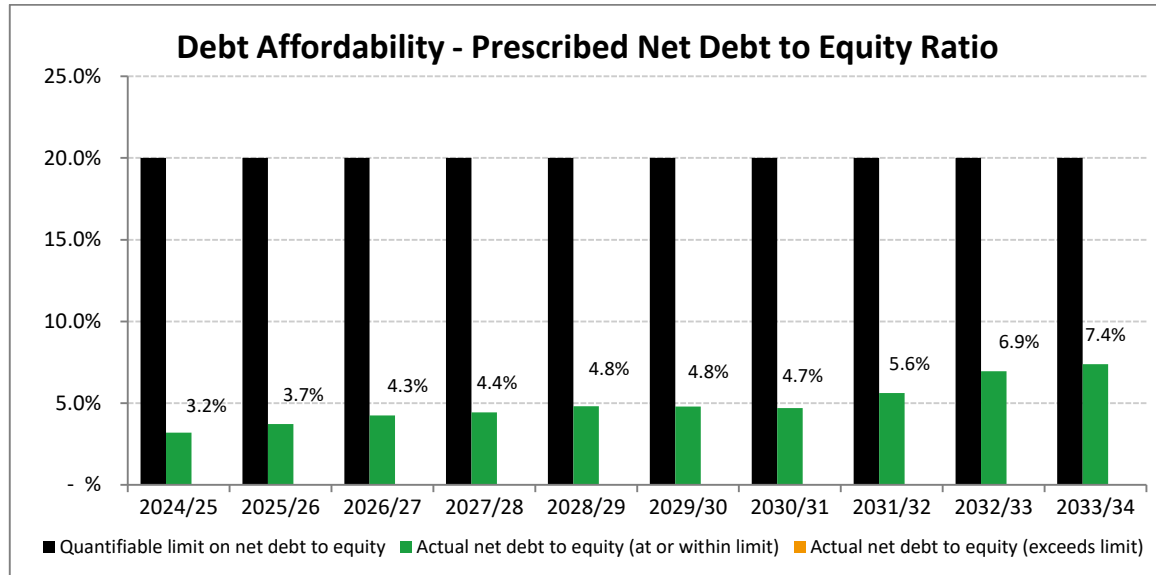




Figure 5 represents the planned results based on the prescribed definitions in the regulations.

Figure 5: Debt Affordability – Net Debt to Equity



NET DEBT TO TOTAL OP NET DEBT TO TOTAL OPERATING REVENUE

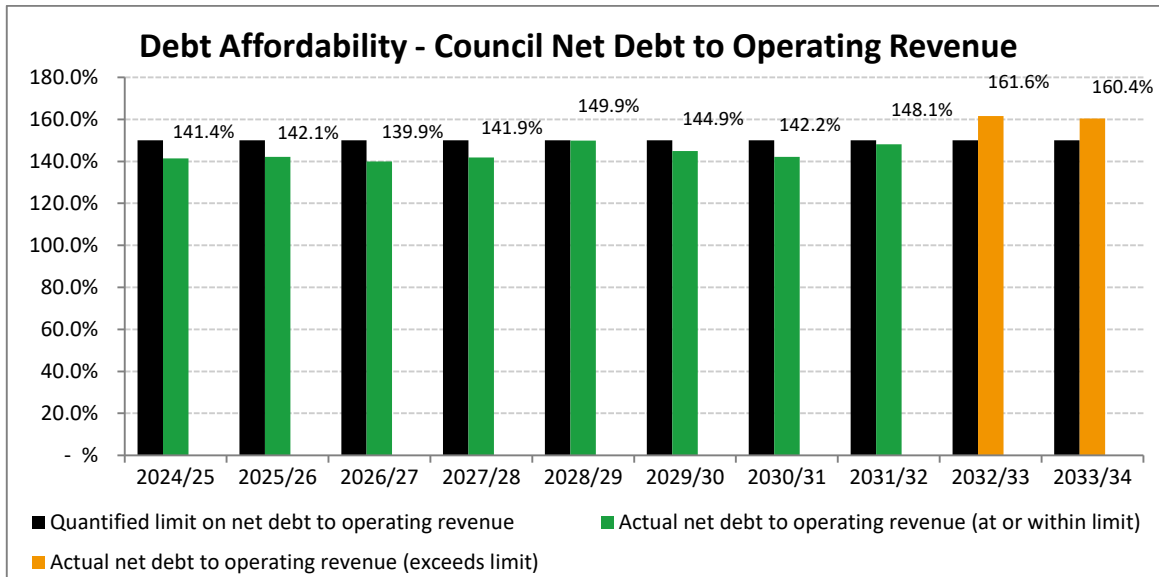
These graphs compare Council's planned debt with a quantified limit on borrowing contained in the Financial Strategy. The quantified limit is net external debt to not exceed 150% of total operating revenue.

(Total operating revenue is defined as earnings from rates, government grants and subsidies, user charges, levies, interest, dividends, financial and other revenue, but excludes non-government capital contributions, (e.g. developer contributions and vested assets), gains on derivative financial instruments, and revaluations of property, plant, or equipment.)



Figure 6 represents the planned results based on the intended definitions contained in the Financial Strategy.

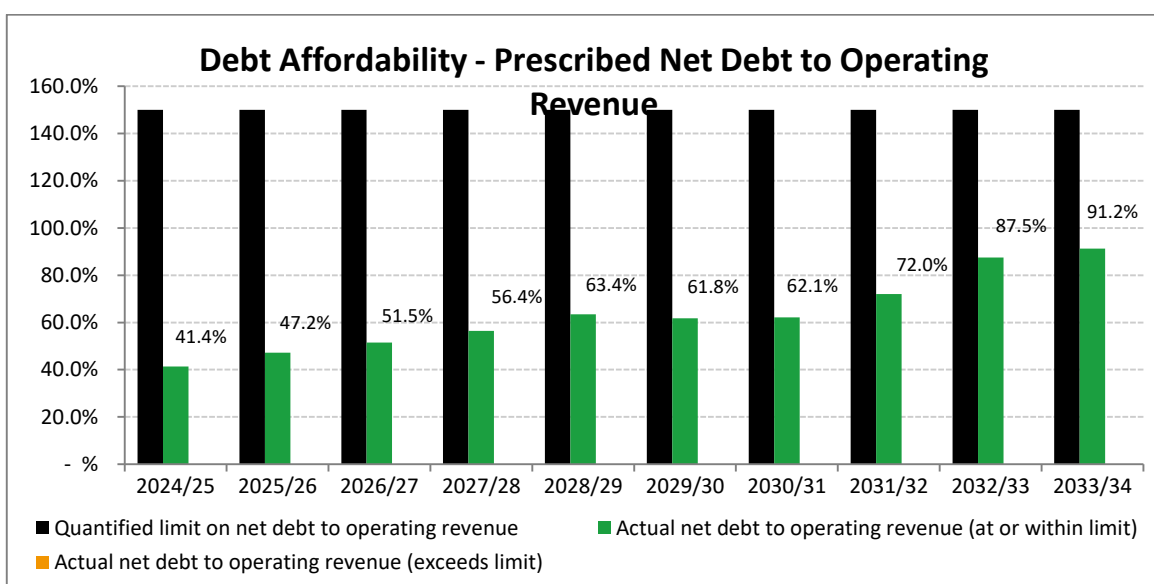
Figure 6: Debt Affordability – Net Debt to Operating Revenue



This cap will be exceeded in Year 9 and 10 due to the replacement costs of the Motueka and Tākaka wastewater treatment plants. These are critical pieces of infrastructure for these communities. The above represents the worst case scenario of debt funding this work. Other alternatives will be pursued.

Figure 7 represents the planned results based on the prescribed definitions in the regulations.

Figure 7: Debt Affordability – Net Debt to Operating Revenue





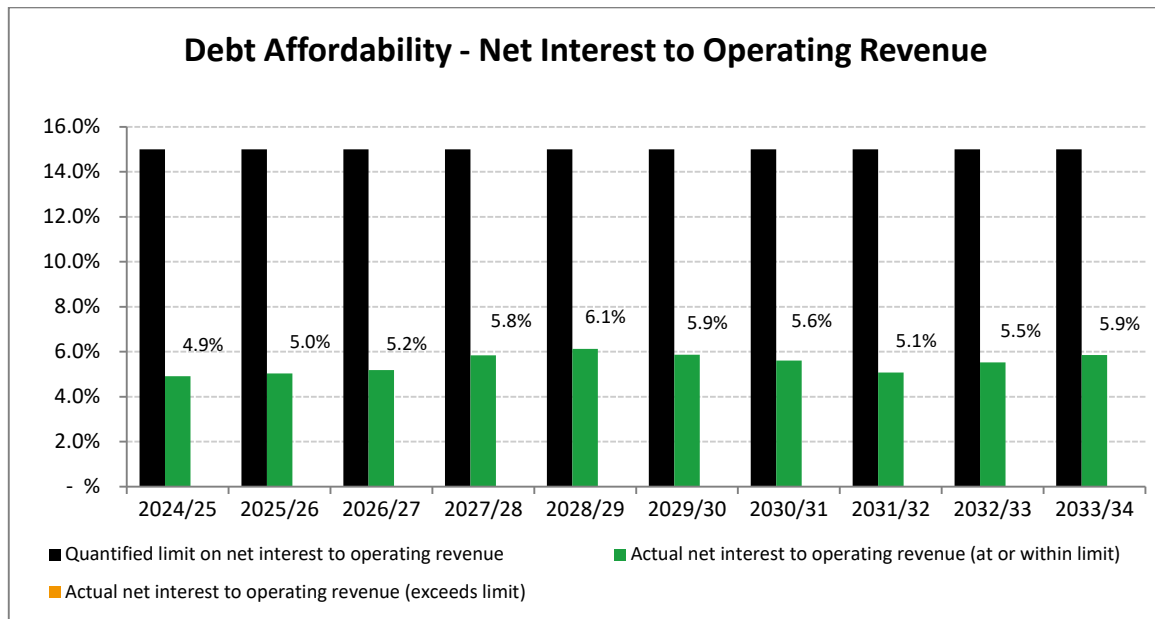
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NET INTEREST TO TOTAL OPERATING REVENUE

Figure 8 compares the net interest costs of Council's planned debt with a quantified limit on borrowing contained in the Financial Strategy. The quantified limit is net interest on external debt to not exceed 15% of total annual operating revenue.

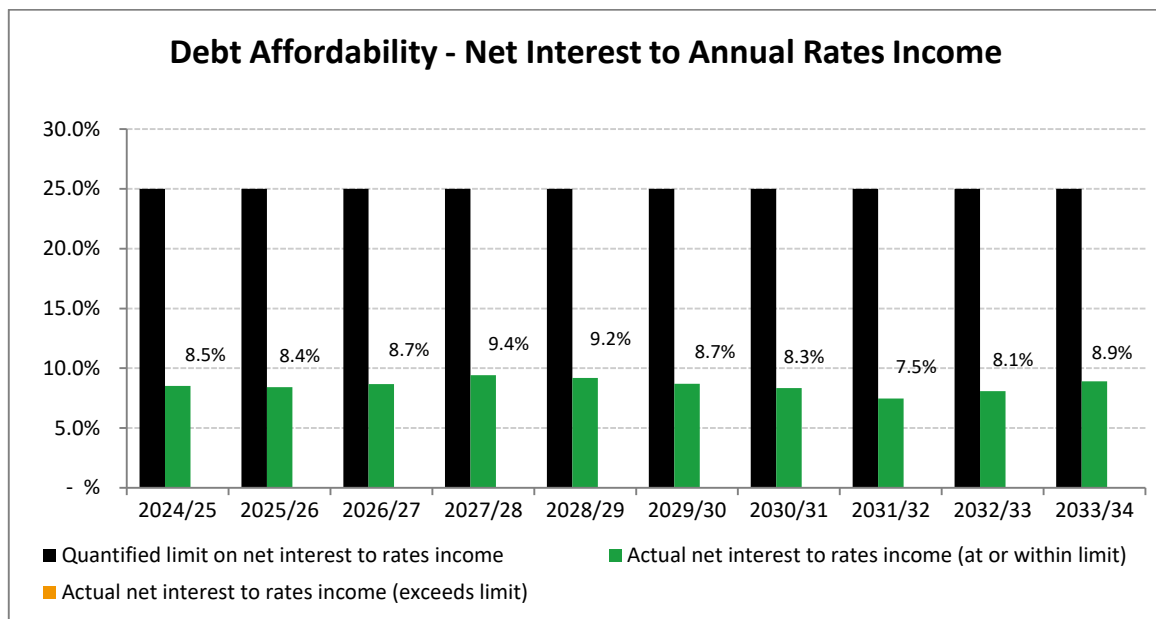
Figure 8: Debt Affordability – Net Interest to Operating Revenue



NET INTEREST TO TOTAL RATES INCOME

Figure 9 compares the net interest costs of Council's planned debt with a quantified limit on borrowing contained in the Financial Strategy. The quantified limit is net interest on external debt to not exceed 25% of total annual rates income.

Figure 9: Debt Affordability – Net Interest to Annual Rates Income

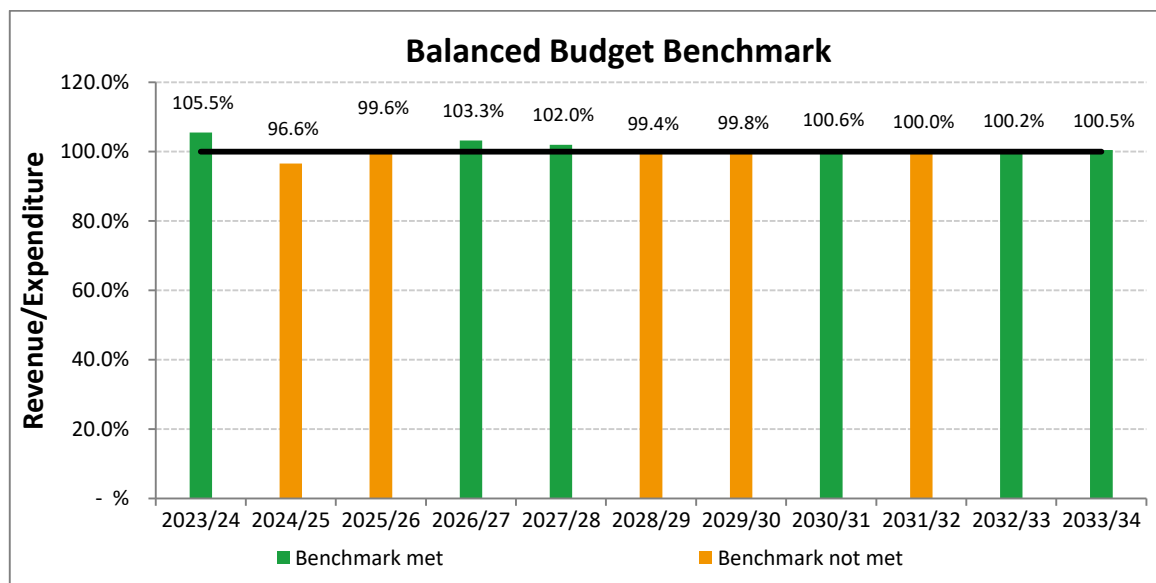


BALANCED BUDGET BENCHMARK

Figure 10 displays Council's planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment) as a proportion of operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant or equipment).

Council meets the balanced budget benchmark if its planned revenue equals or is greater than its planned operating expenses.

Figure 10: Balanced Budget Benchmark



The operating deficit is driven by Council's decision to loan fund operating expenditure for the Digital Innovation Programme, the review of the Tasman Resource Management Plan and the funding of grants to Nelson City Council for capital assets at Saxton Fields across the Plan. These programmes are being loan funded, as the benefit to the community extends beyond a single year.

For more detail please refer to the Revenue and Financing Policy. Loan funding is not included under the regulations for the calculation of operating revenue leading to an operating deficit. We do not fully fund depreciation till year 5 of the plan which also contributes to the unbalanced budget. The balanced budget does not reflect the cash operating position of Council. It should be noted that across the 10 years Council is in surplus by \$4.5 million.

ESSENTIAL NETWORK SERVICES BENCHMARK

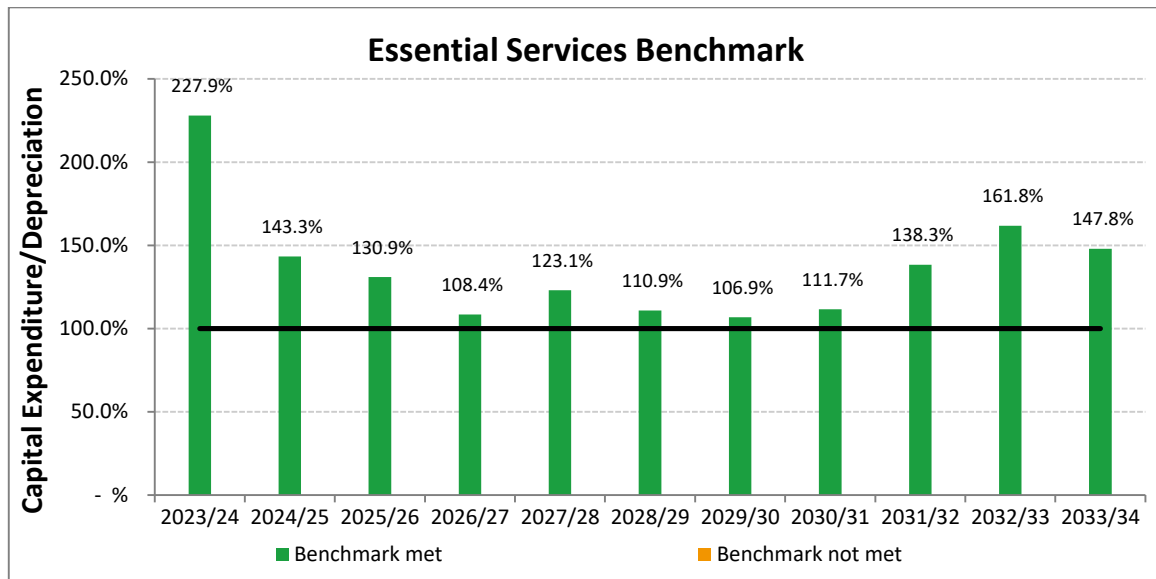
Figure 11 displays the Council's planned capital expenditure on essential network services as a proportion of expected depreciation on network services. Essential network services are defined as infrastructure relating to water, wastewater, stormwater, flood protection, roads and footpaths.

Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services. Capital expenditure excludes vested assets.



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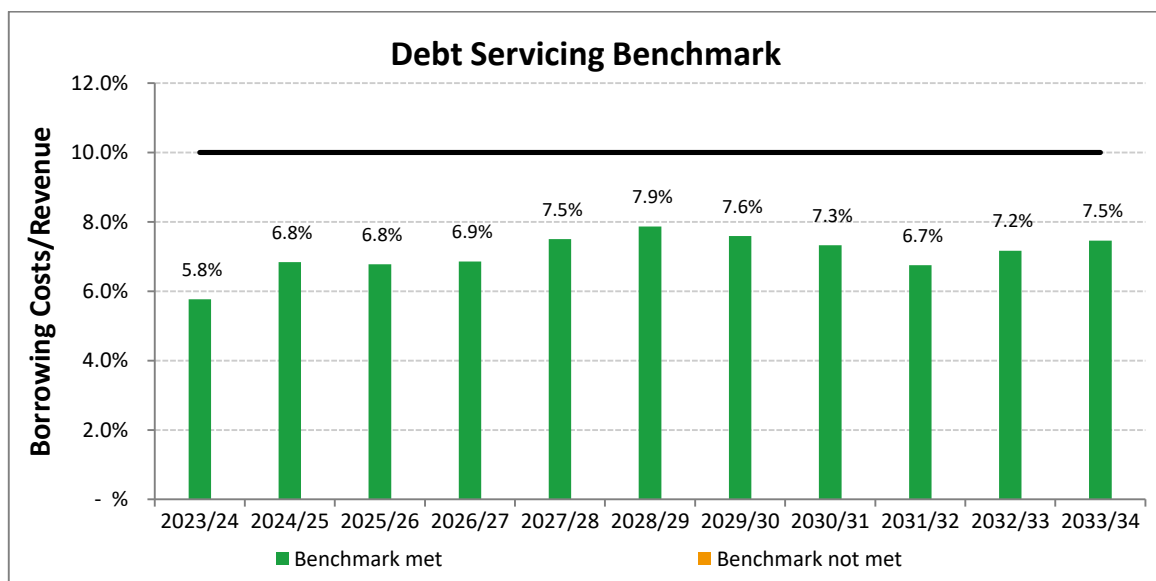
48

Figure 11: Essential Services Benchmark

DEBT SERVICING BENCHMARK

Figure 12 displays Council's planned borrowing costs as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment).

Because Statistics New Zealand projects the population of Tasman District will grow more slowly than the national population growth rate, Council meets the debt servicing benchmark if it's planned borrowing costs equal or are less than 10% of its planned revenue.

Figure 12: Debt Servicing Benchmark

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PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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

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

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

RATING AREA MAPS

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

RATING UNIT: DEFINITION

The Rating Unit is determined by the Valuer General. It is generally a property which has one Record of Title but can include two or more Records of Titles or part Records 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

The Council will consider applications from ratepayers to apply rating divisions to a rating unit as per Section 27(5) of the Act, where there are different rating treatments for each part of a rating unit resulting from:

- The inclusion of different parts in different differential rating categories (see section 27(4)(b)(i) and (ii));
- The application of Part 1 or Part 2 of Schedule 1 to one or more parts of the rating unit;
- The application of a remission policy, a postponement policy, or a rates relief policy for Māori freehold land to 1 or more parts of the rating unit; and
- One or more separate rating areas being divided from a rating unit under section 98A.

RATING BASE INFORMATION

Clause 20A of Schedule 10 of the Local Government Act 2002 requires Council to disclose its projected number of rating units at the end of the preceding financial year. The projected capital value and land value are also required to be disclosed.

	2023/2024 ACTUAL	2024/2025 PROJECTED	2025/2026 PROJECTED	2026/2027 PROJECTED	2027/2028 PROJECTED
Rateable rating units	26,060	26,499	26,938	27,377	27,866
Non rateable rating units	1,700	1,700	1,700	1,700	1,700
Total rating units	27,760	28,199	28,638	29,077	29,566

	2028/2029 PROJECTED	2029/2030 PROJECTED	2030/2031 PROJECTED	2031/2032 PROJECTED	2032/2033 PROJECTED	2033/2034 PROJECTED
Rateable rating units	28,354	28,843	29,331	29,820	30,308	30,797
Non rateable rating units	1,700	1,700	1,700	1,700	1,700	1,700
Total rating units	30,054	30,543	31,031	31,520	32,008	32,497

STATISTICS	PROJECTED FIGURES AT 1 JULY 2024		
	RATEABLE	NON RATEABLE	TOTAL RATING UNITS
Capital value (note last general revaluation was in late 2023)	\$28,701,666,900	\$236,431,000	28,938,097,900
Land value (note last general revaluation was in late 2023)	\$15,535,517,125	\$67,586,000	15,603,103,125
Rating units	26,060	1,700	27,760

Funds raised by uniform charges, which include the UAGC and any targeted rate set as a uniform fixed amount per rating unit (excluding water and wastewater) cannot exceed 30% of the total rates revenue. The Council is projecting to set its uniform charges at 17%, which is below the maximum allowed level.

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

DESCRIPTION OF EACH RATE

GENERAL RATE

DIFFERENTIAL CATEGORY	
GENERAL RATE	
<p>The general rate funds activities which are deemed to provide a general benefit across the entire District or which are not economic to fund separately. These activities include: environmental management, public health and safety, transportation, roads and footpaths, coastal structures, water supply, solid waste, flood protection and river control works, community development, governance, and council enterprises.</p> <p><i>The capital values are assessed by independent valuers. Their results are audited by the Office of the Valuer General.</i></p>	
UNIFORM ANNUAL GENERAL CHARGE (UAGC)	
<p>Funding the same activities as the general rate.</p> <p><i>The purpose of setting the UAGC is to ensure that every ratepayer makes a minimum contribution to the Council's 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	
1 STORMWATER RATE	
<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 benefit from stormwater infrastructure or cause the need for stormwater infrastructure. For this reason the Council has determined that a differential charge will be applied as follows:</i></p>	
<i>*Urban Drainage Area – Stormwater Differential – A differential of 1 will apply.</i>	Urban Drainage Area – Stormwater Differential
<i>*Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.</i>	Balance of the District – General Drainage Stormwater Differential

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
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Every rateable rating unit in
the District

Rate in the \$ of
Capital Value

0.1974 cents

56,656

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Every rateable rating unit in
the District

Fixed amount
per Rating Unit

\$385.00

9,942

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
--	-----------------------------	---------	-----------------------------	---

Every rateable rating unit in the
District which has a land value

Rating units in the Stormwater
Urban Drainage Rating Area

A1 – A15

Rate in the \$ of
Capital Value

0.0480 cents

6,915

Rating units with land value, that
are not in the Stormwater Urban
Drainage Rating Area

Balance of
District

Rate in the \$ of
Capital Value

0.0050 cents

633

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY
2 WATER SUPPLY RATES
<p>2.1 WATER SUPPLY RATES – URBAN WATER SUPPLY METERED CONNECTIONS AND RURAL WATER EXTENSIONS TO URBAN WATER SCHEMES (“THE CLUB”)</p> <p><i>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. The Club comprises those rating units with connections to the relevant urban water supply schemes.</i></p> <p><i>Ratepayers on the Urban Water Supply with a water restrictor pay the Rural Water Extensions to Urban Water Schemes rate.</i></p> <hr/> <p>2.1 (a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Volumetric charge</p> <p>(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)</p> <p><i>This water rate will be billed separately from the rates invoice.</i></p> <hr/> <p>2.1 (b) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Service Charge</p> <p>(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)</p> <hr/> <p>2.1 (c) Water Supply – Rural Water Extensions to Urban Water Schemes</p> <p>(Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)</p> <p><i>The 1m³ base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.</i></p> <p><i>The extensions that will be charged this rate are: Best Island Water Supply, Māpua/Ruby Bay Water Supply, Brightwater/Hope Water Supply, Richmond Water Supply, Wakefield Water Supply, and any others which are referred to as the Other Rural Water Supply Extensions.</i></p>

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 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		Per m ³ of water supplied	\$3.47	8,374
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		Fixed amount per connection (meter)	\$437.16	5,129
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 water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$1,012.27	1,240

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
2.2 WATER SUPPLY RATES – MOTUEKA WATER SUPPLY METERED CONNECTIONS <i>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 36% 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.</i> <i>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.</i>	
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.) <i>This water rate will be billed separately from the rates invoice.</i>	
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.) <i>The Council has determined that a differential charge will be applied:</i>	
<i>*Dovedale Differential A – includes the supply of water for up to and including the first 2m³ per day. This rate is charged based on the extent of provision of service using the size of restrictor volume, with a base of 1m³ per day. A differential of 1 per 1m³ per day will apply.</i> <i>For example, rating units with a 2m³ per day restrictor volume will be billed two of the Differential A charge.</i>	Dovedale Differential A
<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> <i>For example, rating units with a 3m³ per day restrictor volume will be billed two of the Differential A charge and one of the Differential B charge.</i>	Dovedale Differential B

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 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	\$3.30	817
Provision of service being a connection to the Motueka Water Supply		Fixed amount per connection (meter)	\$97.94	138
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 up to 2m ³ /day (based on water restrictor volume).	\$1034.25	507
		Extent of provision of service: 1m ³ /day above 2m ³ /day (based on water restrictor volume).	\$807.48	291

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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.)	

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 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 water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$752.97	775
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 water restrictor volume) e.g. 2m ³ /day restrictor volume will be charged at two times the listed annual rate	\$527.47	254
Provision of a service being a connection to the Eighty Eight Valley Rural Water Supply through a lowflow restricted water connection		Fixed amount per rating unit	\$560.62	90
Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the \$ of Land Value	0.0457 cents	13
Provision of a service being a connection to the Hamama Rural Water Supply		Fixed amount per rating unit	\$329.27	10
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)	0.1650 cents	9

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
2.4 WATER SUPPLY FIREFIGHTING	
2.4 (a) Water Supply: Motueka Firefighting (Funding the Motueka Township firefighting water supply.) The Water Supply: Motueka Firefighting rate recovers a portion of the total costs of the Water Supply: Motueka Firefighting and Motueka Water Supply: Service Charge. This is set at 70% of the total revenue requirement because the costs of providing firefighting capacity are a significant portion of the total costs of running the water supply.	
2.4 (b) Water Supply: Tākaka Firefighting – Capital (Funding the Tākaka CBD firefighting water supply capital costs.) <i>The amount of revenue planned to be raised by each of the differentials is shown.</i>	
	Tākaka CBD Differential
	Tākaka Residential Differential
	Tākaka Balance of Golden Bay Ward Differential
2.4 (c) Water Supply: Tākaka Firefighting – Operating (Funding the Tākaka CBD firefighting water supply operating costs.)	
2.5 WATER SUPPLY – DAMS	
2.5 (a) Water Supply – Dams: Wai-iti Valley Community Dam (Funding the costs of the Wai-iti Valley Community Dam.) <i>Water is only released from the dam when low flows are reached.</i>	

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
Rating units in the Motueka Firefighting Water Supply Rating Area	C1	Fixed amount per Rating Unit	\$93.36	322
Every Rating Unit in the Golden Bay Ward	D1 – D3			
Rating units in the Tākaka Firefighting Water Supply Commercial CBD Rating Area	D1	Rate in the \$ of Capital Value	0.0447 cents	37
Rating units in the Tākaka Firefighting Water Supply Residential Rating Area	D2	Fixed amount per Rating Unit	\$32.54	15
Rating units in the Tākaka Firefighting Water Supply Rest of Golden Bay Rating Area	D3	Fixed amount per Rating Unit	\$10.07	30
Where the land is situated being those in the Tākaka Firefighting Water Supply Commercial CBD Rating Area and Tākaka Firefighting Water Supply Residential Rating Area	D1, D2	Fixed amount per Rating Unit	\$21.53	13
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	\$218.31	193

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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, the rating unit will be treated as having no more than one toilet.</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>	
*One toilet or urinal. A differential of 1 is set.	First toilet or urinal ("pan")
*2 – 10 toilets or urinals. A differential of 0.75 is set.	2nd – 10th toilets or urinals ("pans")
*11 or more toilets or urinals. A differential of 0.5 is set.	11th 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 2nd – 10th pans charge, and two of the 11th or more pans charge.</i></p>	
4 REGIONAL RIVER WORKS RATE	
<p>(Funding Rivers 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

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 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)	\$778.99	12,071
		Uniform charge in the \$ for each toilet or urinal (pan)	\$584.24	1,823
		Uniform charge in the \$ for each toilet or urinal (pan)	\$389.49	983
Every rateable rating unit in the District				
Rating units in the River Rating Area X	F1, F2	Rate in the \$ of Capital Value	0.0347 cents	1,031
Rating units in the River Rating Area Y	F1, F2	Rate in the \$ of Capital Value	0.0347 cents	763
Rating units in the River Rating Area Z	F2	Rate in the \$ of Land Value	0.0143 cents	1,794

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
5 MOTUEKA BUSINESS RATE	
<p>(Funding Governance activities – providing a grant to Our Town Motueka to fund promotion of the Motueka business area.)</p> <p><i>The promotion of the Motueka business area has a greater benefit for those businesses that are closer to the CBD. For this reason the Council has determined that a differential charge will be applied.</i></p> <p><i>The differentials are planned to generate two times the total amount of rates from the Area A Differential than the Area B Differential.</i></p>	
Motueka Business Area A Differential	
Motueka Business Area B Differential	
6 RICHMOND BUSINESS RATE	

(Funding Governance activities – providing a grant to Richmond Unlimited to fund promotion of the Richmond business area.)

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 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	0.0385 cents	47
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	0.0198 cents	23
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	0.0381 cents	140

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
7 MĀPUA STOPBANK RATE	
(Funding the costs of Coastal Assets activities – the capital costs of the Māpua Stop Bank and the operating and other costs of the Ruby Bay and Māpua Stop Banks and coastal studies.)	
8 TORRENT BAY REPLENISHMENT RATE	
(Funding the costs of Coastal Assets activities – reinstating and maintaining the beach at Torrent Bay.)	
<i>The replenishment has a benefit to the rating units in the Torrent Bay area, with a higher degree of benefits for those that are closer to the foreshore. For this reason the Council has determined that a differential charge will be applied.</i>	Torrent Bay Area A Differential
<i>The differentials are set to generate the same amount of planned rates from Torrent Bay Area A Differential and Torrent Bay Area B Differential. There are significantly more rating units in Area B than in Area A which means those individual rating units in Area A will be contributing more for the higher degree of benefits they receive.</i>	Torrent Bay Area B Differential
9 DISTRICT FACILITIES RATE	
(Funding Community Development activities including part of the costs of capital and operating funding for large, community, recreational, sporting or cultural District projects which have met defined criteria, and will provide benefit to the residents of Tasman District.)	
10 SHARED FACILITIES RATE	
(Funding Community Development activities including part of the costs of capital and operating funding for 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.)	
11 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.)	

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
Rating units in the Māpua Stopbank Rating Area	I1	Fixed amount per Rating Unit	\$46.24	60
Rating units in the Torrent Bay Rating Area A and B	J1 – J2			
Rating units in the Torrent Bay Rating Area A	J1	Fixed amount per Rating Unit	\$857.52	10
Rating units in the Torrent Bay Rating Area B	J2	Fixed amount per Rating Unit	\$270.79	10
Every rateable rating unit in the District		Fixed amount per Rating Unit	\$143.18	3,698
Every rateable rating unit in the District		Fixed amount per Rating Unit	\$69.93	1,806
Every rateable rating unit in the District		Fixed amount per Rating Unit	\$80.20	2,071

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
12 REFUSE/RECYCLING RATE	
(Funding Waste Management and Minimisation activities including kerbside recycling, rubbish collection and other waste related activities.)	
13 MĀPUA REHABILITATION RATE	
(Funding costs of Environmental Management activities – interest and loans and holding costs associated with the former Fruit Grower Chemical Company site.)	
14 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.)	
15 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.)	
16 WARM TASMAN RATE	
(Funding the costs of Environmental Management activities – the Warm Tasman Scheme.)	

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
Rating units in the Refuse- Recycling Rating Area	K1 – K16	Fixed amount per Rating Unit	\$153.01	3,388
Every rateable rating unit in the District		Fixed amount per Rating Unit	\$4.63	120
Rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward	L1	Fixed amount per Rating Unit	\$15.65	55
Rating units in the Motueka Community Board Rating Area, which is the Motueka Ward	M1	Fixed amount per Rating Unit	\$15.68	92
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 nine year period including GST and interest	\$0.1467	2

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

DIFFERENTIAL CATEGORY	
17 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS RATES	
<p><i>The Council utilises two targeted rates to fund the Council's rates contribution for environmental and community benefits associated with the Waimea Community Dam. The Districtwide rate is set to fund 70% of the environmental and community benefit cost to be funded through rates less the amount recovered through charges. In addition those rating units within the Zone of Benefit (ZOB) will fund the remaining 30% of the revenue less the amount recovered through charges because properties with a closer proximity to the water supplied by the dam will have a greater benefit than those farther away.</i></p>	
17.1 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS DISTRICT-WIDE RATE	
(Funding the costs of the water supply activity – Council's contribution for the environmental and community benefits associated with the Waimea Community Dam.)	
17.2 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 net of GST	
Less: Rates remissions net of GST	
TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS INCLUDING GST	
TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS EXCLUDING GST	

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

CATEGORIES OF LAND ON WHICH RATE IS SET	MAP REF. (IF APPLICABLE)	FACTORS	2024/2025 RATE (GST INC)	2024/2025 TOTAL RATE (\$000, GST INC)
Every rateable rating unit in the District		Fixed amount per Rating Unit	\$90.36	2,333
Where the land is situated being rateable rating units in the Waimea Community Dam Zone of Benefit Rating Area	N1	Rate in the \$ of Capital Value	0.0082 cents	976
				125,697
				109,302
				428
				(415)
				125,712
				109,315

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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 invoice dates being 25 July, 25 October, 25 January and 25 April. 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 2024/2025 rates instalments due dates for payment are:

INSTALMENT 1 DUE DATE	20 AUG 2024
INSTALMENT 2 DUE DATE	20 NOV 2024
INSTALMENT 3 DUE DATE	20 FEB 2025
INSTALMENT 4 DUE DATE	20 MAY 2025

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 2024/25 due dates for payment are as follows:

METERS INVOICED IN JUNE: 22 JUL 2024

(may include but is not limited to meters in Murchison, Upper Tākaka, Pōhara, Collingwood and meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN JULY: 20 AUG 2024

(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN AUGUST: 20 SEP 2024

(may include but is not limited to meters in Māpua, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN SEPTEMBER: 21 OCT 2024

(may include but is not limited to meters in Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN OCTOBER: 20 NOV 2024

(may include but is not limited to meters in Richmond, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN NOVEMBER: 20 DEC 2024

(may include but is not limited to meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN DECEMBER: 20 JAN 2025

(may include but is not limited to meters in Murchison, Upper Tākaka, Pōhara, Collingwood and meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN JANUARY: 20 FEB 2025

(may include but is not limited to meters in Hope, Brightwater, Wakefield, Tapawera, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN FEBRUARY: 20 MAR 2025

(may include but is not limited to meters in Māpua, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN MARCH: 22 APR 2025

(may include but is not limited to meters in Motueka, Kaiteriteri, Riwaka, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN APRIL: 20 MAY 2025

(may include but is not limited to meters in Richmond, meters W00898, W00897, W00906, W45268, W00910, W00899)

METERS INVOICED IN MAY: 23 JUN 2025

(may include but is not limited to meters W00898, W00897, W00906, W45268, W00910, W00899)

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

PROSPECTIVE FUNDING IMPACT STATEMENT (RATES)

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 after the due date to be added on the following dates:

INSTALMENT 1 PENALTY DATE	21 AUG 2024
INSTALMENT 2 PENALTY DATE	21 NOV 2024
INSTALMENT 3 PENALTY DATE	21 FEB 2025
INSTALMENT 4 PENALTY DATE	21 MAY 2025

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

- METERS INVOICED IN JUNE: 23 JUL 2024
- METERS INVOICED IN JULY: 21 AUG 2024
- METERS INVOICED IN AUGUST: 23 SEP 2024
- METERS INVOICED IN SEPTEMBER: 22 OCT 2024
- METERS INVOICED IN OCTOBER: 21 NOV 2024
- METERS INVOICED IN NOVEMBER: 23 DEC 2024
- METERS INVOICED IN DECEMBER: 21 JAN 2025
- METERS INVOICED IN JANUARY: 21 FEB 2025
- METERS INVOICED IN FEBRUARY: 21 MAR 2025
- METERS INVOICED IN MARCH: 23 APR 2025
- METERS INVOICED IN APRIL: 21 MAY 2025
- METERS INVOICED IN MAY: 24 JUN 2025

On 10 July 2024, a further penalty of five percent (5%) will be added to rates (including previously applied penalties) that remain unpaid from previous years on 9 July 2024. On 10 January 2025, 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 2025.

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.

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 this document.

To demonstrate rates changes between the 2023/2024 year and the rates for the 2024/2025 year, a selection of 29 properties from the District have been set out below.

These properties are examples 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's website www.tasman.govt.nz.

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

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

The overall rates change for these properties ranges from 1.27% to 33.55%.

RATING PROPERTY DESCRIPTION	CV AS AT 2020	CV AS AT 2023
Residential – Tākaka	\$465,000	\$620,000
Residential – Murchison, with 131m ³ of water, Urban Water Supply Metered Connections	\$265,000	\$435,000
Residential – Māpua (no Council supplied wastewater/metered water)	\$770,000	\$940,000
Residential – Māpua, with 153m ³ of water, Urban Metered Water Supply	\$590,000	\$720,000
Residential – Kaiteriteri, with 149m ³ of water, Urban Water Supply Metered Connections	\$910,000	\$1,330,000
Residential – Brightwater, with 117m ³ of water, Urban Water Supply Metered Connections	\$610,000	\$700,000
Residential – Wakefield, with 185m ³ of water, Urban Water Supply Metered Connections	\$690,000	\$780,000
Residential – Motueka, with 87m ³ of water, Motueka Water Supply Metered Connections	\$590,000	\$660,000
Residential – Richmond (Waimea Village), with 29m ³ of water, Urban Water Supply Metered Connections	\$385,000	\$405,000
Residential – Richmond, with 103m ³ of water, Urban Water Supply Metered Connections	\$800,000	\$880,000
Residential – Richmond, with 181m ³ of water, Urban Water Supply Metered Connections	\$1,375,000	\$1,540,000

RATES IMPACT ON EXAMPLE PROPERTIES



% CV INCREASE FROM 2020 TO 2023	2023/2024 ACTUAL RATES	2024/2025 PROPOSED RATES	\$ CHANGE FROM 2023/2024	% CHANGE FROM 2023/2024
33.3%	\$3,040	\$3,512	\$472	15.52%
64.2%	\$2,903	\$3,532	\$629	21.66%
22.1%	\$2,819	\$3,034	\$215	7.63%
22.0%	\$4,200	\$4,620	\$420	10.00%
46.2%	\$5,032	\$6,019	\$987	19.61%
14.8%	\$4,224	\$4,567	\$342	8.10%
13.0%	\$4,478	\$4,749	\$270	6.03%
11.9%	\$3,739	\$3,881	\$142	3.79%
5.2%	\$3,138	\$3,302	\$165	5.25%
10.0%	\$4,609	\$4,795	\$187	4.05%
12.0%	\$6,559	\$6,760	\$202	3.08%

RATES IMPACT ON EXAMPLE PROPERTIES

RATING PROPERTY DESCRIPTION	CV AS AT 2020	CV AS AT 2023
Dairy Farm – Collingwood-Bainham	\$7,020,000	\$8,550,000
Forestry – Lakes Murchison	\$1,290,000	\$1,610,000
Horticultural – Richmond with 177m ³ of water, Urban Water Supply Metered Connections	\$1,110,000	\$1,440,000
Horticultural – Ngatimoti	\$1,205,000	\$1,460,000
Horticultural – Hope in WCD EURA	\$2,690,000	\$3,460,000
Pastoral Farming – Wakefield, with Water Supply Dams, Wai-iti Valley Community Dam	\$2,810,000	\$3,390,000
Pastoral Farming – Upper Moutere	\$1,230,000	\$1,480,000
Lifestyle – Hope in WCD EURA	\$1,060,000	\$1,260,000
Lifestyle – Hope in WCD EURA, with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$1,230,000	\$1,460,000
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$2,370,000	\$2,900,000
Lifestyle – East Tākaka	\$810,000	\$1,150,000
Lifestyle – Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$530,000	\$680,000
Lifestyle, Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$1,020,000	\$1,230,000
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$1,690,000	\$2,140,000
Commercial – Queen Street, Richmond, with 343m ³ of water, Urban Water Supply Metered Connections	\$1,470,000	\$1,680,000
Commercial – High Street, Motueka	\$1,650,000	\$1,750,000
Industrial – Cargill Place, Richmond, with 51m ³ of water, Urban Water Supply Metered Connections	\$1,000,000	\$1,240,000
Utility	\$83,200,000	\$133,210,000

RATES IMPACT ON EXAMPLE PROPERTIES

% CV INCREASE FROM 2020 TO 2023	2023/2024 ACTUAL RATES	2024/2025 PROPOSED RATES	\$ CHANGE FROM 2023/2024	% CHANGE FROM 2023/2024
21.8%	\$18,796	\$19,345	\$548	2.92%
24.8%	\$3,902	\$4,252	\$350	8.96%
29.7%	\$4,578	\$5,140	\$562	12.28%
21.2%	\$3,647	\$3,866	\$219	6.00%
28.6%	\$7,665	\$8,509	\$844	11.01%
20.6%	\$10,425	\$10,557	\$132	1.27%
20.3%	\$3,710	\$3,922	\$212	5.71%
18.9%	\$5,364	\$5,732	\$368	6.86%
18.7%	\$5,766	\$6,127	\$361	6.25%
22.4%	\$8,471	\$8,969	\$498	5.88%
42.0%	\$2,672	\$3,194	\$522	19.54%
28.3%	\$3,760	\$4,283	\$523	13.92%
20.6%	\$5,258	\$5,658	\$401	7.62%
26.6%	\$7,058	\$7,904	\$846	11.99%
14.3%	\$10,137	\$10,729	\$592	5.84%
6.1%	\$7,839	\$7,974	\$135	1.72%
24.0%	\$5,036	\$5,541	\$505	10.04%
60.1%	\$197,476	\$263,730	\$66,254	33.55%

RATES IMPACT ON EXAMPLE PROPERTIES

The following table shows the breakdown of the rates for the example properties for 2024/2025:

	GENERAL RATES	DISTRICT-WIDE TARGETED RATES (1)	STORM-WATER RATE	WASTE-WATER RATE	REGIONAL RIVER WORKS RATE	REFUSE/ RECYCLING RATE	COMMUNITY BOARD RATE (2)
Residential – Takaka	\$1,609	\$298	\$298	\$779	\$215	\$153	\$16
Residential – Murchison, with 131m ³ of water, Urban Water Supply Metered Connections	\$1,244	\$298	\$209	\$779	\$20	–	–
Residential – Māpua (no Council supplied wastewater/ metered water)	\$2,241	\$298	\$47	–	\$82	\$153	–
Residential – Māpua, with 153m ³ of water, Urban Metered Water Supply	\$1,806	\$298	\$346	\$779	\$74	\$153	–
Residential – Kaiteriteri, with 149m ³ of water, Urban Water Supply Metered Connections	\$3,010	\$298	\$638	\$779	\$80	\$153	\$16
Residential – Brightwater, with 117m ³ of water, Urban Water Supply Metered Connections	\$1,767	\$298	\$336	\$779	\$243	\$153	–

RATES IMPACT ON EXAMPLE PROPERTIES

WATER SUPPLY FIRE- FIGHTING RATE (3)	MĀPUA STOPBANK RATE	BUSINESS RATE (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATE (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
\$54	–	–	–	–	\$90	\$3,512
–	–	–	–	\$892	\$90	\$3,532
–	\$46	–	–	–	\$167	\$3,034
–	\$46	–	–	\$968	\$149	\$4,620
–	–	–	–	\$954	\$90	\$6,019
–	–	–	–	\$843	\$148	\$4,567

RATES IMPACT ON EXAMPLE PROPERTIES

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 RATE (2)
Residential – Wakefield, with 185m ³ of water, Urban Water Supply Metered Connections	\$1,925	\$298	\$374	\$779	\$50	\$153	–
Residential – Motueka, with 87m ³ of water, Motueka Water Supply Metered Connections	\$1,688	\$298	\$317	\$779	\$61	\$153	\$16
Residential – Richmond (Waimea Village), with 29m ³ of water, Urban Water Supply Metered Connections	\$1,184	\$298	\$194	\$779	\$32	\$153	–
Residential – Richmond, with 103m ³ of water, Urban Water Supply Metered Connections	\$2,122	\$298	\$422	\$779	\$64	\$153	–
Residential – Richmond, with 181m ³ of water, Urban Water Supply Metered Connections	\$3,425	\$298	\$739	\$779	\$84	\$153	–

RATES IMPACT ON EXAMPLE PROPERTIES

WATER SUPPLY FIRE- FIGHTING RATE (3)	MĀPUA STOPBANK RATE	BUSINESS RATE (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATE (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
–	–	–	–	\$1,079	\$90	\$4,749
\$93	–	–	–	\$385	\$90	\$3,881
–	–	–	–	\$538	\$124	\$3,302
–	–	–	–	\$795	\$163	\$4,795
–	–	–	–	\$1,065	\$217	\$6,760

RATES IMPACT ON EXAMPLE PROPERTIES

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)
Dairy Farm – Collingwood-Bainham	\$17,263	\$298	\$428	–	\$1,240	–	\$16
Forestry – Lakes Murchison	\$3,563	\$298	\$81	–	\$220	–	–
Horticultural – Richmond with 177m ³ of water, Urban Water Supply Metered Connections	\$3,228	\$298	\$72	–	\$130	\$153	–
Horticultural – Ngatimoti	\$3,267	\$298	\$73	–	\$122	–	\$16
Horticultural – Hope in WCD EURA	\$7,215	\$298	\$173	–	\$296	\$153	–
Pastoral Farming – Wakefield, with Water Supply Dams, Wai-iti Valley Community Dam – 8	\$7,077	\$298	\$170	–	\$1,176	–	–
Pastoral Farming – Upper Moutere	\$3,307	\$298	\$74	–	\$153	–	–
Lifestyle – Hope in WCD EURA	\$2,872	\$298	\$63	–	\$127	\$153	–

RATES IMPACT ON EXAMPLE PROPERTIES

WATER SUPPLY FIRE- FIGHTING RATES (3)	MĀPUA STOPBANK RATE	BUSINESS RATES (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATES (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
\$10	–	–	–	–	\$90	\$19,345
–	–	–	–	–	\$90	\$4,252
–	–	–	–	\$1,051	\$208	\$5,140
–	–	–	–	–	\$90	\$3,866
–	–	–	–	–	\$374	\$8,509
–	–	–	\$1,746	–	\$90	\$10,557
–	–	–	–	–	\$90	\$3,922
–	–	–	–	\$2,025	\$194	\$5,732

RATES IMPACT ON EXAMPLE PROPERTIES

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 RATE (2)
Lifestyle – Hope in WCD EURA, with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$3,267	\$298	\$73	–	\$102	\$153	–
Lifestyle – Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$6,110	\$298	\$145	–	\$183	–	–
Lifestyle – East Tākaka	\$2,655	\$298	\$58	–	\$67	–	\$16
Lifestyle – Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$1,727	\$298	\$34	–	\$65	–	–
Lifestyle – Tasman, with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$2,813	\$298	\$62	–	\$117	\$153	–
Lifestyle – Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$4,609	\$298	\$107	–	\$212	\$153	–

RATES IMPACT ON EXAMPLE PROPERTIES

WATER SUPPLY FIRE- FIGHTING RATE (3)	MĀPUA STOPBANK RATE	BUSINESS RATE (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATE (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
–	–	–	–	\$2,025	\$210	\$6,127
–	–	–	–	\$2,143	\$90	\$8,969
\$10	–	–	–	–	\$90	\$3,194
–	–	–	–	\$2,069	\$90	\$4,283
–	–	–	–	\$2,025	\$191	\$5,658
–	–	–	–	\$2,259	\$266	\$7,904

RATES IMPACT ON EXAMPLE PROPERTIES

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 RATE (2)
Commercial – Queen Street, Richmond, with 343m ³ of water, Urban Water Supply Metered Connections	\$3,701	\$298	\$806	\$3,116	\$159	\$153	–
Commercial – High Street, Motueka	\$3,840	\$298	\$840	\$1,363	\$607	\$153	\$16
Industrial – Cargill Place, Richmond, with 51m ³ of water, Urban Water Supply Metered Connections	\$2,833	\$298	\$595	\$779	\$77	\$153	–
Utility	\$263,342	\$298	–	–	–	–	–

(1) Includes District Facilities Rate, Shared Facilities Rate, Museums Facilities Rate, Māpua 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: Tākaka Firefighting – Capital, and Water Supply: Tākaka 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

RATES IMPACT ON EXAMPLE PROPERTIES

WATER SUPPLY FIRE- FIGHTING RATE (3)	MĀPUA STOPBANK RATE	BUSINESS RATE (4)	WATER SUPPLY – DAMS: WAI-ITI VALLEY COMMUNITY DAM RATE	WATER SUPPLY RATE (5)	WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS ZOB RATE	TOTAL RATES
–	–	\$640	–	\$1,627	\$228	\$10,729
\$93	–	\$674	–	–	\$90	\$7,974
–	–	–	–	\$614	\$192	\$5,541
–	–	–	–	–	\$90	\$263,730

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

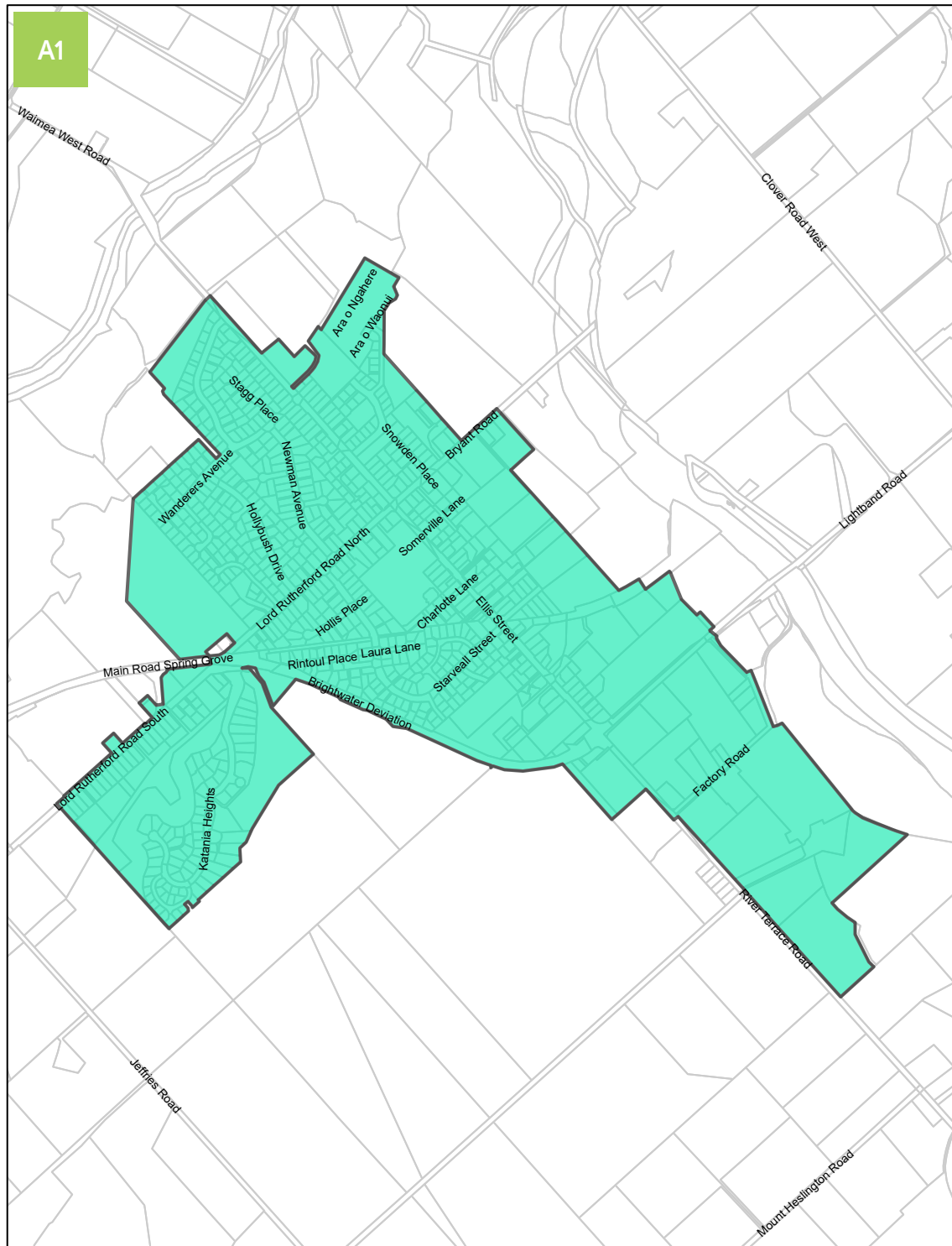
RATING MAPS

RATING MAP NAME	MAP REFERENCE
STORMWATER URBAN DRAINAGE RATING AREA	
Brightwater	A1 (page 41)
Collingwood	A2 (page 42)
Kaiteriteri	A3 (page 43)
Ligar Bay – Tata Beach	A4 (page 44)
Māpua – Ruby Bay	A5 (page 45)
Motueka	A6 (page 46)
Murchison	A7 (page 47)
Patons Rock	A8 (page 48)
Pōhara	A9 (page 49)
Richmond	A10 (page 50)
St Arnaud	A11 (page 51)
Tākaka	A12 (page 52)
Tapawera	A13 (page 53)
Tasman	A14 (page 54)
Wakefield	A15 (page 55)
HAMAMA RURAL WATER SUPPLY RATING AREA	B1 (page 56)
MOTUEKA FIREFIGHTING WATER SUPPLY RATING AREA	C1 (page 57)
TĀKAKA FIREFIGHTING WATER SUPPLY COMMERCIAL CBD RATING AREA	D1 (page 58)
TĀKAKA FIREFIGHTING WATER SUPPLY RESIDENTIAL RATING AREA	D2 (page 59)
TĀKAKA FIREFIGHTING WATER SUPPLY REST OF GOLDEN BAY RATING AREA	D3 (page 60)
WAI-ITI DAM RATING AREA	E1 (page 61)
RIVER RATING AREA X AND Y	F1 (page 62)
RIVER RATING AREA X, Y, AND Z	F2 (page 63)
MOTUEKA BUSINESS RATING AREA A AND B	G1 (page 64)
MOTUEKA BUSINESS RATING AREA A AND B – DETAIL MAP	G2 (page 65)

RATING MAPS

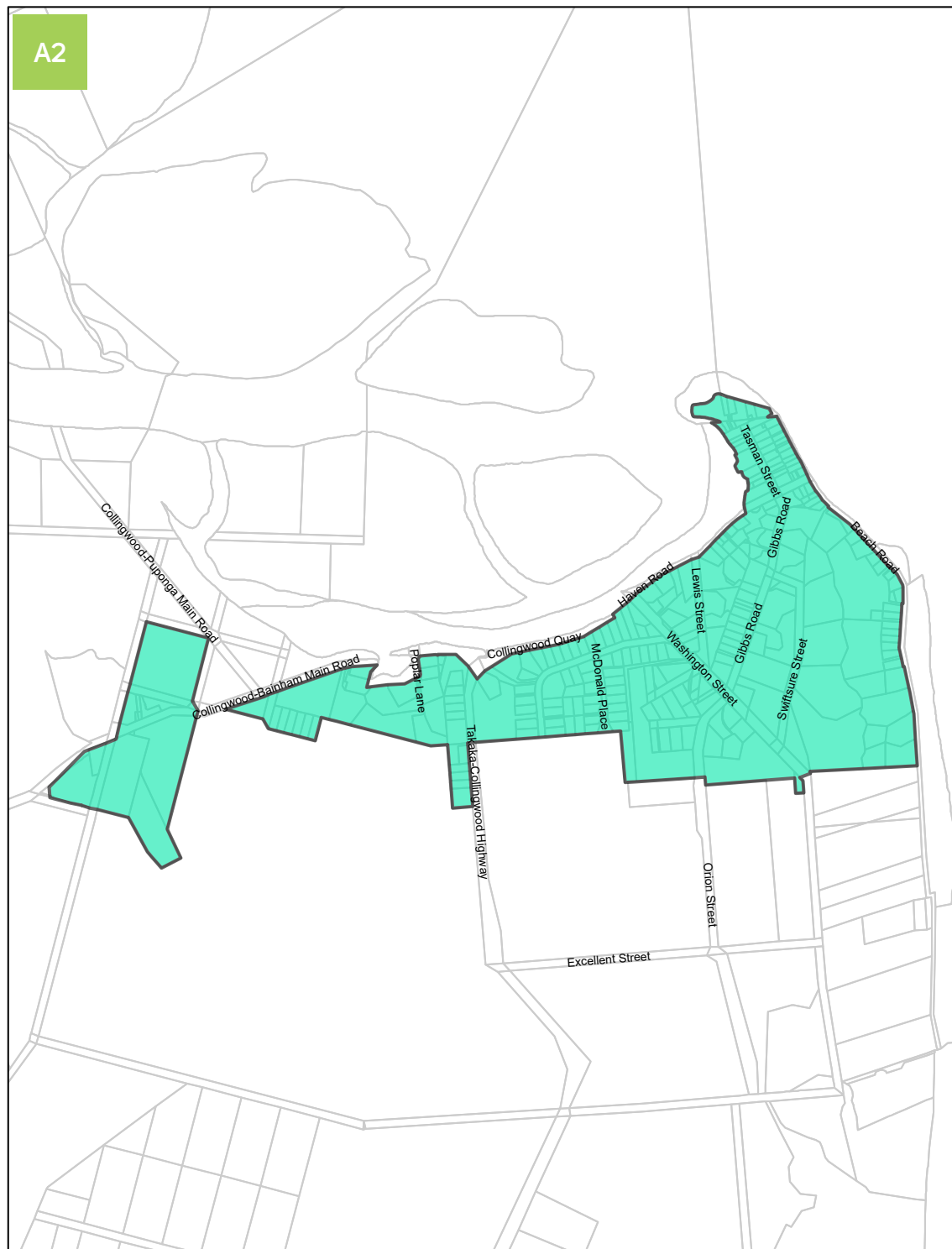
RATING MAP NAME	MAP REFERENCE
RICHMOND BUSINESS RATING AREA	H1 (page 66)
MĀPUA STOPBANK RATING AREA	I1 (page 67)
TORRENT BAY RATING AREA A	J1 (page 68)
TORRENT BAY RATING AREA B	J2 (page 69)
REFUSE – RECYCLING RATING AREA:	
Brightwater – Waimea	K1 (page 70)
Collingwood	K2 (page 71)
Kaiteriteri	K3 (page 72)
Korere Tophouse	K4 (page 73)
Ligar Bay – Tata Beach	K5 (page 74)
Mārahau	K6 (page 75)
Motueka	K7 (page 76)
Moutere	K8 (page 77)
Pōhara	K9 (page 78)
Richmond	K10 (page 79)
Riwaka	K11 (page 80)
St Arnaud	K12 (page 81)
Tākaka	K13 (page 82)
Tapawera	K14 (page 83)
Upper Tākaka	K15 (page 84)
Wakefield	K16 (page 85)
GOLDEN BAY COMMUNITY BOARD RATING AREA	L1 (page 86)
MOTUEKA COMMUNITY BOARD RATING AREA	M1 (page 87)
WAIMEA COMMUNITY DAM ZONE OF BENEFIT RATING AREA	N1 (page 88)

RATING MAPS



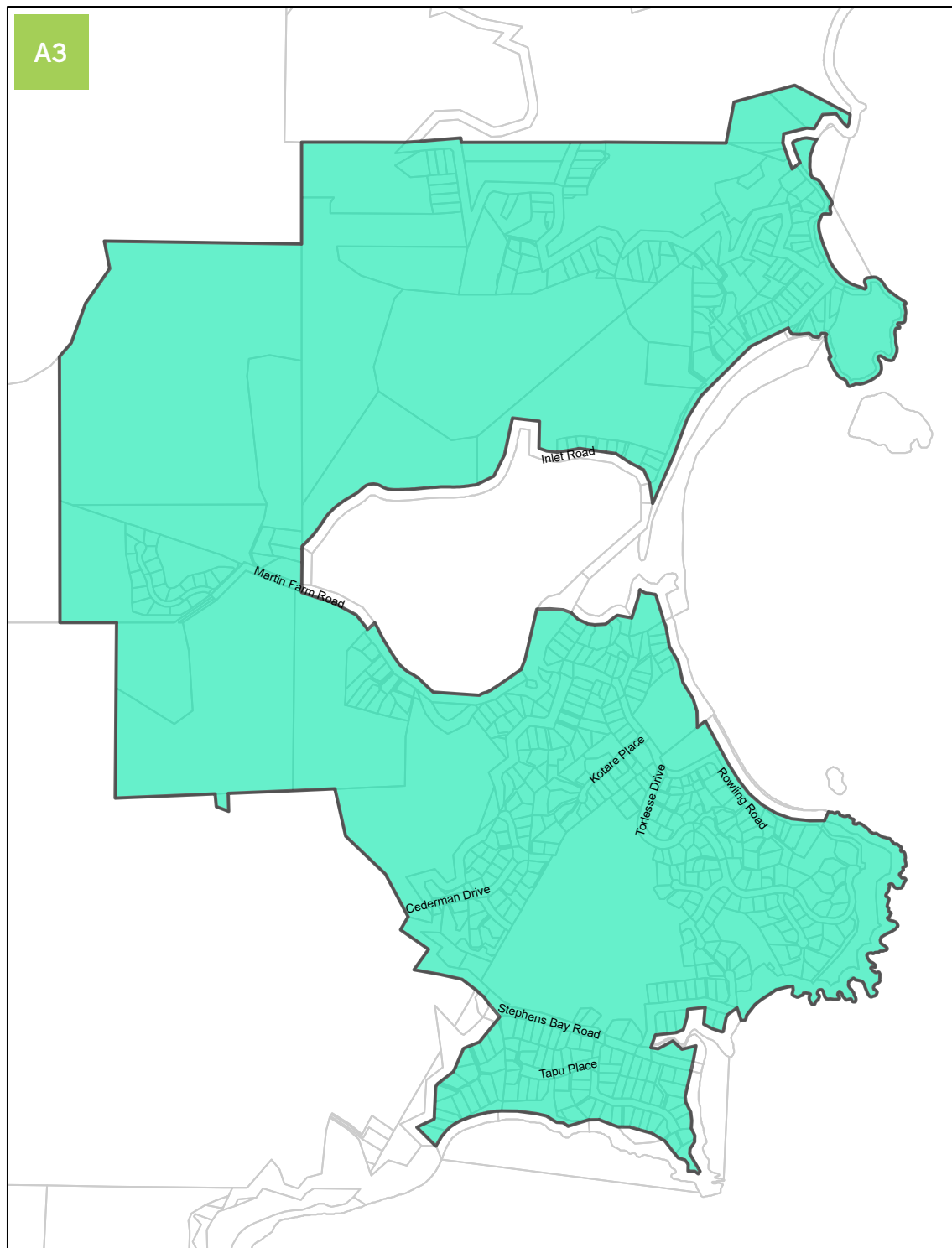
**Stormwater Urban Drainage Rating Area
Brightwater**

RATING MAPS



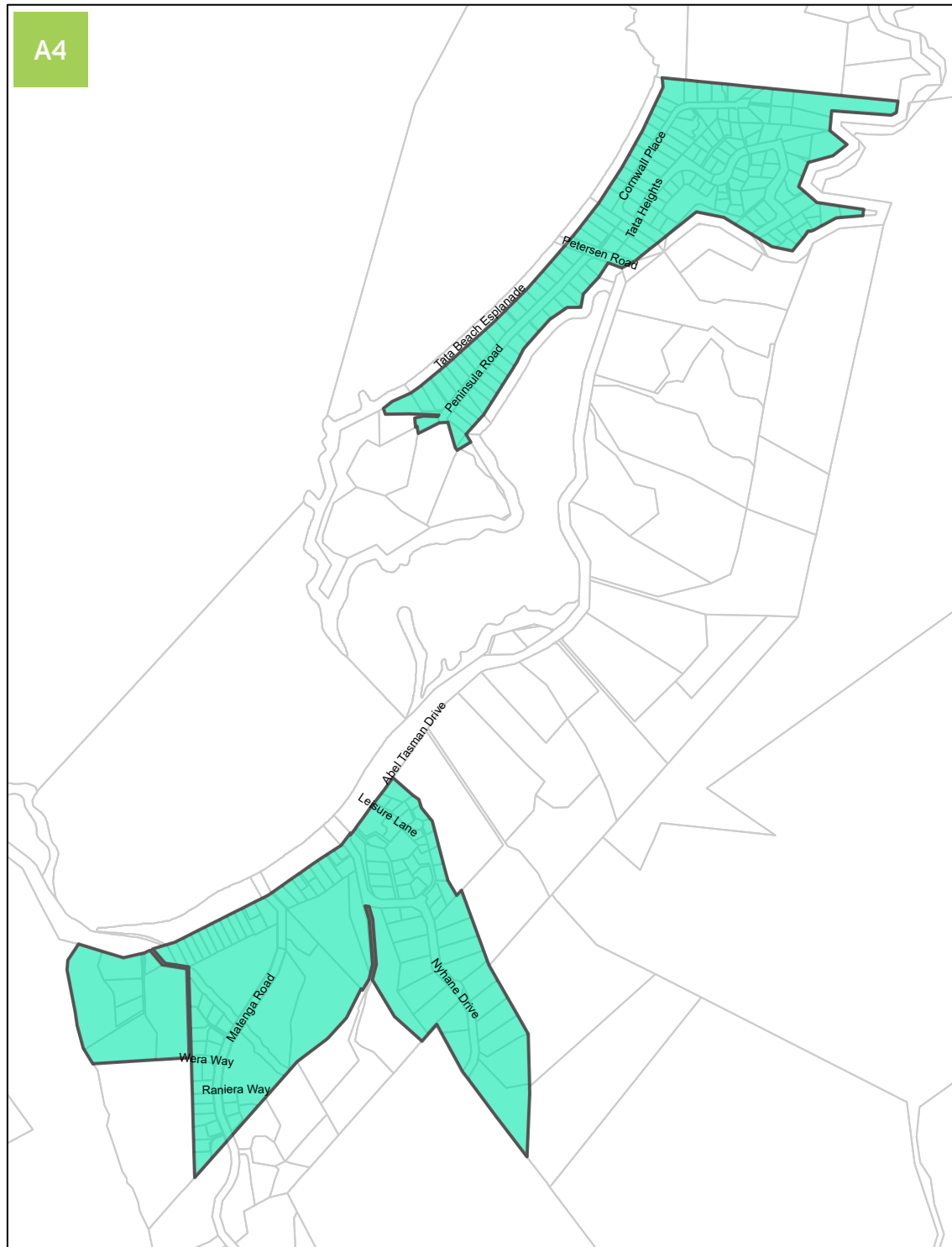
**Stormwater Urban Drainage Rating Area
Collingwood**

RATING MAPS

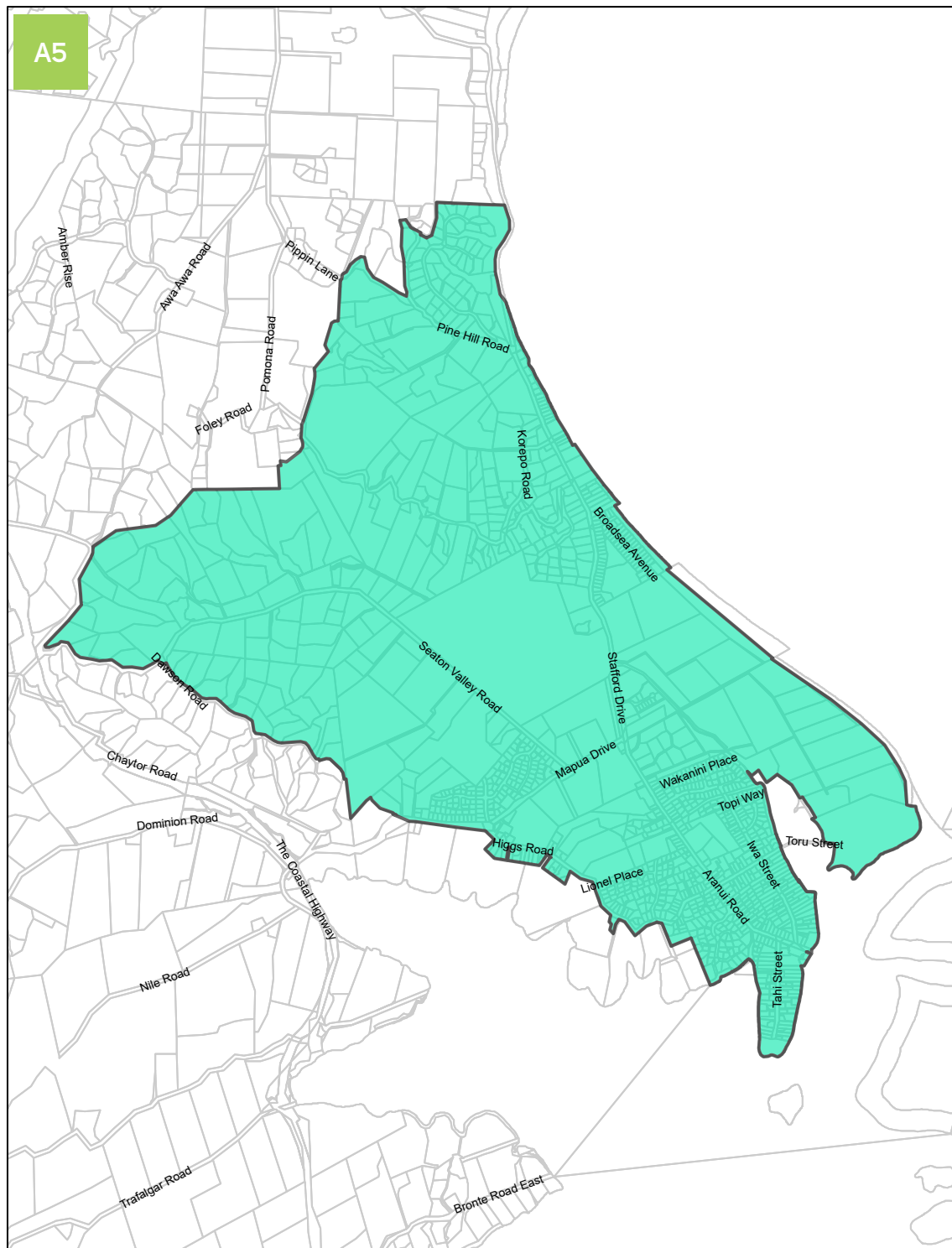


**Stormwater Urban Drainage Rating Area
Kaiteriteri**

RATING MAPS

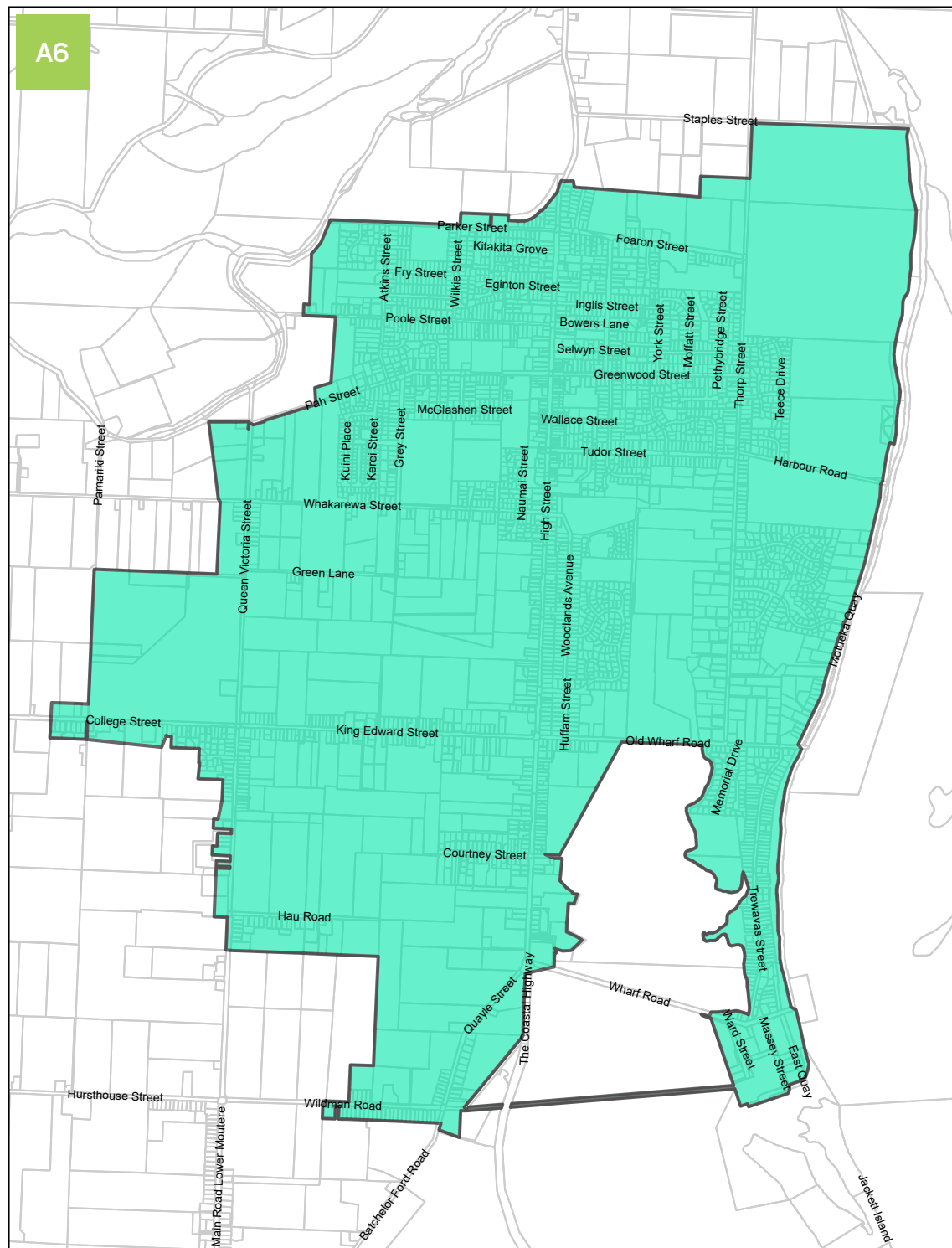


RATING MAPS



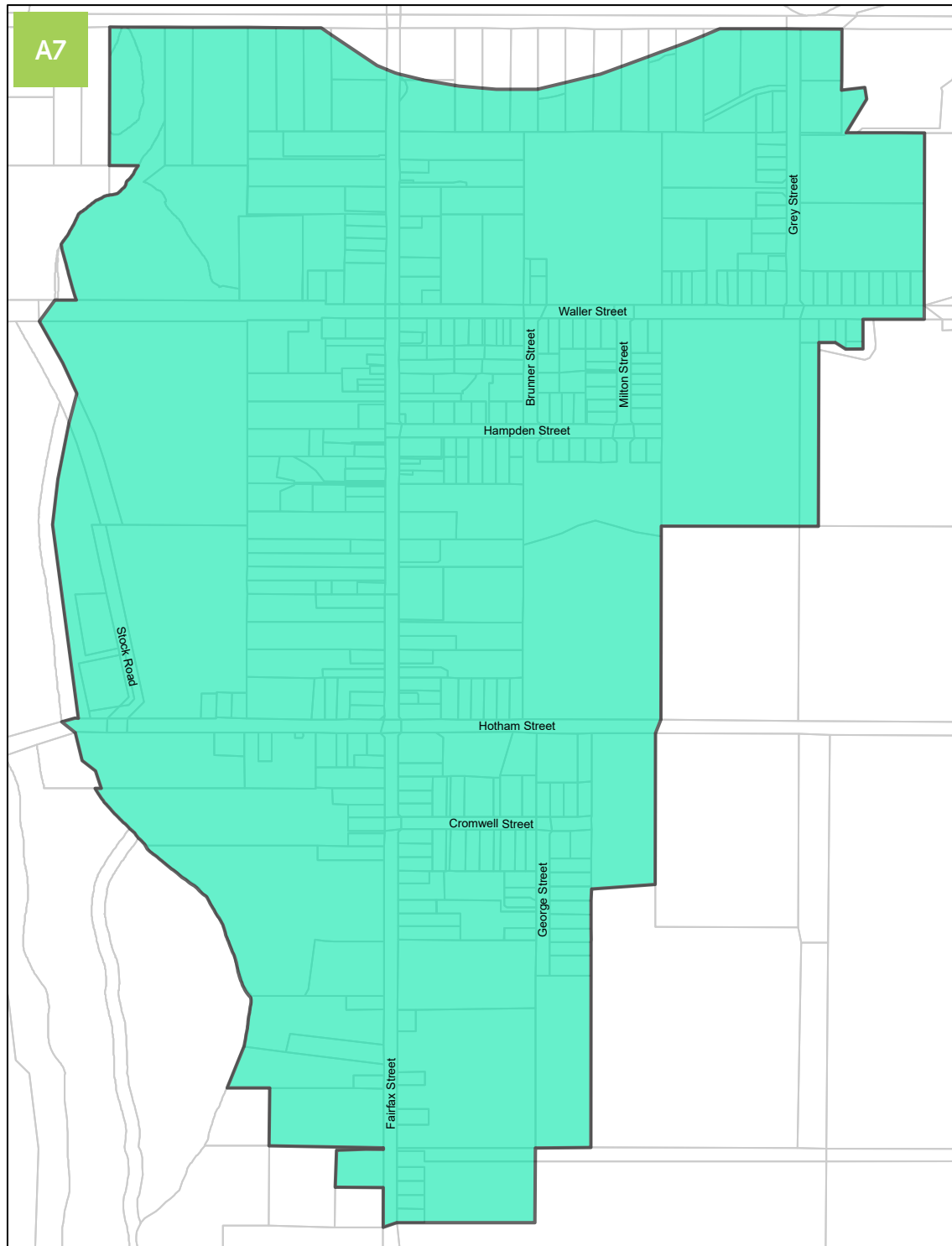
**Stormwater Urban Drainage Rating Area
Mapua - Ruby Bay**

RATING MAPS



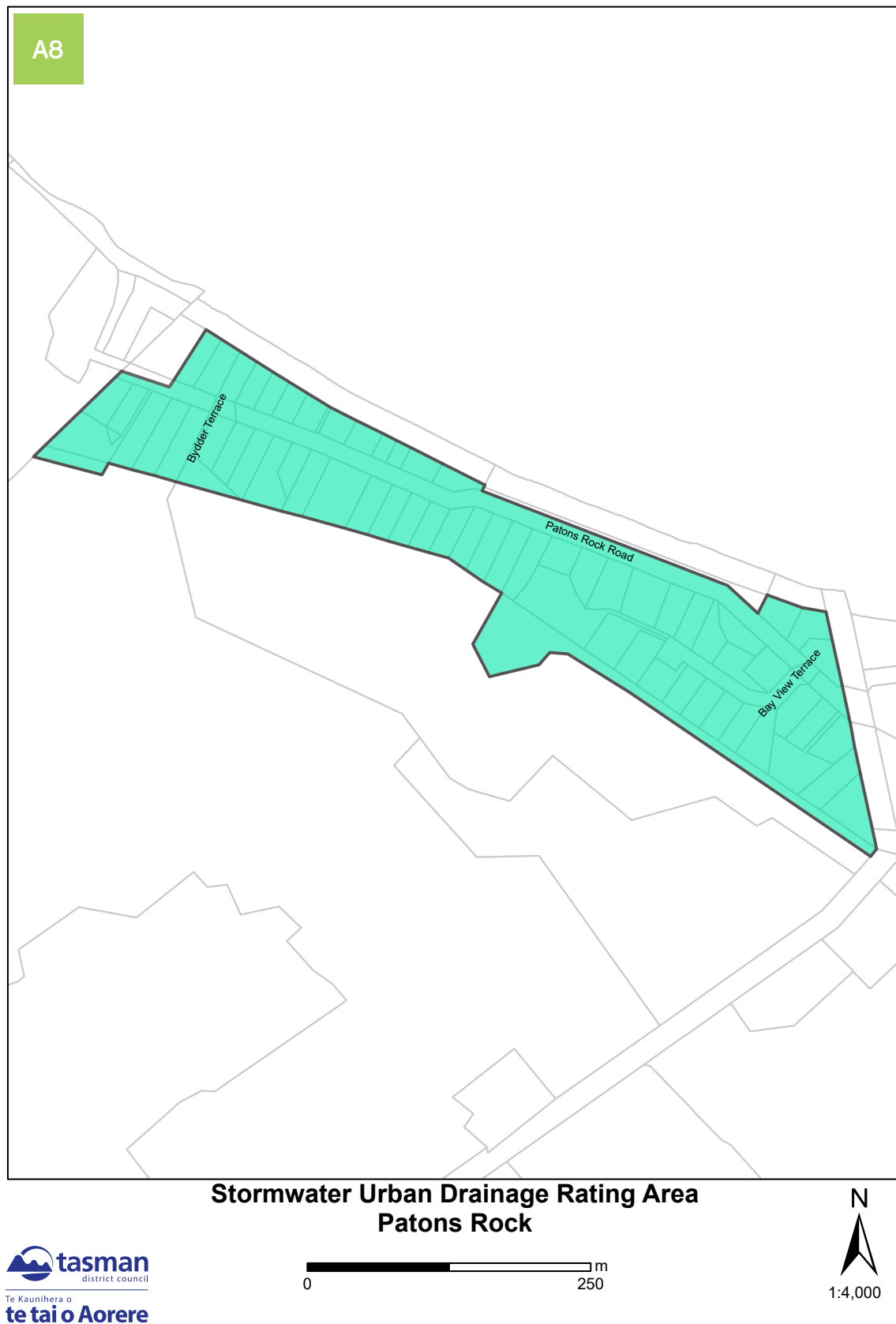
**Stormwater Urban Drainage Rating Area
Motueka**

RATING MAPS

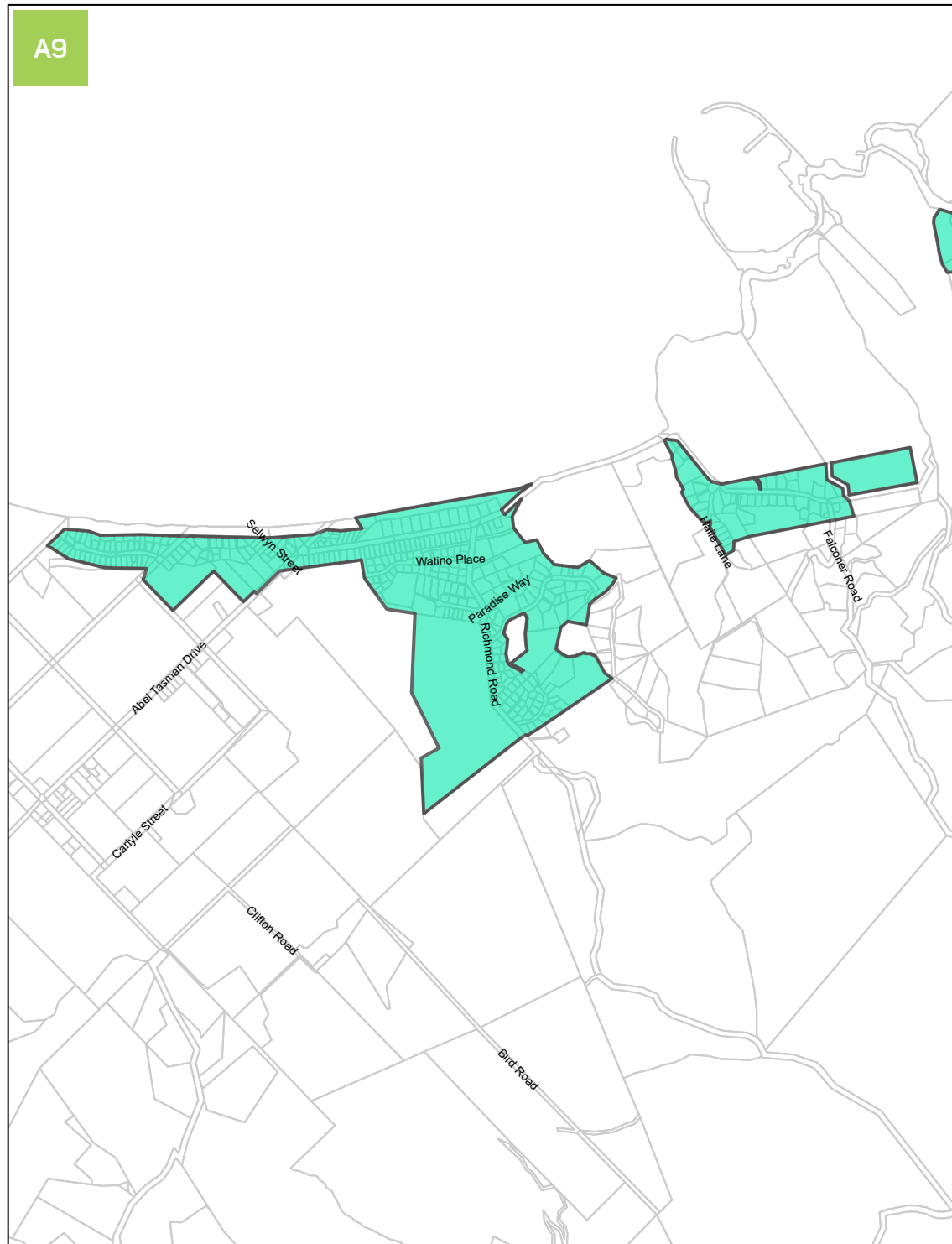


**Stormwater Urban Drainage Rating Area
Murchison**

RATING MAPS

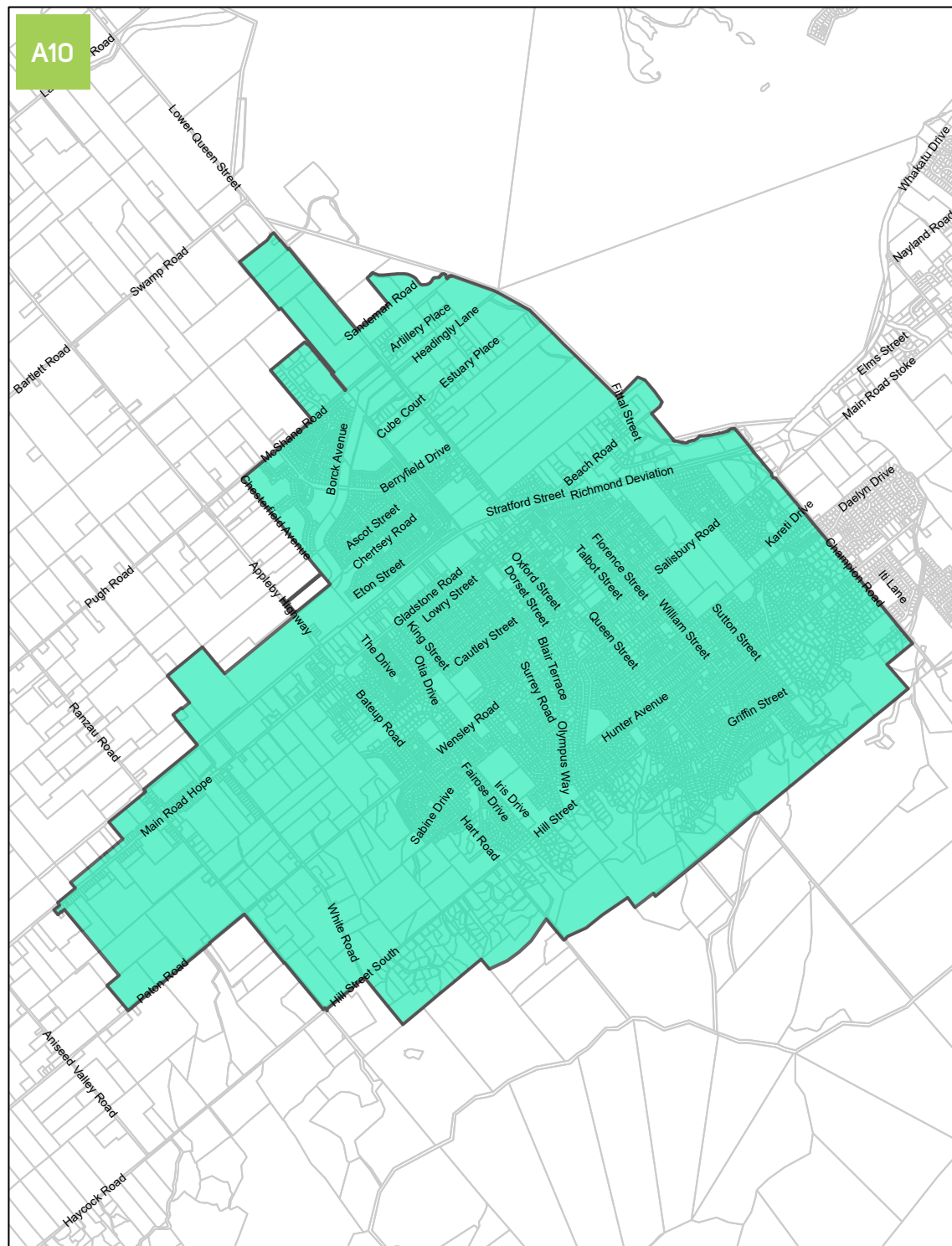


RATING MAPS



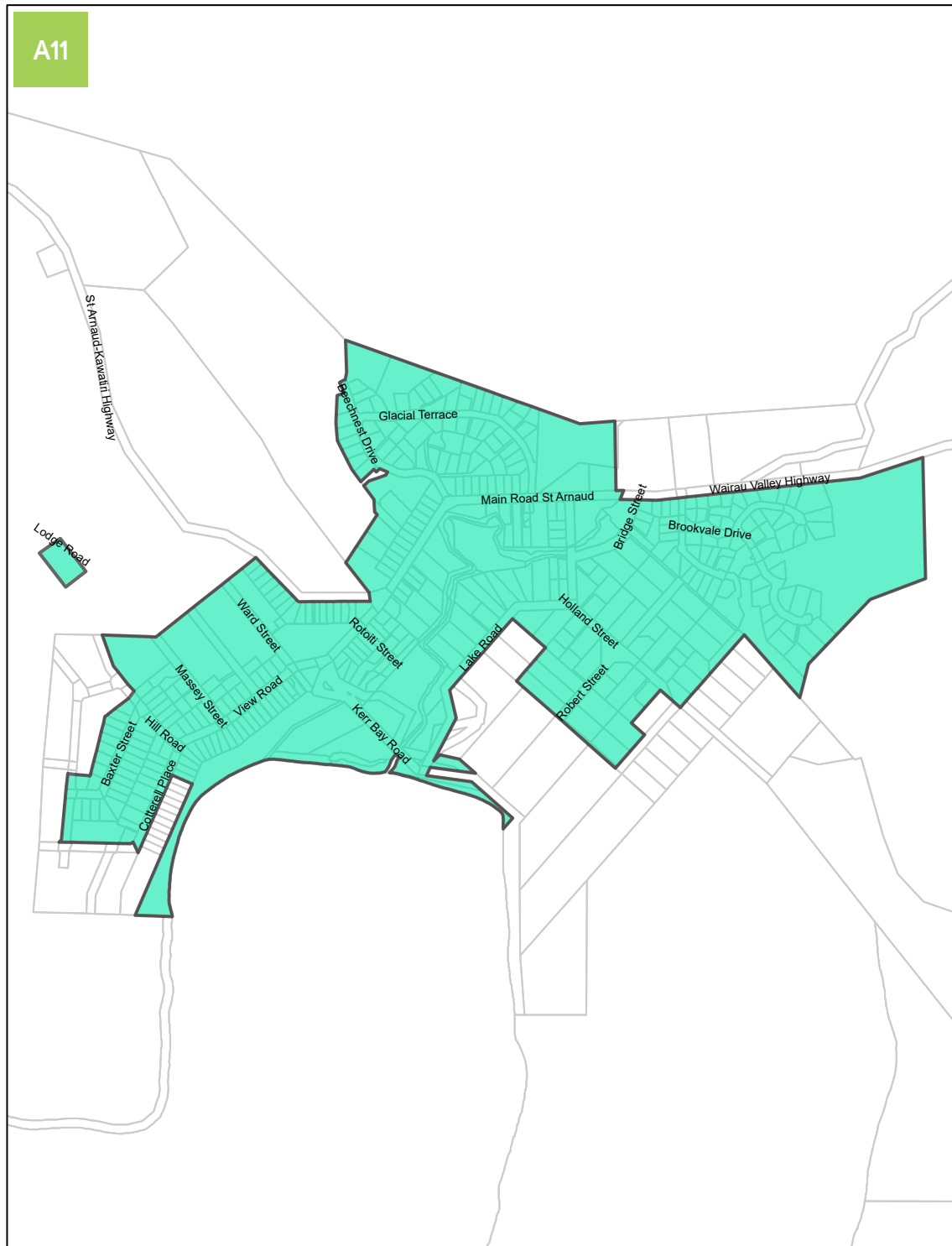
**Stormwater Urban Drainage Rating Area
Pōhara**

RATING MAPS



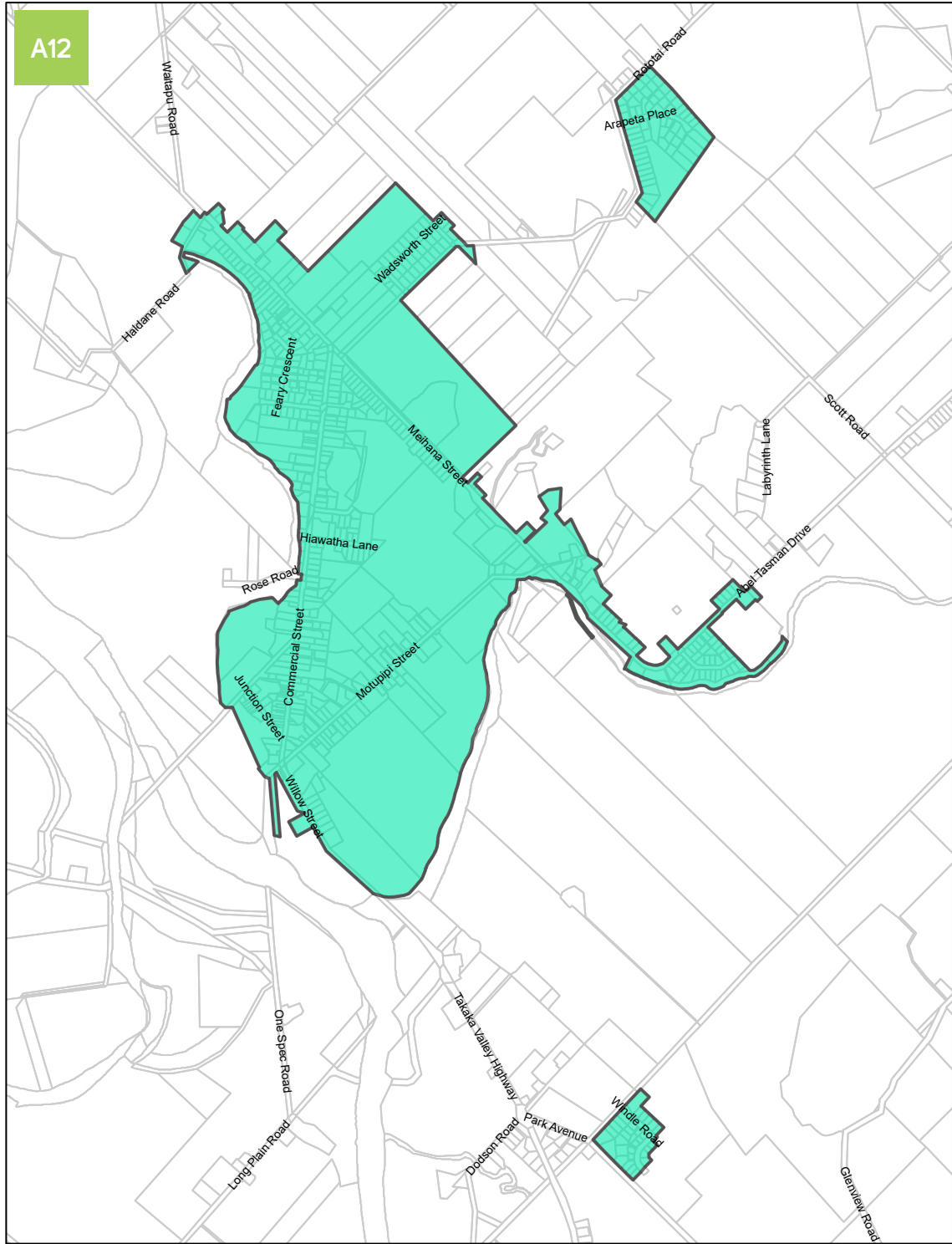
**Stormwater Urban Drainage Rating Area
Richmond**

RATING MAPS



**Stormwater Urban Drainage Rating Area
St Arnaud**

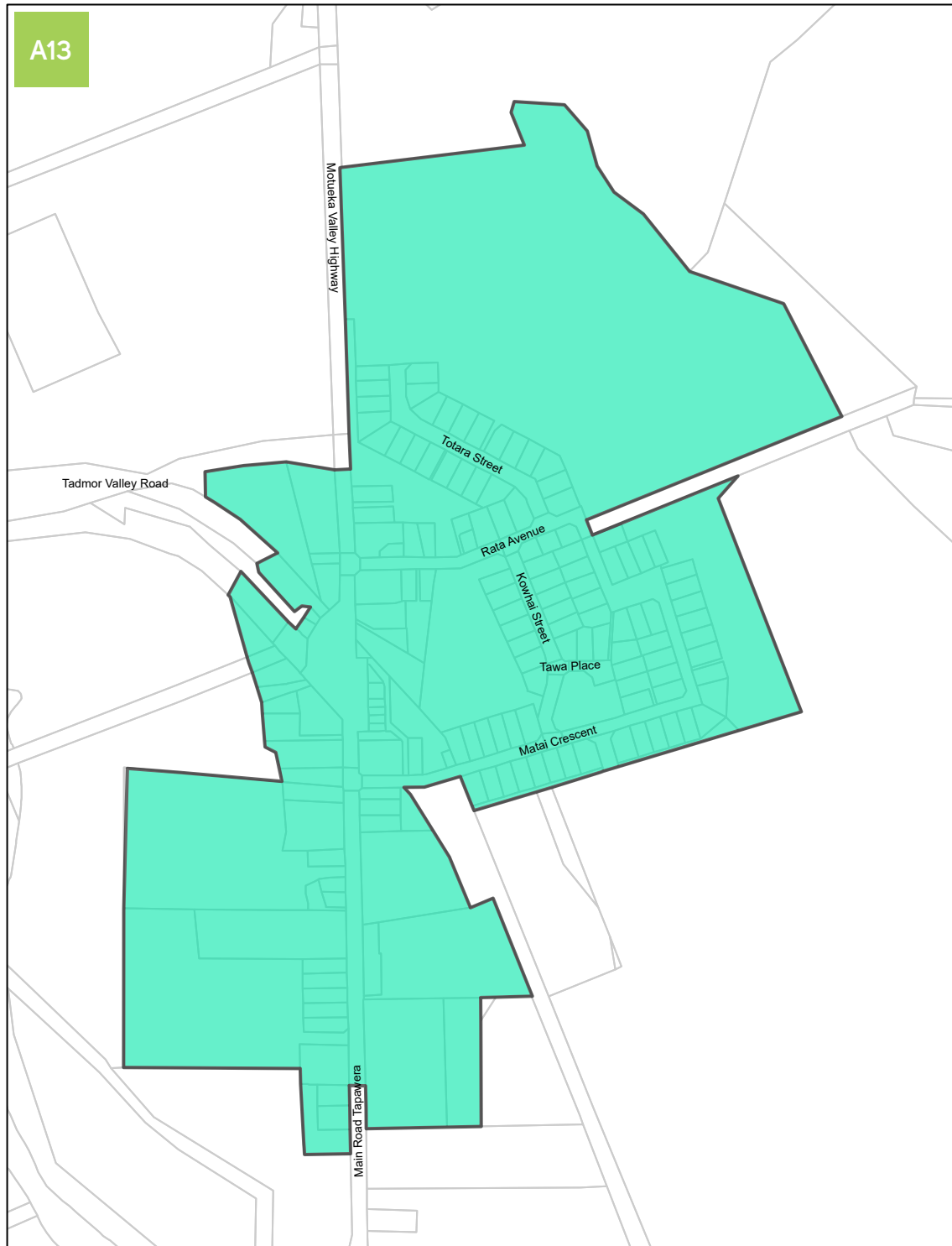
RATING MAPS



Stormwater Urban Drainage Rating Area Tākaka



RATING MAPS



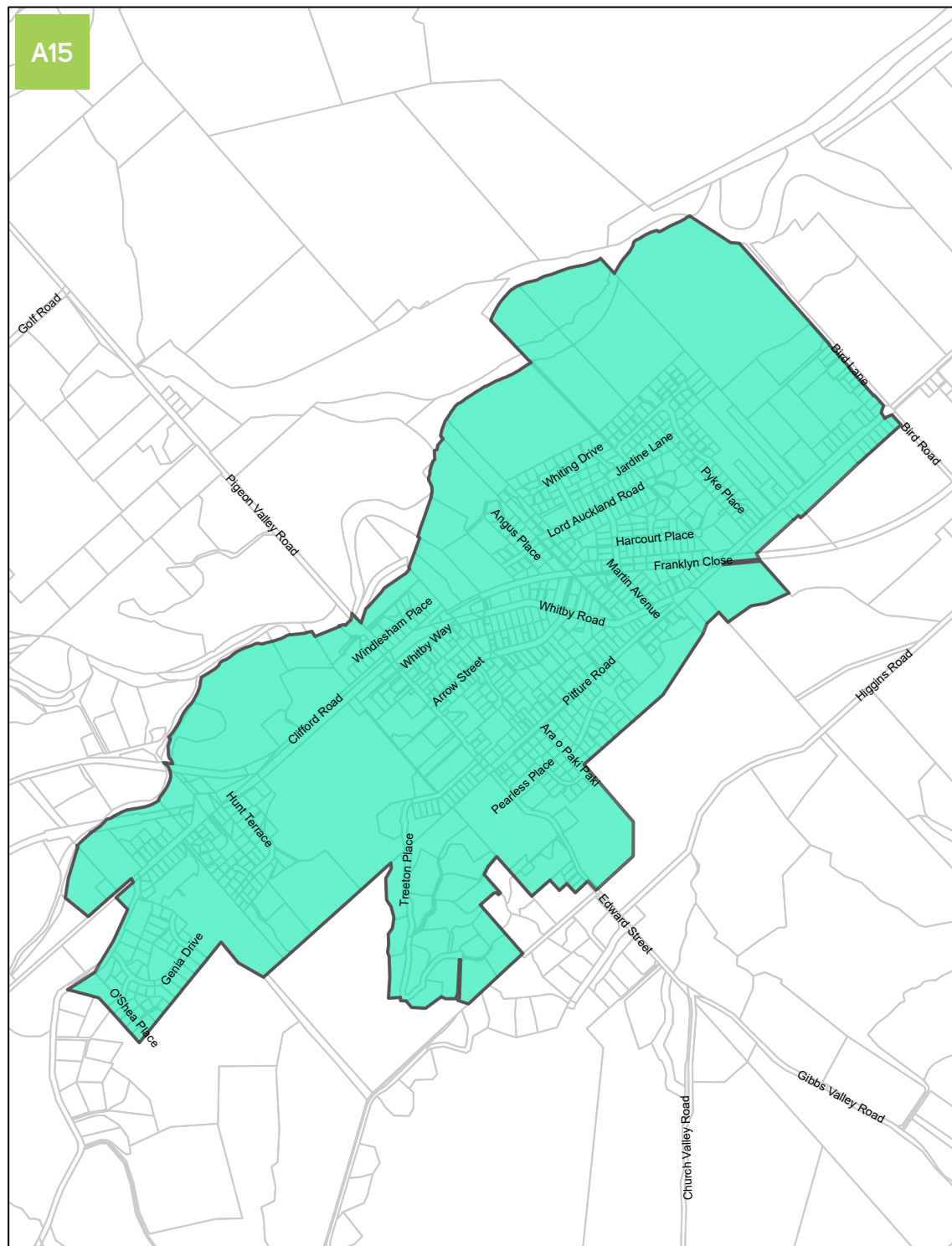
**Stormwater Urban Drainage Rating Area
Tapawera**

RATING MAPS



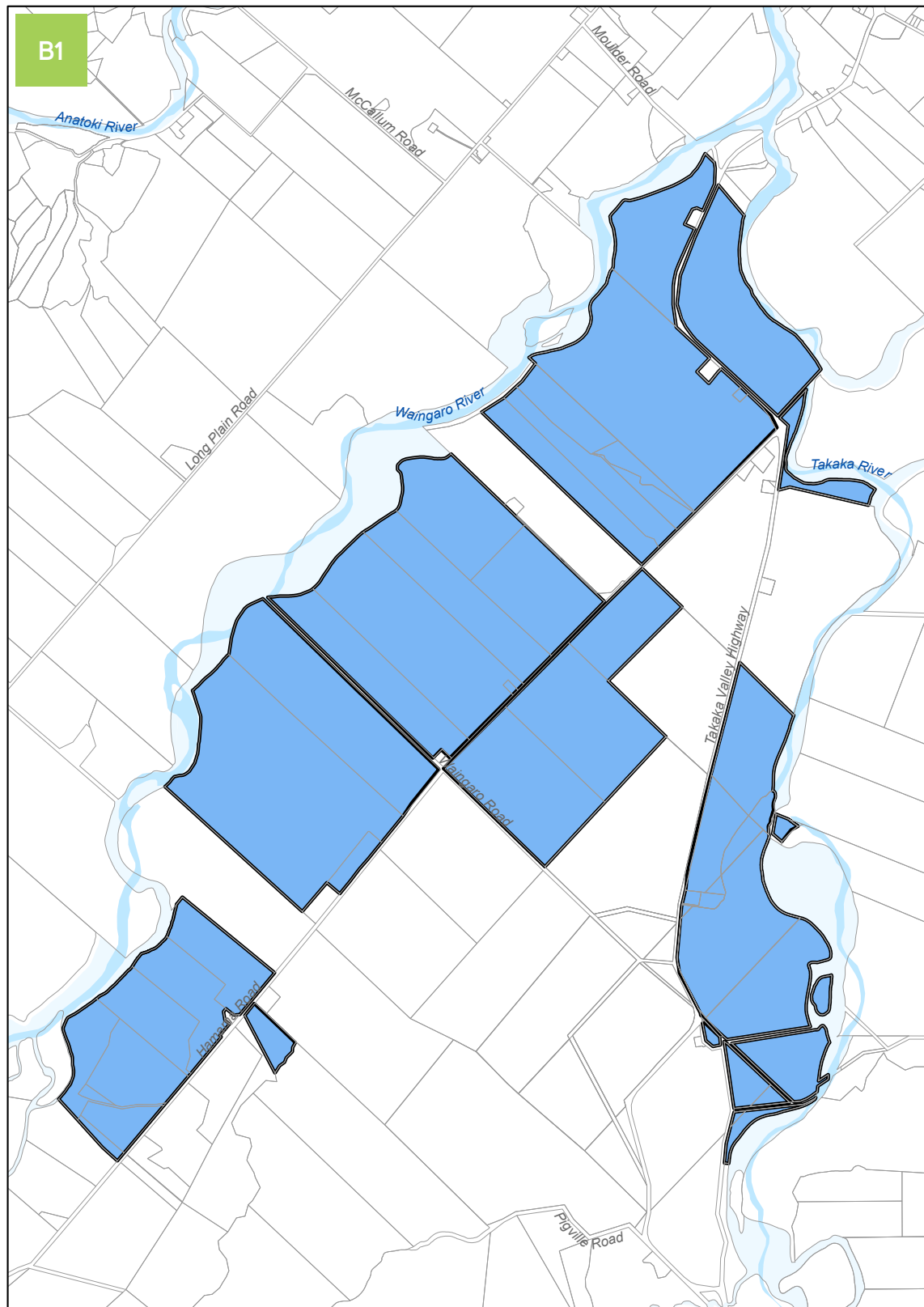
**Stormwater Urban Drainage Rating Area
Tasman**

RATING MAPS

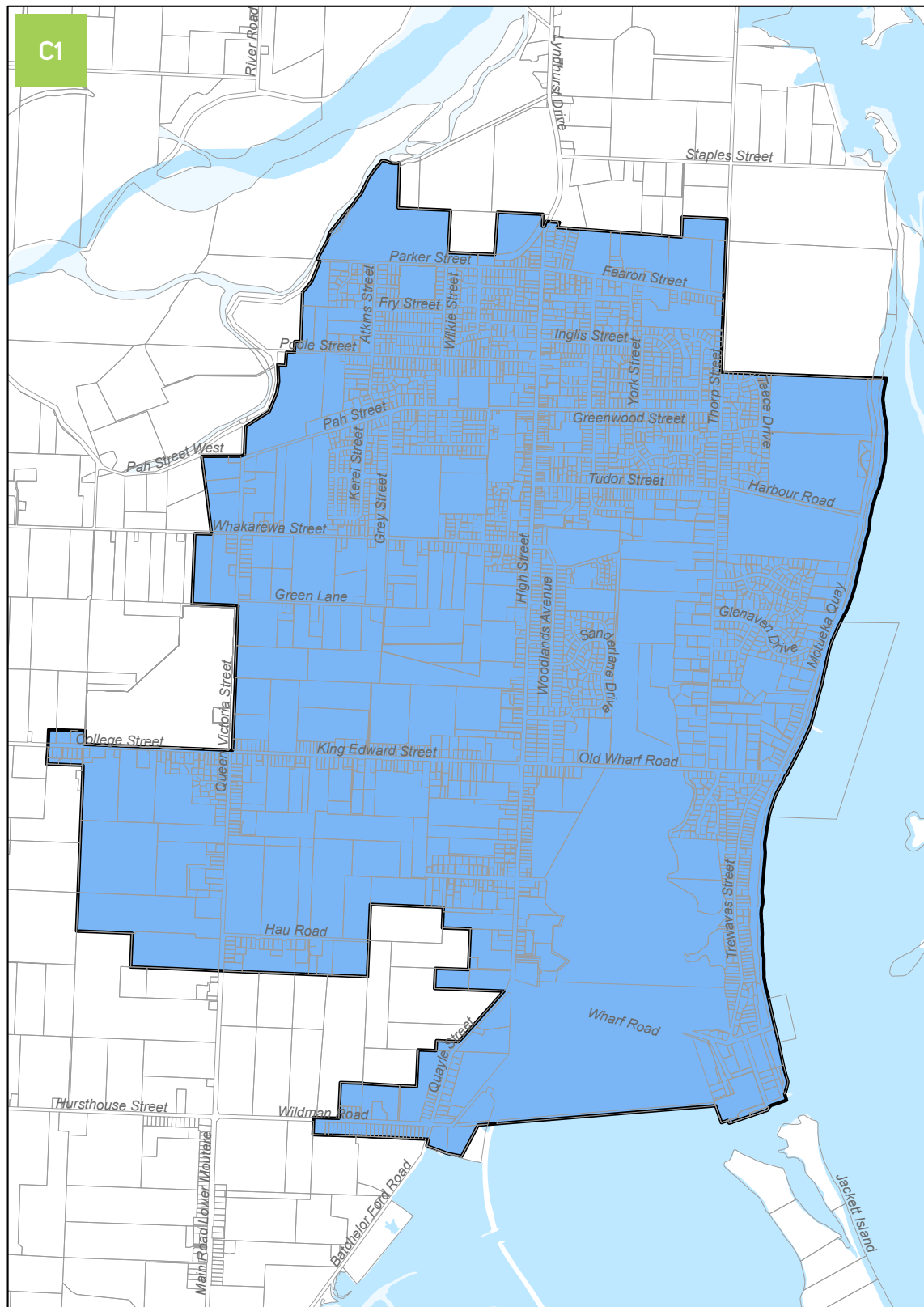


**Stormwater Urban Drainage Rating Area
Wakefield**

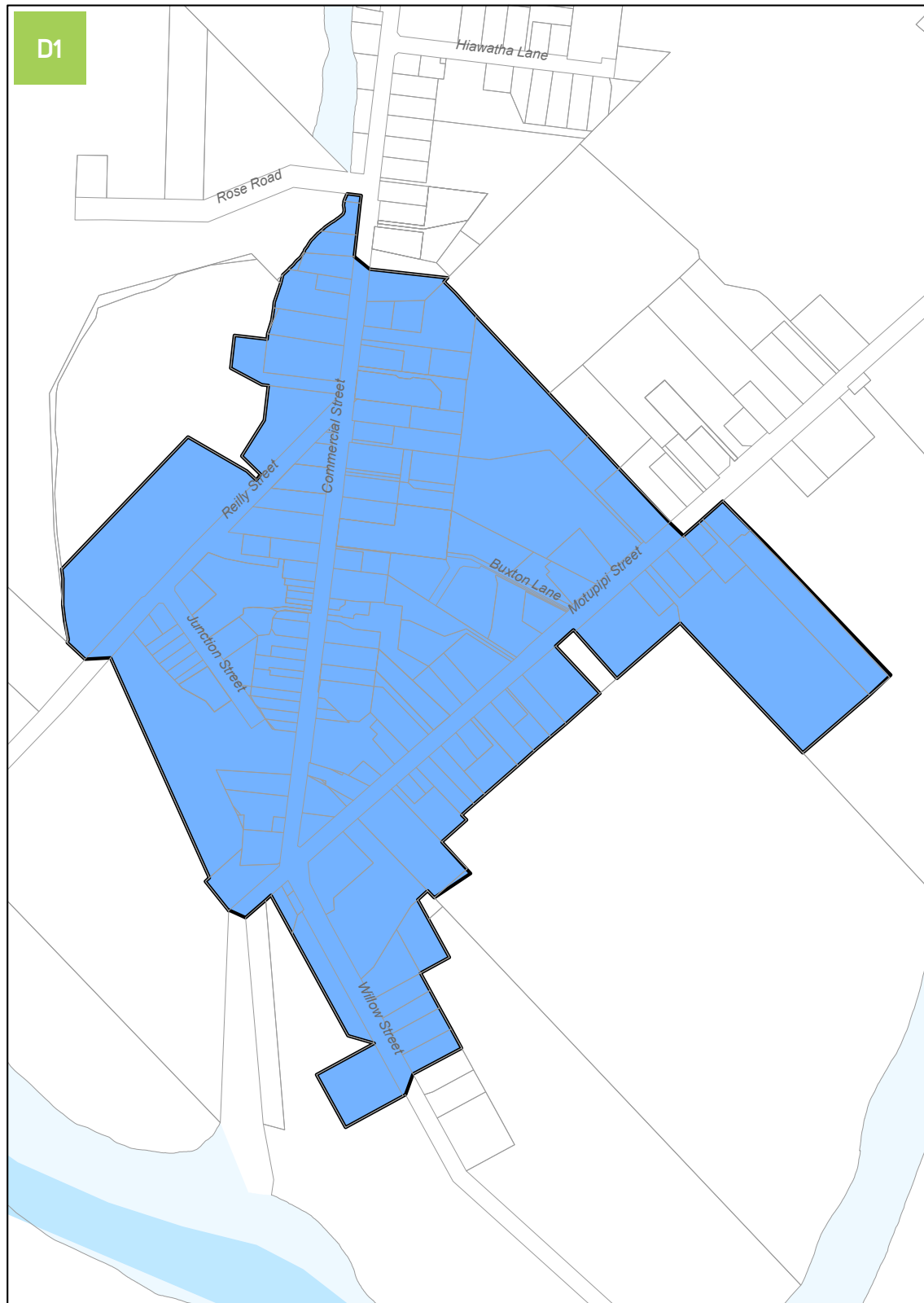
RATING MAPS



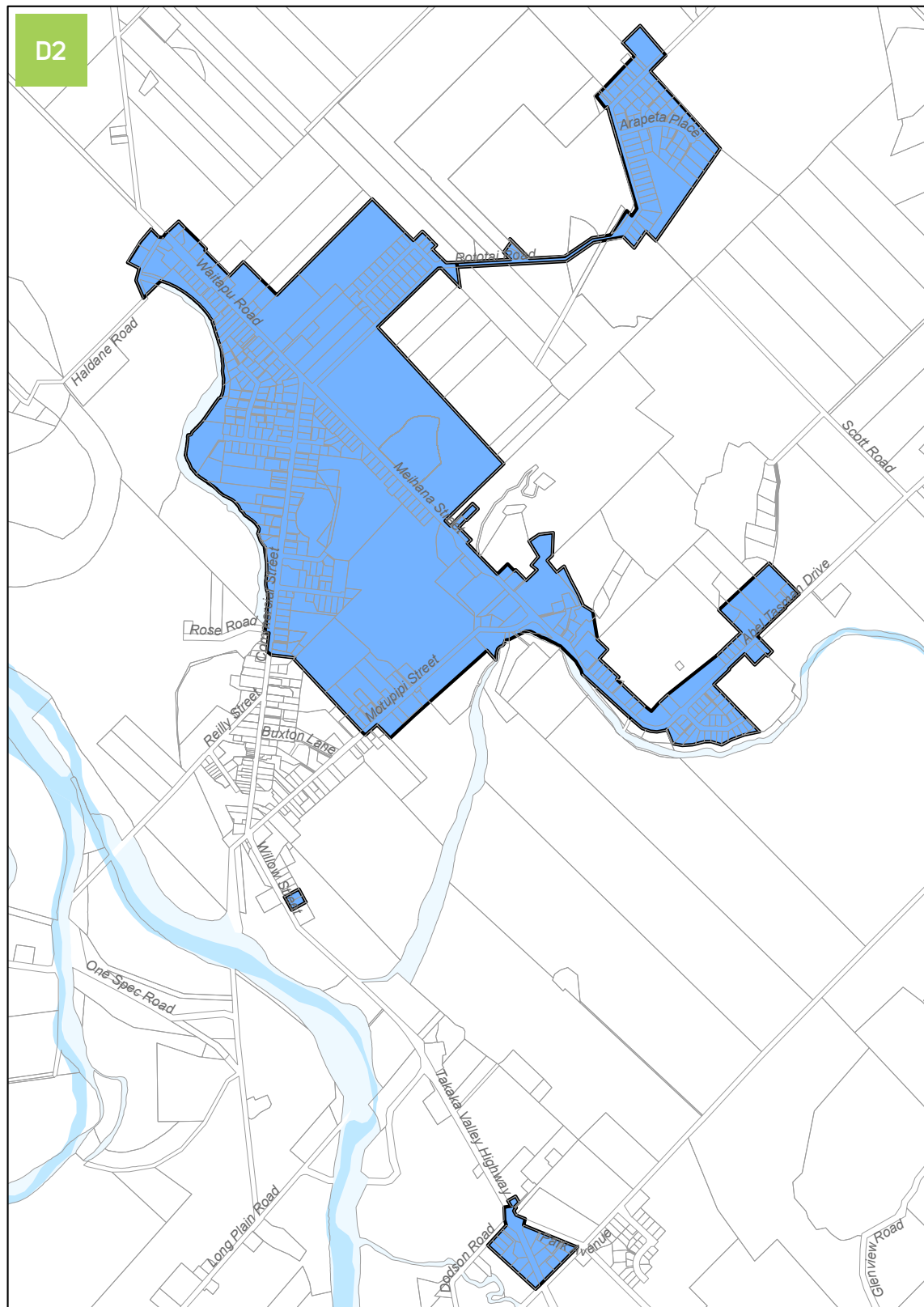
RATING MAPS



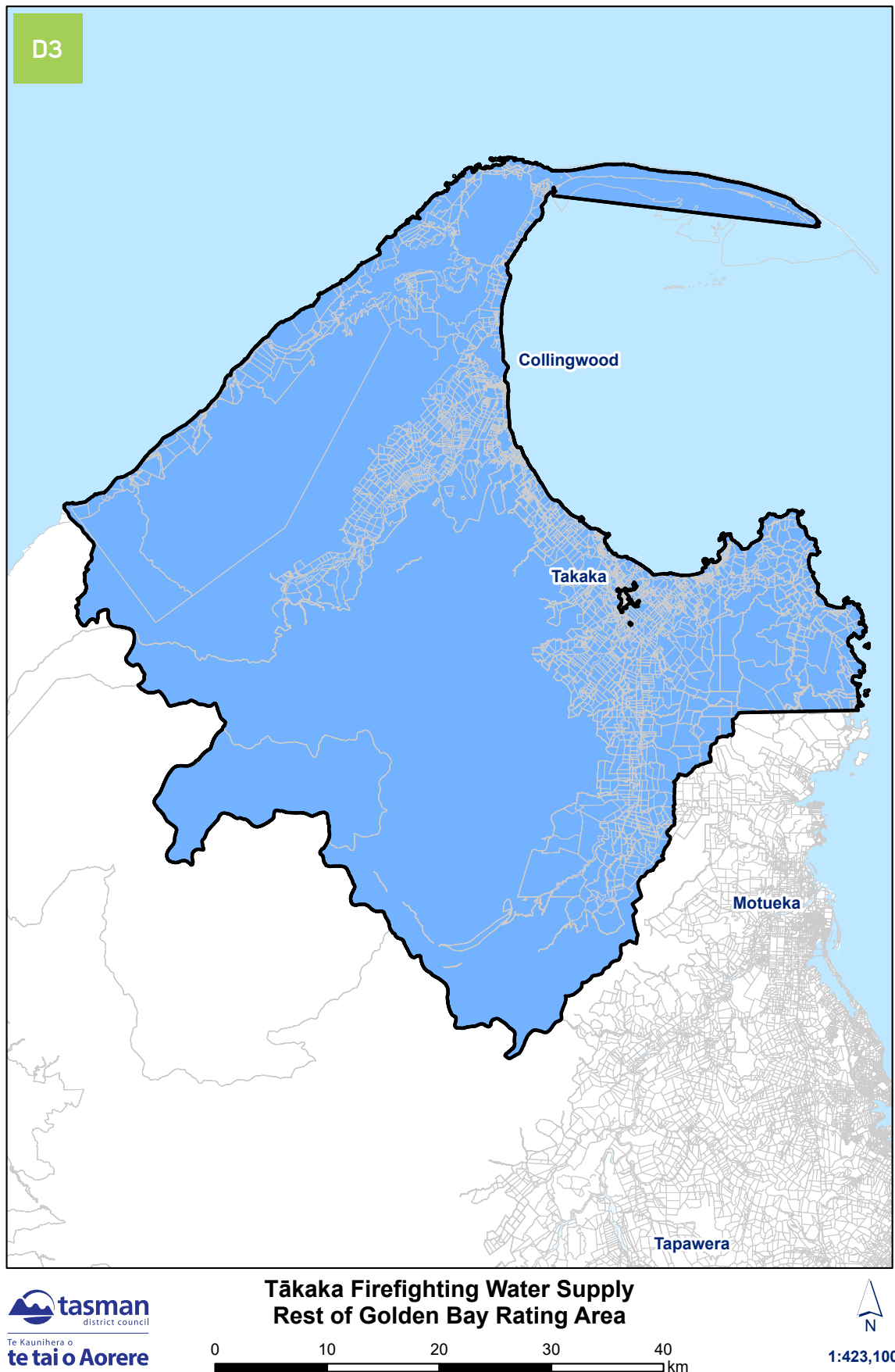
RATING MAPS



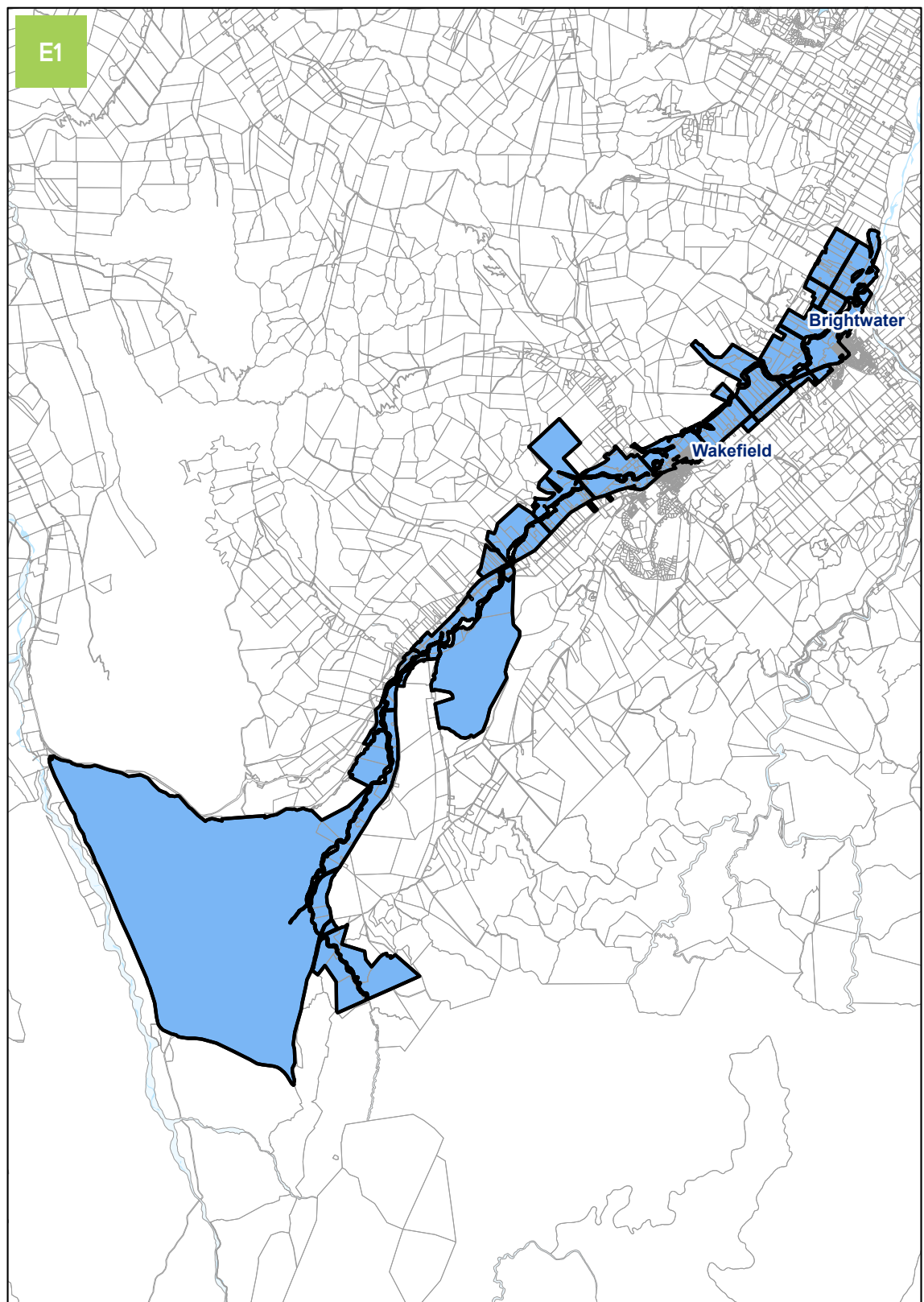
RATING MAPS



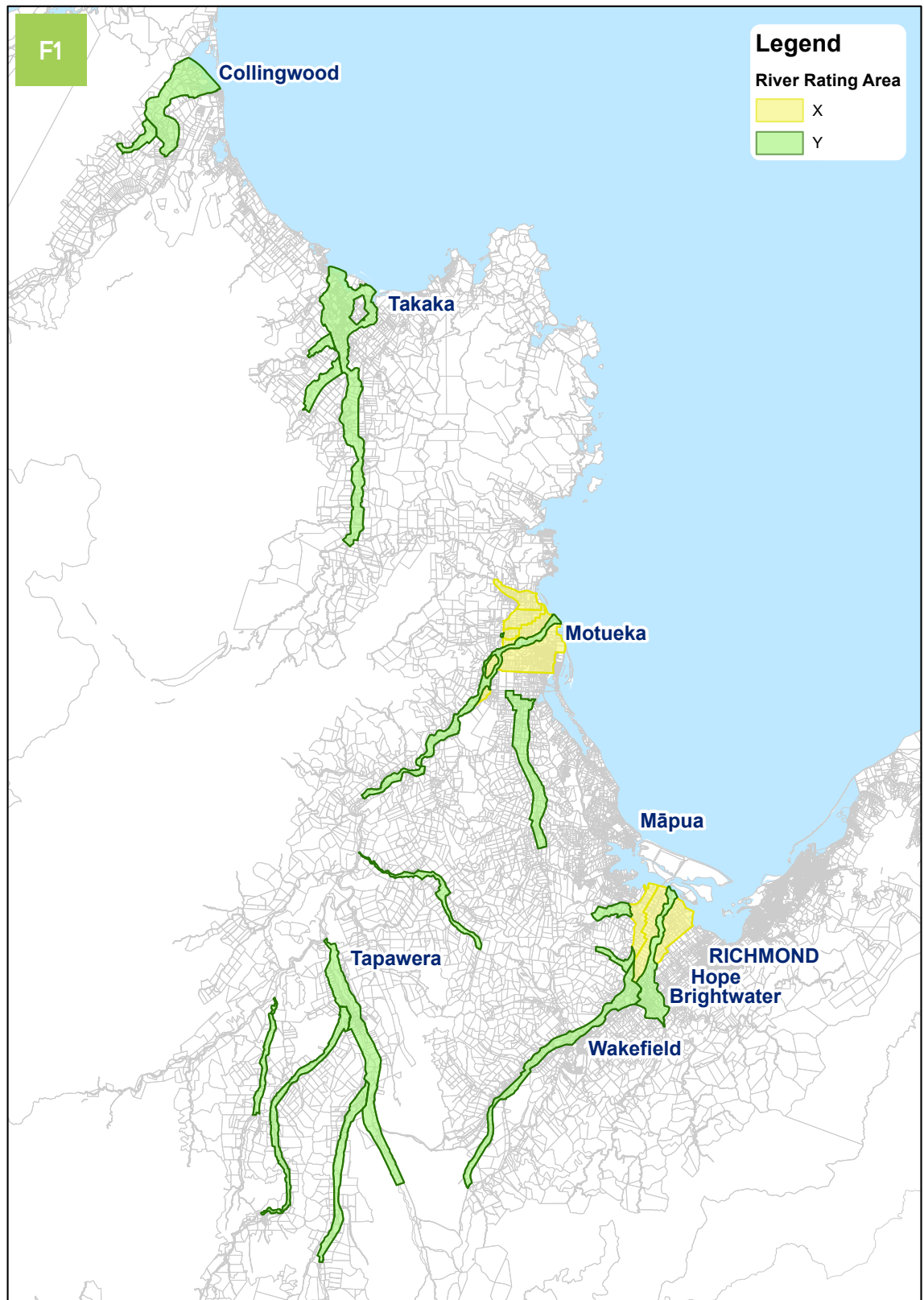
RATING MAPS



RATING MAPS

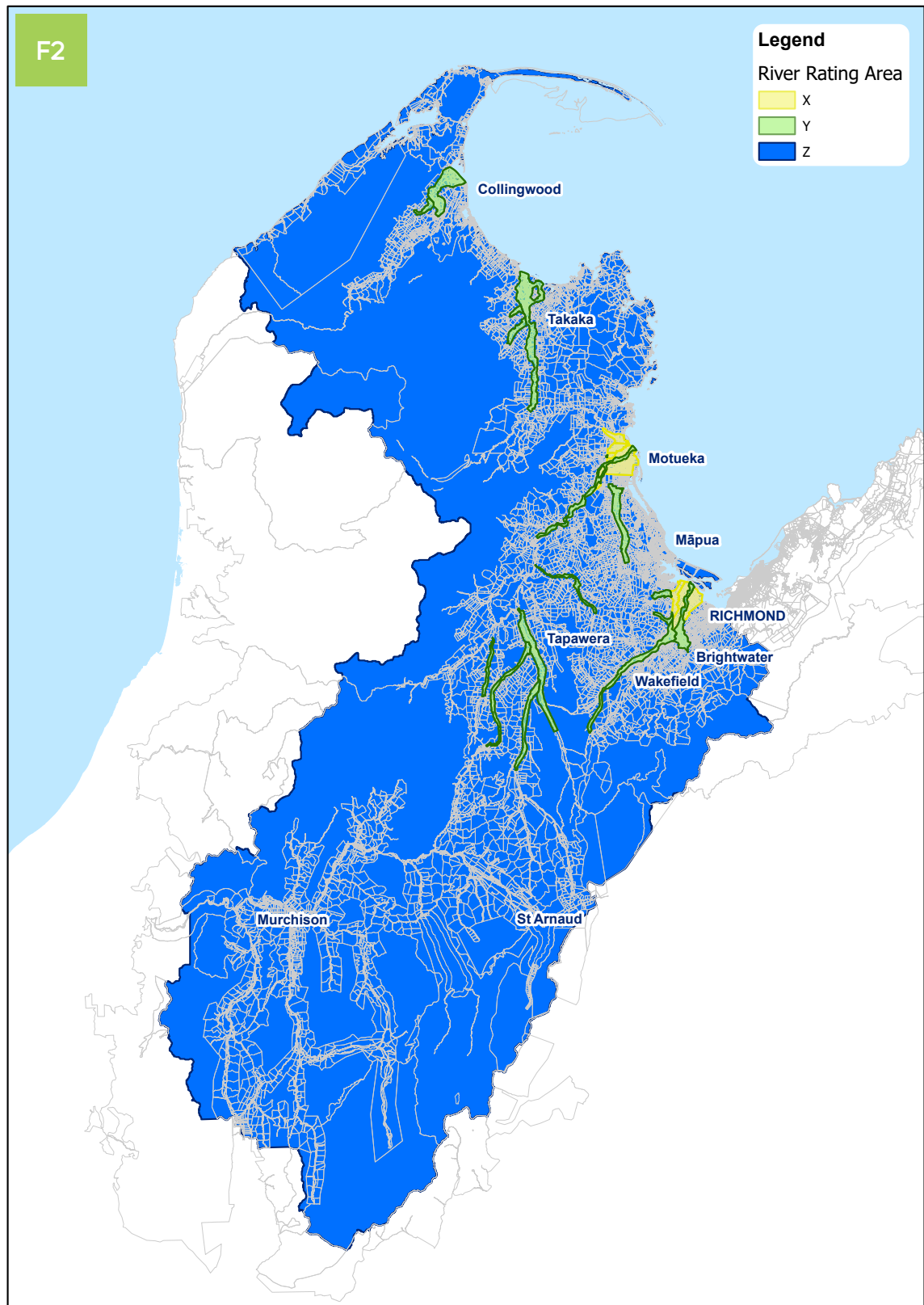


RATING MAPS



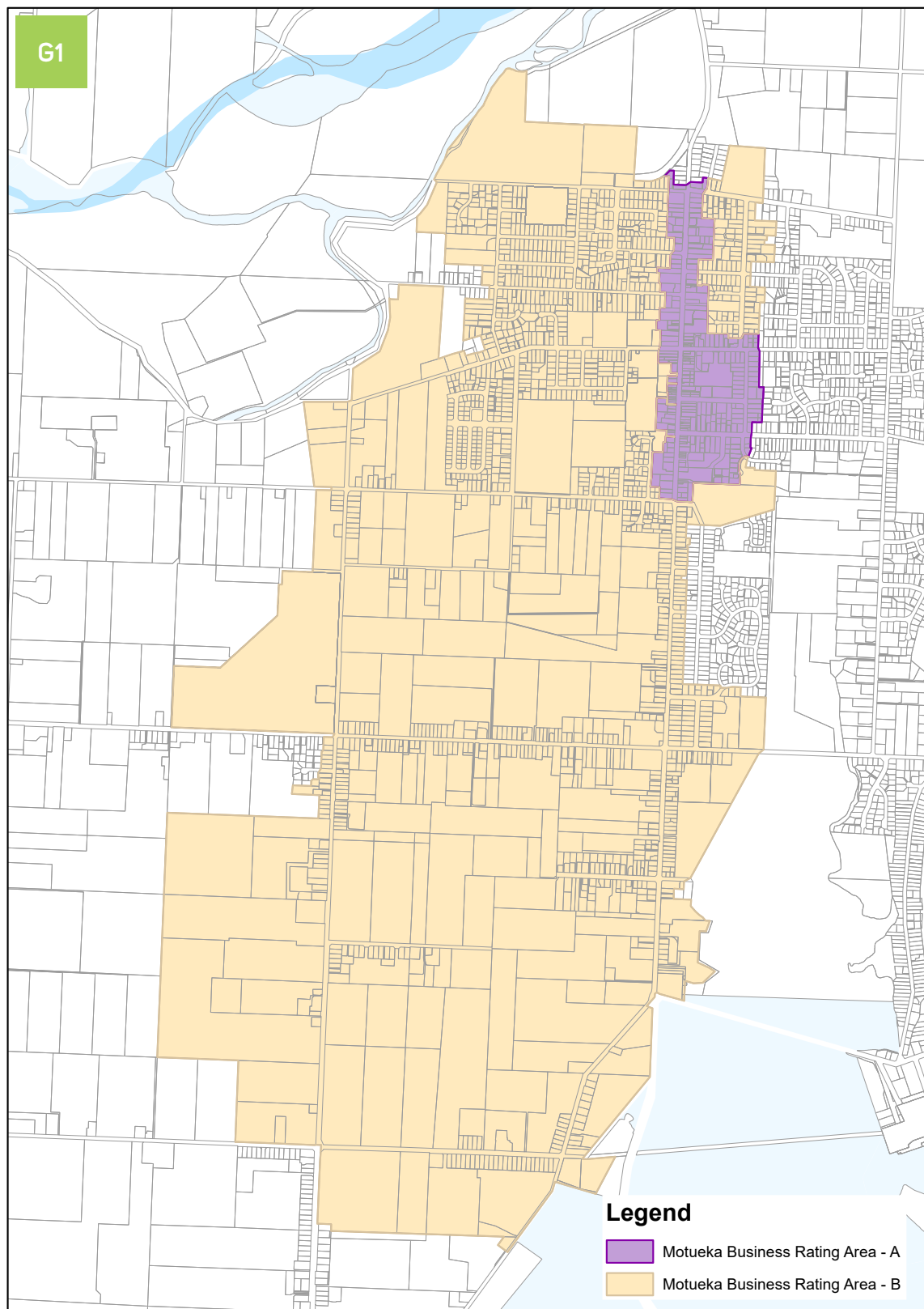
River Rating Area X & Y

RATING MAPS



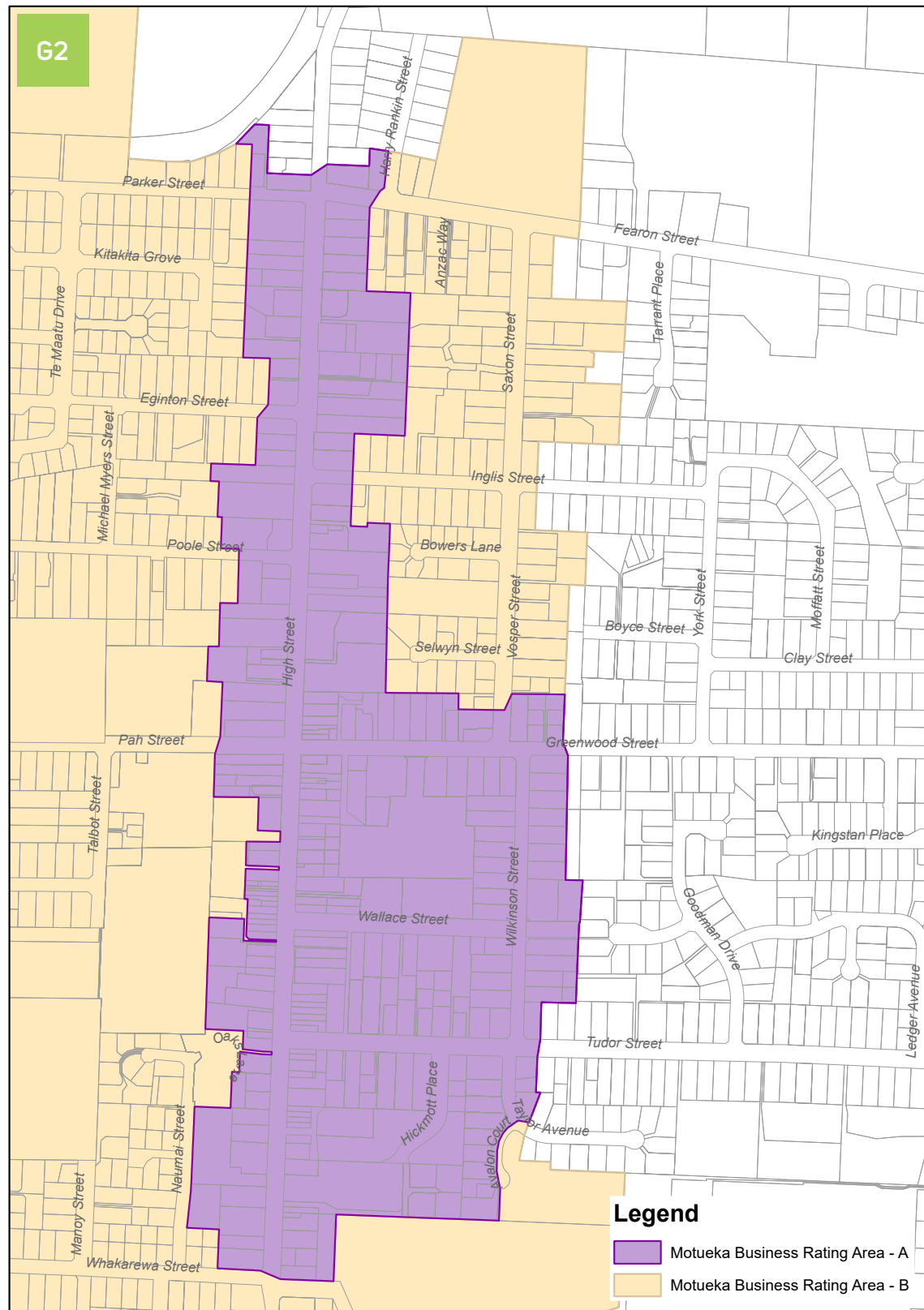
River Rating Area X, Y & Z

RATING MAPS



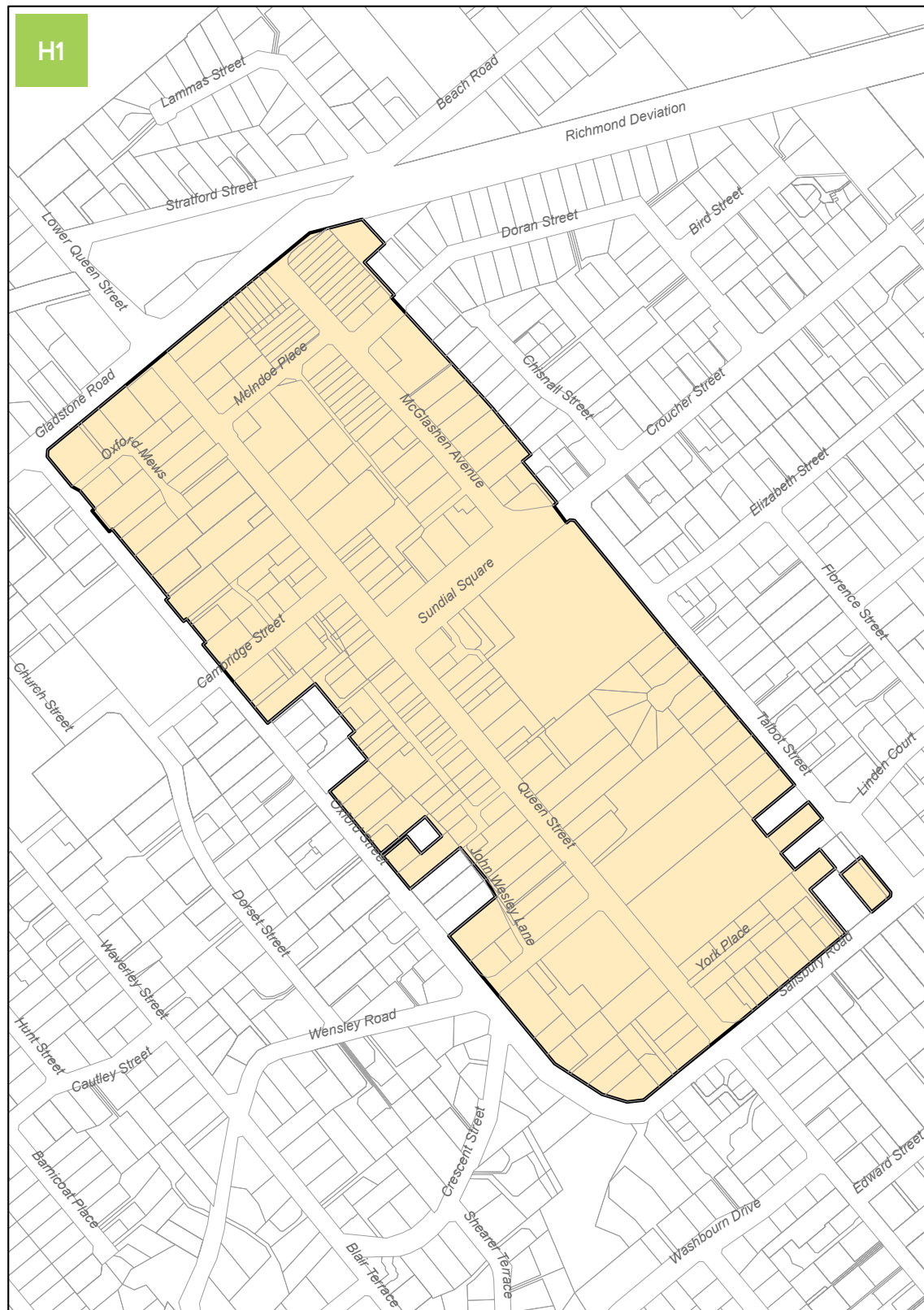
Motueka Business Rating Area A & B

RATING MAPS



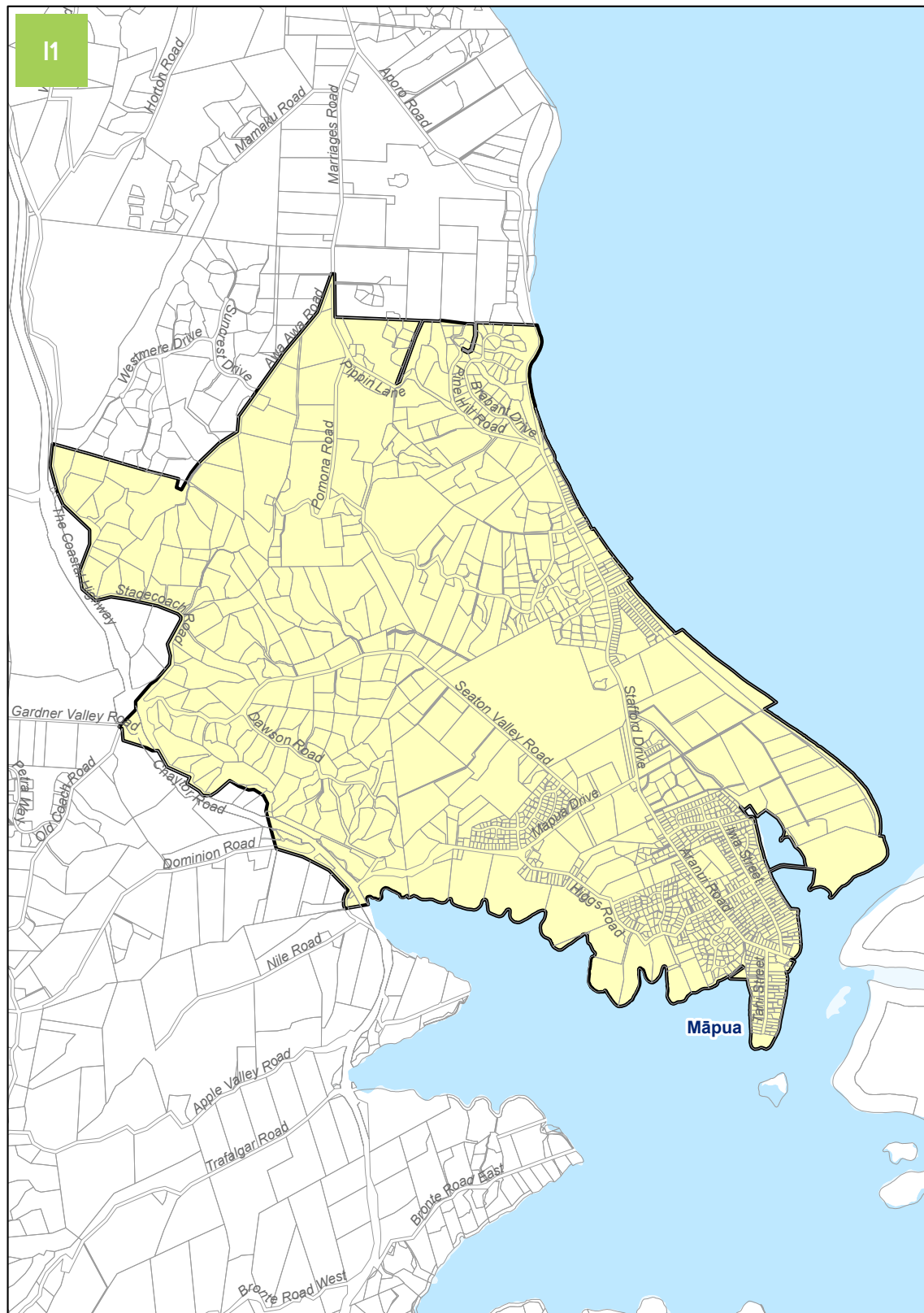
Motueka Business Rating Area A & B - Detail Map

RATING MAPS



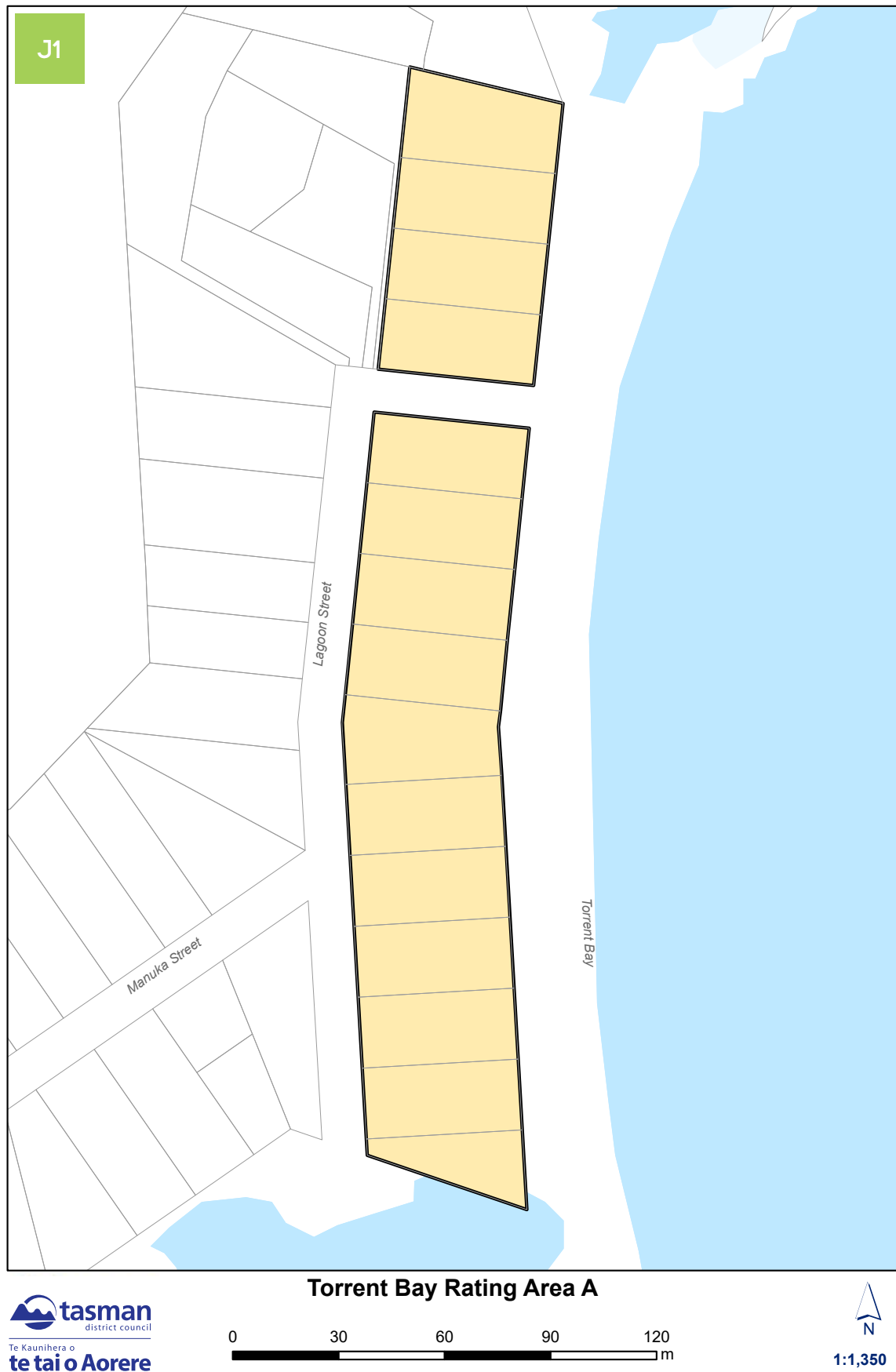
Richmond Business Rating Area

RATING MAPS

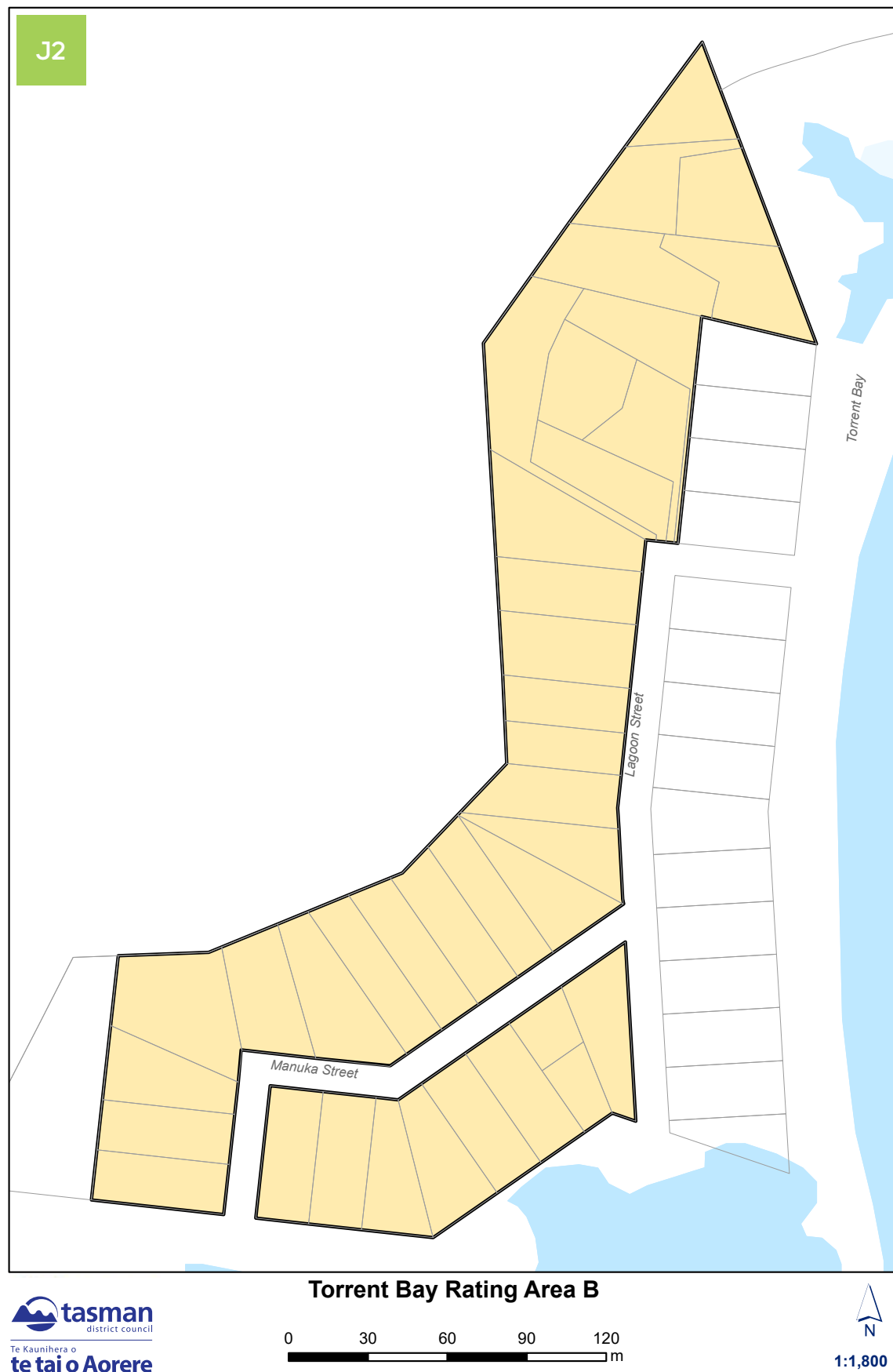


Māpua Stopbank Rating Area

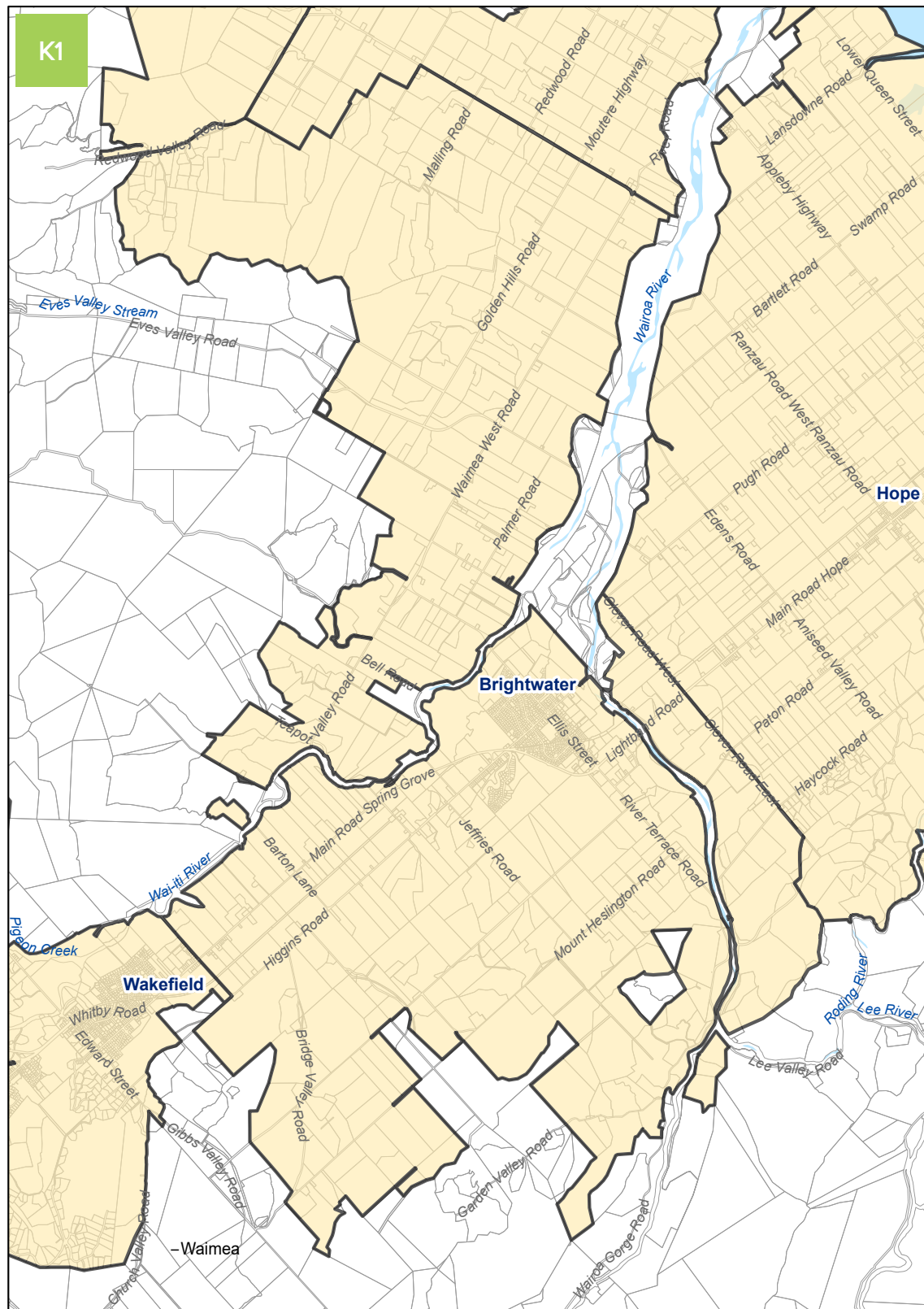
RATING MAPS



RATING MAPS



RATING MAPS

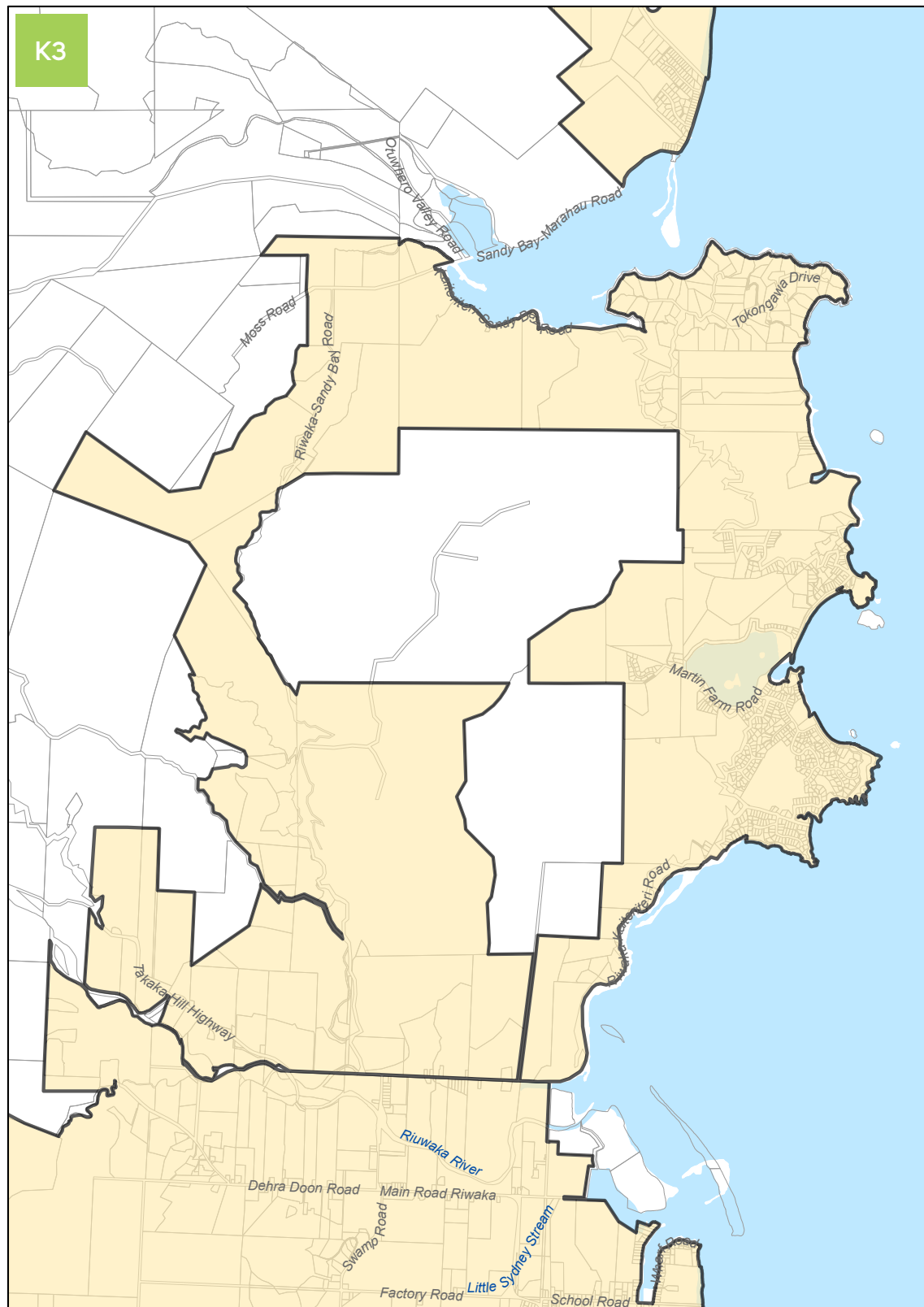


RATING MAPS



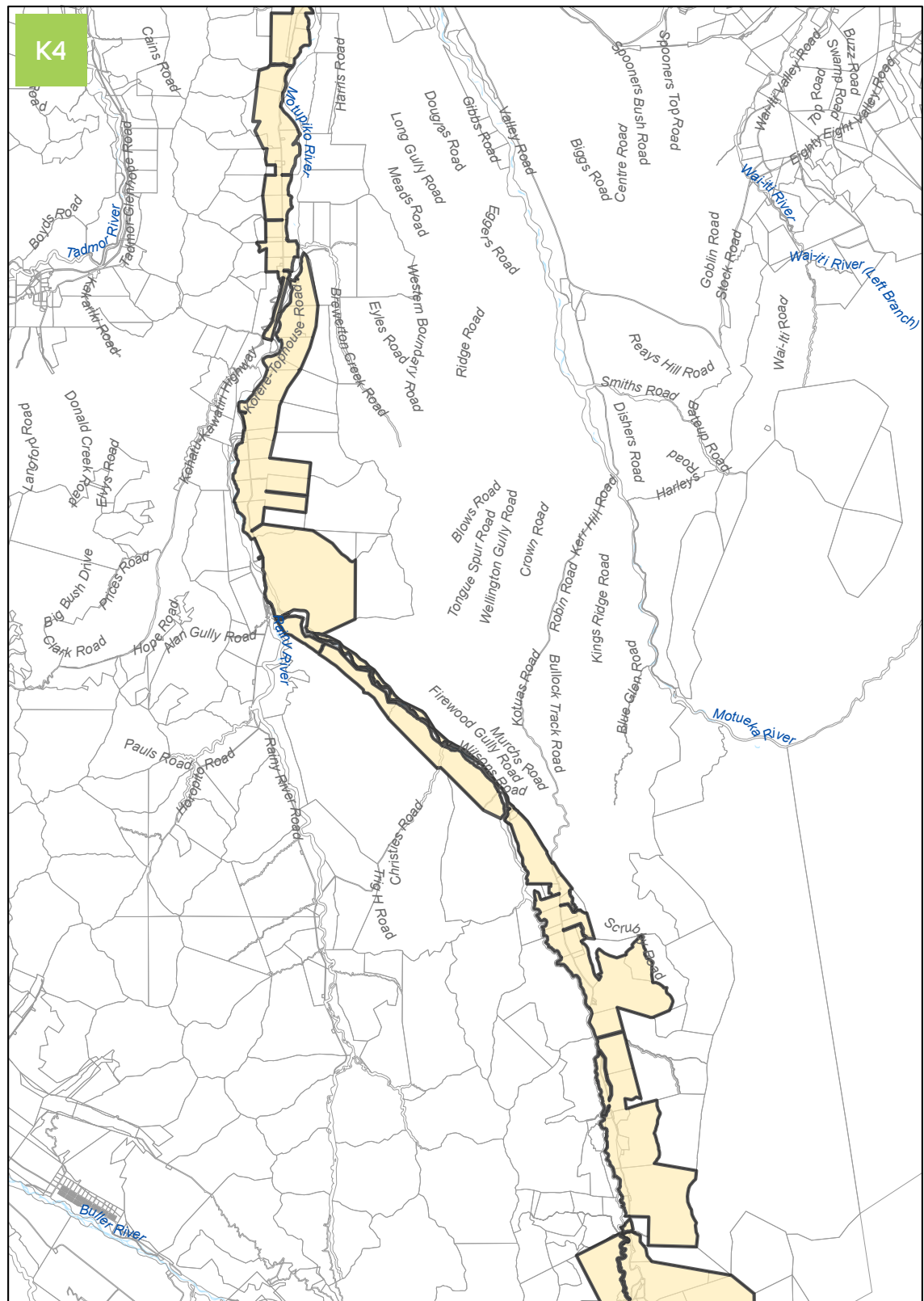
**Refuse - Recycling Rating Area
Collingwood**

RATING MAPS



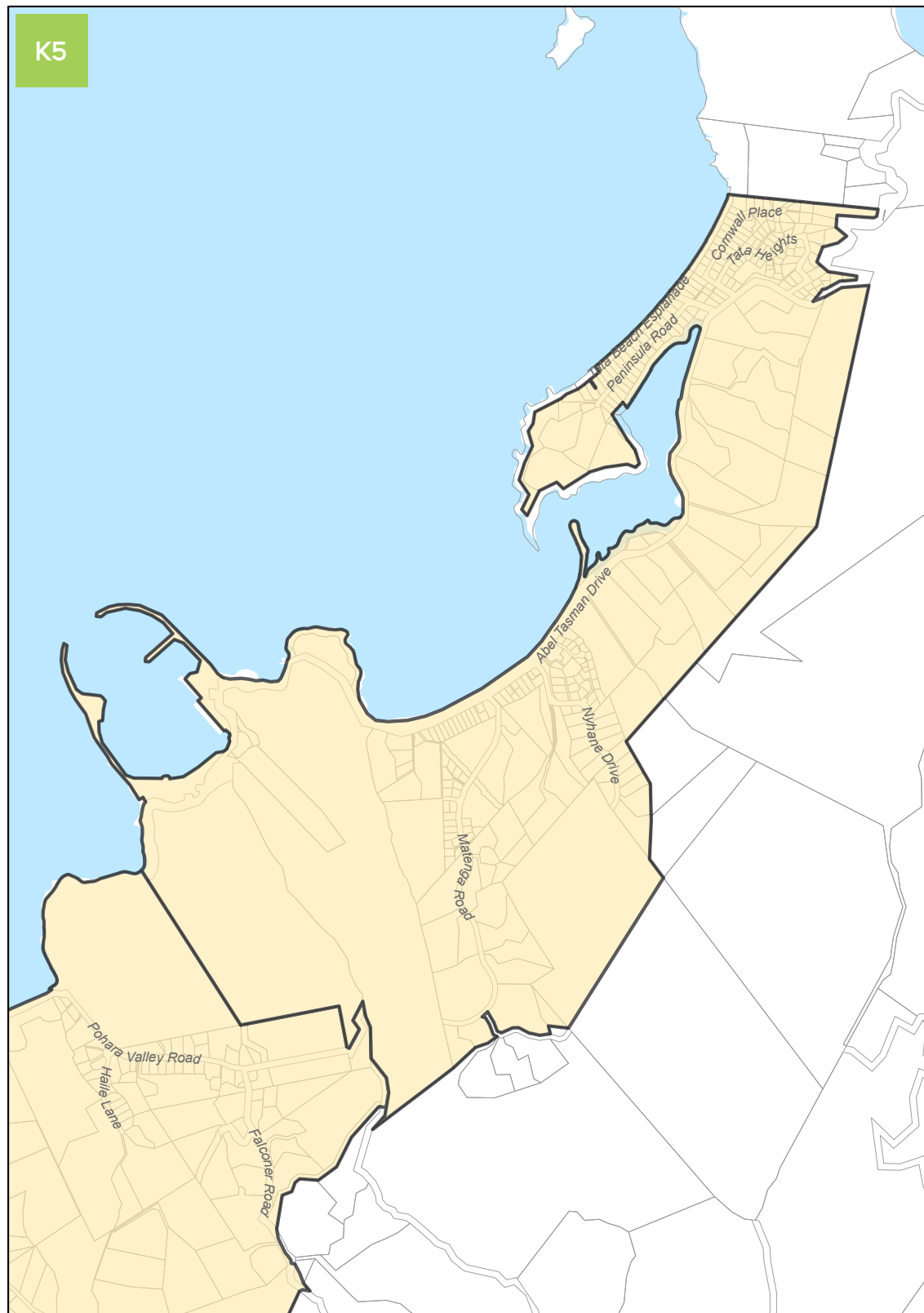
**Refuse - Recycling Rating Area
Kaiteriteri**

RATING MAPS



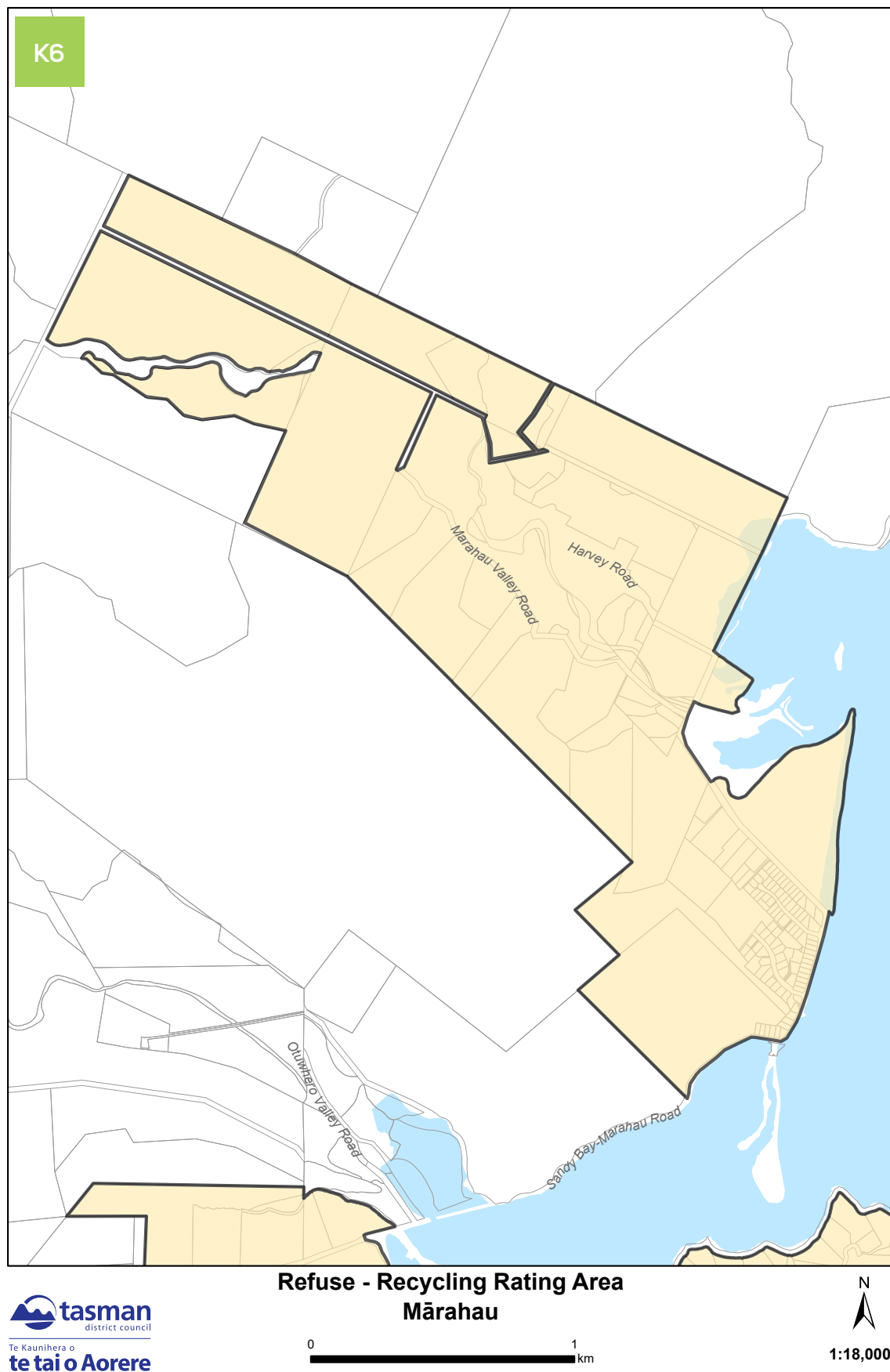
**Refuse - Recycling Rating Area
Korere Tophouse**

RATING MAPS

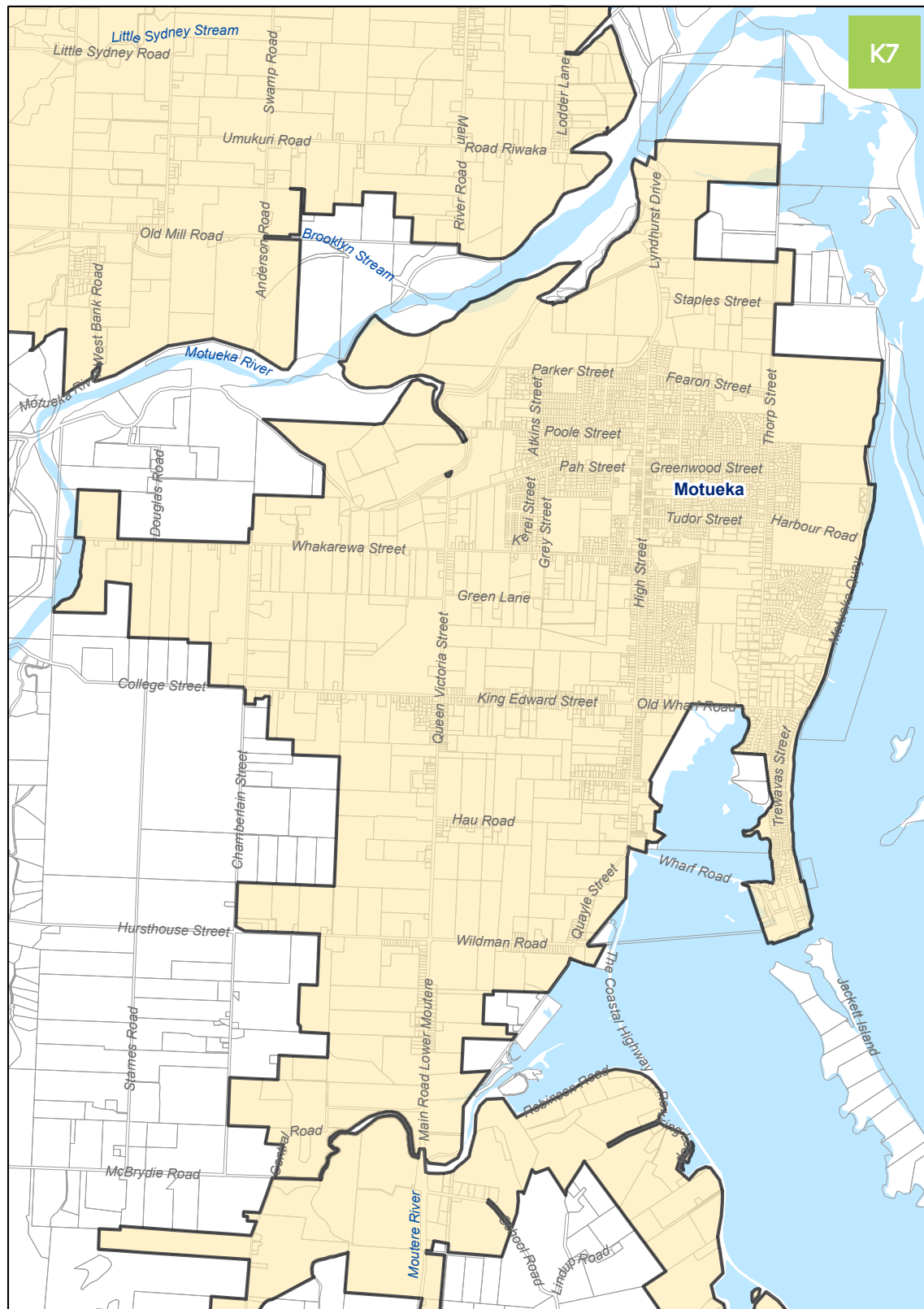


**Refuse - Recycling Rating Area
Ligar Bay - Tata Beach**

RATING MAPS

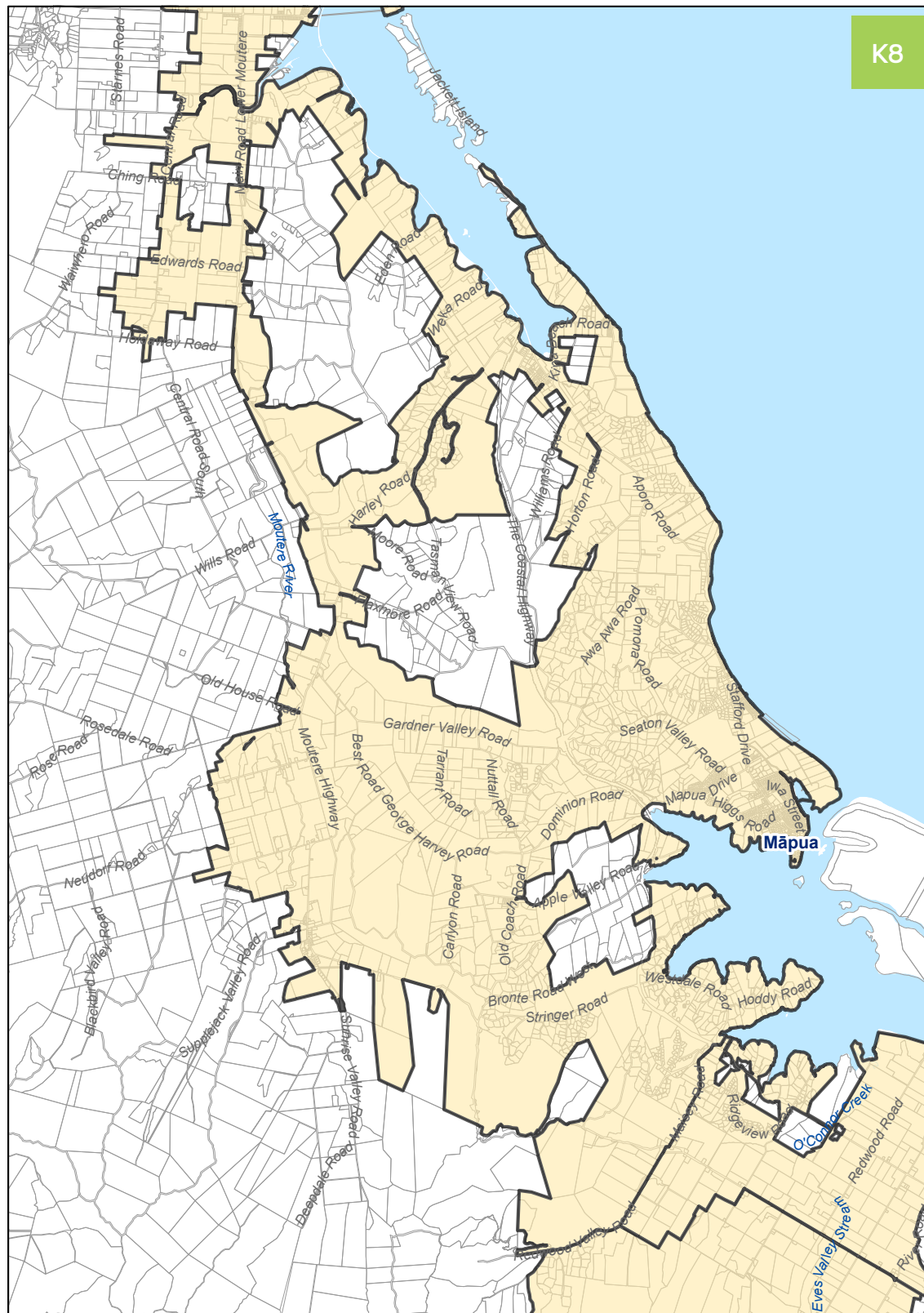


RATING MAPS



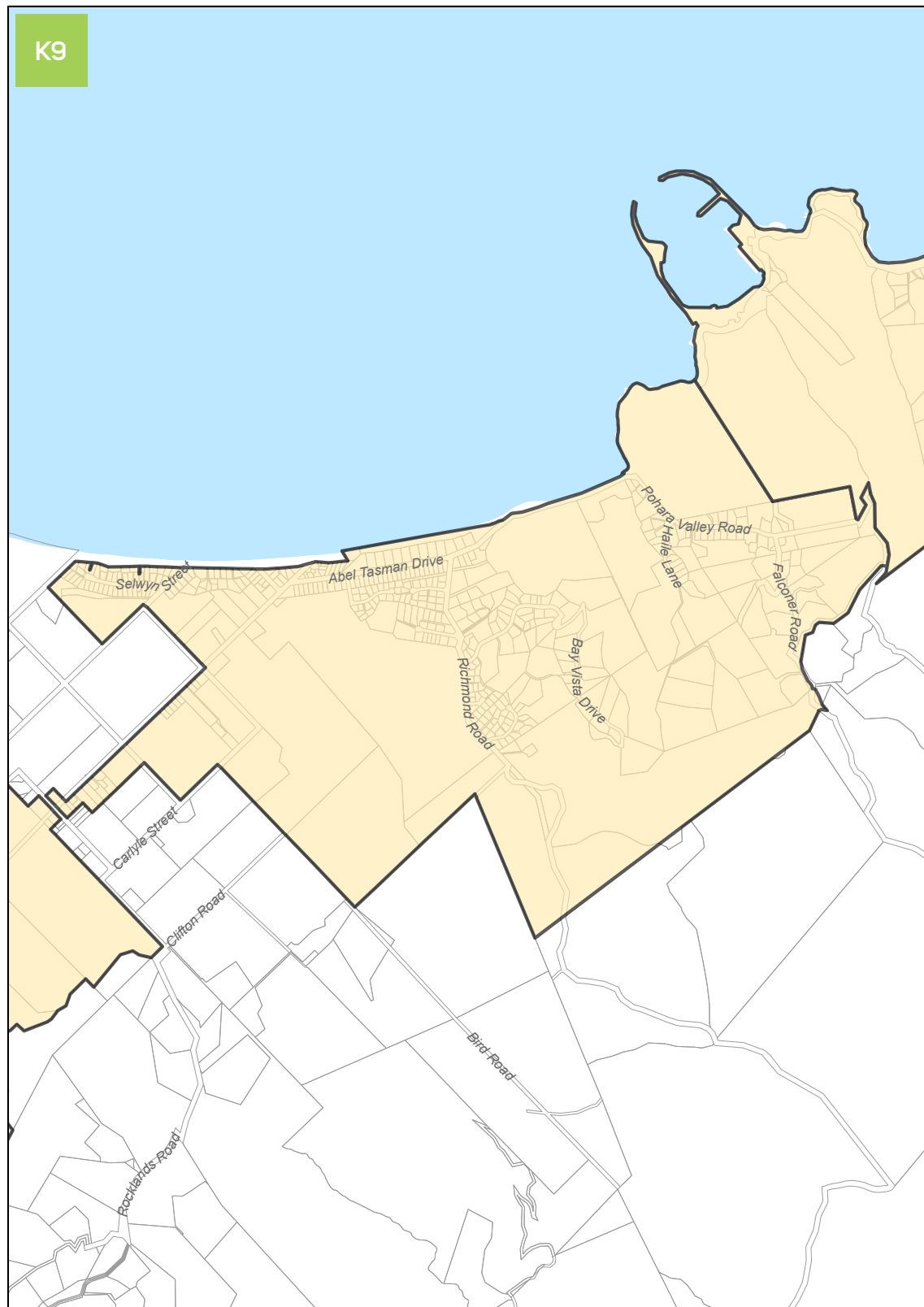
**Refuse - Recycling Rating Area
Motueka**

RATING MAPS



Refuse - Recycling Rating Area
Moutere

RATING MAPS



**Refuse - Recycling Rating Area
Pōhara**

RATING MAPS

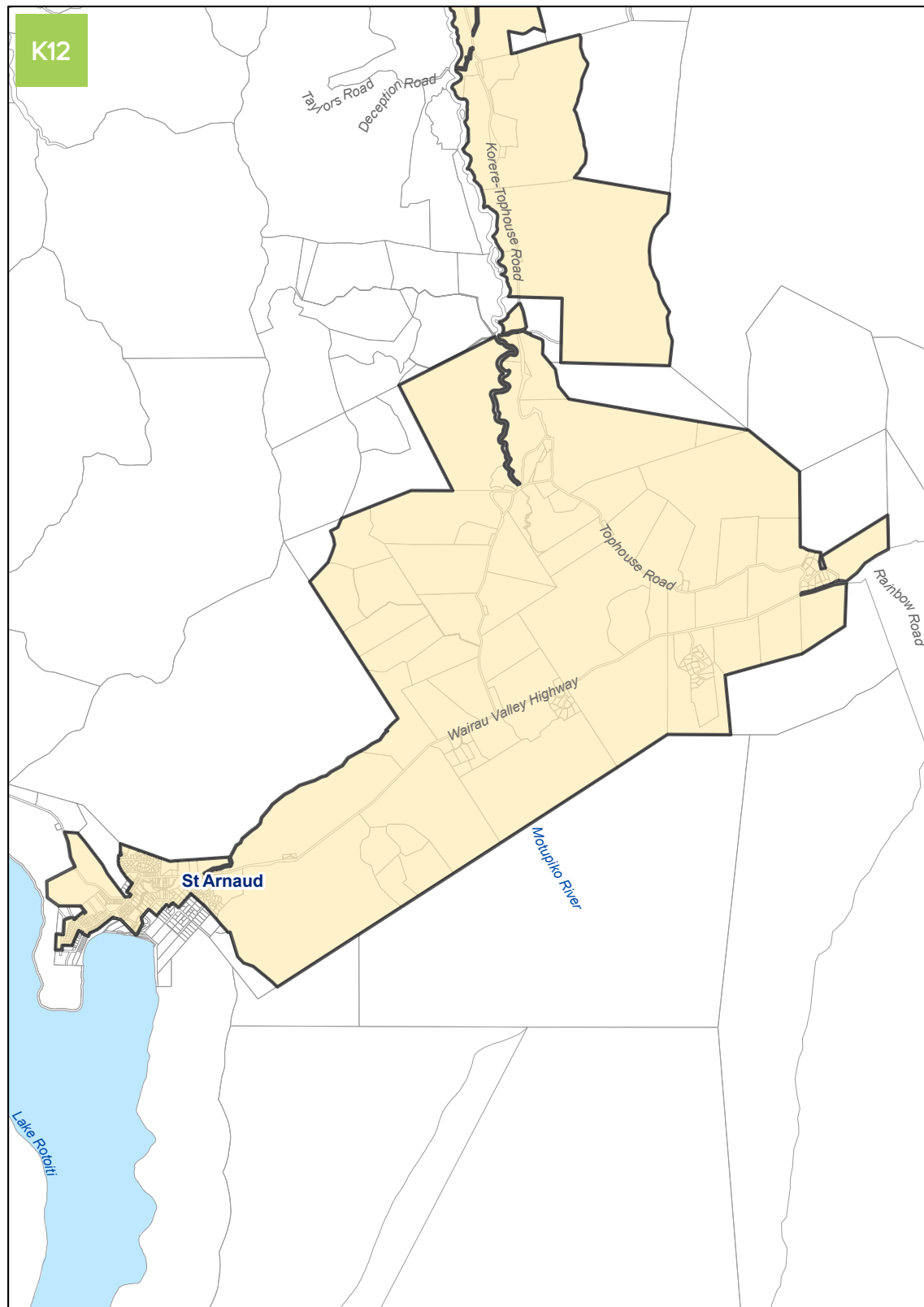


**Refuse - Recycling Rating Area
Richmond**

RATING MAPS

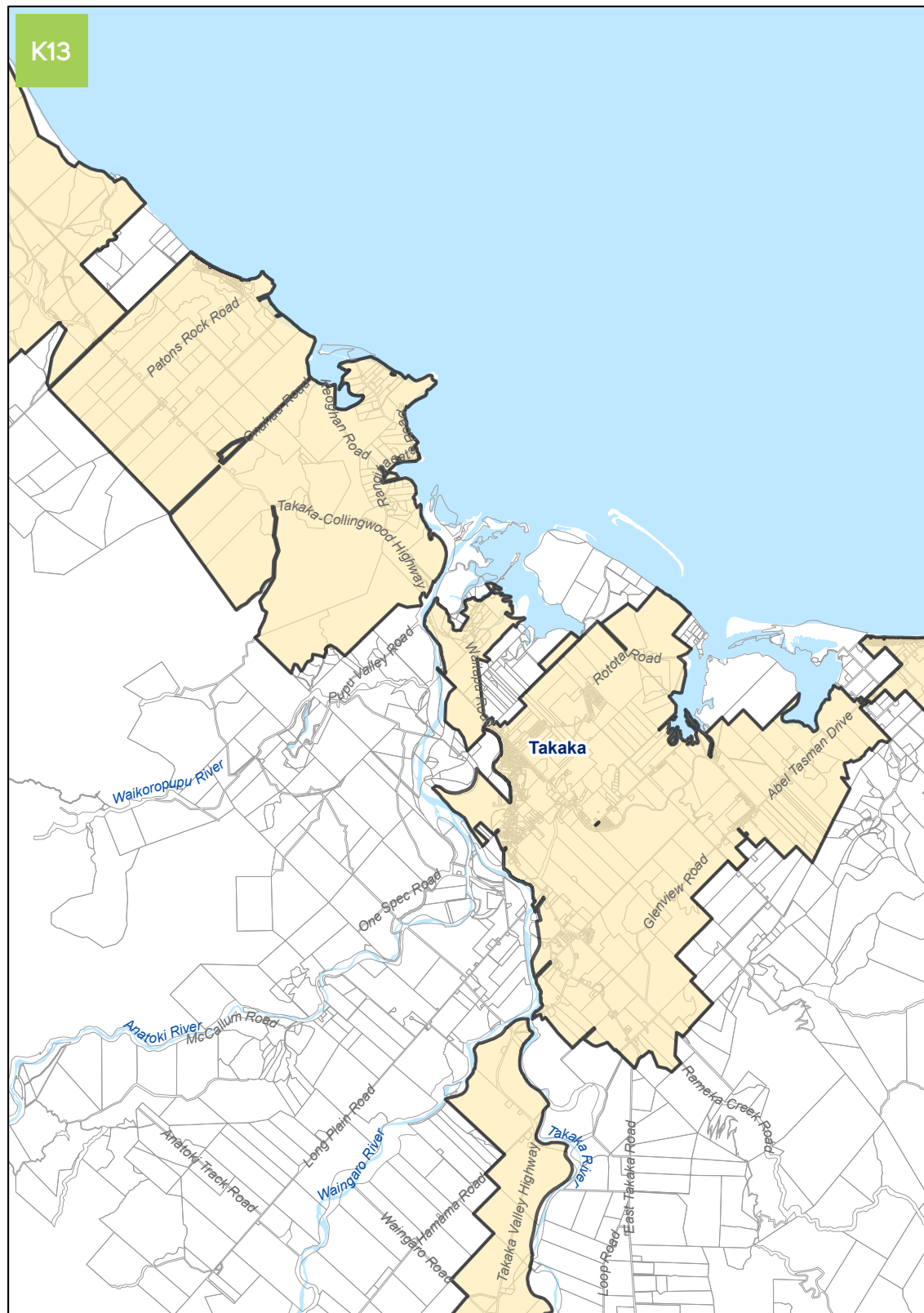


RATING MAPS

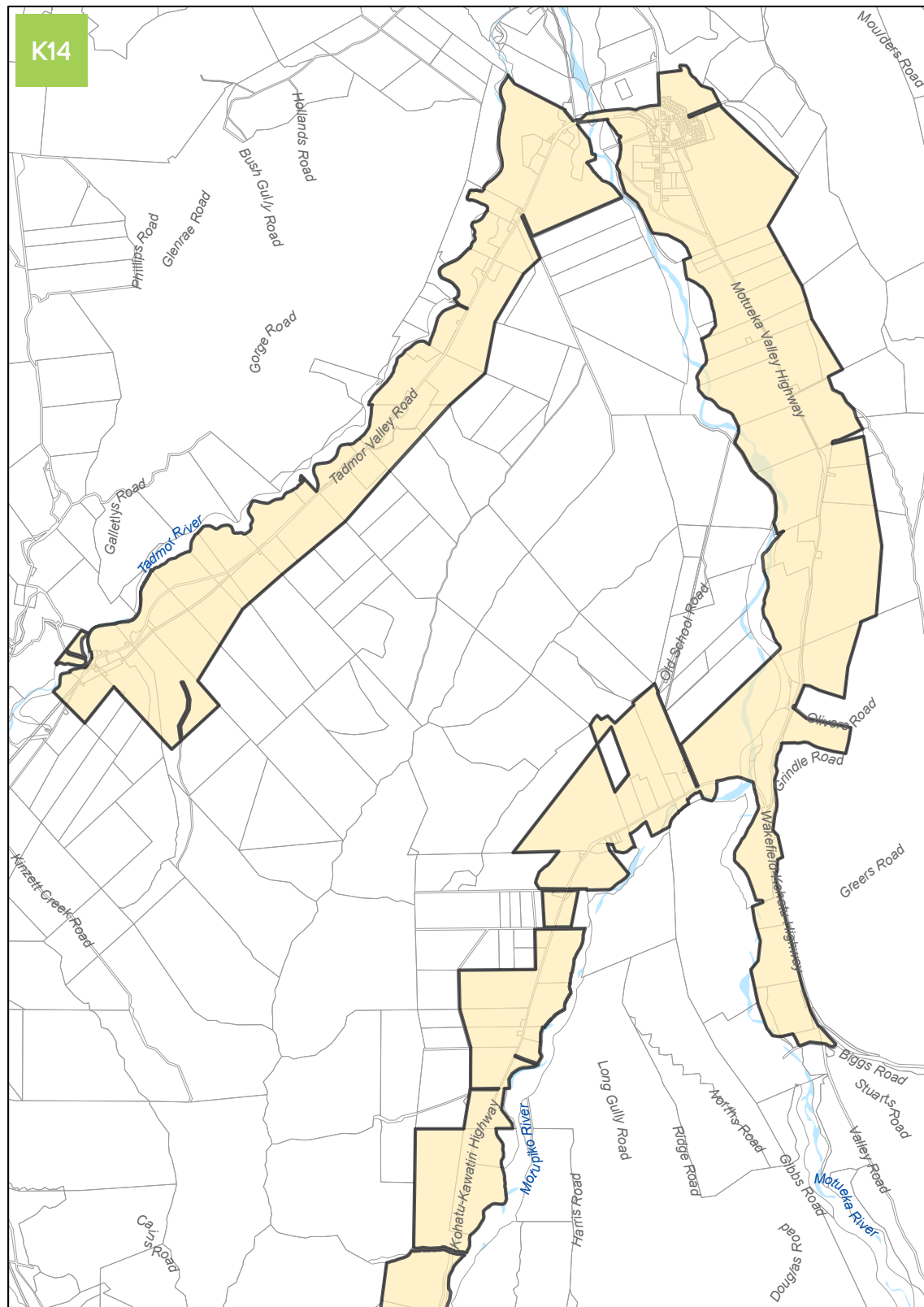


**Refuse - Recycling Rating Area
St Arnaud**

RATING MAPS

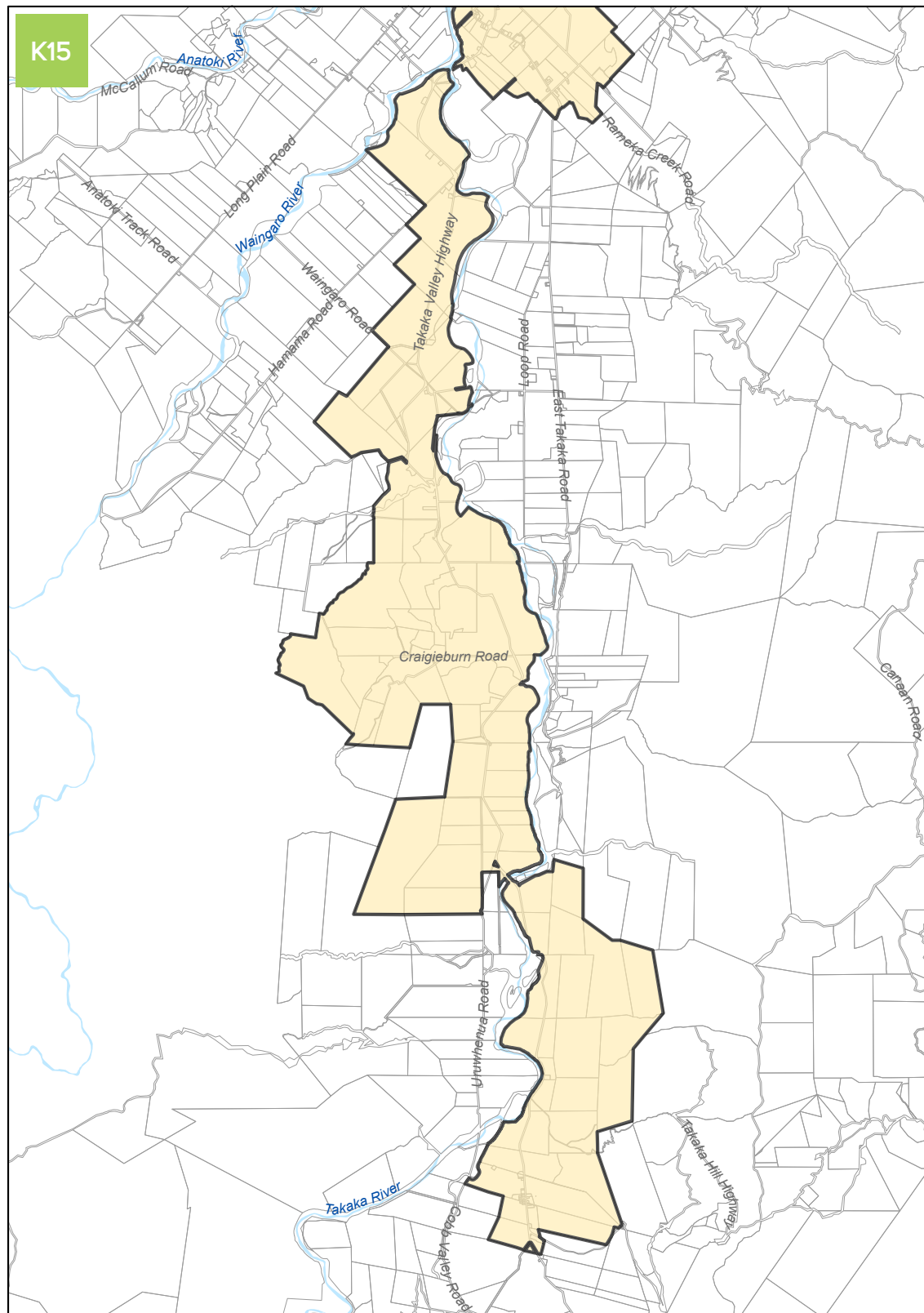


RATING MAPS



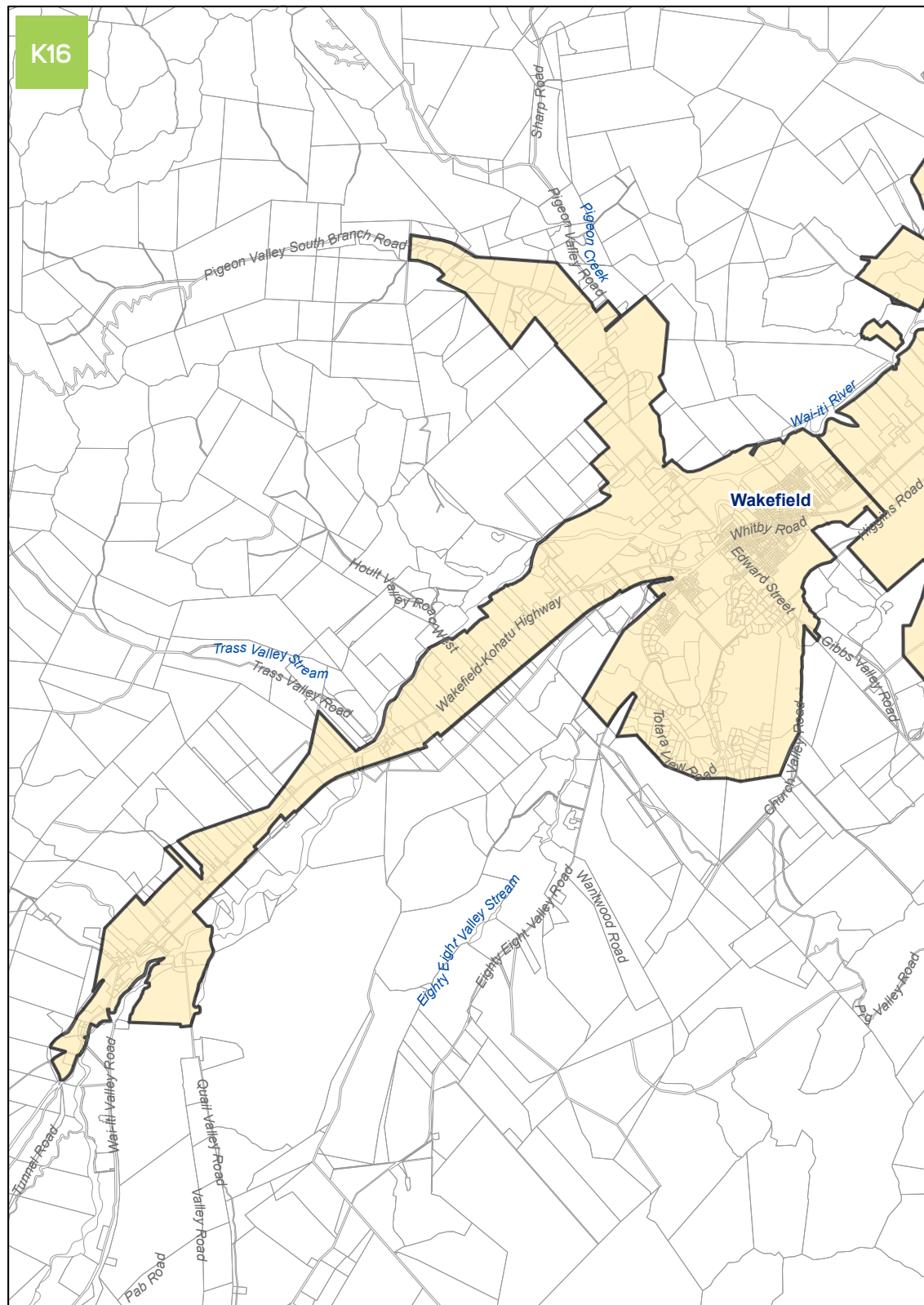
**Refuse - Recycling Rating Area
Tapawera**

RATING MAPS



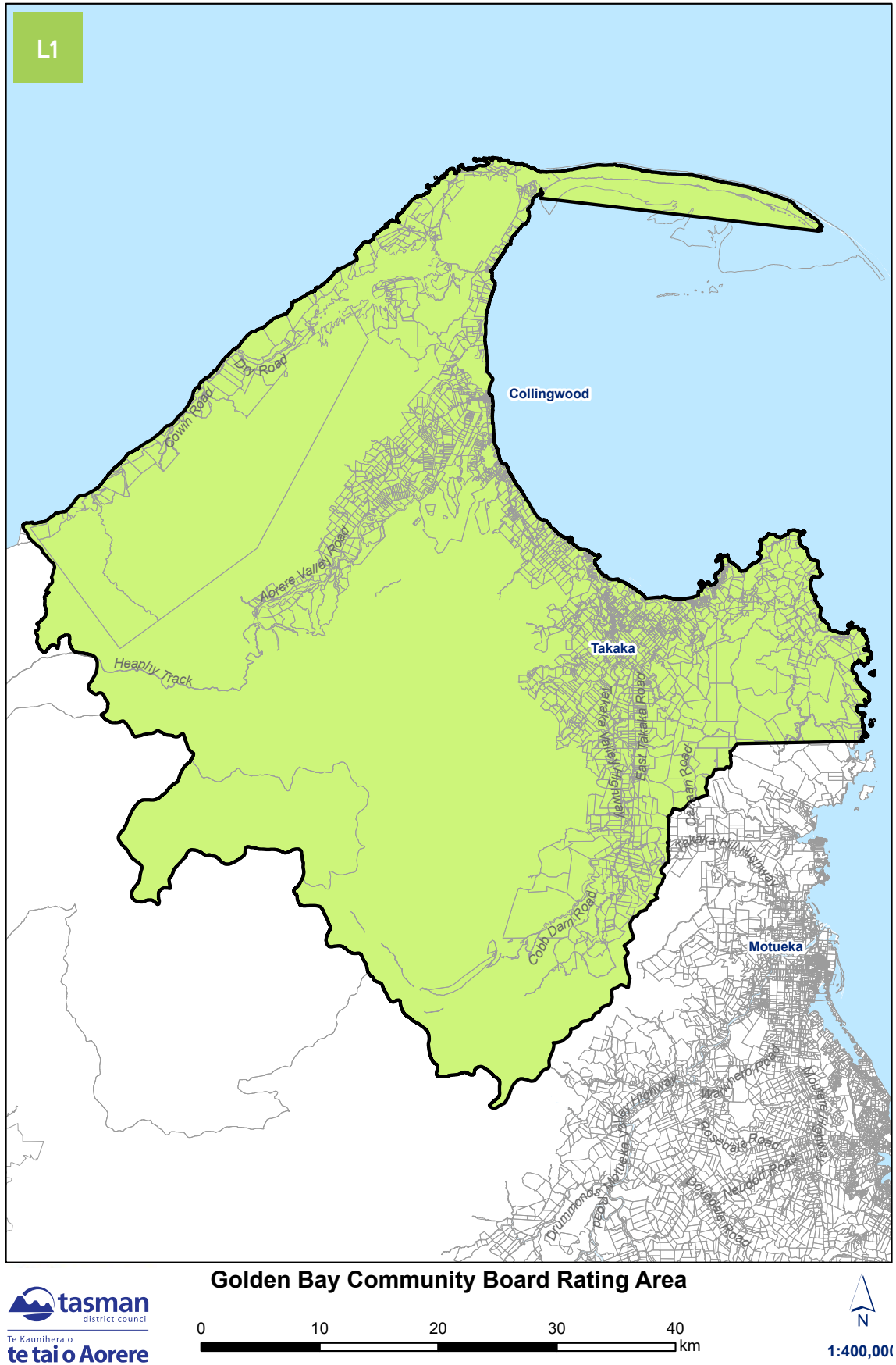
**Refuse - Recycling Rating Area
Upper Tākaka**

RATING MAPS

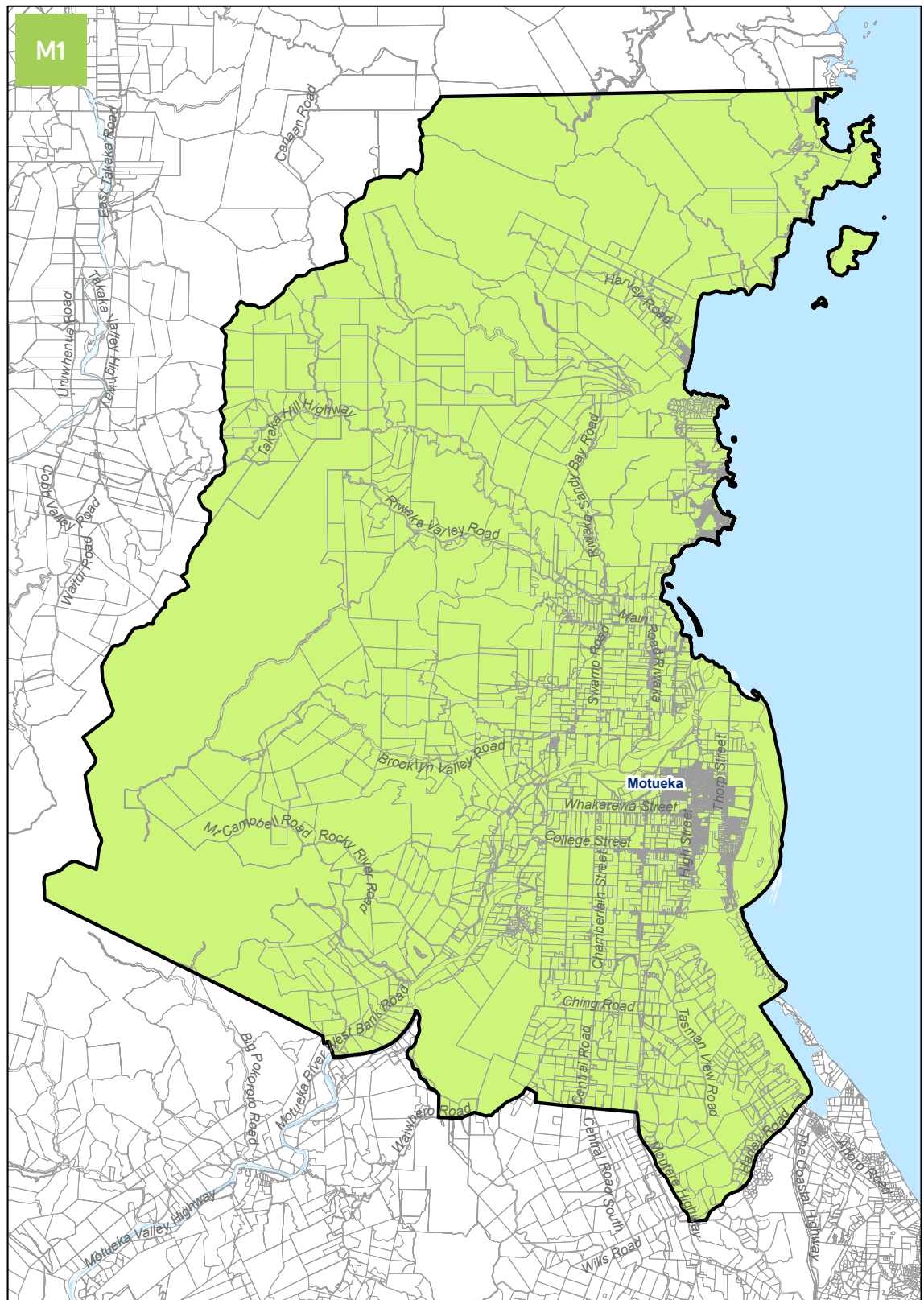


**Refuse - Recycling Rating Area
Wakefield**

RATING MAPS

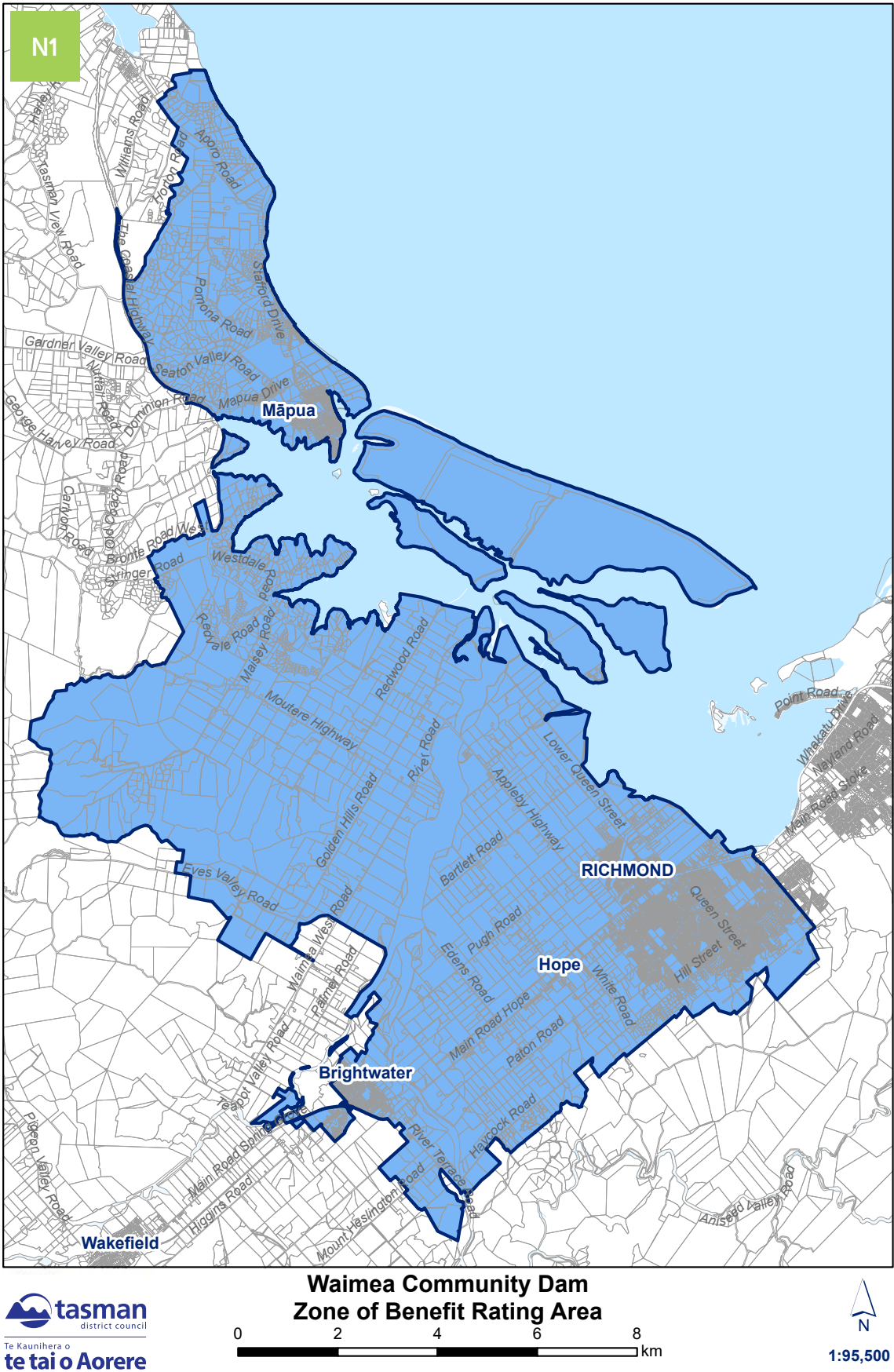


RATING MAPS



Motueka Community Board Rating Area

RATING MAPS





FORECASTING ASSUMPTIONS

TASMAN'S 10-YEAR PLAN 2024-2034

This document provides the significant forecasting assumptions underlying the financial estimates in the Tasman District Council 10-Year Plan 2024-2034.

The Council's 10-Year Plan 2024-2034 is required to contain information on the significant forecasting assumptions underlying the information contained in the consultation document and supporting information. These assumptions will include assessments of a number of factors that might impact on the Council and the community, including anticipated changes in the population over the next 30 years, the economic and financial environment, how the Council will provide services over the next 30 years, and external factors such as climate change and Government legislation.

Actual results might differ, and these differences could potentially be significant. Therefore, each assumption includes an assessment of how likely the actual results could vary from the assumptions. For assumptions with greater uncertainty, there is also an assessment of the impact the variances would have on the Council.

The quality of assumptions and modelling are of high interest for the 10-Year Plan auditors. The auditor is required to express a view on the quality of the forecasting assumptions in their report.

Significant forecasting assumptions need to be:

- realistic
- evidence-based - especially where assumptions are outside industry norms
- internally consistent with other assumptions
- applied consistently across the 10-Year Plan and supporting documents (unless there is good reason not to and the difference in treatment and reason are both explained).

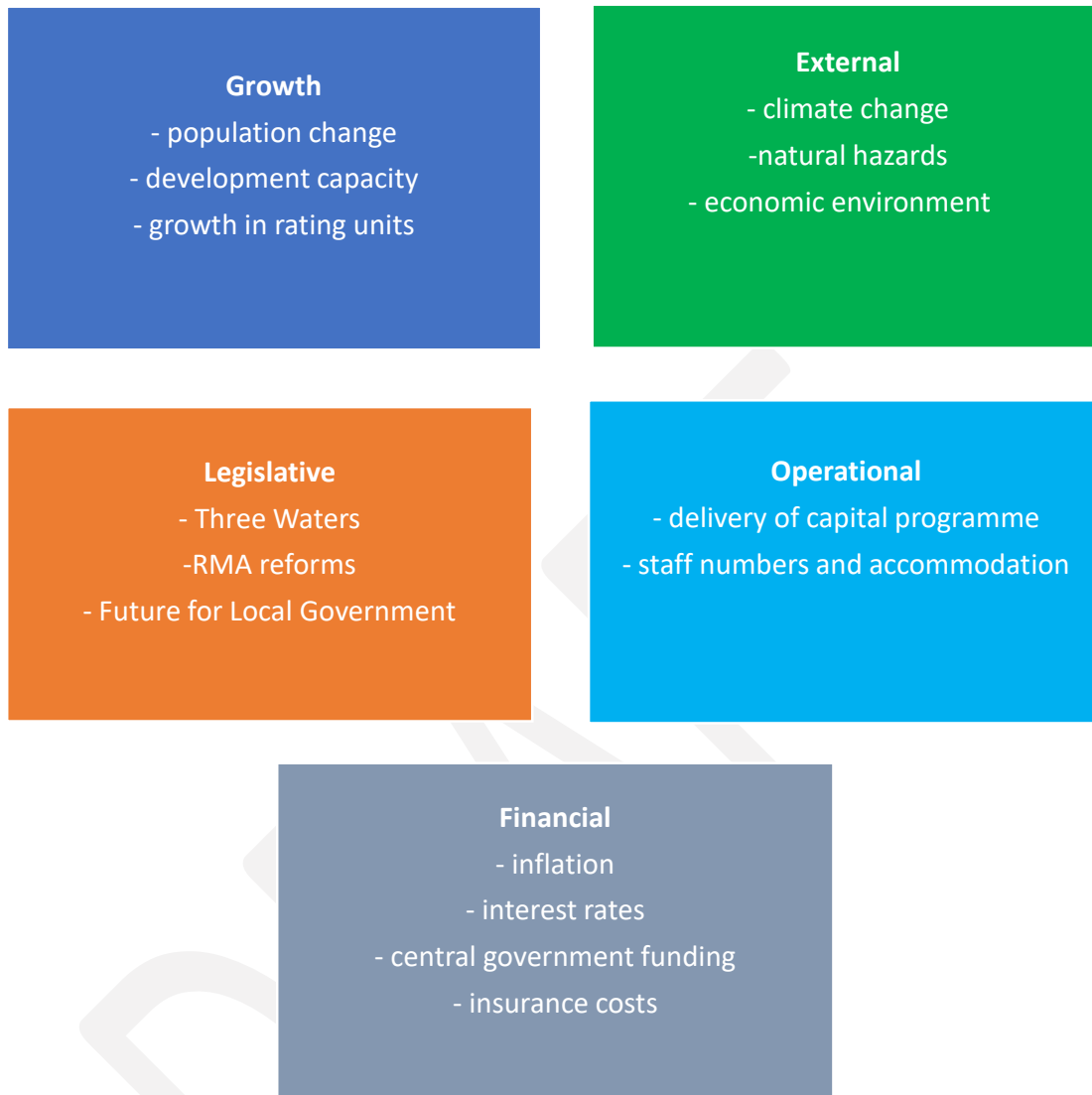


Figure 1: Key 10-Year Plan Assumptions

1 GROWTH ASSUMPTIONS

1.1 Population growth

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES, AND HOW COUNCIL WILL MANAGE THE EFFECTS
<p>That the overall population of Tasman increases by 7,400 residents between 2024 and 2034, to reach 67,900. The District will experience ongoing population growth over the next 30 years but the rate of growth will slow over time¹.</p> <p>Based on these assumptions, Council is planning a further 4,200 dwellings and 13 hectares of business land will be required by 2034.</p> <p>The growth assumption also considers non-resident demand for holiday home properties and assumes the current proportion of</p>	<p>That population growth and development are higher or lower, due to a range of factors, including migration patterns, housing demand, and landowner/developer decisions.</p> <p>Positive net migration is the major contributor to the District's population growth and increasingly offsets natural decrease (more births than deaths). It has historically been highly variable and therefore difficult to predict.</p> <p>Migration patterns could be affected by:</p> <ul style="list-style-type: none"> • An increase in the number of returning New Zealanders • House prices and incomes relative to other regions and countries 	Medium	<p>Council will continue to monitor growth and demand.</p> <p>If population growth is higher than assumed, debt incurred by Council to fund the growth-related portion of infrastructure will be repaid more quickly than assumed. Higher growth than planned could also result in an insufficient amount of serviced land (including infrastructure) for development and a worsening of housing affordability. Council may be required to undertake further changes to the Tasman Resource Management Plan and/or increase its investment in infrastructure to make more land for development available. Some infrastructure may need to come forward.</p> <p>If population growth is lower than assumed it may take longer for Development Contributions to pay off debt incurred to fund growth related infrastructure. Council may need to revise its capital programme for growth related infrastructure. The forecast increases</p>

¹ Dot Consulting, [Projections for Nelson and Tasman](#), 2023, Medium Scenario

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES, AND HOW COUNCIL WILL MANAGE THE EFFECTS
<p>dwellings will continue to be used as holiday homes.</p> <p>For further information on the 10-Year Plan Growth Projections, please refer to Tasman Growth Projections 2024-2054.</p>	<ul style="list-style-type: none"> Housing supply in other regions, particularly Nelson City. <p>The demand and supply of new commercial and industrial buildings are influenced by a range of factors, including the economic and employment trends.</p>		<p>in rates and development contributions may be smaller than anticipated.</p>

1.2 Ageing population

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the proportion of the population aged 65 years and over is projected to increase from 23% in 2024 to 28% by 2034 (medium scenario).</p> <p>This is likely to mean more residents on limited incomes, for whom rates affordability is a significant issue. The ageing population is also likely to mean a reduction in average household size, as more people live alone or as couples without children, and an increased demand for housing, particularly smaller, accessible housing. An increase in the number of residents with disabilities and health issues is likely to increase demand for more accessible facilities, information and services.</p>	<p>Once a population has more than 20 per cent aged 65+ years it is usually approaching the end of natural increase. Tasman reached that threshold in 2016 and has experienced relatively low natural increase in recent years.</p> <p>The proportion aged 65+ years is projected to increase to 29% by 2034 (low scenario) or to 26% (high scenario).</p>	Low	<p>If the population ages faster than assumed, Council may reduce levels of service and/or future investment in infrastructure and facilities in order to reduce future rates increases. Due to an associated reduction in the average household size, it may also be necessary to consider servicing additional land for development to meet the increased demand for housing. This could require increased borrowing. Council may also need to reconsider the mix of services, facilities and infrastructure it provides to meet the needs of the older population structure.</p> <p>If the population ages more slowly than assumed, Council may consider selective increases in levels of service and/or future investment in infrastructure and facilities with the likely consequence of increased future rates rises. Due to an associated lower demand for housing, Council may also reduce its investment in infrastructure to support the growth in land for development (which would reduce debt) and may need to reconsider the mix of services, facilities and infrastructure it provides to meet the needs of the younger population structure.</p>

1.3 Sufficient Development Capacity

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That Council won't meet ss.30 and 31 of the Resource Management Act to ensure there is sufficient development capacity within the next ten years in relation to housing and business land to meet the expected demands of the urban area, with demand based on the population growth assumption discussed above. While Council planning allows for additional capacity in Tasman's urban environment, this is not as much as required by the National Policy Statement on Urban Development 2020 (NPS UD). Further information is available in the Tasman Housing and Business Assessment.	<p>Due to financial constraints and the increased cost of infrastructure, Council expects there will be enough zoned and service development capacity to meet demand for residential and business land in the urban environment, but not sufficient to meet the additional margin required by the NPS UD.</p> <p>The main risk is that there is not the right type of capacity according to need. The housing and business needs of the region may be different to those Council has assumed, due to factors relating to the population growth, housing preferences and economic situation assumptions. The growth infrastructure projects may not be completed in time to provide the sufficient housing and business capacity required by the NPS Urban Development. There is a risk that landowners won't choose to develop land that is zoned and serviced.</p>	Low in Years 1-3, Medium in Years 4-10	<p>The effects are the same as those noted above, in relation to the uncertainty of the growth assumption.</p> <p>If there is insufficient capacity of the right type, Council will need to immediately notify the Minister for Environment.</p> <p>Council may need to investigate alternative funding mechanisms for growth infrastructure in order to service further areas for development. This could increase Council borrowing and/or impact Development Contribution levels.</p>

1.4 Growth in rating units

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the number of rating units will increase from 26,060 in 2024 to 30,800 in 2034, with an average annual increase of 1.7%.	That actual growth in rating units is lower or higher than assumed. Economic conditions, demographic factors, and landowner/developer decisions can cause variations in rating unit growth.	Medium	Any significant variance from rating unit projections will affect rates revenue and development contributions revenue. Lower than projected growth could result in marginally higher rates increases. Council has taken a conservative approach in its estimated growth in the rating base so that the risks are relatively low.

1.5 Development Contributions (DCs) and Reserve Financial Contributions (RFCs)

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That Council collects Development and Financial Contributions based on the population growth assumption above. The Council expects to collect \$146 million in Development Contributions over the next 10 years. Council expects to collect in \$31 million in RFC's over the next 10 years.</p> <p>That Council calculates and collects Development Contributions to fund growth infrastructure for the</p>	<p>That Council receives development contributions more slowly than assumed.</p> <p>That Council will borrow to fund a significant amount of growth infrastructure in Years 1 -10, which will be recovered from Development Contributions as growth occurs over the next 30 years.</p>	Low in Years 1-3, Medium in Years 4-10	If development contributions are received more slowly, Council will hold debt for growth related infrastructure investment for longer. This may put pressure on Council's net debt limit in its Financial Strategy. It will also raise the cost of future development contributions as interest accumulates. Council may have to consider either reducing other debt, or revising the debt limit in its Financial Strategy.

next 30 years (to meet NPS UD requirements). Refer to the Development and Financial Contributions Policy for more detail.			
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2 EXTERNAL ASSUMPTIONS

2.1 Climate change

See our website [here](#) for the NIWA reports and further information on the impacts and implications of a changing climate.

ASSUMPTION

The following key assumptions have been made regarding the potential impacts of climate change on the Tasman District community and the Council's activities:

That Tasman's climate will change based on the NIWA-modelled climate change projections for Tasman District. The scenarios our assumptions are based on are expressed as a range, from higher emissions to lower emissions, for several climate-related parameters. Two climate scenarios are used across the 2015 and 2019 NIWA reports and are referred below:

- RCP 8.5: "business as usual", where greenhouse gas emissions continue at current rate.
- RCP 4.5: scenario where global action is taken towards mitigating climate change (e.g. Paris climate change agreement).

That it is not possible to reduce the mid-century warming, due to the amount of greenhouse gas emissions already accumulated in the atmosphere – i.e. that the projections for mid-century are already 'locked in'.

That different climate change scenarios apply depending on the context:

- For infrastructure planning, subdivision, consenting and similar planning purposes, Council assumes the climate change scenario of RCP 8.5 or (for sea level rise) SSP5-8.5². This represents a "worst-case" scenario for the impacts of climate change. It is prudent to base design criteria and decision-making on the worst-case scenario, to avoid the risk of having to replace undersized infrastructure or abandon buildings or subdivisions.

² RCP = Representative Concentration Pathway. SSP = Shared Socioeconomic Pathway.

RCP scenarios are based on how future greenhouse gas concentrations will change.

Shared Socioeconomic Pathways (SSPs) are scenarios of projected socio-economic global changes up to 2100. They are used to derive greenhouse gas emissions scenarios with different climate policies and in response to socio-economic indicators such as population, economy, land use, and energy change.

ASSUMPTION

- For other matters, such as planning Council's proposed mitigation actions, a low-emissions scenario such as RCP 4.5 may be used as a baseline. This scenario assumes that global greenhouse gas emissions peak in the next few years and decline rapidly thereafter, leading to a global temperature increase of around 1.5°C by the end of the century.

That sea levels will continue to rise and are likely to rise at an accelerated rate over time. The Tasman District is particularly vulnerable to sea level rise due to its extensive coastline. For low lying coastal land there will be increasing inundation and erosion from sea level rise and storm surge.

Our plans assume sea-level rise (SLR) of:

- 0.32m by 2050
- 0.9m by 2090
- 1.66m by 2130, and
- 2.02m by 2150

(using 1995-2014 baseline (mid-point 2005)).

This is based on the SSP5-8.5H+ (83rd percentile) which is in line with the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (February 2024) and was sourced from the NZ SeaRise: Te Tai Pari O Aotearoa platform.

For coastal subdivisions, greenfield developments, major new infrastructure, changes in land use, and redevelopment (intensification and upzoning), Council is planning for 1.66m SLR by 2130, and also factoring in the relevant rate of vertical land movement locally (as per the MfE 2022 and 2024 guidance). The Tasman coastline is generally subsiding with rates typically in the order of -1.0mm to -4.0mm/year (i.e. -0.10 metres to -0.40 metres per 100 years) which will further exacerbate SLR.

These assumptions were based on the Ministry for the Environment's Interim Guidance on the use of New Sea-level Rise Projections (August 2022) and are also consistent with the updated Coastal Hazards and Climate Change Guidance (February 2024).

That there will be an increased frequency and intensity of extreme weather events: Climate change is expected to lead to more frequent and severe extreme weather events such as storms, heatwaves, and droughts. This could impact the community through damage to property, disruption of services, and increased health risks.

ASSUMPTION

That there will be changes in water availability: Climate change is expected to lead to changes in water availability, including more frequent and severe droughts. This could impact the community through restrictions on water use, reduced agricultural productivity, and impacts on biodiversity.

That biodiversity will be impacted: Climate change is likely to lead to changes in the distribution and abundance of species in the Tasman District. This could result in changes in ecosystem services, impacts on cultural and recreational activities, and increased risks to human health.

NIWA is currently developing updated national climate projections for Aotearoa New Zealand and this is expected to be completed in 2024. This information will be used to inform Council work once available (see: <https://niwa.co.nz/climate/research-projects/updated-national-climate-projections-for-aotearoa-new-zealand>).

BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY
<p>There is an overall risk that the effects of climate change are more <u>or less</u> severe than the scenarios Council's assumptions are based on and/or sea level rise is higher than the Ministry for the Environment (MfE) predicted advice levels.</p>	<p>High</p> <p>The Council acknowledges that there is a high level of uncertainty associated with climate change projections. While scientific models provide valuable insights into potential impacts, it is difficult to predict with certainty the exact nature and extent of these impacts. As a result, it is important to build flexibility and adaptability into the 10-Year Plan.</p>

POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES

There will be social, cultural, economic and environmental implications of climate change for individuals, landowners, businesses, iwi, and the wider community, in addition to the broader implications for the District. Examples of types of impacts include: damage to/loss of assets, property, infrastructure and facilities from coastal storm inundation events, sea level rise, flooding and/or wildfire; issues with water supply security; increased wastewater overflows; inadequate flood protection structures; increased biosecurity incursions and impacts on biodiversity. Climatic events increase Council's costs for both responding to events and building greater resilience into infrastructure and our communities.

The 2019 NIWA report details the impacts and implications of the specific climate change scenarios our assumptions are based on. The financial cost to Council of responding to these impacts has not been quantified yet but is likely to be significant. If the impacts are more severe than anticipated, the financial costs will be even higher. A wide range of Council's services and planned infrastructure provision may be affected, particularly in coastal areas.

Council will need to monitor the effects of climate change and sea level rise over time and review its budgets, programme of work and levels of service accordingly.

The Council acknowledges that there is a range of potential impacts associated with climate change, and that these impacts may vary depending on the specific location within the Tasman District. A detailed regional climate change risk assessment is underway to identify the key areas of vulnerability (utilising coastal hazards guidance, local government risk assessment guidance, national adaptation plan and national climate change risk assessment, national disaster resilience strategy). The next step will be to develop appropriate strategies and adaptation plans to mitigate these risks.

Council's business must respond to climate change now to ensure a level of preparedness for future impacts. Failure to respond will lead to significant future challenges and costs.

The Council will continue to set priorities and apply consistent risk reduction approaches to reduce risk from climate change and natural hazards. Council will monitor climate change, natural hazard, and emergency management related regulatory settings to adjust operations and policy throughout the Long Term Plan period.

2.2 Natural hazards

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>Natural Hazards:</p> <p>That there will be damaging natural hazard events during the term of Tasman's 10-Year Plan 2024–2034³. Since 2000, Tasman District has been impacted by at least 10 costly weather-related events⁴ of varying scales and it is reasonable to expect the next 10 year period to be similar. The frequency and severity of damaging weather-related events will increase into the future, due to climate change.</p>	<p>That there is a modest or larger natural hazard event and/or a series of more localised events during the period of Tasman's 10-Year Plan 2024–2034. The effects of climate change increases the likelihood of damaging weather-related events (their frequency and severity is also expected to increase).</p> <p>The Nelson Tasman Civil Defence Emergency Management (CDEM) Plan states that the natural hazards with the</p>	Medium	<p>Council needs to maintain sufficient Emergency Reserves to fund more regular events.</p> <p>Council has sufficient borrowing capacity above its self-imposed debt cap to be able to use in the case of a natural hazard event where costs exceed its emergency reserves.</p> <p>Following a larger, more widespread, damaging natural hazard event, or a series of more localised events, Council may have to review its levels of service, financial limits and</p>

³ [Nelson Tasman Civil Defence Group Plan 2018](#)

⁴ Damaging weather-related events affecting Tasman District over the past two decades include:

- 2001 Major drought across the region.
- 2005 Upper Motueka flooding, particularly Motupiko.
- 2010 Very large flood in Aorere Valley. Extensive damage to farmland and the Wangapeka and Murchison areas. Extensive repairs needed to river protection works.
- 2011 Golden Bay and Richmond Hills - extensive landslips and debris flows (\$45m of damage).
- 2013 Richmond and Hope - major flooding, heaviest rainfall seen in Tasman District during one hour (\$45m of damage).
- 2014 Wind caused extensive damage to plantation forestry, as well as trees in urban areas.
- 2018 Cyclone Fehi caused coastal inundation. Cyclone Gita caused flooding damage and extensive landslips/road damage, with the highway over Tākaka Hill closed for many weeks and restricted travel for three years.
- 2019 Major drought across the region and a large damaging fire in Pigeon Valley.
- 2021 Motueka River flooding - extensive river-bank damage requiring repair work.
- 2022 Landslips in Golden Bay, moderate flooding across northern part of the District.

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>There is a high likelihood of localised damaging events, such as from flooding, slope failure, strong winds, coastal erosion, wildfire etc. occurring within the next 10 years, and some of these will be costly (the 2013 Richmond flood was estimated to cost \$45m). There remains a modest chance of larger more widespread damaging events, such as flooding across multiple catchments, drought or a damaging earthquake, occurring over this time, with long-lasting effects such as the damage to the Takaka Hill roading system after Cyclone Gita.</p> <p>Council assumes that 60% of the repairs to underground assets will be funded by central government and 51% of repairs to roading assets will be funded by Waka Kotahi NZ Transport Agency. If the assets sustain storm damage, then the current arrangement with Waka Kotahi NZ Transport Agency is that the funding assistance rate increases with the scale of damage.</p>	<p>highest residual risk (i.e. risk that remain after treatment) for Nelson Tasman are: earthquakes (infrequent but significant impact), plant and animal pests/diseases, high winds, large scale slope failure and drought.</p>		<p>its investment in facilities and infrastructure to support the response and recovery of the District.</p>

2.3 Emissions Trading Scheme (ETS)

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the Council's carbon unencumbered units (which are available for sale) are valued at circa \$76-\$80 per unit.</p> <p>The Council's forestry activity produces sufficient committed units (ETS credits) which are valued at \$0 as they are credits obtained through forest growth which must then be surrendered on harvest.</p> <p>The Council will have no permanent forests in the Emissions Trading Scheme.</p> <p>The Regional Landfill Business Unit can purchase ETS units as required to meet its obligations.</p>	<p>That ETS costs are higher than assumed, costing the Council more than forecast through the Regional Landfill Business Unit.</p> <p>The trigger price for the release of additional ETS credits (NZU, carbon units) to the market has been set at:</p> <ul style="list-style-type: none"> • \$38.67 per NZU for 2024/2025 • \$41.45 per NZU for 2025/2026 • \$44.35 per NZU for 2026/2027. ⁵ <p>The demand for carbon credits is expected to increase exponentially, especially driven by the surge of corporate climate pledges that will boost activities in the voluntary market.</p>	Medium	<p>If the increase in ETS costs are materially higher than assumed, Council may need to increase waste management fees and charges further or increase rates to fund these costs.</p> <p>IF NZU prices are higher than estimated then Council's unencumbered NZU credits will have a higher book value. This value will only be realised if they are sold.</p>

⁵ [Proposed changes to NZ ETS limit and price control settings for units for 2022 - Ministry for the Environment - Citizen Space](#)

2.4 Economic environment

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES												
<p>That Tasman’s economy will grow at a similar rate to the long-run average for New Zealand, with negative growth in 2024 before returning to positive growth from 2025.</p> <p>Treasury has forecast NZ GDP per capita to increase as follows to 2027⁶</p> <table><tr><th>Year</th><th>Average Annual % Change</th></tr><tr><td>2024</td><td>-0.7</td></tr><tr><td>2025</td><td>-0.1</td></tr><tr><td>2026</td><td>1.5</td></tr><tr><td>2027</td><td>1.8</td></tr><tr><td>2028</td><td>1.5</td></tr></table> <p>Although New Zealand’s economic growth is expected to be stronger in the near term, high-for-longer interest rates means a more delayed recovery in activity is forecast.</p>	Year	Average Annual % Change	2024	-0.7	2025	-0.1	2026	1.5	2027	1.8	2028	1.5	<p>The timing and extent of the economic downturn and subsequent recovery may be lower or higher than forecast due to:</p> <ul style="list-style-type: none">the level of central government investment in the NZ economythe extent and timing of changes to the Official Cash Ratethe global economic situation and other national or international factors.	Medium	<p>The demand for various Council services and several sources of Council revenue are dependent on the incomes of residents and businesses.</p> <p>There is a risk that the economic downturn is worse or longer than expected, having a negative impact on rates affordability and various parts of Council’s business and revenue streams, including rates, fees and charges, dividends, and revenue from commercial activities. Council may be called upon to deliver higher levels of service in areas such as community support and working with central government to deliver economic stimulus packages which could require a need to re-direct Council resources or to increase borrowing.</p>
Year	Average Annual % Change														
2024	-0.7														
2025	-0.1														
2026	1.5														
2027	1.8														
2028	1.5														

⁶ Half Year Economic and Fiscal Update 2023 (published 20 December 2023, Treasury)



ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>GDP in Tasman District measured \$2,925 million in the year to March 2022, up 5.9% from a year earlier. This was higher than the national growth rate for New Zealand (5.3%) and Tasman District accounted for 0.8% of national GDP in 2022.</p> <p>Economic growth in Tasman District averaged 4.6% annually over the 10 years to 2022, compared with an annual average of 3.0% for New Zealand.</p> <p>The RBNZ's action to increase interest rates to reduce the inflation rate is expected to shrink household disposable incomes, suppress confidence and suppress consumer spending in 2023 and 2024⁷.</p> <p>However inflation is expected to be within the 1-3% range in the second half of 2024⁸ with interest rates easing and the economy starting to grow more normally.</p> <p>Around 12%⁹ of Tasman's economy is focused on agriculture and other primary industries. These are</p>			<p>There is a risk that the economic situation recovers faster than expected and Council may have reduced budgets more than necessary.</p>

⁷ BERL Cost adjustors Nov 2022

⁸ RBNZ MPS November 2022.

⁹ Tasman Economic Profile 2021. Infometrics.

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>expected to grow by 4% in 2023 followed by falling by 1% in 2024 (driven largely by inflationary pressures)¹⁰.</p> <p>Tourism is an important component of the Tasman economy and has been affected by Covid 19 restrictions in recent years. Visitor arrivals to New Zealand are expected to grow an average of 4.0 per cent each year, reaching 5.1 million visitors in 2025. Spend growth is forecast to grow slightly higher than the growth of visitor numbers, suggesting that spend per visitor will increase¹¹.</p>			

¹⁰ Source: Situation and Outlook for Primary Industries-SOPI December 2022, Ministry of Primary Industries

¹¹ International Tourism Forecasts 2019-2025. MBIE

2.5 Covid-19 and other epidemics

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That New Zealand avoids another widespread outbreak of Covid-19 (or any other pandemic) and no further lockdowns or border restrictions are required in relation to COVID. However, it is assumed that new and different pandemics and other epidemics may emerge which could require time to adapt to.	The occurrence of pandemics or epidemics is difficult to predict but may result in lockdowns or border restrictions.	Medium	<p>For periods of time, Council may only need to provide essential services and may reduce some discretionary services, or continue by remote working.</p> <p>Completing capital works programmes may become more difficult to achieve due to social distancing measures. The economic impact would increase pressures for Council to limit rates increases, potentially at the expense of lower levels of service.</p>

3 LEGISLATIVE ASSUMPTIONS

3.1 Three Waters activities

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That delivery of the Council's three waters activities, including Council's shares in the Waimea Community Dam, will remain with Tasman District Council.</p> <p>In 2022 and 2023, the Labour-led Government passed legislation to establish publicly owned water services entities and to enable the transfer of the water services assets and liabilities from Councils to the water services entities by 1 July 2026.</p> <p>In February 2024, the National-led government repealed that legislation and has indicated an intention to introduce replacement legislation by mid-2025 that would allow Councils to voluntarily form their own groupings and Council-Controlled Organisations.</p>	<p>That new legislation is passed which makes significant changes to the delivery or funding of water services.</p>	<p>Medium</p>	<p>Transfer of the Council's three waters assets and activities to another entity will have significant impact on Council's finances and operations.</p>

3.2 Resource Management Act (RMA) reform

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That there will continue to be obligations on Council to develop, implement and maintain strategic growth and resource management plans. Council will continue to have a role in the regulatory environment, as well as monitoring and compliance functions.</p> <p>In 2023, the Labour-led government passed the Spatial Planning Act and the Natural and Built Environment Act. In December 2023, the National-led government repealed that legislation and signaled a second reform phase to make amendments to the RMA before a third reform phase to replace the RMA.</p>	<p>There is a risk that work to develop the new resource management plans and strategies will have to be discarded and repeated under new legislation.</p> <p>That new legislative requirements to carry out the development, monitoring and review of resource management plans and strategies require additional funding.</p>	Medium	<p>Until the legislative changes are finalised it is difficult to estimate the likely impact on Council. The current legislation brings with it financial obligations on Council to fund the new regionally based planning system.</p> <p>Indications are that there will be significant increased costs associated with the new system in activities such as monitoring.</p> <p>The Council will make any adjustments necessary to respond to changes to local government legislation through annual plans and the Long-Term Plan 2027-2037.</p>

3.3 Future for Local Government

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the existing role and functions of Council will continue through the term of the Long Term Plan 2024–2034.	<p>In 2021 the Minister of Local Government announced that they had established a Ministerial Inquiry into the Future for Local Government. In June 2023 the Review Panel presented its final report, He piki tūranga, he piki kōtuku, to the Minister and Local Government New Zealand.</p> <p>While the final report may recommend significant changes to what local government is and does, the Minister is not required to adopt any of the recommendations from the panel and it is unclear what recommendations are likely to be adopted or when.</p> <p>The Council considers it unlikely that any recommendations could take effect before 1 July 2024, particularly for changes to roles or functions.</p>	Medium	<p>Until the Government has made its intentions clear it is difficult to estimate the likely impact on Council.</p> <p>The Council will make any adjustments necessary to respond to changes to local government legislation through annual plans and the Long-Term Plan 2027-2037.</p>

3.4 Amalgamation and shared services

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the Council will continue through the term of Tasman's Long Term Plan 2024–2034 as a separate unitary authority based on existing boundaries. The Council will continue to work with other Councils and entities, (particularly Nelson City Council), to develop shared services, including through Council Controlled Organisations, where this provides economic and social benefits to the community.	<p>That the Nelson and Tasman Councils amalgamate to form one combined Council for the wider region or the Council does not continue in its current form.</p> <p>That some shared services arrangements are discontinued during the 10-Year Plan 2024-2034.</p>	Low	<p>Amalgamation of the two councils or Councils' organisational form changing in another way would involve a fundamental reconsideration of the levels of service, capital programme, and finances under a new amalgamated Council.</p> <p>Shared services are in place because there are financial, coordination or other benefits to the parties involved. If some of these are discontinued, there could be increased costs for the Council and/or lower levels of service.</p>

3.5 Government legislation

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That Council will be affected by changes to Government legislation. However, as the nature of these changes is not known, no financial provision has been made for them except where noted elsewhere in these forecasting assumptions. It is assumed that the Council will have the opportunity to submit on legislation likely to affect it and that Government will work with councils to ensure that any legislative changes are managed appropriately.	That Government legislation increases Council costs or reduces its ability to raise revenue.	Medium	If the increase costs from changes in legislation are material, Council may need to increase rates or fees and charges to fund these or consider reducing discretionary levels of service.

4 OPERATIONAL ASSUMPTIONS

4.1 Council resource consents

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the resource consents held by the Council will not be significantly altered, and any that are due to expire during the next 10 years will be replaced with similar consents if required.	<p>That the resource consents held by the Council are significantly altered, or the rules significantly changed increasing the consent condition requirements and cost.</p> <p>That the resource consents held by the Council cannot be replaced.</p>	Low	<p>If consent conditions or planning rules are significantly altered, increased compliance costs are expected. The Council may need to consider changing the way it provides the consented activity, or review the fees, charges and/or rates charged in order to cover the additional costs of compliance.</p> <p>If new resource consents for an activity are not approved or are approved for a shorter term, the Council will need to consider the implications in terms of cost and level of service.</p>

4.2 Delivery of the Council's Capital Programme

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That capital projects will be delivered within the budgets prepared for the Long Term Plan.</p> <p>That contractors and materials will be available to undertake the work required to agreed standards, deadlines and to budget.</p> <p>The Council also appreciates that issues occur that mean that all projects will not be delivered on time. As a result, a capital lag of 10% of the following activities capital spend has been built into the plan:</p> <ul style="list-style-type: none"> • Water • Wastewater • Stormwater • Property • Reserves spend funded by Reserve Financial Contributions. <p>This recognises that certain projects will not be completed on time but acknowledges that Council is unsure which project or projects this will relate to.</p>	<p>The Council competes with Central Government and the private sector for the available contractor resources (materials and labour).</p> <p>For various reasons, there may be delays in the delivery of projects in the capital programme greater than the 10% lag assumed.</p> <p>Alternatively, there may be more projects in the capital programme that are delivered on time than assumed through the 10% lag.</p> <p>Co-funded projects may be delayed or cancelled if co-funding is not available or delayed.</p>	Medium	<p>If contractors or materials are not available, the Council's programme of work would have to be reduced and/or amended. This would impact the levels of service for a number of activities and the cost of providing them, as well as potentially slowing growth.</p> <p>Most Council capital expenditure is funded through borrowing. The risk of not spending the forecast level of capital is that the Council does not reach its projected net debt figure in the Financial Strategy.</p> <p>In addition, delays in delivering capital projects will result in lower than planned operational costs associated with the creation of these assets being later. These then flow on into the Profit and Loss account as a surplus because interest and operational costs are lower than planned. As a result, the Council will collect more in rates than necessary.</p> <p>If more projects are delivered on time than anticipated, Council's debt will be</p>

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
			<p>higher than forecast with an associated increase in interest costs.</p> <p>\$1 million more or less in debt equates to a rating impact of plus or minus \$80,000 per annum.</p>

4.3 Digital Innovation Programme -transition to software as a service

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the transition to purchasing software as a service and leasing IT related equipment will continue. The impact of this is a move from loan funded capital expenditure to operational expenditure.	<p>If the transition is delayed, the change from requiring capital expenditure to funding as operational expenditure will be delayed.</p> <p>Loan funding of operational costs is not supported.</p>	Low	<p>The capital and operational estimates may vary significantly from those in the 10-Year Plan budgets.</p> <p>The Council's debt levels and financing costs may be under- or over-stated.</p>

4.4 Staff numbers

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That staff numbers (Full Time Equivalents ((FTEs)) will increase from 421 in Year 1 of the 10-Year Plan to 474 in Year 10. This is based on new and existing roles identified for Years 1-3, and assuming six extra FTEs each year after that. Specific roles beyond 2027 are yet to be determined.	<p>The assumed FTE numbers provide sufficient resourcing to meet the Council's operational, regulatory and legislative requirements, based on the legislation assumptions noted. The Council's staffing requirements could grow to a greater or lesser extent, grow more rapidly or slowly, as a result of significant change in these requirements, improved information technology or changes to the Council's functions.</p> <p>Underestimating staff numbers may mean more expenditure is needed for consultants or contractors.</p> <p>Workforce analysis by an external expert has indicated Council may need up to 538 FTEs by 2026/2027.</p>	Medium	<p>If the number of staff employed increases less than anticipated, the Council may be able to reduce rates or fees and charges revenue or consider increasing discretionary levels of service.</p> <p>If the number of staff employed increases more than anticipated, the Council may need to increase rates or fees and charges revenue to fund these or consider reducing discretionary levels of service.</p>

4.5 Richmond office

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the Richmond office will need an accommodation solution implemented around 2027/2028 to meet the June 2033 deadline to mitigate the seismic risk.</p> <p>The accommodation solution will be consulted on as part of the Long Term Plan 2027-2037.</p> <p>\$3.4M from year 8 operating costs for rental of leased premises and \$1.7M (loan funded) in year 7 capex cost for fitout be included in the Long Term Plan.</p>	<p>The Richmond office is a priority earthquake-prone building and has a deadline of June 2033 to mitigate the seismic risk. On 26 October 2023, Council resolved that the preferred solution for the Richmond office accommodation solution be consulted on as part of the Long Term Plan 2027-2037.</p> <p>The timing of the decision is entirely dependent on the preferred solution that the Council chose. The various solutions already considered by the Council ranging from build and own to build and leasing would require lead times of up to 48 months. This could be longer as it is entirely dependent on the prevailing construction supplier market at the time.</p> <p>The changes in work practices and the uncertainties around local government reform, plus the Council's current financial constraints may require a rethink on whether the Council reconsider refurbishing and strengthening the current Richmond Office.</p> <p>There may become an urgent need to relocate from the Richmond office more</p>	Medium	<p>If Council has to relocate from the Richmond office earlier than assumed, it could be necessary to increase borrowing (if the Council owns the replacement building) and/or rates (to either lease a building or service the debt).</p> <p>If the Council has to carry out the additional earthquake strengthening work on the Richmond office building it may need to increase debt levels and/or reprioritise other capital projects.</p>

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
	<p>quickly than anticipated or supplement the existing capacity through additional office accommodation.</p> <p>The Council may continue to occupy the Richmond office building and have to carry out the necessary additional earthquake strengthening work.</p>		

5 FINANCIAL ASSUMPTIONS

5.1 Inflation/price changes

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>In preparing Tasman's 10-Year Plan 2024–2034 the Council has used the inflation factors as set out in the table below.</p> <p>The Council has generally used the inflation figures provided by BERL. The Council has used BERL's overall average operating and capital local government cost indices, apart from salaries which it has adjusted to reflect the Council's expected future costs. The non-rates revenue inflation factor is calculated as an average of the operating and salary adjustor, except Year 1 has been set at 10% and Year 2 at 7.5% to reflect the expected rates increases.</p>	<p>Inflation is higher than assumed resulting in budgets being inadequate to deliver the programme of investment in facilities and infrastructure, and to deliver the levels of service in Tasman's 10-Year Plan 2024–2034.</p>	<p>Medium</p>	<p>If inflation for the goods and services that the Council purchases is higher than assumed, the Council will be required to consider increasing rates and charges, reducing its programme of investment in facilities and infrastructure, increasing debt and/or reducing levels of service.</p> <p>If inflation for the goods and services that the Council purchases is lower than assumed, the Council costs will be lower and the Council will consider reducing rates and/or fees and charges or selectively increasing levels of service.</p> <p>If movements in the consumer price index (CPI) are substantially lower inflation for the goods and services that the Council purchases, then there will be increasing pressure on the Council to reduce any planned rates or fees and charges increases.</p>

Year ended June	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Ten Year Average
Revenue	10.0%	7.5%	2.7%	2.7%	2.6%	2.5%	2.5%	2.4%	2.4%	2.4%	3.77%
Employee costs	4.5%	3.0%	3.2%	3.2%	3.1%	3.0%	3.0%	2.9%	2.9%	2.9%	3.17%
Maintenance	2.9%	2.2%	2.3%	2.3%	2.2%	2.1%	2.0%	2.0%	1.9%	1.9%	2.18%
Energy	2.9%	2.2%	2.3%	2.3%	2.2%	2.1%	2.0%	2.0%	1.9%	1.9%	2.18%
Other Operating Expenses	2.9%	2.2%	2.3%	2.3%	2.2%	2.1%	2.0%	2.0%	1.9%	1.9%	2.18%
Capital	3.0%	2.2%	2.4%	2.3%	2.2%	2.1%	2.1%	2.0%	2.0%	1.9%	2.22%

5.2 Interest rates

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>The Council has assumed borrowing costs for each year based on forecasts from Councils Treasury adviser PwC.</p> <p>These borrowing costs include the cost of both funds already borrowed and anticipated new debt at anticipated future borrowing rates.</p> <p>The Council will review the interest rate assumption with our treasury advisors, PwC, while out for consultation. Interest rates are</p>	<p>That borrowing costs are higher than assumed, resulting in the Council's cost of borrowing being higher than anticipated.</p>	<p>Medium/High</p>	<p>If actual interest rates are higher than the assumed rate, this cost would be met by increasing rates or adjusting down future borrowing requirements.</p> <p>A 1% increase in borrowing costs increases finance costs by approximately \$100,000 per annum per \$1 million of borrowing.</p>



ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>volatile at present and the Council will ensure the most up-to-date rates are used.</p> <p>In February 2024, the Standard and Poors (S&P) Global Ratings agency revised their outlooks on 15 Councils from negative to stable, including Tasman.</p>			<p>A degree of protection against fluctuating interest rates has been provided through the use of interest rate swaps.</p> <p>The Council is also a member of the Local Government Funding Agency which provides access to borrowing at a lower rate than the Council could obtain directly from banks.</p> <p>The Council is exposed to deposit interest rates through its prefunding activities and cash reserves. These interest rates are impacted by the Government's monetary policy settings in particular the OCR (Official Cash Rate).</p> <p>S&P may decide to raise or lower our current rating. This will have a flow on positive or negative effect on the Council's new borrowings.</p>

Borrowing Rate	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Ten Year Average
	4.72%	4.66%	4.81%	5.25%	5.25%	5.00%	5.00%	4.75%	4.75%	4.75%	4.86%

5.3 Waka Kotahi NZ Transport Agency funding

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the Government financial assistance through Waka Kotahi NZ Transport Agency Financial Assistance Rate will remain at 51% for the 2024–2034 period.</p> <p>That the agreed National Land Transport Plan is provided by Waka Kotahi NZ Transport Agency for 2024-2027 and that the following seven years will be funded in a similar manner.</p>	<p>That the Government Policy Statement on Land Transport set by the new National-led government has different priorities that affect the National Land Transport Plan.</p> <p>That Waka Kotahi NZ Transport Agency financial assistance rates are lower than assumed, and/or that Waka Kotahi NZ Transport Agency does not fund the full National Land Transport Fund (NLTF) request thereby increasing the Council's costs for transportation related activities.</p>	High	<p>If Waka Kotahi NZ Transport Agency financial assistance rates are lower than assumed, and/or Waka Kotahi NZ Transport Agency does not fund the full NLTF request, the Council may need to consider increasing rates and/or debt and/or reducing its programme of transport infrastructure investment. This may result in levels of service being reduced.</p> <p>The Council can choose to commit its full share of funding accepting that the total funding available will be reduced. As a consequence, the Council will need to prioritise work available within available funds and this may negatively impact the condition of the roading network.</p>

5.4 Central government funding

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That government funding will be received for applications where a formal funding agreement has been entered into.</p> <p>The Council has applied for government funding through a range of funds to improve community well-being. In most cases there is a requirement that the Council also contributes funding towards the projects, there are specific timeframes for completion and at times there are project management and accountability costs not covered by the external funding. A number of applications are still pending.</p> <p>With the exception of Waka Kotahi NZ Transport Agency funding, the Council has only included government funding in its revenue forecasts where a formal funding agreement has been entered into. The Council negotiates project management costs to be covered by the funding received wherever possible. Any further project management and accountability costs have been provided for where a formal funding agreement has been entered into.</p>	<p>That the Council is successful in accessing further government funding for programmes and projects with specific timelines for completion.</p>	<p>Medium</p>	<p>If the Council receives funding for specific programmes or projects, it may be necessary to change the timing of some work to access the government funding available and change when the Council's contribution will be required. This could lead to changes in the timing of other projects to accommodate those attracting government funding.</p> <p>Receiving additional central government funding could impact operating expenditure, operating revenue, levels of service and debt levels.</p>

5.5 Marine farms not liable for rates

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That marine farms operating in the sea space within the Council's boundary will not be liable to pay rates. This is the case under existing rating legislation and the Council assumes no change for the duration of Tasman's Long Term Plan 2024–2034.	Central Government could change legislation to enable the Council to rate marine farming industries.	Low	The Council cannot currently rate marine farmers to use the coastal marine area. Any rates revenue from this activity would help to generate additional revenue for the Council to fund related infrastructure and services (e.g. roading and Port Taranaki). This contribution would ease the level of rates incidence across the District and/or allow for increased levels of service.

5.6 Fixed Asset Revaluation

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>The Council re-values fixed assets on a three yearly cycle. It is assumed that the following types of fixed assets will increase in value in Year 3 by the Business and Economic Research Ltd (BERL) Capital index (and every three years thereafter): Water Supply, Wastewater, Stormwater, Solid Waste, Rooding, Rivers, Coastal. Land and Buildings are assumed to increase in value, by the BERL capital index, from Year 1 and every 3 years thereafter. Commercial property will be revalued each and every year using the BERL capital index.</p> <p>The revaluation amount is depreciated over a weighted average of 50 years. This is derived from the average life of capital expenditure over the next ten years.</p>	<p>If the revaluation of the Council assets is higher than assumed, the costs of funding depreciation increase.</p>	<p>Low</p>	<p>These assumptions affect the depreciation charges contained within the Council's proposed budgets. The detail for each asset category and the Council's asset depreciation rates are in the Statement of Accounting Policies.</p> <p>If the revaluation of assets is higher/lower than assumed, the Council may need to consider increasing/decreasing fees and charges and/or rates to pay for the different cost of funding depreciation and/or increasing/decreasing capital expenditure for renewals.</p>

5.7 Credit availability

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That credit can be obtained from financial markets on competitive terms and conditions.	That credit is not available on competitive terms and conditions.	Low	<p>If credit is not available on competitive terms and conditions, there are likely to be impacts on the cost of borrowing or in extreme circumstances the ability of the Council to borrow at all.</p> <p>The Council may have to increase rates to pay for the increased costs of borrowing. Council may have to reduce its investment in infrastructure and facilities and consider reducing levels of service.</p>

5.8 Useful lives of significant assets

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the Council assets have standard useful lives, except where there is good quality information that contradicts this. In Tasman's 10-Year Plan 2024–2034, the Council has made a number of assumptions about the useful life of its assets (refer Infrastructure Strategy) These assumptions affect the depreciation charges contained within the Council's proposed budgets. The Council has an ongoing programme to obtain improved information on the age and condition of its assets.	That the lives of assets are materially shorter than assumed, necessitating renewal or replacement at an earlier date.	Low	If the life of assets are materially shorter than those contained within the Plan, the Council may need to increase borrowing with a consequential impact on increasing rates.

5.9 Return on investments

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the return on investments in Council Controlled Trading Organisations and retained earnings on subsidiaries will continue in line with the relevant organisation's Statement of Intent. This includes 50% of the dividend returns from Infrastructure Holdings Limited, forecast to be \$5.6 million in 2024, \$6.3 million in 2025, and \$7.9 million in years 2026 through to 2034.</p> <p>That the return on Enterprise Activity investments will be in line with the Enterprise Activity Investment Strategy 2023.</p> <p>The long-term goal of the investments assigned to the Enterprise Activity is to <i>retain</i> and reinvest 75% of the net income generated and release 25% of net income generated to off-set rates or other Council expenditure each year.</p>	<p>That returns are lower than assumed reducing the revenue from this source.</p>	<p>Low/Medium</p>	<p>There is increased uncertainty about the ongoing economic situation which could negatively affect the return on Council's investments.</p> <p>If revenue from the return on investments is lower than assumed, the Council may need to consider increasing rates and/or reducing levels of service.</p>

5.10 Insurance costs

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That insurance cover for Council assets will be available throughout the life of Tasman's Long Term Plan 2024–2034 and that premiums will rise faster than the rate of inflation. The Council expects insurance base cost to rise by 15-20% plus the impact of inflation on asset values in those years. Coverage may be limited.</p> <p>The current difficulties obtaining full cover for forestry assets and Port Tarakohe will likely continue and may expand to encompass other higher risk assets and activities.</p>	<p>Due to the physical risks to climate-exposed assets (e.g. infrastructure at risk from sea level rise), insurance premiums will substantially increase or insurance cover will not be available for assets in locations known to be vulnerable. These trends are already happening throughout New Zealand.</p> <p>That insurance cover will not be available for some or all Council assets for at least a period during the life of Tasman's 10-Year Plan 2021–2031. This is particularly likely for coastal and port assets.</p> <p>That insurance premiums will increase beyond the anticipated level due to increasing material damage from natural hazard and weather related events driving increasing claim levels to insurance companies.</p> <p>The Council is facing a hardening insurance market that will drive</p>	Medium	<p>If insurance cover is either not available or premiums are above tolerable limits, the Council may have to assume more of the risks. This requires reserves and /or sufficient borrowing capacity to be able to replace damaged Council assets following a disaster event or similar. Maintaining this increased level of available borrowing capacity may mean the Council has to reduce other borrowing by reviewing its investment in facilities and infrastructure, reviewing its levels of service and/or revising its debt limit in the Financial Strategy.</p> <p>The Council may need to provide additional reserve funds to cover self- insurance risks.</p>

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
	<p>increases in deductibles and reduction in cover limits.</p> <p>The Council may need to increase its level of self-insurance if cover is restricted or becomes unaffordable.</p>		

5.11 Collection of levies via rates for central government

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>The Council will not incur costs from collecting additional rates or levies to fund central government functions.</p> <p>The Urban Development Act 2020 and the Infrastructure Funding and Financing Act 2020 provide for central government to set rates or levies for local authorities to collect on its behalf.</p>	<p>That the Council will be required to collect one or more rates or levies on behalf of central government and the costs are not fully recovered. In this scenario additional Council rates would be required to fund the outstanding costs.</p>	Medium	<p>If the Council is required to collect rates on central government's behalf for one or more of these purposes, changes will be required to the Council's rating systems and significant administration costs will be incurred on an annual basis to collect and account for this revenue.</p> <p>If the community generally considers the increase in rates to fund the central government functions are attributable to the Council, it is likely that those concerned about rates affordability will become more vocal and public pressure on rates levels could further limit Council's scope to increase rates to pay for the services it delivers. This could lead to reduced levels of service and/or delays in the provision of infrastructure or other capital projects.</p>

5.12 Non-rateable land and trees

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That there is no change to legislation that defines the categories for non-rateable land, including Māori freehold land. This means a significant proportion of the District remains as non-rateable land. Similarly, there is no change to legislation meaning that rates cannot be charged on the capital value of trees in commercial forests.	<p>Legislation is enacted that increases the categories for non-rateable land (including changes to the rateability of Māori freehold land).</p> <p>Legislation is enacted that enables the value of trees to be included in the capital value of commercial forests for rating purposes.</p>	Low	<p>Approximately 66 % of the land area in Tasman is currently non rateable. This includes at least 60% Department of Conservation land - mostly the national parks. If more land becomes unrateable, this will have implications for the Council's rate take, meaning the rates would need to increase on the remaining ratepayers to offset this loss.</p> <p>If more land becomes rateable there would be an effect of increasing the incidence of rates on the owners of this land and reducing the incidence of rates on other rate payers. Similarly, if rates could be charged on the value of trees in commercial forest, the effect would be that commercial forest rate payers would pay a larger proportion of rates and other rate payers a lower proportion.</p>

5.13 Transition to funding depreciation

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That Council's share of depreciation will be fully funded by 2029/2030.</p> <p>As part of its approach to funding infrastructure renewals, Council began funding depreciation from 2015/2016. Because of the large revaluation increases for this 10-Year Plan, the Council has extended the timeframe that Council's share of depreciation will be fully funded. The Council doesn't depreciate the portion of transport infrastructure which is funded by Waka Kotahi NZ Transport Agency.</p>	<p>That the Council's share of depreciation is not fully funded by 2029/2030.</p>	<p>Low</p>	<p>The Council would have to increase its borrowing to fund the portion of depreciation not funded through rates. This may reduce the Council's capacity to borrow for other purposes within its debt cap in the Financial Strategy. The Council may need to review its programme of investment in facilities and infrastructure.</p> <p>The level of funding for depreciation directly impacts on Council rates and other fees and charges.</p>

5.14 Major Industrial Water Users (IWU) and provision of water to some Nelson properties

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
That the volume of water supplied to the residential and industrial properties in the Nelson City Council area will remain relatively static over a 10-year period. Charges will be levied in accordance with the 2021 Engineering Services Agreement between Nelson City Council and Tasman District Council, and will approximate the daily and volumetric charges levied in Richmond.	That the Council's revenue from providing water to major industrial water users and/or residential properties in Nelson South is lower than assumed.	Low	If the amount of water required decreases significantly the Council will need to reassess the water storage and conveyance needs for the urban water supply system. A large reduction in the volume provided might also affect the cost of water provided to other urban water supply users, including Tasman residential properties. The reason for this is that most of the costs of supplying water are fixed, and a change in the volume provided would also change the average cost per cubic metre. If there is a large reduction in the volume of water provided, the Council may need to consider increasing rates and/or reducing levels of service.

5.15 Community funding towards Community Facilities

ASSUMPTION	BRIEF DESCRIPTION OF RISK	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS OF UNCERTAINTY ON FINANCIAL ESTIMATES
<p>That the investment in the following facilities will be funded by a contribution fundraised by the local community, with the balance funded by the Council.</p> <ul style="list-style-type: none"> • Waimea South Community Facilities (in Wakefield and Brightwater) – 23% community-funded • Motueka Swimming Pool – 22% community-funded • Tapawera Community Hub – 33% community-funded • Murchison Sport, Recreation and Cultural Centre – Stage 2 – 27% community-funded. 	<p>That the community is unable to fundraise the level of funding required by the time the facility development is planned.</p>	<p>High</p>	<p>If the community is unable to contribute the level of fundraising expected for any of these community facilities, the Council will make decisions on how to proceed. The broad options open to the Council are to delay the project to allow more fundraising to take place, explore other funding options, or, as a last resort, cancel the project.</p> <p>The risk will not increase the financial estimates without a specific decision by the Council to increase its share of the funding.</p>

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GROUP OF ACTIVITIES INFORMATION 2024–2034



COUNCIL ACTIVITIES SUMMARIES

OVERVIEW

The following sections describe each of the groups of activities that contain our service delivery. This includes the overall budget for each section, the statements of service provision, the contributions to our community outcomes, and the cost and how we intend to fund the provision of the service.

SUMMARY OF REVENUE AND EXPENDITURE BY GROUP OF ACTIVITY

Activities	Sources of operating income		Applications of operating funding	Sources of capital funding		Applications of capital funding		Funding Balance
	Rates	Non Rates		Debt Movement	Non-Debt Related Funding	Capex Additions	Movement in Reserves and Investments	
Environmental Management	220,330	63,036	-	278,993	3,181	-	6,426	-
Public Health and Safety	26,889	108,701	-	133,277	53	-	287	-
Transportation, Roads and Footpaths	253,900	107,076	-	220,236	44,399	104,369	203,420	-
Coastal Structures	3,763	88	-	3,686	606	-	756	-
Water Supply	255,490	49,479	-	211,525	9,080	32,437	143,427	-
Wastewater	213,547	38,094	-	150,774	149,210	55,103	354,727	-
Stormwater	85,304	1,406	-	51,179	26,797	50,132	104,259	-
Solid Waste	40,206	118,194	-	122,203	21,724	5,623	53,419	-
Flood Protection and River Control Works	41,386	11,000	-	47,064	8,673	-	13,800	-
Community Development	251,858	51,394	-	264,615	229	32,199	76,529	-
Governance	41,541	1,475	-	47,989	17	-	-	-
Council Enterprises	4,364	117,546	-	79,176	7,493	4,000	26,968	-

The above table shows the totals for the next 10-years by each group of activity, in \$000s.

Within each group of activities there may be a number of smaller activities, for example Public Health and Safety includes Building Assurance, Environmental Health, Animal Control, Civil Defence Emergency Management, Maritime Safety and Parking Control. Support services are described in the final section, but we do not report on these as a separate group of activities.

Detailed information on each group of activities is contained in their respective Activity Management Plans. These are available to download from our website, www.tasman.govt.nz

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ENVIRONMENT AND PLANNING

ENVIRONMENT AND PLANNING

The Environment and Planning section is broken down into two groups of related activities.

- Environmental Management
- Public Health and Safety

The 10-year operating budgets for the Environment and Planning activities are outlined in the following table along with the 2023/2024 budgets for comparison.

	Plan 2023/24	Plan 2024/25	Plan 2025/26	Plan 2026/27	Plan 2027/28	Plan 2028/29	Plan 2029/30	Plan 2030/31	Plan 2031/32	Plan 2032/33	Plan 2033/34
ENVIRONMENTAL AND PLANNING	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Environmental Management	23,361	24,875	25,010	24,935	25,879	26,523	27,673	28,714	30,768	31,880	32,736
Public Health and Safety	10,620	11,598	11,830	12,005	12,476	12,767	13,220	13,663	14,802	15,248	15,668
Total Costs	33,981	36,473	36,840	36,940	38,355	39,290	40,893	42,377	45,570	47,128	48,404

Details of each of these groups of activities are outlined in the following pages. These pages cover the activity goal, what we do in relation to each activity group, why we do it, the contribution of the activities to the community outcomes, any key issues, how we will measure our performance, any assumptions we have made, and a snapshot of our key projects over the next 10-years.

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

ENVIRONMENTAL MANAGEMENT**OUR GOAL**

Our goal is to effectively promote the sustainable management of our District's natural and physical resources.

WHAT WE DO

Our Environmental Management functions and responsibilities include:

- The provision of environmental policy advice, including responses to national environmental initiatives such as new legislation and regulations.
- The development, review and implementation of resource management policies and plans.
- Monitoring and reporting on key environmental indicators.
- Investigating significant environmental issues affecting or likely to affect the District and maintaining an efficient resource information base to respond to environmental hazards, and to provide advice on environmental conditions and issues affecting the District.
- Assessing and processing resource consent applications and related compliance monitoring and enforcement and processing development contributions assessments.
- Undertaking biosecurity (pest management) responsibilities and control work in the district, maintaining and where possible enhancing indigenous biological diversity.

WHY WE DO IT

Our responsibility is to understand and promote the sustainable management of our District's resources, and to manage the consequences of human activity on the environment and other people. Many of our policies and plans are statutory documents required under legislation.

Our state of the environment monitoring and information work monitors progress on environmental outcomes; help target planning controls, consent conditions and education programmes, identify new issues, and provides information for farmers, businesses, and the public.

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>We have a planning framework that ensures the right developments are in the right places, and people and homes are not placed where they are at risk to natural hazards.</p> <p>Our processes protect the community's health and well-being by ensuring use of resources and human activities do not degrade quality of life or the environment. This includes monitoring recreational bathing water quality for toxic algae, and surveying groundwater resources for drinking water suitability.</p> <p>We also maintain an effective flood warning system, monitor air quality, and identify contamination risk, to ensure safety of people and community well-being, now, and for future residents.</p>	<p>Actions and decisions may result in adverse media coverage that may be regarded as being a negative effect. In such cases, we will manage this risk by properly assessing options and the implications to clearly justify decisions. The Council aims to balance the needs and wants of many people, as a result, there may be some decisions which will not align with the needs and wants of some individuals or groups.</p>
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>We work with landowners and the broader community to protect biodiversity, soil and water sustainability, including the use of targeted spending to ensure effective riparian and waterway management on farms, and education to encourage responsible environmental behaviours.</p> <p>Consent approvals, for the development and use of the environment promote sustainable management of natural and physical resources. Where necessary, we will impose and monitor conditions to minimise any unfavourable impact on the environment and resources.</p> <p>We strategically plan for growth so our communities' living environments are appropriate in location and scale, are pleasant, safe, and sustainably managed, and the activities of others do not adversely impact on them. This allows current and future generations to continue to enjoy and access our natural environment.</p>	<p>The costs of providing these services will continue to increase, as legislative requirements continue to increase.</p> <p>Compliance and enforcement activities can generate both positive and negative responses within the community. Some landowners may perceive the cost of pest control or the mapping of wetlands as significant and the need to obtain resource consents as unnecessary.</p>

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	<p>We monitor and investigate the state of our environment and identify trends, risks, and pressures our environment faces, particularly in relation to land, soils, water, air and the coast. We use natural hazards and contaminations risks information to make better decisions and ensure we can meet future needs in our District's planning.</p> <p>We work to educate people and provide information to enable more sustainable and resilient living.</p> <p>Our planning and consenting processes ensure recreational opportunities are provided when land is subdivided. New developments are designed to provide social infrastructure and opportunities for connection; this is help prevent social isolation.</p> <p>We have a recreational bathing water quality network and cyanobacteria monitoring programme to ensure waterbodies are suitable for use and limits inappropriate development of valued spaces.</p> <p>We take an advocacy role to promote environmental awareness in the community.</p>	
		<p>Policies, plans, models, and resource information helps us identify opportunities, and potential hazards and constraints. This ensures that economic development, in the use and development of resources, benefit current, and future, generations.</p> <p>Our land and sea biosecurity activities protect primary production activities from pests that could damage our economy.</p> <p>Development approvals can facilitate economic development opportunities.</p> <p>Compliance monitoring can ensure fair and equal opportunities for all.</p>	

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	We actively encourage people to adopt best practice in relation to their use of land, water, air, and the coast resources.	
		Our effective resource planning processes help other Council activities meet this community outcome. This ensures appropriate and efficient infrastructure is provided to meet the demands of our community.	
		We make hazard information available to promote best practice design, development, and use of important utility services.	
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	We provide a highly valued, District-wide telemetry linked network. This allows us to measure and understand the quality of our environment and to manage the quantity of the water resources available for allocation.	
		We develop and review policies and plans, and design guides that maintain and improve our environment, promoting sustainable management of our natural and physical resources.	
		We monitor and regulate activities that could, over time, put pressure on our environment and resources, and take preventative action through education and enforcement.	
Cultural Well-being	Our communities have opportunities to celebrate and	We work with iwi and engage with our community via advocacy, and local catchment and regional scale initiatives to maintain and enhance our natural and productive landscape.	
		Our planning framework protects and enhances these community outcomes, ensuring that identified heritage buildings, iconic landscapes, important sites to iwi and of significance to our District, are considered when planning decisions are made.	

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

COMMUNITY OUTCOMES	HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
explore their heritage, identity and creativity	We work with landowners to enhance biodiversity, helping to protect our natural heritage values.	
Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We provide opportunities for public participation in the processes of developing and administering policies and plans under the Resource Management and Biosecurity Acts. We actively seek to work with stakeholder communities.</p> <p>We work with iwi as Treaty partners. Our relationship continues to evolve as new legislation evolves. We are committed to increasing the capability and capacity of local iwi to engage in policy and plan development.</p> <p>We work in partnership when developing policies and plans. For example, the Kotahitanga mō te Taiao partnership with top of the south iwi, Department of Conservation (DOC) and Councils demonstrates leadership across boundaries. We encourage 'best management practices' in productive landscapes, and work with community networks to help fulfil these responsibilities.</p> <p>We make information and advice available to applicants, landowners and community groups to help them make sound decisions.</p> <p>We advocate to Central Government and other public agencies where their actions will impact on the interests of our District.</p>	Central Government does not financially support iwi to meet new legislated obligations. We are supportive of helping iwi to build capability and capacity. However, this requires additional resourcing that only in recent years, we have had to factor in.

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

KEY ISSUES

Key issues facing Environmental Management are:

- **Rapid population growth** – Tasman is a popular place to live in. We need to ensure recreational opportunities, residential and business spaces, and productive land are provided for through our plans and consenting processes.
- **Freshwater** – A new Water Conservation Order and ongoing changes to the National Policy Statement for Freshwater Management mean we need to reassess processes and resources to implement these amended regulations.
- **Biodiversity and biosecurity** – We are working with tangata whenua, and the community, to develop the Tasman Bio Strategy. Biosecurity and biodiversity will be considered in a holistic manner, and feed into the Tasman Environment Plan (TEP).
- **Climate change and natural hazards** – Our policies relating to managing land use, hazards, and the impacts of climate change will need to prepare for increasing risks associated with changing temperature or habitat-related pest incursions, sudden and severe weather events, and drought and seawater inundation of low-lying coastal land.
- **Changes in legislation and planning documents** – We are seeking to review Tasman's resource management plans to update and modernise them over the coming 6-10-years. This is set against a backdrop of large volumes of new national policy direction from Government, and a reversal of the repeal and replacement of the Resource Management Act (RMA) with three separate pieces of new legislation. The current coalition Government has indicated its intention to replace the RMA in its term of Government. This is creating a lot of uncertainty and cost for us and our community while slowing down the review of the current resource management plans.
 - o The impact of these influencing factors on the Environmental Management activity, and the effect on the current scale and mode of delivery is discussed in detail in the Environmental Management Activity Management Plan.

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 - 2034

LEVELS OF SERVICE	PERFORMANCE MEASURE WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
We ensure the sustainable management* of the District's natural and physical resources, to protect and enhance our unique environment and promote healthy and safe communities.	The Council meets the Air Quality National Environmental Standard (NES). As measured at designated air quality monitoring site(s) for the previous calendar year.	Met NES, with 0 days where the limit in particulate matter was breached.	Meet the NES	Meet the NES	Meet the NES	Meet the NES
We ensure the sustainable management* of the District's natural and physical resources, to protect and enhance our unique environment and promote healthy and safe communities.	Swimming beaches and rivers are suitable for contact recreation, all or most of the time.	Fine weather samples: 94.5%	Fine weather: 98%	Fine weather: 98%	Fine weather: 98%	Fine weather: 98%
	As measured using samples from our core sampling sites.	All weather samples: 93.4%	All weather: 92%	All weather: 92%	All weather: 92%	All weather: 92%
We ensure the sustainable management* of the District's natural and physical resources, to protect and enhance our unique environment and	All active dairy farms in the district receive at least one inspection/audit for compliance with the rules controlling dairy effluent disposal.	<i>New Measure</i>	100%	100%	100%	100%

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

LEVELS OF SERVICE	PERFORMANCE MEASURE WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
promote healthy and safe communities.						
We ensure the sustainable management* of the District's natural and physical resources, to protect and enhance our unique environment and promote healthy and safe communities.	An annual Operational Plan and Report is shared with the Council or a Committee meeting, as outlined in the Regional Pest Management Plan and the requirements of the Biosecurity Act.	17 November 2022	Plan and report provided to the Council.	Plan and report provided to the Council.	Plan and report provided to the Council.	Plan and report provided to the Council.
We provide a responsive and efficient process for assessing resource consent applications and ensuring compliance obligations are fairly and appropriately enforced.	At least 80% of survey respondents rate their satisfaction with Council's resource consent processing work as fairly satisfied or better.	52%	80%	80%	80%	80%
We provide a responsive and efficient process for assessing resource consent applications and ensuring compliance obligations are fairly and appropriately enforced.	Consent applications are processed within statutory timeframes (where they exist).	Notified consents: 71%	100%	100%	100%	100%
		Non-notified consents: 60%	100%	100%	100%	100%
		Limited notified consents: 30%	100%	100%	100%	100%

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

* **sustainable management** as defined in S5 of the Resource Management Act means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

KEY CHANGES TO ACTIVITY OR SERVICE

The Levels of Service from the previous 10-year plan have been retained without any significant changes. The first level of service has been amended slightly to make it more succinct, however, it essentially remains the same. The first performance measure has been removed:

“Residents’ satisfaction for those residents who are aware of the Council’s role in resource management policy and planning work, is measured by the annual residents’ survey.”

The rationale is that resident satisfaction with policy and planning *process* is not an indicator of whether we are achieving our objective of protecting and enhancing our unique environment and promoting healthy and safe communities.

Some performance measures which are considered part of standard day-to-day operations have been removed. Minor wording changes have been made so that levels of service and performance measures are more succinct and meaningful to the public. The previous measure regarding compliance of dairy farms has been updated to reflect the work that we do and what we have control over.

There are no other significant changes to how the Environmental Management activity will be managed since the Tasman 10-year Plan 2021 – 2031.

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Activity Management Plan. The most significant assumption and uncertainty for environmental management is that future budgets require a similar level of effort and resources to respond to the demands of this activity. With population growth and increasing demand over resource use, we expect a slow to medium level of increase in aggregate effort over the 10-year period.

INVESTMENTS

The following are key environmental management investments for the next 10-years. Note that these costs do not include staff time or overheads, which can be significant.

NAME	DESCRIPTION
Assisting with improved land management.	Managing the use and development of land resources including subdivisions, discharges, and land use.
Monitoring quality and quantity of our region’s water resources.	Monitoring the quality and quantity of our water resources, in the ground and in our rivers and streams. This is for both productive use and environmental protection, including flood management.
Compliance monitoring.	Investing in equipment to improve our monitoring of compliance

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

NAME	DESCRIPTION
Review and replacement of Tasman’s current Regional Policy Statement and Resource Management Plan.	This is a 6-10-year multi-million-dollar project to update the plans that is required by legislation.

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ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE ENVIRONMENTAL MANAGEMENT GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
13,171	General rates, uniform annual general charges, rates penalties	14,678	16,823	18,485	19,516	20,723	21,310	22,058	22,989	24,972	26,132	26,906
121	Targeted rates	120	106	102	87	48	12	12	12	12	12	13
3,164	Subsidies and grants for operating purposes	3,652	2,259	860	55	56	58	59	60	62	63	65
3,896	Fees and charges	3,660	4,157	4,479	4,600	4,730	4,853	4,974	5,099	5,221	5,346	5,474
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
763	Local authorities fuel tax, fines, infringement fees, and other receipts	692	822	1,013	1,019	1,025	1,030	1,156	1,162	1,167	1,053	1,059
21,115	Total operating funding	22,802	24,167	24,939	25,277	26,582	27,263	28,259	29,322	31,434	32,606	33,517
APPLICATIONS OF OPERATING FUNDING												
13,200	Payments to staff and suppliers	13,928	14,485	13,959	13,696	14,109	14,272	14,855	15,229	15,525	15,936	16,324
53	Finance costs	119	178	226	254	311	323	309	311	304	317	316
8,159	Internal charges and overheads applied	9,314	10,212	10,825	10,985	11,459	11,928	12,509	13,174	14,939	15,627	16,096
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
21,412	Total applications of operating funding	23,361	24,875	25,010	24,935	25,879	26,523	27,673	28,714	30,768	31,880	32,736
(297)	Surplus/(deficit) of operating funding	(559)	(708)	(71)	342	703	740	586	608	666	726	781
SOURCES OF CAPITAL FUNDING												
0	Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
917	Increase (decrease) in debt	899	1,303	474	383	277	29	7	168	278	223	39
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
917	Total sources of capital funding	899	1,303	474	383	277	29	7	168	278	223	39

ENVIRONMENTAL ASSURANCE - ENVIRONMENTAL MANAGEMENT

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
150	- to improve the level of service	110	109	233	236	281	166	99	318	324	416	225
185	- to replace existing assets	218	702	338	482	526	417	294	244	392	289	335
285	Increase (decrease) in reserves	12	(216)	(168)	7	173	186	200	214	228	244	260
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
620	Total applications of capital funding	340	595	403	725	980	769	593	776	944	949	820
297	Surplus/(deficit) of capital funding	559	708	71	(342)	(703)	(740)	(586)	(608)	(666)	(726)	(781)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

PUBLIC HEALTH AND SAFETY**OUR GOAL**

We aim to provide cost effective and sustainable Public Health and Safety that meets a high standard of safety, design, and operation with minimum negative impact and public nuisance. Our provision of a good regulatory service aims to ensure permit and licensing systems are administered fairly and efficiently and, in a way, that will protect and enhance our unique environment, promote healthy and safe communities, and support business and enterprise.

We also aim to provide excellent customer service in providing information on development and other opportunities.

WHAT WE DO

We provide advice and discharge statutory functions in the areas of public health, building, environmental health (including liquor licensing, food safety), hazardous substances, animal control, civil defence and emergency management, parking control and maritime safety. It involves assessing and processing permit and registration applications, the administration of bylaws, and associated monitoring and enforcement action.

WHY WE DO IT

The work we do keeps people and their properties safe and protects them from nuisance, whilst enabling people to carry out activities in a manner that does not affect their safety or the safety of others. We regulate people's activities so that the use of public areas is available in a fair and equitable manner.

Our processing of consent applications and undertaking of inspections ensures accordance and compliance with the various statutory requirements and we undertake enforcement where necessary to ensure compliance with statutory obligations.

Our work in Civil Defence Emergency Management (CDEM) helps build a self-reliant community that has reduced vulnerabilities to emergency events and has the ability to respond and recover.

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	<p>We protect our community's health and well-being by ensuring standards are met for construction, food safety, and registered premises operation. We also respond and enforce alcohol sale and consumption, and dogs and stock, so as not to adversely affect our community's quality of life.</p> <p>Our civil defence and emergency management system promotes safety of people and a resilient community.</p> <p>We ensure recreational boating is safe, keeping Tasman special.</p>	<p>Various actions and decisions may result in negative media coverage that may be regarded as being a negative effect. In such cases, we will manage this risk by properly assessing options and implications to justify our decisions.</p> <p>Compliance and enforcement activities can generate both positive and negative responses within the community.</p>
	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed.	We ensure buildings are well constructed, safe and weather-tight, leading to living environments that are people-friendly, and accessible to all.	
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Our regulatory practices are good and contribute to the economic well-being in our community.	<p>Various actions and decisions may result in negative media coverage that may be regarded as being a negative effect. In such cases, we will manage this risk by properly assessing options and implications to justify our decisions.</p> <p>Compliance and enforcement activities can generate both positive and negative responses within the community.</p>

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We ensure that time-restricted parking facilities are available for the public to access urban retailers and services.	The costs of providing the public benefit component of the service increases to reflect changes in legislation and community expectation.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	<p>We have an effective education and dog control programme, limiting negative effects on native fauna.</p> <p>We remove abandoned vehicles, preventing damage to our environment.</p>	<p>Various actions and decisions may result in negative media coverage that may be regarded as being a negative effect. In such cases, we will manage this risk by properly assessing options and implications to justify our decisions.</p> <p>Compliance and enforcement activities can generate both positive and negative responses within the community.</p>
Cultural Well-being	<p>Our communities have opportunities to celebrate and explore their heritage, identity and creativity.</p> <p>Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.</p>	<p>We provide safety support to events, such as waka racing and classic boats, assisting the community to hold safe heritage events.</p> <p>We encourage residents to make civil emergency preparations, including arrangements to cope in the face of climatic or natural hazard events.</p> <p>We work with Maritime NZ to provide a maritime oil response service.</p>	

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

KEY ISSUES

Key issues facing the Public Health and Safety activity are:

- **Population and economic growth, and demographic change** – Population growth places demands on the services we provide. Over time we may require extra resources or change systems to cope with additional activity and demand for these services. The predicted increase in the median age of residents will result in more people being at their residences during the day. This will likely result in more complaints about issues such as noise and other nuisance from neighbours. We have developed a robust growth model to forecast residential and business demands and opportunities to supply the level of demand expected.
- **Changes in community expectations** – Some members of our community want us to undertake more work in this area, however others want less regulation and control. Changing expectations may lead to a need to increase or decrease levels of service. Movement of urban populations into rural areas may have a significant effect on service expectations e.g., reduced tolerance and reverse sensitivities.
- **Changes in legislation and policies** – These can be driven by government legislation or policy, or by changes in our organisation policies.
- **Changes in the environmental risk profile** – Changing weather patterns or the occurrence of natural hazards will affect our work, particularly in the civil defence and building assurance activities. Climate change, causing sea level rise, which in turn can raise the groundwater table affecting subdivisions and existing properties.
- **Industrial practices and technological change** – Both industrial practices and technological change have the ability to impact on the scope of services and the manner of delivery of our work. We do not expect any changes to have a significant effect on our activities in the medium term, although new construction methods may have some impact on building assurance activities.
- **Inability to recruit suitably qualified staff in technical roles** - Staff turnover has resulted in the need for fully qualified replacements, particularly in Building Assurance. Unfortunately, we have been unsuccessful in recruiting fully and now have had to employ trainees with limited capability due to inexperience. This results in reliance on contractors which results in significant cost.
- **Litigation risk relating to Swimming Pool barriers** – Due to increased litigation risk relating to swimming pool barriers we have undertaken training of our processing and inspector staff. Final inspection will be undertaken by the inspector and be accompanied by the pool inspector and therefore future three yearly audits will be complying.
 - o The impact of these influencing factors on the Public Health and Safety activity, and the effect on the current scale and mode of delivery is discussed in detail in the Public Health and Safety Activity Management Plan.

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
We provide building control services in a professional and timely manner, to ensure buildings are constructed in accordance with the New Zealand Building Code and therefore safe and healthy.	98% of applications for building consent are processed within statutory timeframes.	99%	98%	98%	98%	98%
We provide building control services in a professional and timely manner, to ensure buildings are constructed in accordance with the New Zealand Building Code and therefore safe and healthy.	98% of applications for code compliance certificates are processed within statutory timeframes.	99%	98%	98%	98%	98%
We provide building control services in a professional and timely manner, to ensure buildings are constructed in accordance with the New Zealand Building Code	The average time taken to process a Building Consent is 20 working days.	9 working days	20 working days	20 working days	20 working days	20 working days

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
and therefore safe and healthy.						
We provide building control services in a professional and timely manner, to ensure buildings are constructed in accordance with the New Zealand Building Code and therefore safe and healthy.	We maintain Building Consent Authority Accreditation.	Accreditation maintained	Accreditation maintained	Accreditation maintained	Accreditation maintained	Accreditation maintained
We provide building control services in a professional and timely manner, to ensure buildings are constructed in accordance with the New Zealand Building Code and therefore safe and healthy.	At least 80% of survey respondents rate their satisfaction with Council's building control work as fairly satisfied or better.	72%	80%	85%	85%	85%
We will provide an environmental health service that in association with other agencies, fosters the responsible sale	All alcohol licensing inspector reports for alcohol licence applications (excluding those with public objections or requiring	<i>New Measure</i>	100%	100%	100%	100%

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
and consumption of alcohol.	additional information from the applicant) are complete and submitted to the secretary of the District Licensing Committee within 15 working days following the conclusion of the public notification period.					
We will provide an environmental health service that ensures that food provided for sale is safe, free from contamination and prepared in suitable premises.	All food premises that are the responsibility of the Council to audit will be visited at the frequency required by the Ministry of Primary Industries (MPI).	100%	100%	100%	100%	100%
We will provide animal control services to minimise the danger, distress, and nuisance caused by dogs and wandering stock and to ensure all known dogs are recorded and registered.	All known dogs are registered or otherwise accounted for annually by 30 June.	100%	100%	100%	100%	100%

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
We will provide animal control services to minimise the danger, distress, and nuisance caused by dogs and wandering stock and to ensure all known dogs are recorded and registered.	We respond to high priority dog complaints within 60 minutes, 24 hours a day, seven days a week.	100%	100%	100%	100%	100%
A civil defence and emergency management system that is designed to promote the safety of people and a resilient community in the event that emergencies occur.	We will maintain a set number of ITF* intermediate level staff trained and available for emergency event management. *Integrated Training Framework	<i>New Measure</i>	110	110	110	110
We will provide Maritime Administration services to ensure Tasman's harbour waters are safe and accessible and that all known commercial vessel operators are licensed.	All known commercial vessel operators are licensed.	100%	100%	100%	100%	100%
We will provide parking control services to facilitate the public's	Compliance by not less than 85 out of every 100 vehicles parking in time-	85%	85%	85%	85%	85%

ENVIRONMENTAL ASSURANCE - PUBLIC HEALTH AND SAFETY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
access to urban retailers and services, respond to any misuse of disabled parking, and remove reported abandoned vehicles.	controlled areas within the Traffic Bylaw, based on an annual snap survey.					

ENVIRONMENTAL ASSURANCE – PUBLIC HEALTH AND SAFETY

KEY CHANGES TO ACTIVITY OR SERVICE

Our activities are primarily demand and legislation driven and therefore all changes are not obvious until the need arises.

Some performance measures have been adjusted to align with statutory timeframes. Due to difficulties in measuring controlled purchase operations for the detection of selling alcohol to minors, this measure has now been changed to reflect timely processing of alcohol licensing applications. A change has also occurred in how we measure performance in Civil Defence Emergency Management, from measuring customer satisfaction to ensuring we have enough trained staff to meet emergency event management needs.

The following are key changes for our Public Health and Safety activity since the 10-year plan 2031 -2031.

KEY CHANGE	REASON FOR CHANGE
Increased maritime policing of the district's waters	<p>The introduction of a large ship monitoring system to improve safety around such vessels anchoring in our waters is now possible. The marine Automatic Identification System, which tells us what ships over 500tn are in our waters is being accessed. Seabed surveys in three anchoring areas have been carried out and the areas set up. Fees and charges for this service have been included in the schedule.</p> <p>We are working with Nelson City Council to get a consistent “Top of the South” approach. Once we have Nelson City Council clarified, we will carry out a Section 82 Consultation with affected parties.</p>

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Tasman 10-year plan. The most significant assumptions and uncertainties for Public Health and Safety are:

- **Population Growth Exceeds expectations** - Most of our District’s population growth is driven by net migration, which is the least predictable component of population change. The growth strategy generally provides for enough development capacity to meet demand across the Tasman District for the ten years of this plan, as well as for future demand in later years. Should the need arise for additional resourcing, we will request such support.

ENVIRONMENTAL ASSURANCE – PUBLIC HEALTH AND SAFETY

- **Significant changes in Legislation put additional responsibilities on the Council which cannot be met** – We believe there is usually a reasonable amount of notice before legislation is changed, and if it does, we will seek additional resourcing as required.
- **Changes in customer expectations** - For example, urban populations moving into formerly rural areas increases complaints. Any time the community faces change, e.g., new legislation or new environments, there are some who struggle to adapt and anticipate we will be able to address their concerns. Through a process of education using media both social (Facebook, twitter etc.) and paper based (Newsline, local newspapers), we will endeavour to keep people informed and our actions will also reflect the realities of dealing with any complaints as they arise.
- **Significant unexpected staff turnover** - Most of our staff in this activity are technical specialists and would be difficult to replace at short notice. In some areas gaps could be covered by use of contractors, however, this is not always possible and can be expensive. If we were to have unexpected vacancies that we could not be covered, we would deal with work on a priority basis.

INVESTMENTS

The following are key public health and safety investments for the next 10-years.

NAME	DESCRIPTION
Alcohol control	Investment in our alcohol operating fees and bylaws work.
Freedom camping	Investment in our Freedom Camping enforcement costs and new signage.
Harbour Master building	Investing in the ongoing operations of the Harbour Master building complex in Motueka.
Building Control	Investment in our building assurance operations, consultancy, and equipment costs.
Public Health awareness	Investment in new Public Health awareness materials and training.
Parking Control	Meeting legal and consultancy fees.
Maritime Safety	In conjunction with Nelson City Council maintaining a fully trained response team to deal with any maritime oil spill events. Investment in regulatory maritime regulations consultancy and boat maintenance and repairs.
Animal Control	Ensuring adequate resource to meet Animal Control training costs and purchasing equipment.
Stock Control	Covering Stock Control consultancy fees.

ENVIRONMENTAL ASSURANCE – PUBLIC HEALTH AND SAFETY

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE PUBLIC HEALTH AND SAFETY GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
2,106	General rates, uniform annual general charges, rates penalties	2,574	2,666	2,127	2,038	2,211	2,218	2,399	2,561	3,403	3,566	3,700
0	Targeted rates	0	0	0	0	0	0	0	0	0	0	0
0	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
5,844	Fees and charges	7,081	8,135	8,825	9,092	9,366	9,638	9,905	10,180	10,450	10,726	11,009
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
812	Local authorities fuel tax, fines, infringement fees, and other receipts	783	957	1,080	1,099	1,119	1,138	1,157	1,177	1,196	1,216	1,236
8,762	Total operating funding	10,438	11,758	12,032	12,229	12,696	12,994	13,461	13,918	15,049	15,508	15,945
APPLICATIONS OF OPERATING FUNDING												
5,993	Payments to staff and suppliers	5,674	6,194	6,254	6,299	6,562	6,665	6,863	7,012	7,224	7,375	7,588
23	Finance costs	27	9	8	11	11	9	8	9	7	7	7
4,285	Internal charges and overheads applied	4,919	5,395	5,568	5,695	5,903	6,093	6,349	6,642	7,571	7,866	8,073
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
10,301	Total applications of operating funding	10,620	11,598	11,830	12,005	12,476	12,767	13,220	13,663	14,802	15,248	15,668
(1,539)	Surplus/(deficit) of operating funding	(182)	160	202	224	220	227	241	255	247	260	277
SOURCES OF CAPITAL FUNDING												
0	Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
(410)	Increase (decrease) in debt	(53)	(29)	64	(31)	(28)	(28)	37	(32)	(1)	(2)	(3)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0

ENVIRONMENTAL ASSURANCE – PUBLIC HEALTH AND SAFETY

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
(410)	Total sources of capital funding	(53)	(29)	64	(31)	(28)	(28)	37	(32)	(1)	(2)	(3)
APPLICATIONS OF CAPITAL FUNDING												
	Capital expenditure											
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
0	- to improve the level of service	0	0	0	0	0	0	0	0	0	0	0
45	- to replace existing assets	10	3	96	3	3	3	69	4	35	35	36
(1,994)	Increase (decrease) in reserves	(245)	128	170	190	189	196	209	219	211	223	238
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
(1,949)	Total applications of capital funding	(235)	131	266	193	192	199	278	223	246	258	274
1,539	Surplus/(deficit) of capital funding	182	(160)	(202)	(224)	(220)	(227)	(241)	(255)	(247)	(260)	(277)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

ENGINEERING

ENGINEERING

The Engineering section is broken down into seven groups of related activities:

- Transportation
- Coastal Assets
- Water Supply
- Wastewater
- Stormwater
- Waste Management and Minimisation
- Rivers

The 10-year operating budgets for the Engineering activities are outlined in the following table along with the 2023/2024 budgets for comparison.

	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
Community Infrastructure											
Transportation, Roads and Footpaths	16,716	19,370	20,246	21,048	21,881	22,470	22,466	22,635	23,224	23,347	23,549
Coastal Assets	355	622	343	248	396	263	408	266	423	283	434
Water Supply	18,321	18,039	19,172	19,841	20,763	21,600	21,871	22,326	22,665	22,790	22,458
Wastewater	11,257	10,016	11,262	11,571	12,465	13,346	14,458	15,820	17,431	20,206	24,199
Stormwater	3,423	3,997	4,337	4,708	4,996	5,168	5,004	5,150	5,597	6,069	6,153
Waste Management and Minimisation	12,453	10,519	10,841	11,249	11,654	11,784	11,976	12,096	12,972	14,69	15,043
Rivers	3,266	3,840	4,218	4,385	4,568	4,740	4,755	4,907	5,076	5,241	5,334
Total Costs	65,791	19,992	20,589	21,296	22,277	22,733	22,874	22,901	23,647	23,630	23,983

Details of each of these groups of activities are outlined in the following pages. These pages cover the activity goal, what we do in relation to each activity group, why we do it, the contribution of the activities to the community outcomes, any key issues, how we will measure our performance, any assumptions we have made, and a snapshot of our key projects over the next 10-years.

TRANSPORTATION

The Transportation activity area manages how the Council's Transportation activity and associated assets in an efficient, costs effective and sustainable manner.

OUR GOAL

Our goal is to provide cost effective and sustainable Transport services that enable people and goods to get to where they need to go, within communities and around the District, safely and efficiently.

WHAT WE DO

The Council manages a range of transportation services and assets to facilitate transport in the Tasman District, ranging from routine removal of debris through to planning, designing, and constructing major infrastructure.

We provide public transport services, and provide, manage, and maintain transport infrastructure, including roads, footpaths, cycleways, carparks, public transport infrastructure to enable people and goods to get to where they need to go safely and efficiently.

The transport assets include 1000kms of sealed roads, 700kms of unsealed roads, 547 bridges, 10,000 culverts, 300kms of footpaths, 180kms of cycleways/shared paths, and 3800 streetlights.

WHY WE DO IT

Providing a transport network, facilities and services is one of our core activities and something we have always provided. Our transport activity provides many public benefits and the community consider it to be beneficial and necessary. We undertake the planning, implementation, and maintenance of the transport network to assist promoting economic, social, environment, and cultural well-being of our District's communities.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	We ensure the District has a safe and resilient transport.	Road users could be involved in crashes, causing damage, injury, or death. Vehicle emissions can cause respiratory illness and death. The noise created by vehicles can have detrimental health impacts on nearby residents.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed.	We aim to provide a transport network that is safe to use and accessible to all.	Busy roads can act as barriers, limiting accessibility for pedestrians and cyclists, particularly those with limited mobility. Street lighting can spill beyond the immediate area and onto neighbouring properties. Air quality can be adversely affected by dust from vehicles travelling on unsealed roads.
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	We ensure our transport network is maintained to enable access to social, educational and recreational activities.	Busy roads can act as barriers, limiting accessibility for pedestrians and cyclists, particularly those with limited mobility.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	We provide a transport system that enables movement of goods and services and employment which enables the economy to thrive and grow.	Increasing traffic volumes may result in vehicle congestion. Traffic congestion causes delays to the road users and has the potential to affect the cost of freight and services.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We consider the immediate and long-term costs and benefits when making investment decisions for our transport network.	

ENGINEERING - TRANSPORTATION

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	<p>We routinely sweep roads, clean sumps, remove litter and enhance fish passages.</p> <p>We are committed to strengthening partnerships with iwi and Māori of Te Taihū and providing opportunities for Māori involvement in decision-making processes in a meaningful way.</p> <p>We work alongside a variety of stakeholders and partners to share knowledge and views, make the most of resources and achieve shared goals.</p> <p>Our Significance and Engagement Policy is designed to guide expectations of the relationship we have with the Tasman community.</p>	<p>Vehicles using the road network produce greenhouse gas emissions.</p> <p>Discharges from motor vehicles could diminish water quality in nearby streams from surface water run-off from roads.</p> <p>The provision of roads and transportation services could affect historic and wahi tapu sites.</p>
Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.			

KEY ISSUES

Key issues facing the Transportation activity are:

- **Deterioration of road networks and resilience** – Traffic growth combined with reducing maintenance spend has resulted in a growing deterioration in the condition of our transport network. We have planned for a constrained increase in funding for maintenance and renewals.
- **Congestion and delays and Environmental impacts** – Vehicle kilometres travelled (VKTs) have increased by over 40% over the past twenty years resulting in growing congestion, delays, and queues in certain locations, particularly state highways, local arterial and collector roads. Alongside this the vehicle use in our District is growing faster than our population growth which is leading to increased greenhouse gas and other harmful emissions and discharging heavy metals and harmful substances into water ways. To help address this we will continue active and public transport improvements as outlined in the Richmond Programme Business Case. Many of these are included in the Streets for People and Transport Choices programs. This will include carrying out several initiatives including expanding bus services, maintaining the Streets for People projects, repairing and providing new footpaths.
- **Safety** – In order to help reduce transport crashes and improve safety across our transport network we improve infrastructure at locations with high crash rates. We will also implement several initiatives identified in the Nelson Tasman Speed Management Plan and continue providing road safety promotion events like Ride Forever motorcycle training, driver licence programs, cycle education, speed, fatigue and distraction awareness campaigns.

The impact of these influencing factors on the demand for transportation and the effect on the current scale and mode of delivery is discussed in detail in the Transportation Activity Management Plan.

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW WE WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 - 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Safety Our transportation network is becoming safer for its users.	The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network, expressed as a number. (DIA Mandatory Measure 1)	-1 (From 16 to 15)	<0	<0	<0	<0
Safety Our transportation network is becoming safer for its users.	Proportion of residents who perceive the road environment to be safe, for each mode. As measured through the annual residents' survey. (Custom Safety Measure)	Vehicles:83% Cycling:46% Walking: 72%	Vehicles: 70% Cycling: 70% Walking: 70%	Vehicles: 70% Cycling: 70% Walking: 70%	Vehicles: 70% Cycling: 70% Walking: 70%	Vehicles: 70% Cycling: 70% Walking: 70%
Accessibility Our transportation network enables the community to choose from various modes of travel.	The annual growth in use of cycle routes exceeds specified levels. Measured using daily cycle counts on selected routes per capita.	-0.38%	Per capita measure increasing	Per capita measure increasing	Per capita measure increasing	Per capita measure increasing

ENGINEERING - TRANSPORTATION

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
<p>Accessibility</p> <p>Our transportation network enables the community to choose from various modes of travel.</p>	<p>The annual growth in use of passenger transport exceeds specified levels.</p> <p>Measured using annual boarding per capita (Nelson and Tasman).</p>	+41%	Per capita measure increasing	Per capita measure increasing	Per capita measure increasing	Per capita measure increasing
<p>Value for money</p> <p>Our transportation network is maintained cost effectively and whole of life costs are optimised.</p>	<p>The percentage of sealed local road that is resurfaced each financial year.</p> <p>(DIA Mandatory Measure 3)</p>	3.2%	5% - 7%	5% - 7%	5% - 7%	6% - 8%
<p>Amenity</p> <p>The travel quality and aesthetics of our transportation network is managed at a level appropriate to the importance of the road and satisfies</p>	<p>The percentage of footpaths within the Tasman District are maintained to a condition of fair or better.</p> <p>As measured through the triennial footpath condition rating survey.</p> <p>(Mandatory measure 4)</p>	2023 survey results not available at time of writing	No survey planned	No survey planned	≥95%	No survey planned

ENGINEERING - TRANSPORTATION

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
The Community's expectations.	The proportion of travel undertaken on the sealed road network meets the specified comfort levels. Known as Smooth Travel Exposure (STE). ¹ (DIA Mandatory Measure 2)	Arterial 81%	Arterial ≥ 85%	Arterial ≥ 85%	Arterial ≥ 85%	Arterial ≥ 95%
		Primary Collector 92.3%	Primary Collector ≥ 90%	Primary Collector ≥ 90%	Primary Collector ≥ 95%	Primary Collector ≥ 95%
		Secondary Collector 93.5%	Secondary Collector ≥ 95%	Secondary Collector ≥ 95%	Secondary Collector ≥ 95%	Secondary Collector ≥ 95%
		Access 93.0%	Access (LV) ≥ 90%	Access (LV) ≥ 90%	Access ≥ 90%	Access ≥ 90%
		Low Volume 94.5%			Access (LV) ≥ 90%	Access (LV) ≥ 90%
	Residents are satisfied with the Council's roads and footpaths in the District.	Roads: 45%	Roads ≥ 70%	Roads ≥ 70%	Roads ≥ 70%	Roads ≥ 70%
		Footpaths: 68%	Footpaths ≥ 70%	Footpaths ≥ 70%	Footpaths ≥ 70%	Footpaths ≥ 70%
						Cycle paths ≥ 70%

¹ Smooth travel exposure is defined as the proportion of vehicle kilometres travelled on roads with roughness below the following thresholds. As reported through RAMM, based on traffic count and roughness survey data.

ENGINEERING - TRANSPORTATION

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
	As measured through the annual residents' survey. (Custom Amenity Measure)	Cycle paths: 68%	Cycle paths ≥ 70%	Cycle paths ≥ 70%	Cycle paths ≥ 70%	
	Customer Service Requests relating to the transportation network and activities are completed on time. ² (DIA Mandatory Measure 5)	94%	≥ 90%	≥ 90%	≥ 90%	≥ 90%

² As measured by the maintenance contractor's compliance with fault response time requirements (using RAMM Contractor), and the percentage of requests assigned to Council staff which are attended to within 5 days (using NCS).
One Network Road Classification Safety – PM7.

KEY CHANGES TO ACTIVITY OR SERVICE

Technical details of the performance measures are now being included in footnotes instead. Some targets have been adjusted to be more aspirational, and one measure has been removed as it was very similar to one of the mandatory measures.

There was an increased emphasis on public and active transport in the three years from 2021 to 2024.

The Streets for People and Transport Choices programmes were Central Government initiatives which enabled us to obtain subsidies of up to 95% for walking and cycling infrastructure projects. A number of projects identified in the walking and cycling strategy were brought forward and supported through these programmes.

In addition, 2023 saw a significant change in public transport provision which was achieved in partnership with Nelson City Council. These routes were extended to Berryfields and Richmond South, new routes were added to Motueka and Wakefield, bus frequency was increased, and electric buses were introduced.

We have generally met the Levels of Service measured outlined in the Tasman 10-year plan 2021-2031 with some exceptions.

The annual growth in the use of cycle routes decreased by 0.38% in 2022 and 2023. This is likely to be due to construction occurring to a number of new cycle routes which may have discouraged some cyclists.

Due to financial constraints, we have not been able to meet the target percentage of sealed road being resurfaced for several years. Because of this we have also not been able to meet Smooth Travel Exposure targets and renewals as outlined in the Tasman 10-year plan 2021-2031.

The May 2023 resident survey findings showed a significant decline in customer satisfaction with transport activities since 2022.

The following are key changes for our transportation activity since the LTP 2021- 2031.

ENGINEERING - TRANSPORTATION

KEY CHANGE	REASON FOR CHANGE
<p>Safety</p> <p>Performance Measure:</p> <p>There is a downward trend in the number of serious and fatal injury crashes occurring on our road network.</p>	<p>This measure is very similar to the mandatory measure of the number of fatalities and serious injury crashes and serious injury crashes reducing.</p> <p>Therefore, we will continue to monitor this internally but not to report on this in the Tasman 10-year plan 2024-2034.</p>
<p>Amenity</p> <p>Performance Measure (Previous):</p> <p>The proportion of travel undertaken on the sealed road network meets the specified comfort levels. Known as Smooth travel Exposure (STE). Smooth Travel Exposure is defined as the proportion of vehicle kilometers travelled on roads with roughness below the following thresholds. AS reported through RAMM, based on traffic count and roughness survey data.</p> <p>(Mandatory Measure 2)</p> <p>Performance Measure:</p> <p>Residents are satisfied with the Council's roads and footpaths in the District. As measured through the annual resident's survey.</p>	<p>This has changed to read:</p> <p>The proportion of travel undertaken on the sealed road network meets the specified comfort levels. Known as Smooth Travel Exposure.</p> <p>The definition is now outlined as a footnote.</p> <p>The general status quo for this measure is retained but the cycle path sub target has been increased</p>

ENGINEERING - TRANSPORTATION

KEY CHANGE	REASON FOR CHANGE
<p>Performance Measure:</p> <p>Previous:</p> <p>Customer Service requests relating to the transportation network and activities are completed on time.</p> <p>As measured by the Maintenance Contractor's compliance with fault response time requirements (using RAMM Contractor) and the percentage of requests assigned to Council staff which are attended to within five working days (using NCS).</p> <p>One Network Road Classification Safety -PM7 Mandatory Measure five)</p> <p>current:</p> <p>Customer Service requests relating to the transportation network and activities are completed on time.</p>	<p>from 20% to 70% to align with targets for footpaths and road targets and considering Audit NZ feedback. The previous 20% was not considered meaningful.</p> <p>The details regarding this Performance Measure will be included in a footnote as needed.</p>

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made several assumptions in preparing the Transport Activity Management Plan and the most significant assumptions and uncertainties are outlined below.

- Whilst we assume our District will experience ongoing population growth over the next 30 years but that the rate of growth will slow down over time, we do know that forecasting growth is inherently uncertain and involves many assumptions. The actual growth will vary depending on actual birth and death rates, as well as net migration. If the District's growth varies significantly from what was forecast, it could impact on our plans. If growth is higher than forecast additional infrastructure including transport provision, could be required.

ENGINEERING - TRANSPORTATION

- We have assumed that transport projects will receive subsidy or third party contributions at anticipated levels. This assumes our full eligible program will be funded by Waka Kotahi's/New Zealand Transport Agency, National Land Transport Fund to the 51% subsidy level. The new 2023 Government is yet to confirm this subsidy. If this anticipated funding is not received it is likely that transport projects may be deferred which could impact levels of service.
- Continued greenhouse gas emissions will cause further warming and changes in all parts of the climate system. The level of continued emissions of greenhouse gases and the effectiveness of worldwide efforts to reduce them are not known at present. As such the timing and full extent of climate change impacts are uncertain. We have assumed it is not possible to reduce mid-century warming and that because of climate change, natural disasters will occur with increasing frequency and intensity. It is likely that low lying land across our District will be inundated from the sea, and that damage to our infrastructure, including transport networks, will increase. Should a significant natural hazard occur our wider program of work would be superseded by recovery works.
- The Climate Change Commission (He Pou a Rangi) has identified actions needed to reach net carbon zero emissions by 2050, and it is recognised that under current policy settings, New Zealand is unlikely to reach this 2050 target. We have assumed that reductions plans, or legislation would require faster adoption of zero emissions vehicles, public transport and active transport. We have planned for this but recognise more significant actions may be needed.

INVESTMENTS

The following are key transportation investments for the next 10-years.

NAME	DESCRIPTION
Sealed road resurfacing and rehabilitation	Resurfacing and rehabilitation of sealed roads and pavements
Bridge renewals	Renewal of subsidised road bridges
Cycle path resurfacing	Resurfacing of subsidised cycleways
Traffic services	Renewal of road signs and streetlights
Road safety improvements	Addressing emerging road safety issues, including hazards adjacent to high speed roads
McShane/Lower Queen Street intersection upgrade	Upgrade of the intersection at McShane Road and Lower Queen Street to cater for residential and commercial growth in Richmond West
Speed Management Plan	Implementation of the Speed Management Plan

ENGINEERING - TRANSPORTATION

NAME	DESCRIPTION
New and rehabilitation of footpaths	District wide footpath renewal along with new and shared footpaths
Seaton Valley Road improvements	Road improvements in Seaton Valley to cater for new residential zoning
New Residential greenways (Richmond, Wakefield, Mapua, Motueka)	Creation of new slow speed residential areas in townships
District Land purchases	District wide land purchase for transport improvements
Lower Queen Street widening	Improvement to Lower Queen Street to cater for traffic associated with commercial and residential development
Rural Development, road improvements	Improvements to rural roads to cater for rural residential growth
Bird Lane improvements	Improvements to the Bird Lane including SH6 intersection to enable projected residential growth
McShane Road upgrade 2021	Road improvement to align with adjacent residential development

ENGINEERING - TRANSPORTATION

FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE TRANSPORTATION GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
13,476	General rates, uniform annual general charges, rates penalties	16,043	17,914	19,557	21,538	23,705	25,848	28,015	28,321	29,579	29,674	29,749
0	Targeted rates	0	0	0	0	0	0	0	0	0	0	0
10,509	Subsidies and grants for operating purposes	6,629	7,818	8,185	8,469	8,788	9,085	9,258	9,468	9,757	9,925	10,141
201	Fees and charges	158	175	188	193	198	203	209	214	219	224	230
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
1,229	Local authorities fuel tax, fines, infringement fees, and other receipts	1,097	1,183	1,351	1,373	1,395	1,417	1,438	1,460	1,482	1,504	1,526
25,415	Total operating funding	23,927	27,090	29,281	31,573	34,086	36,553	38,920	39,463	41,037	41,327	41,646
APPLICATIONS OF OPERATING FUNDING												
19,356	Payments to staff and suppliers	12,520	14,654	15,352	15,884	16,384	16,939	17,252	17,634	18,174	18,475	18,869
1,430	Finance costs	1,583	1,773	1,795	1,863	2,040	1,821	1,412	1,021	592	204	(166)
2,261	Internal charges and overheads applied	2,613	2,943	3,099	3,301	3,457	3,710	3,802	3,980	4,458	4,668	4,846
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
23,047	Total applications of operating funding	16,716	19,370	20,246	21,048	21,881	22,470	22,466	22,635	23,224	23,347	23,549
2,368	Surplus/(deficit) of operating funding	7,211	7,720	9,035	10,525	12,205	14,083	16,454	16,828	17,813	17,980	18,097
SOURCES OF CAPITAL FUNDING												
6,640	Subsidies and grants for capital expenditure	25,840	7,772	12,890	10,081	8,214	8,655	9,137	9,657	9,964	10,158	9,973
1,073	Development and financial contributions	1,150	765	765	765	845	831	831	831	617	617	1,001

ENGINEERING - TRANSPORTATION

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
97	Increase (decrease) in debt	(173)	1,120	1,150	(1,140)	(3,009)	(4,806)	(7,345)	(7,135)	(7,765)	(7,236)	(8,233)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
7,810	Total sources of capital funding	26,817	9,657	14,805	9,706	6,050	4,680	2,623	3,353	2,816	3,539	2,741
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
1,285	- to improve the level of service	639	721	736	889	909	929	949	969	929	947	965
12,344	- to replace existing assets	32,370	15,985	25,064	19,791	18,267	16,854	17,616	18,842	19,588	23,187	19,283
(3,451)	Increase (decrease) in reserves	1,019	671	(1,960)	(449)	(921)	980	512	370	112	(2,615)	590
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
10,178	Total applications of capital funding	34,028	17,377	23,840	20,231	18,255	18,763	19,077	20,181	20,629	21,519	20,838
(2,368)	Surplus/(deficit) of capital funding	(7,211)	(7,720)	(9,035)	(10,525)	(12,205)	(14,083)	(16,454)	(16,828)	(17,813)	(17,980)	(18,097)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

COASTAL ASSETS

OUR GOAL

We aim to ensure access to the sea can be enjoyed by all whilst managing the effects of the sea on property.

WHAT WE DO

We own, provide, maintain, and improve coastal assets (wharves, jetties, boat ramps, associated buildings and foreshore protection walls) on behalf of our ratepayers, as well as provide navigational aids to help safe use of coastal waters. As part of the coastal assets' activity, we protect our property and work with the community on private property.

Some of the assets managed by this group of activities include:

- Ownership and management of wharves at Riuwaka and Māpua.
- Jetties, boat ramps, navigational aids and moorings.
- Coastal protection works at Ruby Bay and Mārahau.
- Navigation aids associated with harbour management.

Port Tarakohe is not a part of this group of activities. It is included in the Council Enterprises group.

WHY WE DO IT

Coastal assets have significant public value, enabling access to and use of coastal areas for commercial, cultural, and recreational purposes. The Council ownership and management of coastal assets ensures they are retained for our community, enhances community well-being, and improves our District's coastal commercial and recreational assets. We are responsible, as a Regional Authority, for the management of coastal assets we own or that have no other identifiable owner. Therefore, we plan, implement, and maintain coastal assets across the District in accordance with legislative requirements.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive, and resilient.	Coastal assets provide recreational opportunities to improve health and well-being. Coastal protection assets and services provide protection for residents and community resilience from storm events.	Loss of Life: Either through extreme waves or associated debris, injury and death may result from storm events.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.	We ensure our built environments are functional, pleasant, and safe. Coastal assets are operated without causing public health hazards and provide attractive recreational and commercial facilities.	The structures may appear visually out of character with the coastal environment. There may be increased traffic and noise from both commercial and recreational users of coastal facilities.
Social Well-being	Our communities have access to a range of social, cultural, educational, and recreational facilities and activities.	Coastal protection seeks to preserve reserves and other recreational activities from erosion of the ocean for the benefit of our whole community.	Localised flooding and erosion may occur in built up areas and cultural sites and affect the well-being of the general community.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Tourism is, and will continue to play, a large part in our District. Access to the water and to recreational/commercial activities will be key to its continued growth.	Economic: Localised flooding can have significant immediate and ongoing economic consequences on local business.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We provide commercial and recreational facilities to meet community needs at an affordable level, contributing to the growth and prosperity of our District. The facilities are also managed sustainably.	The cost of providing the services will vary significantly depending on storm events.

ENGINEERING – COASTAL ASSETS

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	We manage coastal assets, so their impact does not affect the health and cleanliness of our environment.	There may be changes to the natural coastal process due to the placement of coastal assets. This may include loss of natural sand dunes.
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity.	Travelling by sea is a large part of the history of our District. Many of our remaining coastal assets have a connection with our history of moving people and goods between the sea and land. This activity preserves many of these historical structures.	Coastal assets may affect wahi tapu sites relating to local iwi.
Cultural Well-being	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.	We provide expertise and guidance to our community to assist with problems along our coastal environment.	Lack of effective consultation may result in detrimental impacts relating to iwi and community interests

KEY ISSUES

Key issues facing the Coastal Structures activity are:

- **Managing Coastal Hazards with Coastal Protection Structures** - The demand for new or upgraded coastal protection structures is influenced by a range of factors, including urban development, the extent and rate of coastal erosion, and potential inundation from sea level rise associated with climate change. One of the core uncertainties facing our work is how we should respond to long-term sea level rise and the escalation of coastal hazards. Considering this uncertainty, we have adopted an interim coastal protection policy to maintain our existing Council-owned structures but not to provide any new structures or increased level of protection at existing structures. This interim approach maintains current levels of service while our teams develop resource management policies to manage growth and risk in coastal hazard areas, in tandem with emerging Central Government policy on natural hazard decision-making.
- **Boat Facilities** - Boating is a highly popular recreation activity in the District, with over 67 boat access locations along our coast. However, access to the water can be difficult, in part due to the high tidal range (3.5 to 4.0 metres), to the relatively shallow bays along Tasman coast, and to the variable size and quality of available boat launch facilities: for example, approximately 50% of the 67 boat access locations are unformed, 50% are beach-access only, and 75% are suitable for dinghies and small boats only. The existing higher-capacity launch facilities at Nelson, Motueka, and Kaiteriteri are very busy at peak times and have car/trailer parking capacity issues.
- **Public Safety around Council-Owned Coastal Structures** - Coastal structures are often a focal point for recreational activities along our coastlines, and where we own the structure our aim is to make them safe for the public to use. This could mean installing information and warning signage, or ensuring the structures are maintained in good operable condition.
- The Tasman area is also home to many marine structures that we do not own but are of high interest to parts of our community (as a vessel mooring, or for aesthetic or photographic opportunities) and also pose a potential safety risk to the general public. Many of these are derelict structures that have been abandoned and have deteriorated to a point that they post a navigational or safety hazard, and most have not been formally identified in any asset register. Legal advice is that the Department of Conservation (DOC) should have responsibility for these abandoned structures.
- **The state of asset data and communication**- currently there is no single database of all the Council owned coastal assets and there is also limited visual representation of both public and private assets to assist staff and the public.

The impact of these influencing factors on the Coastal Assets activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Coastal Assets Activity Management Plan.

ENGINEERING – COASTAL ASSETS

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW WE WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 - 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Protection The Council maintains the existing level of coastal protection for our communities.	The Council-owned coastal erosion structures are maintained to a standard ¹ that fulfils their intended purpose.	100%	100%	100%	100%	100%
Safety The Council Coastal Structures are safe for the public to use	The Council Structures that are intended for public use, are maintained to a safe level to allow prudent use by the general public. Percentage of structures deemed 'safe' are measured through a routine annual inspection.	100%	100%	100%	100%	100%

1. Tasman District Council employs experienced coastal engineers with sufficient expertise to assess the condition and performance of coastal erosion structures. During the 2024/2025 year we will develop a comprehensive listing of the intended purpose of Council-owned coastal erosion structures to inform this level of service for inclusion in the Coastal Assets AMP by June 2025. The condition of coastal assets will be assessed against the purpose stated in this list on an annual basis.

KEY CHANGES TO ACTIVITY OR SERVICE

The Levels of Service from the previous Tasman 10-year plan have largely been retained, but with changes that reflect the reducing capacity we have to maintain structures in the face of rising sea-levels and other climate change impacts.

The other key change for the Coastal Assets activity since the LTP 2021 – 2031 is that a decision was made by the Council on the future Boat Ramp funding and the capital allocation of \$700,000 for a *New Tasman Bay Boat Access Facility* (ID 16005) was converted to an operational cost grant (ID 12008) to the Māpua Boat Ramp Trust.

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the 10-year plan. The most significant assumptions and uncertainties for coastal assets are:

- Extreme weather events and associated flood and erosion impacts can happen at any time and their occurrence may differ from what is expected. When large events happen more frequently, this may trigger higher expectations from our community to provide a higher level of service. This requires more funding than has been budgeted for.
- We cannot predict when and where extreme weather events will occur, or the damage that may be done. During large events, there is a risk that coastal assets could be damaged. The annual budgets allow for clean-up and repair which should be sufficient for most events. The Council also has an emergency fund to cover the costs associated with more significant damage. We have assumed that if damaging events occur, there will be enough funds available to undertake repairs, whether it is through accessing budgeted funds, reprioritisation of other maintenance activities, or increasing borrowing.

INVESTMENTS

The following are key coastal asset investments for the next 10-years.

NAME	DESCRIPTION
Torrent Bay sand replenishment and planting	Maintaining sand and plantings as a barrier to limit erosion in Torrent Bay
Maintenance of sea walls, wharves, and jetties	Maintaining existing coastal assets Extension of the rock revetment and sand replenishment at Mārahau to avoid erosion of the footpath.
Boat access improvements	Improvements of Mapua boat launching facilities to support access to Tasman Bay
Maintenance of navigational aids	Maintaining existing navigation aids

ENGINEERING – COASTAL ASSETS

FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE COASTAL ASSETS GROUP OF ACTIVITIES

Actual 2023 \$000	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING											
26 General rates, uniform annual general charges, rates penalties	56	125	154	194	366	401	401	385	425	430	426
69 Targeted rates	71	70	68	66	65	63	52	18	18	18	18
0 Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
0 Fees and charges	0	0	0	0	0	0	0	0	0	0	0
0 Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
7 Local authorities fuel tax, fines, infringement fees, and other receipts	7	7	9	9	9	9	9	9	9	9	9
102 Total operating funding	134	202	231	269	440	473	462	412	452	457	453
APPLICATIONS OF OPERATING FUNDING											
179 Payments to staff and suppliers	267	508	248	120	260	127	274	132	285	137	296
14 Finance costs	14	14	16	36	34	25	16	9	3	(4)	(11)
23 Internal charges and overheads applied	74	100	79	92	102	111	118	125	135	150	149
0 Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
216 Total applications of operating funding	355	622	343	248	396	263	408	266	423	283	434
(114) Surplus/(deficit) of operating funding	(221)	(420)	(112)	21	44	210	54	146	29	174	19
SOURCES OF CAPITAL FUNDING											
0 Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
0 Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
(60) Increase (decrease) in debt	(91)	(18)	509	(134)	(134)	(166)	(153)	(105)	(136)	(135)	(134)
0 Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0 Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0 Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0

ENGINEERING – COASTAL ASSETS

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
(60)	Total sources of capital funding	(91)	(18)	509	(134)	(134)	(166)	(153)	(105)	(136)	(135)	(134)
APPLICATIONS OF CAPITAL FUNDING												
	Capital expenditure											
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
0	- to improve the level of service	0	0	0	0	0	0	0	0	0	0	0
(12)	- to replace existing assets	213	73	641	5	5	5	5	5	5	6	6
(162)	Increase (decrease) in reserves	(525)	(511)	(244)	(118)	(95)	39	(104)	36	(112)	33	(121)
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
(174)	Total applications of capital funding	(312)	(438)	397	(113)	(90)	44	(99)	41	(107)	39	(115)
114	Surplus/(deficit) of capital funding	221	420	112	(21)	(44)	(210)	(54)	(146)	(29)	(174)	(19)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

WATER SUPPLY

OUR GOAL

We aim to provide secure water supply systems that deliver safe water to our communities.

WHAT WE DO

Water is a fundamental community requirement. We provide potable and non-potable water to about 13,600 properties (approximately 30,000 people) throughout Tasman District. About 55% of our population is serviced by one of our managed water supplies.

Our water supply services include:

- on demand metered supply – no restriction is placed on the supply and the urban property has a meter;
- restricted – a set amount of water per day is made available to the property, this typically occurs on our rural schemes;
- firefighting – our supply meets the firefighting water supplies (FW2) standard in our urban metered supply areas;
- capture, storage, and release from Wai-iti Community Dam (provides supplementary flow to Wai-iti River); and
- an investment in conjunction with Waimea Irrigators Limited in the Waimea Community Dam (WCD).

We own and operate 19 water supplies and manage the associated infrastructure. Water supplies include Brightwater, Collingwood, Dovedale, Eighty – Eight Valley, Hamama, Kaiteriteri/Riwaka, Māpua/Ruby Bay, Motueka, Murchison, Pōhara, Redwood Valley 1, Redwood Valley 2, Richmond, Tākaka, Tapawera, Upper Tākaka, Wai-iti Community Dam, 51% of the WCD (under construction) and Wakefield.

In addition to water supply schemes, we manage the Wai-iti storage dam to provide supplementary water into the Lower Wai-iti River and aquifer. This enables sustained water extraction for land irrigation at times of low river flows.

We are a majority shareholder in the WCD which has a final completion anticipated to be in the first half of 2024. Once operational, the WCD will deliver a secure water source into the Waimea River (and related aquifers) and will ensure a sustainable source of water for our community's water supplies in the long term.

WHY WE DO IT

The provision of a safe, secure and reliable water supply is a fundamental community requirement and one of our core activities. We aim to provide ready access to high quality drinking water in our urban schemes and fit-for-purpose water supply in our rural schemes to enhance the health and well-being of our community.

Safe, secure and reliable water supply also facilitates economic growth and enables the protection of property through the provision of firefighting needs. The service provides many public benefits, and we consider it necessary and beneficial to the community to plan, implement and maintain our water supply services in the District. Territorial authorities have numerous legislative responsibilities relating to the supply of water, including the duty to improve, promote, and protect public health within the District.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	We aim to provide water that is safe to drink, available for firefighting purposes and delivered and supported by resilient infrastructure.	The investment required to continue managing and maintaining our water supply networks is becoming increasingly more expensive
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed.	We consider water supply to be an essential service to our community and our schemes are designed to be efficiently managed to meet current and future needs. Our networks also provide a means for firefighting consistent with the national firefighting standards.	
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Water is an essential service that underpins other facilities and activities.	
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Water underpins the economy by providing for our communities enabling them to function. We aim to provide sustainable supplies that are built to cater for the future.	To ensure our networks remain functional and capable of meeting future demand is costly and requires significant investment in upgrades and new infrastructure
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We aim to efficiently provide water to meet the demands of existing and future customers in a cost-effective way.	

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	All our water schemes take water from our environment (via surface or groundwater) and require a resource consent. We aim to manage water takes so the impact does not prove detrimental to our surrounding environment.	Water extraction has an impact on the natural water body it is sourced from, particularly during periods of dry weather. We aim to comply with our consent requirements, manage water resources and minimise this impact.
Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We take opportunities to partner with Nelson City Council where possible, including agreements to supply some of their customers with water.</p> <p>The Te Taihū Intergenerational Strategy (2022) and Kia Kotahi te Taihū – Together Te Taihū (signed by the three Councils of Te Taihū and eight iwi in December 2023) are two key strategic documents that are influential in determining our community outcomes.</p>		

KEY ISSUES

Key issues facing the Water Supply activity are:

- **Government Reform and Legislation Changes** – Central Government identified concerns about the delivery of drinking water, stormwater and wastewater services (the Three Waters) across the country in recent years and in 2022 and 2023 legislated changes through the Affordable Waters programme. There has been significant uncertainty about the impact of amendments or repeal of the Three Waters legislation, but we understand these assets remain under our control, but delivery may move to a yet to be determined model.
- **Water Services Regulation** – The Water Services Regulator - Taumata Arowai – oversees, administers and enforces drinking water standards across New Zealand. Thirteen of our 15 water treatment plants do not meet the compliance requirements of Taumata Arowai or of some aspects of our resource consents. The main reason for these non-compliances is our current lack of protozoa treatment. To address this, we need to upgrade existing and build new Water Treatment Plants (WTPs), some of which are already underway and some we have planned. Along with establishing water safety focus groups we have also developed a Water Safety Policy and in the next three years will have completed all of the Water Safety Plans required for all our schemes.
- **Rural Water Supplies** – We manage three rural water supplies in Dovedale, Eighty-Eight Valley and Redwood Valley, each with a closed financial account. Recipients of other Council managed water supplies are in what we call an Urban Water Club. Dovedale, Eighty-Eight Valley and Redwood Valley do not meet the criteria to be exempt from needing to treat water to meet drinking water quality assurance rules. To spread the cost of having to meet these rules we propose bringing them under the Urban Water Club which would spread the cost fairly.
- **Meeting growth needs** – Tasman's population is expected to continue to grow, and essential water infrastructure needs to be planned for approximately 7400 new residents. The key areas of development in Richmond, Motueka, Māpua, Brightwater, and Wakefield will require significant investment to meet the growth demand. This can be met through a combination of using existing infrastructure where there is capacity, upgrading existing infrastructure, and providing new infrastructure where required.
- **Climate Change and Resilience** – The Tasman region is susceptible to a wide range of natural hazards, some exacerbated by climate change, and we need to plan for these hazards and determine whether adaptation, mitigation, or retreat is appropriate. We need to ensure robust planning in place and provide infrastructure that is resilient. The impact of climate change on assets is complex and further opportunities will be developed to assess the vulnerability of water supply assets to natural hazards and consider the impacts of climate change. Some work has been undertaken to assess the vulnerability of critical utility lifelines to natural hazards through the Nelson Tasman Engineering Lifelines group and we will continue and build on this work.

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW WE WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our water takes are sustainable.	Compliance with resource consent is achieved, as measured by the number of: <ul style="list-style-type: none"> • abatement notices • infringement notices • enforcement orders • convictions received in relation to those resource consents.	Abatement notices: 0 Infringement notices: 0 Enforcement notices: 0 Convictions: 0	0	0	0	0
Our water takes are sustainable.	The volume and percentage of real water loss from the network is less than the target. ³ (Mandatory measure 2)	22%	≤25%	≤25%	≤25%	≤25%
Our water takes are sustainable.	The average urban consumption of drinking water per day per resident is less than the target.	232L	<250L per person/day	<250L per person/day	<250L per person/day	<250L per person/day

³ Total real loss = total water provided - water metered - nonrevenue water. % = L real loss divided by average L usage per connection as yearly average.

ENGINEERING – WATER SUPPLY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our water is safe to drink.	(Mandatory measure 5)					
	We comply with Part 4 (bacterial compliance criteria) of the Drinking Water Standards, as measured by the number of schemes with:	Plant Compliance: Jul to Dec 2022: 6/13 46% Jan to Jun 2023: 2/15 13%	Plant compliance 100% compliance	Plant compliance 100% compliance	Plant compliance 100% compliance	Plant compliance 100% compliance
	<ul style="list-style-type: none"> plant compliance, and zone compliance, 	Zone Compliance: Jul to Dec 2022: 14/14 100% Jan to Jun 2023: 13/16 81%				
	As determined by the Ministry of Health Annual Drinking Water Survey.					
Our water is safe to drink.	(Mandatory measure 1)					
	We comply with Part 5 (protozoal compliance criteria) of the Drinking Water Standards.	Jul to Dec 2022: 1/13 8% Jan to Jun 2023: 1/15 7%	100% compliance	100% compliance	100% compliance	100% compliance
	As measured by a number of schemes with compliant protozoa treatment determined					

ENGINEERING – WATER SUPPLY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
	by the Drinking Water Assessor. ⁴ (Mandatory measure 1)					
Our water supply systems provide fire protection to a level that is consistent with the National Standard.	Annually test and achieve at least 95% compliance with FW2 standards of a selection of hydrants across the district. ⁵	96%	95%	95%	95%	95%
Our water supply systems are built, operated and maintained so that failures can be managed and responded to quickly.	Planned service interruptions do not exceed 8 hours ⁶ , as required by section 25 (4) of the Water Services Act 2021. As measured through the Maintenance Contract reporting.	100%	<8 hours	<8 hours	<8 hours	<8 hours
Our water supply activities are managed at a level	Percentage of customers (who receive a service) are satisfied with the water supply.	85%	≥80%	≥80%	≥80%	≥80%

⁴ Changes in legislation mean this will be measured by the Drinking Water Quality Assurance Standards

⁵ FW2 (Fire water classification number 2) standards definition

⁶ unless prior approval has been obtained from Taumata Arowai and has taken all practicable steps to advise affected consumers of the interruption

ENGINEERING – WATER SUPPLY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
that the community is satisfied with.	Measured through the annual residents' survey.					
Our water supply activities are managed at a level that the community is satisfied with.	Number of complaints about the drinking water's clarity, taste, odour, pressure or flow, continuity of supply, and supplier responsiveness, expressed per 1000 connections (Mandatory measure 4)	15.4%	<20	<20	<20	<20
Our water supply activities are managed at a level that the community is satisfied with.	Median resolution times are within targets for urgent callouts (<24 hours).	2022/23: resolution times of 6.5 hours for urgent callouts and 30 hours for non-urgent callouts.	<24 hours	<24 hours	<24 hours	<24 hours
	Median resolution times are within targets for non-urgent callouts (<8 working days). (Mandatory measure three)		< 3 working days	< 3 working days	< 3 working days	< 3 working days
Our water supply activities are managed at a level that the community is satisfied with.	Median response times are within targets for urgent callouts (<2 hours).	Achieved	<2 hours	<2 hours	<2 hours	<2 hours
	Median response times are within targets for non-urgent callouts (<48 hours).	2022/23: response times of 1.5 hours for urgent callouts, and 3.5 hours for	<48 hours	<48 hours	<48 hours	<48 hours

ENGINEERING – WATER SUPPLY

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
	(Mandatory measure 3)	non-urgent callouts.				

KEY CHANGES TO ACTIVITY OR SERVICE

The most recent residents' survey was undertaken in May 2023, and it asked if residents were satisfied with the Water Supply activity. The survey included residents that had a service we manage, as well as residents not on one of our services and 81% of respondents were Fairly or Very Satisfied.

Technical details of some performance measures have now been removed and included as footnotes instead. A measure which did not provide useful additional information when compared to others was removed. Some measures have had minor updates to reflect changes in legislation.

There is some uncertainty about assessing compliance against drinking water standards as the Department of Internal Affairs (DIA) measures are now out of date and Audit NZ have advised use of a third-party assessor.

The new water services regulator Taumata Arowai and the Drinking Water Quality Assurance Rules have generally increased the level of compliance and requirements relating to reporting of performance measures. Taumata Arowai has reinforced the requirement for Protozoa treatment.

These requirements will be integrated into existing levels of service and will result in increased operational cost, and additional capital expenditure to implement the required treatment upgrades, for example, to meet the mandatory protozoa treatment requirements.

The following are key changes for Water Supply activity since the 10-year plan 2021 - 2031.

KEY CHANGE	REASON FOR CHANGE
Meeting drinking water quality assurance rules and managing urban and rural water supplies.	Due to the increased costs and complexity of meeting the drinking water quality assurance rules and to manage our urban and rural water supply schemes we are now reviewing how we manage and structure the schemes. We will be engaging with the community to identify the most appropriate ways to do this.
Responding to growth.	We have adopted the 2023 Nelson Tasman Future Development Strategy which sets out where future housing and businesses are intended to develop. However, where they do develop may differ to what was anticipated in terms of location, timing, type, scale, and rate of change. The key areas of development in Richmond, Motueka, Māpua, Brightwater and Wakefield require significant investment in water infrastructure to meet the water demand as a result of this growth. This can be achieved through a combination of; using existing infrastructure where there is sufficient capacity (infill); upgrading existing infrastructure; and providing new infrastructure where required.
Responding to Climate Change and Natural Hazard events.	We need to ensure our water infrastructure can withstand the effects of climate change and natural hazard events. To do this, we plan to continue to invest in water security. There are a number of initiatives

KEY CHANGE	REASON FOR CHANGE
Waimea Community Dam (WCD).	<p>which enable this including the Waimea Community Dam, new bores, filtration systems, supplementary sources and reservoirs.</p> <p>The Waimea Community Dam (WCD) is one of the District's most important infrastructure projects and the largest dam built in New Zealand for over 20 years. The WCD will secure the District's water supply in the Waimea Plains for the next 100 years and more. It will also:</p> <ul style="list-style-type: none"> • improve water quality to provide a better environment for people, plants, fish and animals. • provide our community with water security and support a growing population, particularly in the face of climate change. • strengthen the economy through the success of horticulture and farming industries and the subsequent growth of associated secondary and tertiary industries. • enable household, commercial and industrial investment and development resulting in job and associated economic activity. • provide an estimated economic benefit to our District of \$600 to \$900m in the first 25 years. <p>Waimea Water Ltd (WWL) is a Council Controlled Organisation (CCO) set up to own and operate the WCD. The WWL has two shareholders – Tasman District Council and Waimea Irrigators Ltd.</p> <p>In December 2023 the estimated project completion cost was \$198.2m. The full costs of operating the WCD will start in July 2024, and we are going to meet 51% of these costs and WWL will meet the other 49%.</p>

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Tasman 10-year plan 2004-2034, and the most significant assumptions and uncertainties for water supply are:

- As part of ongoing Water Reforms the new 2023 Government announced it would be repealing many aspects of the reforms and related legislation. Therefore, we have assumed the Three Waters assets and management remains with the Council, and therefore no significant immediate change with delivery of water supply services.
- Network residual disinfection has become mandatory for Councils, so we are continuing to include the ability to apply chlorination treatment in new and upgraded water treatment plants where this is required.

- Whilst we can't be sure about the future quantity of water industrial users will require, we have assumed the demand will be similar to historic use. We have not planned for any additional wet industrial usage and any actual consumption that is significantly different to this will affect our budgets and planning.
- We are uncertain about requirements that Central Government will place on us to fluoridate our drinking water supplies but at present have assumed our supplies will not have to be fluoridated. Any mandate to do so would add to our capital and operational expenditure costs.
- We cannot be certain how long each of our assets will last but have assumed an average expected life for each type of asset. Whilst some may fail earlier than this, and some later, we are assuming such variances can be managed within existing budgets by adjusting the annual renewals works carried out.

INVESTMENTS

The following are key water supply investments for the next 10-years.

NAME	DESCRIPTION
Brightwater and Wakefield Water Treatment Plant	A new Clover Road Water Treatment Plant that in the medium and long term will meet growth needs for Brightwater and Wakefield.
Dovedale Water Treatment Plant, reticulation and new main water pipeline	Renewing the reticulation within the Dovedale scheme and implementing a new source and raw water line from the Motueka River Valley. Upgrades to the Dovedale Water Treatment Plant.
Redwoods Water Treatment Plant	New Water Treatment Plant site and building in order to meet new water standards To replace the O'Connor's Creek and Golden Hills Water Treatment Plants with a new combined Water Treatment Plant near River Road.
Tapawera Water Treatment Plant	Instalment of two new bores, construction of a new Water Treatment Plant building with filtration and electrical systems, ultraviolet (UV) treatment and reusing existing pH and chlorination equipment at the Tapawera Water Treatment Plant to improve water quality assurance and resilience.
Murchison Water Treatment Plant	Upgrading the Murchison Water Treatment Plant to include updated electrical systems ultraviolet (UV), filters, ultraviolet transmittance (UVT) measurement and new valves to improve water quality assurance and resilience.

NAME	DESCRIPTION
Waimea Community Dam operations	Consolidating the Waimea Community Dam operating costs.
Richmond South Reservoirs and Reticulation	Developing concrete tanks and reservoir tanks to provide storage for development in Richmond West and the low levels of Richmond South, and a new rising main and pump station from the new low level reservoir to a higher level reservoir, along with a trunk water main replacement to provide increased capacity.
Urban Water Club reticulation	Renewing the valves, meters and reticulation within the Urban Water Club schemes.
Water source improvements	Programme to improve water source capacity and security for networks including Richmond, Wai-iti Dam and Redwood Valley.
Maintenance of water supply schemes	Water supply network maintenance including reactive and routine activities
Water safety improvements	Upgrade existing treatment plants and develop new Motueka treatment plant to meet Drinking Water Standards New Zealand (DWSNZ) requirements.
Eighty-Eight Valley network improvements	Extend urban water supply to part of Eighty-Eight Valley including new water mains and pump station upgrades
Water pipe capacity upgrades	Projects to increase water supply capacity in Richmond and Brightwater.
Water pipe replacements	Replacement of aged pipes in poor condition.
Waimea water network capacity upgrades	Programme of work to upgrade capacity of bores, treatment plant, trunk mains, reticulation, pump stations and reservoirs to support growth and improve resilience.
Motueka West water reticulation	New water mains to enable development of Motueka West.
Demand, flow and leakage investigations	Leak detection, flow monitoring and network modelling.

DRAFT

ENGINEERING – WATER SUPPLY

FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE WATER SUPPLY GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
359	General rates, uniform annual general charges, rates penalties	601	821	819	567	317	317	315	315	315	315	315
15,862	Targeted rates	16,539	18,754	20,478	21,887	23,484	25,259	25,915	27,065	28,503	29,485	30,244
258	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
1,202	Fees and charges	1,864	1,440	1,520	1,574	1,626	1,693	1,697	1,728	1,770	1,781	1,772
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
832	Local authorities fuel tax, fines, infringement fees, and other receipts		2,199	3,209	3,291	3,292	3,294	3,295	3,297	3,298	3,299	3,301
18,513	Total operating funding	21,203	24,224	26,108	27,320	28,721	30,564	31,224	32,406	33,887	34,882	35,633
APPLICATIONS OF OPERATING FUNDING												
8,485	Payments to staff and suppliers	10,596	10,025	10,642	10,847	11,059	11,267	11,470	11,668	11,871	12,071	12,270
4,385	Finance costs	5,344	5,404	5,723	5,970	6,525	6,835	6,716	6,694	6,341	6,108	5,675
2,113	Internal charges and overheads applied	2,381	2,610	2,807	3,024	3,179	3,498	3,685	3,964	4,453	4,611	4,513
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
14,983	Total applications of operating funding	18,321	18,039	19,172	19,841	20,763	21,600	21,871	22,326	22,665	22,790	22,458
3,530	Surplus/(deficit) of operating funding	2,882	6,185	6,936	7,479	7,958	8,964	9,353	10,080	11,222	12,092	13,175
SOURCES OF CAPITAL FUNDING												
153	Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
2,654	Development and financial contributions	2,440	2,813	2,813	2,813	3,402	3,402	3,402	3,402	3,415	3,415	3,560
31,500	Increase (decrease) in debt	791	7,521	9,463	5,157	6,483	1,836	(130)	(2,505)	(4,469)	(6,364)	(7,912)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0

ENGINEERING – WATER SUPPLY

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
34,307	Total sources of capital funding	3,231	10,334	12,276	7,970	9,885	5,238	3,272	897	(1,054)	(2,949)	(4,352)
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
946	- to meet additional demand	28	4,607	3,158	0	0	0	0	0	0	0	0
17,236	- to improve the level of service	4,191	932	408	437	317	344	175	179	183	87	89
2,130	- to replace existing assets	5,542	13,283	17,268	15,205	21,296	16,047	14,716	14,335	9,863	6,748	3,750
1,307	Increase (decrease) in reserves	(3,648)	(2,303)	(1,622)	(193)	(3,770)	(2,189)	(2,266)	(3,537)	122	2,308	4,984
16,218	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
37,837	Total applications of capital funding	6,113	16,519	19,212	15,449	17,843	14,202	12,625	10,977	10,168	9,143	8,823
(3,530)	Surplus/(deficit) of capital funding	(2,882)	(6,185)	(6,936)	(7,479)	(7,958)	(8,964)	(9,353)	(10,080)	(11,222)	(12,092)	(13,175)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

WASTEWATER

OUR GOAL

We aim to provide cost-effective and sustainable wastewater systems to protect public health whilst meeting environmental standards.

WHAT WE DO

We provide and manage wastewater collection, treatment, and disposal facilities for our residents connected to our nine wastewater networks. There are approximately 15,335 connections to our wastewater networks. These networks convey wastewater to eight treatment plants, seven of which we own and manage. The largest treatment plant (Bell Island) is owned by both Nelson and Tasman Councils on a 50:50 share basis and is managed by the Nelson Regional Sewerage Business Unit.

WHY WE DO IT

The provision of wastewater services is a core public health function of local government and something we have always provided. The service provides many public benefits and is considered necessary to the community, so we undertake the planning, implementation, and maintenance of wastewater services across our District. This is one of our key duties as required by the Health Act 1956.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive, and resilient.	<p>We aim to provide a service that is safe for our community. We provide quality treatment, minimise overflows, and ensure our infrastructure is resilient.</p> <p>We ensure wastewater is collected and treated without causing a hazard to public health or unpleasant odours.</p>	Blockages and overflows can cause distress and are a public health risk.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.		<p>Odour can cause distress to residents. It can impact on how our residents live their lives, having to keep windows closed, and restrict outdoor activities.</p> <p>Non-compliant treated wastewater discharge may result in the degradation of water quality, preventing the use of groundwater, nearby rivers and beaches for 'all year-round bathing', and preventing the collection of shellfish.</p>
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Wastewater is an essential service that supports other facilities and activities.	

ENGINEERING – WASTEWATER

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Wastewater supports our regional economy by providing and managing wastewater collection, treatment, and disposal. Sustainability is a key driver of our future planning.	
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We consider the wastewater activity to be an essential service that should be provided to properties within the urban areas and be sufficient in size and capacity.	<p>Businesses, schools, and hospitals may need to close if they are unable to provide sanitary facilities or use the wastewater system because of disruption in the form of repairs, blockages, faults, or overflows.</p> <p>Odour can cause distress to local businesses as it may put off customers.</p> <p>Non-compliant wastewater treatment discharge may result in the degradation of water quality, preventing the use of groundwater or surface water for irrigation and preventing the harvest of shellfish from marine farms.</p> <p>Improving the level of service delivered can result in an increase in rates.</p>
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	All wastewater in Council-owned schemes is treated and discharged into our environment. We sustainably manage this, so the impact of the discharges does not adversely affect the health and cleanliness of the receiving environment.	Untreated wastewater overflowing to our environment could result in health risks, contamination of waterways and/or beach closures, and could threaten natural habitats.

ENGINEERING – WASTEWATER

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity, and creativity.		Operation, maintenance, and construction of wastewater assets can potentially affect historic and culturally sensitive sites.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.	<p>We have a regional partnership with Nelson City Council for the management of the Nelson Regional Sewerage Business Unit.</p> <p>We collaborate with iwi and site neighbours to identify issues and concerns; and when the opportunity arises, engage with the community for facility open days and plantings days.</p>	The location of some wastewater assets, particularly through estuarine environments, is culturally offensive to iwi.

KEY ISSUES

Key issues facing the Wastewater activity are:

- **Ground and rainwater in the network** – Ground and rainwater entering the network is a significant issue in some settlements. Heavy or prolonged rainfall could overload our pipe networks and wastewater treatment plants. In turn, this restricts residential and commercial growth because it uses up available network capacity. We then pump, convey and treat the extra water, resulting in additional and unnecessary costs. Excessive levels may also dilute wastewater and lower the performance of our treatment plants.
- Swimming pools – the capture of rainfall and discharge wastewater networks causes wastewater overflows.
- **Providing infrastructure to allow for new homes and businesses** – We expect that over the next 10-years, our population will grow by approximately 7400 residents. To accommodate this growth, new houses will need to be built, most of which will need to be supplied with wastewater. We can supply some of this new demand where there is capacity in our existing infrastructure. Where capacity is not available, or if the infrastructure does not exist, we will need to provide upgraded or new infrastructure to enable growth.
- **Climate Change and Resilience** – Investment is required to ensure our infrastructure can withstand the effects of climate change and natural hazard shock events. Sea level rise means some coastal wastewater infrastructure will become increasingly vulnerable to inundation, for example the Motueka Wastewater Treatment Plant. We need to optimise our wastewater treatment plant's performance as wastewater treatment processes are our largest source of greenhouse gas (GHG) emissions and biggest consumer of electricity.
- **National Environmental and Freshwater Management 2020 legislation** and as amended December 2022 and January 2024 (minor amendment) s as the National Policy Statement for Freshwater Management 2020 Amendment No 1. - legislation provides direction to improve freshwater management this will require wastewater treatment Plants to improve discharge quality. The discharge of wastewater to water is offensive to Māori.
- **The Three Waters National Reforms – Affordable Water** (previously Three Waters) Reform and new regulations, have now been repealed by the Water Services Acts Bill 2024, the first stage of the Coalition Government's 'Local Water Done Well' programme.
 - o The impact of these influencing factors on the Wastewater activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Wastewater Activity Management Plan.

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW WE WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our wastewater systems do not adversely affect the receiving environment	<p>Compliance with resource consents for discharges from wastewater systems is achieved. As measured by the number of:</p> <ul style="list-style-type: none"> • abatement notices • infringement notices • enforcement orders • convictions. <p>received in relation to those resource consents.</p> <p>(Mandatory measure two)</p>	0 notices, orders, or convictions.	0 notices, orders, or convictions	0 notices, orders, or convictions	0 notices, orders, or convictions	0 notices, orders, or convictions
Our wastewater systems reliably take out wastewater with a minimum of odours, overflows or disturbance to the public.	<p>The total number of complaints received about:</p> <ul style="list-style-type: none"> • Odour • System faults • System blockages 	0.5 complaints received (per 1,000 connections)	<35	<35	<35	<35

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our wastewater systems are built, operated and maintained so that failures can be managed and responded to quickly.	<ul style="list-style-type: none"> Council's response to issues with its wastewater system. <p>(Expressed per 1,000 connections.)</p> <p>Measured by the number of contract job request.</p> <p>(Mandatory measure four)</p>					
	<p>The number of dry weather overflows from the Council wastewater system (expressed per 1,000 connections to wastewater system) is less than the target.⁷</p> <p>Measured by the number of contract job request.</p> <p>(Mandatory measure one)</p>	0.9 dry weather overflows (per 1,000 connections)	<5	<5	<5	<5

⁷ Dry weather is defined as a continuous 96 hours with less than 1mm of rain within each 24-hour period.

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our wastewater activities are managed at a level that satisfies the community.	Percentage of customers (who receive a service) are satisfied with the wastewater service. Measured through the annual residents' survey.	92%	>80%	>80%	>80%	>80%
Our wastewater systems are built, operated and maintained so that failures can be managed and responded to quickly	Overflows resulting from a blockage or other fault in the wastewater system are attended and resolved within the target timeframes. ⁸	Median Attendance time – 119 mins	Median Attendance time ≤60 mins	Median Attendance time ≤60 mins	Median Attendance time ≤60 mins	Median Attendance time ≤60 mins
	Measured by attendance and resolution times recorded in Confirm.	Median Resolution time – 8.4 hours	Median Resolution time ≤9 hrs	Median Resolution time ≤9 hrs	Median Resolution time ≤9 hrs	Median Resolution time ≤9 hrs
	(Mandatory measure three)					

⁸ Attendance time - from the time Council receives notification to the time that service personnel reach the site.

Resolution time - from the time Council receives notification to the time that the service personnel confirm resolution of the blockage or other fault.

KEY CHANGES TO ACTIVITY OR SERVICE

The Levels of Service from the previous Tasman 10-year plan have been retained without any significant changes. Minor reframing of measures to improve public understanding were made, along with the removal of a measure which did not have any implications on improving performance. Technical details were removed and included in footnotes instead.

The following are key changes for the Wastewater activity since the LTP 2021 - 2031.

KEY CHANGE	REASON FOR CHANGE
Motueka Wastewater Treatment Plant Earlier membrane replacement schedule	<p>There was a catastrophic membrane failure at the Motueka Wastewater Treatment Plant in October 2023 and a resource consent was applied for the potential non-compliance with the consent conditions of RM1414088 where partially treated wastewater from oxidation ponds would enter the fresh or coastal waters.</p> <p>A controlled discharge to the former soakage beds prevented an uncontrollable discharge to freshwater or coastal water.</p> <p>The consent was anticipating a long lead in time for replacement membranes to arrive and be installed however this situation was avoided and a full repair with new membranes was achieved with no uncontrolled overflows to water by November 2023.</p> <p>Schedule for replacement of membranes has been shortened and earlier replacement of membranes is identified within</p>
Reduction in our ability to meet levels of service	<p>Low lying properties, either built or being built on, are subject to inundation from increasing frequency and size of storms and the associated flooding. Maintaining levels of service for wastewater is becoming increasingly challenging.</p>
Budget pressure for wastewater infrastructure.	<p>Wastewater infrastructure budgets are constrained. Work programs that are not critical are being deferred.</p>
Duplicate pipeline for Beach Road	<p>The duplicate pipeline for the Beach Road pump station in Richmond, out to Bell Island, will be completed by December 2024. This will allow us to meet levels of service in the lower Richmond catchment during rain events.</p>

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Tasman 10-year plan and the most significant assumptions and uncertainties for wastewater infrastructure are:

- Central Government identified concerns about the delivery of drinking water, stormwater, and wastewater services (the three waters) across the country in recent years and in 2022 and 2023 legislated changes through the Affordable Waters program. There has been significant uncertainty about the impact of amendments or repeal of the Three Waters legislation, but we understand these assets remain under our control, but ownership may move to a yet to be determined model.
- Ongoing inflow and infiltration issues can utilise capacity in pipe networks and overwhelm wastewater treatment plants resulting in uncertainties about funding levels being able to deliver required improvements to networks to reduce the likelihood of wastewater overflows to the receiving environment.
- The effects of climate change could have consequential impacts on inflow to and inundation of the network. This could result in increased wastewater overflows to the receiving environment.
- Any delayed network upgrades to aging infrastructure could result in needing to implement reactive maintenance which would impact our budgets.
- Due to the uncertainty about how long each asset will last, we have assumed an average expected lifetime for our wastewater assets. While some of these may last longer than this, others may not last as long. We have assumed unplanned renewals will be able to be funded within our existing budgets.

INVESTMENTS

The following are key wastewater investments for the next 10-years.

NAME	DESCRIPTION
Maintenance and renewals of wastewater schemes	Maintenance of wastewater networks including treatment plants, pump stations and reticulation. This includes reactive and routine activities
Wastewater power, rates and insurance costs	Covering wastewater schemes power costs and insurance cover for any damage to wastewater infrastructure
Inflow and infiltration work	Initiatives to identify sources of inflow and infiltration
Nelson Regional Sewage Business Unit (NRSBU)	Covering our quota costs for the Nelson Regional Sewage Business Unit (NRSBU)
Low pressure household systems maintenance	Routine maintenance of the low-pressure pump systems
Sludge removal	Where testing meets acceptable conditions, the re-use of sludge on site. Where testing standards are not met then sludge is disposed to landfill if it cannot be used as soil conditioner.
Stafford Drive pump station	A new pump station with storage and odour control at 69 Stafford Drive
Rising main across the Mapua Channel	Directional drill of a new 315 Internal Diameter High Density Polyethylene (IDHDPE) ⁹ pipe from the Mapua Wharf area to Rabbit Island
Motueka Wastewater Treatment Plant	Secure the designations and land, and construction of a new Wastewater Treatment Plant in Motueka. The removal of nitrogen at the existing plant
Brightwater North and Lord Rutherford pump station and Rising Main	A new pump station with emergency storage and rising main connecting to the existing pump station to accommodate for growth

⁹ 315 ID HDPE is the acronym for Internal Diameter High Density Polyethylene

NAME	DESCRIPTION
Replacements of manhole lids	A district wide replacement of manhole lids
Richmond South pump station and rising main	Staging of a new pump station and rising main to accommodate growth
Seaton Valley Road pump station and rising main	A new pump station and rising main to accommodate future growth along Seaton Valley Road
Jeffries Road Growth Area	A new pump station and rising main to accommodate for growth
Wakefield pump station	A new pump station and increased capacity to accommodate for growth
Burkes Bank to Beach Road pressure main	A new pressure main along Burkes Bank and Beach Road
Collingwood Wastewater Treatment Plant	Upgrades to the Collingwood Wastewater Treatment Plant
Murchison upgrades and new rising main	Murchison Hotham Street upgrades and a new rising main
Takaka Wastewater Treatment Plant	New relocation of the Takaka Wastewater Treatment Plant
St Arnaud to Alpine Lodge Wastewater Treatment Plant	Wastewater Treatment Plant pressure main upgrade
Takaka Park Avenue to Fresh Choice Wastewater Treatment Plant	Pressure main upgrade and new disposal system and treatment upgrade
Wastewater Treatment Plant nutrient removal	A district wide removal of wastewater treatment nutrients
Richmond West reticulation	Reticulation at Richmond West to service increased commercial activity and industry
Richmond South Bateup Road and Whites Roads reticulation	New reticulation at Bateup Road to Whites Road

FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE WASTEWATER GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
0	General rates, uniform annual general charges, rates penalties	0	0	0	0	0	0	0	0	0	0	0
10,599	Targeted rates	11,243	12,936	15,286	16,473	18,214	20,070	21,611	23,108	25,188	28,284	32,377
0	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
270	Fees and charges	264	291	313	321	330	338	347	356	364	373	382
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
2,973	Local authorities fuel tax, fines, infringement fees, and other receipts	4,123	2,536	2,755	2,847	3,065	3,255	3,399	3,679	4,172	4,317	4,654
13,842	Total operating funding	15,630	15,763	18,354	19,641	21,609	23,663	25,357	27,143	29,724	32,974	37,413
APPLICATIONS OF OPERATING FUNDING												
9,683	Payments to staff and suppliers	8,950	5,003	4,048	2,432	1,182	(221)	(1,844)	(2,979)	(4,028)	(5,594)	(6,693)
1,103	Finance costs	1,238	1,506	1,763	1,781	2,168	2,319	2,566	2,798	2,999	4,342	6,416
931	Internal charges and overheads applied	1,069	1,112	1,112	1,072	932	1,178	1,625	1,984	2,471	3,311	4,279
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
11,717	Total applications of operating funding	11,257	7,621	6,923	5,285	4,282	3,276	2,347	1,803	1,442	2,059	4,002
2,125	Surplus/(deficit) of operating funding	4,373	8,142	11,431	14,356	17,327	20,387	23,010	25,340	28,282	30,915	33,411
SOURCES OF CAPITAL FUNDING												
46	Subsidies and grants for capital expenditure	316	0	0	0	0	0	0	0	0	0	0
3,504	Development and financial contributions	3,110	5,202	5,202	5,202	5,431	5,431	5,431	5,431	5,423	5,423	6,927
2,116	Increase (decrease) in debt	3,736	7,875	(1,137)	2,279	2,299	7,348	4,781	3,683	23,801	44,207	54,074
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
5,666	Total sources of capital funding	7,162	13,077	4,065	7,481	7,730	12,779	10,212	9,114	29,224	49,630	61,001
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
889	- to meet additional demand	4,758	90	275	563	575	0	0	0	0	0	131
1,591	- to improve the level of service	4,783	13,734	6,869	9,661	17,495	27,892	24,129	18,085	25,884	22,217	30,013
5,611	- to replace existing assets	938	1,844	1,868	3,511	865	1,131	1,194	5,791	27,185	56,329	57,396
(300)	Increase (decrease) in reserves	1,056	5,551	6,484	8,102	6,122	4,143	7,899	10,578	4,437	1,999	6,872
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
7,791	Total applications of capital funding	11,535	21,219	15,496	21,837	25,057	33,166	33,222	34,454	57,506	80,545	94,412
(2,125)	Surplus/(deficit) of capital funding	(4,373)	(8,142)	(11,431)	(14,356)	(17,327)	(20,387)	(23,010)	(25,340)	(28,282)	(30,915)	(33,411)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

STORMWATER

OUR GOAL

We aim to provide cost-effective and sustainable stormwater systems that reduce flooding and meet environmental standards.

WHAT WE DO

Our stormwater activity encompasses the provision of stormwater collection, reticulation, and discharge systems in the District. The assets used to provide this service include drainage channels, piped reticulation networks, tide gates, detention or ponding areas, inlet structures, discharge structures and quality treatment assets.

The stormwater sumps and road culvert assets are generally owned and managed by the Council's transportation activity or by Waka Kotahi/New Zealand Transport Agency (NZTA), depending whether they are located on a local road or state highway. This stormwater activity does not include land drains or river systems as they are covered under the Council's Rivers activity. Nor does it cover stormwater systems in private ownership.

We manage our stormwater activities primarily within 15 Urban Drainage Areas (UDAs). Systems that are outside the UDAs include small communities with stormwater systems that primarily collect and convey road run-off to suitable discharge points.

WHY WE DO IT

The provision of stormwater drainage to urban areas provides many public benefits and is considered necessary and beneficial to the community.

We undertake stormwater activity to minimise the risk of flooding of buildings and property from surface runoff and small urban streams. We enable the safe and efficient conveyance and disposal of stormwater from the urban drainage areas, which improves the economic and social well-being of our District by reducing the risk and impact to people and property from surface flooding.

We have a duty of care to ensure that the effects of any runoff from our properties is remedied or mitigated. Because most of this property is mainly in the form of impermeable roads in developed areas, this generally means that some level of reticulation system is constructed. The presence of this system means it also becomes the logical network for dealing with private stormwater disposal.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	POTENTIAL NEGATIVE EFFECT
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	Our priority is to safely transfer stormwater runoff through urban areas to minimise harm and property damage. We also capture and convey rainfall away from urban areas and roads so that people can move safely throughout our community during wet weather.	Loss of Life: Either through extreme flood flows or debris flows, injury and death may result from storm events.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.	We convey stormwater while reducing the risk to people property, businesses, and essential infrastructure. We aim to ensure urban areas remain accessible by capturing and conveying rainfall.	Localised flooding may occur in residential areas due to under capacity of the stormwater system and affect the well-being of our community.
Social Well-being	Our communities have access to a range of social, cultural, educational, and recreational facilities and activities.	We take opportunities to provide multi-purpose facilities where possible. Our urban streams convey stormwater towards the coast and are ecological corridors that are enjoyed by our communities from the cycle paths and recreational spaces that often run along them.	Discharges have an adverse effect on receiving environments and how these can be used by our community.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Our stormwater system supports the economy by enabling homes and businesses to exist with a low exposure to flood risk and damage. We consider climate change in our designs to provide adequately for the future.	Localised flooding can have significant immediate and ongoing economic consequences on local business.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We aim to provide properties within urban drainage areas with appropriate stormwater system size and capacity.	Inevitably a larger-than-design event will occur, and homes and businesses will suffer damage that may not have been anticipated.

ENGINEERING – STORMWATER

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	POTENTIAL NEGATIVE EFFECT
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	Our stormwater infrastructure provides value for ratepayers' money. We aim to manage stormwater so that the impact of any discharges does not adversely affect the health and quality of the natural environment;	Increased stormwater flows can cause erosion of streambanks and loss of aquatic habitat. The discharge of untreated stormwater has an adverse effect on our environment.
	Cultural Well-being Our communities have opportunities to celebrate and explore their heritage, identity, and creativity Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We protect natural waterways that have high cultural, recreational, and biodiversity interests. We engage with tangata whenua iwi and community groups to enhance our natural waterways and education programmes. New developments take a water sensitive design approach to integrate multiple values such as ecology, amenity and cultural aspects.	Ecological and cultural values can be reduced where natural waterways are modified or piped to allow for urban development. Physical works may have an adverse effect on cultural heritage sites. Uncontrolled stormwater may erode sites.

KEY ISSUES

Key issues facing the Stormwater activity are:

- **Government Reform and Legislation Changes** – Central Government identified concerns about the delivery of drinking water, stormwater and wastewater services (the Three Waters) across the country in recent years and in 2022 and 2023 legislated changes through the Affordable Waters programme. There has been significant uncertainty about the impact of the amendments or repeal of Three Waters legislation, but we understand these assets remain under our control, but delivery may move to a yet to be determined model.
- **Growth** - meeting residential and commercial growth demand is a challenge in some key areas. Several projects are planned that are driven by the need to cater for future growth, such as Borck Creek and Poutama Drain in Richmond and Motueka West development area. To undertake some of the stormwater capital works, we will need to acquire land to enable the works to proceed.
To address the effects of stormwater discharges on our receiving environment, developers are required to implement water sensitive design principles within their developments, based on the following principles:
 - Protection and enhancing the values of our natural ecosystems.
 - Addressing the effects from stormwater as close to source as possible.
 - Mimicking natural systems and hydrological processes for stormwater management.

Catchment Management Plans (CMPs) are being developed to assist us in identifying integrated solutions for the key issues by taking a holistic approach on a catchment wide basis. CMPs will be developed for each Urban Drainage Area, providing an overview of the current state of the network, objectives, issues and integrated solutions.

- **Network capacity** – existing primary and secondary networks have insufficient capacity. Many of our stormwater pipes and drains are too small to cope with the intense rainfall events experienced over the past few years. It is not affordable to improve all the existing pipes and drains. A better option is to make some strategic investment in the primary network (the pipes) alongside the predominant work to protect and improve secondary flowpaths, so that when the intense rainfall events happen, the stormwater travels overland in areas where it does not risk lives and minimises damage to built and natural assets.
- **Climate change** – increased rainfall and rising sea levels results in increased risk of flooding. Rising sea levels and increased rainfall will continue to put further strain on the already limited capacity of our networks. Our coastal communities in particular will experience increased risk of flooding, as high tides affect stormwater discharges. Increased rainfall intensities, rising sea level and storm surges will make this issue increasingly more difficult to deal with in future. In some areas the coastal fringe land is also subsiding, exacerbating the climate effects.
- The expected impact of climate change on flooding will be further investigated with the help of innovative flood modelling techniques. We will develop flood strategies to determine appropriate responses to these increased flood risks.

ENGINEERING – STORMWATER

- In some areas, especially low-lying areas close to the coast, we have to accept that affordable and sustainable solutions may not be available. Our flood strategies will focus on minimising damage to properties and hazard to life, as well as acceptance and adaption to nuisance flooding.
 - o The impact of these influencing factors on the Stormwater activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Stormwater Activity Management Plan.

DRAFT

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027-2034
Stormwater flooding We have measures in place to respond to and reduce flood damage from stormwater to property and risk to the community	The number of flooding events that occur in the District. For each flooding event, the number of habitable floors affected (expressed per 1,000 properties connected to the territorial authority's stormwater system). ¹⁰ (Mandatory measure one)	0.7	<1 habitable floor flooded per event (expressed per 1,000 properties connected)	<1 habitable floor flooded per event (expressed per 1,000 properties connected)	<1 habitable floor flooded per event (expressed per 1,000 properties connected)	<1 habitable floor flooded per event (expressed per 1,000 properties connected)
Stormwater flooding We have measures in place to respond to and reduce flood damage from stormwater to property and risk to the community	The median response time to attend a flooding event, measured from the time that council receives notification to the time that service personnel reach the site. (Mandatory measure three) As recorded through the Operations and Maintenance contract (July 2017)	35 minutes	<2 hours	<2 hours	<2 hours	<2 hours

¹⁰ Habitable floor refers to a floor of a building (including a basement) but does not include ancillary structures such as stand-alone garden sheds or garages. A flooding event means an overflow of stormwater from the Council's stormwater system that enters a habitable floor.

ENGINEERING – STORMWATER

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET	YEAR 2 TARGET	YEAR 3 TARGET	BY YEAR 10
			2024/2025	2025/2026	2026/2027	2027-2034
Stormwater flooding We have measures in place to respond to and reduce flood damage from stormwater to property and risk to the community	The number of complaints received by a territorial authority about the performance of its stormwater system, expressed per 1000 properties connected to the territorial authority's stormwater system. (Mandatory measure four)	8.2	<20	<20	<20	<20
Customer satisfaction Our stormwater activities are managed at a level which satisfies the community	Percentage of customers (who receive the service) that are satisfied with the stormwater service. As measured through the annual residents' survey	82%	80%	80%	80%	80%
The environment Our stormwater systems do not adversely affect or degrade the receiving environment.	a) Compliance with Council's resource consents for discharge from its stormwater system, measured by the number of: abatement notices (target ≤1) b) infringement notices (target 0) c) enforcement orders (target 0) d) successful prosecutions (target 0) (Mandatory measure two)	a) 0 b) 0 c) 0 d) 0	a) ≤1 b) 0 c) 0 d) 0	a) ≤1 b) 0 c) 0 d) 0	a) ≤1 b) 0 c) 0 d) 0	a) ≤1 b) 0 c) 0 d) 0

KEY CHANGES TO ACTIVITY OR SERVICE

The Levels of Service from the previous Long-Term Plan have been retained without any significant changes. Minor changes were made to the stormwater flooding Mandatory Performance Measure 1 to move the definitions to footnotes and to Mandatory Performance Measure 4 simplify the wording to align with that provided by the Department of Internal Affairs.

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Stormwater Activity Management Plan and the most significant assumptions and uncertainties for stormwater infrastructure are:

- Central Government reforms regarding the three-waters will not significantly delay our programmed works. Should there be any unpredicted changes we will adjust our work plans as required.
- Growth will occur in line with our forecasts, and we will be able to focus on stormwater infrastructure in relevant locations across the District. If growth is greater or less, or occurs in different locations than forecast, we will need to readjust work priorities accordingly.
- Modelling results provide a reasonable indication of locations that are likely to be impacted by floods.
- Key secondary flow infrastructure can be installed prior to major food events.

INVESTMENTS

We will invest in minimizing flood hazards and damage to property. This means that a level of nuisance flooding is considered acceptable, and that nuisance flooding may be experienced more frequently in the future of increased rainfall.

The following are key stormwater investments for the next 10-years.

NAME	DESCRIPTION
Motueka discharge system and sump works	Improved discharge system works at Motueka West to increase levels of service and address growth. Installing a stormwater system to convey stormwater from the development area across High Street to growth areas north of King Edward Street and to the east of SH60. A program for the Motueka sump upgrade.
Motueka flood mitigation	Upgrades to the green corridor and pipes at the Greenwood/Clay/Moffatt Street area to reduce flood risk
Māpua stormwater detention program	Works on the Māpua stormwater detention program to address growth
Stormwater quality improvements	Implementation of measures to improve the quality of stormwater at strategic locations across the District
Drains, creeks and detention dams works	Operations and maintenance of drains, creeks and detention dams across the District
Consents monitoring	Monitoring of consents across the District
Secondary flowpath improvements	District wide improvements to overland flowpaths to reduce flood risks
Takaka stormwater improvements	Stormwater improvements at Lake Killarney
Borck Creek works	Upgrade and widening of the final section of Borck Creek from Reed Avenue to SH6. Upgrade the capacity of Borck Creek between SH60 and Reed/Andrews, and between Lower Queen Street and the estuary. Replacing the existing culvert with a bridge spanning the increased width of Borck Creek
Richmond flood mitigation	Richmond flood mitigation at the Reservoir Creek, Eastern Hill Whites Road, and Upper Borck Creek catchments

ENGINEERING – STORMWATER

NAME	DESCRIPTION
Richmond stormwater preparation and improvements	<p>Purchase of land to enable construction of new stormwater assets for Richmond.</p> <p>Improving the conveyance of stormwater under the deviation towards the coast to prevent flooding. Upgrading the existing culvert and constructing a new culvert under SH6 at the Richmond deviation.</p> <p>Allowing for stormwater capacity increases in response to Richmond intensification.</p> <p>Programming work for the Richmond South stormwater channel</p>
Jeffries Road stormwater detention	Stormwater detention work at the Jeffries Road growth area
Bateup Road drain works	<p>Increasing the capacity of the Reed/Andrews drain to cater for increased flows in the Bateup Drain, widening of the existing drain and construction of an environmental strip along Bateup Drive from Arizona. Replacing the existing culvert under SH6 with a bridge to match the increased flow capacity of the drain.</p> <p>Replacing the existing culvert to provide increased capacity associated with adjacent developments at the Bateup drain and Paton Road culvert under SH6 with a bridge to match increased</p>
Pipe and manhole renewals	District wide renewal of pipes and manholes that are in poor quality

ENGINEERING – WASTE MANAGEMENT AND MINIMISATION

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE STORMWATER GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
0	General rates, uniform annual general charges, rates penalties	0	0	0	0	0	0	0	0	0	0	0
4,914	Targeted rates	5,662	6,564	7,266	7,794	8,266	8,862	8,852	8,951	9,526	9,605	9,618
0	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
0	Fees and charges	0	0	0	0	0	0	0	0	0	0	0
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
132	Local authorities fuel tax, fines, infringement fees, and other receipts	101	115	142	142	143	143	143	144	144	145	145
5,046	Total operating funding	5,763	6,679	7,408	7,936	8,409	9,005	8,995	9,095	9,670	9,750	9,763
APPLICATIONS OF OPERATING FUNDING												
2,206	Payments to staff and suppliers	1,858	1,959	2,019	2,095	2,063	2,126	2,158	2,206	2,277	2,339	2,402
922	Finance costs	1,095	1,194	1,182	1,214	1,306	1,133	899	705	472	260	83
380	Internal charges and overheads applied	470	844	1,136	1,399	1,627	1,909	1,947	2,239	2,848	3,470	3,668
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
3,508	Total applications of operating funding	3,423	3,997	4,337	4,708	4,996	5,168	5,004	5,150	5,597	6,069	6,153
1,538	Surplus/(deficit) of operating funding	2,340	2,682	3,071	3,228	3,413	3,837	3,991	3,945	4,073	3,681	3,610

ENGINEERING – WASTE MANAGEMENT AND MINIMISATION

Actual 2023 \$000	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF CAPITAL FUNDING											
0	Subsidies and grants for capital expenditure	386	0	0	0	0	0	0	0	0	0
2,673	Development and financial contributions	2,377	3,951	3,951	3,951	5,344	5,482	5,482	5,482	5,469	5,551
888	Increase (decrease) in debt	(512)	280	261	(1,417)	(2,842)	(3,396)	(3,628)	(3,654)	(4,386)	(4,849)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0
3,561	Total sources of capital funding	2,251	4,231	4,212	2,534	2,502	2,086	1,854	1,828	1,083	702
APPLICATIONS OF CAPITAL FUNDING											
Capital expenditure											
4	- to meet additional demand	33	0	0	0	0	0	0	0	0	0
47	- to improve the level of service	110	489	500	674	689	704	719	799	815	778
5,256	- to replace existing assets	10,420	11,750	10,754	7,669	9,503	5,666	9,658	15,671	15,494	707
(208)	Increase (decrease) in reserves	(5,972)	(5,326)	(3,971)	(2,581)	(4,277)	(447)	(4,532)	(10,697)	(11,153)	2,827
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
5,099	Total applications of capital funding	4,591	6,913	7,283	5,762	5,915	5,923	5,845	5,773	5,156	4,312
(1,538)	Surplus/(deficit) of capital funding	(2,340)	(2,682)	(3,071)	(3,228)	(3,413)	(3,837)	(3,991)	(3,945)	(4,073)	(3,610)
0	Funding balance	0	0	0	0	0	0	0	0	0	0

WASTE MANAGEMENT AND MINIMISATION

OUR GOAL

We aim to provide cost effective and sustainable Waste Management and Minimisation services that avoid the creation of waste, improve the efficiency of resource use, and reduce the harmful effects of waste. (Goals from the Joint Nelson Tasman Waste Management and Minimisation Plan 2019)

The Joint Nelson Tasman Waste Management and Minimisation Plan 2019 aims to eliminate unnecessary waste to landfill and has a target of reducing waste to landfill by 10% per person by 2030.

WHAT WE DO

Our waste minimisation and management activities operate as part of a much wider waste and resource recovery system which is represented by other government, private and community entities in the Nelson-Tasman region and beyond.

The main activities we provide include:

- The Whakaarohia Rethink Waste programme that engages with the community to promote waste avoidance and minimisation, increase resource recovery and minimise harm from waste,
- Provision of Resource Recovery Centres (RRC) for residents, businesses, and commercial waste operators to drop-off recyclables and recoverable materials and waste,
- Kerbside recycling and waste collection services,
- A materials recovery facility (MRF) to process recycling,
- Transportation of green waste from Resource Recovery Centres to commercial composting facilities within the District through a contracted service,
- Haulage of waste and recovered materials from Resource Recovery Centres to specified destinations through a contracted service,
- Management of public place recycling bins and illegal dumping, and
- Management of closed landfills

In addition, the Nelson-Tasman Regional Landfill Business Unit (governed by a joint committee of Nelson City Council and Tasman District Council), is responsible for operating the region's landfill at York Valley, in Nelson, and manages the temporarily closed Eves Valley Landfill near Brightwater. The

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activities that the Business Unit are responsible for are covered by an Activity Management Plan prepared by the NTRLBU Unit.

Management and clearance of litter bins, other litter and detritus from roads and reserves are services provided by council's transportation and reserves and facilities teams. Liquid or gaseous wastes directly emitted to the air, land or water are not included as management of these wastes are addressed by the Resource Management Act 1991 (or replacement) and through other council strategies and plans.

WHY WE DO IT

Our activities seek to enable and promote avoidance of waste being generated in the first place, while providing ways to reduce waste and minimise the social, cultural, and environmental harm of managing residual wastes. A range of positive outcomes for our community come about from providing these waste minimisation and management activities.

The Waste Minimisation Act 2008 requires us to *"promote effective and efficient waste management and minimisation"* and to have a Waste Management and Minimisation Plan (WMMP). The Act requires a WMMP to *"have regard to the NZ Waste Strategy"*. In March 2023, Central Government released a revised NZ Waste Strategy – Te Rautaki Para - which replaces earlier versions.

We have a joint WMMP with Nelson City Council as our two councils face many of the same waste management issues and share key waste services and infrastructure that cross council boundaries. The Joint WMMP was adopted in 2019 and must be reviewed every six years.

The NZ Waste Strategy (NZWS) provides high-level direction for the future of waste minimisation and management activity in Aotearoa New Zealand, including identifying priority areas for action and investment. It sets the vision: *"By 2050, Aotearoa New Zealand is a low-emissions, low-waste society, built upon a circular economy. We cherish our inseparable connection with the natural environment and look after the planet's finite resources with care and responsibility"*.

Local authorities have critical roles to enable waste management and minimisation activities that protect our community's health and natural environment, both now and in the future, while seeking to create safe and resilient communities. These activities help extend the life of our region's landfills, while seeking to reduce greenhouse gas emissions and environmental impacts associated with materials and wastes created through all stages of the value chain – from resource extraction through to end-of-life disposal.

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CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	POTENTIAL NEGATIVE EFFECTS
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>Rubbish and recycling collection services ensure our built urban and rural environments are functional, pleasant and safe.</p> <p>Our Resource Recovery Centre (RRC) facilities are convenient, clean and safe.</p> <p>We promote the sustainable use of resources and provide sustainable alternatives to landfill disposal.</p>	<p>Loose kerbside recycling and broken rubbish bags may become windblown litter and odorous if not collected promptly.</p> <p>Disruption to kerbside waste collection can cause public health risks and negatively impact the wellbeing of our communities if they are not collected promptly.</p> <p>RRCs and recycling processing facilities can become odorous, dusty and give rise to windblown litter if not managed well.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>The Council supports the 'circular economy' - a strategic goal of government policy - by enabling various waste minimisation activities (e.g. reuse, repair, recycling), including the provision of grants and subsidies.</p> <p>Our RRCs and kerbside services provide sustainable waste disposal and resource recovery options for our Region.</p> <p>Council's waste minimisation activities help develop the operations of local commercial organisations and social enterprises that work across the waste/resource recovery sectors, as well as extend the life of the region's landfills.</p> <p>We partner with businesses and other stakeholders to provide waste minimisation services.</p>	<p>The loss of viable markets for recovered materials can have a negative effect on the economic viability of recycling.</p> <p>Rising waste disposal costs could negatively impact businesses in our Region.</p>

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COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	POTENTIAL NEGATIVE EFFECTS
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	<p>We operate our facilities and services safely and efficiently. We have contingency plans and design our facilities so that essential services are able to continue during emergency events.</p> <p>We plan to provide waste and recycling services that our community is satisfied with, now and for the future.</p>	Failure to open RRC or provide kerbside services can prevent businesses operating and create public health and safety risks.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	<p>We protect our natural environment by providing comprehensive waste disposal services for our community, as well as managing and monitoring closed landfills and dealing with wastes generated during disasters.</p> <p>We reduce the impact of landfill disposal by providing a wide range of other services to divert waste from landfill and reduce waste production and associated emissions.</p> <p>Our facilities comply with resource consents, and we ensure that we have operational plans for our services and site management plans for the facilities we operate.</p>	<p>There is the possibility of air, land, or water contamination if RRCs and collection services are not managed well.</p> <p>If closed landfills are not capped off and vegetated correctly, they may release additional solid waste or leak into our environment.</p> <p>Rising waste disposal costs could see an increase in illegal disposals in our Region, harming our environment.</p>
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We work with NCC to promote waste minimisation and to provide regional services.</p> <p>We advocate to central government for more sustainable waste management practices.</p> <p>We plan to improve our engagement with iwi and with businesses.</p> <p>Waste reduction and effective resource recovery shows good kaitiakitanga (stewardship) of our natural resources.</p>	Waste generation and poor management of resource recovery centres or closed landfills may degrade the mauri (quality and vitality) of natural resources and ecosystems.

KEY ISSUES

Key issues facing the Waste Management and Minimisation activity are:

- Uncertainty regarding central government regulations to standardise council kerbside collection services and introduce minimum performance standards – We meet new government regulations (which came into force on 1 February 2024) requiring councils to provide a standardised kerbside recycling collection service for households in urban areas. The updated 2023 NZ Waste Strategy indicates a requirement for councils to provide a separate food scraps collection service (plus optional garden waste) for households by 2030, and to achieve minimum performance standards. At the time of writing, no regulations are confirmed to make these mandatory requirements for councils, however. We are developing a detailed business case together with Nelson City Council to inform the decision-making process as to whether to provide a food scraps collection to households. The business case is predominately funded by a grant from Central Government.
- No budget allocation has been included in the Tasman 10-year plan 2024-2034 for a new food scraps collection service, however the next 10-year plan will review budget allocations based on outcomes of the detailed business case and government's legislation reforms and regulations.
- We continue with community engagement and enforcement programmes to ensure compliance with standardized kerbside services and will investigate methods required to obtain necessary waste data to report to government on proposed minimum performance standards.
- Uncertainty regarding the reform of key waste legislation (Waste Minimisation Act 2008 and Litter Act 1979) - We are keeping a watching brief on proposed development of new waste legislation, while continuing to work within existing enabling and regulating Acts of Parliament.
- We continue to advocate for local government to maintain its current share of waste levy funding and for the implementation of product stewardship schemes to help shift costs of certain waste minimisation initiatives from ratepayers to the producers and consumers where possible. Any roles/responsibilities that new legislation requires of councils must be appropriately resourced.
- We also continue to take a cautious approach to our capital programme and prioritise key projects that support our existing levels of service, and to work with Nelson City Council, the Landfill Business Unit, and engage with central government to seek opportunities to fund regional waste minimisation infrastructure.
- New contracts for all key services from 2025 - We have completed review under Section 17a of the Local Government Act (LGA) of council waste services and developed a procurement strategy. This forms the basis of seeking suppliers, through a competitive tendering process, to continue the provision of council services. We will allow for flexibility in the new contracts to enable shared services and/or align with new government regulations should these be required.

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- Upgrade of Materials Recovery Facility (MRF) and managing risks relating to recyclable markets - A new contract for the operation of the regional MRF presents an opportunity to further explore shared services and investment collaboration with Nelson City Council. Upgrading the MRF will help future proof its capacity and capabilities. We will seek opportunities to obtain external funding for MRF investment through the Central Government Waste Minimisation Fund or other possibilities. We will continue to monitor recycling commodity markets and trends, utilise local markets where possible, and build in risk/revenue sharing mechanisms into a new MRF operating contract to allow for recyclable commodity price fluctuations and support budget planning.
- Our limited influence to reduce waste and build a circular economy - Our 2019 Joint Waste Plan has a target to reduce waste to landfill by 10% per person by 2030 and the 2023 NZ Waste Strategy sets a long term vision of a low-waste, low emissions society by 2050. Waste is generated by everyone and influenced by numerous factors, many of which are outside council control. We will continue to draw on accumulated and ongoing waste levy funds (received from Central Government) to support waste minimisation activities in our region. This will include prioritizing work more likely to attract additional funding from external sources and/or collaborations with willing partners. We will also advocate to Central Government and industry for effective methods that support waste minimisation, such as implementing mandatory product stewardship for priority products (e.g. plastic packaging, e-waste, tyres). Our waste minimisation activities will continue to support specific communities and key sectors, with a focus on certain products and wastes, such as:
 - o Organic wastes (food scraps and garden waste)
 - o Construction and demolition wastes
 - o Business waste - including commercial recyclables
 - o Reuse of products/packaging and repair services
 - o Household hazardous waste, rural wastes and illegal dumping.

The 2024 review of the Joint Waste Plan will provide opportunity to engage with iwi/Māori, industry and community to strengthen relationships and prioritise actions.

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OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10 YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET	YEAR 2 TARGET	YEAR 3 TARGET	BY YEAR 10
			2024/2025	2025/2026	2026/2027	2027 – 2034
We enable effective waste minimisation activities and services.	Reduce waste going to landfill from the Nelson-Tasman region. As measured by Nelson – Tasman total tonnage per capita recorded at Class 1 landfill*, excluding special wastes** ¹¹	576 kg per person	<576kg	<576kg	<576kg	<557kg
	The incidence of illegal dumping does not increase over time. As measured by the number of reports of illegal dumping per annum in parks, rivers and road reserve.	New Measure	Less than 100	Less than 100	Less than 100	Less than 100
Our kerbside services are reliable, easy to use.	Customer satisfaction with kerbside recycling services. As measured through residents' survey of those provided with the Council's	92%	At least 90% satisfaction with kerbside recycling	At least 90% satisfaction with kerbside recycling	At least 90% satisfaction with kerbside recycling	At least 90% satisfaction with kerbside recycling

¹¹ *The only Class 1 landfill currently operating in the region is at York Valley.

**Special wastes are materials disposed to landfill which are difficult to handle and/or potentially hazardous, including sludges, medical wastes, and potentially contaminated soils

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LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 – 2034
Our resource recovery centres are easy to use and operated in a reliable manner, to divert waste and ensure the safe disposal of residual waste.	kerbside recycling collection services.					
	Maintain a high percentage of customer satisfaction. As measured by annual customer on-site surveys at Resource Recovery Centres (RRCs) who are very satisfied or fairly satisfied.	98%	At least 95% customer satisfaction at our RRCs	At least 95% customer satisfaction at our RRCs	At least 95% customer satisfaction at our RRCs	At least 95% customer satisfaction at our RRCs

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KEY CHANGES TO ACTIVITY OR SERVICE

The previous 10-year plan set out three Levels of Service and these have been retained with wording amendment to one. There are changes to performance measures for each Level of Service and the measures all align with waste indicators in the Joint Waste Plan. Where measures were very similar these have been reduced to a single measure. Language has been simplified and measures considered to be standard operational practices have been removed to be monitored internally. A new measure has been introduced to that incidences of illegal dumping do not increase over time.

The following is the key change for our activities since the last 10-year plan.

KEY CHANGE	REASON FOR CHANGE	KEY
Minor addition to rating areas	In response to developers and requests from residents we have extended our services to some areas	

ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions and recognised uncertainties in preparing the 10-year plan, the most significant are:

- Based on trends, total municipal waste (excluding special wastes) disposed to landfill is not expected to increase significantly over the next 10-years, but there is a high level of uncertainty regarding special waste demand, particularly contaminated soils.
- We have an ambition of eliminating unnecessary waste to landfill and a target of 10% reduction per capita by 2030. Meeting this target is likely to require ongoing effort and investment. With waste disposal costs increasing, and national policy direction set in the updated 2023 NZ Waste Strategy, we are expecting demand for waste diversion and waste minimisation initiatives to grow in coming years. Waste diversion capacity could be provided by the Council(s), as well as by commercial or community organisations involved in the waste and resource recovery sector.
- Disposal of soil and other excavated materials is becoming a significant issue with a lack of consented disposal facilities and tightening controls on disposal of material to land.
- Responses to the impacts of climate change will continue to influence waste activities – including actions to reduce emissions (diverting organic waste from landfill and reducing waste generated) and measures to adapt to changes (asset resilience and disaster waste planning).
- Ongoing legislative reform may further influence industry/consumer behaviours, including changing the roles and responsibilities of local government.

INVESTMENTS

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New capital expenditure for the activity over the 10-year term is modest, following recent improvements at the RRCs which have lifted levels of service. Expenditure in the short to medium term is primarily related to the purchase of the Materials Recovery Facility (MRF), and a proposed extension to the MRF building and equipment upgrades. In later years, capital expenditure will be dominated by renewals and improvements at the RRC sites. Other nominal waste minimisation capital expenditure will be prioritised based on outcomes from a recent trial of construction waste diversion at the Richmond RCC, and from the review of the Joint Waste Plan in 2024/2025. In addition, a detailed business case into a households food scraps collection scheduled to be completed in 2024/2025 and proposed reform of government waste legislation will also influence potential future operational and/or capital budget requirements. These will be incorporated into the next 10-year plan processes as required.

The following are key waste management and minimisation investments for the next 10-years.

NAME	DESCRIPTION
Materials Recovery Facility	The purchase of a new Richmond Material Recovery Facility including plant, equipment, investigation and construction of expanded building and equipment (subject to external funding). Following the award of new service contracts and pending government legislative reforms, investment in the new facility to increase capacity and capabilities (pending external funding)
Resource Recovery Centres	Low cost investment to renew assets at Resource Recovery Centres to make them safer, more convenient, enable diversion of waste from landfill, and reduce environmental impact
Waste diversion	Low cost investment to trial diversion of construction waste materials and enable further waste diversion at Resource Recovery Centres
Data collection and reporting	Improvement of our data collection and reporting systems to enable reporting to Ministry for the Environment as required under new legislation
Closed landfills	Investment in closed landfills to assess and address risks by improving capping and erosion controls

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FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE WASTE MANAGEMENT AND MINIMISATION GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
852	General rates, uniform annual general charges, rates penalties	1,002	105	63	74	141	114	89	116	329	503	572
2,771	Targeted rates	3,010	2,946	3,153	3,211	3,436	3,874	4,352	4,437	4,182	4,231	4,278
0	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
6,135	Fees and charges	6,796	8,365	8,457	8,649	8,636	8,381	8,043	8,202	9,089	10,178	11,338
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
5,517	Local authorities fuel tax, fines, infringement fees, and other receipts	3,449	1,813	1,785	1,943	2,962	2,909	2,905	2,986	3,306	3,589	4,658
15,275	Total operating funding	14,257	13,229	13,458	13,877	15,175	15,278	15,389	15,741	16,906	18,501	20,846
APPLICATIONS OF OPERATING FUNDING												
12,544	Payments to staff and suppliers	10,572	8,374	8,460	8,676	8,631	8,808	8,841	9,038	9,404	9,946	10,843
343	Finance costs	452	517	605	699	1,019	886	739	825	1,080	1,519	1,603
1,202	Internal charges and overheads applied	1,429	1,628	1,776	1,874	2,004	2,090	2,396	2,233	2,488	2,604	2,597
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
14,089	Total applications of operating funding	12,453	10,519	10,841	11,249	11,654	11,784	11,976	12,096	12,972	14,069	15,043
1,186	Surplus/(deficit) of operating funding	1,804	2,710	2,617	2,628	3,521	3,494	3,413	3,645	3,934	4,432	5,803
SOURCES OF CAPITAL FUNDING												

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Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
274	Subsidies and grants for capital expenditure	0	0	0	5,623	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
3,751	Increase (decrease) in debt	4,240	2,300	891	5,196	(2,391)	(2,602)	1,004	5,174	10,010	3,611	(1,469)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
4,025	Total sources of capital funding	4,240	2,300	891	10,819	(2,391)	(2,602)	1,004	5,174	10,010	3,611	(1,469)
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
132	- to improve the level of service	31	34	35	36	37	38	39	40	40	41	42
6,135	- to replace existing assets	5,728	4,784	3,300	13,197	876	635	4,362	7,254	11,646	5,732	1,251
(1,056)	Increase (decrease) in reserves	285	192	173	214	217	219	16	1,525	2,258	2,270	3,041
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
5,211	Total applications of capital funding	6,044	5,010	3,508	13,447	1,130	892	4,417	8,819	13,944	8,043	4,334
(1,186)	Surplus/(deficit) of capital funding	(1,804)	(2,710)	(2,617)	(2,628)	(3,521)	(3,494)	(3,413)	(3,645)	(3,934)	(4,432)	(5,803)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

RIVERS

OUR GOAL

We aim to provide cost effective and sustainable Rivers systems that reduce the risk of property erosion and flooding and to ensure that our river environments remain healthy and attractive ecosystems that can be enjoyed by our communities.

WHAT WE DO

We maintain 285 kilometres of major rivers throughout the District in order to carry out our statutory roles to promote soil conservation and mitigate damage caused by floods and riverbank erosion. These rivers, known as classified rivers X and Y, are funded by a differential river rating system based on land value. Rivers that are covered under the rivers X and Y schemes include our major rivers like the Waimea, Motueka, Riuwaka, Moutere, Tākaka, Aorere rivers as well as several tributaries. We maintain and improve river assets in rivers X and Y, such as stopbanks and erosion protection.

There are many more rivers, streams and creeks that are on private, Council, and Crown (Department of Conservation (DoC), Land Information New Zealand (LINZ) lands. These are collectively known as Rivers Z. River protection assets such as rock walls and groynes form part of the river system. These are typically owned and maintained by private property owners; we sometimes part fund them.

The approach to river management places emphasis on channel management through gravel relocation/repositioning, and vegetation and land buffers on the river's edge. The aim is to manage the river channel and catchment so that there is less need to use hard engineering methods to prevent erosion.

This activity does not include management of stormwater or coastal structures. These are covered as individual activities and have their own Activity Management Plan.

WHY WE DO IT

We consider it necessary and beneficial to the community that we undertake the planning, implementation and maintenance of rivers services in the District in accordance with respective legislative requirements and responsibilities. We have a legal obligation to meet the requirements of the Soil Conservation and Rivers Control Act 1941 which has the overriding purpose to make provision for the conservation of soil resources, the prevention of damage by erosion and to make better provision for the protection of property from damage by floods.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive, and resilient	Our flood protection works and river control structures reduce risk for several communities and rural areas from flooding. We maintain these safely and cost-effectively.	Flood management practices and control works may affect environmental values within the wider river system.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed	We engage with our community in several River Care groups to ensure our community's feedback is considered in river catchment management.	River management needs and available budget may not align with community expectations in all areas.
Social Well-being	Our communities have access to a range of social, cultural, educational, and recreational facilities and activities	We maintain our river environment to ensure a pleasant and appropriate place for recreational activities.	River management needs may sometimes conflict with recreational desires in certain areas or for certain types of activities.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Our flood protection scheme provides assurance that regular rainfall events do not disrupt normal business activities.	River flood protection schemes are not a guarantee against flood damages for protected areas, as they may be overtopped. As well, there are many unprotected areas in the District.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	Our flood protection and mitigation structures are maintained cost-effectively to a level supported by our community.	The desired level of flood protection by the community may not align with the Council's available budget to implement flood protection improvements.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	Rivers are important natural resources. Our flood protection and mitigation activities minimise the impacts on our natural river environments to a practical and sustainable level.	Flood management practices and control works may affect environmental values within the wider river system.

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COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity, and creativity	Our rivers have important cultural values and many identify where they are from by their river.	Flood management practices and control works may affect cultural values that our river systems provide.
Cultural Well-being	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We provide expertise and guidance to our community, helping to find solutions along our river environment.	The needs of river management, community expectations, and cultural values may conflict in some areas, requiring compromise to our goals.

KEY ISSUES

Key issues facing the Rivers include:

- Community resilience
Our rivers and streams pose varying degrees of flood risks to urban and rural communities. An increase in extreme weather due to climate change will increase flood risks in the future and reducing flood risk across our District is costly. Communities could expect certain exposure to flood risks and we will be taking a risk based approach to prioritise investment in flood protection and focus on the development of emergency action plans together with the community.
- Pro-active river management
With an increase in flood events it is expected that the demand for repairs will increase. We will be taking an integrated and pro-active approach to river management that demonstrates best value for money.
- Providing equity to rate payers
Most of our Rivers expenditure is currently on rivers Y and Z which primarily addresses minor flood risks and protects private land from erosion, with limited benefit to the wider community in terms of addressing larger flood risks. Revenue from river X is insufficient to upgrade flood protection schemes for other communities and so we aim to provide more equitable services based on risk prioritisation within the existing rating categories.
The impact of these influencing factors on the Rivers activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Rivers Activity Management Plan.

OUR LEVEL OF SERVICE – WHAT THE COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET	YEAR 2 TARGET	YEAR 3 TARGET	BY YEAR 10
			2024/2025	2025/2026	2026/2027	2027 – 2034
Protection Our structures are managed to reduce the impact of flooding now and in the future	<p>The major flood protection and control works are maintained, repaired and renewed to the following standards:</p> <p>No failure of flood protection in the existing stopbank system maintained by the Council below the specified design levels:</p> <p>Riuwaka River = approximately 145 m³/s @ Hickmotts flow gauge, (20% AEP¹² to 10% AEP in 2020) for the area downstream of SH60 bridge.</p> <p>This is considered a LOW level of protection.</p> <p>Lower Motueka River = 1,854 m³/s @ Woodstock flow gauge, (2% AEP in 2020)</p> <p>This is considered a MODERATE level of protection.</p> <p>Waimea River = 1,346 m³/s @ Irvine Bridge flow gauge, (2% AEP in 2020)</p> <p>This is considered a MODERATE level of protection.</p> <p>(Mandatory measure one).</p>	100%	100%	100%	100%	100%

¹² AEP = Annual Exceedance Probability, the probability that a flow event of a certain size will occur in any given year. The lower the percentage, the larger the flow event, and the less frequently it is expected to occur.

ENGINEERING –RIVERS

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET	YEAR 2 TARGET	YEAR 3 TARGET	BY YEAR 10
			2024/2025	2025/2026	2026/2027	2027 – 2034
Protection Our structures are managed to reduce the impact of flooding now and in the future	We complete approved annual maintenance programmes. As measured through the Council's two monthly maintenance programmes.	90%	95%	95%	95%	95%
Amenity Our river environments are healthy ecosystems that are attractive and enjoyed by our communities	We develop new native riparian planting sites Number of plants planted and measured through river maintenance contract claim payment records.	15,800	> 13,000	> 13,000	> 13,000	> 13,000
Amenity Our river environments are attractive and enjoyed by our communities.	Complaints about illegal dumping in the X and Y classified rivers and on adjacent beaches on public land are actioned within five working days.	94% 15 dumping's over the year, 14 were picked up on time.	95%	95%	95%	95%

KEY CHANGES TO ACTIVITY OR SERVICE

The Levels of Service from the previous 10-year Plan have been retained with only minor changes. Where measures were very similar these have been reduced to a single measure. Language has been simplified and measures considered to be standard operational practices have been removed to be monitored internally. A new measure has been introduced to that incidences of illegal dumping do not increase over time.

The table below summarises the key changes for the Rivers activity since the LTP 2021 – 2031.

KEY CHANGE	REASON FOR CHANGE	KEY
Review of River X and Y rating boundaries	A review of the areas covered by the rating zones was necessary to correctly and fairly allocate properties into the rating schemes.	
Investment in Motueka stopbanks to restore level of service	This work has now addressed the high-risk sites in the Motueka stopbank scheme, as identified through the Motueka Flood Mitigation Study.	

ASSUMPTIONS AND UNCERTAINTIES

Key assumptions for the Rivers activities are:

- We realise there will be a range of potential impacts associated with climate change and these may vary depending on the specific location within our District. A detailed regional risk assessment is underway to help identify areas of vulnerability. We do assume sea levels will continue to rise and at an accelerated rate over time. Our District is particularly vulnerable due to our extensive coastline. For low lying coastal land there will be increasing inundation and erosion from the sea level rise and storm surges. Increased storminess and rainfall will increase flows into our Rivers network which could overwhelm the capacity of stopbanks. We are working to maintain the stopbanks and communicating with potentially impacted communities. The rising sea levels will also affect our coastal outflows that could increase flooding within the areas affected.
- We anticipate there will be damaging natural hazard events during the period covered by our 10-year Plan, and that the frequency and intensity of these will increase. This leads to a high likelihood of localised damaging events. There is some chance of more widespread damaging events such as earthquakes due to our proximity to the Alpine Fault line. Such events and damage would need to be responded to and addressed as required.
- We are assuming 60% of any such repairs to underground assets to be Central Government funded and that 51% of roading asset repairs covered by the New Zealand Transport Agency/Waka Kotahi.
- All these events could limit our ability to provide adequate and reliable River service across the District. We plan to invest in modelling so we can understand how flows of the River network can withstand higher flows or longer periods.

INVESTMENTS

The following are key rivers investments for the next 10-years.

NAME	DESCRIPTION
River assets, X & Y capital works improvements	Improvements to flood protection schemes and erosion control
Asset data collection and monitoring	Collection of asset data to better inform River Management Plans
Rivers maintenance and operations	General operation and maintenance of all river assets
Rivers Management Plans	Operational plans for all major rivers setting out a maintenance strategy and prioritised work programme

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE RIVERS WORKS GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
0	General rates, uniform annual general charges, rates penalties	0	0	0	0	0	0	0	0	0	0	0
2,035	Targeted rates	2,256	3,119	3,475	3,682	3,913	4,171	4,205	4,402	4,618	4,830	4,971
0	Subsidies and grants for operating purposes	109	0	0	0	0	0	0	0	0	0	0
150	Fees and charges	556	171	183	188	193	198	203	208	213	219	224
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
925	Local authorities fuel tax, fines, infringement fees, and other receipts	578	763	836	855	875	895	915	935	955	975	996
3,110	Total operating funding	3,499	4,053	4,494	4,725	4,981	5,264	5,323	5,545	5,786	6,024	6,191
APPLICATIONS OF OPERATING FUNDING												
2,126	Payments to staff and suppliers	2,317	2,792	2,960	3,032	3,107	3,179	3,138	3,206	3,275	3,343	3,413
96	Finance costs	180	187	233	289	387	437	462	504	517	553	569
829	Internal charges and overheads applied	769	861	1,025	1,064	1,074	1,124	1,155	1,197	1,284	1,345	1,352
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
3,051	Total applications of operating funding	3,266	3,840	4,218	4,385	4,568	4,740	4,755	4,907	5,076	5,241	5,334
57	Surplus/(deficit) of operating funding	233	213	276	340	413	524	568	638	710	783	857
SOURCES OF CAPITAL FUNDING												
3,253	Subsidies and grants for capital expenditure	2,499	0	0	0	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
2,310	Increase (decrease) in debt	1,674	1,075	1,039	1,006	963	882	827	786	743	699	653

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
5,563	Total sources of capital funding	4,173	1,075	1,039	1,006	963	882	827	786	743	699	653
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
6,494	- to improve the level of service	4,406	1,228	1,255	1,285	1,315	1,344	1,372	1,401	1,429	1,458	1,485
12	- to replace existing assets	0	21	21	22	22	23	23	23	24	24	25
(886)	Increase (decrease) in reserves	0	39	39	39	39	39	0	0	0	0	0
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
5,620	Total applications of capital funding	4,406	1,288	1,315	1,346	1,376	1,406	1,395	1,424	1,453	1,482	1,510
(57)	Surplus/(deficit) of capital funding	(233)	(213)	(276)	(340)	(413)	(524)	(568)	(638)	(710)	(783)	(857)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

The Community Development section comprises one group of related activities:

- Parks and Reserves
- Community Facilities (including Libraries and the Richmond Aquatic Centre)
- Community Partnerships

The 10-year operating budgets for the Community Development activities are outlined in the following table along with the 2023/2024 budgets for comparison.

Community Development	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
Community Development	22,250	23,543	22,513	23,467	24,709	26,175	27,463	27,940	28,880	29,598	30,327
Total Costs	22,250	23,543	22,513	23,467	24,709	26,175	27,463	27,940	28,880	29,598	30,327

Details of each of these groups of activities are outlined in the following pages. These pages cover the activity goal, what we do in relation to each activity group, why we do it, the contribution of the activities to the community outcomes, any key issues, how we will measure our performance, any assumptions we have made, and a snapshot of our key projects over the next 10-years.

COMMUNITY DEVELOPMENT

OUR GOALS

In order to promote physical, environmental, economic, cultural and social well-being of our District we provide community facilities, recreation opportunities, parks and reserves, Library services, indoor and outdoor aquatic facilities, public toilets, community housing for older adults, and environments for remembrance of the deceased. Our cost effective and sustainable library services enrich the life of the community by promoting lifelong learning and the creative use of leisure.

WHAT WE DO

We provide and manage a wide variety of community facilities, parks and reserves across our District, and associated services to our community. These include recreation centres, sports facilities, community halls, museums, community housing complexes, campgrounds, aquatic facilities, public toilets, parks and reserves, esplanade strips and reserves, playgrounds, walkways, sports grounds, formal gardens, cemeteries, and special interest sites.

Our libraries provide a wide range of functions that support lifelong learning through literacy in all its formats, and community spaces and connections. We have libraries in Motueka, Tākaka, Murchison and Richmond and our website adds to the services provided from the physical libraries. We also provide housebound library services, outreach services to schools and support for community libraries.

We also provide a range of community partnership activities including the provision of funding and advice for community initiatives, promotion and celebration of our history and diverse cultures, delivery of community and recreational activities and events, and awareness of environmental and sustainability opportunities through environment education programs.

WHY WE DO IT

Our Community Development activities contribute to the social, cultural, and environmental well-being of Tasman's communities. Our community facilities promote the well-being of our community and offer people the opportunity to engage socially in the places they live and work.

Our low-cost community-based housing is for older adults on low incomes so that it is affordable, accessible, and fit for purpose.

The public toilets we provide are widely located to meet the needs of the community, travellers and tourists who are moving around the District.

To ensure people can remember the deceased we provide cemeteries that are in attractive, peaceful, and respectful environments. The provision of cemetery facilities now and into the future is legally required and provided for public health reasons.

We provide open spaces and recreational facilities to contribute to the development of healthy, active, functioning communities. These are managed and maintained in a way to meet expectations and encourages community involvement.

COMMUNITY DEVELOPMENT

By providing a quality library service we support the community's cultural, social, learning and leisure needs, whilst also providing an affordable collective resource that is greater than local families or individuals can afford. This helps to develop an informed community with people who are literate and inspired.

Through community partnerships we build an inclusive community, enhance our environment and celebrate our culture and heritage. This is done through our environmental education programs, Council-organised events and our community grants.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>Open space, reserves and recreation facilities cater for, and promote, active healthy lifestyles. This includes casual activities such as walking and cycling, along with organised sports and recreation activities.</p> <p>Council events, reserves and community facilities, libraries, and the Richmond Aquatic Centre are organised, designed, and managed to ensure users' safety. They are inclusive, catering to the needs of our community and support specific social needs.</p> <p>We provide a good-quality, safe, and affordable community housing for people who meet the criteria of our Policy on Housing for Older Adults.</p> <p>Libraries provide safe spaces and equitable access to information for all in the community, enabling social interaction and community engagement.</p>	<p>There is a potential safety risk to users if we do not adequately maintain our reserves facilities and libraries, or if they are damaged due to natural disasters. Poor maintenance or damage could result in users suffering from various injuries.</p> <p>Poor location choice or design of parks, facilities, playgrounds or public toilets may result in anti-social behaviour (such as vandalism, graffiti or bullying of users).</p>
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>Our reserves, open spaces, and neighbourhood parks are accessible and within walking distance of homes.</p> <p>The Richmond Aquatic Centre is designed and managed to meet current and future needs of our community.</p>	<p>Parks may become restricted in their use, or unattractive, if they are poorly managed during extreme weather events (such as drought or ongoing rain).</p>

COMMUNITY DEVELOPMENT

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	<p>In partnership with the Engineering and Environment and Planning departments, we deliver environmental, air quality, water quality, and waste minimisation education to support sustainable management and lifestyles.</p> <p>We assist communities to create a unique sense of place through our events and the provision of community group funding and advice.</p> <p>We provide high quality community open space, aquatic, recreational and cultural facilities, enabling our community to participate in active and passive recreation, cultural opportunities, and targeted social support.</p> <p>Libraries provide resources and programmes that support educational, creative, cultural, social, recreational and business activities.</p> <p>We promote, support and deliver recreational, educational and social services and activities that reflect the diversity of our District. We provide assistance to the Nelson Provincial Museum and Tasman's District museums to support our culture and heritage.</p> <p>We also provide assistance to various community-led facilities, projects and initiatives, to deliver benefits across our community.</p> <p>We initiate and organise a range of activities and programmes that are free and accessible to all, for example Children's Day event, Summer Movie nights, Skate competitions and coaching, youth events and events for 50+.</p>	<p>Ongoing high growth in our communities is creating increased need for open space, reserves and recreational facilities. The provision of additional facilities creates additional costs, however, there are also more ratepayers to help pay for these costs.</p> <p>Ratepayers may find meeting all the activities requested by our community is unaffordable. This may lead to some level of community dissatisfaction when we cannot afford to deliver on some community expectations.</p>
	Economic Well-being Our region is supported by an innovative and	Libraries provide educational resources and support learning for all age groups.	

COMMUNITY DEVELOPMENT

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Economic Well-being	sustainable economy	Libraries also help people seeking employment through digital skills training programmes and assistance with job applications and writing resumes. Libraries work with employment support agencies to provide assistance for people seeking employment.	Population growth could lead to an increase in costs to our reserves, community facilities, the Richmond Aquatic Centre, libraries and other facilities. This would be in the form of more assets, and/or the renewal of plants and equipment due to increased usage or increased operations and maintenance costs.
	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	Community infrastructure (reserves, facilities and libraries) is efficiently and effectively managed, meeting the needs of Tasman's communities. The Richmond Aquatic Centre is managed, operated and maintained to meet the demands of customers in a cost-effective way.	
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	Significant ecological areas and sensitive coastal and riparian areas within our parks, reserves and open spaces are well managed and protected. Our community is aware and involved in conservation and restoration work. Our environmental education initiatives, such as EnviroSchools, Compost education, Climate Change education help deliver environmental benefits to the broader community.	Climate change and natural hazards pose a risk to library and community facilities. We ensure our buildings are appropriately designed, older buildings have been assessed for their earthquake risk and the majority of these buildings have been upgraded as needed. We have also prepared evacuation plans for each building. Other risks are mitigated via insurance and emergency funding.
Cultural Well-being	Our communities have opportunities to	We provide recreation facilities that cater for and enable communities to celebrate their heritage and creativity.	

COMMUNITY DEVELOPMENT

COMMUNITY OUTCOMES	HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
celebrate and explore their heritage, identity and creativity	<p>Cemeteries provide a location for remembrance.</p> <p>Libraries collect and preserve local heritage information and materials, and help people preserve their personal stories.</p> <p>We provide funding and in-kind support to local museums within our District, including the Nelson Provincial Museum, and to organisations that promote and celebrate our history and diverse cultures.</p> <p>We have partnership agreements with Arts Councils to support art activities in the district. We distribute Creative New Zealand's funding for arts projects through Creative Communities grants. The council signed a commitment document to work towards becoming a Welcoming Community.</p>	
Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We provide libraries, reserves and facilities which enable community partnerships through management of our community facilities, reserves and halls by volunteers and through working with schools, businesses, community groups and others who help with planting and other activities.</p> <p>We support and share regional facilities in association with NCC (e.g. Saxton Field, Suter Art Gallery, Nelson Provincial Museum).</p> <p>Our libraries, reserves and facilities provide spaces which enable social interaction and community engagement.</p> <p>We take opportunities to partner with a range of community and user groups.</p> <p>We assist youth councillors to participate in Council and Community Board decision-making.</p>	

KEY ISSUES

Key issues facing Community Development are:

- **Growth and capacity** - The number of retired people is forecast to increase significantly in the next 10-years, and this will result in changing use and demand for reserves and facilities. While we provide five modern multi-use recreation facilities across the District, we also provide many older community halls that have a low level of use. We expect an increase in demand for small, warm, comfortable places for people to meet, socialise and play indoor sports etc. There are also competing needs for further staged investment in community facilities including Motueka indoor aquatic facility, new joint cemetery with Nelson City Council that will service the Richmond/Moutere-Waimea Wards of our Tasman District, new/upgraded community facilities in Wakefield and Brightwater, new community facility hub Tapawera, and extension to the Murchison Sports, Recreation and Cultural Centre. We also anticipate an increase in demand for urban neighbourhood reserves, sports parks, cycle-/walkways and community housing. This demand needs to be managed cost effectively. It is expected that both walkways and cycleways will experience a significant rise in use as the population ages, given the popularity of walking and cycling as exercise for over 65s. Ongoing development of walking and cycling tracks and networks is planned at various locations to meet an increasing demand. Providing a spectrum of activities and facilities for youth e.g. youth/ skate parks, sports facilities, mountain biking tracks, contributes to youth well-being and to making Tasman a more attractive place for young people to live. Additional reserve land will be acquired in strategic locations throughout the District, particularly in areas where there are shortfalls in the provision of these lands and where demand is predicted to continue to increase in the long term.
- **Changing community needs** – We have some modern well used community facilities and others that are earthquake prone or no longer optimal to cater for a range of users. New community facilities are in various stages of needs assessment and feasibility analysis, including facilities in Brightwater /Wakefield, Tapawera and Murchison. We are proposing to fund development of several community facilities within the next 10-years. We will seek a contribution directly from the community of one third of the total cost project cost up to \$5million and further funding after that prior to it contributing capital funding for new community, recreational, sporting or cultural projects, and their renewal. We may source funding from Reserve Financial Contributions or through loan funding supported by the District Facilities Rate. Where the community is prepared to fund two thirds or more of the cost of a new project that is not in the 10-year plan, we will consider the affordability of contributing to the remaining costs.
- **Climate Change – community pressure to respond to coastal erosion, significant weather events and sea level rise** - We have an extensive coastline extending over 100km, there are existing esplanade or other reserves along this coast which provide some interim protection to adjoining residential properties. More frequent extreme weather events and sea level rise create the potential for inundation/loss of coastal and low-lying reserves and ultimately the same loss potential for adjoining private property. Vulnerability assessment needs to be undertaken to identify the areas of highest risk and an appropriate response. A climate change strategy will also assist in this process.

COMMUNITY DEVELOPMENT

- **An increasing ageing population** – The number of retired people is increasing significantly and by contrast the proportion of young people as a percentage of the total population is predicted to decline over time. The decreased demand for children’s services coupled with increased demand for service to older users is changing the use and demand for parks, reserves, the aquatic centre, community facilities, housing, and libraries. This increases the demand for our library housebound and outreach services as well as programs designed for people with specific social or health needs. We will continue to assess the relevance of the type of collections and programs provided by the library.
- **Increasing community housing demand** – Local authorities have had a long-standing role in providing community housing for older people which enables older people on low incomes to ‘age in place’ in a safe, secure and well-maintained environment. Like many other areas in New Zealand, the population in our District is ageing. Along with our increasing, ageing population, housing affordability is an issue across our District. We are likely to see an increased demand for housing for older people on low incomes, due to these factors. We plan to continue to provide and maintain the existing 101 housing units for older adults. A working party of Councillors and staff will continue to investigate future options for community housing during 2024/2025, this is likely to include seeking opportunities for Community Housing Providers to provide infill housing at existing housing for older people locations where there is further capacity.
- **Pressure on facilities due to population growth** –the Richmond library building meets current needs but expected growth in the Richmond area is likely to put increased pressure on the building over the next 10-years. If growth continues it is likely there will not be enough space to cope with increased demand. Funding for a feasibility study on expansion options for the Richmond Library is not included in this 10-year plan but will be reviewed in future long-term plans.
- **Providing wider access to library services** – Growth and development across the District is expected to create additional demand for improved access to library services outside of our four library facilities. In response to demand pressures, we plan to investigate and undertake engagement regarding the demand for wider access to library services and potential future options.
- **Increasing cost of library materials** – The cost of materials for library collections has increased significantly and the cost for digital materials has increased due to our growing population. Subscription charges for digital material are usually population based and Tasman’s increasing population has resulted in increasing annual subscription costs. To ensure we can meet demand we will increase funding for electronic resources and library services. We will continue to monitor demand for, and use of, the collections and the relative balance of the physical and electronic collections.
 - The impact of these influencing factors on the Community Development activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Activity Management Plans.

NELSON PROVINCIAL MUSEUM - TASMAN BAYS HERITAGE TRUST (TBHT)

The Tasman Bays Heritage Trust (TBHT) is a Council Controlled Organisation, which manages the Nelson Provincial Museum and associated activities. It has separate performance targets, which are set as part of Statement of Intent, approved by both the Tasman District Council and Nelson City Council. The

COMMUNITY DEVELOPMENT

TBHT provides for high-quality exhibition, preservation, educational, and research facilities, emphasising the history of our region. The Nelson Provincial Museum is located on Trafalgar Street, Nelson.

The purpose of the TBHT, as detailed in the 2023 – 2024 Statement of Intent is to care for, strengthen and make widely accessible the taonga and heritage collections of Nelson Tasman; and to create unforgettable experiences that stimulate awareness, celebrate diversity and entertainment.

The strategic objectives of the TBHT, as detailed in the 2023 – 2024 Statement of Intent are:

- To plan for and commence a capital works project which will safely and appropriately house and care for the Nelson Tasman Regional Heritage Collection.
- To be a highly valued visitor destination, educational provider, and venue for cultural and community connection.
- To actively support and collaborate with iwi and Nelson Tasman cultural heritage organisations.
- To continue to develop and provide appropriate care for a strong Collection which is relevant and accessible to, and valued by, Nelson Tasman communities.
- To improve our sustainability performance

OUR INVESTMENT IN THE COUNCIL CONTROLLED ORGANISATION

During the 2023/2024 financial year, we will make a grant to the Tasman Bays Heritage Trust (TBHT) of approximately \$959,000 to assist with the operation of the Nelson Provincial Museum. We provide storage facilities at Wakatū Estate for the museums use at no cost to the TBHT but this costs us an additional \$65,600 in 2023/2024. Total loans to the TBHT from the Tasman District Council in June 2023 were \$325,000, at 0% interest. Loan repayments are budgeted at \$100,000 per annum. We propose to fund \$3 million towards a new research and archives facility to replace the old and inadequate facility at Isel Park, at a cost of \$1.0 million in 2023/24 and \$2.0 million in 2024/25.

COMMUNITY DEVELOPMENT

OUR LEVEL OF SERVICE – WHAT WE WILL DO AND HOW WE WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 - 2034
An interconnected open space network and recreation facilities that provide a range of leisure opportunities and meet the needs of users and the community.	At least 85% of Tasman residents rate their satisfaction with recreational facilities (which include playing fields and neighbourhood reserves) as “fairly satisfied” or better in the annual residents’ surveys.	88%	85%	85%	85%	85%
An interconnected open space network and recreation facilities that provide a range of leisure opportunities and meet the needs of users and the community.	At least 85% of properties zoned Residential are located within 500 metres of open space.	97%	85%	85%	85%	85%
Public toilets at appropriate locations that meet the needs of users and are pleasant to use and maintained	Percentage of users satisfied with Council public toilets, as found in the Resident Satisfaction Survey.	77%	70%	70%	70%	70%

COMMUNITY DEVELOPMENT

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 - 2034
to a high standard of cleanliness.						
A network of public halls and community buildings (including multi-purpose community and recreation facilities in major centres and local halls) that provide reasonable access to indoor activities, and recreation space.	Percentage of users satisfied with community buildings, as found in the Resident Satisfaction Survey.	<i>New measure</i>	75%	75%	75%	75%
Accessible and affordable housing to eligible people within the community.	Tenants' overall satisfaction with Council's community housing is at least 80%, as measured through a biennial survey of tenants.	Not measured in 2022/23 (91% in 2023/24)	Not measured	80%	Not measured	80% (2027/28, 2029/30, 2031/32 and 2033/34).
The provision of access to a wide range of information relevant to the community's recreation and learning needs.	The number of new and replacement lending/reference items added to the libraries collections is equivalent to at least 300 items per 1,000	339 items per 1000 residents	At least 300 items per 1,000 residents	At least 300 items per 1,000 residents	At least 300 items per 1,000 residents	At least 300 items per 1,000 residents

COMMUNITY DEVELOPMENT

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 - 2034
	residents. Measured using information available from the Library Management System software and from e-resource vendors.					
The provision of safe, welcoming, attractive and accessible library facilities for customers to access library services.	At least 85% of library users are fairly or very satisfied with the public libraries, as measured through the annual residents' survey.	100%	85%	85%	85%	85%
Richmond Aquatic Centre provides a safe environment that meets community needs for learn to swim, water based recreation, and fitness.	At least 80% of users rate their satisfaction with Aquatic Centre facilities as satisfied or better, in the annual residents' survey.	95%	80%	80%	80%	80%
Support and deliver a range of social, educational and cultural activities.	Activities that meet community needs are spread across the district.	<i>New Measure</i>	50%	50%	50%	50%

COMMUNITY DEVELOPMENT

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 - 2034
	Target 50% of activities are delivered outside Richmond.					

KEY CHANGES TO ACTIVITY OR SERVICE

Performance measures have been reframed for improved public understanding, or removed where they are considered to be standard operation practice. A measure of community buildings has been changed from a proximity measure to one of resident satisfaction. The success of our programmes and events will now be measured by the diversity of their location to ensure we are meeting the needs of the whole district.

KEY ASSUMPTIONS AND UNCERTAINTIES

We have made a number of assumptions in preparing the Activity Management Plan. The most significant assumptions and uncertainties for community development are:

- Ongoing capital development programme for parks and facilities is based on funding from anticipated reserve financial contributions and funding from the District and Shared Facilities Rates.
- All current community facilities and halls continue to be operated with no significant changes.
- Community housing will continue to be self-funding and continue at current occupancy rates.
- The recreational needs of our community are likely to change over time.
- Council continues to utilise modern library technologies.
- There will be increased delivery of digital services via the library website.
- The National Library will continue to manage key technology systems used by the library. These include Library Management System software provided through the Kōtui consortium and public internet computers and wifi access provided through the Aotearoa People's Network Kaharoa (APNK).

COMMUNITY DEVELOPMENT

- The Richmond Aquatic Centre will continue to be subsidised from rates.
- That Council-subsidised school pools will remain available for public use.
- Security of funding – Council will continue to deliver current activities and programmes and to receive contestable funding for some of these activities from external organisations.
- Burial preferences between cremation and internment continue in line with current trends.

INVESTMENTS

The following are key community development investments for the next 10-years.

NAME	DESCRIPTION
Renewal of library collections District-wide	New and replacement material to refresh the library collection to reflect the interests of our growing and changing population.
Purchase of digital library resources	Ongoing purchases of digital resources such as ebooks, databases and streaming services to reflect the preferences and interests of our growing and changing population.
Development of the Joint Regional Cemetery with Nelson City Council	We are proposing to develop a new regional cemetery in stages with Nelson City Council, starting in 2024/25. Funding for the land purchase is in the 2023/24 Annual Plan.
Brightwater/Wakefield multi-purpose Community Facility	We are working with the Brightwater, Wakefield communities on new and upgraded community facilities, commencing in 2025/26.
Nelson Provincial Museum	We are contributing to a new research facility located adjacent to the Nelson Provincial Museum
Saxton Field Improvements	We are continuing with ongoing developments that will provide additional recreational activities at Saxton Field.
Motueka Community Pool	We are working with the Motueka community to build an indoor swimming facility starting from 2026/27.

COMMUNITY DEVELOPMENT

NAME	DESCRIPTION
Richmond Aquatic Centre building improvements	Various works to the Centre to enable us to provide a safe and fit for purpose facility for our community.
Richmond Aquatic Centre pool plant renewals	Replace plant and the refurbishment of equipment to maintain the Centre pools at a sufficient level.
Tapawera Community Hub	We are contributing to a new community hub to be built in Tapawera over two years starting from 2025/26.
Murchison Sports, Recreation and Cultural Centre extension	We are working with the Murchison community on an extension and enhancements to the Murchison Sports, Recreation and Cultural Centre starting from 2028/29

DISTRICT AND SHARED FACILITIES RATE

The District Facilities Rate includes facilities located in and primarily benefiting Tasman residents and visitors. It also includes facilities which provide regional benefits and are located within the Tasman District or Nelson City. This rate was reviewed in 2021/22 to simplify the way it is managed.

We propose to continue with our District and Shared Facilities Rates over the coming years. Each of these rates is charged on all properties within Tasman District.

We have also added into the District Facilities Rate budgets, funding to cover the operating costs of the proposed new Motueka Community Pool and Wakefield/Brightwater Community Facility once they are constructed.

Facilities funded from the District and Shared Facilities Rate are:

- Māpua Hall
- Multi-use community recreation centres in St Arnaud, Murchison, Upper Moutere, Motueka, Golden Bay
- Maruia Hall (outside our District)
- Sports park at Motueka
- Richmond Aquatic Centre

COMMUNITY DEVELOPMENT

- Tasman Tennis centre at Jubilee Park in Richmond
- Tasman's Great Taste Trail (part contribution)
- Saxton Field
- Suter Art Gallery

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SUPPORT SERVICES

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE COMMUNITY DEVELOPMENT GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
12,753	General rates, uniform annual general charges, rates penalties	13,693	14,488	14,991	15,585	16,185	16,742	17,383	17,813	18,861	19,516	20,007
5,205	Targeted rates	5,830	6,586	6,889	7,094	7,797	8,349	8,377	8,418	8,675	9,091	9,011
370	Subsidies and grants for operating purposes	215	291	866	3,169	3,468	2,127	318	323	387	1,049	1,068
630	Fees and charges	633	702	753	769	786	809	994	1,015	1,036	1,057	1,079
477	Internal charges and overheads recovered	485	497	509	514	519	524	528	533	538	543	548
1,916	Local authorities fuel tax, fines, infringement fees, and other receipts	2,079	2,205	2,257	2,300	2,343	2,387	2,429	2,473	2,516	2,560	2,605
21,351	Total operating funding	22,935	24,769	26,265	29,431	31,098	30,938	30,029	30,575	32,013	33,816	34,318
APPLICATIONS OF OPERATING FUNDING												
14,145	Payments to staff and suppliers	15,047	16,720	15,315	15,863	16,149	17,019	17,841	18,028	18,295	18,655	19,260
1,037	Finance costs	1,266	1,461	1,474	1,504	1,763	1,736	1,609	1,598	1,478	1,427	1,371
4,710	Internal charges and overheads applied	5,937	5,362	5,724	6,100	6,797	7,420	8,013	8,314	9,107	9,516	9,696
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
19,892	Total applications of operating funding	22,250	23,543	22,513	23,467	24,709	26,175	27,463	27,940	28,880	29,598	30,327
1,459	Surplus/(deficit) of operating funding	685	1,226	3,752	5,964	6,389	4,763	2,566	2,635	3,133	4,218	3,991
SOURCES OF CAPITAL FUNDING												

SUPPORT SERVICES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
90	Subsidies and grants for capital expenditure	60	135	59	60	62	63	65	66	105	893	70
7,535	Development and financial contributions	4,666	2,222	2,271	2,326	3,193	3,263	3,331	3,401	3,469	3,539	3,606
(850)	Increase (decrease) in debt	664	1,065	(543)	1,578	1,388	405	(364)	(1,034)	(1,383)	(362)	(979)
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
6,775	Total sources of capital funding	5,390	3,422	1,787	3,964	4,643	3,731	3,032	2,433	2,191	4,070	2,697
APPLICATIONS OF CAPITAL FUNDING												
	Capital expenditure											
2,071	- to meet additional demand	1,063	0	0	0	1,306	428	1,093	0	1,366	0	0
387	- to improve the level of service	1,261	155	756	155	0	1,546	288	0	75	1,649	0
4,254	- to replace existing assets	4,181	3,052	4,705	14,639	16,791	11,009	3,244	2,329	2,512	4,705	4,726
1,626	Increase (decrease) in reserves	(327)	1,544	181	(4,763)	(7,062)	(4,486)	976	2,742	1,374	1,937	1,965
(104)	Increase (decrease) in investments	(103)	(103)	(103)	(103)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
8,234	Total applications of capital funding	6,075	4,648	5,539	9,928	11,032	8,494	5,598	5,068	5,324	8,288	6,688
(1,459)	Surplus/(deficit) of capital funding	(685)	(1,226)	(3,752)	(5,964)	(6,389)	(4,763)	(2,566)	(2,635)	(3,133)	(4,218)	(3,991)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

GOVERNANCE

This section contains the Governance group of activities.

The 10-year operating budgets for Governance activities are outlined in the following table along with the 2023/2024 budgets for comparison.

GOVERNANCE	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
Governance	4,033	3,906	4,468	4,221	4,380	4,988	4,574	4,753	5,838	5,387	5,474
Total Costs	4,033	3,906	4,468	4,221	4,380	4,988	4,574	4,753	5,838	5,387	5,474

A number of the budgets have increased due to key factors such as increased complexity in the operating environment impacting staff workloads, an increasing number of independent appointed members and iwi representation along with increased costs for election processes.

These pages cover what we do in relation to the Governance activity group, why we do it, the contribution of the activity to the community outcomes, any key issues, and information on our Council-Controlled Organisations.

GOVERNANCE ACTIVITIES
REPRESENTATION ARRANGEMENTS

The Tasman District is divided into five electoral wards as set out in the table below. The Council has also recently established a Māori ward. We have Community Boards in Golden Bay and Motueka. Councillors and community board members are elected by ward. The Mayor is elected from across the District ('at large').

Tasman District Council currently comprises a Mayor and 13 Councillors elected as follows:

WARD	COUNCILLORS
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SUPPORT SERVICES

Golden Bay	2
Lakes/Murchison	1
Motueka	3
Moutere/Waimea	3
Richmond	4

Review of representation arrangements

The arrangements above may change as a result of the 2024/2025 representation review. To achieve fair and effective representation for communities, local authorities are required by the local electoral act 2001 to review their representation arrangements at least once every six years.

A representation review addresses the total number of councillors there should be for the district or region and the way they are elected. In the case of territorial authorities, this involves deciding whether councillors are elected from wards or 'at large' across the whole district, or by a mix of both wards and 'at large'. A review also covers the boundaries of wards and their names. In the case of territorial authorities, a review also needs to address whether there should be community boards in the district and, if so, the number of boards; their names and boundaries; the number of members for each board, including any appointed members; and whether the board area should be subdivided for electoral purposes.

Elections

Elections are held every three years under the Local Electoral Act 2001, with the next one being in 2025. We run electoral processes (under the direction of the Electoral Officer) to provide our District with a democratically elected Mayor, Councillors and Community Board members for the governance of our District by its elected representatives.

By-elections will also be Council's responsibility, if required.

WHAT WE DO**GOVERNANCE ARRANGEMENTS**

SUPPORT SERVICES

- We provide governance support for their decision making and statutory obligations of the Council, Council committees, joint committees with Nelson City Council, subcommittees and the two community boards including their meetings, workshops and hearings. Governance support and advice is also required for all our elected and appointed members (including remuneration and payment of expenses).
- We develop and review governance documents and policies.
- We run democratic processes such as elections and reviews of representation arrangements, including community consultation, and organise civic ceremonies, such as citizenship ceremonies and ANZAC Day services.
- We make appointments to Council Controlled Trading Organisations (CCTOs)¹ and Council Controlled Organisations (CCOs) as well as appointments to other external organisations.

TE TAUHU MĀORI/IWI

We recognise the nine iwi who have Statutory Acknowledgement through their Treaty of Waitangi Settlement Legislation, meaning specifically those people claiming customary and ancestral ties in the Tasman District:

- Ngāti Kuia
- Ngāti Rārua
- Ngāti Tama ki Te Tau Ihu
- Te Ātiawa o Te Waka-a-Māui
- Ngāti Kōata
- Ngāti Toa Rangatira
- Ngāti Apa ki te Rā Tō
- Rangitāne o Wairau
- Ngāi Tahu

We also work with Manawhenua Ki Mohua, Wakatū Incorporation and Ngāti Rārua Ātiawa Iwi Trust (NRAIT) on issues relating to lands and resources managed by those organisations on behalf of whanau and hapu.

We, and local iwi, support community well-being and contribute to the economic development of the Tasman District, but in different ways. For example, iwi have a kaitiakitanga (guardianship) role for the environment and we have a range of enhancement, monitoring and regulatory functions to protect and

SUPPORT SERVICES

improve the environment. Iwi have a long term commitment to the Region and, through various businesses, provide economic development and significant employment to residents of the District. We (council) focus more on providing infrastructure to support businesses.

It is important that we have a good working relationship with iwi as our Treaty Partners and it is a legislative requirement to uphold Te Tiriti o Waitangi. A number of steps have been taken over the last few years to enable greater contribution by Māori in decision-making processes. These are set out in our Fostering Māori Participation in Council Decision-making through Ngā Iwi – Council Partnership Statement.

As the Te Tiriti o Waitangi/Treaty of Waitangi claims are now settled in Te Taihū, the role of iwi in the District and their relationship with Council - and how their views are included in decision making processes - will continue to be defined.

In December 2023 all three Councils and the eight iwi of Te Taihū signed “Together Te Taihū – A Partnership Agreement for a Stronger Te Taihū”. The foundation of this agreement recognises the unique roles that both iwi and councils play within their communities, with a shared desire to protect and enhance the taonga of the region and give effect to the principles of Te Tiriti o Waitangi.

FRIENDLY TOWNS/COMMUNITY RELATIONSHIPS

We enjoy Friendly Town/Communities relationships with three towns: two in Japan and one in Holland. Motueka has a friendly town relationship with Kiyosato and Richmond has a friendly town relationship with Fujimi-Machi, both in Japan. There are regular exchanges of students and adults between the towns. Tasman District has a friendly towns relationship with the municipality of Westwarter in Holland. These relationships foster and encourage economic and cultural relations between the areas.

COUNCIL CONTROLLED ORGANISATIONS/SHAREHOLDINGS

- Both Tasman District Council and Nelson City Council have a 50% shareholding in Infrastructure Holdings Limited (IHL) which is a CCO under the Local Government Act 2002 for the activities of Port Nelson Limited and Nelson Airport Limited (together the IHL Group).
- Nelson Airport Limited (a wholly owned subsidiary of Infrastructure Holdings Limited) also has an additional shareholder, the Ministry of Transport who holds one share which is called the ‘Kiwi Share’.
- Port Nelson Ltd, (wholly owned subsidiary of Infrastructure Holdings Limited) is a port company under the Port Companies Act it is also part of the Port Nelson Group which also owns Port Nelson Property Management Limited and has 66% of the shares in Port Nelson Slipway Limited.
- Both Councils also have 50% of the Tasman Bays Heritage Trust which the Council’s Community Development team manage for Tasman Council.

We are also:

- a majority shareholder in Waimea Water Limited, which sits in the Council’s Water Activities.

- a shareholder in the Local Government Funding Agency Limited, and a minor shareholder in Civic Financial Services Ltd, both of which are overheads of the Council.

Economic development

Nelson Regional Development Agency

The Nelson Regional Development Agency (NRDA) is a council controlled organisation (cco) of the Nelson City Council, to whom the council has an agreement to fund \$325,00 per year plus inflation, for the first three years (2024/25 to 2026/27) of the 10-year plan. The NRDA exists to enhance the sustainable economic vitality of the Nelson Tasman region. The NRDA does this by partnering with the public and private sector to attract and retain talent, visitors and investment in ways that add value to the identity of this region.

Visitor Information Centres

For the first three years (2024/25 to 2026/27) of the 10-year plan we will fund golden bay promotions \$30,00 plus inflation, and Tasman Bay promotions association \$40,00 plus inflation, to run the Motueka and Takaka visitor information centre. The centre staff help answer questions, provide directions, assist with travel bookings, and provide advice about the best things to see, do and where to stay when visiting the region.

Nelson Tasman Business Trust - ‘Business Assist’

We will provide the Nelson Tasman Business Trust with \$25,000 plus inflation for the first three years (2024/25 to 2026/27) of the 10-year plan. The trust trades as ‘business assist’ exists to provide free advice, training, networking and mentoring for business owners in nelson and Tasman.

WHY WE DO IT

Our work supports effective representation, democratic processes and Council decision-making, ensuring we meet statutory functions and requirements, and provide economic benefits to our communities.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive, and resilient.	Everyone is fairly represented and can participate in electoral processes and in Council’s decision-making. The Golden Bay and Motueka Community Boards represent and act as an advocate for the interests of their communities. They also maintain an overview of services	It is not yet known if decisions from final report on

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		<p>provided by Council within their communities and communicate with community organisations and special interest groups. They are separately elected representative bodies and are not Council Committees.</p> <p>Community Associations support and advocate for residents in their local communities and make submissions to Council. Ward Councillors maintain close relationships with their local community associations.</p> <p>Advisory groups are established and coordinated by council for specific user groups. The advisory groups help to guide council decisions, normally on the use and function of a council asset.</p>	the future for local government would have a negative effect on councils until decisions by the minister have been made and announced.
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>The council controlled organisations provide essential services which support economic development and return and ratepayers and provide employment opportunities.</p> <p>The funding council provides towards the costs of the Nelson regional development agency (NRDA) enables the NRDA to lead the economic development of the region, support businesses, and promote the region to visitors, investors and potential migrants.</p>	
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>Everyone has the opportunity to participate in the community's major decisions and access to information.</p> <p>We ensure that democratic processes are undertaken to provide fair and effective representation.</p>	

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027-2034

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We make information accessible to our community.	Responses to requests for information under the Local Government Official Information and Meetings Act 1987 (LGOIMA) will be provided within the statutory timeframes (100% compliance).	<i>New Measure</i>	100%	100%	100%	100%
	Number of complaints re LGOIMA requests upheld by the Ombudsman.	<i>New Measure</i>	<10%	<10%	<5%	<5%
Our decision-making processes are legally robust.	Number of successful challenges to Council decisions, whether through the Office of the Ombudsman, judicial review or through other statutory processes.	<i>New Measure</i>	<10%	<10%	<5%	<5%

KEY CHANGES TO ACTIVITY OR SERVICE

Three measures have been introduced to inform the public on how we are tracking against legislative requirements and how well best practice is upheld.

KEY ISSUES**ELECTORAL PROCESSES**

The Council's Chief Executive is responsible for local body elections that foster representation and substantial elector participation².

Population growth contributes to costs as well as the costs of electoral services providers who assist with delivering local body election processes. These costs (particularly for postage, printing and stationery) are expected to double for the 2025 elections. Some of these costs were shared in the past with the Te Whatu Ora (previously Nelson Marlborough District Health Board).

Low participation is a national issue and is hard to address at a local level. But we will continue to do our best to encourage people to vote.

The final voter turnout for the 2022 local body elections in New Zealand was 40.44%. Whilst Tasman District Council was 48.89% (20,314 people) there is still a need to increase participation and so we are looking at options to increase engagement in election processes and will need to be adaptive as people move to online communications.

LEGISLATIVE REQUIREMENTS AND GOVERNANCE OPERATING ENVIRONMENT

There are increased legislative requirements for Land Information Memorandums (LIMs) creating increased demands on staff and risks for councils. The public want certainty when purchasing land and/or property at a time when natural disasters and climate change are impacting across the country. Councils will need to gather information on and monitor the various hazards within their areas and are likely to be subject to claims if key information is missing from Land Information Memorandums (LIMs).

Central Government reforms and policy changes create significant uncertainty for councils. We have done significant work around former reforms such as Affordable Waters and Resource Management. With some of these reforms and legislation being repealed under the new 2023 government, it will take time and cost to unravel the work and plans done so far on them.

There has also been a notable increase in the requirements and responsibilities (such as emergency management) placed on councils both by Central Government and communities. This has had a significant impact on forecasting, planning and budgeting. This ongoing uncertainty and work has emphasized the need to review the future role and financing models for local government. Hi piki tūranga, he piki kotuku³ – The Future for Local Government, noted that local government has been under significant funding pressure for several years and that councils face growing community and government expectations, the impacts of growth and tourism, and significant infrastructure failures.

We are experiencing greater mistrust and scrutiny by some of the public through information requests, complaints and referrals to the Office of the Ombudsman. Information requests are significantly increasing and challenges to Council decision-making are more likely.

Council and the Chief Executive have obligations to respond to Code of Conduct complaints which require staff resourcing to manage these processes and can involve the costs of independent assessors and investigators. Code of Conduct complaints about members have also increased across the sector, creating additional work and costs for councils.

IWI AND MĀORI MATTERS

We will work closely with the affected parties as the Nelson Tenth's Reserves Claim is progressed. The Tenth's Claim court case could have impacts on Council as it administers several pieces of Crown-owned land.

This is the longest property claim in New Zealand of nearly 200 years. The ‘Tenths’ were identified as ‘consideration’ or payment for land the New Zealand Company was sold for settlement purposes. A key concept of the sale and purchase agreement between the New Zealand Company and the Māori landowners at the time, was that one tenth (10%) of land be reserved for the Māori landowners in Motueka and Tasman, but this was never reserved as promised. A Supreme Court ruling found the Crown had a legal duty to reserve this 10% of the lands for customary use.

A ten-week trial in October 2023 was held to determine the extent of the Crown’s breaches, any defences it has, and the potential remedies. The Council administers some pieces of Crown-owned land that could be the subject of potential remedies.

COMMUNITY BOARD FUNDING - TARGETED RATES

Staff support required for community boards has increased due to several factors including code of conduct matters, policy reviews, representation reviews, responding to requests and attending board meetings. The current arrangements in which this support is provided by a staff member in addition to another role is no longer sustainable. An additional position is required to cover the extra work across both community boards. Therefore, we are likely to increase support from 2024/2025.

COUNCIL CONTROLLED ORGANISATIONS (CCO) & SUBSIDIARIES– PERFORMANCE TARGETS

Governance has oversight of Councils Council Controlled Organisations. They are presented in the table below for completeness. The financial impacts are measured as part of other council activities.

Note: the information provided below is from the 2023/2024 Statements of Intent for each organisation.

COUNCIL CONTROLLED ORGANISATIONS (CCO) & SUBSIDIARIES– PERFORMANCE TARGETS

Governance has oversight of Councils Council Controlled Organisations. They are presented in the table below for completeness. The financial impacts are measured as part of other council activities.

Note: the information provided below is from the 2023/2024 Statements of Intent for each organisation.

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EQUITY INVESTMENT	OBJECTIVES	TARGET RETURNS
<p>Infrastructure Holdings Limited ('IHL')</p> <p>The Council is a 50% shareholder with Nelson City Council. The Council holds 3,062,000 shares (50.00%)</p> <p>30 June 2023 book value of the investment: \$Nil</p> <p>Share transfer occurred on 1 July 2023. Assets remained in Port Nelson Ltd and Nelson Ltd (below).</p>	<p>IHL is a holding company for the Councils jointly controlled entities.</p> <p>IHL holds and administers the investments in Port Nelson Limited and Nelson Airport Limited</p> <p>The Councils transferred their shares in Port Nelson Ltd and Nelson Airport Ltd to IHL on 1 July 2023.</p> <p>The Council aims to maintain through the holding company its 50% investment to retain effective local body control of these strategic assets along with a commercial return to reduce Council's reliance on rates income.</p>	<p>The IHL board will pay dividends to the shareholders after considering its profitability, net debt levels, future investment requirements and the requirement to meet the solvency test under the provisions of the Companies Act 1993.</p> <p>The IHL Board will develop and implement a formal IHL dividend policy during 2024 financial year.</p> <p>The SOI forecasts ordinary dividends to Council:</p> <p>2024: \$2.8 million</p> <p>2025: \$3.15 million</p> <p>2026: \$3.95 million</p>

SUPPORT SERVICES

EQUITY INVESTMENT	OBJECTIVES	TARGET RETURNS
<p>Port Nelson Ltd.</p> <p>The Council is effectively a 50% shareholder with Nelson City Council, through its shareholding in IHL (above). The Government holds one 'Kiwishare'.</p> <p>At 30 June 2023 (pre IHL transfer), the Council held 12,707,702 shares.</p> <p>30 June 2023 book value of the Council's investment: \$138.4 million.</p> <p>30 June 2023 net assets of the company \$276.8 million.</p>	<p>To facilitate regional prosperity. The Council aims to maintain through the holding company its 50% investment in Port Nelson Ltd to retain effective local body control of this strategic asset, via its IHL shareholding.</p> <p>Port Nelson is the maritime gateway for Te Taihu – a vital hub for economic activity and a key stakeholder in our region's continued growth and prosperity.</p>	<p>The Council's aim is for IHL to receive dividends representing not less than 50% of net profit after tax (excluding non-cash adjustments such as property revaluations). The Port Nelson board expectation is that not more than 75% of net profit after tax shall be distributed to the shareholders.</p> <p>2023 actual: \$2 million</p> <p>2024 SOI forecast via IHL: \$2.25 million</p>
<p>Nelson Airport Ltd.</p> <p>The Council is a 50% owner with Nelson City Council.</p> <p>The Council holds 1,200,000 shares.</p> <p>30 June 2023 net assets of the company: \$102.6 million.</p> <p>30 June 2023 book value of the Council's investment: \$51.3 million.</p>	<p>To contribute to a sustainable and prosperous Nelson Tasman.</p> <p>Nelson Airport is a key strategic asset and contributor to the prosperity and growth of the Nelson Tasman economy.</p>	<p>The Council's aim is for IHL to receive dividends.</p> <p>NAL will use best endeavors to maximise the annual dividend pay-out to shareholders, whilst remaining within prudent net debt ratio limits, that provides for the ongoing successful operation, growth, and development of the airport.</p> <p>2023 actual: \$600,000,</p> <p>2024 SOI forecast: \$600,000</p>
<p>New Zealand Local Government Funding Agency Ltd (LGFA)</p> <p>The LGFA was established to provide funding facilities for local government. We hold 3,731,958 shares (including</p>	<ul style="list-style-type: none"> Obtain a return on the investment. Ensure that the Local Government Funding Agency has sufficient capital to remain viable, meaning that it 	<p>The company's policy is to pay a dividend that provides an annual return to shareholders equal to the LGFA cost of funds plus 2 percent. This equated to approximately \$90,873 for 2022/2023.</p>

SUPPORT SERVICES

EQUITY INVESTMENT	OBJECTIVES	TARGET RETURNS
<p>uncalled capital). The LGFA is owned by the Crown and 68 local authorities. We are a minority shareholder.</p> <p>30 June 2023 book value: \$8.7 million</p>	<p>continues as a source of net debt funding for the Council.</p> <ul style="list-style-type: none"> Access loan funding at lower rates. <p>Due to the overall benefit of these multiple objectives, we may invest in shares when the return on that investment is potentially lower than the return with alternative investments.</p>	<p>Council uses the return from the LGFA to offset some of its borrowing costs.</p>
<p>Civic Financial Services Ltd</p> <p>Civic Financial Services was initially established as an insurance vehicle for local authorities. The company now provides financial services, the Super Easy and Super Easy Kiwi Saver superannuation schemes.</p> <p>The Council holds 65,584 shares. The Council is a minority shareholder.</p> <p>30 June 2023 book value of the shares is \$52,000.</p> <p>30 June 2023 net assets value is \$10.16 million.</p>	<p>The Council investment in the Civic Financial Services Ltd is a legacy investment. The original investment was to ensure that the insurance market was competitive, and that the local government sector was in a strong position to manage its own risk. With the changes in the insurance regulatory framework and changes in the insurance market the Company no longer provides insurance cover. The Company, however, continues to actively manage the local government superannuation schemes including the SuperEasy KiwiSaver Scheme. These shares are not tradable, and the Council is unlikely to purchase further shares.</p>	<p>Civic Financial Services Ltd has now withdrawn from the insurance market.</p> <p>The Company does not envisage paying dividends at this time. Rather than pay dividends the Company is operated with a view to minimise the fees charged to the members of the local government superannuation schemes it runs.</p>
<p>Waimea Water Ltd.–</p> <p>Waimea Water Ltd (WWL) is a Council controlled Organisation set up to own and operate the Waimea Community dam. At December 2023, the estimated project completion costs was \$198.2m</p>	<p>Our objective in investing in the Dam joint venture is to provide the most cost-effective solution to the need to augment the Waimea water supply.</p> <ul style="list-style-type: none"> The dam will secure the region's water 	<p>There is no targeted return on this investment. The Company is operated on a cost-recovery basis and no dividends to shareholders are envisaged.</p>

SUPPORT SERVICES

EQUITY INVESTMENT	OBJECTIVES	TARGET RETURNS
<p>The company is a Joint venture operation between the Council and Waimea Irrigators Ltd.</p> <p>At 30 June 2023 the Council held 7,545 ordinary shares (71.7%) and 172 non-voting shares.</p> <p>Under PBE IFRS the Council accounts for this as a joint operation, recognizing its interest in revenue, expenses assets and liabilities.</p> <p>30 June 2023 the book value the Councils investment in WWL: \$91.0 million.</p> <p>30 June 2023 net assets of WWL: \$88.4 million.</p> <p>The book value in the Council's financials is greater than WWL net assets, because WWL net assets includes loans payable to Council and the joint operation partner, which are excluded from the Council book value, and recognised separately in external borrowings.</p>	<p>supply for the next 100 plus years and will:</p> <ul style="list-style-type: none"> • improve water quality to provide a better environment for people, plants, fish and animals • provide the community with water security and supporting a growing population, particularly in the face of a changing climate • strengthen the economy through the success of horticulture and farming industries and the subsequent growth of associated secondary and tertiary industries • Enable residential, commercial, and industrial investment and development, which brings jobs and associated economic activity, now and for future generations. • provide an estimated economic benefit to the Tasman region of \$600-900m in the first 25 years. 	
<p>Tasman Bays Heritage Trust</p> <p>The trust is a charitable trust registered with the Charities Services, Ngā Ratonga Kaupapa Atawhai.</p> <p>The Trust was established in 2000 to administer the Nelson Provincial Museum Pupuri Taonga o Te Tai Ao as a regional</p>	<p>The investment into the regional museum of Nelson-Tasman, is to support and care for our taonga and heritage collections.</p>	<p>There is no targeted return on this investment. The trust is operated on a breakeven basis only. No returns are paid to Council.</p>

SUPPORT SERVICES

EQUITY INVESTMENT	OBJECTIVES	TARGET RETURNS
<p>heritage facility, on behalf of Tasman District Council and Nelson City Council</p> <p>The Trust is a council-controlled organisation with statutory obligations under the Local Government Act 2002. Council stakeholding is structured as a 50:50 alliance.</p> <p>The Trust is bound by foundation contracts [Memorandum of Understanding 2000, 2009] and has a partnership with Mana Whenua o Whakatū, Motueka and Mohua. [Memorandum of Understanding 2007, 2010, 2014].</p> <p>The 30 June 2023 net assets of the trust was \$31.6 million</p>		

FUNDING IMPACT STATEMENT AND FUNDING SOURCES FOR THE GOVERNANCE GROUP OF ACTIVITIES

SUPPORT SERVICES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
3,480	General rates, uniform annual general charges, rates penalties	2,449	2,985	3,509	3,212	3,355	3,950	3,529	3,698	4,770	4,312	4,389
374	Targeted rates	386	311	320	363	378	390	396	405	416	422	431
10	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
0	Fees and charges	0	0	0	0	0	0	0	0	0	0	0
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
106	Local authorities fuel tax, fines, infringement fees, and other receipts	104	122	146	147	148	149	150	151	153	154	155
3,970	Total operating funding	2,939	3,418	3,975	3,722	3,881	4,489	4,075	4,254	5,339	4,888	4,975
APPLICATIONS OF OPERATING FUNDING												
2,795	Payments to staff and suppliers	2,635	2,400	2,907	2,546	2,671	3,217	2,737	2,866	3,443	2,931	2,998
1	Finance costs	1	1	0	0	0	0	0	0	0	0	0
1,281	Internal charges and overheads applied	1,397	1,505	1,561	1,675	1,709	1,771	1,837	1,887	2,395	2,456	2,476
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
4,077	Total applications of operating funding	4,033	3,906	4,468	4,221	4,380	4,988	4,574	4,753	5,838	5,387	5,474
(107)	Surplus/(deficit) of operating funding	(1,094)	(488)	(493)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)
SOURCES OF CAPITAL FUNDING												

SUPPORT SERVICES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
0	Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
(15)	Increase (decrease) in debt	(15)	(11)	(6)	0	0	0	0	0	0	0	0
0	Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
(15)	Total sources of capital funding	(15)	(11)	(6)	0	0	0	0	0	0	0	0
APPLICATIONS OF CAPITAL FUNDING												
	Capital expenditure											
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
0	- to improve the level of service	0	0	0	0	0	0	0	0	0	0	0
10	- to replace existing assets	0	0	0	0	0	0	0	0	0	0	0
(132)	Increase (decrease) in reserves	(1,109)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
(122)	Total applications of capital funding	(1,109)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)	(499)
107	Surplus/(deficit) of capital funding	1,094	488	493	499	499	499	499	499	499	499	499
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

SUPPORT SERVICES

This section covers customer services, communications, strategic policy, property, finance, information services, records management, people and wellbeing, and health and safety.

Support Services are the internal functions that do not have direct output to our communities, but help ensure we operate efficiently and effectively, meet our statutory obligations, plan and work towards the achievement of our community outcomes.

The Support Service activities have their own business planning processes which outline the strategic focus for the activity and the major projects proposed. This group is not classed as a 'group of activities' in Tasman's 10-Year Plan 2021–2031 and no funding impact statement has been produced for these activities. Levels of service are outlined at the end of this section.

CUSTOMER SERVICES

The Customer Services team have Service Centres based in Richmond, Motueka, Tākaka, and Murchison, where Automobile Association and Waka Kotahi/New Zealand Transport Agency services are offered, alongside Council services. These centres offer various options to people through phone, email, or face-to-face contact. Internal departments also rely on customer services to answer enquiries and process certain applications on their behalf.

COMMUNICATION

The Communications and Change Team leads the effective management, planning and delivery of our communications and engagement with our communities. Our communities are informed through relationships with local and national media, our website and social media channels and a variety of publications, including Newsline. We do this to keep our communities informed, build a sense of place and community well-being through the delivery and support of our community outcomes.

STRATEGIC POLICY

The Strategic Policy Team engages with our communities in the development of our key documents. Our 10-Year Plan is our Long Term Plan, providing the vision and direction for our District. This Plan is prepared once every three years. The Annual Plan is prepared in the years between LTPs (Long Term Plan) and contains proposals for any significant variances to the current LTP. The Annual Report is produced every year to describe our performance against the LTP/Annual Plan.

This Team is responsible for other cross-Council policy work (e.g. Growth Model, Tasman Climate Action Plan); for reserves planning; and for reporting on our performance. It also has responsibility for infrastructure planning, strategy and policy for the transportation, wastewater, water supply and stormwater infrastructure networks. The Team works closely with Council's Community Infrastructure, Environmental Policy and Environmental Information teams to

SUPPORT SERVICES

provide sound long-term asset planning advice for Council, to respond to Central Government direction on infrastructure matters, and to “read the tea leaves” on major issues that could face Council’s infrastructure networks in the future.

PROPERTY

The Property Team manages non-commercial property assets and provides the Council with property-related services. The Team ensures that our buildings are safe and compliant, are managed efficiently, economically, and effectively; and our operational properties continue to satisfy the requirements of our communities and tenants.

FINANCE

The purpose of the Finance Team is to be a trusted and valued partner, providing financial expertise and oversight that supports the Council in achieving value for money outcomes for the community.

The Finance team is responsible for providing financial advice and services to all of our other activities. All operations have some financial aspect to them and require support in areas such as revenue gathering, capital funding, financial and tax obligations, monitoring of expenditure, monthly corporate reporting, annual reporting, and planning. Our financial and accounting services are cost-effective, and enhances the achievement of our goals, meeting our needs. It also provides a payroll function.

INFORMATION SERVICES

Information Services provide technology solutions that enable us to deliver on our responsibilities. The Team supports and assists us with technology and implements systems and service changes to improve how efficiently and effectively we deliver.

Our Council has begun the process of investing in upgrading important Council IT systems. This programme will see the introduction of more modern technology to manage our customer relationships and requests and to provide our community with more information through a greater variety of ways. Modern technology will improve the experience and quality of information available and will allow some people to resolve their own queries, enabling staff to provide a greater level of support to people who need it.

INFORMATION MANAGEMENT

The Information Management Team supports the identification, organisation and protection of our information assets. The Team provides guidance on the use of our centralised electronic document management system and oversees the operation of our physical storage facilities too. The purpose of the Information Management Team is to ensure that we meet legislative obligations, and that information is held securely for current and future generations.

PEOPLE AND WELLBEING

The People and Wellbeing Team work in partnership with managers to provide recruitment, training and development, performance management, remuneration, and people and wellbeing related policy development and planning. People and Wellbeing also manage the Council's outsourced payroll system.

HEALTH AND SAFETY

This service is in place to support all our activities to provide a system to ensure that all health and safety objectives can be addressed and achieved as well as meeting legislative requirements. This activity underpins good management as well as developing and enhancing corporate culture.

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2024 – 2034

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027-2034
Our communication channels enhance Council's ability to engage and connect with the communities it serves	Residents consider the information supplied by Council to be sufficient. As measured by the annual residents' survey.	71%	75%	75%	75%	75%
We respond to customer requests in a timely and professional manner.	People are satisfied that they have been responded to promptly and professionally. As measured by the annual residents' survey for residents	82%	85%	85%	85%	85%

SUPPORT SERVICES

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	FUTURE PERFORMANCE TARGETS			
			YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027-2034
	who had contacted Council in the previous year.					
We respond to customer requests in a timely and professional manner	Percentage of general enquiries responded to by Council staff within three working days of receipt of enquiry.	98%	85%	85%	85%	85%
We engage effectively with the public in our decision-making processes	Residents are satisfied with opportunities to engage with Council's planning and decision making. As measured by the annual residents' survey.	53%	≥ 50%	≥ 50%	≥ 50%	≥ 50%

KEY CHANGES TO ACTIVITY OR SERVICE

Minor reframing of sentences to measures to better reflect intent have been made. Some measures considered to be standard operating practice have been removed.

INVESTMENTS

The following are key support services investments for the next 10-years.

SUPPORT SERVICES

NAME	DESCRIPTION
Office improvements	Various works to our offices to enable a more effective and efficient work environment may be carried out.
Main office and service centre maintenance	<p>The Richmond office will need an accommodation solution implemented around 2027/2028 to meet the June 2033 deadline to mitigate seismic risk. The accommodation solution will be consulted on before or as part of the 10-year plan 2027-2028. Funding of \$3.4M from year 8 (2032) operating costs for rental and \$1.7M (loan funded) in year 7 (2031) capex costs for refurbishment is included in this 10-year plan.</p> <p>Various other works to our main office and service centres around the District may be carried out to enable us to provide safe and comfortable facilities for staff and our communities.</p>
Libraries maintenance	Various works may be carried out in libraries around the District to provide a safe and comfortable environment for staff and our communities.
Improving technology systems	We are investing in upgrading its IT systems utilising modern technology to manage customer relationships and requests, providing more information through a greater variety of channels.

COUNCIL ENTERPRISES

COUNCIL ENTERPRISES

This section includes the Council Enterprises group of activities (forestry, aerodromes, ports, holiday parks and commercial property).

The 10-year operating budgets for the Council Enterprises activity are outlined in the following table along with the 2023/2024 budgets for comparison.

Enterprise	Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
Council Enterprises	16,409	13,915	9,071	8,354	10,612	4,486	5,458	5,613	5,539	4,579	11,549
Total Costs	16,409	13,915	9,071	8,354	10,612	4,486	5,458	5,613	5,539	4,579	11,549

Details of each of these groups of activities are outlined in the following pages. These pages cover the activity goal, what we do in relation to each activity group, why we do it, the contribution of the activities to the community outcomes, any key issues, how we will measure our performance, any assumptions we have made, and a snapshot of our key projects over the next 10-years.

OUR GOAL

We aim to provide commercial and semi-commercial activities that meet user needs, provide a safe and compliant working environment, and are financial sustainable.

WHAT WE DO

This activity involves the management of approximately 2,700 stocked hectares of commercial plantation forest, aerodromes in Motueka and Tākaka, a mixture of leased and managed holiday parks in Motueka, Pōhara, Collingwood and Murchison, the management of Port Tarakohe and the management of various commercial property assets.

WHY WE DO IT

The Council's ownership and management of commercial assets provide benefits to all users, via employment and development for the wider community. Their economic development and strategic importance are critical to all ratepayers and facility users. Income streams from commercial activities and commercial investments provide additional income to Council. This additional income reduces Councils reliance on rates to fund its activities.

CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Social Well-being	Our communities are healthy, safe, inclusive, and resilient	Our commercial assets provide a healthy and safe environment for users and are compliant with health and safety standards. Our aerodromes and ports are resilience assets for communities with limited road access.	Health and safety is the number one priority, but this commitment can reduce commercial returns associated with these activities.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	We manage our commercial activities to provide functional, pleasant, and safe environments, and to minimise any public health hazards and provide attractive facilities. We work to minimise negative impacts on our environment and consider sustainability in all our future commercial development. Our commercial assets are accessible to our community.	The development of Māpua Wharf impacts the local community with increased pedestrian and vehicle traffic, and associated parking issues. Noise from the aerodrome, and port users, can have negative impacts on some members of our community.
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	We provide spaces for social interaction and recreation. We manage our commercial forests for the benefit to our community, by balancing commercial and recreational use.	Recreational access to some of our commercial forests is restricted, or closed, during harvest operations and times of high fire risk.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Our commercial activities provide us an income stream to reduce reliance on rates. We provide jobs for, and help develop, our local community. We have a range of legacy assets. We provide and manage recreational assets, and those that provide community resilience, to minimise the burden on ratepayers.	All commercial activities can be intentionally reduced in harder economic times and therefore may add to economic pressures. An example is slowing forestry harvest to reflect log prices reduces employment and the associated benefits.

COUNCIL ENTERPRISES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME	SIGNIFICANT NEGATIVE EFFECTS
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	<p>Our forestry assets provide a sustainable economic resource for our community and a carbon offset for our activities.</p> <p>We provide commercial and recreational facilities to meet our community's needs at an affordable level.</p>	Excellent infrastructure is expensive and reduces economic contribution from commercial activities.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	<p>We have gained the Forestry Stewardship Council (FSC) certification. Our forests are sustainably managed within internationally recognised guidelines.</p> <p>Our forests store carbon to reduce the impact of climate change and meet obligations under climate change agreements.</p>	Harvest operations in certain areas increases the risk of sediment and stormwater issues.
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	<p>Our commercial assets include sites that have historical significance and are available for historical reference and exploration.</p> <p>Historic places and iwi interests are respected and protected through planned development.</p>	A natural tension exists between protecting cultural and heritage sites and commercial returns. Desired economic outcomes need to be balanced against heritage and cultural concerns.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We have established various user and advisory groups such as motueka aerodrome advisory group, tākaka aerodrome user group, and port tarakohe advisory group to engage with our community on our commercial and semi-commercial activities.	Lease arrangements reduces control that we have over actions on some of the activities.

KEY ISSUES

Key issues facing the Council Enterprises activity are:

- **Legacy Assets** - the commercial portfolio has several legacy assets, where full commercial returns are not able to be achieved. This is often due to a lack of economies of scale and past underinvestment.
- **Port Tarohe** is the main underperforming asset in the portfolio. Options for improvement are addressed in a focused Business Plan.
- **Asset diversification**. The activities revenue profile is dominated by forestry. Diversifying the asset base is discussed in a focused Business Plan.
- **Anticipating commercial opportunities**. Responding in a timely manner to commercial opportunities in a dynamic business environment can be challenging. The development of a re-investment fund to enable a nimble response is discussed in the Enterprise Business Plan.
- **Contributions to Council**. The Enterprise revenue is affected by forestry harvest cycles. Ensuring a base contribution to the Council is carried out through an equalisation fund discussed in a focused business plan.

The impact of these influencing factors on the Council Enterprises activity, and the effect on the current scale and mode of delivery, is discussed in detail in the Council Enterprises Activity Management Plan.

COUNCIL ENTERPRISES

OUR LEVEL OF SERVICE – WHAT COUNCIL WILL DO AND HOW IT WILL MEASURE PERFORMANCE OVER THE 10-YEARS FROM 2021 – 2031

LEVELS OF SERVICE	WE WILL KNOW WE ARE MEETING THE LEVEL OF SERVICE IF...	CURRENT PERFORMANCE 2022/2023	YEAR 1 TARGET 2024/2025	YEAR 2 TARGET 2025/2026	YEAR 3 TARGET 2026/2027	BY YEAR 10 2027 - 2034
Enterprise assets are managed prudently to provide a financial return for the benefit of the Districts ratepayers.	Earnings before Interest, Taxes, Depreciation, and Amortisation (EBITDA) for activity compared to Annual Plan. Six separate EBITDA measures for Forestry, Port Tarohe, Holiday Parks, Commercial Property, Motueka Aerodrome and Tākaka Aerodrome:	Forestry \$11 million	Forestry \$4.1m	Forestry \$2.7m	Forestry \$2.5m	Forestry \$1m
		Port Tarohe \$222,276	Port Tarohe \$-406,000	Port Tarohe \$498,000	Port Tarohe \$693,000	Port Tarohe \$1.2m
		Holiday Parks \$995,764	Holiday Parks \$763,000	Holiday Parks \$873,000	Holiday Parks \$896,000	Holiday Parks \$1m
		Commercial Property \$331,946	Commercial Property \$593,000	Commercial Property \$559,000	Commercial Property \$534,000	Commercial Property \$1.1m
		Motueka Aerodrome \$24,914	Motueka Aerodrome \$9,000	Motueka Aerodrome \$13,000	Motueka Aerodrome \$11,000	Motueka Aerodrome \$201,000
		Tākaka Aerodrome \$63,054	Tākaka Aerodrome \$76,000	Takaka Aerodrome \$85,000	Tākaka Aerodrome \$86,000	Tākaka Aerodrome \$179,000
Enterprise assets are managed prudently to provide a financial return for the benefit of the District's ratepayers.	Percentage of commercial leases and licences that are current. (including rent reviews and on charging of outgoings).	95%	≥ 95%	≥ 95%	≥ 95%	≥ 95%

KEY CHANGES TO ACTIVITY OR SERVICE

Minor changes have been made to specify that the measures refer to enterprise assets and that EBITDA will be used as the measure. Also included is clarification that the percentage of commercial leases and licences that are current will include rent reviews and on charges of outgoings.

KEY ASSUMPTIONS AND UNCERTAINTIES

The aerodromes and ports will be supported to continue provision of service. It is uncertain how changing legislation will affect this area of operation but it is anticipated greater compliance costs will be needed.]

Coastal inundation that occurs within this period meets current modelling. Two of our campgrounds are in vulnerable coastal settings but are not immediately at risk under current modelling.

There are no further significant assumptions specifically for Council Enterprises.

INVESTMENTS

The following are key council enterprise investments for the next 10-years.

NAME	DESCRIPTION
Commercial Property	The investment policy and business plan for enterprise has new investments selected to diversify the portfolio away from a heavily forestry investment. This will see a number of commercial property investments over this period.
Campgrounds	All new assets at the campgrounds will be relocatable to reduce inundation risk. An additional campground that is located away from the camp will be added to the portfolio.
Asset Investment	Capital investment in undercapitalised council land will be targeted to provide a commercial return.

FUNDING IMPACT STATEMENTS AND FUNDING SOURCES FOR THE COUNCIL ENTERPRISES GROUP OF ACTIVITIES

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
SOURCES OF OPERATING FUNDING												
(164)	General rates, uniform annual general charges, rates penalties	279	352	326	301	320	542	632	657	540	377	317
0	Targeted rates	0	0	0	0	0	0	0	0	0	0	0
0	Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
1,333	Fees and charges	1,315	1,599	1,775	2,047	2,186	2,338	2,574	2,725	2,860	3,077	3,225
0	Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	0	0
30,804	Local authorities fuel tax, fines, infringement fees, and other receipts	20,674	18,304	12,398	11,653	14,695	3,323	4,901	6,075	5,466	3,131	13,194
31,973	Total operating funding	22,268	20,255	14,499	14,001	17,201	6,203	8,107	9,457	8,866	6,585	16,736
APPLICATIONS OF OPERATING FUNDING												
23,645	Payments to staff and suppliers	14,289	12,751	8,492	7,981	9,532	4,001	4,372	4,484	4,409	3,537	10,041
269	Finance costs	510	716	662	632	757	755	1,221	1,232	1,153	1,101	993
1,136	Internal charges and overheads applied	1,610	448	(83)	(259)	323	(270)	(135)	(103)	(23)	(59)	515
0	Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
25,050	Total applications of operating funding	16,409	13,915	9,071	8,354	10,612	4,486	5,458	5,613	5,539	4,579	11,549
6,923	Surplus/(deficit) of operating funding	5,859	6,340	5,428	5,647	6,589	1,717	2,649	3,844	3,327	2,006	5,187
SOURCES OF CAPITAL FUNDING												

Actual 2023 \$000		Plan 2023/24 \$000	Plan 2024/25 \$000	Plan 2025/26 \$000	Plan 2026/27 \$000	Plan 2027/28 \$000	Plan 2028/29 \$000	Plan 2029/30 \$000	Plan 2030/31 \$000	Plan 2031/32 \$000	Plan 2032/33 \$000	Plan 2033/34 \$000
0	Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
0	Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
1,030	Increase (decrease) in debt	536	6,838	(442)	(151)	(375)	4,457	544	(81)	(719)	(1,349)	(1,229)
1,763	Gross proceeds from sale of assets	0	400	400	400	400	400	400	400	400	400	400
0	Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
0	Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
2,793	Total sources of capital funding	536	7,238	(42)	249	25	4,857	944	319	(319)	(949)	(829)
APPLICATIONS OF CAPITAL FUNDING												
Capital expenditure												
0	- to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
123	- to improve the level of service	6	412	547	442	0	0	6	6	7	7	7
2,268	- to replace existing assets	1,854	7,928	837	1,089	1,180	6,339	2,669	2,009	1,582	880	1,021
7,325	Increase (decrease) in reserves	4,535	5,238	4,002	4,365	5,434	235	918	2,148	1,419	170	3,330
0	Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0	0
9,716	Total applications of capital funding	6,395	13,578	5,386	5,896	6,614	6,574	3,593	4,163	3,008	1,057	4,358
(6,923)	Surplus/(deficit) of capital funding	(5,859)	(6,340)	(5,428)	(5,647)	(6,589)	(1,717)	(2,649)	(3,844)	(3,327)	(2,006)	(5,187)
0	Funding balance	0	0	0	0	0	0	0	0	0	0	0

The FISs also reflect changes resulting from internal restructures and revenue reclassification. The Annual Plan 2020/2021 has not been restated to reflect these changes.

FOSTERING MĀORI PARTICIPATION IN COUNCIL DECISION-MAKING THROUGH NGĀ IWI O TE TAUHU/COUNCIL PARTNERSHIP

KAUPAPA (PURPOSE)

This document outlines the actions Council intends to implement to support Iwi/Māori participation in Council decision-making processes over the period of Tasman's 10-Year Plan 2024 – 2034 and to improve the way Council kaimahi (staff) and elected members work together with Iwi/Māori.

KŌRERO O MUA (BACKGROUND)

The valued relationship between local government and Iwi is supported by a national level Memorandum of Understanding between Local Government New Zealand (LGNZ) and the Iwi Chairs Forum, signed in 2015.

Councils operate under several statutory regimes that require interaction and a relationship with Iwi/Māori. To uphold the principles of Te Tiriti o Waitangi/the Treaty of Waitangi, the Council needs to better understand the values, aspirations, and interests of Iwi/Māori in Tasman District. A legislative platform to enable respectful engagement and joint decision-making is provided by the Resource Management Act 1991 (RMA), the Local Government Act 2002 (LGA) and other legislation, including that governing reserves, coastal management, flood management and transport.

As well as our statutory obligations, the Council aspires to be a trusted partner, making good community decisions in collaboration with Iwi/Māori across Te Taihū o Te Waka-a-Māui.

Tasman District is home to nine Iwi (see Figure 1). Two marae are located within the rohe: Te Āwhina and Onetahua marae.

Iwi	Te Ātiawa	Ngāti Tama	Ngāti Rārua	Ngāti Koata	Ngāti Toa	Ngāti Kuia	Ngāti Apa	Rangitāne	Ngāi Tahu
Waka	Tokomaru		Tainui			Kurahaupō			Uruao
Full name of Iwi/Hapū	Te Ātiawa o Te Waka-a-Māui	Ngāti Tama ki Te Tau Ihu	Te Rūnanga o Ngāti Rārua	Ngāti Koata	Te Rūnanga o Toa Rangatira	Ngāti Kuia	Ngāti Apa ki te Rā Tō	Rangitāne o Wairau	Ngāi Tahu/Ngāti Waewae
Name of Post Settlement Governance Entity	Te Ātiawa of Te Waka-a-Māui Trust	Ngāti Tama ki te Waipounamu Trust	Ngāti Rārua Iwi Trust	Ngāti Koata Trust	Toa Rangatira Trust	Te Rūnanga o Ngāti Kuia Trust	Ngāti Apa ki te Rā Tō Trust	Te Rūnanga o Rangitāne o Wairau	Te Rūnanga o Ngāi Tahu (TRONT)
Settlement Legislation	Ngāti Koata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa of Te Waka-a-Māui Claims Settlement Act 2014				Ngāti Toa Rangatira Claims Settlement Act 2014	Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014			Te Rūnanga o Ngāi Tahu Act 1996

Figure 1: The nine Iwi of Tasman District and their waka

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MANA KI TE MAHI (LEGISLATIVE REQUIREMENTS)

The LGA outlines the following principles and requirements for local authorities, aimed at facilitating the participation of Iwi/Māori in decision-making processes:

1. Development of Māori capacity to contribute to decision-making processes – the Long Term plan must set out any steps that the local authority intends to take, having undertaken the consideration required by section 81(1)(b) LGA, to foster the development of Māori capacity to contribute to the decision-making processes of the local authority over the period covered by that plan (Schedule 10(8) LGA).
2. A local authority must establish and maintain processes to provide opportunities for Māori to contribute to their decision-making processes; consider ways to foster the development of Māori capacity; and provide relevant information to Māori for both purposes (s81(1) LGA).
3. Consultation with Māori – a local authority must ensure that it has in place processes for consulting with Māori that are in accordance with the principles of consultation as set out by section 82(1) LGA.
4. Local authority decision-making - where, in the course of the decision-making process, a significant decision relates to land or a body of water, the local authority must take into account the relationship of Māori and their culture and their traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga (s77(1)(c) LGA).

Statutory responsibilities the Council enacts under the various Te Tiriti o Waitangi/the Treaty of Waitangi Settlements across the nine Iwi in the Tasman District derive from the:

- Ngāti Koata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014
- Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014
- Ngāti Toa Rangatira Claims Settlement Act 2014, and
- Ngāi Tahu Claims Settlement Act 1998.

These Settlement Acts outline each area of interest – including statutory acknowledgements over land, water, sites, wāhi tapu, valued flora and fauna, and other taonga – for each of the nine Iwi. Deeds of Settlement also include various enactments:

- | | |
|---|--|
| • Overlay sites | • Statutory Acknowledgement Areas |
| • Cultural Redress protocols | • Relevant Fossicking Areas |
| • Deferred Selection Properties | • Vest and Gift back to the Crown for public use |
| • Coastal and Maritime Instrument Areas | • Specified area Right of First Refusal (RFR) land |
| • Licensed Land property | • Conservation Kaitiaki Instruments |
| • Settlement Iwi RFR land | • General RFR land |



TE KAUNIHERA (COUNCIL), IWI/MĀORI WORKING TOGETHER

There are many varied and nuanced ways in which the Council can work with Iwi/Māori. The Council is committed to growing and strengthening our working relationship and level of engagement with Iwi/Māori. These relationships are strategically important and are based on a range of statutory and non-statutory instruments, supporting opportunities for mutual benefit and advancement.

The Council consults and engages with Iwi/Māori on a regular basis. In certain cases, these are ongoing processes required by legislation such as the RMA to be replaced by the Spatial Planning Act 2023 and the Natural and Built Environment Act 2023, LGA and relevant Settlement Acts. Other cases are a way of recognising the spirit of partnership inherent in Te Tiriti o Waitangi/the Treaty of Waitangi.

Council have made key appointments to facilitate enactment of the Council's responsibilities to Iwi/Māori;

- The Mayor and Chief Executive have been appointed as Iwi/Māori liaison portfolio holders.
- Council Kaumātua who assist the Mayor, elected members and Chief Executive with support around tikanga Māori at civic events, pōwhiri, blessings and other ceremonies.
- The Council Kaihautū is a senior advisor to, and provides cultural support to, the Chief Executive, Leadership Team, Mayor, elected members and kaimahi (staff); and helps to enhance engagement between the nine Iwi of the Tasman District, the Council and the wider community, to help realise the partnership embodied in Te Tiriti o Waitangi/the Treaty of Waitangi. The Kaihautū plays a leadership role in the development of strategic and operational rangatira-ki-rangatira relationships between the Council and Iwi, ensures tikanga Māori cultural policy is embraced by the Council, and works to ensure decision-making is fully and effectively informed by a Te Ao Māori perspective.
- Council have also recognised the expanding workload through creating Te Kāhui Hononga (Māori Partnerships & Engagement Team). This includes the Kaihautū, a Kaitohutohu Māori (Senior Māori Advisor) and Kaiāwhina (Co-ordinator) that support hui between iwi and Council kaimahi and provide expertise, advice and guidance as needed throughout various Council functions. This expansion has been part of a refocus of existing resources and additional central government resources being made available.

The eight Iwi of Te Taihū have collaborated on a number of initiatives:

- 'Kia Kotahi te Hoe' - a strategy to advance their collective aspirations in response to the critical needs of whānau Māori in Te Taihū. The strategy is based around four key pou/priorities: employment, kai, housing and health.
- 'Te Kotahi o Te Taihū Charitable Trust' was formed to lead the aspirations of the strategy. The Council will look for opportunities to support and align with these aspirations.

Four iwi of Te Taihū have created Ka Uruora which is providing tools to support and empower whānau on their journey to secure housing opportunities through financial independence. Council will look for opportunities to align with and support these initiatives for affordable healthy homes in our community (e.g. supporting the papakāinga development at Te Āwhina Marae and much needed renovations at Onetahua Marae).

The Council also aims to align its work to the vision and intergenerational outcomes outlined in the wellbeing framework of 'Te Taihū Intergenerational Strategy' (launched in November 2020).

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The Council acknowledges that building relationships with Iwi/Māori is not simply a matter of complying with legislation, but rather one of understanding, partnership and trust. The table below outlines some of the actions the Council currently undertakes, and some new actions we will take, to further develop Iwi/Māori capacity to contribute to our decision-making processes.

Table 1 – Ongoing work of Te Kaunihera (Council) with Iwi/Māori

Initiatives with Iwi/Māori	
Kotahi 1	Iwi Engagement Hui with Taiao advisors on various environmental projects throughout Council meet bimonthly with eight iwi. Manawhenua ki Mohua is a hapū based entity in Mohua (Golden Bay) assist kaimahi to attend monthly board hui as needed. Likewise assist kaimahi to attend Te Āwhina Marae board hui as needed.
Tuarua 2	Continuing to actively promote consultation and implement representation opportunities for Iwi/Māori on Council committees (e.g. the appointment to the Nelson-Tasman Civil Defence Emergency Management (CDEM) Group Joint Committee), Council hearing panels, Council owned organisations (e.g. the committees in charge of the Nelson Regional Sewerage Business Unit and Nelson Tasman Regional Landfill Business Unit - both jointly owned between the Council and Nelson City Council - as well as the Tasman Bays Heritage Trust) and Council projects (e.g. development of the Tasman Bio-Strategy, upgrade of the Motueka Wastewater Treatment Plant etc.).
Tuatoru 3	Continuing to promote Iwi/Māori involvement in Nelson-Tasman CDEM Group work. Enhancing the process that was developed in 2019 during the Pigeon Valley fires and built upon in 2020 in response to Covid-19, for engaging Iwi in emergency centre operations and their inclusion in Nelson-Tasman CDEM Group decision making and governance.
Tuawhā 4	Continuing to provide Iwi with funding towards their contributions to Council decision-making processes (e.g. provision of professional input and advice to Council).
Tuarima 5	Continuing to hold regular hui/liason meetings with Iwi on a wide range of matters, in order to develop our relationships further and to discuss specific and general issues of relevance to both parties. As an example, in October 2017 Council formed an Iwi Working Group consisting of a representative of each of the nine Iwi to support the process of plan changes and review. This group meets regularly to discuss RMA policy matters. Council is working with Iwi authorities to develop the Tasman Environment Plan (TEP) and identify resource management issues of concern and possible solutions to them, along with other relevant matters.
Tuaono 6	Through hui, working with Iwi/Māori to identify how best to gain input into issues of relevance, including the opportunity to be involved in relevant working groups.
Tuawhitu 7	Consulting with Iwi/Māori on the formation of the Council's Long Term Plan, the Annual Plan, reserve management plans, TEP, and other strategic documents or plans.

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Tuawaru 8	Continuing to actively participate in the Regional Inter-sector Forum (RIF) and Kotahitanga mō te Taiao Alliance.
Tuaiwa 9	Inauguration at Te Āwhina marae for Mayor and elected members
Initiatives for Council staff and elected members	
Kotahi 1	<p>Providing staff with support and resources to assist the Council's relationships and capacity building with Iwi and all Māori living in Tasman. The resources will help to bridge the gap between Iwi, Māori, the Council, the wider community and the legislation pertaining to how we will work together. Examples of ways we are working on this include:</p> <ul style="list-style-type: none"> • in conjunction with Iwi and training providers (e.g. NMIT, Te Ataarangi), continuing to provide structured training/familiarisation courses to improve elected members' and staff understanding of tikanga, kawa, te reo Māori, te Ao Māori, Te Tiriti o Waitangi/the Treaty of Waitangi, the nine Iwi of Tasman District, and Iwi culture and perspectives • continuing to provide He Waka Kuaka te reo Māori classes to staff • continuing to enable staff participation in cultural events (e.g. Waiata group, Matariki, Te Wiki o Te Reo, Waitangi Day), and • continuing to improve our induction process for staff and elected members, to build understanding of the unique differences between Iwi, and matters of importance to Iwi/Māori in our rohe.
Tuarua 2	Entering into a Strategic Partnership Agreement to achieve mutually beneficial relationships (both at governance and management levels) with Ngā Iwi o Te Taihū, Nelson City Council and Marlborough District Council.
Tuatoru 3	Implementing new representation opportunities for Iwi/Māori on the Council, including establishment of a Māori Ward for the 2025 local election and representation on Council subcommittees and joint-committees.
Tuawhā 4	Participating in combined governance structures (First Tranche Regions) with NCC and ngā iwi as scoping partners to assess the Nelson-Tasman readiness and support required to be one of the first regions to implement the new Resource Management system.
Tuarima 5	Working together with Iwi/Māori to implement Te Mana o te Wai (the National Policy Statement for Freshwater Management describes this concept as the integrated and holistic well-being of wai (water). Te Puna Korero has been set up to facilitate strategy implementation for Te Mana o te Wai.
Tuaono 6	Continue to familiarise ourselves with Iwi aspirations and objectives contained within strategic documents produced by Iwi entities (e.g. their annual reports, environmental management plans and medium to long-term planning documents) when developing new Council policies and plans.

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Tuawhitu 7	Working together to co-design our response to major legislative/sector changes. The government has signalled significant reforms. Iwi input and influence into these changes and how they are implemented is fundamental. We recognise the need to better work together with Iwi and more effectively include them in decision-making.
Tuawaru 8	Working together with our environmental policy team to create cultural mapping layers and incorporating Mātauranga Māori alongside scientific disciplines.
Tuawaiwa 9	Whakawhitiwhiti Whakaaro (Iwi Portal). Provides Iwi with a window to view and interact with past, present and future projects, undertaken by Council in conjunction with Tāngata Whenua o Te Taihū o Te Waka-a-Māui. This space provides Iwi with the platform to view projects and their details, to comment on projects and to indicate the level of engagement they would like to have on each project creating efficiency and instant engagement.

Table 2 – New actions Council intends to progress over the next 10 years

Iwi Cadetships in collaboration with the eight iwi of Te Taihū, Nelson City Council and Marlborough District Council
Iwi Advisory Rōpu for cultural narrative and art. A number of initiatives across Council have identified a need for cultural narratives and have been raised internally by Council kaimahi, by Iwi as well as various community groups.
Work alongside and in support of Iwi to start identifying the needs of maata waka in our rohe and actions to progress these needs.
Explore opportunities for in-kind support or other support to Iwi for specific projects, such as cultural mapping and development of Iwi environmental management plans and climate change strategy plans.
Engage with Iwi in a more meaningful way for the development of future Long Term Plans and Activity Management Plans - i.e. from the beginning of these processes, co-design and collaboration.
Work together with Iwi Taiao staff to streamline the process for engaging on resource consents (e.g. provision to facilitate this through Whakawhitiwhiti Whakaaro, iwi portal).
Support (in kind) kapa haka festivals in Te Taihū in the lead up to Te Matatini in 2027; <ul style="list-style-type: none"> • Te Mana Kuratahi the national primary school's competition in 2023 • Te Mana Kurarua the national secondary school's competition in 2024, and • Te Matatini national competition in 2027.



National Policy Statement on Urban Development

Nelson and Tasman Tier 2 Urban Environment: Draft Housing and Business Assessment

2024

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Foreword

This combined Housing and Business Assessment for the Nelson Tasman Tier 2 urban environment forms part of a series of reports with the:

- Draft Housing Business Assessment for Tasman (2024)
- Draft Housing Business Assessment for Nelson (2024)

Together these reports provide the analysis to assess the sufficiency of Nelson and Tasman's residential and business land capacity, both individually and for the Tier 2 Urban Environment, to meet future needs over 30 years 2024-2054. Tasman's Housing and Business Assessment also provides information on housing and business demand and capacity in its rural environment.

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1. Executive Summary

This is a summary report that combines the results from the Nelson City Council and Tasman District Council's 2024 Housing and Business Assessments (HBAs) for their respective parts of the Tier 2 urban environment. Table 1 below summarises the combined housing demand and capacity situation. Short term refers to year 1-3 of the Long Term Plan (LTP). Medium term refers to years 4-10 of the LTP. Long term refers to years 11-30 of the LTP.

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Housing demand and capacity for the Nelson Tasman urban environment	Attached dwellings	Detached dwellings
Estimated housing demand (Note: A range of demand projections can be found in section 5.1)	Short term: 433	Short term: 917
	Medium term: 1,402	Medium term: 2,913
	Long term: 2,528	Long term: 5,517
	<i>Total demand: 13,710</i>	
Additional housing demand with the competitiveness margin	Short term: 520	Short term: 1,103
	Medium term: 1,683	Medium term: 3,494
	Long term: 2,910	Long term: 6,342
	<i>Total demand with competitiveness margin: 16,054</i>	
Plan enabled housing development capacity	Short term: 9,110	Short term: 10,640
	Medium term: 42,985	Medium term: 20,730
	Long term: 520	Long term: 4,155
	<i>Total plan enabled capacity: 88,140</i>	
Plan enabled and infrastructure ready housing development capacity	Short term: 717	Short term: 3,849
	Medium term: 774	Medium term: 2,439
	Long term: 2,043	Long term: 7,919
	<i>Total plan enabled capacity and infrastructure ready: 17,741</i>	
Plan enabled, infrastructure ready, and feasible and reasonably expected to be realized (RER) housing development capacity	Short term: 447	Short term: 2,149
	Medium term: 839	Medium term: 2,759
	Long term: 2,073	Long term: 8,574
	<i>Total RER capacity: 16,841</i>	
Housing development capacity surplus/deficit	Short term: -72 deficit.	Short term: +1045
	<i>Overall surplus of 973 dwellings</i>	
	Medium term: -845 deficit (-917 when include short term surplus). The deficit is in both the Nelson and Tasman urban environments, the majority of which is due to insufficient infrastructure in time.	Medium term: -736 deficit (+309 when include short term surplus).
	<i>Overall deficit of -1,581 dwellings (reduced to 608 when short term surplus included)</i>	
	Long term: -837 deficit (-1,754 when include medium term deficit) There is a deficit in both the Nelson and Tasman urban environments of attached dwellings.	Long term: +2,232 (+2,541 when include short term surplus and medium term deficit)
	<i>Overall surplus of 1,395 dwellings (reduced to 787 when medium term deficit included)</i>	

Table 1 Housing demand and capacity in the Nelson Tasman urban environment

In summary there is:

- sufficient housing capacity in the whole urban environment in the short term and long term but not in the medium term:
 - sufficient capacity of detached dwellings in the whole urban environment for all time periods
 - insufficient capacity of attached dwellings in the whole urban environment for all time periods
- sufficient housing capacity in the Tasman urban environment in the short term and long term but not in the medium term:
 - insufficient capacity for attached dwellings in the Tasman urban environment for all time periods
 - insufficient capacity for detached dwellings in the Tasman urban environment for the medium term
- sufficient housing capacity in the Nelson urban environment in the short term and long term but not in the medium term:
 - sufficient capacity for attached dwellings in the Nelson urban environment in the short term but not the medium or long term
 - sufficient capacity for detached dwellings in the Nelson urban environment for all time periods.

Table 2 shows whether there is sufficient housing capacity or not, by type and location. This is based on cumulative capacity in the medium and long term which accounts for any surplus/deficit in the previous period.

	Attached Dwellings			Detached Dwellings		
	Tasman urban environment	Nelson urban environment	Combined urban environment	Tasman urban environment	Nelson urban environment	Combined urban environment
Short Term	X	✓	X	✓	✓	✓
Medium Term	X	X	X	X	✓	✓
Long Term	X	X	X	✓	✓	✓

✓ = Sufficient Capacity X = Insufficient Capacity

Table 2 Sufficiency of capacity for attached and detached dwellings in the Nelson Tasman urban environment

Table 3 below summarises the combined business demand and capacity situation.

Business land demand and development capacity (hectares)	Retail/Commercial (ha) ¹	Industrial (ha)
Estimated business land demand (note: data and methodology limitations mean demand estimates are inherently uncertain. A range of demand projections can be found section 5.1)	Short term: 2.88	Short term: 4.44
	Medium term: 5.47	Medium term: 15.11
	Long term: 9.27	Long term: 26.07
	<i>Total business land demand 63.24 ha</i>	
Additional business land demand with the competitiveness margin	Short term: 3.44	Short term: 5.33
	Medium term: 6.56	Medium term: 18.13
	Long term: 10.66	Long term: 29.97
	<i>Total business land demand with margin 74.09 ha</i>	
Plan enabled business land development capacity	Short term: 36.27	Short term: 39.67
	Medium term: 18.26	Medium term: 0
	Long term: 26.77	Long term: 28.33
	<i>Total plan enabled business land capacity 149.3 ha</i>	
Plan enabled and infrastructure ready business land development capacity	Short term: 36.27	Short term: 39.67
	Medium term: 18.26	Medium term: 0
	Long term: 26.27	Long term: 28.33
	<i>Total plan enabled and infrastructure ready business land capacity 149.3ha</i>	
Plan enabled, infrastructure ready, and suitable for each business sector	Short term: 36.27	Short term: 39.67
	Medium term: 12.56	Medium term: 0
	Long term: 32.47	Long term: 28.33
	<i>Total plan enabled, infrastructure ready and suitable business land capacity 149.3ha</i>	
Business land development capacity surplus/deficit	Short term: +32.83	Short term: +34.34
	<i>Total surplus of 67.16ha</i>	
	Medium term: +6.00 (+38.83 when include short term surplus)	Medium term: -18.13 (+16.21 when include short term surplus)
	<i>Total deficit of -6ha (becomes a surplus of 27 ha when surplus of short term included)</i>	
	Long term: +21.81 (+60.64 when include medium term surplus)	Long term: -1.64 (+14.57 when include medium term surplus)
	<i>Total surplus of 20.17ha (becomes a surplus of 75.21 ha when surplus of medium term included)</i>	

Table 3 Business demand and capacity in the Nelson Tasman urban environment

¹ Retail and commercial land estimates include Tasman's mixed business zoned capacity

Table 4 below summarises the capacity situation by type of business land for the combined urban environment.

	Retail/commercial land			Industrial land		
	Tasman urban environment	Nelson urban environment	Combined urban environment	Tasman urban environment	Nelson urban environment	Combined urban environment
Short Term	✓	✓	✓	✓	✓	✓
Medium Term	✓	X	✓	✓	X	✓
Long Term	✓	X	✓	✓	X	✓

✓ = Sufficient Capacity X = Insufficient Capacity

Table 4 Sufficiency of capacity for retail/commercial and industrial land in the Nelson Tasman urban environment

In summary there is:

- Sufficient suitable business land capacity (industrial and commercial/retail) in the combined urban environment across all time periods
- Sufficient suitable business land capacity (industrial and commercial/retail) in the Tasman urban environment across all time periods
- Insufficient business land capacity (industrial and commercial/retail) in the Nelson urban environment in the medium and long terms, but sufficient capacity in the short term.

Table 5 provides information required by MfE on specific issues.

Issue	Summary
<p>How do the relevant councils support the provision of infrastructure? (e.g. planning decisions)</p>	<p>In Tasman District Council, land is proposed for zoning for housing when there is certainty over the infrastructure solution, in discussion with developers. Longer term potential capacity is identified in the Future Development Strategy 2022 - 2052. The shortfall of capacity in the medium term in the urban environment may have an impact on affordability of housing by restricting new capacity. However its impact is likely to be small as the shortfall of new homes (365 in total) is small at 4%, compared to the overall 30 year capacity. The shortfall of capacity in the medium term is largely due to insufficient infrastructure provision. Housing affordability is an issue across the whole Tasman District, but worse in Golden Bay and Motueka. Motueka is constrained for further zoning due to natural hazard constraints, low lying land and highly productive land.</p> <p>Nelson City Council works alongside developers to understand how the scale and sequencing of proposed developments impact the city's infrastructure capacity and programs projects in the LTP accordingly. Providing services for brownfield intensification areas is more complex and Nelson City Council monitors the infrastructure networks to predict where upgrades are needed. The Future Development Strategy recommends that priority intensification areas are identified and neighbourhood planning be undertaken to provide a detailed framework for infrastructure work p. This action has been identified in the FDS Implementation Plan 2023 and is planned to commence in 2024.</p>
<p>How does the district plan meet the current and likely future demands for housing for Māori?</p>	<p>The Tasman Resource Management Plan enables papakāinga development in the Residential Zone as a controlled activity. However, the land concerned must be Māori customary land, Māori freehold land, or general land owned by Māori, as defined in Section 129 of Te Ture Whenua Māori Act 1993 and the land must be vested in a Trust. Issues and Options analysis for a replacement Resource Management Plan identified a need to be more enabling of locations for papakāinga in Tasman.</p> <p>There is also demand for Papakāinga development in the Nelson region. There is currently one papakāinga development in the Nelson region located at Whakatū Marae. Six of the eight iwi who are tangata whenua in Whakatū affiliate with the Whakatū Marae.</p> <p>The operative district plan provisions relating to papakāinga in Nelson are restricted in their location, land ownership type and subject to a range of criteria, resulting in papakāinga effectively needing resource consent.</p> <p>Discussions with iwi representatives as part of preparing Nelson's Plan Change 29 identified Iwi aspirations include providing for development in a manner consistent with their traditional and cultural values. This may result in types of development not anticipated by the standard planning provisions.</p> <p>Plan Change 29 looks to respond to the future demands for housing for Māori through introducing a wider definition for papakāinga into the zones affected by the plan change, introducing an enabling objective and policy framework for the</p>

	development of papakāinga; and an associated refinement of the rules and standards in the NRMP that relate to papakāinga development.
How does the district plan meet the current and likely future demands for housing from different groups in the community? (eg, elderly, students, low income households, renters, homeowners etc)	<p>Tasman District Council (TDC): TDC prioritised servicing of Motueka West for housing in its LTP 2021-2031 and this is now partially complete. This will enable 200 medium density leasehold dwellings proposed by Wakatū, hopefully more affordable since the occupants will lease the land. In Golden Bay, further work is required but the Mohua affordable housing project has built five houses in Golden Bay since the last HBA, most for rent.</p> <p>Additional seasonal worker accommodation is needed in the Motueka area where campground facilities are smaller and fewer and some are being purchased by growers for seasonal worker accommodation. Since the last HBA, there have been at least nine resource consents for worker accommodation in the District with a further two current applications. While there may be individual issues with applications, the Council is enabling accommodation for seasonal workers. The Council proposes a plan change in 2024 to provide a less prescriptive definition of seasonal worker accommodation.</p> <p>TDC's research in 2018 on housing issues for older people, found increasing demand for smaller houses (consistent with the Housing Preferences Survey 2021) and demand for affordable rental properties. It also found a general preference to 'age in place' in the same community, with some level of independence rather than in residential care. This is consistent with previous consultations on Plan Changes and the FDS. Council knows that a significant proportion of older people do not wish to live in retirement villages and is therefore proposing to enable smaller homes in its major towns. TDC Plan Changes proposed for 2024, implementing FDS sites, will provide smaller home opportunities in all the Tasman urban environment.</p> <p>Nelson City Council: The operative district plan rules favor a detached single family housing typology in the residential zone, with larger lot sizes expected for new dwellings and allotments. The various building bulk and location provisions of the plan disadvantage groups in the community with housing needs other than a single family home, with alternative housing typologies being much more likely to require resource consent.</p> <p>Plan Change 29 is intended to address the current issues and aims to encourage infill development and provide for greater housing choice while supporting a well functioning urban environment. The changes are aimed to meet the future housing demands of different groups by enabling a greater range of housing typologies (including Māori families that tend to require larger homes) and increased density in suitable urban locations within and close to the city centre and local centres and community amenities.</p>

Table 5 Specific issues raised in HBA

2. Introduction

2.1 Purpose

The purpose of this report is to inform the two Councils on whether they have sufficient housing and business land capacity to meet anticipated population demands for the Nelson-Tasman urban environment. This HBA provides an assessment of the combined Tier 2 Nelson Tasman urban environment. A separate report provides an assessment of the Tasman District's development capacity, and a further report provides an assessment of Nelson City's development capacity. All three HBAs should be read in conjunction with each other.

Nelson-Tasman is identified as a Tier 2 urban environment in the NPS-UD. Policy 2 of the NPS-UD requires Tier 2 local authorities, at all times to provide at least sufficient development capacity to meet expected demand for housing and for business land over the short, medium and long term.

The overall objective is to have a robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments. In short, the HBA estimates the demand for dwellings and business land and the available development capacity to meet that demand over 30 years, covering the short, medium and long term.

This assessment determines whether there is sufficient capacity enabled by the Nelson Resource Management Plan, the Tasman Resource Management Plan, the Long-Term Plans and 30 Year Infrastructure Strategies to meet projected demand. Included in the analysis of sufficiency is the competitiveness margin, as required by the NPS UD. This amounts to an additional margin of feasible development capacity in the urban environment which is 20% above the projected demand for the next ten years, and 15% above the demand projected for the following eleven to thirty years.

This report informs the "housing bottom lines" required to be inserted into both Councils' regional policy statements and district plans. These housing bottom lines for the short, medium and long term need to be inserted into the regional policy statements and district plans as soon as practicable after the HBAs are made publicly available. The housing bottom line for Tasman however only refers to the urban environment component of the District because the NPS UD only requires this obligation in relation to the urban environment. The housing bottom lines are the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin, for the short, medium and long terms. Further information on the housing bottom lines can be found in the Councils' respective HBAs.

Finally, this report recommends next steps as to how the Councils could initiate a response to the findings of the joint housing and business capacity assessment.

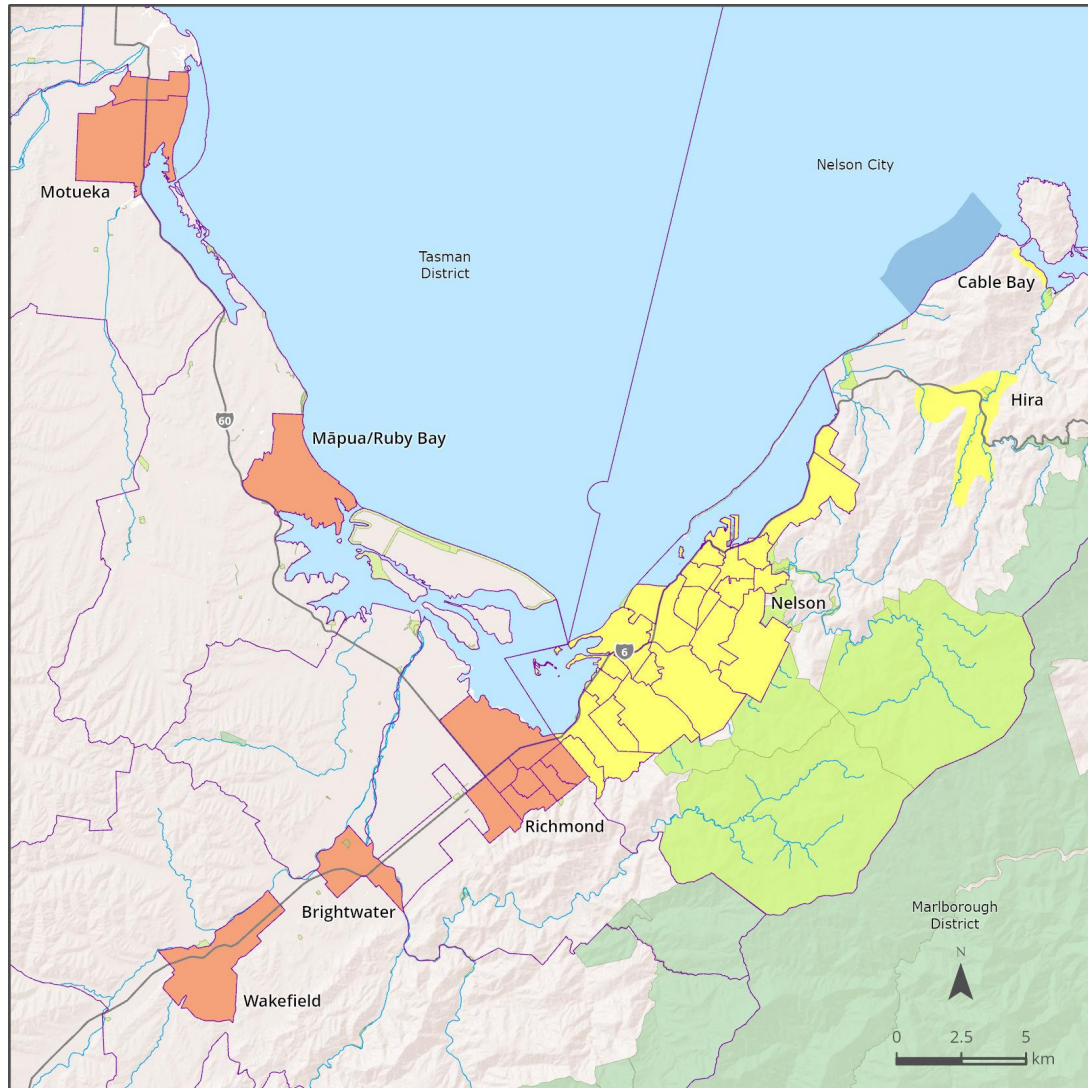
2.2 The Tier 2 urban environment and its geographic areas

"Urban environment" is defined in the NPS UD as any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.

The definition of urban environment includes non-contiguous areas of urban land – so long as they are part of the same housing and labour market that is greater than 10,000 people.

The Joint Nelson Tasman Committee resolved on 10th November 2020 that the Nelson Tasman urban environment comprises the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira, in recognition that these communities are part of the same labour and housing market, and these areas are or are intended to be predominantly urban in character. Figure 1 shows the extent of the Nelson Tasman urban environment:

Figure 1: Map showing Tier 2 Nelson Tasman urban environment



Tasman District and Nelson City operate and function as a single economic market and business activity flows both ways across the Territorial Authority boundaries. The relative isolation of the Tasman and Nelson markets reinforces this interconnectedness. Tasman and Nelson rely to varying degrees on each other to sustain their respective economies and generate significant economic benefits for each other. Consequently, Tasman and Nelson also function as a single housing market.

The two authorities have similar populations, the latest Stats NZ estimates are 55,600 residents in Nelson and 59,400 residents in all of Tasman. The latest population estimate of the Nelson Tasman urban environment is 88,500. From a transport point of view, the networks within both areas are dominated during peak times by residents of one area travelling to and from the other. For these reasons, the Tier 2 Nelson Tasman urban environment covers a relatively large non-contiguous area.

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3. The Local Housing and Affordability Context

Massey University's Home Affordability Report June 2023 shows a decline in home affordability in Nelson and Tasman over the last 12 months, although Tasman showed a significant improvement between February and May 2023. Nelson was one of only three regions to still record a decline in affordability between February and May 2023. According to the Home Affordability Index as at May 2023, Tasman is the third least affordable region to buy a house (behind Auckland and Bay of Plenty). Nelson is currently the fifth-least affordable.

Infometrics measures housing affordability by the ratio between average house values and average annual household income. For the June 2023 quarter, the average house value in Nelson is 8.6 times the average household income, after peaking at a ratio of 10 between September 2021 and March 2022. In June 2023, the average house in Tasman is 7.5 times the average household income, down from the peak in December 2021 and March 2022 when the ratio was 9.6. Based on this measure, both Nelson and Tasman have worse housing affordability than the national average.

This is in part due to the lower than national average household incomes, which are 22% below the NZ average. For those still in the workforce average annual earnings in Nelson-Tasman are 14% lower than the national average in 2022. Nelson Tasman average wage earnings are the lowest in NZ, contributing to the poor housing affordability in the region.

Each individual HBA provides an analysis of demand for different housing types and locations as well as for different households groups. This also includes results of a housing preferences survey 2021 of the Nelson Tasman urban environment.

To help with affordability and competitiveness in markets, by providing more housing land capacity, the NPS-UD requires an additional margin (the competitiveness margin) be applied to development capacity. This is aimed at supporting choice and competitiveness in housing and business land markets.

The competitiveness margins for both housing and business land are:

- For the short term, 20%
- For the medium term, 20%
- For the long term, 15%

4. Planning Framework

This HBA determines whether there is sufficient capacity enabled by the Nelson Resource Management Plan, the Tasman Resource Management Plan, the Long-Term Plans and 30 Year Infrastructure Strategies (servicing) to meet projected demand.

In this context, in 2019 Tasman District Council commenced a review of its operative combined district and regional plan, the Tasman Resource Management Plan (TRMP) and the operative regional policy statement (see [Aorere ki uta Aorere ki tai - Tasman Environment Plan | Tasman District Council](#)). The review was however paused due to high levels of uncertainty following the enactment and subsequent repeal of legislation to replace the Resource Management Act. The coalition government formed after the 2023 General Election has signalled further comprehensive resource management law changes. Due to these factors, the Council has decided to pause the plan review and focus on four priority changes to the existing plan to address pressing issues for the region. The plan changes include one on urban growth, (implementing the Nelson Tasman Future Development Strategy) and natural hazards. These workstreams and others will be progressed during 2024-25 until there is clarity on the future of Resource Management Plans.

Nelson City Council has also been undertaking a review of its operative unitary (district and regional) plan, the Nelson Resource Management Plan (NRMP) and the operative regional policy statement. The development of the new Plan, the Whakamahere Whakatū Nelson Plan, is also waiting on direction and legislation from the new Government. In the meantime, Nelson City Council has notified a Plan Change, PC29 – Housing and hazards.

The main objective of the Plan Change is to amend the Nelson Regional Management Plan (NRMP) to implement the NPS-UD by supporting housing delivery and the provision of well-functioning urban environments within Nelson while ensuring that natural hazard risks are appropriately managed and historic heritage is protected.

The scope of the Plan Change 29 includes:

- Enabling the intensification of development on land currently zoned for residential and commercial uses (Residential Zone, Inner City Zone, and Suburban Commercial Zone), that is not within areas potentially affected by significant natural hazards. Residential intensification will be enabled primarily through the introduction of three new residential zone areas: General Residential zone, Medium Density Residential zone and High Density Residential zone which enable density at varying levels depending on the area.
- Changes to rules that focus on achieving a well-functioning urban environment (as defined in Policy 1 of the NPS-UD), within the General Residential Zone, Medium Density Residential zone, and High Density Residential zone areas;
- Managing development in urban areas potentially susceptible to natural hazards (river and coastal flood, fault, liquefaction, and slope instability), within the Residential, Inner City, Suburban Commercial, and Industrial Zones (including in areas that will retain their current NRMP zoning);
- Amendments to heritage buildings and other structures located within the Plan Change area including a new heritage precinct in Richmond Avenue;
- Providing for tangata whenua to develop papakāinga housing; and

- Alignment with the national planning standards and Medium Density Residential Standards where practicable.

Plan Change 29 was publicly notified on 11 August 2023 and closed for submissions on 31 October. Council received 880 submissions with 401 submitters indicating they wish to be heard at the Hearings, scheduled for August to September 2024. The Council must give a decision on the provisions and matters raised in submissions no later than two years after notifying the Plan Change proposal, i.e. no later than 11 August 2025. If no appeals are lodged, the Council will publicly notify the date the plan becomes operative, which will be no earlier than 30 working days after the decision is notified.

As a Tier 2 urban environment, Nelson City and Tasman District Councils adopted their second Future Development Strategy (FDS) in August 2022. Both Councils previously adopted a joint FDS in July 2019 under the NPS UDC.

This latest HBA for the Tier 2 urban environment has been prepared in time to inform the 2024 Long Term Plans. Even though the NPS UD requires an HBA to cover the urban environment only, Tasman District Council prepares a HBA for its entire land area as well as the urban environment. Tasman is a large district covering 9616 square kilometers and containing over 15 discrete towns/communities. As at 2022, 56% of Tasman's population resides in the urban environment. This means a significant proportion of the District's population resides in the smaller towns in the rural areas and some of these towns have their own acute housing needs.

Once an assessment of sufficiency of development capacity is made, implementation clause 3.7 of the NPS UD requires that if a local authority determines that there is insufficient development capacity over the short term, medium term or long term, it must:

- a) Immediately notify the Minister for the Environment; and
- b) If the insufficiency is wholly or partly as a result of RMA planning documents, change those documents to increase development capacity for housing or business land (as applicable), as soon as practicable and update any other relevant plan or strategy (including the FDS); and
- c) Consider other options for:
 - (i) increasing development capacity; and
 - (ii) otherwise enabling development

5. Growth Projections and Household Demand

5.1 Choosing a Projection Series

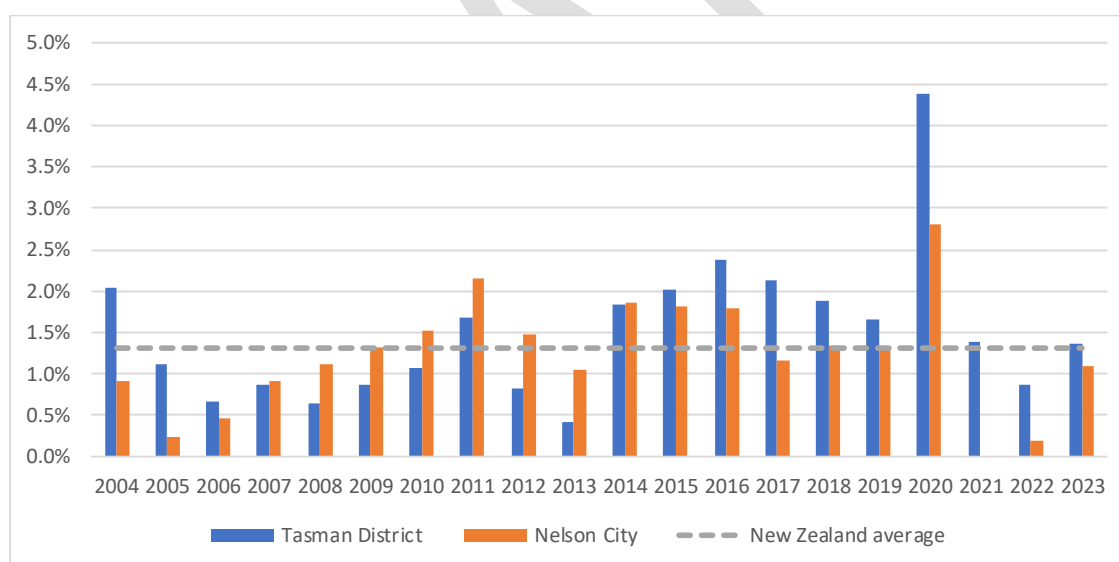
5.1.1 Tasman and Nelson Combined

Between 2013 and 2020, both Territorial Authorities experienced higher than average population growth, with Tasman also outpacing the national average. Growth in recent years has slowed, particularly in Nelson, although this was affected by Covid-19 immigration restrictions.

The most recent population estimates from Stats NZ indicate that, in the year ending June 2023, both Nelson's and Tasman's population grew by 1.2%, with Nelson's population estimated to be 55,600 and Tasman's to be 59,400. The population in the Nelson-Tasman urban environment grew by 1.4% to reach 88,500.

Figure 2 below shows the population growth in the last 20 years for both Nelson City and Tasman District Council areas, compared with the national average.

Figure 2: Annual population growth, Tasman and Nelson, 2003-2023



5.1.2 Nelson Tasman Population projections

Tasman District Council and Nelson City Council both engaged DOT Consulting² to provide population and household projections (2018-base), with low, medium, high scenarios. The projections were based on long-term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. After considering recent estimated population and dwelling growth rates, both Councils have assumed the medium growth scenario for the LTP 2024-

² [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

2034.

Under the medium growth scenario of the DOT projections, Nelson City's population is projected to increase by 11,100 residents between 2023 and 2053, to reach 66,500. The low scenario projects an increase of 1,700 and the high scenario projects an increase of 22,400. In terms of dwelling demand over the 30-year period, the projections range between 2,300 and 9,400, with 6,500 required under the medium scenario.

Tasman District's population is projected to increase by 18,100 between 2023 and 2053 (medium scenario) to reach 77,600. However, the increase could range between low and high projections of 2,600 and 37,900. Projected dwelling demand over the 30-year period ranges between 3,900 and 17,300, with a medium projection of 11,600 new dwellings required.

Under all three scenarios, the population of the Tasman urban environment is projected to grow at a slightly higher rate than the rest of Tasman District, with a projected increase of 12,000 over 30 years under the medium scenario, with range between 3,600 (low) and 22,600 (high).

Stats NZ published sub-national population projections in December 2022 (2018 (base)–2048 update), also with high, medium and low scenarios. As figures 3 and 4 show, for both Nelson and Tasman, the Stats NZ high scenario is very close to the DOT medium scenario which each Council has assumed as the most probable growth scenario for the LTP. The DOT projections use the same fertility and mortality assumptions as Stats NZ but assume higher net migration assumptions. The DOT net migration assumptions are based on observed past migration rates, while Stats NZ apply predetermined migration numbers for each region for each projection period. The Stats NZ medium projections have previously underestimated population growth for Tasman District since at least 2013. The adopted DOT medium scenario population projections are considered robust as they are consistent with average growth between 2001 and 2018.

Figure 3 Comparison of total population projections for DOT and Statistics New Zealand, by variant, 2018-2058, Nelson City

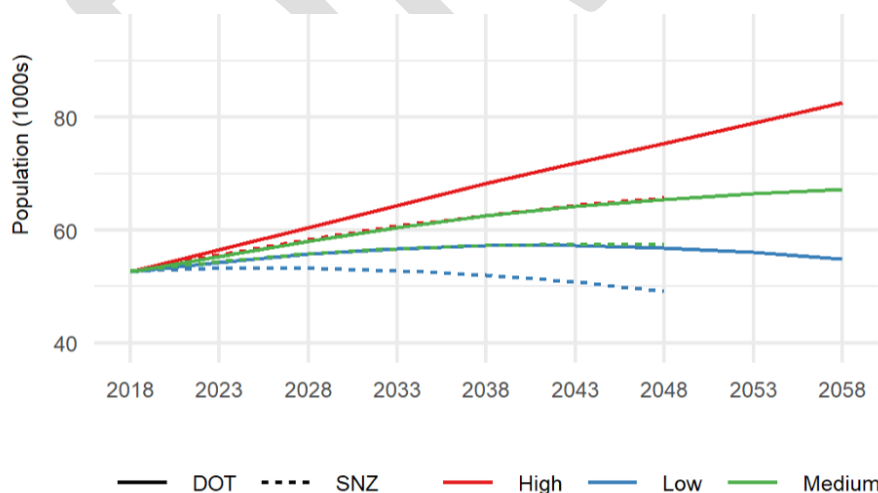
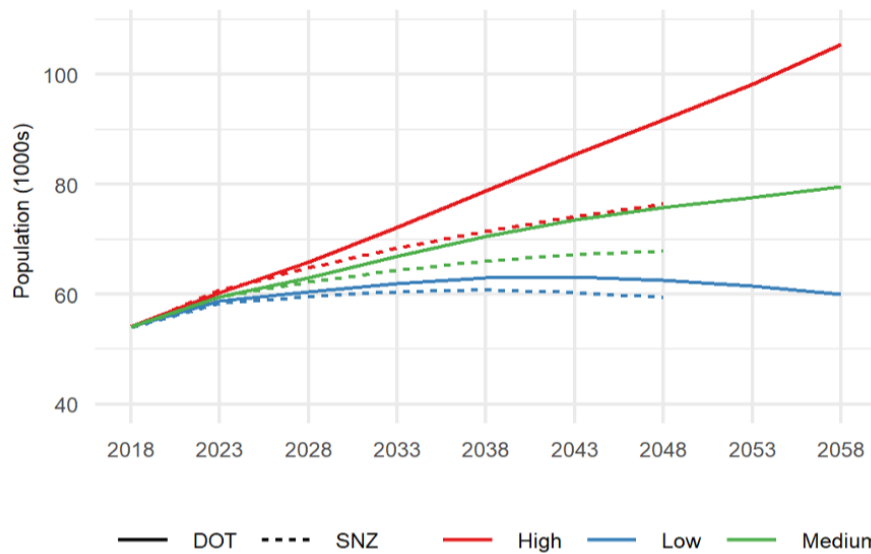


Figure 4 Comparison of total population projections for DOT and Statistics New Zealand, by variant, 2018-2058, Tasman District

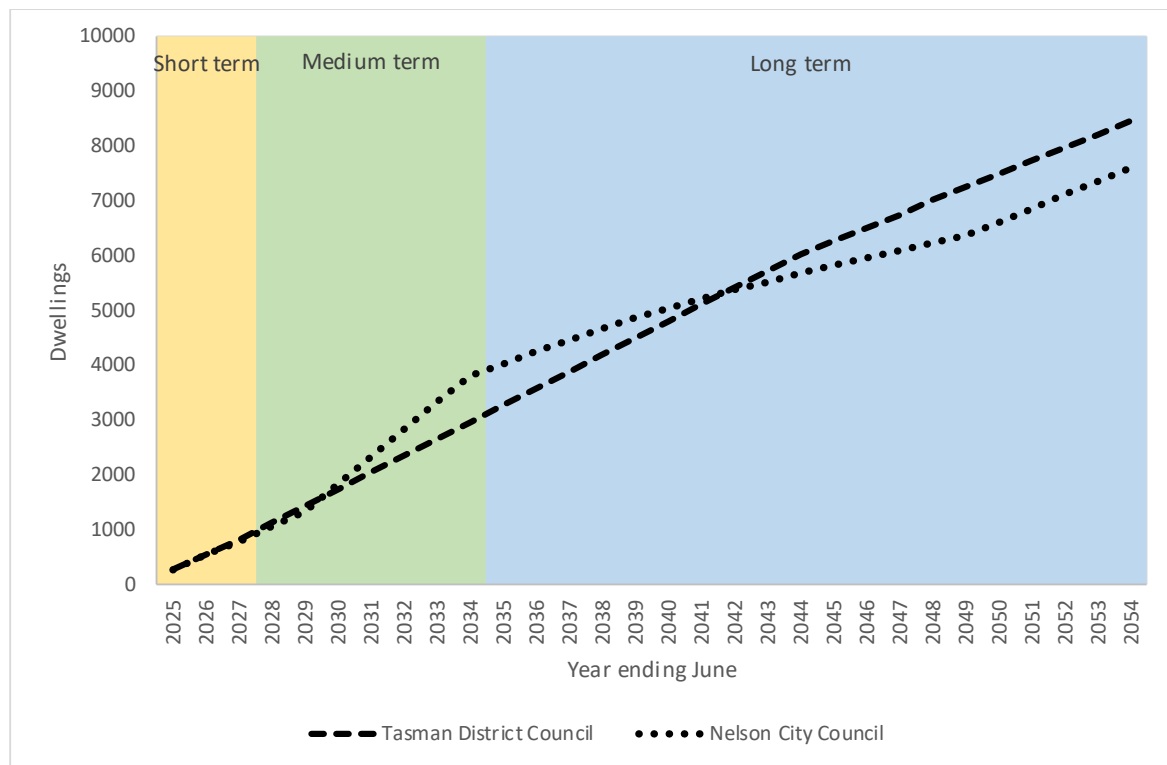


Both Councils have used the DOT medium population projection scenario to estimate residential and business demand between 2024 and 2054, with both Councils also using the same business land demand forecasting model provided by Sense Partners. However, each Council has used slightly different models for estimating housing and business land capacity. These methods are explained in each Council's HBA report. Since the 2021 Joint HBA, both Councils investigated using the same model. However, given the difference in geographic scale of the two Councils, neither model was fit-for-purpose for both Councils. Nelson's urban environment is relatively compact and contiguous while Tasman's is spread out across five discrete towns. Tasman District Council also estimates growth for ten other discrete communities. Where possible, both Councils have used consistent methods and assumptions.

5.1.4 Household Demand

Based on the above population projections, both Councils have calculated household demand for the 30 year period for the urban environment, including the competitiveness margin. The projected housing demand is shown in figure 5 below for each of the Councils.

Figure 2: Dwelling demand (including NPS UD margins) for Nelson-Tasman urban environment, 2024-2054, by Council



5.1.5 Housing Land Capacity

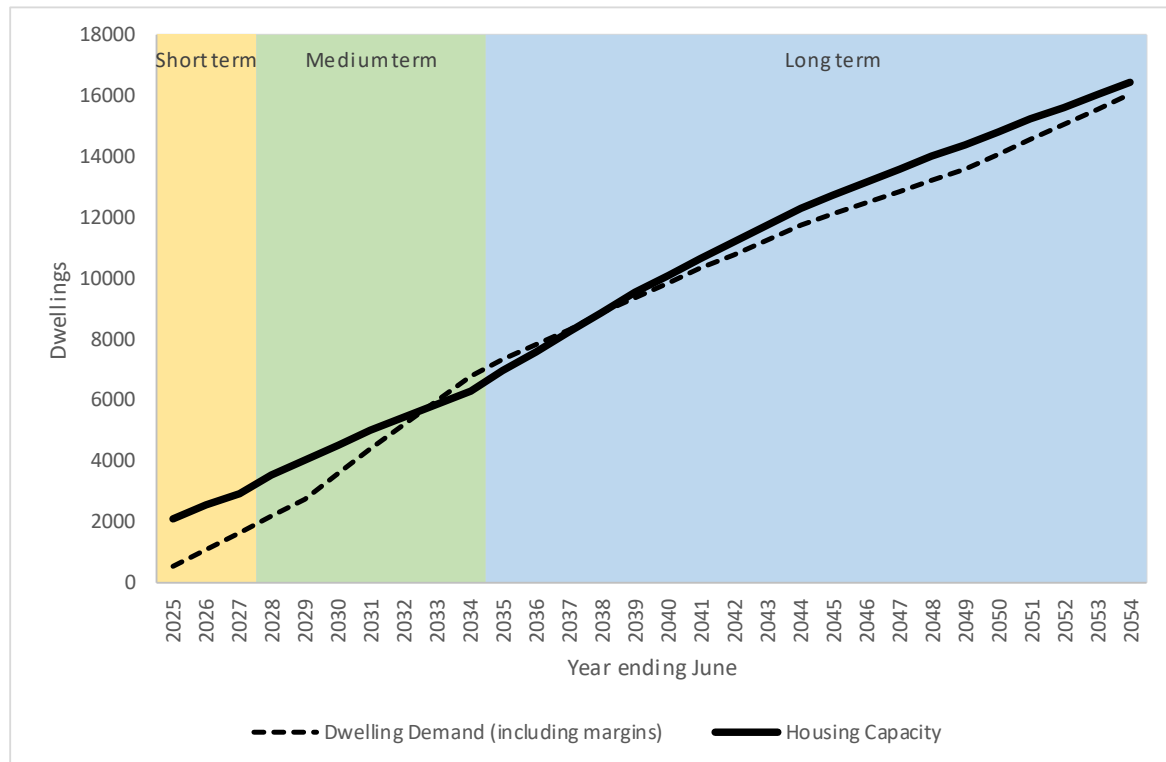
Table 6 below summarises the demand and capacity numbers for the Nelson-Tasman urban environment.

Period	Demand and capacity for housing		
	Demand (including margins)	Capacity	Difference
Short term (1-3 years)	1,623	2,596	+973
Medium term (4-10 years)	5,179	3,598	-1,581 (-608 if include short-term surplus)
Long term (11-30 years)	9,252	10,647	+1,395 (+787 if include medium-term deficit)
Total	16,054	16,841	+787

Table 6: Demand and Capacity housing numbers by period for Nelson Tasman urban environment

Figure 6 below and table 6 above show that the Nelson Tasman urban environment has adequate housing capacity in the short and long term but not in the medium term, with a shortfall expected to occur around 2033 for the urban environment, amounting to a deficit of approximately 600 dwellings by 2034.

Figure 6: Dwelling demand (including NPS UD margins) and Housing Capacity for Nelson-Tasman urban environment, 2024-2054



In summary there is:

- sufficient housing capacity in the whole urban environment in the short term and long term but not in the medium term:
 - sufficient capacity of detached dwellings in the whole urban environment for all time periods
 - insufficient capacity of attached dwellings in the whole urban environment for all time periods
- sufficient housing capacity in the Tasman urban environment in the short term and long term but not in the medium term:
 - insufficient capacity for attached dwellings in the Tasman urban environment for all time periods
 - insufficient capacity for detached dwellings in the Tasman urban environment for the medium term
- sufficient housing capacity in the Nelson urban environment in the short term and long term but not in the medium term:

- sufficient capacity for attached dwellings in the Nelson urban environment in the short term but not the medium or long term
- sufficient capacity for detached dwellings in the Nelson urban environment for all time periods

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5.2 Business Demand

The Councils have used similar methods in assessing business land demand. The two Councils jointly commissioned an assessment of business land demand for each city/district as well as the Nelson Tasman urban environment in 2021.³ This model was updated in 2023 and the DOT medium population projections applied, projecting demand for business land for retail, commercial, industrial, health, education and other.

The NPS UD requires Councils to identify business sectors in any way it chooses but as a minimum distinguish between commercial, retail or industrial. Unfortunately, these business types do not match Tasman's zoning in the TRMP. In the TRMP there are Central Business, Commercial, Light Industrial, Heavy Industrial, Rural Industrial and Mixed Business zones. Retail could locate in CBD zoned locations in Richmond and Motueka, commercial zones or mixed business zones (Richmond and Motueka only). Therefore, business demand and capacity for retail and commercial is combined in the assessment below.

5.2.1 Analysis of Sufficiency of Business Land for the urban environment

Table 7 summarises the business land demand and capacity numbers for the combined Nelson Tasman urban environment. This shows there is sufficient business land for the urban environment for the 30-year period.

Demand and capacity for business land (hectares)			
Period	Demand (including margins)	Capacity	Difference
Short term (1-3 years)			
Retail/Commercial	3.44	36.27	+32.83
Industrial	5.33	39.67	+34.34
Medium term (4-10 years)			
Retail/Commercial	6.56	12.56	+6.00
Industrial	18.13	0	-18.13 (+16.21 if include short term surplus)
Long term (11-30 years)			
Retail/Commercial	10.66	32.47	+21.81
Industrial	29.97	28.33	-1.64 (+14.57 if include medium term surplus)
Total			
Retail/Commercial	20.66	81.30	+60.64
Industrial	53.43	68.00	+14.57

Table 7: Demand and Capacity for business land, by period for Nelson Tasman urban environment

³ Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

6. Next Steps and Recommendations

6.1 Tasman urban environment

There is insufficient housing capacity in the Tasman urban environment in the medium term only. This is largely due to an estimated shortfall in infrastructure provision during this period, particularly the Waimea Strategy which will provide trunk infrastructure for Brightwater, Wakefield and Richmond. To address the insufficiency additional investment in infrastructure is required but this is not possible under the LTP 2024-2034. See the Tasman HBA for further details. The Council awaits Government announcements on potential infrastructure funding that may become available.

In relation to insufficient capacity in Motueka, this is more complex due to low lying land, natural hazards and highly productive land preventing investment in infrastructure and rezoning of land.

Tasman District Council proposes to continue to progress the following structure plans:

- a) Richmond Spatial plan (Richmond on the Rise) – to be completed early 2024
- b) Māpua Masterplan (planning for FDS sites T-11 (Seaton Valley Flats), T-33 (Seaton Valley Hill), and T-42 (Seaton Valley Northern) - completed by mid to late 2024

Council will also progress the following plan changes to its Resource Management Plan for housing and business, as recommended in the FDS 2022-2052:

- a) Plan Change 76 to the TRMP – Wakefield (rezoning FDS site T-107, 177 Edward Street) – notified September 2022
- b) Plan Change 80 to the TRMP – Motueka West (rezoning FDS site T-190, Motueka Intensification South) – notified end of 2023
- c) A large number of other changes to the TRMP to implement FDS sites in Moutere, Motueka, Richmond, Māpua, Wakefield, Brightwater, Tākaka, Murchison. The programme for these changes is currently being scoped, including confirmation of available servicing
- d) A plan change to the Regional Policy Statement to include criteria for determining what plan changes will be treated, for the purpose of implementing Policy 8 NPS UD, as adding significantly to development capacity.

There is insufficiency of attached dwellings in the Tasman urban environment across all time periods, amounting to 735 such dwellings over the 30 years, of which 295 is in the first ten years. The forthcoming plan changes referred to above which will implement the FDS sites, will strive to enable as many attached dwellings as is commercially feasible. The proposed rules will require a minimum percentage of the lots to have for example an average area of 360 sq m with a minimum of 270 sq m and a maximum of 450 sq m. The remaining lots will have a specified minimum area also.

6.2 Nelson urban environment

There is insufficient housing capacity in the Nelson urban environment in the medium term. Nelson City Council proposes:

- 1) To continue to progress Plan Change 29:

- a) To enable greater infill feasibility and higher density development where these meet the requirements of the NPS UD.
 - b) To enhance market choice such as more attached options, price-points and make efficient use of the urban land resource and infrastructure – to provide a well-functioning urban environment.
 - c) To provide residential greenfield expansion areas where these meet the requirements of the NPS UD.
- 2) Identify priority intensification areas and undertake neighbourhood planning to provide a detailed framework for infrastructure planning.
 - 3) Proactively monitor intensification activities to identify potential servicing restraints and programme funding in the LTP as needed.
 - 4) Actively pursue Government funding opportunities to ensure growth areas are infrastructure ready.
 - 5) Build and strengthen developer relationships and identify potential partnership opportunities, including with central government agencies, working together to affect the volume and timing of supply.
 - 6) Continue to work collaboratively with the Tasman District Council taking a regional approach to solving demand for capacity to achieve sufficient housing and business capacity across the Nelson-Tasman urban environment.
 - 7) Continue to evaluate and monitor residential and business capacity with Tasman District Council to ensure decision making is aligned between the Councils where it affects the potential to provide sufficient residential and business land capacity.
 - 8) Continue to work collaboratively with the Tasman District Council taking a regional approach to solving demand for capacity to achieve sufficient housing and business capacity across the Nelson-Tasman urban environment.
 - 9) Continue to evaluate and monitor residential and business capacity with Tasman District Council to ensure decision making is aligned between the Councils where it affects the potential to provide sufficient residential and business land capacity.



National Policy Statement on Urban Development: Housing and Business Assessment for Tasman 2024

Draft

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1. Executive Summary

Table A below sets out the housing land capacity situation for the Tasman urban environment.

Overall, there is sufficient housing capacity in the Tasman urban environment in the short term and long term but not in the medium term:

- There is insufficient capacity for attached dwellings in the Tasman urban environment in the short, medium and long term
- There is insufficient capacity for detached dwellings in the Tasman urban environment for the medium term only

The Nelson Tasman urban environment Housing and Business Assessment provides the demand and capacity situation for the combined area.

1.1 Table A - Residential land demand and capacity

Residential demand and capacity Tasman urban environment	Attached dwellings	Detached dwellings
Estimated housing demand (note: data and methodology limitations mean demand estimates are inherently uncertain. A range of demand projections can be found in section 3.0 of this report)	Short term: 200	Short term: 485
	Medium term: 520	Medium term: 1,275
	Long term: 1,380	Long term: 3,385
	<i>Total demand: 7,245</i>	
Additional housing demand with the competitiveness margin	Short term: 240	Short term: 585
	Medium term: 625	Medium term: 1,530
	Long term: 1,590	Long term: 3,890
	<i>Total demand plus margin: 8,460</i>	
Plan enabled housing development capacity	Short term: 1,010	Short term: 2,040
	Medium term: 185	Medium term: 730
	Long term: 520	Long term: 4,155
	<i>Total plan enabled capacity: 8,640</i>	
Plan enabled and infrastructure ready housing development capacity	Short term: 220	Short term: 1,860
	Medium term: 375	Medium term: 845
	Long term: 1,120	Long term: 4,225
	<i>Total plan enabled and infrastructure ready capacity: 8,645</i>	
Plan enabled, infrastructure ready, and feasible and reasonably expected to be realised (RER) housing development capacity	Short term: 130	Short term: 880
	Medium term: 440	Medium term: 1,165
	Long term: 1,150	Long term: 4,880
	<i>Total RER capacity: 8,645</i>	
Housing land development capacity surplus/deficit	Short term: -110	Short term: +295
	<i>Overall surplus of 185 dwellings. Individual deficits in Motueka, Brightwater and Māpua, provided for in Richmond.</i>	
	Medium term: -185 (-295 when include short term deficit)	Medium term: -365 (-70 when include short term surplus)
	<i>Overall deficit of -550 (reduced to deficit of -365 when short term surplus included). Individual deficits in Motueka, Brightwater and Wakefield, some can be provided for in Richmond, but not all. Shortfall in Brightwater and Wakefield is due to insufficient infrastructure in time. Shortfall in Motueka is due to a number of constraints including low lying land, natural hazards and highly productive land.</i>	
	Long term: -440 (-735 when include medium term deficit)	Long term: +990 (+920 when include medium term deficit)
	<i>Overall surplus of 550 (reduced to surplus of 185 when medium term deficit included). Individual deficits in Motueka. Richmond and Māpua provide for this shortfall</i>	

Table B below sets out the business land capacity situation for the Tasman urban environment.

Sufficient business capacity exists for all types of business land (industrial and retail/commercial) cumulatively across the 30 year time period.

1.2 Table B - Business Land demand and capacity

Business land demand and development capacity (hectares) Tasman urban environment	Retail/Commercial	Industrial
Estimated business land demand (note: data and methodology limitations mean demand estimates are inherently uncertain. A range of demand projections can be found in section 6 of this report)	Short term: 0.91	Short term: 1.13
	Medium term: 1.93	Medium term: 4.23
	Long term: 3.40	Long term: 8.12
	<i>Total demand: 19.72 ha</i>	
Additional business land demand with the competitiveness margin	Short term: 1.08	Short term: 1.36
	Medium term: 2.31	Medium term: 5.07
	Long term: 3.91	Long term: 9.33
	<i>Total demand plus margin: 23.06 ha</i>	
Plan enabled business land development capacity	Short term: 31.77	Short term: 29.67
	Medium term: 18.26	Medium term: 0
	Long term: 26.77	Long term: 28.33
	<i>Total plan enabled business land capacity: 134.8 ha</i>	
Plan enabled and infrastructure ready business land development capacity	Short term: 31.77	Short term: 29.67
	Medium term: 18.26	Medium term: 0
	Long term: 26.77	Long term: 28.33
	<i>Total plan enabled and infrastructure ready capacity: 134.8 ha</i>	
Plan enabled, infrastructure ready, and suitable for each business sector	Short term: 31.77	Short term: 29.67
	Medium term: 12.56	Medium term: 0
	Long term: 32.47	Long term: 28.33
	<i>Total suitable business land capacity: 134.8 ha</i>	
Business land development capacity surplus/deficit	Short term: +30.69	Short term: +28.31
	<i>Overall surplus of 59 ha</i>	
	Medium term: +10.25	Medium term: -5.07 (+23.24 when short term surplus included)
	<i>Overall surplus of 5.18 ha (64.18 ha when short term surplus included)</i>	
	Long term: +28.56	Long term: +19.00 (+42.24 when medium term surplus included)
	<i>Overall surplus of 47.56 ha (111.74 ha when medium term surplus included)</i>	

The summary table C below sets out responses to specific questions asked by the Ministry for Environment.

1.3 Table C - Summary issues

Issue	Summary
How do the relevant councils support the provision of infrastructure? (eg, planning decisions)	In Tasman District, land is proposed for zoning for housing when there is certainty over the infrastructure solution, in discussion with developers. Longer term potential capacity is identified in the Future Development Strategy 2022-2052, the Infrastructure Strategy and Activity Management Plans for the Long Term Plan. The shortfall of capacity in the medium term in the urban environment may have an impact on affordability of housing by restricting new capacity. However, its impact is likely to be small as the shortfall of new homes (365 in total) is small compared to the overall 30 year capacity at 4%. The shortfall of capacity in the medium term is largely due to insufficient infrastructure in time. Housing affordability is an issue across the whole Tasman District, but worse in Golden Bay and Motueka. Motueka is constrained for further zoning due to natural hazard constraints, low lying land and highly productive land.
How does the district plan meet the current and likely future demands for housing from Māori?	The current Tasman Resource Management Plan enables papakāinga development in the Residential Zone as a controlled activity. However, the land concerned must be Māori customary land, Māori freehold land, or general land owned by Māori, as defined in Section 129 of Te Ture Whenua Māori Act 1993 and the land must be vested in a Trust. Issues and Options for the replacement Resource Management Plan found the need to be more enabling of locations where papakāinga is allowed in Tasman.
How does the district plan to meet the current and likely future demands for housing from different groups in the community? (eg, elderly, students, low income households, renters, homeowners etc)	Tasman District Council prioritised servicing of Motueka West for housing in its LTP 2021-2031 and this is now partially complete. This will enable 200 medium density leasehold dwellings proposed by Wakatū, hopefully more affordable since the occupants will lease the land. In Golden Bay, further work is required but the Mohua affordable housing project has built five houses in Golden Bay since the last HBA, most for rent. Additional seasonal worker accommodation is needed in the Motueka area where campground facilities are smaller and fewer, and some are being purchased by growers for seasonal worker accommodation. Since the last HBA, there have been at least nine resource consents for worker accommodation in the District with a further two current applications. While there may be individual issues with applications, the Council is enabling accommodation for seasonal workers. The Council proposes a plan change in 2024 to provide a less prescriptive definition of seasonal worker accommodation. Research on older people's housing preference has shown increasing demand for smaller houses and demand for affordable rental properties. It also found a general preference to 'age in place' in the same community, with some level of independence rather than in residential care. Plan Changes proposed for 2024, implementing FDS sites will provide smaller home opportunities in all the Tasman urban environment. Council knows that a significant proportion of older people do not wish to live in retirement villages and is therefore proposing to enable smaller homes in its major towns.

1.4 Role of the assessment

This report is one of three that comprise the draft Nelson Tasman Tier 2 urban environment Housing and Business Capacity Assessments (HBA) 2024. There is the Tasman HBA, the Nelson HBA and the combined Nelson Tasman urban environment HBA. Together these reports provide the analysis to assess the sufficiency of the Nelson Tasman Tier 2 urban environment's residential and business land capacity, to meet future needs over 30 years 2024-2054. Tasman District Council (TDC), in this report assesses housing and business capacity for both its part of the urban environment and the remainder of the District.

The Tier 2 Nelson Tasman urban environment includes the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira, in recognition that these communities are part of the same labour and housing market, of at least 10,000 people and these areas are, or are intended to be, predominantly urban in character.¹

TDC's growth model was reviewed in 2022/2023, in line with work developing the Long Term Plan (LTP) 2024-2034, so that the HBA informed the LTP process. The HBA forms supplementary information for consultation on the LTP 2024-2034. The HBA assists Council in understanding its development market and ensures Council's planning decisions are well informed by the demand and capacity of housing and business land.

1.5 Affordability Context

Tasman District and Nelson City operate and function as a single economic market and business activity flows both ways across the Territorial Authority boundaries. Consequently, Tasman and Nelson also function as a single housing market. There are a number of indicators measuring affordability of house prices, but they all point to Tasman being severely unaffordable. This is not helped by lower than average earnings, which for those still in the workforce in Nelson-Tasman are 14% lower than the national average (2022). Nelson Tasman average wage earnings are the lowest in NZ, contributing to the poor housing affordability in the region.²

According to the Ministry of Housing and Urban Development's (MHUD's) dashboard, house prices have increased by 113% in Tasman since 2015 and the Real Estate Institute of NZ (REINZ) finds that the median house price in Tasman is still above the national average in 2023. These unaffordable house prices are against a continued backdrop of sustained high consenting activity for Tasman. Building consents for dwellings for year ending June 2023 have remained similar to the previous two years, at 577 consents.

1.6 Population Growth

Tasman's population continues to increase, with average annual growth of 2% over the last ten years. Population growth has slowed in recent years, with an average of 1.2% since 2020. In the year ending 30 June 2023, the population grew by 1.2% to reach 59,400. Most of this growth is from net migration gains and, importantly for Tasman, a sizable proportion of this is from internal migration. Tasman's population is projected to increase by 7,400 residents between 2024 and 2034, to reach 67,900, based on a medium projection scenario. Ongoing population growth is projected over the next 30 years, to reach 78,800 by 2054, but the rate of growth is projected to slow over time, due to

¹ Resolution of the Joint Committee of Tasman District and Nelson City Councils 10th November 2020

² Nelson-Tasman Regional Economic Briefing – 2022 data update (prepared by Benje Patterson for Nelson Regional Development Agency)

an ageing population. While all age groups in Tasman are projected to experience growth, the highest growth continues to be in the 65+ age group. The ageing population, driving an increase in one-person households and couples without children, continues to mean smaller average household sizes across the District.

Just over half of Tasman's population lives in the urban environment and population growth projections for the urban environment are slightly higher than for the District as a whole. Under the medium scenario, two-thirds of Tasman's population growth over the next 30 years is expected to be in the urban environment.

TDC has its own growth model that forecasts land requirements for housing and business based on the population projections and other factors. A Housing Preferences Survey of the Nelson Tasman urban environment was undertaken in 2021. As there has been little demographic change in the most recent population projections, the 2021 survey data has been used in this HBA to inform demand for type of dwelling.

1.7 Residential Demand

Future demand for new dwellings is based on a combination of population growth and decreasing household size, as well as some non-resident dwelling demand (such as holiday homes). Based on these factors, dwelling demand is projected to be relatively constant over the next 20 years, at approximately 400 dwellings a year for the whole district, and approximately 250 dwellings a year for the urban environment. Lower demand is projected after 2044 (Year 20), based on slower population growth, at approximately 300 dwellings per year.

Home ownership rates in Tasman are typically higher than other parts of New Zealand. The proportion of dwellings owned or held in a family trust has remained at around 75%, despite affordability worsening. Housing affordability is an issue across all of Tasman, but Motueka and Golden Bay have the highest proportion of households on relatively low incomes and a greater need for affordable housing options. There are about 5,500 seasonal workers in Tasman in a given season of which approximately 1,700 are Recognised Seasonal Employees (RSEs), with slightly more in peak season. In towns such as Motueka and Riwaka, growers face particular seasonal accommodation challenges with lack of motor camps and motels, forcing some to purchase holiday parks for worker accommodation.

The Housing Preferences Survey 2021 of the Nelson Tasman urban environment shows that while the majority (71%) of respondents prefer stand alone dwellings, an increasing proportion prefer attached dwellings (29%), when compared with previous surveys. The majority (62%) of older residents prefer standalone dwellings, but a significant proportion also prefer attached dwellings (31%) and these would generally be smaller dwellings. Overall, some 34% of respondents could not afford to buy any dwelling and only 5% of these could afford to rent.

In considering different household group needs, the greatest concentration of Māori residents is in Motueka, where 15% of the population identify as Māori (compared with 8% for the total Tasman population). Tasman's Māori population is projected to increase from 8% of Tasman's population in 2018 to 12% in 2038. Despite having more residents per household, Māori are slightly more likely to live in smaller homes than the general population, but this could be due to affordability constraints.

1.8 Residential Capacity

Council can provide sufficient development capacity to meet demand (including the additional margin of capacity) for the Tasman urban environment overall, in the short term (Years 1-3) and in the long term (Years 11-30) but will have insufficient capacity towards the end of the medium term (Years 4-10).

At an individual town level in the urban environment, the picture is different:

- in the short term there is insufficient housing land capacity in Motueka, Brightwater and Māpua, but the shortfall can be provided for in Richmond. The shortfall in Māpua and Brightwater is due to insufficient infrastructure in time. The shortfall in Motueka is due to low lying land, natural hazard constraints and highly productive land preventing significant addition of zoned residential land
- in the medium term there is insufficient housing land capacity in Brightwater and Wakefield which cannot be provided for elsewhere in the urban environment. This shortfall is due to insufficient infrastructure in time but will be available in the long term
- in the long term there is insufficient housing land capacity in Motueka, but the shortfall can be provided for in Richmond and Māpua. Motueka's constraints are outlined above

In terms of type of capacity (location and typology), the continued inability of Council to provide for demand in Motueka is apparent. Motueka is the worst mismatch according to the 2021 Housing Preferences Survey with double the amount of people wanting to live there than can actually afford to. Motueka continues to experience significant housing capacity issues, in terms of affordability and opportunities generally, needs of Māori residents, seasonal workers and renter needs. This situation in Motueka was also highlighted by the Salvation Army's 'State of our Communities' survey in 2023. Significant servicing investment including a new wastewater treatment plant and a stormwater corridor is also needed for future developments in Motueka and this is phased over time in the Long Term Plan and Infrastructure Strategy.

There are insufficient attached dwellings projected for Tasman over the next 30 years to meet demand. Forthcoming plan changes for greenfield residential development areas will require a minimum percentage of the lots to have, for example, an average area of 360 sq m with a minimum of 270 sq m and a maximum of 450 sq m. The remaining lots will have a specified minimum area also. Plan changes for intensification areas will be for denser dwellings in any case.

Affordability is an issue for the whole of Tasman but is worse in Motueka and Golden Bay due to lower incomes. Additional seasonal worker accommodation is needed in the Motueka area (non RSE workers) where campground facilities are smaller and fewer, but natural hazards and highly productive land continue to constrain significant addition of zoned residential land in Motueka. A plan change will be undertaken in 2024 to update the definition of workers' accommodation in the Tasman Resource Management Plan (TRMP) to make it more fit for purpose and enable more permitted activity status proposals or controlled activity status resource consent applications.

The Housing Preferences Survey 2021 showed that for renters, location of the dwelling is key, in choosing where to live, underlining once more the importance of meeting demand in specific locations.

1.9 Business Demand and Capacity

The medium population growth scenario for Tasman also informs demand for business land in Tasman. The two Councils jointly commissioned an assessment of business land demand for each city/district as well as the Nelson Tasman urban environment in 2021³, and the underlying model was updated in 2023. Based on the model, 19.7 hectares of business land will be required in the Tasman urban environment between 2024-2054, and a further 5.4 hectares in Tasman's rural townships. In the urban environment, 6.2 hectares is needed for retail/commercial development and 13.5 hectares is needed for industrial land use.

There is sufficient business land development capacity for the Tasman urban environment and rest of District for the 30-year period for the different types of business land use (retail/commercial and industrial).

1.10 Housing Bottom Lines

As soon as practicable after this HBA is made publicly available, TDC will update the housing bottom lines for the short, medium and long term for the urban environment in its Regional Policy Statement and District Plan. The housing bottom line is the amount of development capacity that is sufficient to meet demand plus the competitiveness margin. The housing bottom line only refers to the urban environment because the NPS-UD requires this obligation in relation to the urban environment. The rest of Tasman District is the rural remainder not subject to the same obligations under the National Policy Statement on Urban Development (NPS UD).

The housing bottom lines are:

Urban Environment	Short term Years 1-3 (2024-2027) Number of dwellings
Richmond	355
Brightwater	79
Māpua/Ruby Bay	68
Wakefield	82
Motueka	238
Total	822

Urban Environment	Medium term Years 4-10 (2028-2034) Number of dwellings
Richmond	1,027
Brightwater	211
Māpua/Ruby Bay	162
Wakefield	216
Motueka	535
Total	2,151

³ Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

Urban Environment	Long term Years 11-30 (2035-2054) Number of dwellings
Richmond	2,480
Brightwater	681
Māpua/Ruby Bay	404
Wakefield	659
Motueka	1,257
Total	5,481

DRAFT

2. Introduction to the assessment

Parts of Tasman District form the Nelson Tasman Tier 2 Urban Environment under the NPS-UD 2020. These comprise Richmond, Brightwater, Wakefield, Māpua and Motueka. Tasman and Nelson function as a single housing market. As at 2022, 56% of Tasman's population resides in the urban environment and 44% of the population lives in the smaller towns in the rural areas. Some of these rural towns also have their own acute housing needs. This poses a challenge for the Council in prioritising the urban environment for providing sufficient development capacity. Corelogic estimates a median multiple (house value to income multiple) in Tasman of 7.6 in 2023, higher than the NZ average of 7.2. According to MHUD's dashboard, house prices have increased by 113% in Tasman between 2015 and 2023. REINZ finds that the median house price in Tasman was \$800,000 in June 2023, having fallen 7.5% year-on-year but still above the national average. The Nelson Tasman Housing Preferences Survey 2021 found that 34% of respondents in the region could not afford to buy any dwelling and only 5% of these could afford a rental. These unaffordable house prices are against continued high consenting activity for Tasman. Building consents for dwellings for year ending June 2023 have remained similar to the previous two years, with 577 recorded. Residential sections created in Tasman have remained relatively constant over the past three years at between 350 and 375. Residential resource consents from subdivision have however trended downwards since 2020, coinciding with a pandemic and economic downturn.

2.1 Purpose and Objectives

This HBA has been prepared to meet requirements under the NPS-UD 2020, particularly Policy 2 and implementation clause 3.10 of the NPS-UD. Policy 2 of the NPS-UD requires Tier 2 local authorities, such as Nelson and Tasman, at all times to provide at least sufficient development capacity to meet expected demand for housing and for business land over the short, medium and long term (30 years in total).

This HBA provides an introduction to the assessment, explains the methodology and approach, analyses residential and business demand and capacity, and makes conclusions on sufficiency.

The purpose of the HBA is to inform Resource Management Act (RMA) planning documents, LTPs, including Infrastructure Strategies and planning decisions. The analysis contained within this assessment has been used to inform the LTP 2024. This is the third HBA prepared by TDC since 2018. Previous HBAs have also informed both the 2019 and 2022 Nelson Tasman Future Development Strategies.

TDC, in this report, assesses housing and business demand and capacity for both its part of the Tier 2 urban environment and the remainder of the District. There is a third bridging report prepared by both Councils, called "Nelson and Tasman Tier 2 urban environment draft housing and business assessment 2024". The bridging report summarises the capacity assessment for the combined urban environment.

The HBAs for the Nelson Tasman urban environment cannot be fully combined. Despite Tasman District and Nelson City operating and functioning as a single economic market and therefore a single housing market, the two Authorities are quite different both physically and in terms of their

size. Tasman territorial authority is over 20 times bigger than Nelson City. The urban environment in Tasman only forms a small part of the overall area and many of the rural towns in Tasman are continuing to experience acute housing needs. Council's growth model needs to assess how it can meet demand in rural areas, as well as the urban environment.

For these reasons, for this HBA the two Councils jointly procured population projections and business land demand forecasts, but the capacity modelling methodologies in each Council are quite different, as a result of their distinctive physical differences.

2.2 The Tier 2 Urban Environment and its Geographic Areas

"Urban environment" is defined in the NPS UD as any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people. The Ministry for the Environment (MfE) confirmed by email (22nd Sept 2020), that the definition of urban environment includes non-contiguous areas of urban land, so long as they are part of the same housing and labour market that is greater than 10,000 people.

Richmond is currently the only town in Tasman with a population of more than 10,000 people. According to latest medium growth population projections, Motueka could potentially have a population greater than 10,000 by 2034, if its demographic trends continue. However, due to the town's development constraints and projected housing deficit, it is unlikely Motueka's population will exceed 10,000.

The Joint Committee of the Nelson City and Tasman District Councils resolved on 10 November 2020 that the Nelson Tasman urban environment comprises the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira, in recognition that these communities are part of the same labour and housing market, and these areas are or are intended to be predominantly urban in character. The map below highlights these areas:

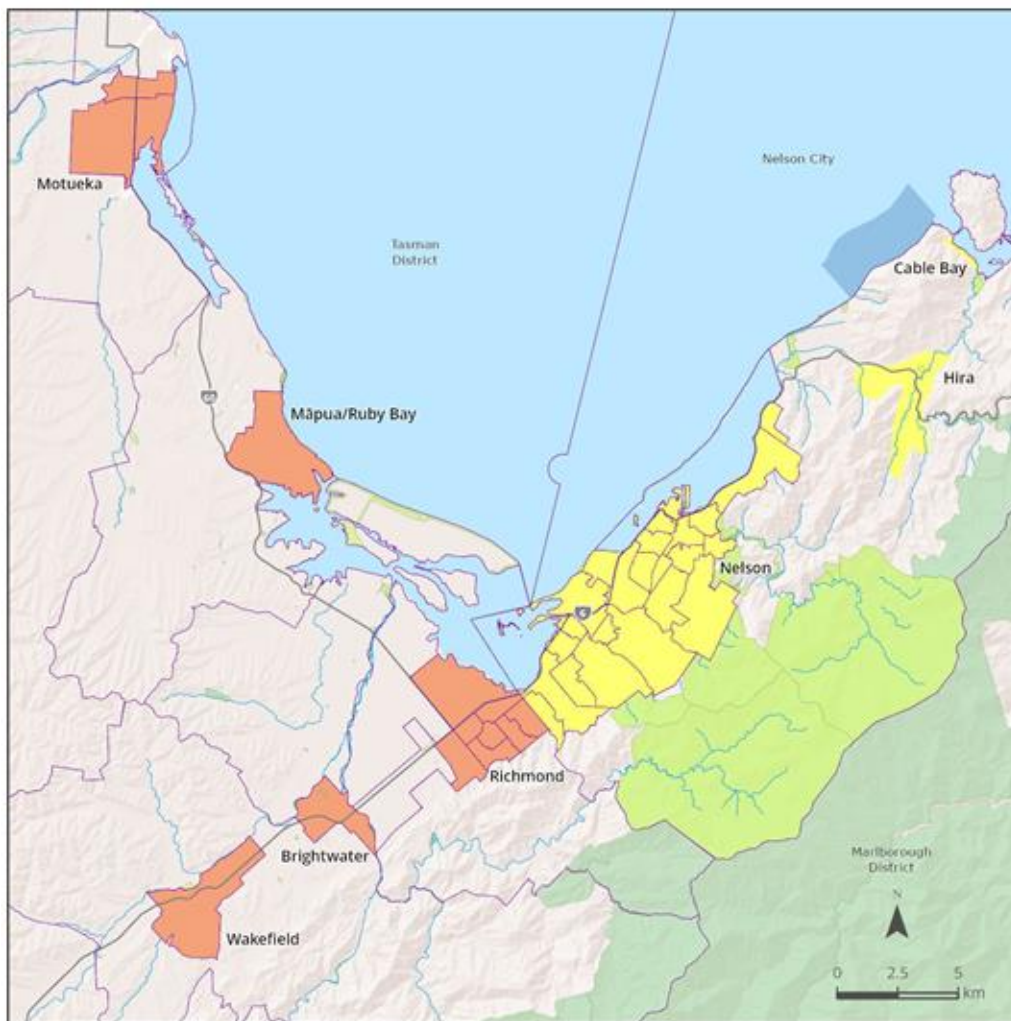


Figure 1: Map showing tier 2 Nelson Tasman urban environment, across both Districts

As at 2022, 56% of Tasman's population resides in the urban environment. Some 44% of the population lives in the smaller towns in the rural areas and some of these towns have their own acute housing needs. This poses a challenge for the Council in prioritising the urban environment for sufficient development capacity, as required by the NPS UD. The urban environment within Tasman comprises a very small component of the overall 10,000 sq km land area of the District, with many small towns in the rural area, as shown in Figure 2 below (black boundary represents TDC boundary, excluding the Coastal Environment):

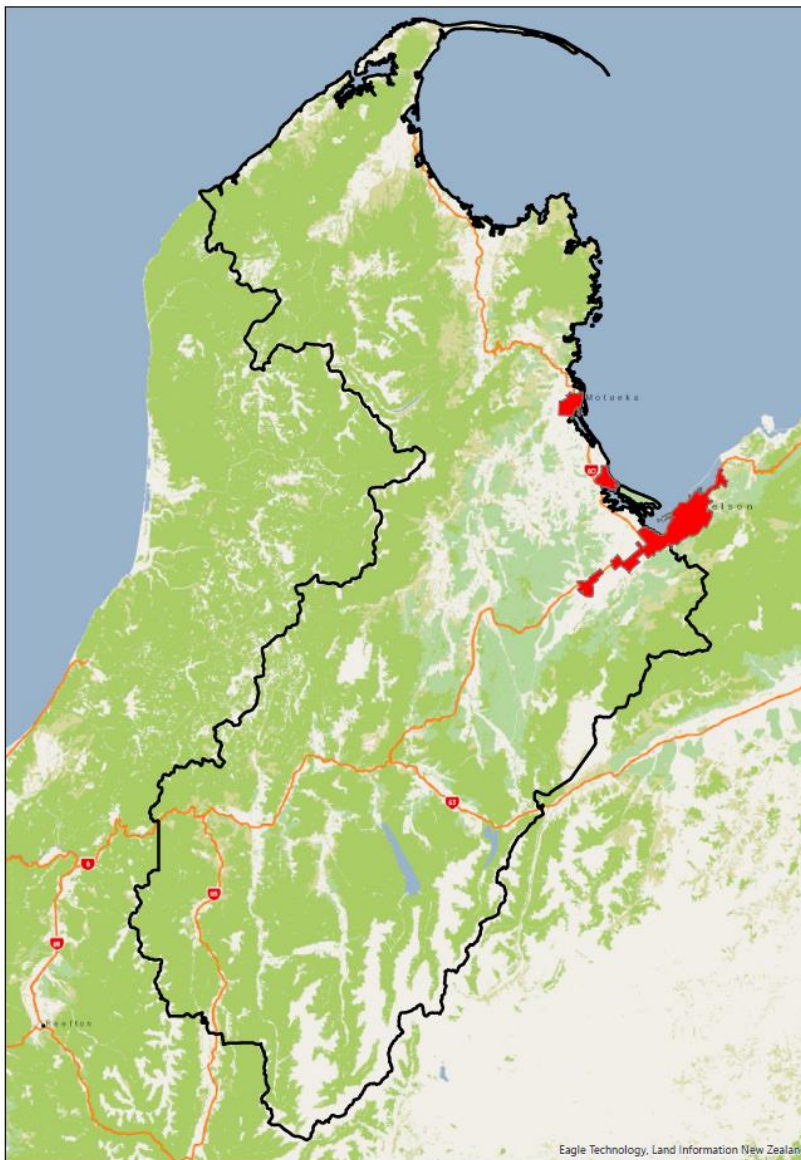


Figure 2: Map showing the urban environment within Tasman District as a whole

2.3 Relationship between Nelson City and Tasman District Territorial Authorities

Tasman District and Nelson City operate and function as a single economic market and business activity flows both ways across the Territorial Authority boundaries. The relative isolation of the Tasman and Nelson markets, reinforces this interconnectedness. Tasman and Nelson rely, to varying degrees, on each other to sustain their respective economies and generate significant economic benefits for each other. Consequently, Tasman and Nelson also function as a single housing market.

2.4 Background to Assessment

2.4.1 Housing affordability

Housing affordability is usually measured by house values in relation to incomes. The median multiple is a value-to-income ratio of the median house value divided by the gross median household income. Corelogic published affordability data for Tasman in August 2023. Corelogic found the NZ national house value to income ratio to be 7.2 and Tasman's to be 7.6, in the second quarter of 2023.⁴

CoreLogic's report notes that *"areas such as Thames-Coromandel, Tasman and Queenstown stand out for having some of the highest (worst) readings across most affordability measures."* However, the report also notes that compared to their own averages, affordability is not currently as stretched.

The NRDA's 2022 Regional Economic Briefing concluded that average household incomes in Nelson-Tasman are 22% below the NZ average. For those still in the workforce average annual earnings in Nelson-Tasman are 14% lower than the national average in 2022. Nelson Tasman average wage earnings are the lowest in NZ.

Another affordability measure updated regularly is the Massey Home Affordability Index, which takes into account the cost of borrowing as well as house prices and wage levels. The income data is for both renting and owner occupier households. As at June 2023, Tasman was the third least affordable region in the country behind Auckland and Bay of Plenty. Tasman has been the second least affordable for over two years.

According to MHUD's dashboard, house prices have increased strongly in Tasman since 2015. They have increased by 113% between 2015 and 2023.

REINZ also monitors house prices in the region, and it finds that the median house price in Tasman was \$800,000 in June 2023, having fallen 7.5% year-on-year. According to REINZ this is still above the national average. However, compared with five years ago, Tasman house prices are 48% higher.

The Nelson Tasman Housing Preferences Survey 2021 found that 34% of respondents in the region could not afford to buy any dwelling and only 5% of these could afford a rental. The remaining 28% could not afford to buy or rent a dwelling. The preferences survey was initially income unconstrained and then became income constrained as the questions progressed. The dwelling demand when income constrained was higher in the Waimea Plains and Tasman rural areas than unconstrained demand in these areas. These are locations that people choose less often when unconstrained by their financial situation. The survey showed that some of the urban demand may be driven to these more rural areas of Tasman given they are constrained in their first choices by affordability. Respondents are trading off location for price. There is a mismatch between demand and affordability in Tasman.

2.4.2 Residential Building Consent Activity 2019-2023

Building consents are monitored quarterly but the annual monitoring reports prepared under the NPS-UD show that Tasman's building consents for new dwellings have remained around 600 per annum, peaking in June 2021 at 618 for the year and declining slightly in June 2023 to 577. In terms

⁴ Housing affordability report – New Zealand Quarter 2 2023 - CoreLogic

of the Nelson Tasman urban environment, Tasman’s part of the urban environment has consistently accounted for 60-65% of all residential building consents in the past three years.

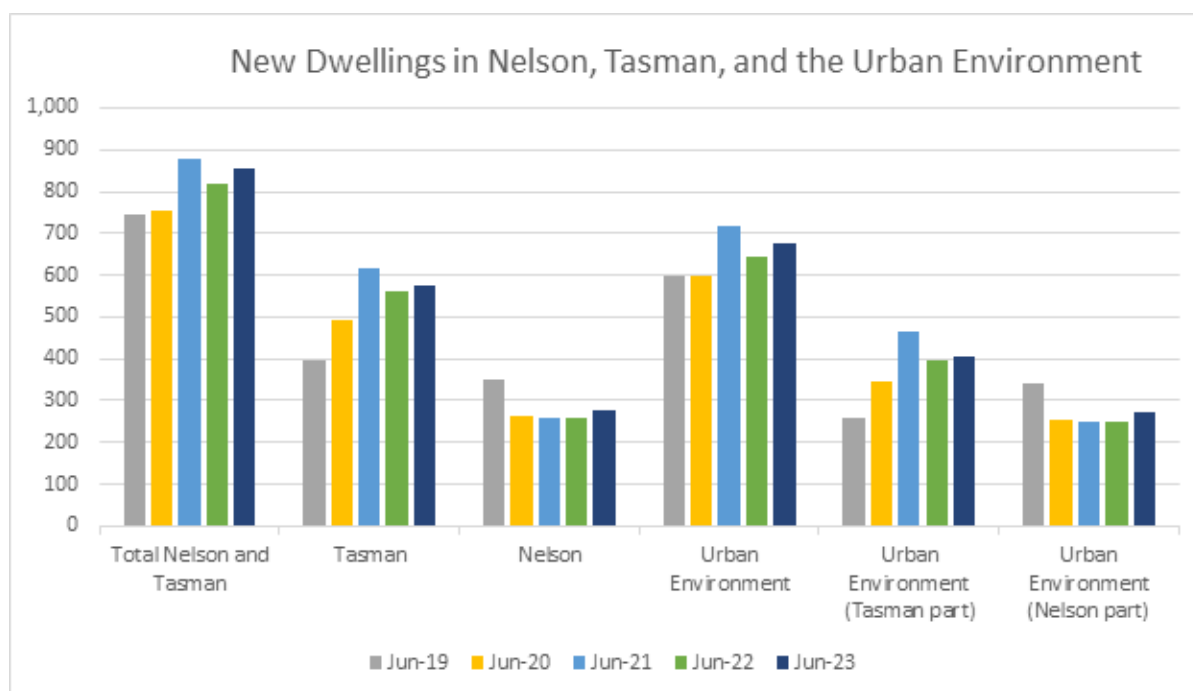


Figure 3: Annual number of new dwellings consented, 2019-2023

2.4.3 Residential sections created

Monitoring of the number of residential sections created uses LINZ data on subdivision consents, where the developer has sent the survey plan to LINZ for approval. Since 2020/21 these have been monitored for the Nelson Tasman urban environment and the whole region. Similar to trends for building consents, Tasman’s sections created have remained relatively constant at around 350-375 per annum since 2020. In terms of the Nelson Tasman urban environment, Tasman’s part of the urban environment has consistently accounted for 62-75% of all residential sections created in the past three years.

2.4.4 Residential resource consents (subdivision)

The trends in residential resource consents from subdivision have been different to building consents and sections created. They have trended downwards for both Nelson and Tasman between 2020 and 2023, also coinciding with a pandemic and economic downturn. There were however additional resource consents granted during that period that did not involve subdivision (i.e. land use consents).

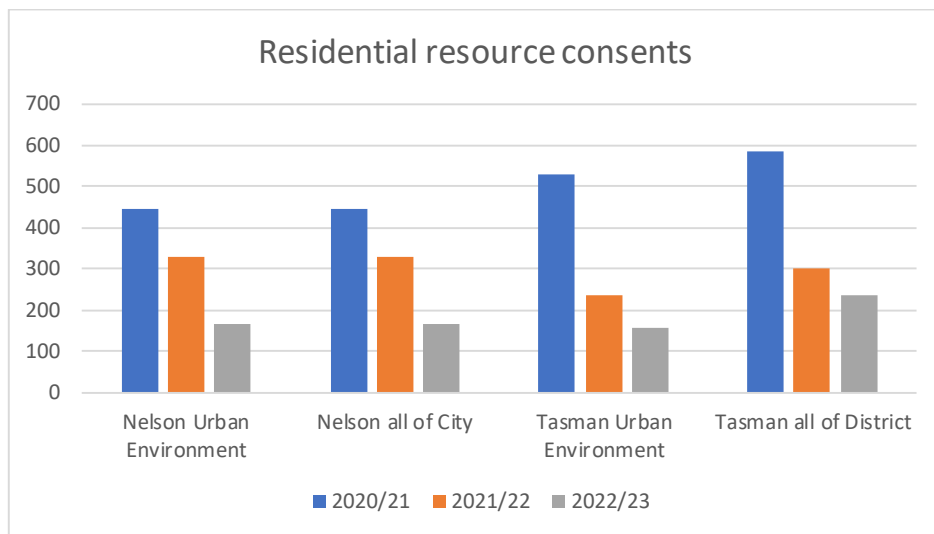


Figure 4: Residential resource consents (subdivision) 2020-2023

2.4.5 Factors affecting housing affordability and related workstreams

There are a number of factors affecting affordability. Council has obligations under RMA to ensure there is sufficient housing and business land to meet expected demands of the urban environment. Council also has similar obligations under the NPS-UD as a Tier 2 urban environment:

- Planning decisions should seek to improve housing affordability by supporting competitive land and development markets.
- Tier 2 authorities, at all times, provide at least sufficient capacity to meet expected demand for housing and for business land over short, medium and long term.

While provision of sufficient housing land capacity is important to influence affordability of dwellings, it is clear that there are other influencing factors at play, including those shown below.

The Affordability Puzzle

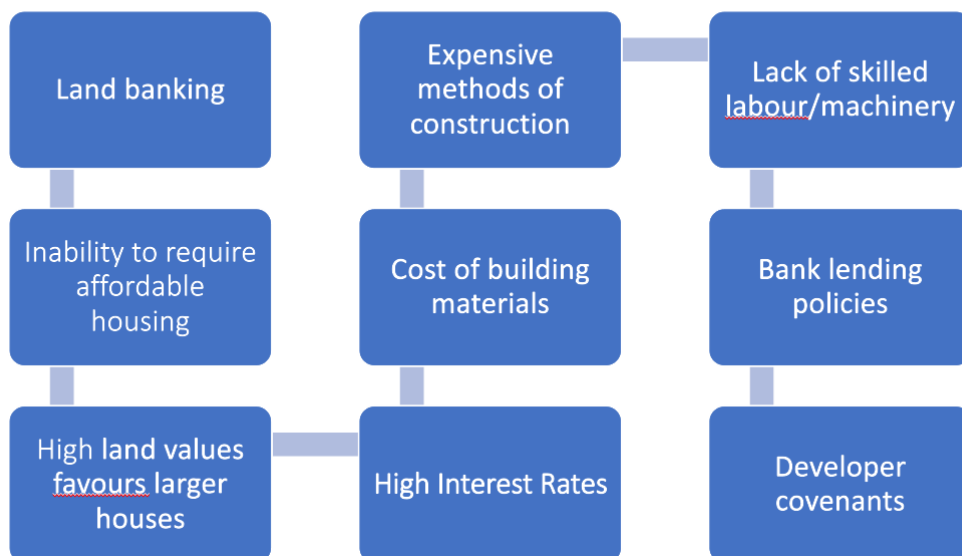


Figure 5: Factors affecting the affordability of housing apart from zoned, serviced land.

A Government working group (made up of Treasury, MHUD and the Reserve Bank) reported in August 2022 that a combination of a global decline in interest rates, the tax system, and restrictions on the supply land for urban use are the main cause of higher house prices in Hamilton-Waikato, as well as other parts of Aotearoa New Zealand, over the past 20 years.⁵

A survey of financiers and developers in 2019⁶ found that while much of the debate concerning housing supply in NZ has centred on the external factors that have restricted supply, *“in contrast to this narrative, interviewees identified the inherent risks involved in residential development and the ways in which banks operationalize risk management strategies that shape everyday development practices.”* Banks’ lending practices mean special purpose vehicles need to be set up for each development and a high percentage of pre-sales is required. It is common for banks to require 100% of costs as pre-sales, which could be 75% of total sales. This places a considerable time and cost burden on the developer, which in turn affects the affordability of dwellings.

⁵ Assessment of the housing system: with insights from the Hamilton-Waikato area’ August 2022

⁶ National Science Challenges “Financiers and Developers: Interviews concerning their interests, relationships and the residential development process” Laurence Murphy, University of Auckland, March 2019.

3. Methodology and Approach

Tasman's population continues to grow. Since 2020 it has grown on average by 1.2% each year. Growth continues largely due to net migration gains and importantly for Tasman a sizable proportion of this is from internal migration. Population is projected to increase in Tasman by 7,400 residents between 2024 and 2034, from 60,500 to 67,900 (12%) and by a further 10,900 residents to 2054 (16%), totaling 78,800. Population growth in the Tasman urban environment is slightly higher at 13% for the first 10 years and 19% for the following 20 years. Tasman's migration trends are characterised by a net loss of young adults (typically 15-19 year-olds) and some older groups (70 years and older) but with a net gain in most other age groups. The ageing population is driving a change in the average household size across the District, projected to decrease from 2.43 residents per household in 2023, to 2.23 in 2053, leading to further demand for more dwellings. Council has its own growth model, first developed in 2004-5 that forecasts land requirements for housing and business, as well as capacity. The model is on its seventh iteration. A Housing Preferences Survey of the community living in the Nelson Tasman urban environment was undertaken in 2021 to help inform type of housing demand.

3.1 Population Growth and Projections

Tasman's population continues to grow:

- the annual average population growth in Tasman since 2020 has been 1.2%, lower than the higher average annual growth experienced between 2015-2020 of 2.5%
- the population grew by 1.2% in the year ending June 2023, to reach 59,400
- 82% of the population increase in the year ending June 2023 was due to net internal migration, with the remainder from natural increase and net international migration, which is a similar trend to previous years
- Since 2018, Tasman has seen growth mostly in the 65+ and 15-39 age groups, with a small decline in the 0-14 age group.

TDC and Nelson City Council (NCC) both engaged DOT Consulting⁷ to provide population and household projections (2018-base), with low, medium, high scenarios for the LTP 2024-2054. The projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. After considering recent estimated population and dwelling growth rates, both Councils have assumed the medium growth scenario for the LTP 2024-2034.

Based on the medium scenario, Tasman District is projected to have average annual population growth of 1.2% for the next 10 years, 2024-2034. Figure 6 shows the three growth scenarios for Tasman's population growth between 2024 and 2054. The graph also shows Stats NZ's population estimates for 2008 to 2023. The three population projections (low, medium, and high growth) incorporate different fertility, mortality, and migration assumptions for Tasman. Further information on the population projections is available in Section 3.5 and in DOT Consulting's report.

⁷ [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

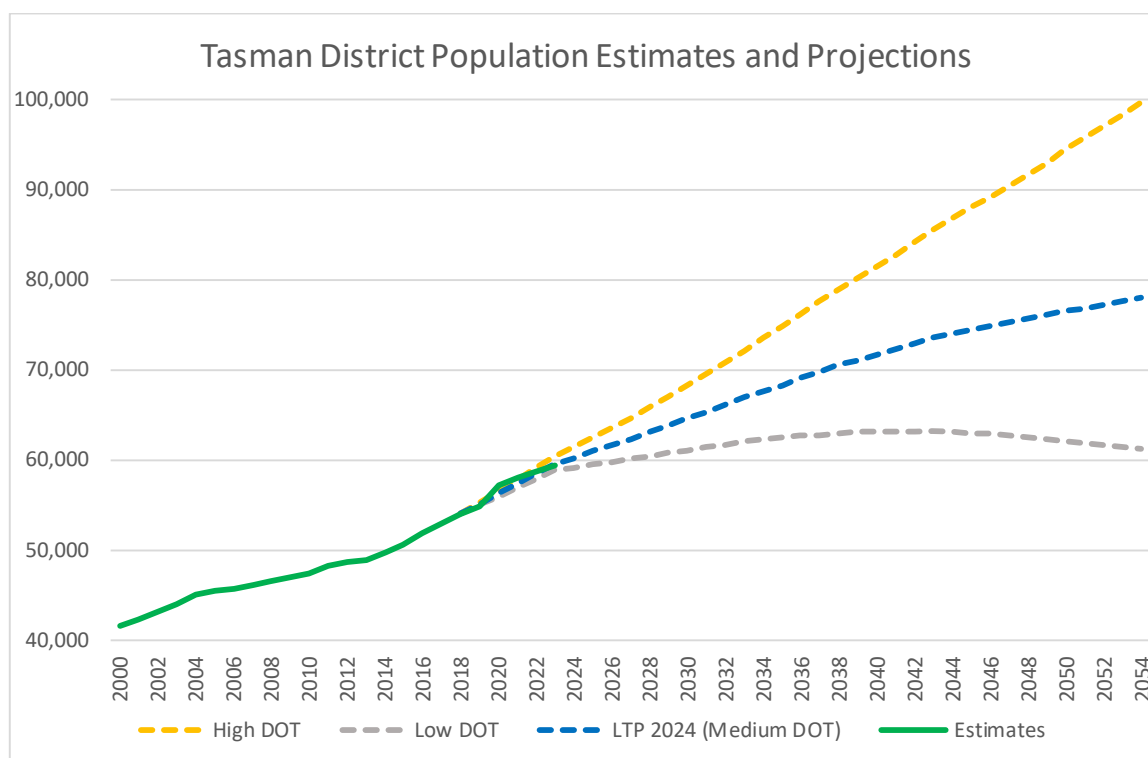


Figure 6: Estimated and projected population series, 2000-2054, Tasman District

Based on the medium projection scenario, the overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, from 60,500 to 67,900 (12%). Growth is projected to continue, but at a slower rate, with a further 10,900 residents (16%) to reach 78,800 by 2054. Most of the overall population growth will be driven by net migration gains (more people moving to Tasman District than leaving).

In 2022, 56% of Tasman's population is estimated to live in the urban environment. Population within the urban environment is forecast to grow by 13% between 2024 and 2034 and a further 20% to 2054.

Every three years, TDC updates its Growth Model⁸ with the latest population projections to predict future residential demand across the Tasman District for the following 30 years. The Growth Model outputs inform the LTP.

As Table 1 shows, under the medium scenario, two-thirds of Tasman's population growth over the next 30 years is expected to be in the urban environment. The rural Moutere area is also projected to have significant population growth. The Golden Bay and Lakes-Murchison Wards are projected to experience population growth for the next 20 years, with slight population decline projected after that. These projections reflect those Ward's age structures and migration trends (net gains/losses) for different age groups.

⁸ [Growth model | Tasman District Council](#)

Table 1: Summary of Population Projections

Growth Model Area	Total Population (as at 30 June)				
	2022	2024	2034	2044	2054
Richmond	16,950	17,400	19,400	21,390	22,530
Brightwater	2,340	2,460	3,010	3,640	4,230
Māpua/Ruby Bay	2,870	2,970	3,350	3,730	3,970
Motueka	8,330	8,630	9,720	10,490	11,110
Wakefield	2,510	2,650	3,230	3,910	4,460
Subtotal of urban environment	33,000	34,110	38,710	43,160	46,300
Moutere ⁹	5,800	6,090	7,380	8,640	9,820
Golden Bay Ward	5,740	5,870	6,250	6,350	6,270
Lakes-Murchison Ward	4,170	4,240	4,460	4,480	4,400
Rest of District	9,950	10,180	11,050	11,750	11,960
Total District	58,660	60,490	67,850	74,380	78,750

Figure 7 below shows that under the medium scenario, all age groups in Tasman are projected to experience growth. However, the highest growth continues to be in the 65+ age group, which is projected to increase by 50% between 2023 and 2053. The proportion of the population in this age group is projected to increase from 23% to 28% by 2034. This increase, known as structural ageing, means that total population growth rates are projected to slow down over time. Once a population has more than 20% aged 65 years and over, it is usually approaching the end of natural increase. Tasman reached that threshold in 2016 and has experienced relatively low natural increase in recent years.

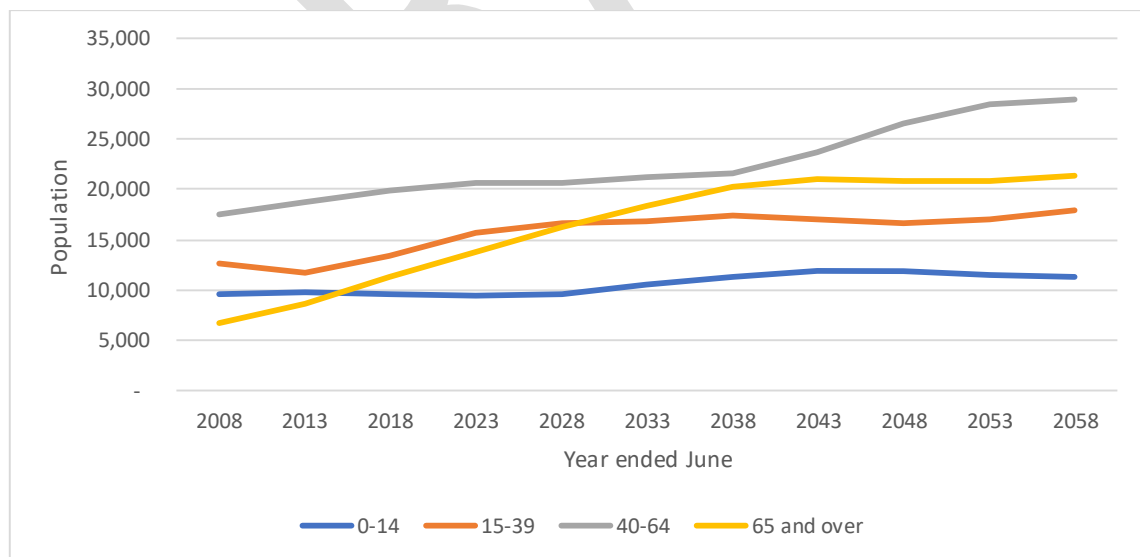


Figure 7 Estimated and projected population by age group, 2008-2053, Tasman District

⁹ Moutere consists of two Stats NZ SA2 Areas: Moutere Hills and Lower Moutere.

3.2 Household Size

The ageing population is driving a change in the average household size across the District, projected to decrease from 2.43 residents per household in 2023, to 2.33 in 2033 and 2.23 in 2053¹⁰. Average national household size in NZ is currently 2.57. An ageing population typically sees a reduction in average household size, in part because there are fewer children per household, more people live as couples without children and, especially at older ages, more people live alone.

There are variations in the projected household size across the District e.g. Brightwater and Wakefield are projected to maintain above average household size across all the time series.

3.3 Business Land Projections

The medium growth scenario for Tasman also informs demand for business land in Tasman. The two Councils jointly commissioned an assessment of business land demand for each city/district as well as the Nelson Tasman urban environment in 2021.¹¹ The underlying business land forecasting model was updated in 2023. The model estimates future land requirements for three different types of business land (industrial, office, retail). The model incorporates national and regional economic and demographic trends, employment projections, and employment to land ratios.

TDC undertook a business survey in 2020, of 500 businesses in the region. The aim of the survey was to understand whether zoned business land (and future business areas) is of the right type in the right location, ensuring that all our businesses are provided for. The survey received a 40% response rate and further details are provided in section 6.0 and Appendix 1.

3.4 Housing Preferences Survey 2021

TDC and NCC procured a Housing Preferences Survey in 2021 and results of this are discussed in the housing demand section of this report. Appendix 2 outlines the methodology of the survey and the final report and appendices can be found here [Capacity assessments | Tasman District Council](#) (under 2021 assessments).

3.5 Consideration of Other Growth Scenarios

DOT Consulting¹² provided population and household projections with low, medium, high scenarios. The projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. However, there are only moderate differences in mortality and fertility between the three scenarios. The biggest difference between scenarios is therefore driven by different migration assumptions. The medium migration assumptions equate to the average of observed migration by age and sex between 2001 and 2018. The high/low scenario migration assumptions equate to the medium scenario migration assumption plus/minus 25% applied separately to each age/sex group.

The High and Low variants represent scenarios if net migration is sustained at levels notably higher or lower than the historical average, but comparable to observed high and lows. It is unlikely, however, that very high levels of migration would continue unabated across the projection timeframe, and so these variants should be considered possible, though unlikely, scenarios of

¹⁰ DOT Consulting, Medium Scenario, Household Size Projections

¹¹ Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

¹² [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

population change. They illustrate plausible alternative scenarios of future demographic behaviour and provide an indication of the inherent uncertainty of demographic behaviour.

Stats NZ published subnational population projections in December 2022 (2018 (base)–2048 update), also with high, medium and low scenarios. As figure 8 shows the Stats NZ high scenario is very close to the DOT medium scenario which Council has assumed as the most probable growth scenario for the LTP. The DOT projections use the same fertility and mortality assumptions as Stats NZ but assume higher net migration assumptions. The DOT net migration assumptions are based on observed past migration rates for Tasman, while Stats NZ apply predetermined migration numbers for each region for each projection period.

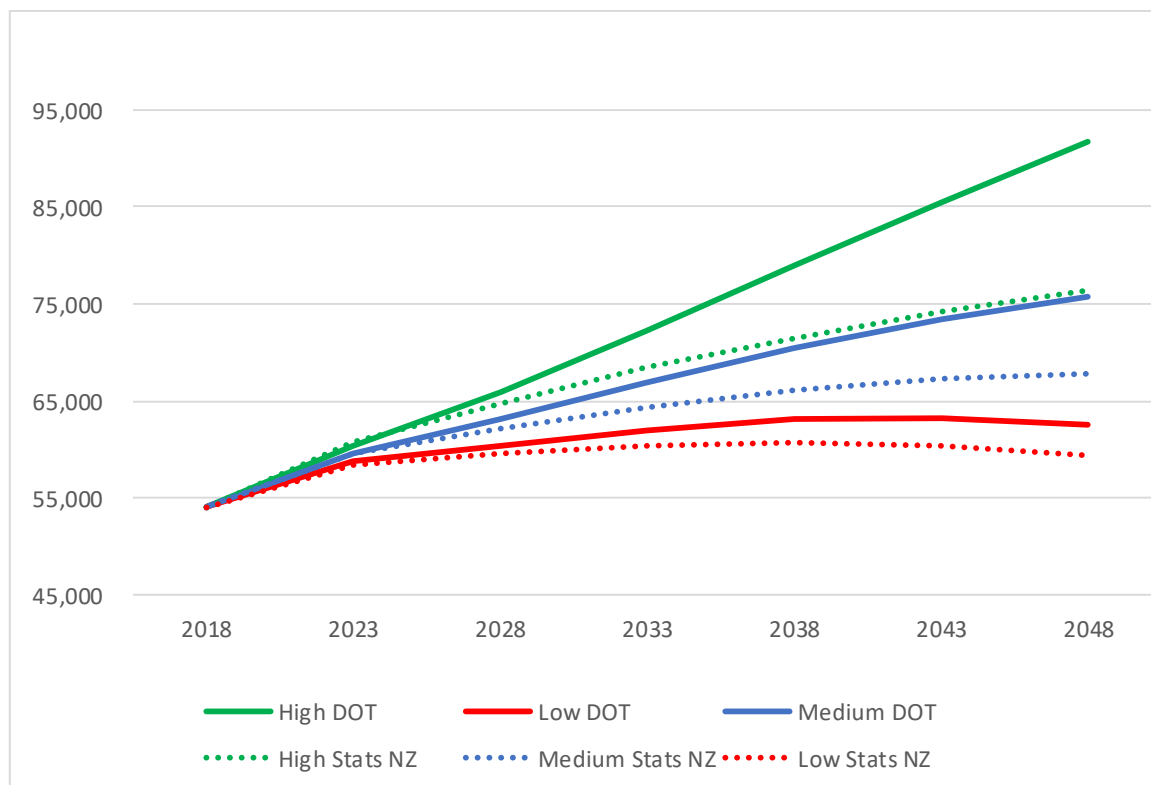


Figure 8: DOT population projections compared with Stats NZ Population Projections (2018 based), Tasman District

The Stats NZ medium projections have previously underestimated population growth for Tasman District since at least 2013. The adopted DOT medium scenario population projections are considered robust as they reflect average growth between 2001 and 2018.

There is always a degree of uncertainty when making assumptions about the future. There are several factors which are difficult to predict such as, population migration (either to/from overseas or within NZ); the proportion of dwellings used as holiday houses; developer and landowner activity; and natural events. Positive net migration is the major contributor to the District's population growth and can be affected by housing supply, house prices and incomes in other regions and countries.

It is conventional for the medium scenario to forecast the most likely scenario. However, other scenarios should also be considered for potential effects on Council's financial estimates,

infrastructure needs, and zoning requirements. The Council considered these other scenarios and adopted the medium growth projection.

If population growth is higher than assumed, debt incurred by Council will be repaid faster to fund the growth-related portion of infrastructure than assumed under the medium scenario. This is through the payment of development contributions to Council. However, higher growth than planned could also result in an insufficient amount of serviced land for development and a worsening of housing affordability. Regular monitoring of consents and population trends will inform Council, if it is required to undertake further urgent plan changes to the TRMP, rather than wait for the replacement Resource Management Plan and/or consider increasing its investment in infrastructure further to make more land available for development. Council is currently preparing such an urgent growth plan change, covering a number of towns in Tasman District.

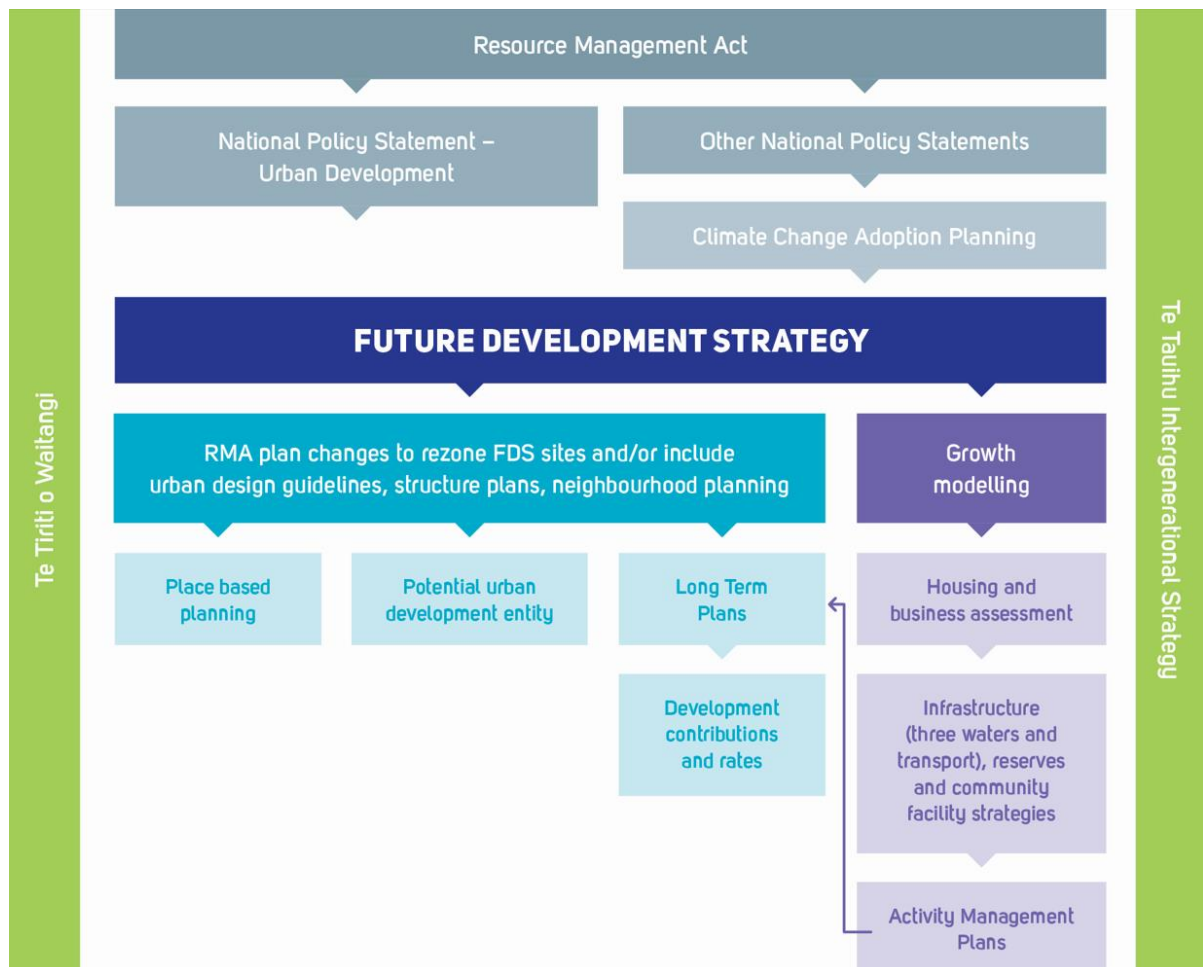
If population growth is lower than assumed, it may take longer for development contributions to pay off debt incurred to fund growth related infrastructure. Council may need to revise its capital works programme for growth related infrastructure. The forecast increases in rates and development contributions may also be smaller than anticipated.

3.6 Future Development Strategy and Growth Model Methodology

The Nelson Tasman Future Development Strategy 2022-2052 (see [Future Development Strategy 2022 - 2052 | Tasman District Council](#)) was adopted by both Councils in August 2022. It provides capacity for 29,000 dwellings in the regions and 88 ha of commercial land and 50ha of industrial land. A Future Development Strategy (FDS) implementation plan was adopted by TDC and NCC in November 2023. The FDS provides the potential overarching housing and business land capacity for the region. Growth modelling for each LTP informs both Councils how much capacity is needed to meet latest dwelling and business land demand projections and is written up in the HBA.

Figure 9 below shows the role of the FDS in informing other Council plans at Tasman.

Figure 9 Role of FDS in informing other Council plans



TDC developed its own Growth Model¹³ in 2004/5, with continual improvements over 20 years. The Growth Model is a district-wide, long term spatial planning tool which is updated every three years to inform the LTP and TRMP. The model predicts when and where new residential dwellings and new business land is needed (demand) and when/where land development capacity and supply is projected over the following 30 years. The model estimates growth for 15 discrete locations as well as five rural Ward remainder areas. This report is based on the seventh update of the model in 2023.

The 2023 model review for future land demand was based on the latest population, household size and business land projections discussed in the previous sections. The Growth Model calculates future dwelling demand for each location based on its projected population and household size change. It also compares base year household numbers with the number of existing dwellings to estimate the proportion of unoccupied dwellings (usually holiday homes). The proportion of holiday homes is then included in future dwelling demand calculations. This proportion is significant for several locations outside of the urban environment (e.g. Pōhara, St Arnaud, Kaiteriteri/Marahau).

Business land demand for each Growth Model location was calculated from the Sense Partners projections for Tasman District, by allocating future demand based on each location's existing share of jobs for each industry¹⁴. There is a high degree of uncertainty in business land projections, given

¹³ [Growth model | Tasman District Council](#)

¹⁴ Stats NZ, Business Demography Statistics, Employee count by industry and statistical area, 2022

the wide range of factors that can have an influence, and the uncertainty and margin for error increases with estimates for locations with relatively low population and employment numbers.

The 2023 model review for future land capacity and supply incorporated updated GIS data (vacant land, zoning, hazard risks, productive land, other physical land constraints) and assumptions on the type and timing of development based on the following:

- Nelson Tasman FDS 2022-2052 – identified future growth areas, including indicative typologies and yield
- Current and future infrastructure projects
- Monitoring of building and resource consents, including pre-applications and known developer intentions.

The model is based on the best information Council has at the time, informed by developers' intentions at that time. There are several factors which are difficult to predict such as population migration to, from and within the district; the proportion of dwellings used as holiday houses; developer and landowner activity fluctuating with market upturns and downturns; and natural hazard events.

Appendix 3 provides a summary of Council's growth model methodology.

4. Residential Demand

Dwelling demand is projected to be relatively constant over the next 20 years, at approximately 400 dwellings per year for the whole District and 250 dwellings per year for the Tasman urban environment. Lower dwelling demand is projected for years 20-30 (300 per year) based on slower population growth. In total, 11,430 dwellings are needed over the 30 years to meet demand in the District. 63% of these dwellings are needed in the Tasman urban environment, demonstrating the role these towns are playing in providing locations to live within commutable distance to the major employment areas of Richmond and Nelson. Richmond and Motueka, the two largest towns, need the most new dwellings in the future.

Council's Housing Preferences Survey 2021 showed that current housing stock is too heavily skewed towards stand-alone housing in Tasman and not enough attached housing or apartments: in 2018 90% of dwellings were stand alone whereas 71% are sought. 34% of survey respondents could not afford to buy any dwelling in Tasman. Motueka and Golden Bay have the highest proportions of households on relatively low incomes and a greater need for affordable housing options. Housing supply has not kept up with demand in Golden Bay and Lakes Murchison wards between 2020-2022.

Housing outcomes for Māori continue to be worse than for NZ Europeans. Between 2016-2023, the percentage of Māori on the Tasman public housing register, as a proportion of total applicants, has varied from 21-50% and currently sits at 31%. This is compared with only 8% of the total Tasman population identifying as Māori in 2018. Nearly half of Tasman's Māori population live in Richmond and Motueka, so it is important for these towns to have housing options that meet the needs of Māori residents.

Motueka is Tasman's most popular town to live in, but a significant proportion of people cannot afford to live there. The Salvation Army's State of our Communities 2023 report focused on Motueka and found its key challenge to be housing affordability. Some of the urban demand for dwellings is being driven to Tasman's rural areas and the Waimea plains as they are more affordable.

Location of the dwelling is the most important factor for renters, in choosing where to live. This poses challenges for Council in providing sufficient housing land in places like Motueka, which faces several constraints.

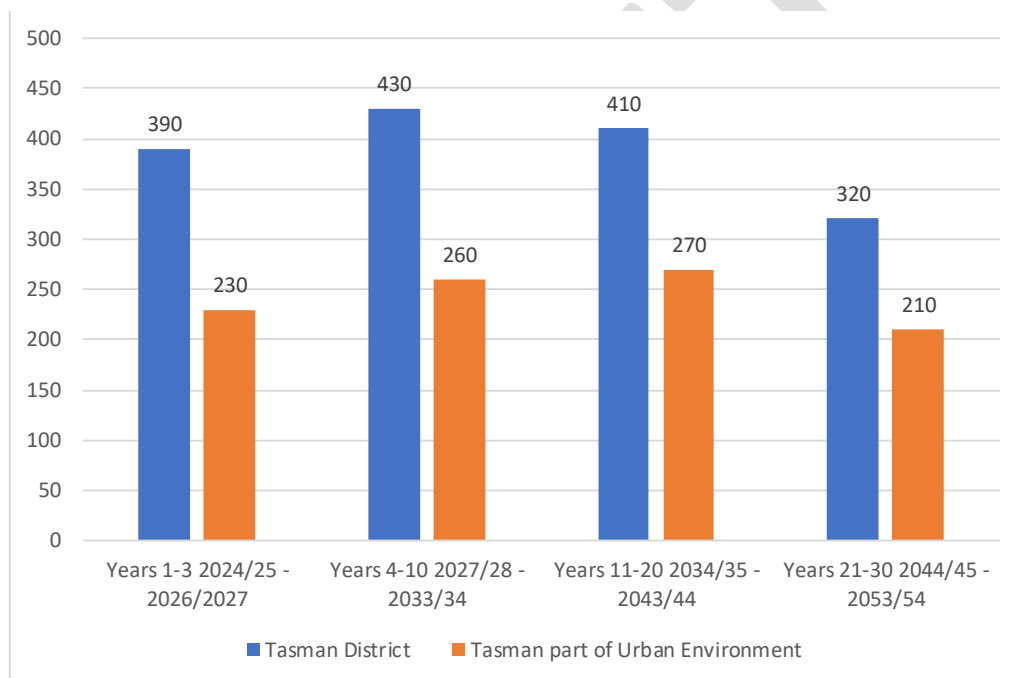
A survey of Tasman growers in 2021 found that 72% require additional accommodation in the future for seasonal workers, totalling 632 beds. There are 5,500 seasonal workers in Tasman in a given season and about 1,700 of these are RSE workers. The remainder are NZ citizens or European backpackers, many of which require accommodation.

4.1 Demand for Dwellings

Future demand for new dwellings is based on a combination of population growth and decreasing household size, as well as some non-resident dwelling demand (such as holiday homes). Based on these factors, dwelling demand is projected to be relatively constant over the next 20 years, at approximately 400 dwellings a year for the whole district, and approximately 250 dwellings a year for the urban environment. Lower demand is projected after 2044 (Year 20), based on slower population growth, at approximately 300 dwellings per year. Figure 10 shows:

- Over the 30-year period, 11,430 dwellings are required across the District to meet demand.
- For the Tasman urban environment only, 7,240 dwellings (63%) are required to meet demand.

Figure 10: Annual average demand for new dwellings, 2024-2054, Tasman District



4.2 Demand by Location

Table 2 below shows the demand for dwellings by location (excluding the NPS UD competitiveness margin.) Over the next 30 years, 63% of Tasman District's new dwellings are needed in the urban environment part. This demonstrates the role these towns are playing in providing locations to live within commutable distance to the major employment areas of Richmond and Nelson. Richmond and Motueka, the two largest towns in the District, are projected to need the most new dwellings in the future.

Growth Model Area	Demand for new dwellings	Demand for new dwellings
	Years 1-10 (2024-2034)	Years 11-30 (2034-2054)
Richmond*	1,152	2,156
Brightwater*	242	592
Māpua/Ruby Bay*	192	352
Motueka*	644	1,093
Wakefield*	248	573
Subtotal of urban environment	2,478	4,766
Moutere ¹⁵	606	1,290
Golden Bay Ward	362	298
Lakes-Murchison Ward	183	124
Rest of District	547	777
Subtotal of rural environment	1,698	2,489
Total District	4,176	7,255

Table 2: Demand for new dwellings – Tasman District (*towns forming part of the Nelson Tasman Urban Environment)

4.3 Different Growth Scenarios and Effect on Composition of Age Group and Household Type

While the actual number of dwellings varies significantly between the low, medium and high scenarios¹⁶, the composition by age group and household type remains relatively similar. Table 3 shows that the population is slightly younger on average under the high scenario, and slightly older under the lower scenario. Using Stats NZ family and household projections, Tasman households by 2043 under all three growth scenarios are of similar composition, with couples-without-children and one person households making up the majority.

	Age composition differences	Family or household type differences	Types of dwellings needed	Number of dwellings required
High growth scenario	Population slightly younger on average, due to fertility rate and net migration all being higher. Proportion of 65+ years is slightly lower, reaching 23% by 2053 compared	No significant difference to the medium or low scenario. Under all scenarios majority of households by 2038 are expected to be couples-without-children (37%), followed by one-	Demand for types of dwellings likely to be similar to medium growth scenario	Under a high growth scenario, Tasman is projected to need 17,000 new dwellings over the next 30 years

¹⁵ Moutere consists of two Stats NZ SA2 Areas: Moutere Hills and Lower Moutere.

¹⁶ [Growth model | Tasman District Council](#)

	Age composition differences	Family or household type differences	Types of dwellings needed	Number of dwellings required
	with 27% under the medium scenario	person households (25%)		
Low growth scenario	Population slightly older on average, due to lower fertility rate, life expectancy and net migration Proportion of 65+ years is slightly higher, reaching 31% by 2053 compared with 27% under the medium scenario	No significant difference to the medium or low scenario. Under all scenarios majority of households by 2038 are expected to be couples-without-children (37%), followed by one-person households (24-25%)	Likely increased demand for smaller dwellings	Under a low growth scenario, Tasman is projected to need 4,000 new dwellings over the next 30 years

Table 3: Different growth scenarios and effect on age group and household type

4.4 Demand for Type of Dwellings

The Housing Preferences Survey 2021 provided housing type preferences for residents in the Nelson Tasman urban environment with income constraints included. As shown in table 4 below Tasman urban residents are more likely to prefer detached dwellings than Nelson urban residents, 71% compared with 65%.

	Tasman urban environment	Nelson urban environment	Tasman urban environment	Nelson urban environment
Standalone house	72	119	50%	57%
Rural Residential	31	17	21%	8%
Detached Dwellings	103	136	71%	65%
Semi-detached (aka duplex)	27	44	19%	21%
Terraced house	9	14	6%	7%
Apartment	6	16	4%	8%
Attached Dwellings	42	74	29%	35%

Table 4: Dwelling Type preference, 2021, Nelson Tasman urban environment

Comparing the surveyed dwelling demand by type (2021) with the supply by type of dwelling (according to census 2018 data) in the Tasman urban environment, there is currently an undersupply of attached/joined dwellings. Table 5 illustrates this:

	Joined Dwelling	Separate House
Demand (2021)	29%	71%
Supply (2018)	10%	90%

Table 5: Dwelling Demand and Supply by Type, 2021 and 2018, Tasman urban environment

Stand-alone houses continue to be the dominant housing typology, with attached dwellings at 19% of total dwellings in Tasman in 2022/2023.

The Housing Preferences Survey 2021 also provided housing type preferences for different household types in the Nelson Tasman urban environment. Stats NZ household type projections were then used to model population change in dwelling type preferences, from 2023 to 2043. Although one-person households are projected to increase at a slightly higher rate than other household types, and one-person households are slightly more likely to prefer attached dwellings, the change did not make a significant difference to the overall population preference for attached dwellings at 2043. Therefore, the 2021 dwelling preferences by type have been applied to the 30 year dwelling demand for the Tasman urban environment, shown in Table 6. Research by Market Economics for Nelson City future dwelling demand has indicated preferences for attached dwellings are likely to increase if there is a significant increase in the supply of attached dwellings (see Appendix 2 of NCC's HBA). This may also be the case for the Tasman Urban Environment, although Tasman is currently projecting more modest increases in the proportion of attached dwellings.

	Attached dwellings (29%)	Detached dwellings (71%)	Total Dwelling Demand
Short term (years 1-3)	200	485	685
Medium term (years 4-10)	520	1,275	1,795
Long term (years 11-30)	1,380	3,385	4,765
Total	2,100	5,145	7,245

Table 6: Dwelling Demand by Type, 2024-2054, Tasman urban environment

It is significant to note that the above dwelling demand by type (attached and detached) is only in respect of new dwellings built. This does not address the existing mismatch between supply and demand of different dwelling types, shown in table 5 above.

4.4.1 Holiday Homes

The 2018 Census found approximately 14% of private dwellings were unoccupied in Tasman District, which includes dwellings where the residents are temporarily away (7%), as well as empty dwellings (7%). These may be empty for a number of reasons, such as being a second home, a holiday home, worker accommodation, or a rental dwelling awaiting refurbishment. Using the methodology described in section 3.6, there is projected demand for a significant proportion of houses which are not occupied permanently in the following towns, all of which are outside the Tasman urban environment: St Arnaud (70%), Kaiteriteri (60%), Mārahau (20%), and Pōhara/Ligar/Tata (50%). Given the locations, these are most likely to be holiday homes.

The towns in the Tasman urban environment generally provide for permanent residents.

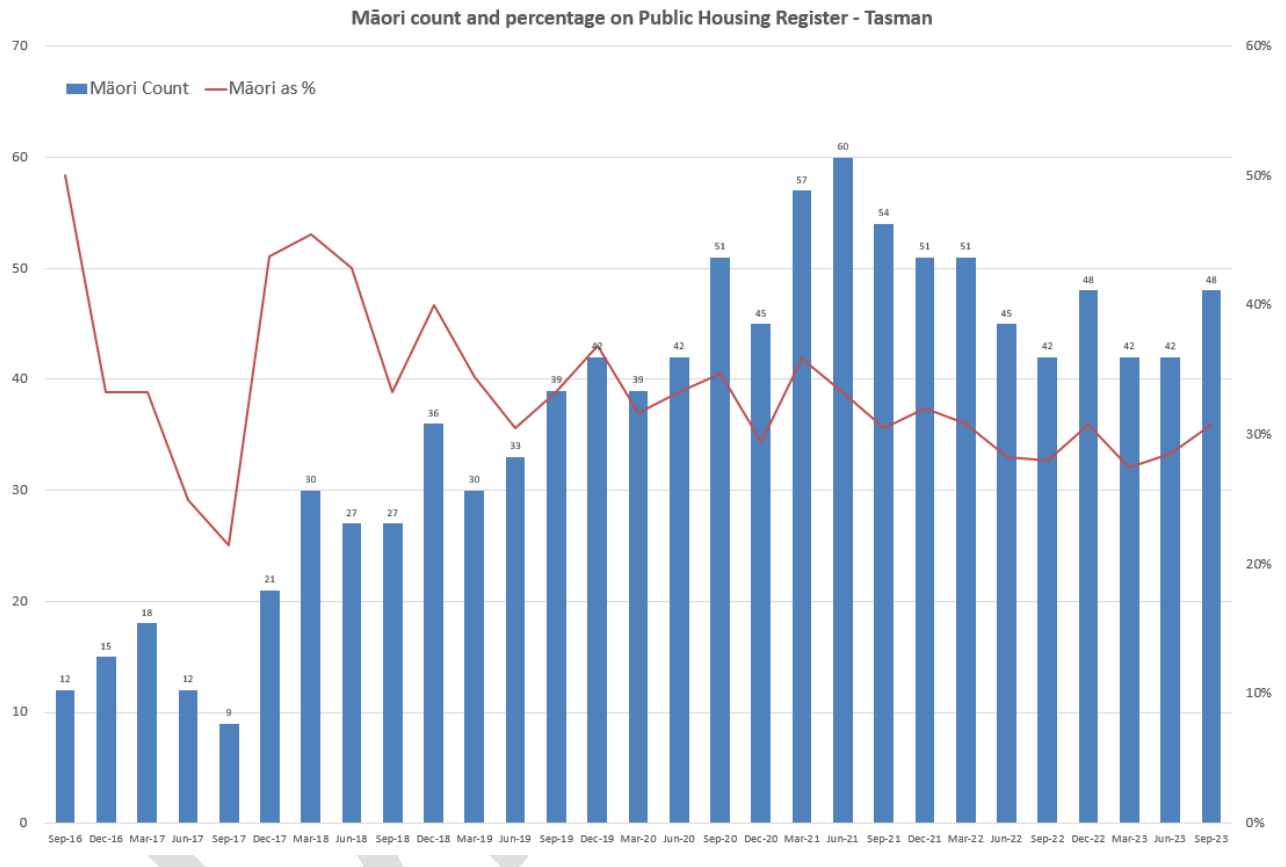
4.5 Demand for Dwellings by Different Household Groups

Implementation clause 3.23 of the NPS UD requires HBAs to assess current and likely future demands for housing by Māori, older people, renters, homeowners, low income households, visitors and seasonal workers.

4.5.1 Māori

The Ministry of Social Development reported that between 2016-2023, the percentage of Māori on the Tasman public housing register, as a proportion of total applicants, has varied from 21-50% and currently sits at 31%. This is compared with only 8% of the total Tasman population identifying as Māori in 2018.

Figure 11 Percentage of Māori on Tasman Public Housing Register 2016-2023



Māori housing demand data

- Nelson Tasman Housing Trust reported that in 2023 20% of its tenants identified as Māori, when proportions of Māori in the population are 8% and 10% in Tasman and Nelson respectively. This has been the case since at least 2021
- Greatest concentration of Māori residents in Tasman is in Motueka, where 15% of the population identify as Māori (compared with 8% for the total Tasman population as at 2018).
- In Tasman, 29% of its total Māori population live rurally, 26% live in Motueka and 23% live in Richmond, both towns within the urban environment.
- Tasman's Māori population is projected to increase by 67% between 2023 and 2043, from 5,800 (10% of the population) to 9,700 (13%), according to the high scenario¹ of Stats NZ 2018-base ethnic projections
- According to bespoke data for Tasman from Stats NZ (based on the 2018 census):
 - on average Māori households are larger, with an average household size of 3 compared to 2.5 for all households
 - 16% of Māori households have five or more usual residents, compared with 9% of all households in Tasman
 - 48% of Māori households are families with children and 5% are multi-family households (these rates are higher than the general Tasman population, 36% and 2% respectively)
 - Despite having larger households Māori are slightly more likely to live in smaller homes than the general population, with 25% of Māori living in homes with one or two bedrooms compared with 22% for non-Māori in Tasman. However, this may be the result of a poor range of options for Māori due to affordability.

These values and aspirations were drafted by Ngāti Apa ki te Rā Tō, Te Ātiawa o Te Waka-a-Māui, Te Rūnanga o Ngāti Rārua, Ngāti Tama, Rangitāne o Wairau and Manawhenua ki Mohua (MKM). MKM is an iwi mandated entity representing Ngāti Tama, Ngāti Rārua and Te Ātiawa within the area defined as Mohua (Golden Bay catchment) and Kahurangi National Park area. Whanau from Te Awhina Marae and Onetahua Marae also contributed and the drafts were circulated to ngā iwi for contributions. These iwi and hapū values and aspirations will continue to be implemented by both the Council and various stakeholders through ongoing engagement on all structure plans, spatial plans and plan changes for urban development. Further details are provided in the FDS implementation plan 2023. [Future Development Strategy 2022 - 2052 | Tasman District Council](#).

4.5.2 Homeowners

Home ownership proportions in Tasman have been one of the highest nationally since 2006. The 2018 census showed that dwellings owned or held in a family trust had increased slightly from 75% to 75.6% from the 2013 census, despite affordability worsening overall. Affordability for homeowners has been covered in the introductory section of this HBA.

Tenure of households for occupied private dwellings in Tasman	2006 (%)	2013 (%)	2018 (%)
Dwelling owned or partly owned	62.7	58.6	61.2
Dwelling held in a family trust	13.1	16.4	14.4
Dwelling not owned and not held in a family trust	24.2	25.0	24.4

Table 7: Tenure of households for occupied private dwellings in Tasman 2006-2018

The 2021 Housing Preferences Survey showed locational preference (income constrained): 13% of respondents living in the Tasman urban environment would like to live in Nelson. Richmond is the most popular location of choice, with 32% of respondents choosing this location (very similar for unconstrained and income constrained). The largest mismatch is observed in Motueka where 26% respondents would live in this location if they could but, given financial constraints, this drops to 11%.

Conversely the income constrained demand in Tasman Rural and Waimea plains is higher than the unconstrained demand. These are therefore locations that people choose less often when unrestrained by their financial situation. The findings indicate that some of the urban demand may be driven to these more rural areas of Tasman, given they are constrained in terms of their first choices by affordability issues. The results show that respondents trade off location for price rather than choosing a different typology in the same location for a lesser cost.

4.5.3 Renters

Based on table 7 above, the proportion of the community renting is approximately 25%.

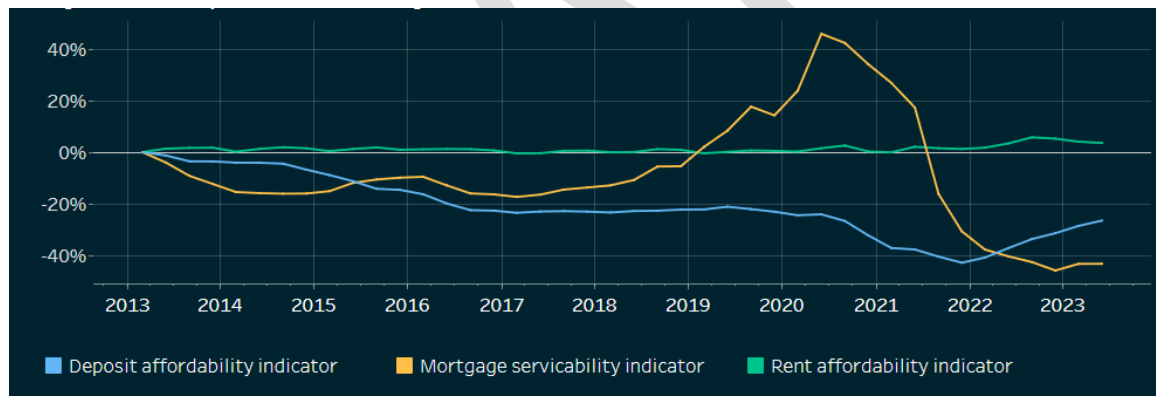
Data from MHUD provided in figure 13 shows a continuing rise in average rents in Nelson and Tasman. In June 2023, the average weekly rent in Nelson was \$513, up 5% compared with a year ago, and 33% higher than five years ago. The average rent in Tasman was \$514, up 7% and 40% respectively.

Figure 13 Twelve month rolling dwelling rents 1994-2024



MHUD also measures rental affordability – the changes in rental prices for new tenancies with the growth in median household disposable income. For Tasman these have been relatively constant since 2013. (The higher the index the more affordable the rental prices are.)

Figure 14 Rental affordability (MHUD) in Tasman 2013-2023



The Housing Preferences Survey 2021 provides some data about housing preferences of renters. Those survey respondents that could not afford to purchase a house in the Nelson Tasman urban environment were asked about preferences for renting. The most important factor for renters in choosing where to live, is location. The location was ranked as most important by 46% of rental respondents – almost twice as high as the next factor which was house type. Least important in renters' choice is the dwelling's value.

Feature Set	Most Important	>>>>>>>>	>>>>>>>>	Least Important
Dwelling features	27	34	41	18
Dwelling value	13	12	22	74
House type	30	49	32	13
Location	59	25	24	13
Total Responses	129	120	119	118

Table 8: Rental Respondents level of importance for decision factors on housing choice

This result from the Housing Preferences Survey 2021 underlines the importance of providing housing in the right location to meet demand in the District. The Salvation Army's 'State of our Communities' 2023 report finds that home ownership has declined in Motueka, suggesting a higher proportion are now renting, but that rent affordability is 40-42% of household income.

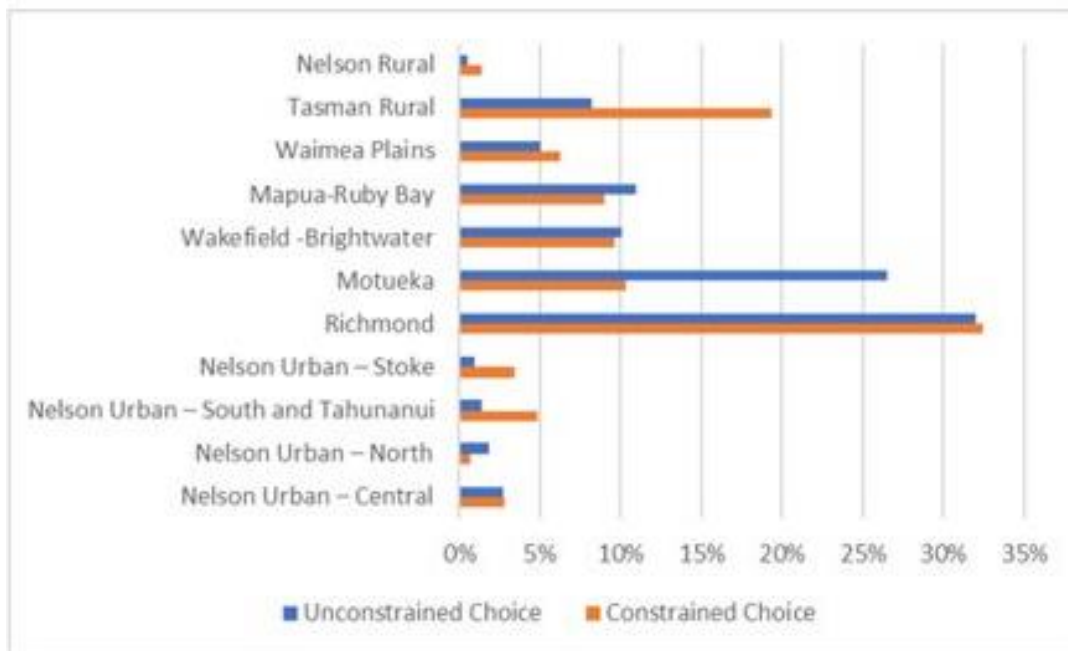
4.5.4 Low Income Households

Council owns 101 houses for older people in various locations, including within the urban environment. These units are available for NZ residents or citizens, over 55, receiving Superannuation and in receipt of a supported living payment. Total assets including cash investments must not exceed \$50,000. These units are very popular and there is a large waiting list for Richmond alone of 95 people in 2023. There are also substantial waiting lists for Motueka and Tākaka. These are the only dwellings that Council owns.

As at June 2023, there were 282 eligible applicants for social housing in Nelson and 141 in Tasman. However, a survey by Nelson Tasman Housing Trust (Jan-June 2023) illustrated further demand for affordable housing, finding that a further 696 households between Jan-June 2023 were in need of affordable housing but did not meet the public housing register's criteria. The survey has been conducted since 2018 and has seen affordable housing need numbers rise 70% over that 5 year period in Nelson Tasman. There has been an increase in the number of people wintering over at Tāhunanui holiday park and an increase in the number of permanent residents at the Queen Street holiday park. A number of holiday parks have place restrictions on the number of days a visitor can stay, commonly 50-days and during Summer months length of stay is often more restrictive.

According to the Housing Preferences Survey, out of the 600 Nelson Tasman urban environment residents' sample, 34% of respondents could not afford to buy a dwelling. Only 5% of these could afford a rental. The remaining 28% could not afford to buy or rent. This illustrates the known affordability problem. Motueka was the town where highest numbers of people wanted to live but could not afford to as shown below in figure 15. The Housing Preferences Survey illustrated that people are being pushed out to cheaper rural locations e.g. Waimea Plains and Tasman rural when income constrained choices are made. This shows a mismatch between demand and affordability in Tasman.

Figure 15 Locational preferences of Tasman urban environment residents



According to a survey by Nelson Regional Development Agency in 2022, average household incomes are 22% below the NZ average. For those still in the workforce average annual earnings in Nelson-Tasman are 14% lower than the national average in 2022. Nelson Tasman average wage earnings are the lowest in NZ, contributing to the poor housing affordability in the region.

4.5.4.1 Golden Bay and Motueka housing affordability

Low income and housing affordability is an issue across most of the District, but Motueka and Golden Bay have the highest proportion of households on relatively low incomes and a greater need for affordable housing options. According to the 2018 census, median household incomes are as follows:

	Median household income	% of all households with a household income less than \$70,000
Richmond	\$70,000	50%
Brightwater	\$81,000	40%
Wakefield	\$76,700	43%
Māpua	\$77,400	42%
Motueka	\$51,000	62%
Tākaka, Golden Bay	\$46,500	65%

Table 9: Median household incomes in Tasman District (2018)

A private survey undertaken by Mohua (Golden Bay) Affordable Housing Project in 2020 found ¹⁷ of the 104 responses, 62% have household wealth of \$60,000 or less, which is similar to the Census data above. 30% stated their maximum house purchase price as \$350-400,000 and 26% as \$400,000-\$500,000. Only 7% of the respondents could afford more than \$500,000.

¹⁷ [Golden Bay/Mohua Affordable Housing Project - Housing Survey Results \(mygbhousing.info\)](https://mygbhousing.info/)

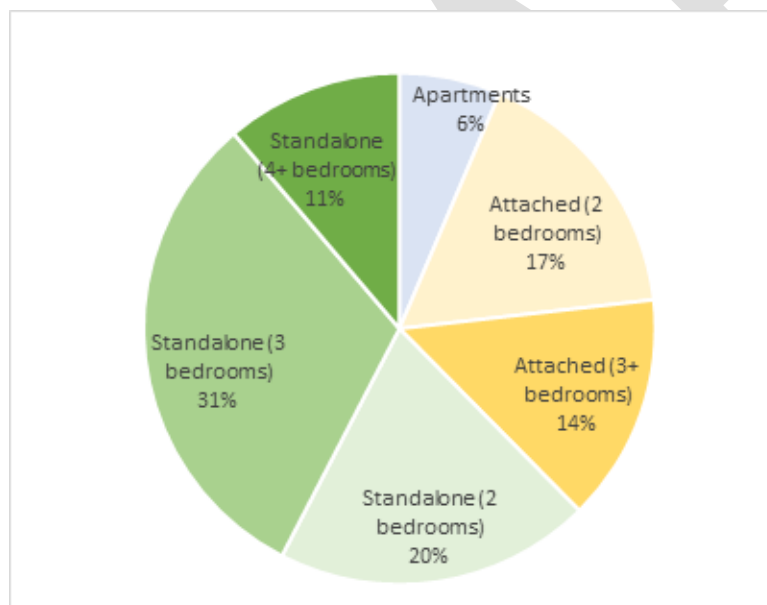
The Salvation Army's 'State of our Communities' 2023 report includes a survey of 396 participants from the local community and it found the key challenge in Motueka is around housing affordability but also availability, affecting low and middle income households. 59% of respondents cited availability of affordable housing as the primary challenge, including rental properties and a growing problem of homelessness. The dire situation is exemplified by families resorting to living in cars.

4.5.4 Older People

Under the medium population projection scenario, the highest growth continues to be in the 65+ age group, which is projected to increase by 50% between 2023 and 2053. For the whole Tasman District and for the Tasman urban environment the proportion of 65+ is projected to increase from 23% to 28% by 2034.

According to the Housing Preferences Survey 2021, the majority (62%) of older residents in Nelson/Tasman prefer standalone dwellings, with 20% wanting standalone dwellings with two bedrooms and 31% wanting three bedrooms. However, a significant proportion also prefer attached dwellings (31%) and a further 6% prefer apartments and these would generally be smaller dwellings.

Figure 16: Housing Preferences for Nelson Tasman older people living in the urban environment



TDC also conducted research in 2018 on housing issues for older people, as part of developing Council's Age-Friendly Policy. This included feedback from over 180 groups and individuals. The main findings in terms of housing were:

- Increasing demand for smaller houses
- Demand for affordable rental properties
- An increasing demand for safe, warm, low-maintenance and accessible housing which is close to town centres, public transport, health and other services
- A general preference to 'age in place' in the same community, with some level of independence rather than in residential care.

According to data from the Retirement Villages Association¹⁸, 10% of Tasman's 75+ population live in a retirement village, with 471 units across six villages. The population aged 75+ is projected to double to 12,000 by 2053. Assuming that 10% continue to prefer living in retirement villages, the doubling of the 75+ population indicates that another 471 retirement village units may be needed over the next 30 years. Currently there are 291 more units in development.

4.5.5 Seasonal Workers

TDC undertook a survey of 39 Tasman growers in March 2021. It received a 74% response rate to the survey with 29 companies responding, representing the wide range of produce grown in Tasman. Key trends in the responses are highlighted below:

Responses from Survey of Growers in Tasman 2021

- 38% of employers own accommodation to house seasonal workers and 35% of employers rent or lease properties to house workers, so ownership of property and renting property is fairly even split
- Only five companies own purpose built accommodation (the type encouraged by Government for employers using the Recognised Seasonal Employer (RSE) scheme)
- Eight companies own existing residential houses bought on the open market to house workers. This may be off site or on site and may have been built or bought by the grower. This is the most common type of worker accommodation
- A significant 72% of respondents (20 companies) require additional accommodation in the future for seasonal workers and this indication is given during the Covid 19 climate
- A significant number (10 companies) want purpose built on-site worker accommodation
- Six companies specifically want on site communal type accommodation with an ablution block and rooms leading to it
- A maximum of 632 additional beds are required from the 20 companies that responded in the survey, most companies (16) want up to 40 beds each
- 70% of these companies requiring further accommodation have as yet only identified the need. Six companies are progressing plans for future accommodation (30%) and two have building consent. Two companies have also started construction
- Discussions with the ex-chair of Apples and Pears NZ and the chair of the Nelson growers governance group revealed that there are about 5,500 seasonal workers in Tasman in a given season. About 1,700 of these are RSE workers and 3,800 are backpackers or local residents. Approximately half of these wish to freedom camp, leaving 1,900 workers per season who may need rental accommodation.
- The future demand for types of seasonal worker accommodation is:
 - Purpose built facilities on site for RSE workers
 - "Camp ground" facilities (eg kitchen, ablution block) for Kiwi and European backpackers who want seasonal work and to freedom camp on the orchard. Some Richmond orchards make this group find their own accommodation e.g. at Tahuna motor camp or motels but this becomes harder in areas like Motueka, Riuwaka where such facilities don't exist
 - Rented accommodation for permanent seasonal workers (locals) – season now lasting 10-11 months in Tasman

¹⁸ Presentation to Tasman Positive Ageing Forum, 5 September 2023

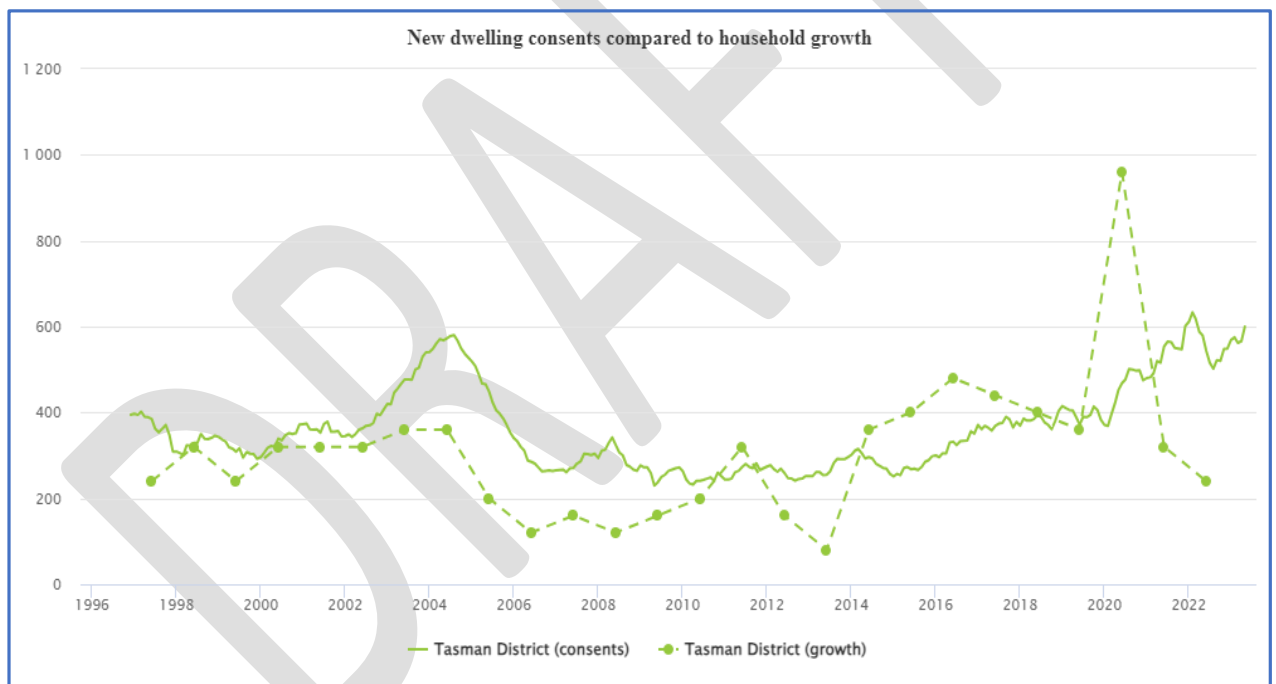
Tasman's growth model includes dwelling demand for seasonal workers who usually reside in Tasman, hence some capacity is provided. The growth model assumes that the proportion of workers' accommodation will stay the same, but this does not take into account unmet demand or growth in the horticultural industry for example.

4.6 Unmet Demand

Council acknowledges that there is unmet latent, or residual demand in some parts of the District. Figure 17 shows MHUD data for Tasman District which compares trends in housing supply (the solid line) with housing demand (the dotted line). Housing supply uses data on consented new dwellings. Housing demand is based on household growth, using data on population growth and household size.

Between 2014 and 2021, this indicates that theoretically Tasman housing supply was less than demand between 2014 and 2021 but appears to have caught up in 2021 and 2022.

Figure 17: Unmet demand: new dwellings consents compared with household growth
(Source: MHUD)



The same methodology can be used to compare trends in housing demand and housing supply for different parts of the District. This shows that the five Tasman towns in the urban environment have had enough new housing to meet population growth. However, data for the Golden Bay and Lakes-Murchison Wards indicates that housing supply has not kept up with demand, with a shortfall of approximately 90 dwellings between 2020 and 2022.

4.7 Consultation on Housing

The growth model projections and infrastructure strategy are components of the LTP 2024-2034. Early engagement on the LTP took place in April and May 2023 and full details of the engagement exercise can be found here: [Tasman's 10-Year Plan | Shape Tasman](#). Growth and future development was a key theme in the feedback. In general, there was an acceptance of growth but a

desire from some for higher levels of intensification (rather than greenfield growth) and a strong feeling in several towns to retain their special character. Richmond was an exception to this where the wish was to improve the central area to activate it and bring it to life by encouraging more people to live in close proximity. These aspirations are being reflected in the spatial plan currently being prepared “Richmond on the Rise”.

The need for a range of housing types was highlighted in the feedback and for the Council to take a stronger role in working with others to develop projects enabling the provision of more affordable homes.

Since the 2021 HBA, the FDS 2022-2052 has been prepared and adopted and that involved the consultation of a very large number of developers, infrastructure providers and people experienced in the development industry. The technical report for the FDS details the consultation at section 5.0: [Future Development Strategy 2022 - 2052 | Tasman District Council](#), but in summary:

- Approximately 40 developers were contacted during preparation of the FDS and a large number made a submission
- A large number of surveyors and planning consultants made submissions on behalf of clients

Outside of the FDS process other relevant meetings with the development sector and infrastructure providers have included:

- Public meeting with landowners in Lower Moutere July 2021 concerning the former FDS site
- Meetings with Habitat for Humanity, Mohua Affordable Housing Project and Nelson Tasman Housing working group in 2022/23
- Hui with Te Kotahi o Te Tau Ihu in August 2021 to discuss papakāinga provisions in the Resource Management Plan
- Te Tau Ihu iwi were invited to a hui in April 2023 to discuss housing. Ngāti Tama and Ngāti Apa attended
- Hui with Whakarewa trust iwi entity in November 2023 (formerly Ngāti Rāua Atiawa Iwi Trust)
- Several meetings with landowners for forthcoming housing plan changes during 2022-2023
- Meetings with stakeholders for the FDS implementation plan 2023, including:
 - Ministry of Education
 - Kāinga Ora
 - Ministry of Housing and Urban Development
 - Waka Kotahi
 - Te Whatu Ora
 - Nelson Bays Primary Health
 - Transpower
 - Network Tasman
 - Nelson Regional Development Agency
 - Nelson Regional Sewerage Business Unit
- Discussions with the chair of the Nelson growers’ governance group

5. Residential Capacity

Council can provide sufficient development capacity (realistically expected to be realised) to meet demand including the additional margin for the Tasman urban environment overall in the short term (Years 1-3) and in the long term (Years 11-30). However, there is insufficient capacity towards the end of the medium term (Years 4-10).

In the urban environment towns, there are individual deficits over these time periods. Motueka, Brightwater and Māpua have insufficient capacity in the short term, which is offset by extra capacity in Richmond. Motueka, Brightwater and Wakefield have insufficient capacity in the medium term, some of which can be provided for in Richmond, but not all, resulting in insufficient capacity overall. In the long term, there is a shortfall in Motueka, provided for in Richmond and Māpua.

The sequencing of development capacity informs the growth-related capital expenditure in the LTP 2024-2034 and the Infrastructure Strategy. Planning and infrastructure for growth is being addressed through several significant Council projects, including the Waimea Plains Water and Wastewater Plan, the Māpua Masterplan, the Richmond Spatial Plan and various plan changes.

There is insufficient capacity for attached dwellings in the Tasman urban environment in the short, medium and long terms for most urban environment towns. Plan changes to implement FDS sites will seek to enable more attached dwellings. Good uptake of intensification in Richmond has demonstrated demand for smaller, denser dwellings.

Across the rest of Tasman District, Moutere has enough capacity to meet demand in the short and medium term but insufficient capacity to meet demand in the long term, based on previous rates of development. Golden Bay and Lakes-Murchison wards both have enough capacity overall to meet demand, although there are capacity constraints in Tākaka and Murchison until infrastructure upgrades are completed in the medium term.

The greatest concentration of Māori residents in Tasman is in Motueka, followed by Richmond. While Council is constrained in its ability to provide housing land capacity in Motueka, Richmond is an easier location to provide housing capacity. Methods outside of the District Plan are proposed in the LTP to support papakāinga developments.

Low incomes and housing affordability is an issue across the District, particularly for Motueka and Golden Bay. Infrastructure upgrades for Motueka West are now partially complete, enabling 200 medium density leasehold dwellings. There are several examples of affordable housing projects by Community Housing Providers and Kāinga Ora.

Additional seasonal worker accommodation is needed in the Motueka area where campground facilities are smaller and fewer, with some being purchased by growers for seasonal worker accommodation. Since the last HBA, there have been at least nine resource consents for worker accommodation in the District with a further two current applications. The Council proposes a plan change in 2024 to provide a less prescriptive definition of seasonal worker accommodation.

5.1 Introduction

5.1.1 Methodology for reasonably expected to be realised capacity

The requirements of the HBA under the NPS UD are provided in Table 10 below:

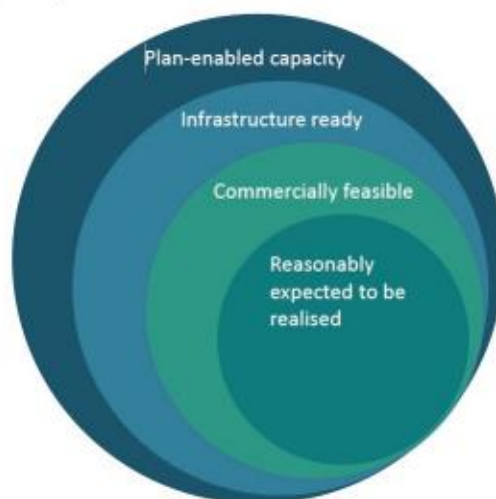
Time frame	Plan enabling and infrastructure ready requirements for Tier 2
Short term (1-3 years)	Zoned for housing or business use in an operative district plan and there is adequate existing development infrastructure
Medium term (4-10 years)	Zoned for housing or business use in an operative or proposed district plan and there is adequate existing development infrastructure, or funding for adequate infrastructure is identified in an LTP
Long term (11-30 years)	Zoned for housing or business use in an operative or proposed district plan, or on land identified for future urban use or urban intensification in an FDS. There is adequate existing development infrastructure, or funding for adequate infrastructure is identified in an LTP or the infrastructure is identified in the Infrastructure Strategy

Table 10: Implementation clause 3.4 of the NPS UD

In addition to the above requirements, HBAs must quantify over the short, medium and long term the housing capacity that is ‘reasonably expected to be realised’ to try and provide a more realistic supply of development capacity (implementation clause 3.25 1(c) NPS UD).

The NPS UD requires housing land capacity to be ‘reasonably expected to be realised’, recognising that not all commercially feasible land will be developed, for example due to landowners’ changing preferences. Figure 18 below illustrates that there can be an array of plan enabled, infrastructure ready and commercially feasible land, but only some of that is reasonably expected to be realised.

[Figure 18 Guidance on Housing and Business Development Capacity Assessments under the NPS UD, Ministry for Environment](#)



The amount of development land capacity reasonably expected to be realised across the District, for both residential and business development, is based on the following information and assumptions in Council’s growth model:

- an initial assessment of developability of large areas of the District, taking into account factors such as hazard risk, productive land value, ability to service, and settlement form
- geo-spatial data on developable land area, including terrain, topography, wetlands and waterbodies, overland flow paths, and existing buildings
- excluding land available for development that is required for other uses, such as stormwater infrastructure, roads, community facilities or open space
- consideration of adopted future sites in the FDS 2022-2052
- current and future zoning and density, including typical lot size
- recent building consents, subdivision consents and applications, and gazetted Special Housing Areas
- development engineers' and consents staff's knowledge of timing of forthcoming development proposals together with landowner and developer interest
- the location and timing of proposed infrastructure capital works in the LTP 2024-2034, including the Infrastructure Strategy.

Table 11 below shows the plan-enabled, infrastructure-ready, and reasonably-expected-to be realised development capacity for the five towns in Tasman's urban environment, for the short, medium and long term as required under clause 3.25 (1) (c) of NPSUD. It also compares this capacity to the demand (including the competitiveness margin) for new dwellings. The NPS-UD requires Council to provide an additional margin of feasible development capacity in the urban environment which is 20% above the projected demand for the next ten years, and 15% above the demand projected for the next 11 to 30 years.

5.2 Urban Environment Sufficient Capacity

5.2.1 Sufficiency of housing land capacity (reasonably expected to be realised)

Council can provide sufficient development capacity (reasonably expected to be realised) to meet demand (plus the additional margin) for the Tasman urban environment overall in the short term (Years 1-3) and in the long term (Years 11-30). However, there is insufficient capacity towards the end of the medium term (Years 4-10). Table 11 below illustrates this, showing the cumulative development capacity by town, taking into account the surplus/deficit from previous periods.

Section 5.3.2 identifies how much of this capacity is plan-enabled and section 5.4 identifies how much is plan-enabled and infrastructure-ready.

Location	Short Term Years 1-3				Medium Term Years 4-10				
	Demand	Demand Plus 20%	Development Capacity	Surplus or Shortfall	Demand	Demand Plus 20%	Additional Development Capacity	Cumulative Development Capacity (adjusted for any surplus/shortfall in Years 1-3)	Surplus or Shortfall
Motueka	196	238	134	-104	446	535	191	87	-448
Māpua / Ruby Bay	57	68	44	-24	135	162	204	180	+18
Richmond	296	355	637	+282	856	1027	975	1,257	+230
Brightwater	66	79	69	-10	176	211	132	122	-89
Wakefield	68	82	126	+44	180	216	99	143	-73
Tasman urban environment	685	822	1,010	+188	1,793	2,151	1,601	1,789	-362
	Sufficient Capacity in Short Term overall				Insufficient Capacity in Medium Term overall				

Table 11: Demand, demand plus NPS margin, and cumulative development capacity by town, short and medium term, Tasman urban environment

In the short term, there are individual town shortfalls for Motueka, Brightwater and Māpua but these are provided for in Richmond. This is permitted under the NPS UD (implementation clause 3.27 (1)). The shortfall in Brightwater and Māpua is due to insufficient infrastructure in time. A masterplan is currently being prepared for Māpua and once complete (late 2024) a plan change will be proposed to rezone land residential. Motueka is constrained by low-lying land, natural hazards and highly productive land, meaning significant additional residential zoning is not possible.

In the medium term, there are shortfalls in Motueka, Brightwater and Wakefield, some of which can be provided for in Richmond, but not all. Hence insufficient capacity exists overall. Further capacity can be realised in Brightwater and Wakefield once the Waimea Plains Water and Wastewater Plan is complete, from year 10. Motueka's constraints are explained above.

Location	Long Term Years 11-30				Surplus or Shortfall
	Demand	Demand Plus 15%	Additional Development Capacity	Cumulative Development Capacity (adjusted any surplus/shortfall in Years 4-10)	
Motueka	1,093	1,257	901	453	-804
Māpua / Ruby Bay	352	404	834	852	+448
Richmond	2,156	2,480	2,769	3,000	+520
Brightwater	592	681	783	694	+13
Wakefield	573	659	746	673	+14
Tasman Urban Environment	4,766	5,481	6,033	5,671	+190
Sufficient Capacity in Long Term overall					

Table 12: Demand, demand plus NPS margin, and cumulative development capacity by town, long term, Tasman urban environment

In the long term, there is again a shortfall in Motueka, provided for in Richmond and Māpua. The sequencing of development capacity informs the growth related capital expenditure in the LTP 2024-2034 and the Infrastructure Strategy.

5.2.2 Housing land capacity (reasonably expected to be realised) by type of dwelling

In accordance with implementation clause 3.25 (2) of the NPS UD, development capacity is set out by location, by type of dwelling – attached and detached.

Location	Attached Dwellings		Detached Dwellings	
Short Term Years 1-3				
	Demand (including margin)	Capacity	Demand (including margin)	Capacity
Motueka	69	10	169	124
Māpua/Ruby Bay	20	0	48	44
Richmond	103	98	252	539
Brightwater	23	0	56	69
Wakefield	24	20	58	106
Tasman urban environment	238	128	584	882
Medium Term Years 4-10				
	Demand (including margin)	Capacity	Demand (including margin)	Capacity
Motueka	155	47	380	144
Māpua/Ruby Bay	47	0	115	204
Richmond	298	351	729	624
Brightwater	61	10	150	122
Wakefield	63	29	153	70
Tasman urban environment	624	437	1527	1,164
Long Term Years 11-30				
	Demand (including margin)	Capacity	Demand (including margin)	Capacity
Motueka	365	200	892	701
Māpua/Ruby Bay	117	0	287	834
Richmond	719	800	1761	1,969
Brightwater	197	82	484	701
Wakefield	191	70	468	676
Tasman urban environment	1589	1,152	3892	4,881

Table 13 housing land capacity by type of dwelling – red text indicates cumulative deficit

There is insufficient capacity for attached dwellings in the Tasman urban environment in the short, medium and long terms for all the urban environment towns, except for Richmond in the medium and long term. The shortfall of attached dwellings is 735 such dwellings over the 30 years (295 in the first ten years). The forthcoming plan changes referred to on page 54, which will implement the FDS sites, is intended to enable as many attached dwellings as is commercially feasible. The proposed rules will require a minimum percentage of the lots to have for example an average area of 360 sq m with a minimum of 270 sq m and a maximum of 450 sq m. The remaining lots will have a specified minimum area also.

Demand by dwelling type is based on the Housing Preferences Survey 2021, which showed 71% of residents in the Tasman urban environment preferred detached dwellings, and 29% preferred attached dwellings. These proportions have been applied to the overall future dwelling demand by location.

Capacity for attached dwellings is based on estimates for locations with existing intensive residential rules in the TRMP (Richmond Intensive Development Area (RIDA)), or with FDS intensification sites (Richmond, Motueka, Brightwater and Wakefield), where plan changes are proposed. This is likely to be conservative as other existing rules in the TRMP allow for attached dwellings, but a choice exists in these zones and therefore the number of attached dwellings is too difficult to quantify.

5.2.3 Comparison with Plan enabled and infrastructure ready housing land capacity

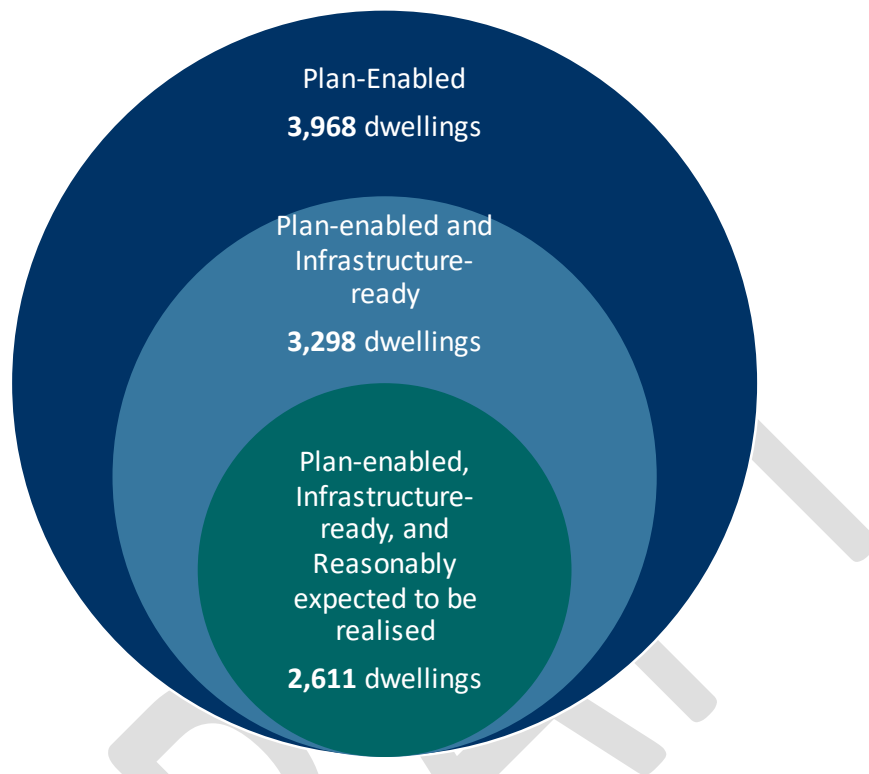
In the short and medium term, the Tasman urban environment has plan-enabled and infrastructure-ready capacity for approximately 3,300 new dwellings. However, for the same timeframe, only 2,600 of this capacity is reasonably expected to be realised. This is mainly due to the following factors and assumptions:

- Some infrastructure projects in the proposed LTP and rezoning of deferred zoned land is planned for years 2-10, meaning the capacity for new dwellings will not be realised until after year 10
- Staging of greenfield developments mean some capacity is not expected to be realised until after year 10
- Medium term leasehold land in Motueka West which will be rezoned and serviced but not expected to be developed in the 10 year period
- Assumed intensification uptake rates are conservative in the short term
- Lack of landowner interest in development of some existing zoned and serviced land, often having lived on the property for a long period of time.

Figure 19 below shows the medium term (years 1-10) comparison of the (i) plan enabled, (ii) plan enabled and infrastructure ready and (iii) plan enabled, infrastructure ready and reasonably expected to be realised housing land capacity.

By the long term (years 11-30) all the feasible housing land capacity will be zoned, serviced and able to be developed. The difference exists in the medium term as there is capacity that is not likely to be developed by year 10.

Figure 19: Plan-enabled, Infrastructure-ready, and reasonably expected to be realised development capacity, medium term (2024-2034), Tasman urban environment.



5.3 Plan-enabled Capacity

5.3.1 Use of the deferred zone in Tasman's Resource Management Plan

In estimating the plan enabled housing land capacity, land zoned deferred for residential has been included. In a Q & A document provided by MfE on 14th September 2021, the Ministry clarified that implementation clause 3.4(2) of the NPSUD on plan enabled capacity, complements deferred zones. This is *"provided the planned release/up-zoning of the deferred zones coincides with the timing of the capacity assessments for the HBA. For example, if a deferred zone is planned to have all the conditions in place to be up-zoned in 10 years, this can be considered as plan-enabled for the long term. This applies only for the long term, as short term requires the zoning to be in an operative district plan 3.4(1)(a), and medium term requires zoning to be in an operative or proposed district plan 3.4(1)(a)."*

Deferred zoned land in the Tasman Resource Management Plan (TRMP) that is included in the capacity for this HBA can be serviced within 10 years and the infrastructure is budgeted for in the proposed LTP 2024-2034. To date, land zoned deferred has been uplifted very easily in Tasman. When Council has provided the infrastructure or signed an agreement with a developer to provide the infrastructure, under the Local Government Act, Council's Strategy and Policy Committee passes a resolution to uplift the zone. The TRMP is updated to show the zone change and landowners are informed.

However, following identification of shortcomings with this process in 2023, work has commenced on a Plan Change to amend the deferred zone mechanism. Essentially the plan change proposes keeping the current method but removing changing the zone of the land by a Council Committee resolution. Instead, there would be trigger conditions in the TRMP as well as timing and details of servicing.

5.3.2 Plan enabled capacity

5.3.2.1 Plan enabled capacity by town and typology

While it is the reasonably expected to be realised capacity that the NPS UD ultimately seeks, it also requires the HBA to set out (i) the plan enabled capacity and (ii) the plan enabled and infrastructure ready capacity by attached and detached dwellings. The Tasman urban environment has plan enabled capacity for 3,968 dwellings in Years 1-10 and a further 4, 676 dwellings between Years 10-30, which table 14 shows below.

Location	Attached Dwellings	Detached Dwellings	Total
Short Term Years 1-3			
Motueka	57	310	367
Māpua/Ruby Bay	0	207	207
Richmond	888	1,095	1,983
Brightwater	40	119	159
Wakefield	24	310	334
Tasman urban environment	1,009	2,041	3,050
Medium Term Years 4-10			
Motueka	0	310	310
Māpua/Ruby Bay	0	100	100
Richmond	161	215	376
Brightwater	0	107	107
Wakefield	25	0	25
Tasman urban environment	186	732	918
Long Term Years 11-30			
Motueka	200	349	549
Māpua/Ruby Bay	0	775	775
Richmond	200	1,822	2,022
Brightwater	52	666	718
Wakefield	70	542	612
Tasman urban environment	522	4,154	4,676

Table 14: Plan-enabled capacity by town and typology, Tasman urban environment

The attached dwelling numbers (intensification) shown above relate only to uptake of the intensive residential rules in the TRMP, which currently exist for Richmond, and for the FDS intensification sites in Motueka, Brightwater and Wakefield in the future, when plan changes are proposed. However, this is a conservative estimate as other medium density rules are already operative in

parts of the urban environment, including the compact and comprehensive residential rules, which have enabled attached dwellings e.g. in Richmond. These rules are not included in the attached dwelling estimates, due to the difficulty of ascertaining which rules a developer may use and the resultant density of housing. Further details are provided in Appendix 4 on the range of residential density rule options available in Tasman.

5.3.2.2 Attached dwelling capacity by town

The towns within the urban environment where intensive housing capacity for attached dwellings exists as shown in Table 14 above, are as follows:

- Brightwater –comprehensive rules can be used now for medium density. A plan change is proposed in 2024 for intensive development (medium density) in the Ellis Street and Lord Rutherford Road North area – the area forms an adopted site in the FDS 2022-2052. Small amounts of intensification would be able to occur in the short term, but significant intensification will need to wait until the Waimea Plains Water and Wastewater Plan is complete which will take 10 years
- Māpua/Ruby Bay – In the Māpua Development Area and Māpua Special Development Area, compact and comprehensive housing rules can be used now to provide more intensive forms of housing. In the Seaton Valley area where FDS proposes intensification of existing rural residential to medium density residential, this will be proposed for rezoning late 2024, pending the outcome of a Māpua masterplan currently being prepared
- Motueka – Motueka West is being proposed for medium density housing in a current plan change, notified December 2023 [Motueka West Plan Change | Tasman District Council](#). The landowner/developer is also prioritising this site for development, having received Infrastructure Acceleration Funding (IAF). 200 dwellings are proposed and the IAF Housing Outcome Agreement entered into with the developer includes a commitment to provide at least 200 leasehold lots between 2024 and 2029
- Richmond – Richmond has an existing operational intensification area for medium density housing which is being redeveloped. New additional areas are proposed for intensification in the FDS as well as increasing the densities of existing intensification areas. A spatial plan is currently being prepared for Richmond, (“Richmond on the Rise”) to be adopted early 2024 followed by a plan change
- Wakefield - comprehensive rules can be used now for medium density. Small amounts of intensification would be able to occur in the short term, but significant intensification will need to wait until the Waimea Plains Water and Wastewater Plan is complete which will take 10 years. Therefore, no intensification is assumed until then and only small amounts thereafter.

5.3.2.3 Recent and proposed Housing Plan Changes

There have been a number of residential plan changes undertaken recently:

- Plan Change 75 to the TRMP – Brightwater (rezoning FDS site T-05, Wanderers Avenue) – operative August 2023
- Plan change 78 to the TRMP – St Arnaud (rezoning FDS site T-195, Massey Street) – operative March 2023
- Plan Change 77 to the TRMP – Murchison (rezoning FDS sites T-20 (Hotham Street), T-37 (Fairfax Street), T-146 (the Holiday Park), T-154 (Mangles Valley Road), T-155 (Land opposite

702 Mangles Valley Road), T-156 (40 Matiri Valley) and T-175 (Kawatiri-Murchison Highway) – operative August 2023

There are also plan changes currently underway:

- Plan Change 76 to the TRMP – Wakefield (rezoning FDS site T-107, 177 Edward Street) – notified September 2022
- Plan Change 80 to the TRMP – Motueka West (rezoning FDS site T-190) – notified December 2023

Work has paused on a replacement Resource Management Plan given the ongoing uncertainty around the RMA reform with the new Government. Instead, further Plan Changes to the TRMP are proposed for 2024 for the following towns within and outside the urban environment. These will release housing land capacity and a pre notification draft is anticipated by August 2024 and a notified version by November 2024:

In the Tasman urban environment

- Māpua – Seaton Valley (pending the outcome of the Māpua masterplan) FDS sites T-11, T33, T42
- Richmond – central intensification FDS sites T-22, T-23, T-112, T-178
- Richmond – Berryfields FDS site T-115
- Wakefield intensification FDS sites T-29, T-30
- Wakefield greenfield sites – FDS site – T-194
- Brightwater – Katania Heights FDS site T-104
- Brightwater intensification – FDS sites T-002 and T-103
- Brightwater FDS site T-198 rural residential
- Motueka – apartments potentially with commercial ground floor FDS site T-206

Outside the urban environment

- Moure (near Mytton Heights) FDS sites T-17, T-213, T-205
- St Arnaud FDS sites T-181, T-219
- Tākaka business FDS site T-145 and T-182
- Tākaka residential site T-139
- Murchison business FDS sites T-148 and T-150

5.4 Plan-enabled and Infrastructure-ready Capacity

5.4.1 Plan enabled and Infrastructure-ready capacity by town and typology

The Tasman urban environment has plan-enabled and infrastructure-ready capacity for 3,298 dwellings in Years 1-10 and a further 5,346 dwellings between Years 11-30.

Compared with capacity which is plan-enabled only, there is significant plan-enabled capacity for intensification in Richmond (RIDA) which needs further infrastructure projects to enable the maximum capacity.

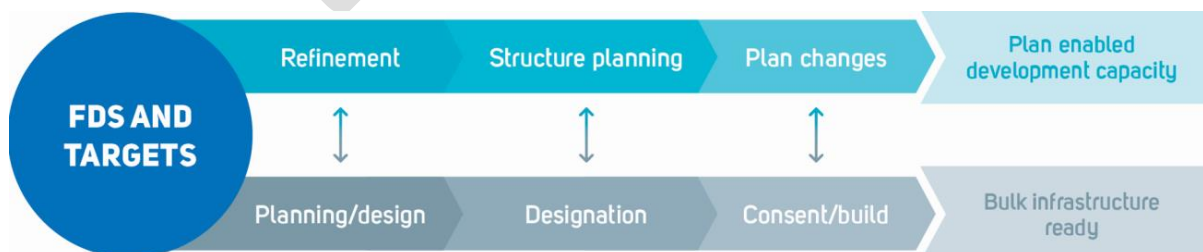
Location	Attached Dwellings	Detached Dwellings	Total
Short Term Years 1-3			
Motueka	57	310	367
Māpua/Ruby Bay	0	207	207
Richmond	98	981	1,079
Brightwater	40	119	159
Wakefield	24	240	264
Tasman urban environment	219	1,857	2,076
Medium Term Years 4-10			
Motueka	0	310	310
Māpua/Ruby Bay	0	100	100
Richmond	351	329	680
Brightwater	0	107	107
Wakefield	25	0	25
Tasman urban environment	376	846	1,222
Long Term Years 11-30			
Motueka	200	349	549
Māpua/Ruby Bay	0	775	775
Richmond	800	1822	2622
Brightwater	52	666	718
Wakefield	70	612	682
Tasman urban environment	1122	4224	5346

Table 15: Plan-enabled and Infrastructure-ready Capacity by Town, Tasman urban environment

5.4.2 Infrastructure required for housing land capacity

The FDS implementation plan 2023 [Future Development Strategy 2022 - 2052 | Tasman District Council](#) illustrates the integrated planning approach between planning, infrastructure provision and funding decisions. The figure below shows the relationship:

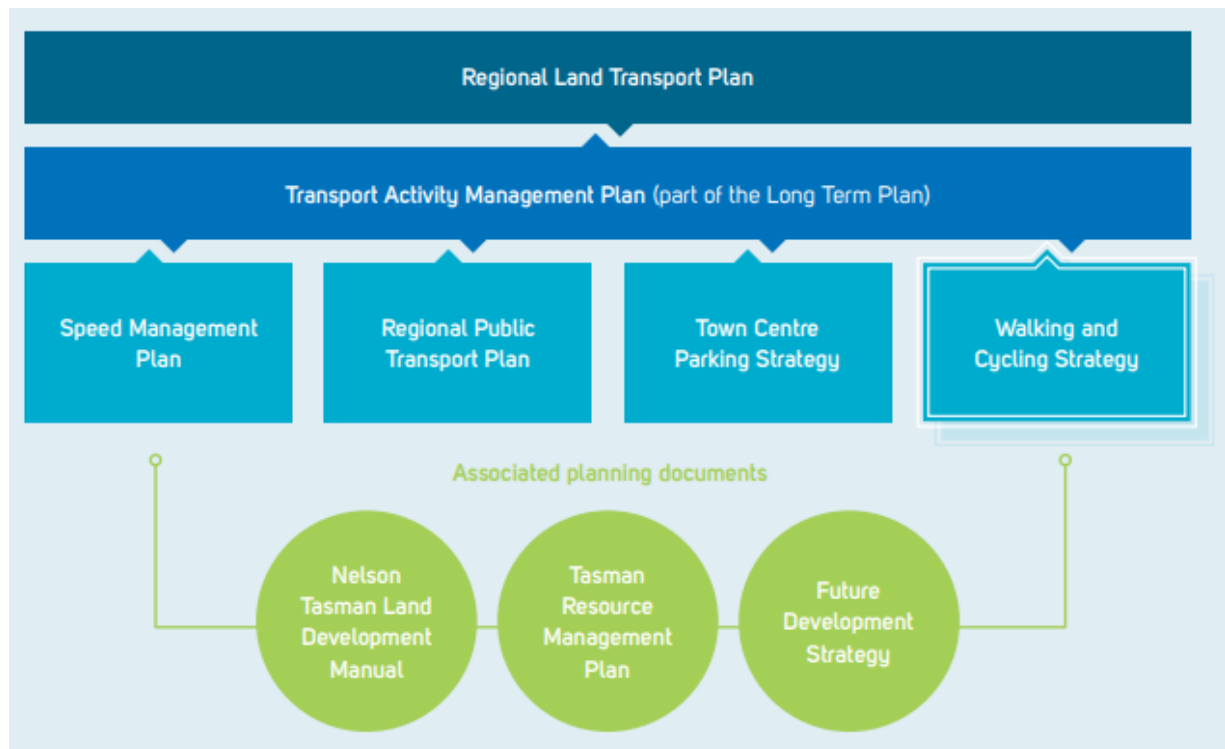
Figure 20 An integrated planning approach



(Source: NPS UDC – Responsive Planning – Guide on producing a Future Development Strategy Dec 2017 (page 24))

The FDS implementation plan 2023 also identifies the connection between transport infrastructure and housing land capacity with the Councils' transport plans.

Figure 21 FDS implementation plan – relationship between FDS and Council's transport plans



5.4.3 Proposed LTP 2024-2034 and Infrastructure Strategy

The uncertainty over the three waters reform has complicated the infrastructure assessment for this HBA, as well as the LTP programme. The existing legislation requires the Council to exclude three waters from its LTP from 1 July 2026. The new Government's 100-day action plan commits to repealing this legislation. Consequently, on advice from the Auditor General, Council is preparing its LTP on the basis of the best information available at this time and assumes that delivery of three waters activities will remain with Council. An Infrastructure Strategy covering 30 years has also been prepared, which recognizes that providing infrastructure to meet growth demands is a priority for the Council.

Council has infrastructure upgrades planned in Richmond, Motueka, Brightwater, Wakefield and Māpua (all of Tasman's urban environment), to provide capacity for future homes and businesses. Of the 11,700 homes to be built in Tasman over the next 30 years, 60% will need to connect to Council's infrastructure. Council plans to enable growth in Tasman by investing \$369 million in growth related infrastructure over the next 30 years.

Figure 22 Total growth expenditure for infrastructure 2024-2054

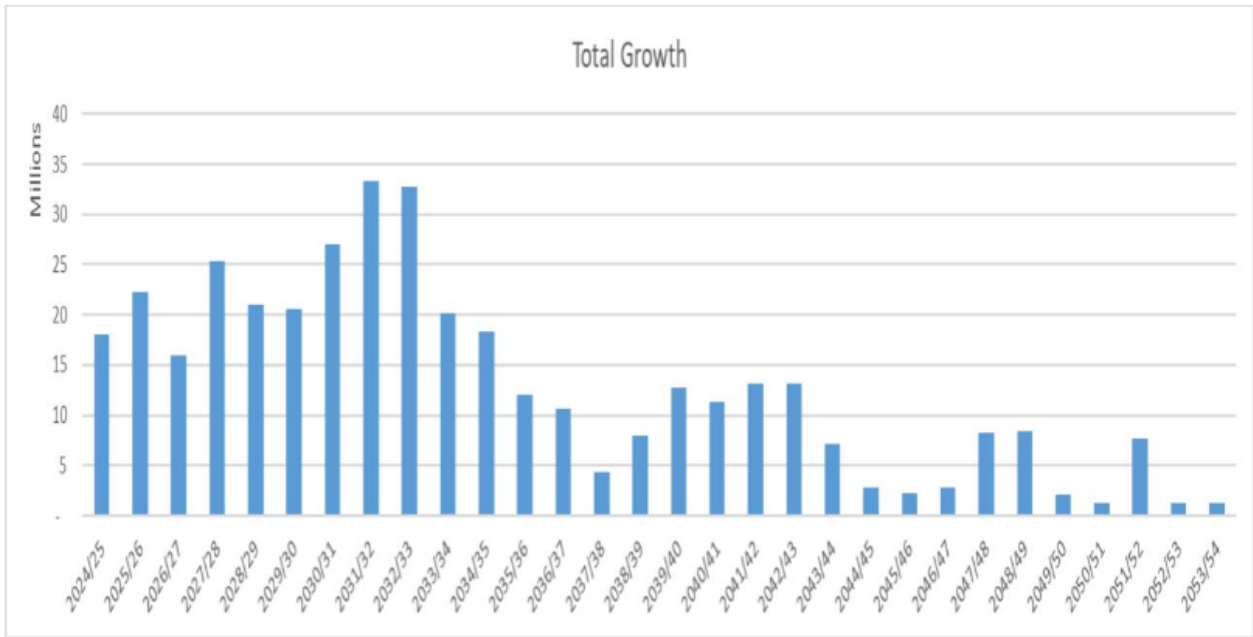
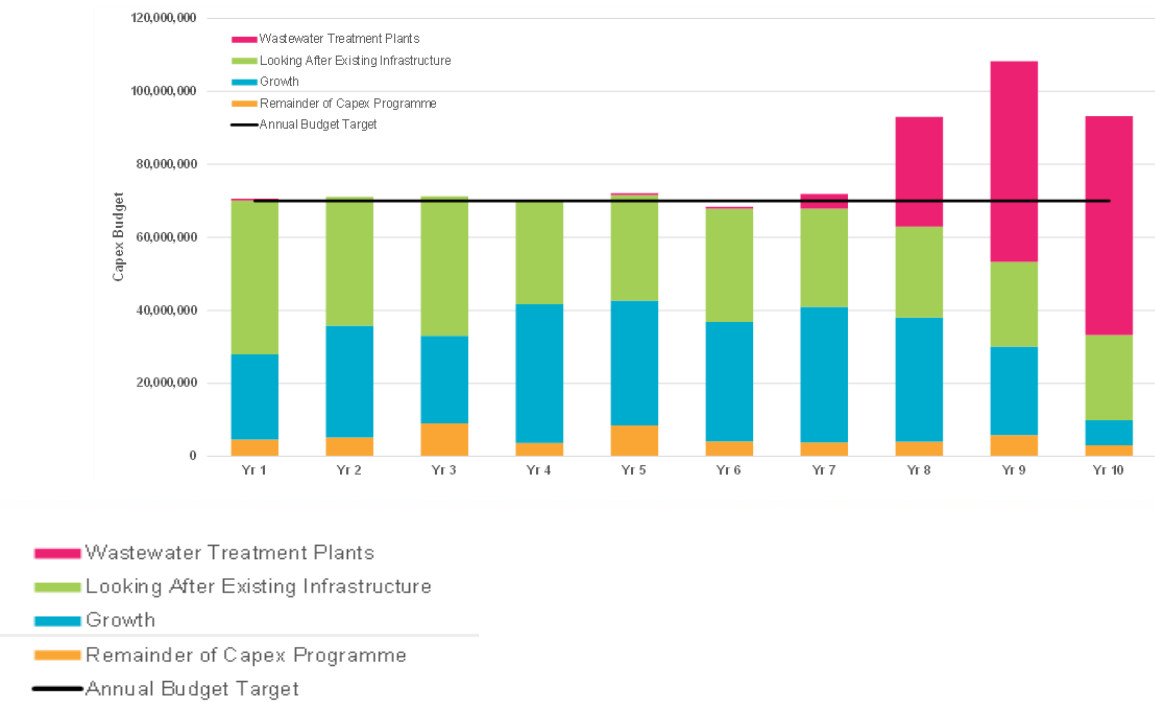


Figure 23 below shows how the Capex programme is split in the proposed LTP between growth, looking after existing infrastructure and wastewater treatment plants.

Figure 23 Capex programme overview proposed LTP 2024-2054

Capex Programme Overview (Uninflated)



5.4.4 Capex Development infrastructure in the proposed LTP

Much of the Capex for development infrastructure is focused around the Waimea basin. Due to the large capex forecast there will be a significant rise in Development Contributions required, rising from a maximum of \$31,556 per household unit of demand in 2021 (Waimea), to \$52,950 in the proposed LTP 2024-2034.

Major water infrastructure projects in the proposed LTP 2024-2034 include:

- the growth of Richmond (South)
- Motueka West
- the Waimea Plains Water and Wastewater Plan (Wakefield and Brightwater to Hope). The Waimea Plan will enable increased capacity and the transfer of water between different towns, enabling Council to better balance supply and demand. It involves the construction of new bores and a treatment plant.

Major wastewater infrastructure projects in the proposed LTP 2024-2034 include:

- Waimea Plains Water and Wastewater Plan (as above)
- Relocation of Motueka wastewater treatment plant inland (preferred site yet to be identified) (year 7)
- Tākaka wastewater treatment plant (latter project commencing within 10 years)
- Nelson Regional Sewerage Business Unit capital works
- Richmond South new reticulation
- New pump stations and rising mains in Richmond South, Motueka West, Jeffries Road growth area (Brightwater)
- Low pressure pump systems in intensification areas (pump outside of peak times and store wastewater for limited time periods, delaying need to upgrade main pipes as early)

Wastewater projects cost much more than water projects on average (approximately 3 times). The two new wastewater treatment plants are very large projects for Council and other capex projects are front loaded in the proposed LTP in order to create space in latter years for these treatment plants.

Provision of more dwellings in Tasman causes surface water run-off to increase as well as the volume of stormwater to collect and discharge.

Major stormwater infrastructure projects in the proposed LTP 2024-2034 include:

- Borck Creek extension/Richmond South programme (86% of capex) – including increasing capacity of receiving pipes, detention basins and streams
- Seaton Valley Māpua integrated stormwater solution – increasing capacity
- Motueka West (1st stage) - new stormwater network
- Jeffries Road Brightwater growth area – new stormwater network
- FDS growth projects including capacity upgrades for intensification in Richmond, Brightwater, Wakefield

Stormwater costs are cheaper on average than water or wastewater and some costs can be paid for by the developer, negotiated at the time of the consent application. In intensification areas where stormwater capacity is limited, on site detention can be used for stormwater.

Major transport projects in the proposed LTP 2024-2034 include:

- Construction of the Hope bypass to address traffic congestion through Richmond - The Hope bypass is Tasman's number 1 project in the 2024-2027 Draft Nelson Tasman Regional Land Transport Plan, with investigations starting in the 2024/25 financial year, and construction in 2027/28, and lasting 3 years (funded by Central Government)
- Planned intersection and road upgrades
- Extended Richmond bus timetable in 2026 and increased bus frequency in 2029
- Extended Motueka and Wakefield bus timetable (weekdays) in 2027 and full week extended service from 2030
- Continuing programme of cycleway networks including investigations for Seaton Valley road, Māpua

The growth predicted affects the busiest roads especially State Highway 6, which are not in Council's ownership. The area of most concern is between Richmond aquatic centre (boundary of TDC) and Three Brothers corner (Richmond South).

5.4.5 Additional Council infrastructure

In the proposed LTP, capex projects for reserves and community facility infrastructure include:

- Council's community housing - focused on roof replacement and interior refurbishment
- Parks and reserves – programme of renewals for toilets, playgrounds, park furniture and sportsfield renewals
- Development of new reserves and some land purchase
- Development of the new joint regional cemetery (land purchase 2023/24)
- New public swimming pool for Motueka (year 3)
- Waimea South community facilities (year 2-5) – new facility at Wakefield recreation reserve and an extended or upgraded facility at Brightwater Recreation reserve
- Tapawera community hub to provide for community meetings, workshops, office space and community health services (year 2-4)
- Murchison sport, recreation and cultural centre – extension to the existing facility improvement to recreation centre and cultural centre (year 8)

5.4.6 Additional stakeholder infrastructure

The FDS implementation plan [Future Development Strategy 2022 - 2052 | Tasman District Council](#) includes updates from a wide range of stakeholders who are planning for infrastructure to provide for growth in Tasman. They are all able to accommodate the growth predicted in Nelson and Tasman over the next 30 years.

5.5 Commercial Feasibility of housing land capacity

Implementation clause 3.2 (2) (c) and 3.26 of the NPS UD requires that the sufficient housing land capacity is feasible and reasonably expected to be realised.

5.5.1 Intensification (brownfield) Commercial Feasibility

In December 2018 Plan Change 66 became operative - a housing intensification plan change for Richmond, the largest town in Tasman. Figure 24 below shows where the intensive rules currently apply in Richmond:

Figure 24: Extent of Richmond Intensive Development Area (RIDA) in Richmond



5.5.2 Land value to capital value ratio in RIDA

The 2021 HBA included analysis on the changes in land value (LV) to capital value (CV) ratio for all of Richmond between 2014-2021. While a District revaluation is due in October 2023 the update is not expected from QV until March 2024, hence this analysis cannot be updated for this HBA. The original LV: CV map analysis from 2021 is provided in Appendix 5. Following the District wide revaluation, the post development LV/CV for intensified sites will be examined. It is expected that the land will be of a similar value to the improvements (i.e. ratio of 0.5), but that there will have been an uplift in the land value itself, compared with the parent lot land value.

At the time of Plan Change 66, it was generally thought that for intensification by redevelopment to occur the land should represent at least 70% of the value of the property (0.7 decimalised). A higher land to capital (asset) ratio can result where the land size is large, a high land value per square metre exists, or an older dwelling exists.

The 2021 HBA noted that QV reported “consistent strong land sales within the Richmond intensive development area for sites which could be redeveloped into multi-unit type housing, where the original dwelling is demolished. The Plan Change became operative in 2018 and the potential for redevelopment due to the RIDA is apparent. Land values are increasing at significantly faster rates than capital values in RIDA and capital values have increased markedly in Richmond generally.”

The maps in Appendix 5 show that between 2014 and 2017 for RIDA there was little change in the LV to CV ratio. The new rules became operative in 2018 and the difference between the 2017 and 2021 maps was very noticeable with ratios increasing markedly in RIDA. As QV has commented, the very introduction of the RIDA rules in parts of Richmond has pushed land values up markedly, where the section has potential for redevelopment for multi-unit housing.

The 2021 HBA looked at LV to CV ratios where intensification had been consented by redevelopment in RIDA. Surprisingly it found that intensification developments were being built even where the land represents just over 50% of the value of the property. Only two of the nine redevelopment consents had a LV:CV ratio of 0.7 or more. Similar assessments of more recent consents for redevelopment in RIDA are provided in table 16 below. All have been implemented except 142 Queen St.

Location	Land Value prior to resource consent (\$)	Capital Value prior to resource consent (\$)	Land Value to Capital Value ratio (decimalised)	Date of valuation
132 Queen Street	620,000	660,000	0.93	2020
29 Elizabeth Street	630,000	1,170,000	0.53	2020
21 & 64 Gladstone Road	550,000 480,000	630,000 590,000	0.87 0.81 (0.84 overall)	2020 2020
15 Lowry Street	380,000	400,000	0.95	2020
142 Queen Street	650,000	840,000	0.77	2020
171 Queen Street (developer is community housing provider)	730,000	1,150,000	0.63	2020

Table 16: RIDA consents 2021-2023

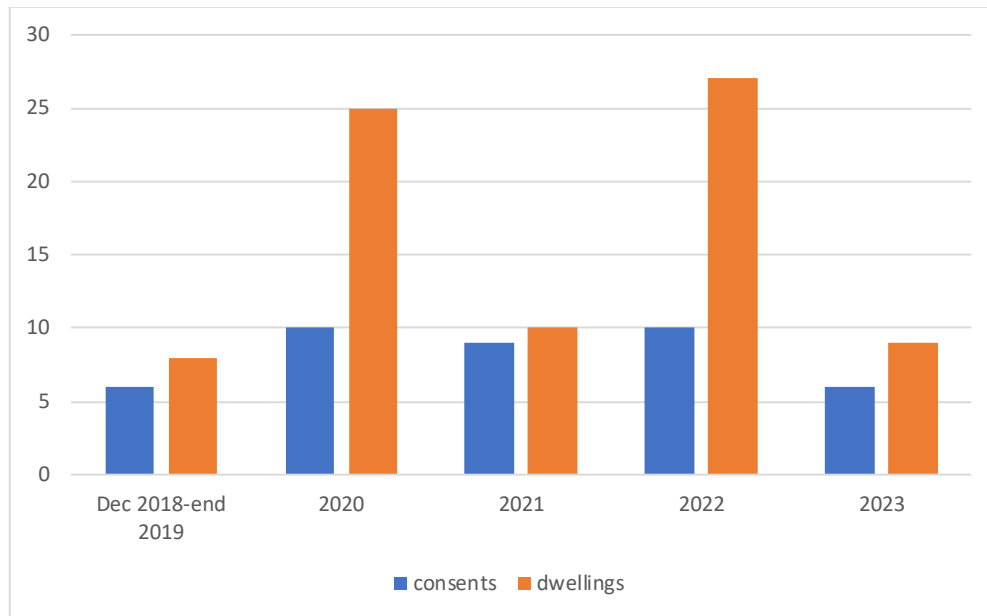
Of the six redevelopment consents in RIDA, four have a LV:CV ratio of 0.7 or higher. This is a greater proportion than for the developments 2018-2021 but too small a sample size to draw conclusions. However, it is the case that intensification by redevelopment is still occurring where the land represents less than 70% of the value of the property (0.7), with 53% as the minimum (0.53).

5.5.3 Type of intensification in RIDA 2018-2023

Intensification naturally started to occur within RIDA just before plan change 66 was operative in December 2018. However, RIDA has been monitored since December 2018 and there has been a net gain of 79 dwellings between December 2018 and December 2023. This shows the demand that exists for small medium density dwellings in Richmond. A map in Appendix 6 shows the location of the consents.

A mix of consents have been issued for both infill (where only one other dwelling is usually added) and redevelopment of the site (where the original house is removed and a number of medium density dwellings are built.) Figure 25 below shows both the number of resource consents granted for intensification in RIDA and the net increase in the number of dwellings yielded:

Figure 25: Number of resource consents granted for intensification in RIDA 2018-2023 and net dwelling yield



The average net dwelling yield from intensification in RIDA between 2018-2023 is 15.8 per annum. The yield for 2023 is lower than previous years, similar to 2019. This is likely to be due to the downturn in the economy and impact on the housing developer market. There are a further five current applications lodged in 2023, not yet determined, that would yield a net gain of 13 dwellings if consented.

Figure 26 below compares the intensification consents in RIDA, whether they were infill or redevelopment between 2018 and 2023.

Figure 26: Type of intensification in RIDA 2018-2023

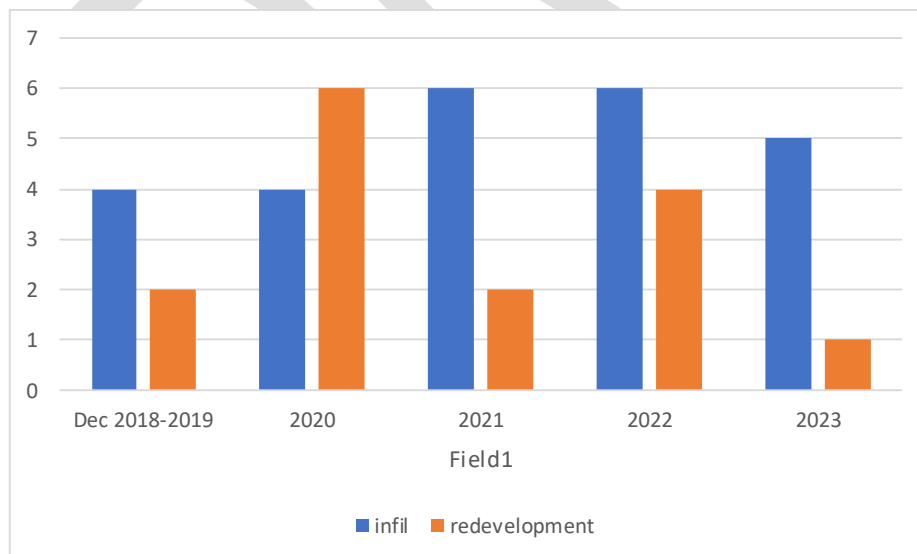


Figure 26 shows that infill accounts for a significant proportion of the intensification taking place in RIDA. 2020 and 2022 saw higher net gains in dwellings because there was more redevelopment of

sites. “Mum and Dad” developers are the vast majority of applicants, with over 70% of all 41 resource consents granted between 2018-2023 made by such applicants, where landowners are often seeking an additional dwelling on their land either for a child or an elderly relative. These usually take the form of infill developments for a second dwelling and are probably a symptom of an unaffordable housing market. Strong demand exists for second dwellings in Tasman according to recent discussions with a local developer. Other applicants in RIDA comprise real estate agents and private developers (both first time and more established), Kāinga Ora, Habitat for Humanity.

With the exception of developments by Kāinga Ora and Habitat for Humanity in RIDA, few of the intensive housing consents have delivered affordable housing.

5.5.4 Uptake of intensification in growth model

The 2022/23 review of Council’s growth model that has informed this HBA based the expected intensification capacity in Richmond on past take up. The net dwelling yield has been 15.8 per annum so far. The growth model has assumed a yield of between 12-19 dwellings per annum in Richmond’s intensification areas, which is likely to be conservative. The yields of the FDS intensification sites are based on the capacity methodology of the FDS, which was subject to much scrutiny during the hearings process. (See section 8 of the report - [Agenda of Submissions Hearing - Tuesday, 31 May 2022 \(infocouncil.biz\)](#) and [Supplementary information for FDS Subcommittee \(tasman.govt.nz\)](#)).

5.5.5 Greenfield Commercial Feasibility

Previous HBAs have used the NPS UDC development feasibility tool to test feasibility of greenfield sites. For this HBA a different methodology has been used. Reasons for not using the feasibility tool include:

- Difficulty in obtaining accurate cost data from developers due to its commercial sensitivity
- The feasibility tool does not reflect the banks’ practices for lending. Therefore, it is not likely to accurately reflect the feasibility at any given time
- During the growth model review, development engineers advice on a developer’s likelihood and timing of bringing sites forward, based on pre-application discussions (NPS UD Implementation clause 3.26 (3b))
- The adopted FDS sites, to be zoned, have largely been proposed by developers and landowners who intend to develop them. Commercial feasibility is again discussed with landowners and developers at the time of rezoning in relation to how the rules may affect their feasibility

According to *“Financiers and Developers: Interviews concerning their interests, relationships, and the residential development process,”* by Laurence Murphy, University of Auckland sponsored by National Science Challenge 2019, there is a strong relationship between the bank risk management practices and everyday developer practices. *“... much of the debate concerning new housing supply in New Zealand has centred on the external factors that have restricted supply. However, in contrast to this narrative, interviewees identified the inherent risks involved in residential development and the ways in which banks operationalise risk management strategies that shape everyday development practices.”* (page 8).

For one interviewee the conditional nature of the banks’ practices were effectively a test of the real feasibility of any development. He stated: *“They will certainly run the ruler over the initial*

feasibilities, but they get their protection through their conditions ... because they'll require eighty or ninety, or in some cases one hundred percent pre-sales before the money actually flows out. And so that's the ultimate test of the feasibility".

Identifying and securing pre-sales is a costly and time consuming exercise for developers. The pre-sales model also favours developers staging their development by superlot, something becoming more common in Tasman. A superlot that you can build 30 homes on is easier to fund as it can be developed in chunks. Chunks of 5, only need three pre-sales and get the funding to go ahead. This shows that developers can derive benefits from piecemeal or small-scale development practices, effectively banking land, releasing it slowly, keeping house prices high.

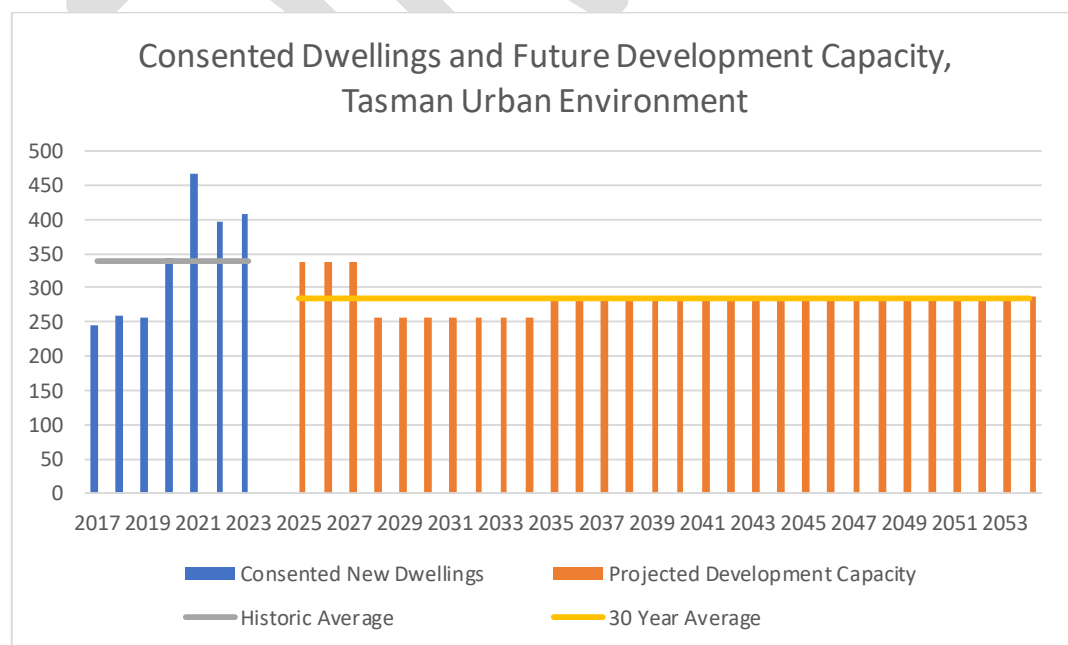
In accordance with implementation clause 3.26 (3) and (4) of the NPS UD, the following methodology has been used for commercial feasibility of greenfield housing -

- assess the number of dwellings that can reasonably be expected using building consents data on the number of sites and extent of allowed capacity that has been developed previously, for the short, medium and long term
- seek advice from the development sector about what factors affect the feasibility of development
- use information on developer's likely timescales and yields for individual sites and only these dwellings are used for the RER capacity

The use of building costs provided for building consent applications was considered but these are often underestimated as they can influence the fee payable.

Figure 27 and table 17 below shows the number of annual building consents 2016-2023 in the Tasman urban environment compared with the projected development capacity in the HBA (reasonably expected to be realised). The projected capacity is below the annual average of consented dwellings for the past four years and is therefore considered commercially feasible.

Figure 27: Annual building consents 2017-2023 and projected capacity in HBA for Tasman urban environment



	Consented Dwellings, Tasman urban environment 2016-2023 (annual average)	Development Capacity reasonably expected to be realised, 2024-2034 (annual average) in Tasman urban environment
Attached (Existing Urban)	64	62
Detached (Greenfield)	275	218
Total	339	280

Table 17 consented dwellings Tasman urban environment 2016-2023 and reasonably expected to be realised capacity 2024-2034

5.6 Residential Demand and Development Capacity – Rest of Tasman District

Appendix 7 sets out the requirements of the RMA in relation to sufficient capacity for Local Authorities such as Tasman, where part of the District falls within the urban environment and part outside. Under the RMA and NPS UD, while there is no obligation to provide sufficient development capacity in Tasman's rural areas, the HBA has assessed the housing and business land capacity.

Across the rest of the District:

- Moutere has enough capacity to meet demand in the short and medium term but insufficient capacity to meet demand in the long term. Development capacity from the large Rural 3 zone in this area is difficult to quantify but has been estimated based on previous rates of development
- The Golden Bay Ward overall has enough development capacity to meet demand. Capacity in Tākaka is slightly lower than demand in the short and medium terms, but a new wastewater treatment plant is planned to commence within 10 years
- The Lakes-Murchison Ward overall has enough development capacity to meet demand. Murchison may have a slight undersupply in the short term which will be addressed once infrastructure upgrades are completed in the medium term to enable development of the FDS sites in Hotham St and Fairfax St
- Development capacity in the Rural 1 and 2 zones in Moutere and Ward Remainder areas across Tasman (including Riwaka, Kaiteriteri and Marahau) is difficult to quantify but is assumed to be sufficient to meet demand. Capacity exists on vacant lots plus there is potential for second dwellings and subdivision. There are also several rural residential FDS sites in the Ward Remainder areas that will be rezoned, creating additional capacity

Location	Demand	Development Capacity	Demand	Cumulative Development Capacity
	Years 1-10 (2024-2034)		Years 11-30 (2034-2054)	
Moutere¹⁹	610	800	1290	1020 (830 + 190 surplus from Years 1-10)
	Moutere has enough capacity to meet demand in the short and medium term but is not projected to have enough in the long term. Most of the development capacity will be self-serviced. Development capacity from the large Rural 3 zones in this area is difficult to quantify as the rule framework is open to different densities but has been estimated based on previous rates of development.			
Golden Bay Ward (Tākaka, Collingwood, Pōhara/ Ligar/ Tata and Ward Remainder)	360	530	300	580 (410 + 170 surplus from Years 1-10)
	Golden Bay Ward overall has enough development capacity to meet demand for all time periods. In the short and medium term, capacity in Golden Bay towns is mostly from existing zoned and serviced vacant lots and from subdivisions already underway (Rototai Road Co-housing, Park Avenue and Richmond Road subdivisions). Development capacity in Tākaka is slightly lower than demand in the short and medium term due to waste water treatment plant constraints, but this can be met by extra capacity in the rest of Golden Bay. A new wastewater treatment plant is proposed to commence within 10 years. In the long term, sufficient development capacity will be provided in Golden Bay, from FDS sites in and around Tākaka and in Collingwood.			
Lakes-Murchison Ward (Murchison, St Arnaud, Tapawera and ward remainder)	180	260	120	270 (190 + 80 surplus from Years 1-10)
	<p>The Lakes-Murchison Ward overall has enough development capacity to meet demand across all time periods.</p> <p>Murchison may have a slight undersupply in the short term which will be addressed once infrastructure upgrades are completed to enable development of the FDS sites in Hotham St and Fairfax St.</p> <p>Most of the development capacity in St Arnaud and Tapawera is from land which is already zoned and serviced. Tapawera has a small amount of additional long term capacity from the Main Road and Rata Avenue FDS sites.</p>			
Rest of District (Ward remainder areas and small rural settlements such as Riwaka,	550	600	780	795

¹⁹ This area is defined by the Stats NZ SA2 Areas of Moutere Hills and Lower Moutere

Location	Demand	Development Capacity	Demand	Cumulative Development Capacity
	Years 1-10 (2024-2034)		Years 11-30 (2034-2054)	
Kaiteriteri, Marahau)				
Subtotal for Rest of District	1,700	2,190	2,490	2,665 (2,175 + 490 surplus from Years 1-10)

Table 18: Residential demand and development capacity, rest of Tasman District 2024-2054

5.7 Housing Type/Choice/Location

The residential demand section 4.0 of this report examined demand by location and type of dwelling (attached or detached) and for certain groups, including Māori, homeowners, low income households, renters, seasonal workers and older persons. Above sections of this report have explained the extent to which Council is able to meet demand for housing by location, with Motueka being the most problematic area.

There is insufficient capacity for detached dwellings in the Tasman urban environment for the medium term only and this is due to insufficient infrastructure in time.

Section 4.4 illustrated that currently there is an undersupply of attached dwellings in Tasman, when compared to demand. Section 5.2.2 illustrated that over the next 30 years there is also insufficient capacity for attached dwellings in the Tasman urban environment in the short, medium and long terms. The shortfall of attached dwellings is 735 such dwellings over the 30 years (295 in the first ten years). In respect of this shortfall, the forthcoming plan changes referred to on page 54 will strive to enable as many attached dwellings as is commercially feasible. The proposed rules will require a minimum percentage of the lots to have for example an average area of 360 sq m with a minimum of 270 sq m and a maximum of 450 sq m. The remaining lots will have a specified minimum area also.

5.7.1 Different household groups

5.7.1.1 Māori

The eight iwi of Te Taihū have collaborated on a number of initiatives recently including 'Te Kotahi o Te Taihū Charitable Trust' which has aspirations for housing for Māori. The Council will look for opportunities to support and align with these aspirations. A hui was held with Te Kotahi o Te Taihū in 2021 and feedback included that Māori Land as defined in the Te Ture Whenua Māori Act 1993 only relates to 17 limited sites across the Tasman District in Motueka and Golden Bay, many of which are on the coast.

Four iwi of Te Taihū have created 'Ka Uruora' which is providing tools to support and empower whānau on their journey to secure housing opportunities through financial independence. Council will look for opportunities to align with and support these initiatives for affordable healthy homes in our community (e.g. supporting the current papakāinga development at Te Āwhina Marae and renovations at Onetahua Marae).

An amendment is proposed to the existing rates remission policy, to meet the new legislative requirement to state how it supports the principles sets out in the preamble to Te Ture Whenua Māori Act 1993. Rates remission is proposed in the proposed LTP for developments on Marae, Māori freehold land or Māori customary land as defined in Te Ture Whenua Māori Act 1993 for not-for-profit social, cultural, ora (health) or educational centre developments or papakāinga.

Rates remission is also proposed for: Māori freehold land; Māori freehold land converted to general land by status order change pursuant to the Māori Affairs Amendment Act 1967; general land in collective Māori ownership; land transferred and held by a post settlement governance entity from the Crown as a result of a treaty settlement. The purpose of these remissions is to support Māori freehold land to be used in a manner that is determined by the landowners and to remove/reduce barriers that may stand in the way of achieving their aspirations for their whenua such as historic rates arrears. Consultation will occur on the rates remission policy in parallel with the LTP 2024-2034.

The draft development contributions policy 2024 proposes a remission for developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for not for profit social, culture, ora, or educational centre developments and papakāinga.

The demand section of the HBA shows that there are more Māori both on the public housing register and Nelson Tasman housing Trust's tenancy list than the proportion of Tasman's population identifying as Māori. The greatest concentration of Māori residents in Tasman is in Motueka. However, Council is constrained in its ability to provide housing land capacity here due to natural hazards and low lying land, as well as the land being highly productive. A high proportion of Tasman's Māori population also live in Richmond and as shown by the sections above this is an easier location for Council to provide housing capacity. In fact, Richmond provides for partial shortfalls in other towns including Motueka.

During engagement with ngā iwi on resource management matters, Council learnt that provision for papakāinga is too limited in Tasman's resource management plan. In the Residential Zone of the TRMP, papakāinga development is enabled as a controlled activity however the land concerned must be Māori customary land, Māori freehold land, or general land owned by Māori, as defined in Section 129 of Te Ture Whenua Māori Act 1993 and the land must be vested in a Trust. The issues and options paper prepared for the new resource management plan concluded that it needs to be more enabling of locations where papakāinga is allowed. This will be progressed once there is more certainty around the changes to RMA legislation the current coalition government is intending.

Ngā iwi of Te Taihū were involved in the preparation of the FDS 2022-2052. Council sought details of ngā iwi's housing proposals so that they could be assessed in the FDS as potential sites. A small number were adopted in the FDS. Consultation on future plan changes to rezone the FDS sites will again occur with ngā iwi (under s.3B of Schedule 1 of the RMA) and will check whether there are any new proposals by iwi in the relevant towns.

5.7.1.2 Low-income households

Low incomes and housing affordability is an issue across the District, but Motueka and Golden Bay have the highest proportion of households on relatively low incomes and a greater need for affordable housing options. As stated elsewhere, Council is constrained in its ability to provide significant housing capacity in Motueka. However, Council prioritised servicing of Motueka West for housing in its LTP 2021-2031 and this is now partially complete. Once this is complete it will enable 200 medium density leasehold dwellings proposed by Wakatū. It is hoped these will be more affordable since the occupants will lease the land (durations of 100-150 years), making the cost of dwellings cheaper.

In Golden Bay, further work is required but the Mohua affordable housing project has built five houses in Golden Bay since the last HBA, most for rent. They have resource consent for a further three dwellings.

During 2023, 32 homes have come on stream provided by Nelson Tasman Housing Trust, Kāinga Ora and Habitat for Humanity in Nelson and Richmond and more are in the pipeline. Council has assisted where it can with helping community housing providers (CHPs) with exemption from development contributions since 2021 for example. The LTP 2024-2034 is considering rates remission for Community Housing Providers. Council continues to work with CHPs in offering Council owned land to assist with projects and dedicated resource consent advice.

Kāinga Ora currently owns 179 homes in Tasman District which house 426 people. Most of these are situated in Motueka. Kāinga Ora announced in October 2023 that it hopes to deliver 270 homes in Nelson and 35 homes in Tasman by 2026. However, of the 35 homes destined for Tasman, 22 homes are already built and occupied. The reason for the lower numbers in Tasman is apparently due to the historic lack of Kāinga Ora owned sites in the District that can be redeveloped at higher densities, compared with Nelson.

A business survey in August 2023 by the Nelson Regional Development Agency found that 25% (86 in no.) of businesses identified that improved employment, housing and social conditions are likely to have the biggest impact on their business in the coming year.

Council held another workshop on affordable housing in August 2022, forming part of the LTP 2024-2034 workstream. Council already undertakes much work related to trying to improve housing affordability including:

- Advocating to Central Government to enable Councils to require inclusionary zoning as part of the RMA reform package
- Providing guides on tiny homes and building intensification
- Providing a discount for small dwellings from development contributions
- Growth and capacity monitoring and planning required under the NPD-UD
- Investigating a place based partnership with Ministry of Housing and Urban Development
- Investigating an urban development entity to encourage intensification

The workshop considered a range of other financial and regulatory mechanisms to improve housing affordability. Workstreams proposed as a result of the workshop include:

- Plan Change to update rules for seasonal worker accommodation, to make the definition more fit for purpose

- Continue to assist Community Housing Providers by making land available for future development, including potential infill on Council's community housing sites
- Continue to advocate to Central Government to discourage developer covenants on subdivisions
- Consider creating a subdivision navigator role within Council.

While the FDS 2022-2052 seeks intensification to provide for nearly half of its capacity across the region, intensive dwellings so far (where market housing), are not affordable homes. They are often more expensive than less dense developments. For example:

- Corner of Oxford and Queen Street – three bedroom townhouses \$1.29M (2022)
- 2/11 Florence Street – two bedroom townhouse \$780K (2021)
- 15B Lowry Street offers over \$799K (2023)

5.7.1.3 Renters

The Housing Preferences Survey 2021 showed that the most important factor in choosing where to live, is the location. The location was ranked as most important by 46% of rental respondents – twice as high as the next most important factors, house type (23%) and dwelling features (21%). This underlines the importance of Council providing zoned serviced residential land in all locations of the District and highlights the problem with e.g. Richmond providing for some of Motueka's capacity due to constraints there.

Council has considered measures to assist the rental market, mainly by assessing the impact of holiday homes on the permanent rental supply. Concepts include attaching covenants in consent notices that properties are not to be used for holiday homes or use of a targeted rate for holiday homeowners. However, monitoring and compliance issues have prevented such measures from being implemented.

The new Government proposes to change the bright-line property rule (which currently is 10 years for existing properties, 5 years for new properties), where if you sell a property you have owned for less than 5-10 years, you may have to pay income tax on any gain in the sale. The rule does not apply to properties acquired before 2015. The new Government proposes to reduce this period of ten years to two years (whether the house is old or new) and to restore interest deductibility for rental properties. This may lead to more house purchases by investors in due course, (depending on changes in interest rates), which although potentially jeopardising first time buyers, may increase the rental supply.

5.7.1.4 Older people

TDC's research in 2018 on housing issues for older people, found increasing demand for smaller houses (consistent with the Housing Preferences Survey 2021) and demand for affordable rental properties. It also found a general preference to 'age in place' in the same community, with some level of independence rather than in residential care. This is consistent with previous consultations on Plan Changes and the FDS.

Plan Changes proposed for 2024, implementing FDS sites will enable smaller home opportunities in all the Tasman urban environment. Council knows that a significant proportion of older people do not wish to live in retirement villages and is therefore proposing to enable smaller homes in its major towns.

For those older residents who do wish to live in a retirement village, there are currently 291 more units in development²⁰.

5.7.1.5 Visitors

In terms of housing type, demand for holiday homes is not significant within the urban environment but it is highly significant for parts of rural Tasman. According to 2018 census data, 62% of Pōhara, Ligar Bay, Tata Beach dwellings are unoccupied; 52% of dwellings in Marahau are unoccupied; 68% of dwellings in Kaiteriteri are unoccupied; and 76% of dwellings in St Arnaud are unoccupied. Tasman's growth model demand calculation includes holiday house demand, hence some capacity is provided for visitors.

There are also a number of campsites and caravan parks in the region. As evidenced in the survey by Nelson Tasman Housing Trust 2023, several campsites do either not allow permanent stayers, or limit the length of stay to 50 days over Summer at least. This is to prevent permanents and seasonal workers from monopolising the visitor accommodation. This in turn obviously has negative connotations for such household types.

Rental listings on Air bnb have been monitored for Tasman since 2018. Table 19 below shows that in late Summer around 1,000 active rentals is typical for Tasman and in Spring (September) 700-800 are typical:

	March 2018	Sept 2018	March 2019	Sept 2020	April 2021	Sept 2021	March 2022	Sept 2022	March 2023	Sept 2023
Entire Home	525	400	946	615	813	617	840	618	895	713
Private Room	311	209	314	132	209	140	170	123	162	90
Shared room	11	8	10	5	2	3	4	3	7	5
TOTAL ACTIVE RENTALS	847	617	1270	752	1024	760	1014	744	1064	822

Table 19: Air bnb listings Tasman 2018-2023

There are a number of other holiday home websites in existence for Tasman, that are not monitored, therefore this only represents a proportion of the holiday accommodation available. On Airbnb alone this is a significant number of dwellings that are available for visitors to Tasman. Conversely these properties are not available for long term rental for at least part of the year.

Section 3.6 of this HBA explains how Councils' growth model projects and seeks to provide for holiday home demand.

5.7.1.6 Seasonal worker accommodation

Central Government changed the rules in 2019 for Tasman, over the type of accommodation RSE employers can offer workers. RSE employers cannot rent a residential house they have not

²⁰ Presentation to Tasman Positive Ageing Forum, 5 September 2023

previously used as accommodation for RSE workers. The fact Council's survey shows so many respondents rent properties suggests either the house was included in an Agreement to Recruit (ATR) for the RSE worker approved before 26 September 2019, or the properties are used to house employees outside of the RSE scheme. Innovative methods used by growers to provide accommodation for seasonal workers include renting a block on another grower's site nearby, or use of motor camps and motels. However, the Labour Inspectorate checks accommodation for RSE workers to ensure it meets Immigration NZ's standards and the Government's healthy home standards. This can lead to sunset dates being imposed for use of certain accommodation that do not meet these standards e.g. some campsites.

Central Government's 2019 rules also mean that RSE employers must provide purpose-built accommodation as soon as they can, on the site of the employers, but they are still able to buy dwellings and convert them.

There have been a number of resource consents either granted or applied for/still being processed, since the last HBA, for worker accommodation including:

- Mariri - Wairepo Holdings Ltd relocation of a house needed for horticulture, coolstore and packhouse workers (RSE and NZ resident workers) - apples and peonies. The company had investigated the purchase of other rural properties close to their current orchard operations. However, a feasible off-site option that is also likely to meet with Council consenting requirements had not been secured for that purpose
- Wildman Road Motueka – Moutere Holdings Ltd for workers accommodation camp for 17 people, (RSE workers) involving relocatable dwellings – Orchard
- Main Road, Moutere – Moutere Holdings Ltd for workers accommodation (RSE workers) for up to 25 people using relocatable units - Orchard
- Dehra Doon Road, Riwaka – Heywood Orchards Ltd for three seasonal worker units
- Wangapeka Plan Road, Tapawera – Centurion Ltd for workers accommodation – hops
- Tutaki Road South (Mount Ella Station), Murchison – Freestyle South Ltd for four accommodation units – hops, to be NZ's largest hops garden
- Aniseed Valley Road, Hope – WPM Holdings Ltd for RSE replacement worker accommodation for up to 20 persons, previously lost due to a fire - orchard
- Lower Queen Street, Richmond; Redwood Rd Appleby; and Waimea West – Wai-West for workers accommodation, including for RSE workers, for up to 160 workers at three sites – apples, berryfruit and kiwi fruit
- Umukuri road, Riwaka – Brooklands Riwaka Ltd subdivision and land use consent for six dwellings for workers accommodation – horticulture
- Main Road, Riwaka – NZSF Rural Land Ltd for six accommodation blocks for workers accommodation (including RSE workers) for up to 300 people – horticulture
- Wairoa Gorge Road, Brightwater – MacKenzie for land use consent for a two room workers' accommodation unit

All the above proposals have been granted resource consent, except for the current applications by NZSF (lodged Sept 2023) and MacKenzie (lodged December 2023). While there may be individual issues with applications, the Council is enabling accommodation for seasonal workers.

None of the above applicants responded to the Council's survey in 2020 on accommodation needs. This shows the level of demand for accommodation in Tasman, in that these proposals are in addition to the anticipated demand by the growers that did take part in the survey. However, most

of the growers above are employing RSE workers and therefore are obliged to provide purpose-built accommodation on their land. In 2019, Wakatū Incorporation purchased Fernwood holiday park in Motueka (Quayle Street) for use as horticultural seasonal worker accommodation, (primarily for RSE workers), for up to 125 persons. In 2020 resource consent was granted to allow additional buildings to be relocated onto the site. Wakatū made this purchase because providing purpose-built worker accommodation is expensive and apparently difficult to obtain resource consent for. This shows the pressures seasonal workers' accommodation is placing on tourist facilities as well as rental stock.

Council is aware of the outdated nature of its rules on seasonal worker accommodation in the TRMP. The existing definition of workers' accommodation assumes a certain model of now outdated accommodation with the cooking facilities and bathrooms having to be separate from sleeping accommodation. This model excludes purpose-built facilities, where cooking and ablution facilities are provided in the same building as the bedrooms, which is sought after. The current definition also assumes facilities are provided on the site of the growing operation, whereas the trend now is for accommodation to be provided off-site which more than one grower can use. The existing definition means many resource consent applications currently fall to be considered as Restricted Discretionary applications. Officers are proposing a plan change with a less prescriptive, more enabling definition of seasonal worker accommodation, but also a policy that avoids subdivision of buildings that were previously established as workers accommodation. Provision of accommodation off site will also be enabled.

Another issue for seasonal worker accommodation is related to the new National Policy Statement on Highly Productive Land which now means that worker accommodation is potentially an inappropriate use where it is not supportive of the activities on the land. So, for accommodation off-site this could be an obstacle.

5.8 How Planning and Infrastructure Decisions impact the Competitiveness and Affordability of the Local Housing Market

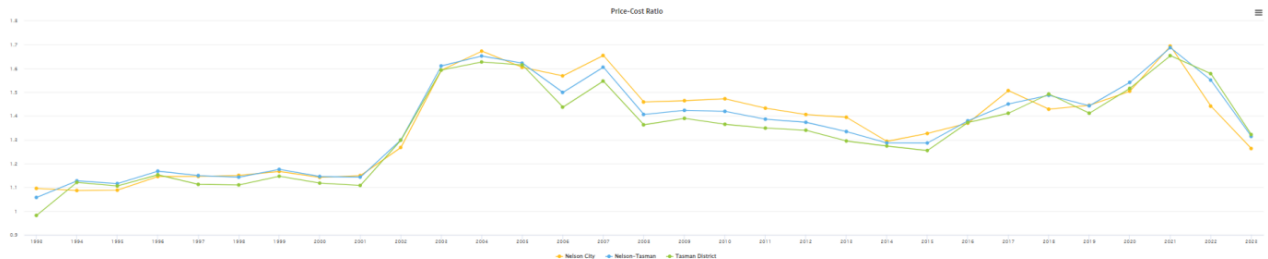
In TDC, land is proposed for zoning for housing when there is certainty over the infrastructure solution, in discussion with developers. Longer term potential capacity is identified in the FDS 2022-2052. The shortfall of capacity in the medium term in the urban environment may have an impact on affordability of housing by restricting new capacity. However, its impact is likely to be small as the shortfall of new homes (365 in total) is small, at 4% of the overall 30 year capacity. The shortfall of capacity in the medium term is largely due to insufficient infrastructure in time. Housing affordability is an issue across the whole Tasman District, but worse in Golden Bay and Motueka. Motueka is constrained for further zoning due to natural hazard constraints, low lying land and highly productive land.

5.9 Housing price/Cost Ratio Indicator

This is the gap between house prices and construction costs in the Nelson Tasman urban environment for standalone dwellings i.e., the cost of the land. The indicator assumes that if the cost of land is significant and/or increasing, relative to building costs, there is a shortage of sections relative to demand. The price-cost ratio is 1.5 when the cost of a section (land) comprises one-third of the house price. Therefore, the 1.5 price-cost ratio is used as a benchmark for assessment as it signals that the supply of land is relatively responsive to demand. If sufficient development opportunities exist, the ratio should be below 1.5 most of the time. Figure 28 below shows that the

price-cost ratio for Nelson-Tasman peaked most recently in 2021 at 1.69 before dropping. The latest ratio of 1.31 indicates that the Nelson Tasman urban environment supply of land is relatively responsive to demand.

Figure 28: Housing price/Cost Ratio (MHUD)



5.10 Impacts of other housing markets

The latest Stats NZ population estimates (October 2023) demonstrate that some of the tier 1 Authorities are still losing population in the year ended June 2023 due to net internal migration:

- Auckland net loss of 11,200 people
- Christchurch City net loss of 940 people
- Wellington City net loss of 1500 people

Infometrics reported in November 2023 that during 2021/22, 24% of the internal migration flows from Auckland went to the South Island. These losses have been occurring since 2020 during the covid pandemic and while they have reduced over time, it perhaps helps explain why over 80% of Tasman's population increase of 730 people during 2022-23 is from net internal migration. The population projections procured from Dot Consulting for this LTP reflected the "exceptionally high net migration for Tasman" by adjusting the baseline migration assumptions for the early part of the 30 year period.

Tasman has experienced a trend of net internal migration gains for many years and the FDS 2022-2052 considered both a high and medium growth scenario, for both Tasman and Nelson, in order to plan for higher than expected population gains. 30 years' capacity for housing and business land has therefore been found for both growth scenarios.

5.11 Planning decisions and the likely current and future effects of climate change

Policy 1 of the NPS UD seeks planning decisions that contribute to well-functioning urban environments. Such environments should be resilient to the likely current and future effects of climate change and support reductions in greenhouse gas (GHG) emissions. This section of the HBA explains how future growth areas in Tasman will meet these requirements.

5.11.1 Future Development Strategy 2022-2052

The FDS has ensured that future housing and business development locations will be resilient to the likely current and future effects of climate change as well as supporting reductions in GHG emissions. Addressing climate change impacts informed many of the core components of the FDS

including the overall strategy, the multi criteria assessment of different potential sites, as well as the FDS' objectives. Climate change advice from the Ministry for Environment estimates that sea levels in Tasman could rise in the order of 2m by 2130 (based on Shared Socio-economic Pathway 8.5 climate change scenario and vertical land movement).

Constraints mapping for the FDS which informed the site assessments included:

- Coastal Inundation (Scenario: 2m Sea Level Rise and 1% Annual Exceedance Probability (AEP) Storm-tide)
- Inundation also affecting rivers
- Coastal erosion
- Ground conditions – fault hazard, liquefaction risk and land instability

For Tasman, no sites were included in the FDS that are subject to sea level rise. They were discounted due to the larger size of the District and availability of choice of other sites not subject to such constraints.

In terms of supporting reductions in GHG emissions for future development, weighting of the public and active accessibility assessment criterion for potential development sites, acknowledged the importance of accessibility in contributing to reducing GHG emissions. The core part of the FDS (growth focused mainly along SH6) prioritises intensification as much as it can close to existing and proposed public and active transport, while being realistic about how much housing the local market can deliver.

GHG modelling was undertaken for the FDS by officers at TDC of future household transport emissions, in the absence of direction from Central Government. The model illustrates the different development patterns, VKTs travelled, future transport changes and resultant impact on transport related GHG emissions of different locations. The FDS can reduce household transport emissions by 94% of current emissions by 2050. While this is not the 100% reduction needed, no other spatial scenario reached that target, even intensification only assuming an unrealistic uptake rate of 45%.

The FDS provides for a high growth scenario in both Nelson City and Tasman District. Currently it is only Tasman that is experiencing high population growth, and this could slow down. The annual FDS implementation plans will consider population growth trends, housing demand and uptake of intensification. The implementation plan can then propose the proportion of intensification and greenfield areas that are enabled by rezoning and rule changes in Plan Changes across the regions. The Plan Changes will need to address how to minimise GHG emissions.

In May 2022 the Government's first Emissions Reduction Plan was launched. Action 7.4 is to assess the extent to which existing urban development and infrastructure policy programmes (e.g. NPS UD) are aligned with emissions-reduction goals. This acknowledges the tension that exists currently in Government policy between reducing emissions but providing housing. Chapter 10 of the Emissions Reduction Plan considers transport. Action 10.1.2 is to set sub-national VKT reduction targets for tier 1 and 2 urban environments by the end of 2022. However, in March 2023, the Government advised tier 2 urban environments (such as Nelson and Tasman) that preparation of vehicle kilometres travelled (VKT) reduction plans, to reduce total VKTs by cars and other light vehicles was a priority for tier 1 urban environments. For tier 2 urban environments, the focus was to be more on slowing the growth in vehicle traffic.

The FDS 2022 focussed on slowing the growth in vehicle traffic by predominantly consolidating housing growth in a corridor from Atawhai to Wakefield, where public transport, and walking and cycling, can be most efficient and effective.

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5.11.2 Current urban environment and resilience

Following cyclone Gabrielle in 2023 the Government acknowledged that national direction is required through existing RMA tools to ensure that new development is not located in areas where they may be vulnerable to natural hazards, either now or in the future. This is an interim step, acknowledging that existing RMA plans will still be in action for another 10 – 15 years while regions transition to the new legislation under the RMA reform. The Climate Adaptation Act is awaited.

In 2020, Council prepared a Coastal Risk Assessment, to understand Tasman Bay and Golden Bay's vulnerability to coastal storm inundation and sea level rise considering different sea level rise scenarios. The assessment identifies assets, property, infrastructure and facilities (known as 'elements at risk') that may be vulnerable, using readily available datasets. From this work, Council estimated 8,400 people are located in low-lying coastal areas that are vulnerable to coastal storm inundation and sea level rise. Approximately 5,000 of those people are located in the Motueka – Riwaka coastal area, followed by 1,000 people in the Māpua – Ruby Bay coastal area. Motueka is Tasman's largest town that will be affected by coastal storm inundation and sea level rise. The cost to repair damage, or to replace or relocate over the longer term will be significant. Infrastructure in low lying areas, such as pipes, pump stations, treatment plants, roads and footpaths could be vulnerable to coastal erosion and inundation.

A Nelson Tasman Regional Climate Change Risk Assessment tool is currently being prepared which will consider climate-related risks to our area and will be used to inform Council functions including risks to our infrastructure. Council will need to build more resilient infrastructure services that can cope during times of major disruption or that can be restored quickly. Planned improvements include the provision of backup power generators and additional storage capacity, water reservoir construction, and relocation of the Motueka wastewater treatment plant. Consideration will need to be made in the longer term for the future relocation and capacity upgrade of the Tākaka wastewater treatment plant. These improvements will be the start of a wider programme of work that will be necessary in order to improve resilience to an adequate level.

As part of the LTP 2024-2034, a proposal exists to develop 'community adaptation plans' with the communities. The work done to date regarding coastal management (coastal hazards and sea level rise) needs to be widened to include all hazards, as well as the range of potential options (e.g. avoid, protect, retreat, accommodate). The intention would be to start with a pilot in one community, and then roll the framework out systematically across the district.

6. Business Land Demand and Capacity

The two Councils jointly commissioned an assessment of business land demand for each city/district as well as the Nelson Tasman urban environment in 2021.²¹ This model has been updated in 2023 using the DOT medium population projections. Business land capacity has been estimated using Council's Growth Model.

There is sufficient business land for the Tasman urban environment and for the total rest of the district for the 30-year period. Compared with projected demand, there is significantly more business land capacity than needed. This allows for the Tasman urban environment to meet Nelson's business land requirements²², and/or provide capacity if actual business land demand is higher than forecast.

6.1 Introduction

The NPS UD requires business land capacity to be suitable for each business sector and this must include suitability in terms of location and site size.

The amount of development land capacity reasonably expected to be realised across the District, for both residential and business development, is based on the following information and assumptions in Council's growth model:

- an initial assessment of developability of large areas of the District, taking into account factors such as hazard risk, productive land value, ability to service, and settlement form
- geo-spatial data on developable land area, including terrain, topography, wetlands and waterbodies, overland flow paths, and existing buildings
- excluding land available for development that is required for other uses, such as stormwater infrastructure, roads, community facilities or open space
- consideration of adopted future sites in the FDS 2022-2052
- current and future zoning and density, including typical lot size
- recent building consents, subdivision consents and applications
- development engineers' and consents staff's knowledge of timing of forthcoming development proposals together with landowner and developer interest
- the location and timing of proposed infrastructure capital works in the LTP 2024-2034, including the Infrastructure Strategy.

Section 6.4 shows the plan-enabled, infrastructure-ready, and suitable business land development capacity for Tasman's urban environment, for the short, medium and long term as required under clauses 3.25 (1) (c) and 3.29 (1) of NPS UD and compares this capacity to the demand for new business land, and the demand including the competitiveness margin. The NPS-UD requires Council to provide an additional margin of feasible development capacity in the urban environment which is 20% above the projected demand for the next ten years, and 15% above the demand projected for the next 11 to 30 years.

²¹ Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

²² Refer to Joint Nelson Tasman Housing and Business Assessment 2024

6.2 Demand for Business Land

6.2.1 Demand methodology

The Sense Partners model (2023 update, DOT medium population projections applied) projects demand for business land in hectares for retail, commercial, and industrial land use types, for Nelson City and Tasman District. Council's growth model measures business demand and capacity in hectares for retail/commercial and industrial land use types. Business land demand for the Tasman urban environment and other towns was calculated from these projections for Tasman District, by allocating future demand based on each town's proportion of jobs by industry.

The NPS UD requires councils to identify business sectors in any way it chooses but as a minimum distinguish between commercial, retail or industrial. Unfortunately, these business types do not match Tasman's zoning in the TRMP. In the TRMP there are central business, commercial, light industrial, heavy industrial, rural industrial and mixed business zones. Separate retail zones do not exist. Retail could locate in CBD zoned locations in Richmond and Motueka, commercial zones or mixed business zones (Richmond and Motueka only). The mixed business zone provides for business and commercial activities and acts as a buffer between the residential and light industrial zone. It also provides for a range of large format retail activities which are car borne, often involving bulky goods and which are not provided for in the central business zone, such as trade activities and outdoor display and sales areas. Therefore, business demand and capacity for retail and commercial is combined in the assessment below and includes the mixed business zone capacity.

Using the medium growth population projections, according to the Sense Partners 2023 model, table 20 shows the demand for industrial and retail/commercial business land in the Tasman urban environment.

	Industrial		Retail/commercial	
	2024 - 2034 (10 years)	2034 - 2054 (20 years)	2024-2034 (10 years)	2034-2054 (20 years)
Business land demand in hectares				
Richmond	2.82	4.27	1.78	2.12
Brightwater	0.60	0.91	0.03	0.03
Wakefield	0.14	0.21	0.05	0.06
Māpua/Ruby Bay	0.08	0.12	0.15	0.18
Motueka	1.72	2.61	0.84	1.00
Subtotal of urban environment	5.36	8.12	2.85	3.39

Table 20: Business land demand in hectares and by type, Tasman urban environment

The business land demand forecasts in this HBA are significantly different from the last HBA and are generally lower for Tasman (although industrial land forecasts for Nelson are significantly higher). The last HBA used forecasts from Property Economics 2016 forecasting model, updated with 2021 population projections. This HBA is using Sense Partners 2023 model, updated with 2023 population projections. The models use different assumptions and methodology which result in different forecasts.

Given the uncertainty in assessing business land demand and capacity in towns, it is important for Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers. In addition, the surplus of business land in the Tasman urban environment is providing capacity for Nelson's shortfall of commercial and retail and

industrial land in the medium and long terms– as explained in the joint Nelson Tasman urban environment HBA.

6.2.2 Alternative projections

Based on building consents for 2016-2022, business land in the Tasman urban environment has typically developed at an average rate of 0.5ha a year of retail/commercial land and 2.1ha a year for industrial land. If these rates continue, the Tasman urban environment would require 15ha of retail/commercial land and 60ha of industrial land over the next 30 years.

6.3 Competitiveness Margin for business land

As with residential land, the NPS UD requires a competitiveness margin to be applied to the urban environment for business land, which is 20% above the projected demand for the next ten years, and 15% above the demand projected for the next eleven to thirty years.

	Industrial		Retail/commercial	
	2024 - 2034 (10 years)	2034 - 2054 (20 years)	2024-2034 (10 years)	2034-2054 (20 years)
Demand for Business Land	5.36	8.12	2.85	3.39
Competitiveness Margin	1.07	1.22	0.57	0.51
Demand including Margin	6.43	9.34	3.42	3.90

Table 21: Business land demand plus competitiveness margin, in hectares, by type, Tasman urban environment

6.4 Business Land Capacity

6.4.1 Plan enabled, infrastructure ready and suitable development capacity

Table 22 shows business land demand for the Tasman urban environment and the plan-enabled, infrastructure-ready and suitable development capacity. The NPS UD requires business land capacity to be suitable for each business sector and this must include suitability in terms of location and site size.

	Industrial	Retail/commercial
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			(incl mixed business)	
	2024 - 2034 (10 years)	2034 - 2054 (20 years)	2024-2034 (10 years)	2034-2054 (20 years)
Demand including Competitiveness Margin	6.43	9.34	3.42	3.90
Plan-Enabled Capacity	29.67	28.33	50.03	26.77
Plan-Enabled and Infrastructure-ready Capacity	29.67	28.33	50.03	26.77
Total Development Capacity (Plan-Enabled, Infrastructure-ready, and Suitable)	29.67	28.33	44.33	32.47
Difference between Development Capacity and Demand Including Margin	+23.24	+18.99	+40.91	+28.57

Table 22: Business land demand and capacity in hectares, by type, Tasman urban environment

Table 22 shows that:

- for the 30-year period, there is sufficient industrial business land in the Tasman urban environment
- for the 30-year period, there is sufficient retail/commercial business land in the Tasman urban environment

If actual demand is higher than projected and is more similar to past trends, the Tasman urban environment would require 15ha of retail/commercial land (instead of 7.33ha) and 60ha of industrial land (instead of 15.77ha). There is sufficient capacity to meet this demand.

6.4.2 Business land capacity by town in the urban environment

In terms of individual towns in the Tasman urban environment, there is a greater degree of uncertainty when estimating business land demand for smaller geographies, than for the urban environment as a whole. However, as table 23 shows below, estimates indicate small deficits in industrial land in Brightwater and Wakefield in the medium term, until rezoning and infrastructure projects can enable significant new capacity in the long term. The medium term deficit can be offset by a surplus of industrial land in Richmond, which is in close proximity. There is also potentially a deficit in industrial land in Māpua in the long term, which can be offset by surplus industrial land in both Richmond and Motueka.

	Industrial	Retail/commercial
--	------------	-------------------

	2024 - 2034 (10 years)		2034-2054 (20 years)		2024-2034 (10 years)		2034-2054 (20 years)	
	Demand (incl margin)	Capacity	Demand (incl margin)	Additional Capacity	Demand (incl margin)	Capacity	Demand (incl margin)	Additional Capacity
Richmond	3.38	25.10	4.91	0	2.14	40.07	2.44	21.80
Brightwater	0.72	0.11	1.05	4.00	0.04	0.20	0.03	0
Wakefield	0.17	0	0.24	11.00	0.06	0.52	0.07	0
Māpua/Ruby Bay	0.10	0.17	0.14	0	0.18	0.60	0.21	0
Motueka	2.06	4.29	3.00	13.33	1.01	2.94	1.15	10.67
Subtotal of urban environment	6.43	29.67	9.34	28.33	3.42	44.33	3.90	32.47

Table 23: Business land demand and suitable capacity, in hectares and by type, towns in urban environment (red indicates a deficit where a surplus from earlier period cannot be carried over)

Given the greater uncertainty in assessing business land demand and capacity in small towns, it is important for Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers. In addition, the surplus of business land in the Tasman urban environment is providing capacity for Nelson's shortfall of commercial and retail and industrial land in the medium and long terms— as explained in the joint Nelson Tasman urban environment HBA.

6.5 Business Land Demand and Capacity for Rest of District

The following table compares business land demand and capacity for the small rural towns outside of the urban environment. Demand has been estimated based on current employment numbers by industry but there is a high degree of uncertainty in these forecasts. However, the assessment indicates there is sufficient business land in Golden Bay as a whole (Tākaka, Pōhara, Collingwood) and Lakes-Murchison as a whole (Tapawera, Murchison and St Arnaud).

While there is likely to be some business land development in rural areas outside of these towns, the amount and location is difficult to predict or quantify. The surplus of business land capacity in rural towns and in the urban environment may also provide for the estimated business land demand for the rural remainder of the district (land outside towns).

Given the greater uncertainty in assessing business land demand and capacity in smaller towns and rural areas, it is important for Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers.

	Industrial		Retail/commercial	
	2024 - 2034 (10 years)	2034 - 2054 (20 years)	2024-2034 (10 years)	2034-2054 (20 years)
Business demand in hectares				
Golden Bay towns (Tākaka, Collingwood, Pōhara)	0.46	0.70	0.42	0.50
Lakes-Murchison towns (Murchison, Tapawera, St Arnaud)	0.09	0.14	0.04	0.05
Rest of District (Moutere, Rural remainder and small rural settlements such as Riwaka, Kaiteriteri, Marahau)	3.42	5.18	0.66	0.78
Subtotal for Rest of District	3.97	6.02	1.12	1.33
Business capacity in hectares				
Golden Bay towns (Tākaka, Collingwood, Pōhara)	14.10	7.50	2.22	1.00
Lakes-Murchison towns (Murchison, Tapawera, St Arnaud)	2.92	0	1.76	0
Rest of District (Moutere, Rural remainder and small rural settlements such as Riwaka, Kaiteriteri, Marahau)	Difficult to quantify			
Subtotal for Rest of District	Difficult to quantify			

Table 24: Business land demand and capacity, in hectares and by type, Rest of District

The amount of business land development capacity in the rest of the District is difficult to quantify as it is a large area which is mostly zoned Rural 1 and 2 with some zoned rural industrial (unserved). In these zones, home occupations are a permitted activity, and industrial and commercial activities are controlled or restricted discretionary activities which are likely to get consent (subject to conditions being imposed).

6.6 Any Insufficient Business Capacity

There is sufficient business land across the 30-year period for the urban environment as a whole, and for the rest of the District overall.

6.7 Suitability of Business Land Capacity (location and site size as a minimum)

In October 2020, Council undertook a survey of 500 businesses in the region. The aim of the survey was to understand whether zoned business land (and future business areas) is of the right type in the right location, ensuring that all businesses are provided for. A summary of the responses is provided below.

Survey of Tasman Businesses 2020

- 195 businesses responded (40%)
- 70% of the 195 businesses employ 10 or less people
- Amount of floorspace occupied is also small on average – of the 121 businesses that answered this question, 65% occupy 1,000 sq m or less
- 36% of businesses stated that their current site and/or buildings meets their current space requirements
- 19% of businesses stated there was not enough space
- In terms of quality of current premises, 88% of respondents to this question rated the quality of their buildings as average to excellent
- 26 (13%) businesses require more floorspace and 18 (9%) businesses require more land
- Of those 13% businesses that require more *floorspace*:
 - 15 respondents require less than 500 sq m
 - 5 respondents require between 500-1,000 sq m (Brightwater, Spring Grove, Richmond, Motueka)
 - 4 respondents require between 2-3,000 sq m (Richmond, Riuwaka, Motueka)
 - 2 respondents require more than 5,000 sq m (Motueka, Marahau)
 - Of those wanting more than 500 sq m in floorspace, there are retail and commercial businesses, a construction contractor, a manufacturer and 4 engineering workshops
 - In terms of the larger floorspace requirements (more than 3,000 sq m) these comprise a horticulture company, a manufacturer and a holiday park.
- Of those 9% businesses that require more *land*:
 - 7 respondents require 500 sq m or less
 - 4 respondents require between 1-5,000 sq m (Richmond, Brightwater)
 - 3 respondents require between 5-10,000 sq m (0.5-1ha) (Motueka)
 - 3 respondents require between 10-20,000 sq m (1-2 ha) (Richmond, Motueka)
 - 1 respondent requires more than 2ha (2.5ha) (Golden Bay)
 - Of those wanting more than 1,000 sq m of land, there is a haulage company, two manufacturers, two engineering companies and a recycling business
 - Of those wanting more than 10,000 sq m (1ha) of land there are two construction contractors, a manufacturer, a commercial business and an engineering company.
- 83% of businesses (122 respondents answered this question) are not planning to relocate in the short term, with just 9% of businesses planning to relocate in the next 5 years
- Of the businesses considering relocation, most need industrial units or manufacturing/ workshops and warehouses. Converted offices, depot and civil construction and aggregate outlet are also required. Most are required in Richmond
- Reasons for relocation are traffic congestion for Richmond, more space required and high industrial lease costs (Richmond)
- 16% of companies plan to introduce working from home practices and 16% plan to use automation/mechanisation
- The survey responses clearly showed that suitable location, proximity to customers/clients, quality of premises, quality of life, road network access and cost of premises or land are most important to the businesses when selecting premises to locate their business
- Dissatisfaction with the road network was a recurring theme in the survey responses, particularly around Richmond, Lower Queen Street junction with SH6, at peak times

While the survey responses only provide an indication of some demand in the District, as only 3% of all Tasman businesses took part (195 companies of the 7,000 registered in 2020), the geographical location of the businesses was widespread around the District. The range of business types was also varied with most industries represented, except public services, fishing, scientific services and admin and support services.

Total business units in Tasman District measured 7,686 in February 2023, up 9.8% from a year earlier. Growth was greater than in New Zealand (1.7%).

The Nelson-Tasman Regional Economic Briefing – 2022 data update (Feb 2023) concluded that:

- Nelson Tasman's three main urban areas of Nelson, Richmond and Motueka are the region's key employment hubs. These main urban areas had 79% of the region's employment in 2022.
- Jobs growth over the past decade has been particularly rapid in Richmond (4.5% p.a.) and Motueka (3.1% p.a.) while employment rose more slowly in Nelson City (0.5% p.a.)
- Manufacturing is the biggest contributor to employment in Nelson-Tasman, within which three key production and processing focusses – forestry, horticulture and the ocean economy - have expanded strongly over the past decade

6.7.1 Needs of business sectors in Tasman

Assessing the needs of businesses in Tasman, there are a significant proportion of small businesses, employing 10 or less staff (70% according to the survey). Other surveys have found the proportion to be as high as 92% and more than 10,000 self-employed people (17.7% of all employment), (Nelson-Tasman Regional Economic Briefing – see below).

The majority of survey respondents rated the quality of their buildings as average to excellent and just over 20% require more buildings or floorspace. Much of the requirements are for small buildings or small areas of land. The fact that 83% of respondents were not looking to relocate within 5 years perhaps reflects the relative isolation of the region.

In relation to the specific future needs, it appears that most demands are being provided for in the capacity. The exceptions to this would be Marahau, Riwaka and Motueka. Plan changes to the TRMP are proposed in 2024 for new business sites in the FDS in the urban environment (Wakefield and Brightwater) and in the rural towns of Tākaka and Murchison. There are additional business sites in the FDS for future years.

While business land in Motueka is included in the capacity, based on anecdotal evidence, it is insufficient for light industrial uses. There is a large area of deferred light industrial and deferred mixed business zoned land in Motueka West, yet to be serviced and currently subject to lease restrictions. However, with the servicing of adjacent residential land taking place now, this would be the next phase to be serviced.

In Golden Bay, Council is aware of anecdotal shortages of business land and the FDS 2022-2052 found additional sites which can be proposed for rezoning.

Council continues to experience demand from developers to rezone business land to residential land in Richmond West. This is resisted on the basis that the business land in Richmond is needed, not only for other Tasman towns but to also meet the demands of Nelson which has insufficient industrial and retail/commercial business land.

7. Conclusions

7.1 Sufficiency of housing and business land capacity

The assessment of the development capacity in the Tasman urban environment indicates that there is sufficient housing land capacity in the short term (Years 1 to 3) and long term (years 11-30) but insufficient capacity in the medium term (4-10 years).

There is also insufficient capacity of attached dwellings across all time periods.

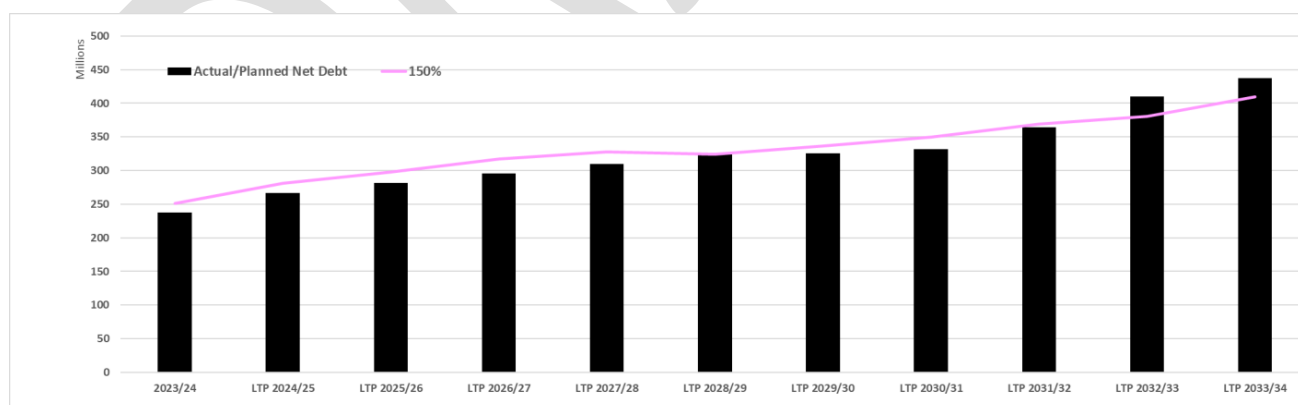
There is sufficient business land capacity across all time periods in the Tasman urban environment.

7.2 Implications of insufficiency of housing land capacity

Tension exists between prudent provision of infrastructure and the need to stay within the financial limits set out within Council's financial strategy. The draft Infrastructure Strategy 2024 outlines the risk/opportunity process that Council undertook in budgeting for infrastructure. 89% of the work was categorized as 'must do' and has been included in the proposed LTP 2024-2034. In addition to the debt and rates implications of the planned capital programme, Council has considered its ability to deliver the works. There are limits (beyond finance) to how many capital (or the value of capital) projects Council can deliver in any one year and the proposed LTP already includes for two additional project managers. The pressure on Council's finances and the limited capacity to deliver more means there is very little scope to add further work to the infrastructure programme within the next five years.

Across the ten years of the proposed LTP the net debt figure increases from \$202 million as at 30 June 2023 to \$437 million in 2033/2034. This debt cap of 150% of revenue is self-imposed and while it is possible to borrow more capital, this comes with associated risks. There remains headroom for further borrowing in the event of a natural hazard event:

Figure 29: Proposed LTP 2024-2054 net debt cap



7.3 Housing Bottom Lines to be inserted into Regional Policy Statement and District Plan

In accordance with policy 7 and implementation clause 3.6 of the NPS UD, as soon as practicable after an HBA is made publicly available, the regional council must insert into its regional policy statement, a housing bottom line for the short, medium and long term. A district council must insert a housing bottom line into its district plan. When this HBA is adopted as supplementary information

to the LTP 2024-2034, steps will be made to insert housing bottom lines into both the regional policy statement and district plan.

The housing bottom lines are the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin in the region. The insertion of bottom lines must be done without using a process in Schedule 1 of the RMA.

The housing bottom lines for the Tasman urban environment are:

Tasman urban environment	Short term Years 1-3 (2024-2027) Number of dwellings
Richmond	355
Brightwater	79
Māpua/Ruby Bay	68
Wakefield	82
Motueka	238
Total	822

Tasman urban environment	Medium term Years 4-10 (2028-2034) Number of dwellings
Richmond	1027
Brightwater	211
Māpua/Ruby Bay	162
Wakefield	216
Motueka	535
Total	2,151

Tasman urban environment	Long term Years 11-30 (2035-2054) Number of dwellings
Richmond	2480
Brightwater	681
Māpua/Ruby Bay	404
Wakefield	659
Motueka	1257
Total	5481

Given the HBA applies to the relevant tier 1 or tier 2 urban environment, the housing bottom lines also only apply to the urban environment.

7.4 Conclusions

Once an assessment of sufficiency of development capacity is made, implementation clause 3.7 of the NPS UD requires that if a local authority determines that there is insufficient development capacity over the short term, medium term or long term, it must:

- a) Immediately notify the Minister for the Environment; and
- b) If the insufficiency is wholly or partly as a result of RMA planning documents, change those documents to increase development capacity for housing or business land (as applicable), as soon as practicable and update any other relevant plan or strategy (including the FDS); and
- c) Consider other options for:
 - (i) increasing development capacity; and
 - (ii) otherwise enabling development

The insufficiency of housing capacity in the Tasman Urban Environment in the medium term is largely due to insufficient infrastructure in time. In particular the Waimea Plains Water and Wastewater Plan will provide trunk infrastructure for Brightwater, Wakefield and Richmond. To address the insufficiency additional investment in infrastructure is required but this is not possible under the LTP 2024-2034. The Council awaits Government announcements on potential infrastructure funding that may become available.

In relation to insufficient capacity in Motueka, this is more complex due to low lying land, natural hazards and highly productive land preventing investment in infrastructure and rezoning of land.

TDC proposes to continue to progress the following structure plans:

- a) Richmond Spatial plan – to be completed early 2024
- b) Māpua Masterplan (planning for FDS sites T-11 (Seaton Valley Flats), T-33 (Seaton Valley Hill), and T-42 (Seaton Valley Northern) - completed by mid to late 2024

Council will also progress the following plan changes to its Resource Management Plan for housing and business, as recommended in the FDS 2022-2052:

- a) Plan Change 76 to the TRMP – Wakefield (rezoning FDS site T-107, 177 Edward Street) – notified September 2022
- b) Plan Change 80 to the TRMP – Motueka West (rezoning FDS site T-190, Motueka Intensification South) – notified end of 2023
- c) A large number of other plan changes to the TRMP to implement FDS sites in Moutere, Motueka, Richmond, Māpua, Wakefield, Brightwater, Tākaka, Murchison. The programme for these changes is currently being scoped, including confirmation of available servicing
- d) A plan change to the Regional Policy Statement to include criteria for determining what plan changes will be treated, for the purpose of implementing Policy 8 NPS UD, as adding significantly to development capacity.

There is insufficiency of attached dwellings in the Tasman urban environment across all time periods. The shortfall of attached dwellings is 735 such dwellings over the 30 years (295 in the first ten years). In respect of this shortfall, the forthcoming plan changes referred to above which will

implement the FDS sites, will strive to enable as many attached dwellings as is commercially feasible. The proposed rules will require a minimum percentage of the lots to have for example an average area of 360 sq m with a minimum of 270 sq m and a maximum of 450 sq m. The remaining lots will have a specified minimum area also.

7.5 Assumptions/Limitations

Population projection data has been provided at the Stats NZ SA2 geographic level. Population and dwelling demand projections for towns with smaller populations should be treated with caution.

Business land demand forecasts were provided for Nelson and Tasman Territorial Authority areas. These have been allocated to smaller geographic areas based on their current share of employment numbers by industry, and assume those proportions remain constant in the future. Other economic and demographic factors may mean different growth rates by business land type by location.

Business land demand forecasts in this HBA are significantly different from the last HBA, due to using a different model. Business land forecasts appear to be highly sensitive to underlying assumptions for employment trends, floor space and land conversion rates. Given the greater uncertainty in assessing business land demand, particularly in smaller towns and rural areas, it is important for Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers.

The survey of zoned business land to check for vacant land and under-utilised land in 2018/19 has proved useful. It will however need updating for the next HBA.

Other surveys undertaken for the HBA 2021, including the Housing Preferences Survey, and survey of businesses and growers in the region may also need updating for the next HBA.

Housing Preferences for the Tasman urban environment for dwelling types have been assumed for each town in the urban environment and have been held constant for future years.

2018 Census data has been used for this HBA in the absence of any more up to date published census.

The Growth Model capacity estimates made the following assumptions:

- No development on highly productive land
- No development if natural hazard risk meant s106 of RMA would apply
- Sea level rise based on 2 metre scenario
- Reduced capacity where setbacks likely from wetlands and waterbodies (as per NES-FM)



National Policy Statement on Urban Development: Housing and Business Assessment for Tasman 2024 Appendices

DRAFT

Appendix 1: Survey of Businesses 2020

In October 2020, Council undertook a survey of 500 businesses in the region. The aim of the survey was to understand whether zoned business land (and future business areas) are of the right type in the right location, ensuring that all our businesses are provided for.

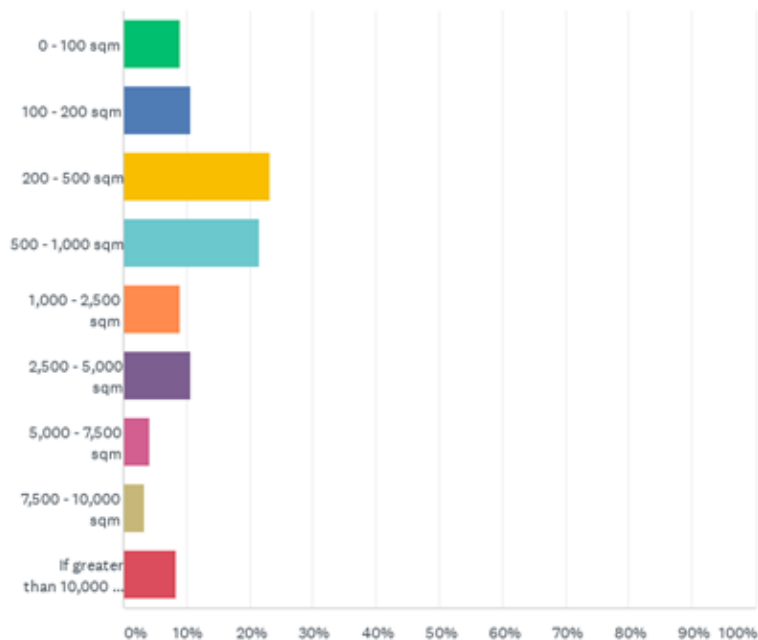
A 20 minute survey was designed and sent to 500 businesses that were of average or above average size, in terms of space occupied, according to type of business zone. A total of 195 responses were received (40%).

Some of the key responses useful to inform this HBA are provided below.

Size of Companies

- 70% of businesses employ 10 or less people
- Amount of floorspace occupied is also small on average:

Q13 Approximately how much floor space does your business occupy at this address?

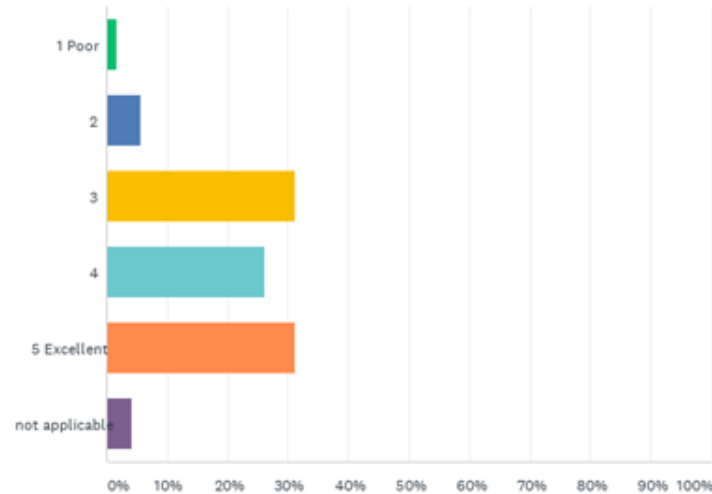


The companies occupying more than 10,000 sq m are farms, tree nurseries, contracting businesses and a holiday park.

Suitability of current site and buildings in meeting space requirements

- 70 businesses felt that their current site and/or buildings meets their current space requirements
- 37 businesses felt there was not enough space
- 11 businesses identified spare capacity on site and
- 4 businesses could not answer due to uncertainty over Covid-19

Q18 How would you rate the quality of building(s) on your site? (please choose from 1 = Poor to 5 = Excellent)



In terms of quality of current premises, 88% of respondents to this question rated the quality of their buildings as average to excellent:

Demands for Extra Floor Space or Land

- 26 businesses require more floorspace
- 18 businesses require more land
- 7 businesses could not answer due to uncertainty over Covid-19
- Of those businesses that require more floorspace:
 - 7 respondents require 100 sq m or less
 - 8 respondents require between 100-500 sq m
 - 5 respondents require between 500-1,000 sq m (Brightwater, Spring Grove, Richmond, Motueka)
 - 4 respondents require between 2-3,000 sq m (Richmond, Riuwaka, Motueka)
 - 2 respondents require more than 5,000 sq m (Motueka, Marahau)
 - Of those wanting more than 500 sq m in floorspace, there are retail and commercial businesses, a construction contractor, a manufacturer and 4 engineering workshops
 - In terms of the larger floorspace requirements (more than 3,000 sq m) these comprise a horticulture company, a manufacturer and a holiday park.
- Of those businesses that require more land:
 - 7 respondents require 500 sq m or less
 - 4 respondents require between 1-5,000 sq m (Richmond, Brightwater)
 - 3 respondents require between 5-10,000 sq m (0.5-1ha) (Motueka)
 - 3 respondents require between 10-20,000 sq m (1-2 ha) (Richmond, Motueka)
 - 1 respondent requires more than 2ha (2.5ha) (Golden Bay)
 - Of those wanting more than 1,000 sq m of land, there is a haulage company, two manufacturers, two engineering companies and a recycling business

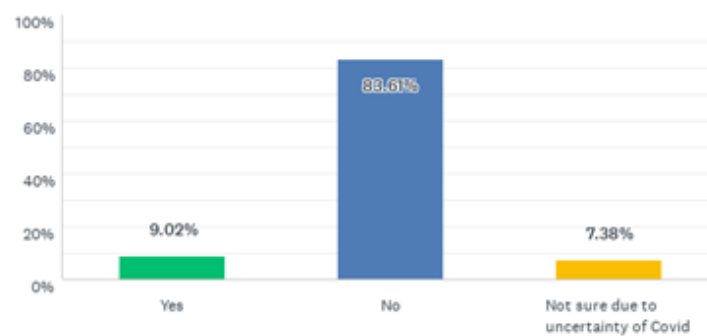
- Of those wanting more than 10,000 sq m (1ha) of land there are two construction contractors, a manufacturer, a commercial business and an engineering company.

Part of the Urban Environment is therefore a popular location for extra land and floorspace (Richmond, Brightwater and Motueka).

Future Relocation Plans and Requirements

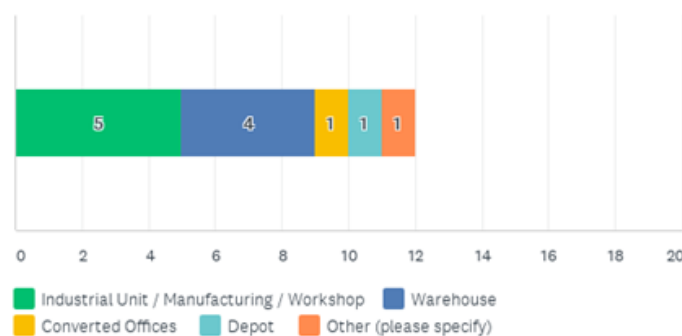
- 83% of businesses (102 of the 122 respondents to this question) are not planning to relocate in the short term
- 7% are unsure due to uncertainty over Covid 19
- Just 9% of businesses (9 respondents) are planning to move to new premises in the next five years.

Q19 Does your business plan to re-locate to new premises in the next 5 years?



Of the 9 businesses considering relocation, most need industrial units/manufacturing/workshops and warehouses. Converted offices, depot and civil construction and aggregate outlet are also required:

Q21 What type of premises do you require?



Most companies are seeking sites in Richmond.

While not reflected in the survey, Council has evidence of a shortage of cool store facilities in Richmond, Motueka, Lower and Upper Moutere, for orchard, hops and pharmaceutical companies. There have been ten such applications or pre application discussions in the past 3 years.

In terms of reasons for relocation, the businesses responded:

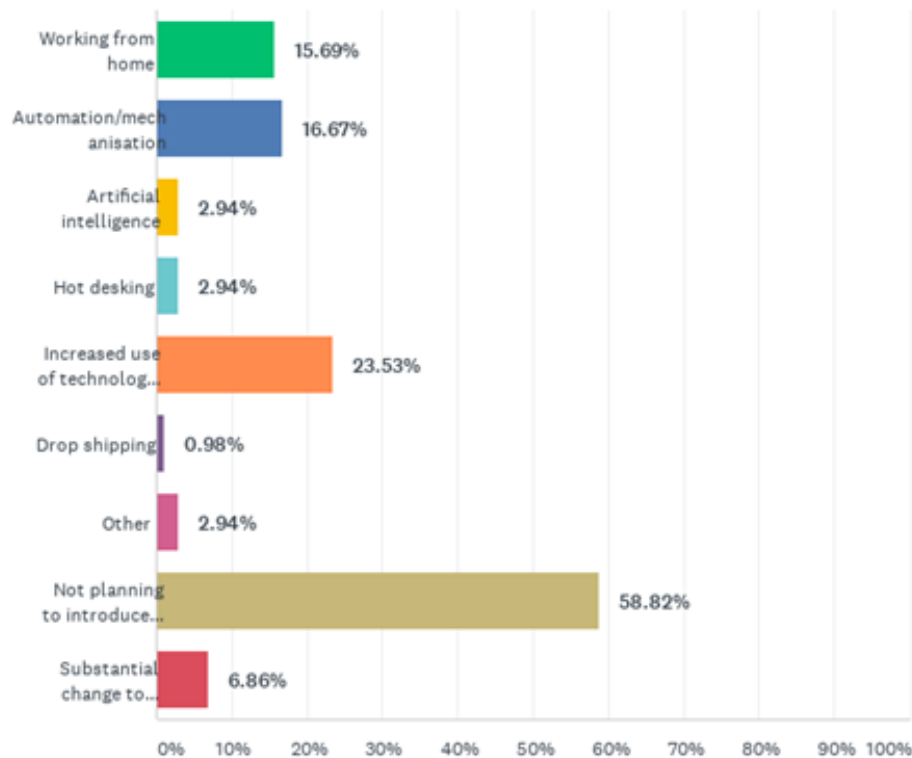
- *“bad roads” and “unable to navigate easily and safely out of Beach Road due to intensive building practices and poor Council town planning”* (from companies in the Beach Road industrial area of Richmond)
- *“too small an area,” (2), “quality of building and more space required”* (from three companies in the Beach Road area in Richmond) and *“need more capacity”* (from a company in Motueka)
- *“larger site needed which I own” and “I own the land and extension is half done”*
- *“high cost of industrial space to lease; traffic congestion on local roads, contraction of good industrial customers in current economic climate”* (Richmond)
- *“Location and need for a more commercial space”* (Richmond)

The reasons can therefore be summarised as traffic congestion for Richmond, more space required and high industrial lease costs (Richmond).

Downsizing of Company Floor Space

- Just 7 companies have downsized due to technological developments, operational practices or uncertainty created by Covid-19
- In terms of new practices for their business (which may have an impact on their space requirements), the survey revealed the following:

Q26 Do you plan to introduce any of the following working practices?



Factors affecting Business Location

The survey responses clearly showed that suitable location, proximity to customers/clients, quality of premises, quality of life, road network access and cost of premises or land are most important to the businesses when selecting premises to locate their business. Central Government funding assistance is the least important factor on average.

Dissatisfaction with the road network was a recurring theme in the survey responses, particularly around Richmond, Lower Queen Street junction with SH6, at peak times. This was given as a reason for relocation outside of Tasman; disadvantages of the current local area as a business location (23 companies cited this); local issues affecting business (9 companies); and in further comments (16 companies).

Appendix 2: Nelson Tasman Housing Preferences Study 2021

Tasman District and Nelson City Councils procured a housing preferences survey from Market Economics and Research First in 2021. This is a survey of 600 residents from Nelson and Tasman, with at least 80% from within the Urban Environment. The survey first asked questions on the importance respondents place on aspects and characteristics of dwellings and locations. These responses are then tied to demographic characteristics to understand how people choose dwelling typologies and locations in an unconstrained manner (i.e. prices playing no part in choices). In the second section of the survey, the respondents are asked a series of questions about their finances. It is not possible to be as accurate as the online banking mortgage calculators as they ask for significantly more detail. However, the answers that emerge from the survey estimates are similar to the online mortgage calculators, although they include consideration of equity that the respondent may hold.

The survey then presented options (drawn from approximately 200 combinations) that are at or below the amount respondents are able to spend and the respondent chooses a number of preferred options, eventually narrowing down to one preferred option. The prices are in the middle of the range for each typology, drawn from Quotable Value, recent sales, build costs etc. Finally, the survey asks whether the option in the final assessment represents a typology the respondent would choose in real life and if not, why not? The survey therefore gains a detailed understanding of factors important to respondents in choosing types of housing (and therefore to Nelson Tasman residents in general), in an unconstrained manner as well as in a situation where they must make trade-offs in the price experiment section.

The results from this survey have informed the Council about housing preferences and will enable the council to zone for the correct type of housing in the emerging Tasman Environment Plan.

Appendix 3: Tasman District Council's Growth Model

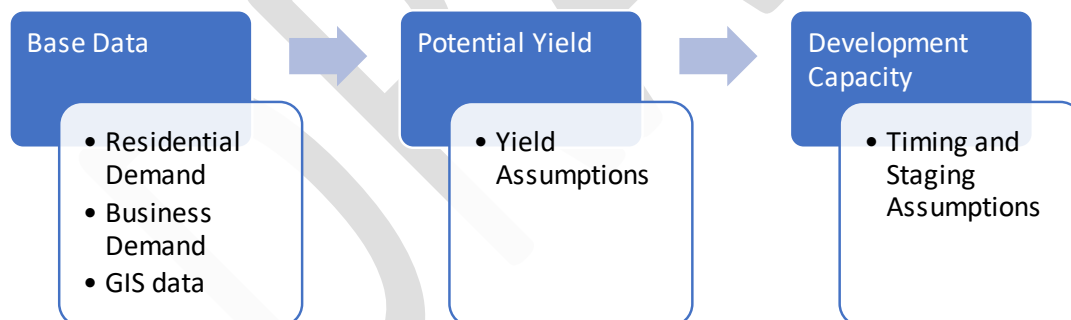
Methodology

Introduction

Council has its own Growth Model that forecasts future housing and business development. The Growth Model is a district-wide, long term spatial planning tool which is updated every three years to inform the Long Term Plan and the Tasman Resource Management Plan, to provide for growth with sufficient infrastructure and zoned land. The model predicts when and where new residential dwellings and new business land is needed (demand) and when/where land development capacity and supply is projected over the following 30 years. The model estimates growth for 15 towns/communities as well as five rural Ward remainder areas.

This report summarises the data, assumptions and methodology used for the 2023/2024 Growth Model, which is the seventh update of the model in 2023. The Growth Model is a key component of the Housing and Business Capacity Assessment which informs the Long Term Plan.

The Growth Model update is a combination of data inputs, including assumptions agreed by staff at a series of workshops. The Growth Model itself is an SQL database which ensure calculations are robust and less prone to error. Staff workshops use webmaps to review development by across the district, bringing together knowledge and expertise from various Council teams. The Model provides outputs in various reports and webmaps.



Council developed the first version of its Growth Model in 2004/5, with continual improvements over 20 years. The Model's system and processes are reviewed after each update, to ensure it efficiently and effectively meets Council's planning requirements.

Population Projections

Future demand for new dwellings and business land is calculated based on population projections.

Together with Nelson City Council, Council engaged DOT Consulting¹ to provide population and household projections (2018-base), with low, medium, high scenarios for the LTP 2024-2054. The

¹ [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. After considering recent estimated population and dwelling growth rates, both Councils have assumed the medium growth scenario for the LTP 2024-2034. These projections were provided by Stats NZ SA2 areas.

Geographic Definitions

The Growth Model is a spatial model which divides the Tasman District into 20 Growth Model Locations, covering 15 towns/communities and five rural Ward remainder areas. Where possible, these Locations are defined using Stats NZ geographic boundaries. The Model then divides each of the 15 towns/communities into smaller Development Areas, generally based on land use and zoning, to which assumptions are applied to calculate developable capacity. The Development Area definitions are updated to align with growth sites identified in the Future Development Strategy (FDS). The maps of the five Urban Environment towns at the end of this Appendix show how each town is divided into Development Areas.

Residential Demand

Future demand for new dwellings is based on a combination of population growth and decreasing household size, as well as some non-resident dwelling demand (such as holiday homes).

Growth Model input data includes population and household size projections for each Growth Model Location. These are based on the relevant SA2 projections.

There are variations in the projected household size across the District e.g. Brightwater and Wakefield are projected to maintain above average household size across all the time series.

The growth model considers non-resident demand (likely to be holiday home properties or seasonal worker accommodation) and assumes that each town will maintain the current proportion of dwellings which are used for these purposes. The proportion of unoccupied dwellings in each location is calculated by comparing base year household numbers with the number of existing dwellings. This proportion is then included in future dwelling demand calculations. This proportion is significant for several locations outside of the urban environment (e.g. Pōhara, St Arnaud, Kaiteriteri/Marahau).

Demand by dwelling type is based on the Housing Preferences Survey 2021, which showed 71% of residents in the Tasman urban environment preferred detached dwellings, and 29% preferred attached dwellings. These proportions have been applied to the overall future dwelling demand by location.

Business Demand

The medium growth population projections for Tasman also informs demand for business land in Tasman. The two Councils jointly commissioned an assessment of business land demand for each city/district as well as the Nelson Tasman urban environment in 2021.² The underlying business land forecasting model was updated in 2023. The model estimates future land requirements in hectares for three different types of business land (industrial, office, retail). The model incorporates national and

² Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

regional economic and demographic trends, employment projections, employment to land ratios, and the updated population projections.

Council's growth model measures business demand and capacity in hectares for retail/commercial and industrial land use types. Business land demand for the Tasman urban environment and other towns was calculated from the Sense Partners projections for Tasman District, by allocating future demand based on each location's existing share of jobs for each industry³. There is a high degree of uncertainty in business land projections, given the wide range of factors that can have an influence, and the uncertainty and margin for error increases with estimates for locations with relatively low population and employment numbers.

GIS data

GIS data is entered for each Development Area, including the total land area, existing dwellings, vacant land, and land used for roads, greenspace, schools, etc. To inform the capacity assumptions, webmaps are developed which include GIS layers such as current zoning, growth sites identified in the FDS, hazard risks, productive land, terrain, topography, wetlands and waterbodies, and overland flow paths.

Potential Yield Estimates

The first round of staff workshops focus on assessing which Development Areas have potential for future growth and, if so, making assumptions which the Model applies to the base GIS data to calculate the potential developable area. The staff workshops bring together knowledge and expertise from various Council teams, e.g. Environmental Information, Environmental Policy, Infrastructure Planning, Resource Consents, and Development Engineers.

The initial assessment of developability uses a scoring system of land use constraints and opportunities, including factors such as hazard risk, productive land value, ability to service, amenity, and settlement form. Preference is given to land which minimises hazard risks, is capable of being serviced, compliments settlement form and avoids productive land.

The assumptions to estimate potential yield include

- average lot size once developed (based on zoning or likely zoning)
- the proportion needed for roads, other infrastructure, greenspace, and community buildings
- the extent that a DA's terrain will affect its potential for development
- the proportion of properties which are realistically likely to subdivide or redevelop over the next 30 years.

Average lot sizes include an assumption of the future end use and zoning of each Development Area, e.g. residential, intensification, or business land types, with FDS growth areas based on the FDS indicative typologies and yield. Land zoned deferred for residential has been included. Land zoned as mixed business is included in the retail/commercial business land capacity estimates.

Potential yield include existing vacant lots and expected new lots created by subdivision.

³ Stats NZ, Business Demography Statistics, Employee count by industry and statistical area, 2022

Development Capacity Estimates

The second round of staff workshop focus on assessing the development capacity in each Development Area which will be serviced and reasonably expected to be realised. This is estimated across four timeframes: Short Term (2024/2025 – 2026/2027), Medium Term (2027/2028 – 2033/2034) and Long Term (2034/2035 – 2043/2044 and 2044/2045 – 2053/2054).

The amount and time of development capacity is based on the potential yield calculated by the model, and the following assumptions:

- the availability and timing of infrastructure
- current zoning and any rezoning identified in FDS
- past development trends, including infill rates
- current or planned subdivisions (when, where, and how many lots)
- developer/landowner intentions.

Having staff from various teams ensures capacity estimates are 'plan-enabled' (informed by Environmental Policy) and 'serviced' (Infrastructure Planning). The Development Engineering and Resource Consents teams advise on the capacity that is feasible and likely to be realised.

For Years 10-30, development capacity is based on an assumption that TRMP planning rules will change accordingly to allow growth in FDS areas, or to stop development in hazard risk areas.

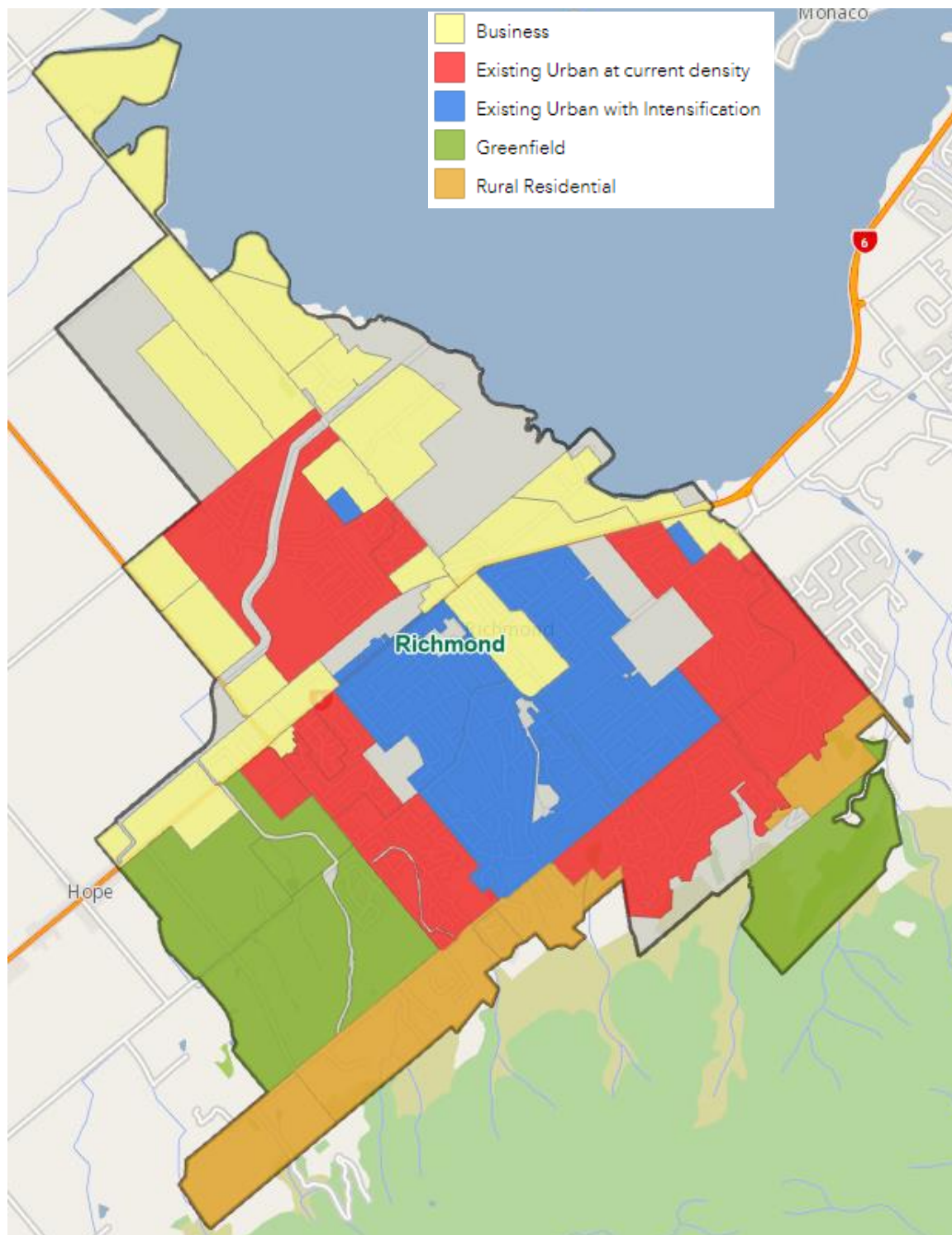
Capacity for attached dwellings is based on estimates for locations with existing intensive residential rules in the TRMP (Richmond Intensive Development Area (RIDA)), or with FDS intensification sites (Richmond, Motueka, Brightwater and Wakefield), where plan changes are proposed.

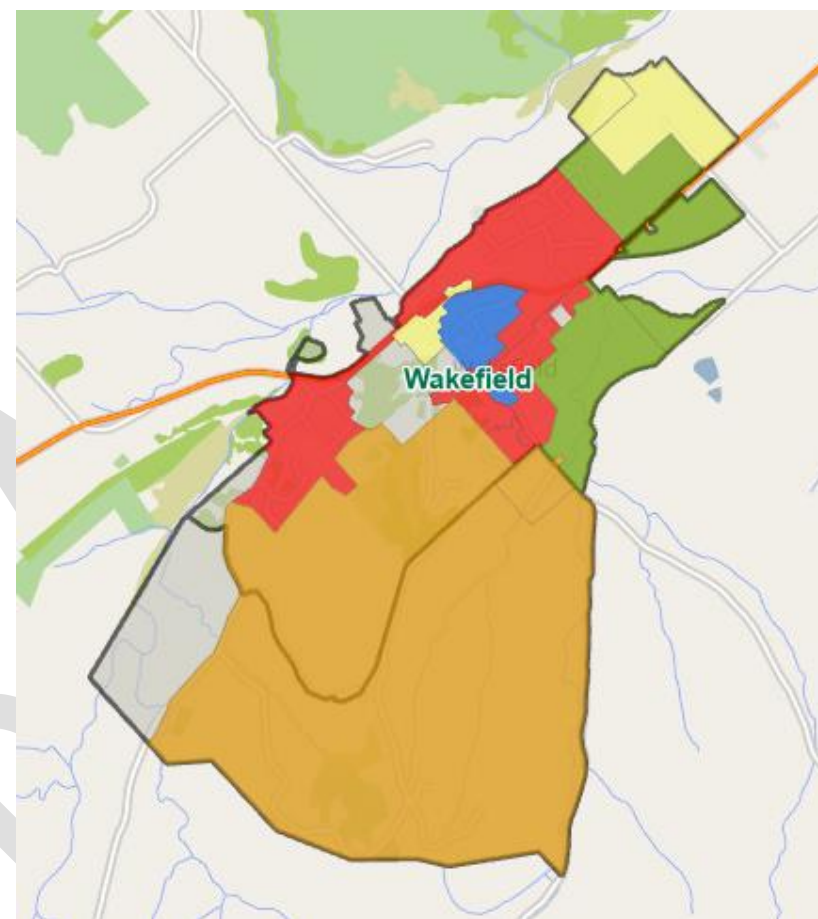
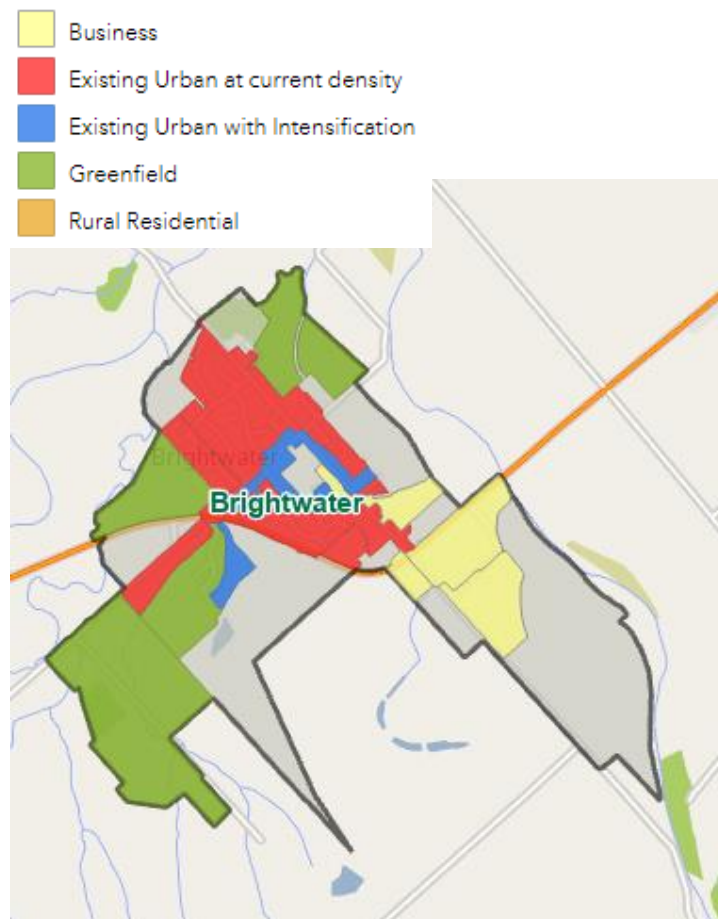
Quality Assurance

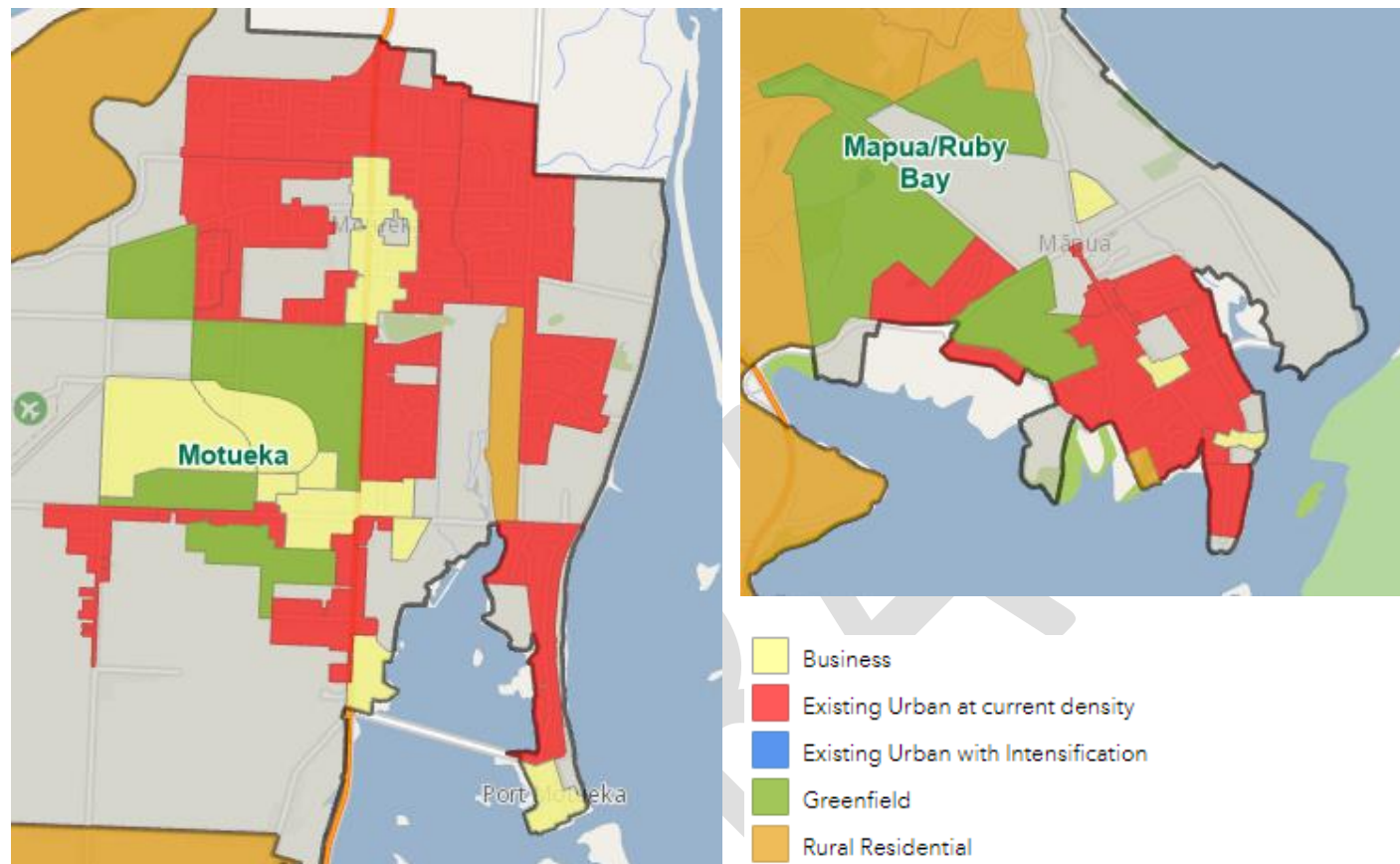
The model is based on the best information Council has at the time and is not intended to be an exact forecast of when and where development will actually occur. There are several factors which are difficult to predict such as population migration to, from and within the district; the proportion of dwellings used as holiday houses; developer and landowner activity fluctuating with market upturns and downturns; and natural hazard events.

There is an internal quality assurance process of the pre-work calculations and inputs. The inputs and outputs of the growth model are checked against recent trends in population and dwelling growth. The business land yield estimates are groundtruthed using webmaps to visually check the model isn't including vacant land which is actually serving a purpose, e.g. storage, truck parking, etc. The semi-rural development areas are also visually groundtruthed as these often include parcels of land which aren't feasible for development.

Growth Model Maps of Urban Environment Towns







Appendix 4: NPS Urban Development - Requirements of Policy 5 for Tasman District Council

Policy 5

“Regional Policy Statement and District Plans applying to tier 2urban environments enable greater heights and density of urban form commensurate with the greater of:

- the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- relative demand for housing and business use in that location”

Must implement policy 5 by not later than 2 years after commencement date (I.e. 20th August 2022)

Existing TRMP Rules

Figure 6.8A: Richmond Residential Housing Choices

C66 10/17
Op 12/18

Type of Residential Development	District: Everywhere except 'development areas' and exceptions	Development areas: Richmond South, Richmond West, Richmond East, Motueka West, and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area	Richmond Intensive Development Area
Standard - Average density - 3 or 4 bedroom house (220 m ²) on a 350m ² - 600m ² site.	✓	✓	✓
Comprehensive - Three or more dwellings on a site - Building coverage – 40% - Minimum site size = 280m ² in Richmond and Motueka and 350m ² elsewhere	✓	X Except for Richmond East below Hill Street and Mapua Development Area where allowed	X
Compact - One or more dwellings on a site - All consents (subdivision, and building) applied for together - No minimum lot size	X	✓ Except for Richmond East; Motueka West Development Area outside of the Motueka Compact Area; and Mapua Development Area outside of the Mapua Special Development Area	X
Intensive - One or more dwellings on a site - Minimum lot size 200m ²	X	X	✓

Nelson Tasman Joint Committee (Nov 2020)

NT Joint Committee approved the inclusion of the settlements of Richmond, Motueka, Māpua , Wakefield and Brightwater as part of the tier 2 ‘urban environment’.

The TRMP enables the following types of housing in the Tasman towns listed above:

Type of housing	Richmond	Motueka	Māpua	Wakefield	Brightwater
Intensive	Yes in RIDA, operational 2018	No	No	No	No
Comprehensive (outside of new greenfields areas)	All of Richmond, except for (i) RIDA and (ii) the Development Areas, except Richmond East development area where it is allowed below Hill Street	Yes, outside of Motueka West development area and Motueka compact density area	Yes, in Māpua Development Area (large area)	yes	yes
Compact (new greenfields areas)	Yes in specific locations - Richmond West and Richmond South Development Areas	Yes in a specific location - Motueka compact density area, (Grey St)	Yes in a specific location - Māpua Special Development Area (Aranui Rd/Tahi St see map 87 TRMP)	No	No
Standard	yes	yes	yes	yes	yes

Activity Status of Each Type of Housing

Intensive housing

Subdivision – controlled

Land Use (Building and Construction) - Restricted Discretionary

Compact housing

Subdivision – Restricted Discretionary

Land Use – Controlled and need subdivision application at same time

Comprehensive housing

Subdivision – Discretionary

Land Use – Restricted Discretionary, submitted with subdivision

Comprehensive provides for a limited form of medium density housing in the rest of the Residential zone throughout the District unless specifically excluded. The rule framework for Comprehensive development, which has existed in the TRMP since its inception, provides limited encouragement for medium density development in practice as it requires high levels of consent, and, other than provisions for minimum site size and coverage, provides no design guidance for the public or decision makers. That said it has been used in Richmond a lot, especially before the RIDA rules came into operation.

Standard housing

Subdivision - Controlled

Land Use – Permitted in certain zones where first house i.e.. – Rural residential, Residential and Rural 2

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Appendix 5: Richmond Intensive Development Area Land Value to Capital Value Changes 2014-2021

The land value to capital value ratio for Richmond has been mapped every three years, as shown in Figures *, * and * below. The Richmond Intensive Development Area (RIDA) comprises character areas 2 (Croucher St), 2A (Croucher St), 3 (Queen St East), 4 (Waverley/Oxford) and 5 (Cautley St), shown on the maps below. The other character areas currently lie outside RIDA.

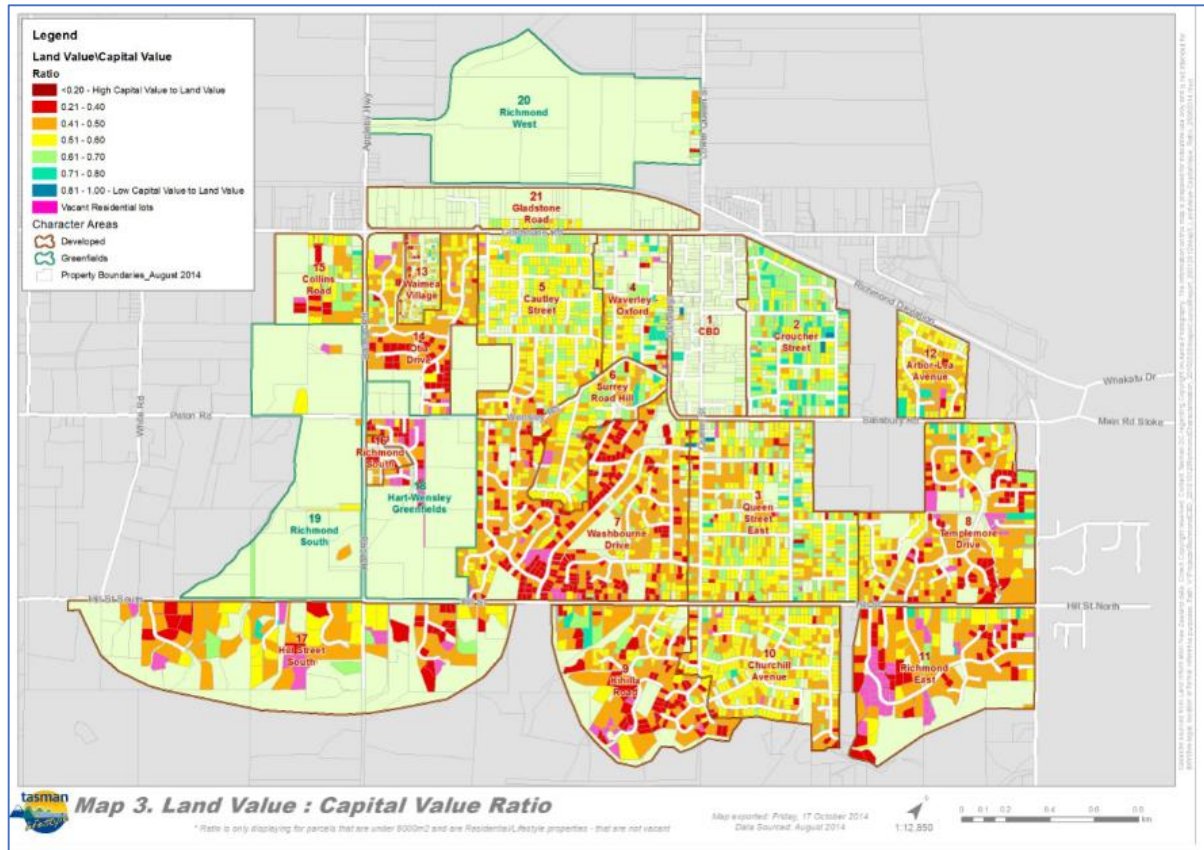


Figure 1: Land Value to Capital Value ratio, Richmond 2014.

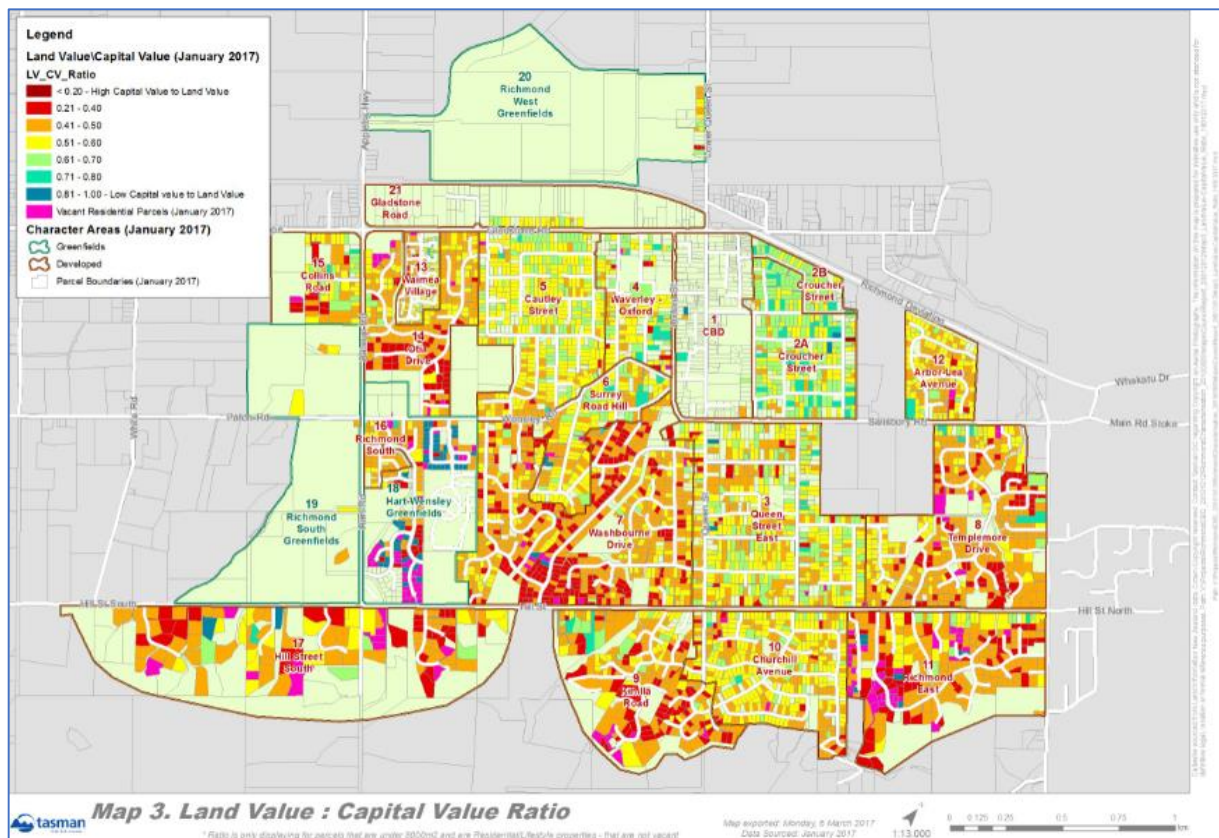


Figure 2: Land Value to Capital Value ratio, Richmond 2017. Note character areas 2, 2A, 3, 4 and 5 inside RIDA

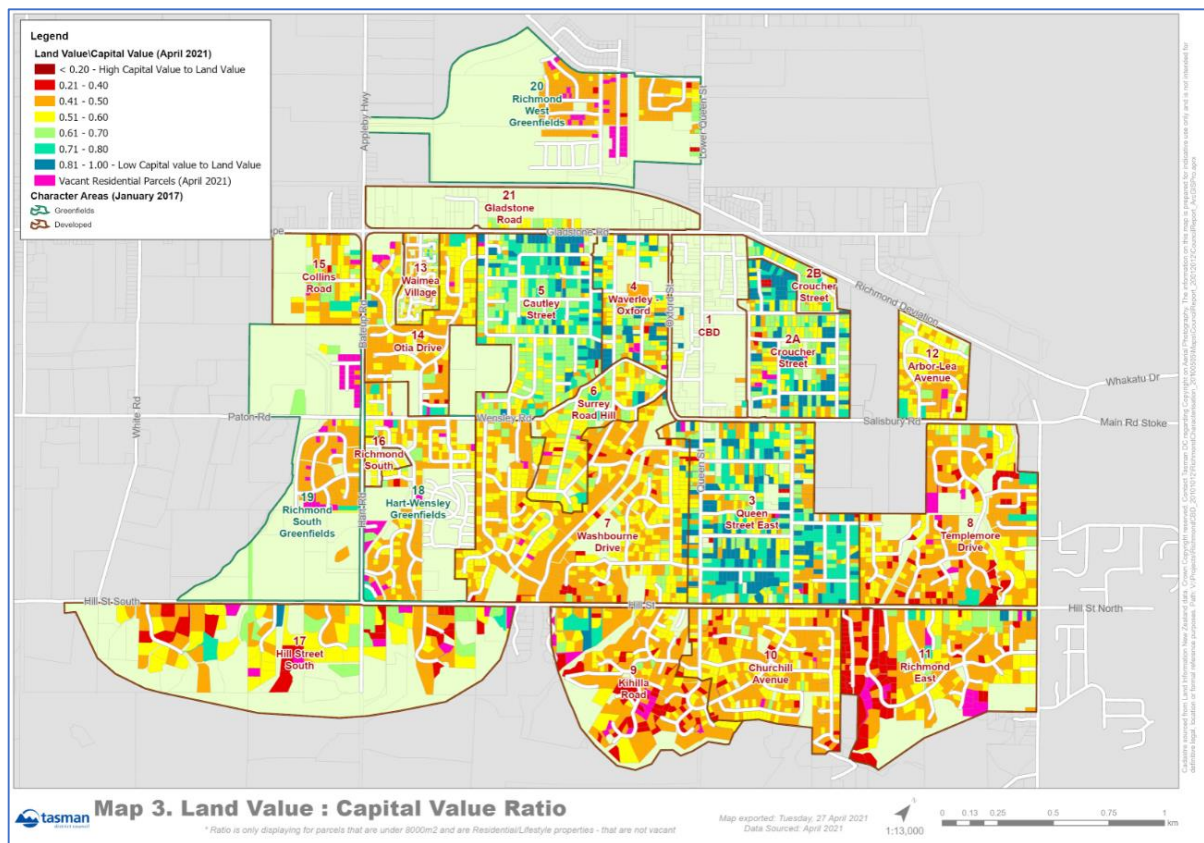


Figure 3: Land Value to Capital Value ratio, Richmond 2021. Note character areas 2, 2A, 3, 4 and 5 inside RIDA

Appendix 6: Richmond Intensive Development Area – location of intensification consents 2018-2023

Legend: Red – consented Dec 2018 to Dec 2023 Green – current applications at as Dec 2023
Purple - consented just before RIDA rules operative in December 2018 but the rules influenced the granting of the consent



Appendix 7: Requirements of the RMA and NPS UD in relation to sufficient capacity for Territorial Authorities such as Tasman

Requirements of RMA in relation to “sufficient capacity”

S. 30 (ba) and S. 31 (1) (aa) of the RMA are similar and were amended by the Resource Legislation Amendment Act 2017.

S.31 (1) (aa) RMA states:

31 Functions of territorial authorities under this Act

- (1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:
 - (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:
 - (aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:

S. 30(5) of the RMA defines ‘development capacity’:

development capacity, in relation to housing and business land in urban areas, means the capacity of land for urban development, based on—

- (a) the zoning, objectives, policies, rules, and overlays that apply to the land under the relevant proposed and operative regional policy statements, regional plans, and district plans; and
- (b) the capacity required to meet—
 - (i) the expected short and medium term requirements; and
 - (ii) the long term requirements; and
- (c) the provision of adequate development infrastructure to support the development of the land

In 2017, when this amendment was made to the RMA, the NPS UDC was in force and that classified Nelson Tasman as a medium growth area based on the ‘Nelson urban area’ statistical area defined by Stats NZ (Nelson, Stoke and Richmond). This provides a definition of urban area in S.30 and 31 RMA and so for Nelson and Tasman, sufficient development capacity only has to be provided in the urban area. For Tasman this is only part of the District.

The NPS UD (2020) replaced ‘urban areas’ with ‘urban environments’ and provides obligations for these. Nelson and Tasman are now the ‘Nelson Tasman urban environment’ and the Joint Committee of the Nelson City and Tasman District Councils agreed the urban environment would comprise Nelson, Richmond, Brightwater, Wakefield, Mapua and Motueka. The NPS UD clarifies at clause 3.10 that :

3.10 Assessing demand and development capacity

- (1) Every local authority must assess the demand for housing and for business land in urban environments, and the development capacity that is sufficient (as described in clauses 3.2 and 3.3) to meet that demand in its region or district in the short term, medium term, and long term.
- (2) Tier 1 and tier 2 local authorities comply with subclause (1) in relation to tier 1 and tier 2 urban environments by preparing and publishing an HBA as required by subpart 5.

The NPS UD is clear that Territorial Authorities such as Tasman only have to provide sufficient capacity for the urban environment. It appears that s.30 and S.31 of the RMA are therefore referring now to urban environments instead of urban areas.



National Policy Statement on Urban Development: Summary of Housing and Business Assessment for Tasman 2024

Draft

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Summary of Housing and Business Assessment

In August 2020 the National Policy Statement on Urban Development (NPS UD) came into effect replacing the previous National Policy Statement on Urban Development capacity 2016 (NPS UDC). The main purpose of the NPS UD is to encourage competitive land and development markets to improve housing affordability. The NPS UD proposes this by requiring councils to compile evidence which would better inform council planning decisions. Part of this evidence base includes the three-yearly Housing and Business Assessment (HBA). Tasman District Council (TDC) has produced HBAs previously in 2018 and 2021.

Due to its size and growth rate, TDC (together with Nelson City Council), needs to ensure that there is sufficient capacity of residential and business land to meet demand in their “urban environments”, over the short term (3 years), medium term (10 years) and long term (30 years). The Joint Committee of the Nelson City and Tasman District Councils resolved on 10 November 2020 that the Nelson Tasman urban environment comprises the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira, in recognition that these communities are part of the same labour and housing market, and these areas are or are intended to be predominantly urban in character.

The HBA provides the analysis to assess whether sufficient development land, of the right type and in the right place, can be provided by the Council. There is also a joint HBA with Nelson City Council (NCC) that provides the same analysis for the combined Nelson Tasman urban environment. Since Tasman comprises both an urban and rural environment, the HBA assesses demand and capacity for both parts.

The NPS UD is prescriptive in nature and makes the HBA a rather technical document. This summary highlights important aspects of the evidence, to aid Council planning decisions. TDC’s annual dwelling supply has remained high, above 400 dwellings per year since 2018, peaking at 600 dwellings in 2021 and 577 dwellings in 2023.

The key findings and implications of this latest HBA are summarised below.

Demand for housing and business land

Population growth in Tasman has been higher in the past 5 years than historically, reaching 2.4% between 2019 and 2020 and averaging 1.2% p.a. between 2020-2023. Latest estimates find there are 59,400 people living in Tasman (June 2023).

Council’s population projections for Tasman forecast 12% growth between 2024 and 2034 to 67,900 people, then slowing to 16% growth between 2035 and 2054, totalling 78,800 people. Tasman typically experiences a net loss of young adults (usually 15-19 year-olds) and some older groups (70 years and older) but with a net gain in most other age groups. The ageing population is driving a change in the average household size across the District, with smaller households leading to further demand for more dwellings.

Demand for dwellings is expected to be relatively constant over the next 20 years, at approximately 400 dwellings per year for the whole District. Lower dwelling demand is projected for years 20-30 (300 per year) based on slower population growth. In total, 11,430 dwellings are needed over the 30 years to meet demand in the District.

A competitiveness margin of 20% is added to the demand for dwellings for years 1-10 and 15% for years 11-30, to try and ensure sufficient capacity is planned for in the event that some may not materialise. This increases demand to 12,644 dwellings for the whole District.

Most new dwellings are expected to be needed in Richmond and then Motueka, with smaller amounts in other towns. Using Council's Housing Preferences Survey 2021 which explored the Nelson-Tasman urban community's choice of housing type, it is clear that as at 2018 there was an undersupply of attached or joined dwellings in Tasman. In 2018 only 10% of Tasman's housing stock comprised such dwellings whereas the survey showed 29% of people preferred and could afford such a dwelling. In 2022/23 stand-alone houses continue to be the dominant housing typology, with attached dwellings at 19% of Tasman's total dwellings in 2022/2023. This includes retirement village units and townhouses.

Demand for industrial and retail/commercial land in Tasman, including the competitiveness margin is for 25.76 hectares of industrial land and 9.77 hectares of retail/commercial land over the next 30 years. The business land demand forecasts in this HBA are significantly different from the 2019 HBA and are generally lower for Tasman. This is due to the reliance on models by different consultants, which use varying assumptions and methodology.

Given the uncertainty in assessing business land demand and capacity in Tasman's towns, it is important for Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers.

Capacity of housing and business land

The main objective of the HBA is to demonstrate whether sufficient capacity of housing and business land exists. In Tasman, there is insufficient capacity of housing land in the medium term in Motueka, Brightwater and Wakefield. Some of this shortfall can be provided for in Richmond, but not all. Sufficient housing capacity exists in the short and long terms. The shortfall of capacity in the medium term may have an impact on affordability of housing by restricting new capacity. However, its impact is likely to be small as the shortfall (365 dwellings in total) is small compared to the overall 30 year capacity of 8,644 dwellings in Tasman's urban environment, at 4%. This is the first shortfall that TDC has identified in a HBA, with previous assessments in 2018 and 2021 finding sufficient capacity for 30 years for Tasman.

In Tasman overall, more than 13,000 dwellings will be provided for over the 30 years. Most housing land capacity will be provided in Richmond in the short, medium and long terms. The largest shortfall of housing land capacity is in Motueka over all time periods, amounting to over 1,300 dwellings, some of which can be provided for in Richmond. There are constraints to the growth of Motueka including its low lying nature, natural hazard risks and highly productive land. Significant servicing investment including a new wastewater treatment plant and a stormwater corridor is also needed for future developments in Motueka and this is phased over time in the Long Term Plan and Infrastructure Strategy.

Over the next 30 years there is insufficient capacity for attached dwellings in Tasman's urban environment. Of the 8,644 dwellings that can be provided for in Tasman's urban environment, approximately 20% of these are expected to be attached dwellings, in existing and planned intensification areas. This includes proposed intensification in Motueka which may or may not proceed, subject to further assessment of natural hazards. The shortfall amounts to at least 735 attached dwellings, with 295 in the first ten years. In respect of this shortfall, forthcoming housing

plan changes (greenfield and brownfield) will strive to enable as many attached dwellings as is commercially feasible.

Since the end of 2018, intensification of housing in Richmond has provided a net gain of 79 dwellings. This uptake shows the demand that exists for small medium density dwellings. Before intensification was enabled in Richmond by Plan Change 66, it was thought that the land should represent at least 70% of the value of the property, for intensification (by redevelopment) of a site to occur. However in 2021 QV reported that the very introduction of the intensification rules in parts of Richmond has pushed land values up markedly, where the section has potential for redevelopment for multi-unit housing. Analysis of recent intensification in Richmond shows that several sites are being intensified where the land represents just over 50% of the value of the property.

Suitable development capacity of industrial and retail/commercial land can be provided in Tasman overall. Approximately 60 hectares of industrial land and 75 hectares of retail/commercial land can be provided with no shortfalls over any time period.

The latest model forecasts relatively low amounts of demand for such business land. Should demand instead follow past building consent trends, it would be higher at 15 ha of retail/commercial (instead of 7.32 ha) and 60 ha of industrial land (instead of 15.77 ha). However there remains sufficient capacity to meet this potentially higher demand.

NCC's HBA shows a shortfall of retail/commercial and industrial land across the medium and long terms, amounting to 27 ha of industrial land and 8 ha of retail/commercial land. The surplus of business land in Tasman is therefore needed to provide capacity for Nelson's shortfall. Further, if Tasman's industrial land demand follows recent building consents trends, rather than the model's latest projection, industrial land capacity could be tight for Nelson and Tasman.

Infrastructure ready

The sequencing of development capacity informs the growth-related capital expenditure in the proposed Long Term Plan. Water supply and wastewater infrastructure is inadequate to cater for growth over the medium term in Tasman, leading to a shortfall of housing capacity. Some infrastructure projects in the proposed Long Term Plan are planned for years 2-10, meaning the capacity for new dwellings will not be realised until after year 10.

By the long term (years 11-30) all the feasible housing land capacity will be zoned, serviced and able to be developed. The difference exists in the medium term as there is capacity that will not be serviced by year 10.

The growth predicted affects the busiest roads especially State Highway 6, which are not in Council's ownership. The area of most concern is between Richmond aquatic centre (boundary of TDC) and Three Brothers corner (Richmond South). In this respect, the Hope bypass is Tasman's number 1 project in the 2024-2027 Draft Nelson Tasman Regional Land Transport Plan. Investigations would start in the 2024/25 financial year and construction in 2027/28, lasting 3 years (funded by Central Government).

Housing affordability

According to the Ministry of Housing and Urban Development's dashboard, house prices have increased by 113% in Tasman since 2015 and the Real Estate Institute of NZ finds that the median house price in Tasman is still above the national average in 2023. Corelogic also reports that Tasman's house value to income ratio is higher than the national average (2023).

The Nelson Tasman Housing Preferences Survey 2021 found that 34% of respondents in the region could not afford to buy any dwelling and only 5% of these could afford a rental. The remaining 28% could not afford to buy or rent a dwelling.

An affordability problem exists in Tasman as it does in many other councils around New Zealand. There exists a significant mismatch between demand for attached dwellings (generally smaller and potentially cheaper) and the supply of such dwellings. This is something that Council can influence with the rules in forthcoming plan changes to rezone land for housing.

While councils have a role to play in ensuring sufficient development capacity is provided, factors such as interest rates and banks' lending practices (particularly the percentage of pre-sales required), greatly influence the end product and ultimate affordability of housing. The market delivering more dwellings does not currently mean that lower income households will be able to buy a dwelling.

Nelson Tasman joint HBA

The HBA for the combined Nelson-Tasman urban environment concludes that for housing land:

	Attached Dwellings			Detached Dwellings		
	Tasman urban environment	Nelson urban environment	Combined urban environment	Tasman urban environment	Nelson urban environment	Combined urban environment
Short Term	X	✓	X	✓	✓	✓
Medium Term	X	X	X	X	✓	✓
Long Term	X	X	X	✓	✓	✓

For housing overall (attached and detached), there is sufficient capacity in the combined urban environment in the short term and long term but not in the medium term, with a shortfall expected to occur around 2033, amounting to a deficit of approximately 600 dwellings by 2034.

The combined HBA concludes that overall for business land:

- There is sufficient industrial and retail/commercial land capacity in the combined urban environment in the short, medium and long term, based on demand in the latest model (rather than Tasman's recent building consent trends)
- Sufficient business land (industrial and retail/commercial) capacity in the Tasman urban environment for all time periods
- Insufficient industrial and retail/commercial land capacity in the Nelson urban environment in the medium and long terms.



DRAFT TASMAN GROWTH PROJECTIONS 2024 – 2054

SUPPLEMENTARY INFORMATION FOR TASMAN'S 10-YEAR PLAN 2024 – 2034



One of the Council's Strategic Priorities is "Enabling positive and sustainable development".

The Council is required by legislation to ensure there is sufficient development capacity to meet Tasman's expected demand for residential and business land. Enabling housing supply is one way to help address housing affordability issues.

As part of developing Tasman's 10-Year Plan 2024-2034 we have updated our Growth Model to inform our plans to provide for growth with sufficient infrastructure and zoned land in the right location at the right time.

This document is provided as supplementary information for Tasman's 10-Year Plan 2024–2034. It outlines when and where the Council expects new development, based on the 10-Year Plan updated population growth scenario and infrastructure programme.

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EXECUTIVE SUMMARY

One of the Council's Strategic Priorities for Tasman's 10-Year Plan 2024-2034 is "Enabling positive and sustainable development". This aligns with the sustainable development approach required by the Local Government Act 2002, to promote the social, economic, environmental, and cultural well-being of Tasman communities, in the present and for the future¹. The Council is also required to ensure there is sufficient development capacity to meet Tasman's expected demand for residential and business land in the Tasman urban environment².

Ensuring we have enough serviced and zoned land for housing and business development is a key priority for the Council. We know that housing affordability is a real issue for our residents, and also for those wanting to move to our beautiful region. Although the Council cannot solve the affordability problem alone, we can be part of the solution. In our Tasman's 10-Year Plan we are planning to provide the infrastructure services required (including drinking water, wastewater, stormwater, roading, footpaths, reserves and community facilities) to enable residential and business development to occur.

Tasman's 10-Year Plan 2024-2034 assumes that Tasman District's population is likely to grow by almost 7,400 residents over the next ten years, to reach 67,900. Growth is projected to continue in the long term, but at a slower rate, to reach 78,800 by 2054. This is based on the medium scenario of updated population projections. Most of the overall population growth will be driven by net migration gains.

These updated projections have been incorporated in the latest version of the Council's Growth Model, to identify when and where development is likely to occur over the next thirty years. The Growth Model has also been guided by the Nelson Tasman Future Development Strategy 2022-2052. The development scenario from the Growth Model sets the strategic direction for the Council's 10-Year Plan 2024-2034 planning framework, to enable the Council to provide for growth with appropriate infrastructure and zoned land in the right location at the right time.

Under the medium scenario, all age groups in Tasman are projected to experience growth but the highest growth continues to be in the 65+ age group. An ageing population typically sees a reduction in average household size. Smaller households create demand for more dwellings.

The Council assumes 4,250 new dwellings will be built over the next ten years, and a further 7,430 dwellings between 2034 and 2054. This is enough to meet demand District-wide and for the urban environment overall (excluding the competitiveness margin³). Some towns are projected to have a shortage of development capacity and an undersupply of housing, but this can be offset by extra supply in other areas.

The Council assumes at least 15 hectares of business land will be developed over the next ten years, and a further 22 hectares between 2034 and 2054, which will meet Tasman's projected demand. Most of this development is expected to occur in the urban environment.

¹ Ss 3 and 10, Local Government Act 2002

² Ss 30 and 31 of the Resource Management Act 1991; National Policy Statement on Urban Development 2020. The Tasman urban environment includes Richmond, Motueka, Mapua, Brightwater and Wakefield.

³ The National Policy Statement on Urban Development (NPS-UD) requires the Council to provide an additional competitiveness margin of feasible development capacity in the urban environment

Table 1: Growth assumptions by location, 2024-2034

	Population Change	Supply of New Dwellings	Supply of Business Land (hectares)
	2024-2034		
Richmond	2,530	1,460	7.06
Brightwater	460	200	0.14
Māpua/Ruby Bay	570	290	0.26
Motueka	540	330	4.21
Wakefield	530	230	0.04
Subtotal of urban environment	4,640	2,500	11.71
Moutere	1,290	600	0.13
Golden Bay Ward	390	400	0.88
Lakes-Murchison Ward	220	190	0.13
Rest of District	860	560	2.05
Tasman District Total	7,380	4,250	14.9

The National Policy Statement on Urban Development (NPS-UD) requires the Council to provide an additional competitiveness margin of feasible development capacity in the urban environment. When including the additional NPS-UD margin for the Tasman urban environment and using the NPS-UD definition of sufficient capacity, there is sufficient residential capacity for most of the next 30 years, except towards the end of the medium term (Years 4-10). The Council can provide enough capacity to meet the projected demand for both retail/commercial and industrial land for Tasman District overall, and for the urban environment, even including the NPS-UD additional margin.

For a more detailed assessment of future demand and development capacity, please refer to the Housing and Business Assessments (HBA) for Tasman and Nelson. The HBA is also a requirement of the National Policy Statement on Urban Development and assesses whether there will be sufficient development land, of the right type and in the right place, over the next thirty years.

There is always a degree of uncertainty when making assumptions about the future. The model was based on the best information available at the time and is not intended to be an exact forecast of when and where development will actually occur. While the Growth Model and the Council's planning aims to ensure that the availability of serviced, zoned land is not a constraint on housing supply, the actual supply of new land or dwellings for sale is largely determined by the private sector, including landowners, financial institutions and the construction industry.

It is conventional to see the medium population growth scenario as indicating the most likely scenario. However, the high and low scenarios also need to be considered for potential effects on the Council's financial estimates, infrastructure needs, and zoning requirements. The Council will continue to monitor data on construction and population trends.

HOW THE GROWTH MODEL FITS INTO THE COUNCIL'S PLANNING

The Council has its own Growth Model that forecasts future housing and business development. The Growth Model is a district-wide, long term spatial planning tool which is updated every three years to inform Tasman's 10-Year Plan and the Tasman Resource Management Plan, to provide for growth with sufficient infrastructure and zoned land. The model predicts when and where new residential dwellings and new business land is needed (demand) and when/where land development capacity and supply is projected over the following 30 years. The model estimates growth for 20 Growth Model Areas, consisting of 15 discrete towns/communities and five rural Ward remainder areas.

The latest update of the Growth Model has been guided by the Nelson Tasman Future Development Strategy 2022-2052⁴ (FDS), which is a joint strategy between Tasman District Council and Nelson City Council. The FDS is a high-level strategy which identifies future growth sites for various types of housing and business development, including intensification, managed greenfield expansion and rural residential.

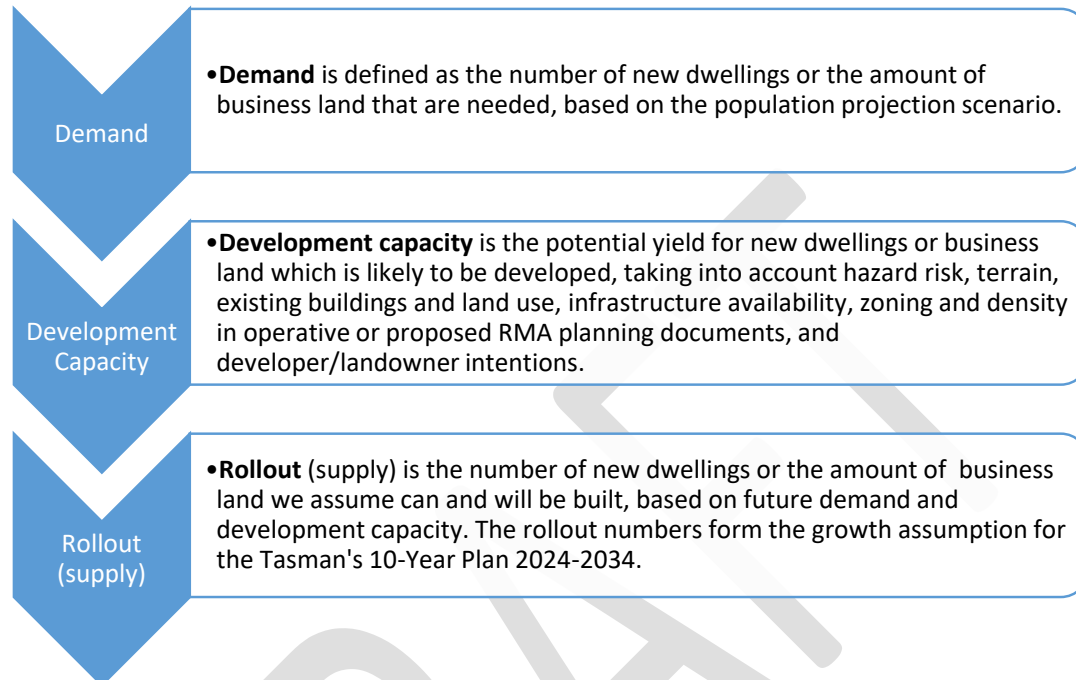
The development scenario from the Growth Model sets the strategic direction for the Council's 10-Year Plan planning framework, to enable the Council to provide for growth with sufficient infrastructure and zoned land in the right location at the right time. The Growth Model outputs inform Tasman's 10-Year Plan and the Tasman Resource Management Plan, as well as supporting documents such as the Housing and Business Capacity Assessment, Activity Management Plans, Financial and Infrastructure Strategies, and the Development and Financial Contributions Policy. The Housing and Business Assessment (HBA) for Tasman provides a detailed assessment to check whether there will be enough land over the next 30 years which can be developed to meet the forecast demand for new houses and business land.



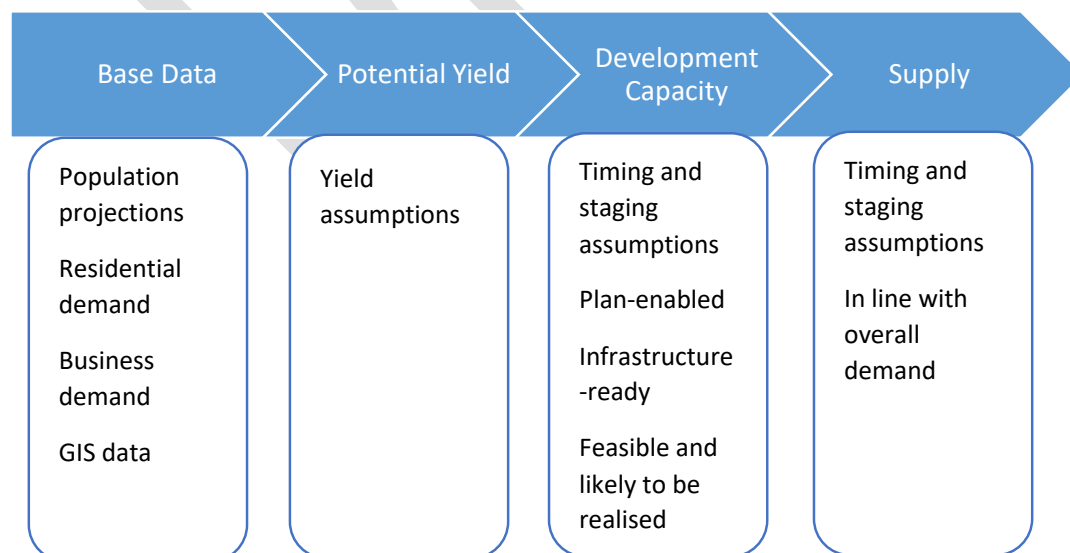
⁴ [Future Development Strategy FDS | Tasman District Council](#), adopted by the Council in August 2022.

GROWTH MODEL PROCESS AND DEFINITIONS

The key concepts of the Growth Model are the **demand**, **capacity** and **rollout** for future development in each Growth Model Area.



The Growth Model update process is a combination of data inputs, including assumptions agreed by staff at a series of workshops. The Growth Model itself is an SQL database which ensures calculations are robust and less prone to error. Staff workshops use webmaps to review development across the district, bringing together knowledge and expertise from various Council teams. The Model provides outputs in various reports and webmaps.



Geographic Definitions

The Growth Model is a spatial model which divides the Tasman District into 20 Growth Model Areas, covering 15 towns/communities and five rural Ward remainder areas. Where possible, these Areas are defined using Stats NZ geographic boundaries. The Model then divides each of the 15 towns/communities into smaller Development Areas, generally based on land use and zoning, to which assumptions are applied to calculate developable capacity. The Development Area definitions are updated to align with growth sites identified in the Future Development Strategy (FDS). The maps of the five urban environment towns (Richmond, Motueka, Mapua, Brightwater and Wakefield) at the end of this report show how each town is divided into Development Areas.

GIS data is entered for each Development Area, including the total land area, existing dwellings, vacant land, and land used for roads, greenspace, schools, etc. To inform the capacity assumptions, webmaps are developed which include GIS layers such as current zoning, growth sites identified in the FDS, hazard risks, productive land, terrain, topography, wetlands and waterbodies, and overland flow paths.

POPULATION PROJECTIONS

Updated population projections are used to calculate future demand for new residential dwellings and business land.

Together with Nelson City Council, the Council engaged DOT Consulting⁵ to provide population and household projections (2018-2058), with low, medium, high scenarios, to inform the LTP 2024-2034. The projections were provided for each Stats NZ SA2 area. The projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. After considering recent estimated population and dwelling growth rates, both Councils have assumed the medium growth scenario for the LTP 2024-2034.

Based on the medium scenario, Tasman District is projected to have average annual population growth of 1.2% for the next 10 years, 2024-2034. Figure 1 shows the three growth scenarios for Tasman's population growth between 2024 and 2054. The graph also shows Stats NZ's population estimates for 2008 to 2023. The three population projections (low, medium, and high growth) incorporate different fertility, mortality, and migration assumptions for Tasman. Further information on the population projections is available in DOT Consulting's report [here](#).

Based on the medium projection scenario, the overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, from 60,500 to 67,900 (12%). Growth is projected to continue, but at a slower rate, with a further 10,900 residents (16%) to reach 78,800 by 2054. Most of the overall population growth will be driven by net migration gains (more people moving to Tasman District than leaving).

Two-thirds of Tasman's population growth over the next 30 years is expected to be in the urban environment (Richmond, Motueka, Mapua, Brightwater and Wakefield). The rural Moutere area is also projected to have significant population growth. The Golden Bay and Lakes-Murchison Wards are projected to experience population growth for the next 20 years, with slight population decline

⁵ [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

projected after that. These projections reflect those Ward's age structures and migration trends (net gains/losses) for different age groups.

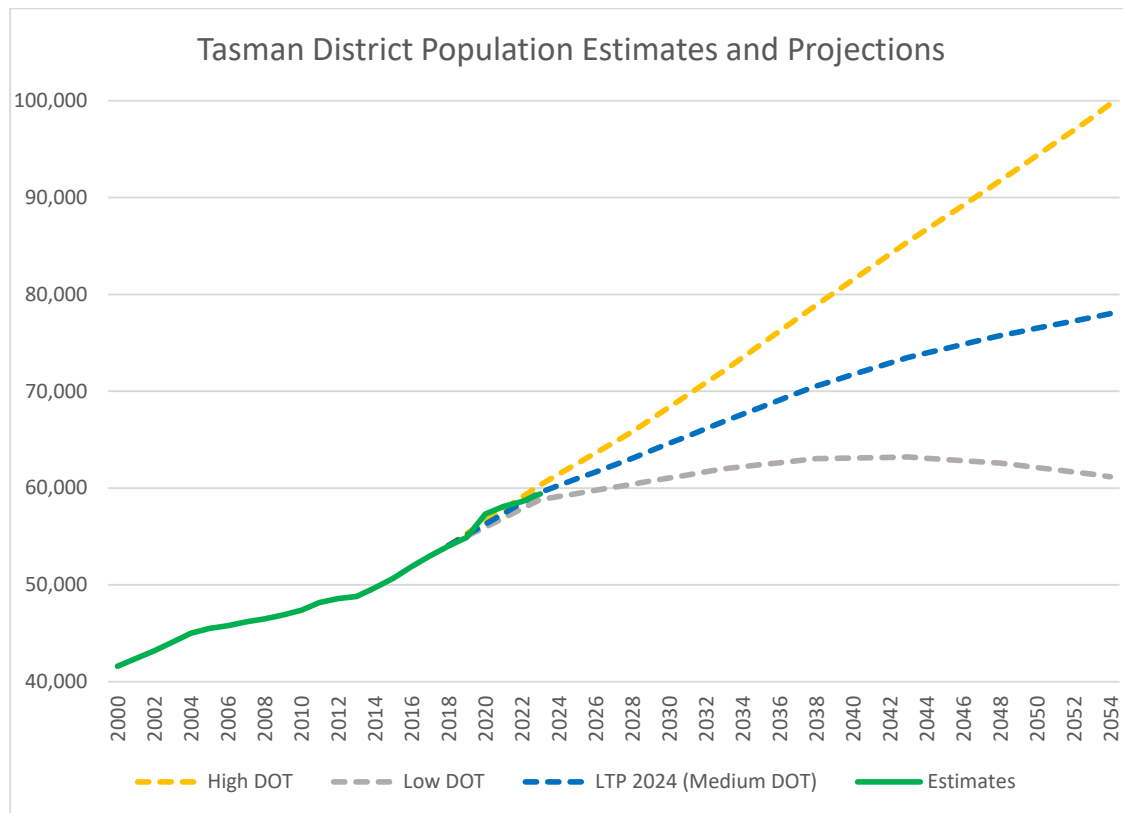


Figure 1: Estimated and projected population series, 2000-2054, Tasman District

Ageing Population

Under the medium scenario, all age groups in Tasman are projected to experience growth. However, the highest growth continues to be in the 65+ age group, which is projected to increase by 50% between 2023 and 2053. The proportion of the population in this age group is projected to increase from 23% to 28% by 2034. This increase, known as structural ageing, means that total population growth rates are projected to slow down over time. Once a population has more than 20% aged 65 years and over, it is usually approaching the end of natural increase. Tasman reached that threshold in 2016 and has experienced relatively low natural increase in recent years.

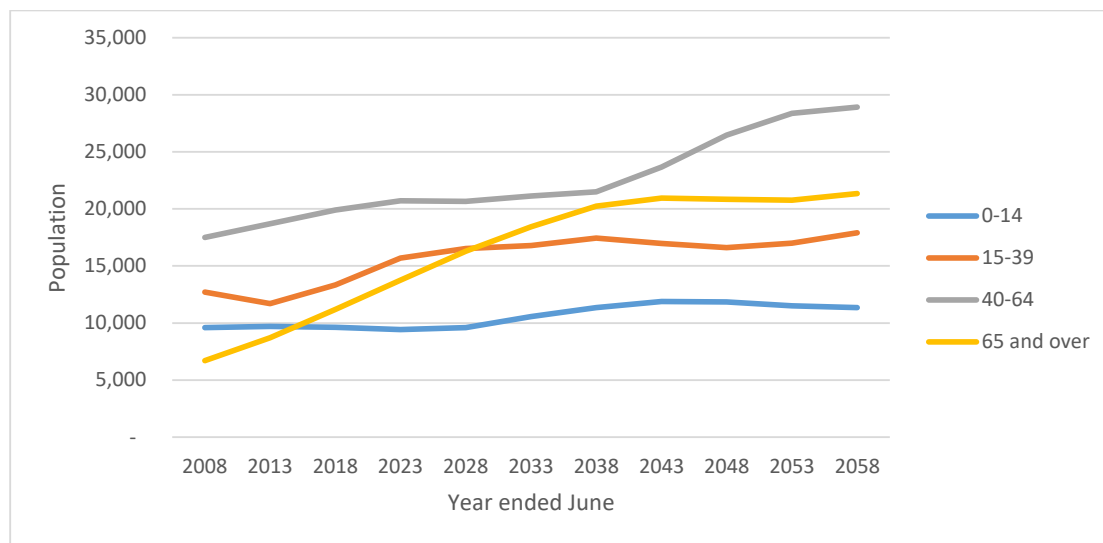


Figure 2 Estimated and projected population by age group, 2008-2053, Tasman District

Household Size

The ageing population is driving a change in the average household size across the District, projected to decrease from 2.43 residents per household in 2023, to 2.33 in 2033 and 2.23 in 2053⁶. Average national household size in NZ is currently 2.57. An ageing population typically sees a reduction in average household size, in part because there are fewer children per household, more people live as couples without children and, especially at older ages, more people live alone. Smaller households create demand for more dwellings.

There are variations in the projected household size across the District e.g. Brightwater and Wakefield are projected to maintain above average household size across all the time series.

⁶ DOT Consulting, Medium Scenario, Household Size Projections

DEMAND PROJECTIONS

Residential Demand

Future demand for new dwellings is based on a combination of population growth and decreasing household size, as well as some non-resident dwelling demand (such as holiday homes).

Dwelling demand is projected to be relatively constant over the next 20 years, at approximately 400 dwellings per year for the whole District. Lower dwelling demand is projected for years 20-30 (300 per year) based on slower population growth. In total, 11,430 dwellings are needed over the 30 years to meet demand in the District.

Table 2 below shows the demand for dwellings by location. Over the next 30 years, 63% of Tasman District's new dwellings are needed in the urban environment. This demonstrates the role these towns are playing in providing locations to live within commutable distance to the major employment areas of Richmond and Nelson.

Table 2: Demand for new dwellings by location, 2024-2054

	Demand for new dwellings	
	2024 - 2034 (Years 1-10)	2034 - 2054 (Years 11-20)
Richmond	1,152	2,156
Brightwater	242	592
Māpua/Ruby Bay	192	352
Motueka	644	1,093
Wakefield	248	573
Subtotal of urban environment	2,478	4,766
Moutere	606	1,290
Golden Bay Ward	362	298
Lakes-Murchison Ward	183	124
Rest of District	547	777
Subtotal of rest of District	1,698	2,489
Tasman District Total	4,176	7,255

Growth Model input data includes population and household size projections for each Growth Model Area. These are based on the relevant SA2 projections provided by DOT Consulting.

The growth model includes non-resident demand (likely to be holiday home properties or seasonal worker accommodation) and assumes that each area will maintain the current proportion of dwellings which are used for these purposes. The proportion of unoccupied dwellings in each area is calculated by comparing base year household numbers with the number of existing dwellings. This proportion is then included in future dwelling demand calculations. This proportion is significant for several areas outside of the urban environment (e.g. Pōhara, St Arnaud, Kaiteriteri/Marahau).

Business Demand

The medium growth population projections for Tasman also informs demand for business land in Tasman. The two Councils jointly commissioned an assessment of business land demand for each city/district, as well as the Nelson Tasman urban environment, in 2021.⁷ The underlying business land forecasting model was updated in 2023. The model estimates future land requirements in hectares for three different types of business land (industrial, office, retail). The model incorporates national and regional economic and demographic trends, employment projections, employment to land ratios, and the updated population projections.

The Council's growth model measures business demand and capacity in hectares for retail/commercial and industrial land use types. Business land demand for the Tasman urban environment and other towns was calculated from the Sense Partners projections for Tasman District, by allocating future demand based on each area's existing share of jobs for each industry⁸. There is a high degree of uncertainty in business land projections, given the wide range of factors that can have an influence, and the uncertainty and margin for error increases with estimates for areas with relatively low population and employment numbers.

According to the Sense Partners 2023 model, the projected population growth and associated economic activity will create demand for 23 hectares of industrial land over the next thirty years, and 9 hectares of retail/commercial land. The latest model forecasts relatively low amounts of demand for business land, compared with recent building consent trends.

Table 3: Business land demand by type and location, 2024-2054

	Business land demand in hectares			
	Industrial		Retail/commercial	
	2024 - 2034 (Years 1-10)	2034 - 2054 (Years 11-20)	2024 - 2034 (Years 1-10)	2034 - 2054 (Years 11-20)
Richmond	2.82	4.27	1.78	2.12
Brightwater	0.60	0.91	0.03	0.03
Wakefield	0.14	0.21	0.05	0.06
Māpua/Ruby Bay	0.08	0.12	0.15	0.18
Motueka	1.72	2.61	0.84	1.00
Subtotal of urban environment	5.36	8.12	2.85	3.39
Golden Bay towns (Tākaka, Collingwood, Pōhara)	0.46	0.70	0.42	0.50
Lakes-Murchison towns (Murchison, Tapawera, St Arnaud)	0.09	0.14	0.04	0.05
Rest of District	3.42	5.18	0.66	0.78
Subtotal of rest of District	3.97	6.02	1.12	1.33
Tasman District Total	9.33	14.14	3.97	4.72

⁷ Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021)

⁸ Stats NZ, Business Demography Statistics, Employee count by industry and statistical area, 2022

Additional Development Capacity Margins

The National Policy Statement on Urban Development (NPS-UD) requires the Council to provide an additional competitiveness margin of feasible development capacity in the urban environment which is 20% above the projected demand for the next ten years, and 15% above the demand projected for 2034–2054.

The Housing and Business Assessment (HBA) provides a detailed assessment to quantify whether the development capacity is sufficient to meet expected demand, including the competitiveness margin.

POTENTIAL YIELD

The first round of staff workshops focus on assessing which Development Areas have potential for future growth and, if so, making assumptions which the Model applies to the base GIS data to calculate the potential developable quantity. The staff workshops bring together knowledge and expertise from various Council teams, e.g. Environmental Information, Environmental Policy, Infrastructure Planning, Resource Consents, and Development Engineers.

The initial assessment of developability uses a scoring system of land use constraints and opportunities, including factors such as hazard risk, productive land value, ability to service, amenity, and settlement form. Preference is given to land which minimises hazard risks, is capable of being serviced, compliments settlement form and avoids productive land.

The assumptions to estimate potential yield include:

- average lot size once developed (based on zoning or likely zoning)
- the proportion needed for roads, other infrastructure, greenspace, and community buildings
- the extent that a Development Area's terrain will affect its potential for development; and
- the proportion of properties which are realistically likely to subdivide or redevelop over the next 30 years.

Average lot sizes include an assumption of the future end use and zoning of each Development Area, e.g. residential, intensification, or business land types, with FDS growth areas based on the FDS indicative typologies and yield. Land zoned deferred for residential has been included. Land zoned as mixed business is included in the retail/commercial business land capacity estimates.

Potential yield include existing vacant lots and expected new lots created by subdivision.

DEVELOPMENT CAPACITY ESTIMATES

The second round of staff workshops focuses on assessing the development capacity in each Development Area. To be sufficient according to the NPS UD requirements, the development capacity must be plan-enabled, infrastructure-ready, feasible and reasonably expected to be realised, according to the NPS-UD definitions. Development Capacity is estimated across four year sets to align with NPS-UD timeframes: Short Term (2024/2025 – 2026/2027), Medium Term (2027/2028 – 2033/2034) and Long Term (2034/2035 – 2043/2044 and 2044/2045 – 2053/2054).

The amount and timing of development capacity is based on the potential yield calculated by the model, and the following assumptions:

- the availability and timing of infrastructure, based on the LTP and Infrastructure Strategy capital works programme
- current zoning and any growth sites identified in FDS or proposed plan changes
- past development trends, including infill rates
- current or planned subdivisions (when, where, and how many lots); and
- developer/landowner intentions.

Having staff from various teams ensures capacity estimates are 'plan-enabled' (informed by Environmental Policy) and 'serviced' (Infrastructure Planning). The Development Engineering and Resource Consents teams advise on the capacity that is feasible and likely to be realised.

For Years 10-30, development capacity is based on an assumption that the Tasman Resource Management Plan planning rules and zone extents will change accordingly to allow the FDS growth areas, or to stop development in hazard risk areas.

Residential Capacity

The Council can provide enough development capacity to meet combined demand for the Tasman urban environment and for the District overall. There is a deficit for Brightwater and Wakefield by Year 10, and for Motueka throughout the next 30 years. Further capacity can be realised from Year 10 in Brightwater and Wakefield once the Waimea Plains Water and Wastewater Plan is complete. Motueka is constrained by low-lying land, natural hazards, highly productive land and the need for expensive infrastructure, meaning significant additional residential zoning is not possible. These deficits are provided for with extra capacity in Richmond and Māpua.

Table 4: Demand and capacity for new dwellings by location, 2024-2054, (red indicates a deficit)

	Dwelling Demand		Development Capacity	
	2024 - 2034 (Years 1-10)	2034 - 2054 (Years 11-20)	2024 - 2034 (Years 1-10)	2034 - 2054 (Years 11-20) ⁹
Richmond	1152	2156	1612	2999
Brightwater	242	592	201	694
Māpua/Ruby Bay	192	352	248	852
Motueka	644	1093	325	453
Wakefield	248	573	225	673
Subtotal of urban environment	2478	4766	2611	5671
Moutere	606	1290	800	1020
Golden Bay Ward	362	298	530	580
Lakes-Murchison Ward	183	124	260	270
Rest of District	547	777	600	795
Subtotal of rest of District	1698	2489	2190	2665
Tasman District Total	4176	7255	4801	8336

⁹ Long-term development capacity includes any surplus or deficit from the short and medium term.

Moutere is likely to have a deficit by Year 30, although the rural nature of this area makes it difficult to quantify its development capacity. Golden Bay and Lakes-Murchison Wards both have enough capacity overall to meet demand, although there are capacity constraints in Tākaka and Murchison until Year 10, when infrastructure upgrades are due to be completed.

When including the additional NPS-UD margin for the Tasman urban environment and using the NPS-UD definition of sufficient capacity, there is sufficient capacity for most of the next 30 years, except towards the end of the medium term (Years 4-10). Refer to the Tasman Housing and Business Assessment for further details.

Business Land Capacity

The Council can provide enough capacity to meet the projected demand for both retail/commercial and industrial land for Tasman District overall, and for the urban environment, even including the NPS-UD additional margin. There is also enough capacity in the urban environment if future demand is at the higher levels experienced in recent years.

In the Tasman Resource Management Plan, there are central business, commercial, light industrial, heavy industrial, rural industrial and mixed business zones. Retail could locate in central business, commercial or mixed business zones. The mixed business zone provides for business and commercial activities, and acts as a buffer between the residential and light industrial zone. It also provides for a range of large format retail activities. Therefore, retail and commercial capacity estimates are combined and include the mixed business zone capacity.

In terms of individual towns, there is a greater degree of uncertainty when estimating business land demand and capacity for smaller geographies. However, based on Growth Model estimates, there are potentially small deficits in industrial land in Brightwater and Wakefield in the medium term, until rezoning and infrastructure projects can enable new capacity. The deficit can be offset by a surplus of industrial land in Richmond, which is in close proximity. There is also potentially a deficit in industrial land in Māpua in the long term, which can be offset by surplus industrial land in both Richmond and Motueka.

Table 5: Business land demand and suitable capacity by type and location, 2024-2054, (red indicates a deficit)

	Industrial				Retail/commercial			
	Demand	Capacity	Demand	Additional Capacity	Demand	Capacity	Demand	Additional Capacity
	2024 – 2034 (Years 1-10)		2034 – 2054 (Years 11-20)		2024 – 2034 (Years 1-10)		2034 – 2054 (Years 11-20)	
Richmond	2.82	25.10	4.27	0	1.78	40.07	2.12	21.80
Brightwater	0.60	0.11	0.91	4.00	0.03	0.20	0.03	0
Wakefield	0.14	0	0.21	11.00	0.05	0.52	0.06	0
Māpua/Ruby Bay	0.08	0.17	0.12	0	0.15	0.60	0.18	0
Motueka	1.72	4.29	2.61	13.33	0.84	2.94	1.00	10.67

	Industrial				Retail/commercial			
	Demand	Capacity	Demand	Additional Capacity	Demand	Capacity	Demand	Additional Capacity
	2024 – 2034 (Years 1-10)		2034 – 2054 (Years 11-20)		2024 – 2034 (Years 1-10)		2034 – 2054 (Years 11-20)	
Subtotal of urban environment	5.36	29.67	8.12	28.33	2.85	44.33	3.39	32.47
Golden Bay towns (Tākaka, Collingwood, Pōhara)	0.46	14.10	0.70	7.50	0.42	2.22	0.50	1.00
Lakes-Murchison towns (Murchison, Tapawera, St Arnaud)	0.09	2.92	0.14	0	0.04	1.76	0.05	0

The estimates indicate there is sufficient business land in Golden Bay as a whole (Tākaka, Pōhara, Collingwood) and Lakes-Murchison as a whole (Tapawera, Murchison and St Arnaud).

While there is likely to be some business land development in rural areas outside of these towns, the amount and location is difficult to predict or quantify. The surplus of business land capacity in rural towns and in the urban environment may also provide for the estimated business land demand for the rural remainder of the district (land outside towns).

Given the greater uncertainty in assessing business land demand and capacity in smaller towns and rural areas, it is important for the Council to keep up to date with anecdotal evidence of shortages of sites for particular businesses, through discussions with applicants and developers.

In addition, the surplus of business land in the Tasman urban environment is providing capacity for Nelson's shortfall of commercial and retail and industrial land in the medium and long terms— as explained in the joint Nelson Tasman urban environment HBA.

HOUSING SUPPLY and BUSINESS LAND DEVELOPMENT

Rollout (supply) is the number of new dwellings or the amount of business land we assume can and will be built, based on the demand projections and ‘reasonably expected to be realised’ development capacity estimates. Rollout generally aligns with demand District-wide. If an individual Growth Model Area is unlikely to have enough development capacity to meet demand, this has been offset by more capacity in other areas (within the urban environment or within the same Ward). The rollout numbers form the growth assumption for the LTP 2024-2034 and feed into various financial models such as the Ratings Model and the calculation of Development Contributions charges.

Residential Growth

The Council assumes 4,250 new dwellings will be built over the next ten years, and a further 7,430 dwellings between 2034 and 2054. This is enough to meet demand District-wide and for the urban environment overall (excluding the competitiveness margin). As discussed in terms of capacity deficits, some individual areas are projected to have an undersupply of housing, which is offset by extra supply in other areas.

Table 6: Demand and supply for new dwellings by location, 2024-2054, (red indicates a deficit)

	Demand for new dwellings	Supply of new dwellings	Demand for new dwellings	Supply of new dwellings
	2024 - 2034 (Years 1-10)		2034 - 2054 (Years 11-20)	
Richmond	1,152	1,463	2,156	2,436
Brightwater	242	201	592	592
Māpua/Ruby Bay	192	288	352	774
Motueka	644	325	1,093	901
Wakefield	248	225	573	603
Subtotal of urban environment	2,478	2,502	4,766	5,306
Moutere	606	606	1,290	929
Golden Bay Ward	362	401	298	333
Lakes-Murchison Ward	183	185	124	132
Rest of District	547	559	777	752
Subtotal of rest of District	1,698	1,751	2,489	2,146
Tasman District Total	4,176	4,253	7,255	7,452

Population Projections based on Housing Supply

The Council has estimated the future population for each area based on the future housing supply.

Table 7: Population growth assumption by location, 2024-2054

	Projected Population			
	2024	2034	2044	2054
Richmond	17,400	19,930	21,670	23,270
Brightwater	2,460	2,920	3,510	4,110
Māpua/Ruby Bay	2,970	3,540	4,210	4,860
Motueka	8,630	9,170	10,140	10,300
Wakefield	2,650	3,180	3,880	4,440
Subtotal of urban environment	34,100	38,740	43,410	46,980
Moutere	6,090	7,380	8,540	9,090
Golden Bay Ward	5,860	6,250	6,360	6,420
Lakes-Murchison Ward	4,240	4,460	4,450	4,390
Rest of District	10,180	11,040	11,600	11,860
Tasman District Total	60,490	67,870	74,350	78,760

Business Land Growth

The Council assumes at least 15 hectares of business land will be developed over the next ten years, and a further 22 hectares between 2034 and 2054, in line with Tasman's projected demand.

The majority of this development is expected to occur in the urban environment. However, Nelson is expected to have an undersupply of business land (5 hectares in Years 1-10, 24 hectares after Year 10 when compared with forecast demand), which is likely to be met by Tasman's extra business land capacity, particularly in Richmond, meaning higher rates of business land development are likely.

For the rest of Tasman District, as there is sufficient business land supply in Golden Bay and Lakes-Murchison towns, this is assumed to develop in line with demand projections. While there is likely to be some business land development in rural areas outside of these towns, the amount and location is difficult to predict or quantify.

The latest forecasts of demand for business land are lower than those used in the 2021 Growth Model. However, there is enough capacity in most locations if growth occurs at a higher rate than the projected demand.

Table 8: Demand and supply of business land by location, 2024-2054

	Hectares of Business Land			
	Demand	Supply	Demand	Supply
	Years 1-10 (2024-2034)		Years 11-30 (2034-2054)	
Richmond	4.6	7.06	6.39	7.65
Brightwater	0.63	0.14	0.94	1.52
Wakefield	0.19	0.04	0.27	1.34
Māpua/Ruby Bay	0.23	0.26	0.3	0.3
Motueka	2.56	4.21	3.61	6.39
Subtotal of urban environment	8.21	11.71	11.51	17.20
Golden Bay	0.88	0.88	1.2	1.2
Lakes-Murchison	0.13	0.13	0.19	0.2
Rest of District	4.08	2.18	5.96	3.12
Tasman District Total	13.3	14.9	18.86	21.72

CONSIDERATION OF OTHER SCENARIOS

There is always a degree of uncertainty when making assumptions about the future. There are several factors which are difficult to predict such as population migration (either to/from overseas or within New Zealand); the proportion of dwellings used as holiday houses; developer and landowner activity; and natural events. Positive net migration is the major contributor to the District's population growth and could be affected by housing supply, house prices and incomes in other regions and countries.

DOT Consulting¹⁰ provided population and household projections with low, medium, high scenarios. The projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. However, there are only moderate differences in mortality and fertility between the three scenarios. The biggest difference between scenarios is therefore driven by different migration assumptions. The medium migration assumptions equate to the average of observed migration by age and sex between 2001 and 2018. The high/low scenario migration assumptions equate to the medium scenario migration assumption plus/minus 25% applied separately to each age/sex group, which is comparable to observed high and lows. It is unlikely, however, that very high levels of migration would continue unabated across the projection timeframe, and so these variants should be considered possible, though unlikely, scenarios of population change. They illustrate plausible alternative scenarios of future demographic behaviour and provide an indication of the inherent uncertainty of demographic behaviour.

It is conventional for the medium scenario to forecast the most likely scenario. However, other scenarios should also be considered for potential effects on the Council's financial estimates, infrastructure needs, and zoning requirements. The Council considered these other scenarios and adopted the medium growth projection.

¹⁰ [Tasman District and Nelson City Population Projections 2018-2058 provided by DOT Consulting, March 2023](#)

QUALITY ASSURANCE

The model is based on the best information available at the time and is not intended to be an exact forecast of when and where development will actually occur. There are several factors which are difficult to predict such as population migration patterns; economic activity; developer and landowner decisions; and natural events. While the Growth Model and the Council's planning aim to ensure that the availability of serviced, zoned land is not a constraint on housing supply, the actual supply of new dwellings for sale is largely determined by the private sector, including landowners, financial institutions and the construction industry.

There is an internal quality assurance process of the pre-work calculations and inputs. The inputs and outputs of the growth model are checked against recent trends in population and dwelling growth. The business land yield estimates are ground-truthed using webmaps to visually check the model isn't including vacant land which is actually serving a purpose, e.g. storage, truck parking, etc. The semi-rural development areas are also visually ground-truthed as these often include parcels of land which aren't feasible for development.

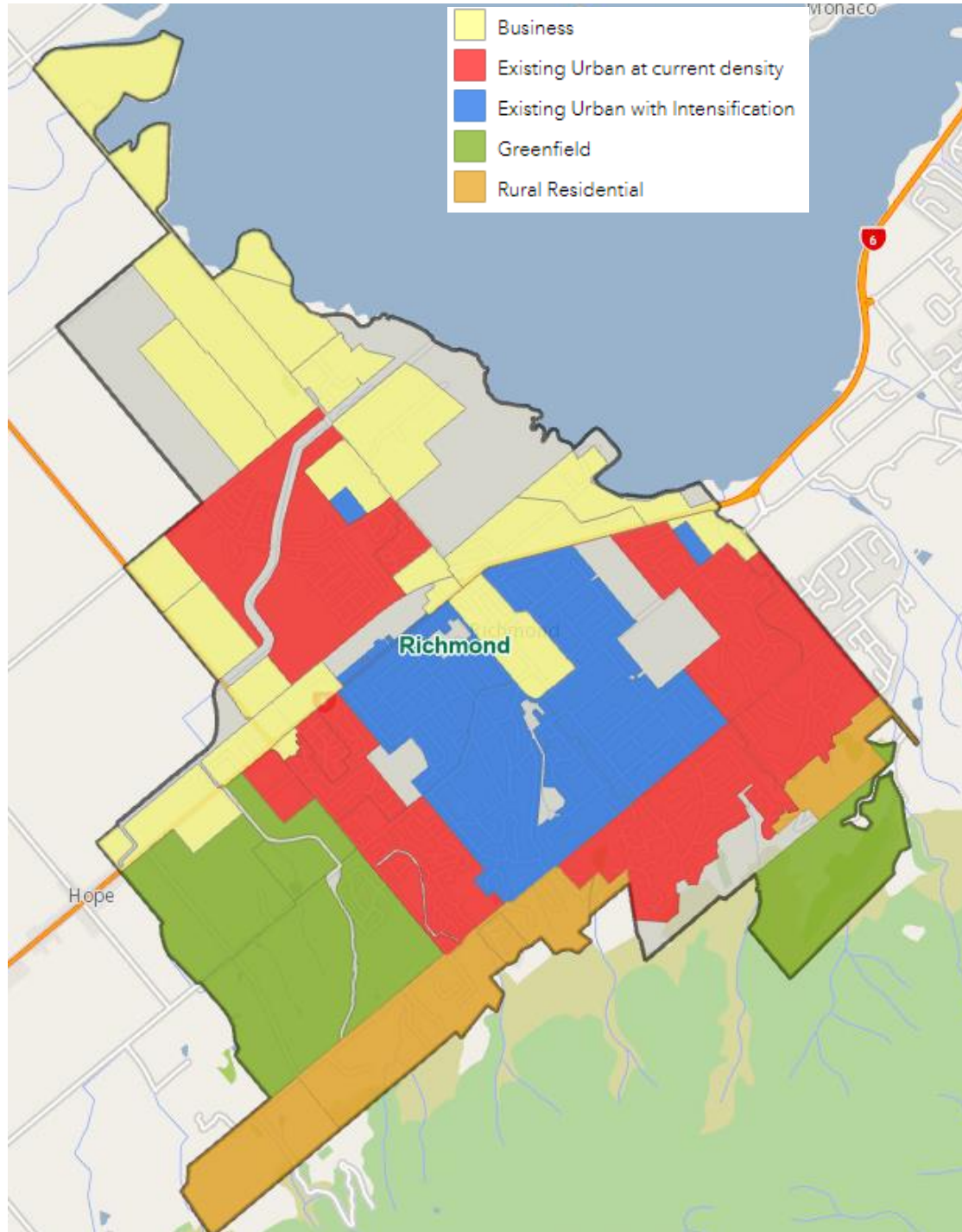
This is the seventh iteration of the Growth Model, and the model is continuously reviewed and improved, to ensure it efficiently and effectively meets the Council's planning requirements.

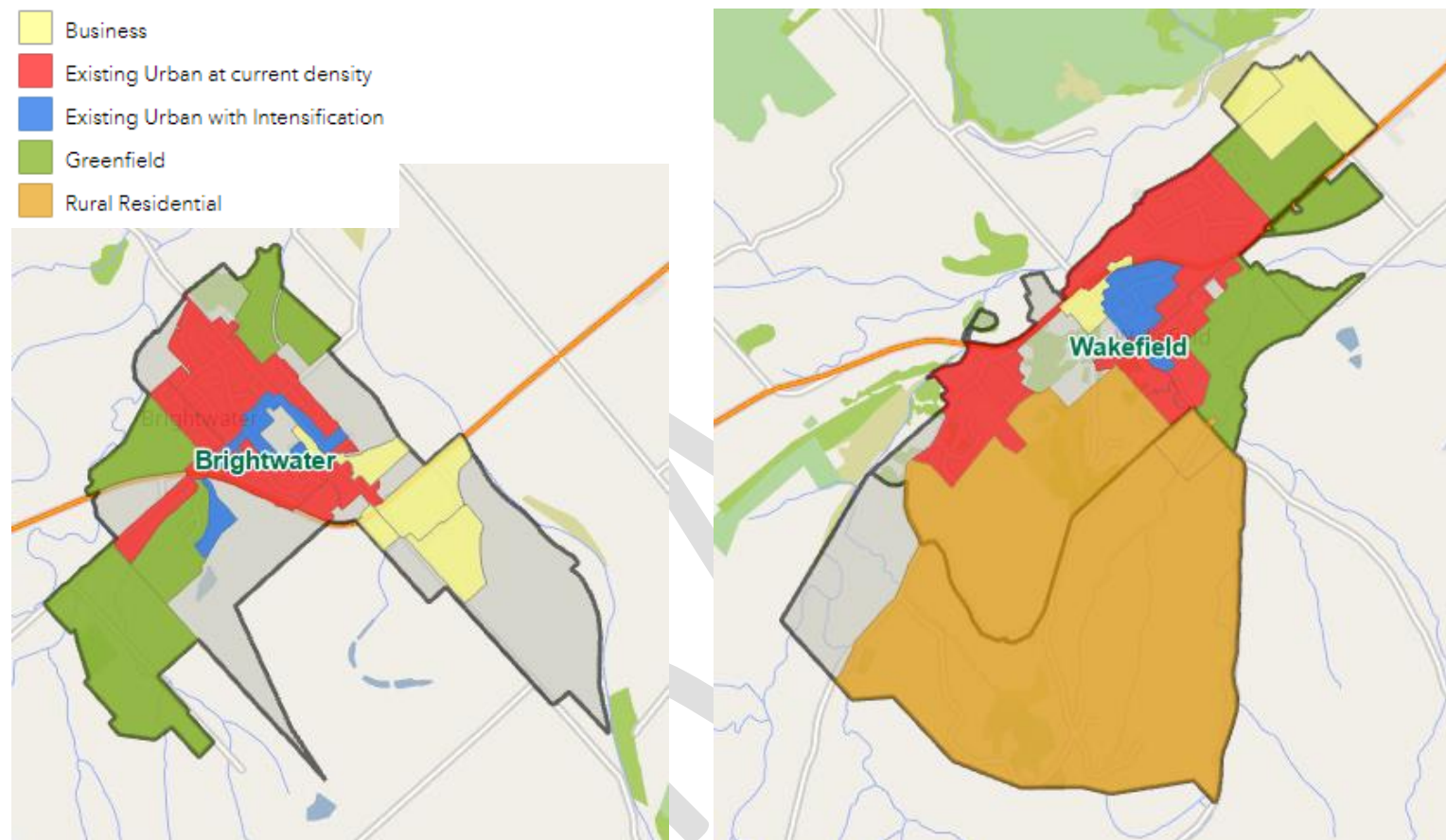
The Council will continue to monitor data on construction and population trends¹¹.

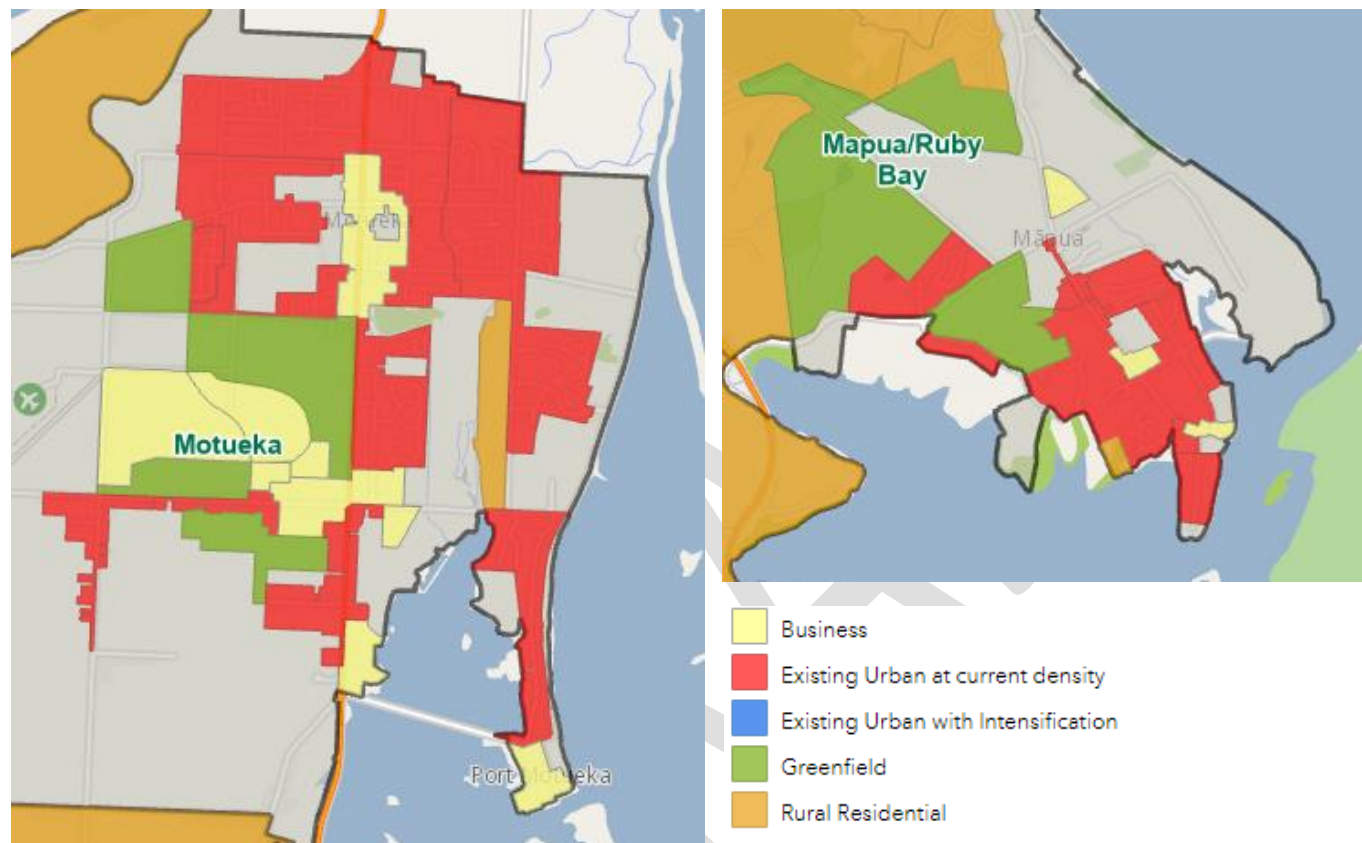
¹¹ [Monitoring reports | Tasman District Council](#)

GROWTH MODEL MAPS OF URBAN ENVIRONMENT TOWNS

The following maps give an indication of where future types of development could occur over the next thirty years.







Draft

REVENUE AND FINANCING POLICY 2024–2034





PROPOSED CHANGES TO THE REVENUE AND FINANCE POLICY

WHAT IS THE PURPOSE OF THE REVENUE AND FINANCING POLICY?

This policy explains the Council's policies in respect of the funding of operating and capital expenditure from the various funding sources available to it. It provides predictability and certainty about sources and levels of funding. The Policy also explains how the Council has undertaken an analysis of its funding needs. The draft Revenue and Financing Policy can be viewed here:

shape.tasman.govt.nz/10yp

We are proposing some changes to how we've previously funded activities and this document seeks your views on those changes.

SUMMARY OF PROPOSED CHANGES

1. Change the basis of River X and Y targeted rates, from Land Value to Capital Value.
2. Adjust the Uniform Annual General Charge (UAGC) upwards to be 15% of general rates.
3. Initiate a review of rural water supply funding with a view to harmonise water charging.
4. Extending the time to transition to fully funded depreciation.
5. Changes to the areas subject to targeted rates reflected in the revised Rating maps.

TELL US WHAT YOU THINK OF OUR PLANS TO CHANGE THE REVENUE AND FINANCING POLICY

Anyone may make a submission about any aspect of the Draft Policy.

There are many ways to provide your views:

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- in writing – complete the submission form in the Tasman 10-Year Plan 2024-2034 Consultation Document or just sending us a letter and drop it in any Tasman District Council office or post it for free to the following address:

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

SUBMISSIONS ARE OPEN FROM 9.00 AM ON 28 MARCH 2024 UNTIL 5.00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to councillors, at the same time as feedback on the Tasman 10-Year Plan 2024-2034. These hearings will take place between 8 and 10 May 2024.



The Council will inform all submitters that supply their contact details of the final decisions it makes on the Revenue and Financing Policy.

Each of the proposed changes to the Policy are detailed below with the reasons for the changes.

SUBMISSIONS ARE PUBLIC DOCUMENTS

PRIVACY STATEMENT

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on the Council's Revenue and Finance Policy and so we can contact you about your submission, hearings and the Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.



PROPOSED CHANGE #1

1. CHANGE THE BASIS OF RIVER X and Y RATES FROM LAND VALUE TO CAPITAL VALUE

WHAT ARE WE PROPOSING?

Currently River X and Y targeted rates are based on the land value of the properties within the respective rating map areas. It is proposed that this rate be changed to be based on the capital value of the properties within the defined rating areas.

WHY ARE WE PROPOSING THIS CHANGE?

Properties with higher capital values have a higher value asset base to protect and therefore should meet a higher portion of the rates load to cover expenditure on stop banks, erosion control and river works to protect those assets.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Those that have higher value assets will meet more of the rating financial load to protect those assets.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Shifts the rates burden between properties with those with a higher capital value paying more.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – NO CHANGE

Advantages and Disadvantages
<ul style="list-style-type: none"> • Less administrative cost in implementing the change. • This disadvantages properties with lower capital developments who are paying more for protection works than properties with higher value capital developments.

PROPOSED CHANGE #2

2. CHANGE UNIFORM ANNUAL GENERAL CHARGE TO BE 15% of GENERAL RATES

WHAT ARE WE PROPOSING?

To move the Uniform Annual General Charge (UAGC) to be a dynamic measure and increase the current level to be 15% of the budgeted total general rates requirement.

WHY ARE WE PROPOSING THIS CHANGE?

Having the UAGC set as a percentage of the total general rates requirement stops the shift, over time, between the portion of the general rates requirement collected based on the capital value of the property and the proportion collected through the fixed charge. As property values have increased the UAGC charge as a portion of the general rate has reduced significantly.

Basing the UAGC on a percentage of general rates it would also make it more transparent and easier for ratepayers to understand how the charge is calculated.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Makes the rates burden more equitable over the whole rating base, while stopping the shift of rates burden over time from lower valued properties to medium and higher valued properties.

More transparent and easier for ratepayers to understand how the charge is calculated.

Will see more gradual movements in the UAGC rather than larger stepped changes.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Because the UAGC has not been adjusted for several years, medium and higher valued properties have subsidised lower valued properties as more of the total general rates has been funded based on capital value. This change will negatively impact lower value properties in Year 1.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – USING A DIFFERENT FIXED DOLLAR VALUE

Advantages and Disadvantages
<ul style="list-style-type: none"> Provides opportunity to vary the fixed rate to address the current situation. Needs more regular reviewing otherwise as property values increase medium and higher valued properties pay more over time as the rates burden shifts towards the general rate. Less transparent in how the UAGC is calculated and set.

**OPTION C – USING A DIFFERENT DYNAMIC MEASURE**

Advantages and Disadvantages
<ul style="list-style-type: none">• Makes the rates burden more equitable over the whole rating base, while stopping the shift of rates burden over time.• More transparent and easier for ratepayers to understand how the charge is calculated.• Difficult to set a different basis for a dynamic measure without further investigation and assessment of conditions and potential beneficiaries.

OPTION D – NO CHANGE

Advantages and Disadvantages
<ul style="list-style-type: none">• Continued shifting of the rates burden over time towards the general rate based on capital value increasing the advantage to low value property owners.• Medium and higher value properties continue to pay an increasing portion of the total general rate.• Less transparent in how the UAGC is calculated and set.



PROPOSED CHANGE #3

3. INVESTIGATE RURAL WATER SCHEME COST HARMONISATION

WHAT ARE WE PROPOSING?

To implement a full-scale review of all rural water scheme rates in Year 1 of the Tasman 10-Year Plan 2024-2034. This will require considerable work to develop a proposal, assess alternatives and the financial impacts, and will be consulted on, on completion. This will likely involve consideration of moving some or all schemes into the current water club. This would impact on water rates and fees and charges for areas already in the 'water club'.

WHY ARE WE PROPOSING THIS CHANGE?

To maintain the affordability of some rural water schemes, the Council is proposing to investigate the funding model in Year 1 of the Tasman 10-Year Plan 2024-2034. If the full cost of some schemes were charged through the current targeted rates to the users of those water schemes, they could become unaffordable for some. Some schemes are also carrying accumulated deficits from previous under funding. These deficits are not sustainable in the medium to long term.

WHAT ARE THE ADVANTAGES OF THIS DELAYED CHANGE?

This allows time for a comprehensive review of rating for all water supplies in Tasman to ensure all policy principles are appropriate and met.

Allows time for the new government to signal any changes in the supply and management of water related infrastructure through the 'Local Water Done Well' reforms.

WHAT ARE THE DISADVANTAGES OF THIS DELAYED CHANGE?

The disadvantages are unknown at present; however, a separate consultation would occur once the review has been completed.

OTHER OPTIONS WILL BE CONSIDERED DURING A SEPARATE CONSULTATION PROCESS.



PROPOSED CHANGE #4

4. EXTENDING THE TIME TO TRANSITION TO FULLY FUNDED DEPRECIATION

WHAT ARE WE PROPOSING?

To extend the time to move to fully funding the wearing out (depreciation) on our assets for a further five years to 2030.

WHY ARE WE PROPOSING THIS CHANGE?

The Council policy is to move to fully fund depreciation (the loss of service potential or the wearing out of assets as it occurs) during their lifetime through rates and other operational income streams. This funding was to be stepped in over a 10-year period. However, because of high asset revaluation impacts and the need to mitigate annual rates increases, the Council have decided to extend the current 10-year transition period by a further five years, finishing June 2030.

The move to fully fund depreciation will continue to have a significant operational cost implication for the Council, and operational spending in the draft Tasman 10-Year Plan 2024-2034 has been prioritised after allowing for the delayed transitioning in of depreciation funding. At the same time this delay assists us remaining within the proposed financial limit on rates increases albeit at the cost of increases in borrowings.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Lower rates increases for rate payers in the short term. In particular rates for activities which have a large asset base.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

This change transfers costs to future ratepayers as less funding will be available without increased borrowing to fund our infrastructure renewals. The increasing costs of infrastructure reflected in asset revaluations will continue to occur, this may lead to further delays in moving to a fully funded depreciation model.

Higher Council debt levels incurring increased loan servicing costs over an extended period of time and reducing the Councils borrowing headroom.

The Council will continue to run an unbalanced budget where operating revenues are insufficient to cover operating expenditure.

Higher rates increases for rate payers in the long term.



WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – NOT EXTENDING THE TIME TO PHASE IN FULLY FUNDED DEPRECIATION

Advantages and Disadvantages
<ul style="list-style-type: none">• Lower debt as the Council collects more rates to fund depreciation which means less debt is required and less burden placed on future ratepayers.• Increase the Councils borrowing headroom or lower borrowing limits.• Increased rates, fees and charges to cover increased funding depreciation.• Current ratepayers will bear a heavier financial load.



PROPOSED CHANGE #5

5. CHANGES TO THE AREAS SUBJECT TO TARGETED RATES REFLECTED IN THE REVISED RATING MAPS

WHAT ARE WE PROPOSING?

Revise the areas set out in the rating maps used for targeted rates to better reflect the benefits and the services available. This will impact the Stormwater, River X and Y, Richmond Central Business District (CBD), and the Refuse and Recycling targeted rates.

WHY ARE WE PROPOSING THIS CHANGE?

Over time, the areas that the Council is responsible to provide services change. To ensure that rate payers are receiving the benefits from the availability of the service the Council supplies, and that rates are paid by the appropriate ratepayers, the mapped areas have been reviewed, and boundaries changed.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Makes the rates charges more equitable over those properties receiving or having the service available.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

There are no known disadvantages to this option of altering the Stormwater, River X and Y, Richmond CBD, and the Refuse and Recycling targeted rating areas.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – NOT CHANGING THE RATING MAPS

Advantages and Disadvantages
<ul style="list-style-type: none"> Less administration required if maps are not changed at this time. Means the rates burden would fall solely on those in the currently defined area, rather than to those that receive the benefit.

See the full draft of this policy on [Shape.tasman.govt.nz/10YP](https://shape.tasman.govt.nz/10YP)

REVENUE AND FINANCING POLICY

POLICY REFERENCES

Effective date:	1 July 2024
Review due:	30 June 2027
Legal compliance:	Local Government Act 2002 Section 102(2)(a) & 103

1 INTRODUCTION

1.1 PURPOSE

The Revenue and Financing Policy is adopted to provide predictability and certainty about sources and levels of council funding. It explains the Council's policies in respect of the funding of operating and capital expenditure from the various funding sources available to it. It also explains how the Council has undertaken the analysis of its funding needs.

1.2 STRUCTURE OF THE POLICY

This Policy is structured as follows:

- The Council's broad principles, including processes for review of the overall allocation of liability for revenue needs on the community;
- The Council's policy on funding operating expenses;
- The Council's policy on funding capital expenses; and
- The Council's consideration of the overall impact of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.

1.3 RELATED POLICIES

A number of Council policies have relationships with the Revenue and Financing Policy:

- Financial Strategy - this strategy sets out how the Council plans to finance its overall operations in order to meet its Community Outcomes;
- Liability Management Policy¹- this Policy outlines the Council's policies in respect of the management of both borrowing and other liabilities;
- Investment Policy¹ – this Policy outlines the Council's policies in respect of investments;
- Development and Financial Contributions Policy – the purpose of this policy is to ensure that a fair, equitable and proportionate share of the cost of infrastructure to meet growth, is funded by those who cause the need for and benefit from the new or additional infrastructure, or infrastructure of increased capacity.

¹Both policies are contained within a single document titled "Tasman District Council Treasury Risk Management Policy- Including Liability Management and Investment Policies."



- The Council is required to have a policy on Development Contributions or Financial Contributions. The Council's Tasman Resource Management Plan (TRMP) contains provision for Financial Contributions for reserve purposes;
- Rates Remission Policy and Policy on Remission and Postponement of Rates on Māori Freehold Land - these policies detail those circumstances under which the Council will consider the remission or postponement of rates on properties; and
- Infrastructure Strategy - this policy identifies key issues relevant to the provision of infrastructure, the key options for addressing those issues, and the subsequent financial implications for the next 30 years.

1.4 COMMUNITY OUTCOMES

THE COUNCIL'S COMMUNITY OUTCOMES ARE

- Environmental well-being: our unique natural environment is healthy, protected and sustainably managed (also referred to as "Natural environment");
- Social wellbeing: our urban and rural environments are people-friendly, well-planned, accessible and sustainably managed (also referred to as "Human environment");
- Economic well-being: our infrastructure is efficient, cost effective and meets current and future needs (also referred to as "Infrastructure");
- Social wellbeing: our communities are healthy, safe, inclusive and resilient (also referred to as "Community");
- Cultural well-being: our communities have opportunities to celebrate and explore their heritage, identity and creativity (also referred to as "Culture");
- Social wellbeing: our communities have access to a range of social, cultural, educational and recreational facilities and activities (also referred to as "Recreation");
- Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement (also referred to as "Governance"); and
- Economic well-being: our region is supported by an innovative and sustainable economy (also referred to as "Economic").

2 PRINCIPLES OF POLICY

A number of funding sources are available to the Council to fund its activities. This Policy outlines the Council's approach to funding its activities. It provides information on what funding tools are used and who pays, as well as describing the process used to make those decisions.

This Policy should be read in conjunction with the Funding Impact Statement contained in Tasman's 10-Year Plan or Annual Plan (AP). The Funding Impact Statement (FIS) is the mechanism used to implement the Revenue and Financing Policy and provides detail on how rates are set, including details of the targeted rates, and details of any differentials applied.

As required by Section 101(3) of the Local Government Act 2002 (LGA), the Council uses a two-step process to determine how its funding needs will be met from the various funding sources. The first



step is that the Council determines the appropriate level of funding in relation to each activity considering:

- i. the community outcomes to which the activity primarily contributes;
- ii. the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals (referred to as “Who Benefits”);
- iii. the period in or over which those benefits are expected to occur (referred to as “Period of Benefit”);
- iv. the extent to which the actions or inactions of particular individuals or a group contributes to the need to undertake the activity (referred to as “Whose act creates the need”); and
- v. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities (referred to as “Rationale for separate funding”).

The Council then considers the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. The Council considers the impact of rates and rates increases on various types of properties, including residential and lifestyle properties, properties in the rural sector, and business properties with varying ranges of rateable values and services. The level of the Uniform Annual General Charge is one of the “tools” the Council uses to moderate rates movements for rating units. The Council also considers the impact of other charges (e.g. Development Contributions). In applying section 101(3) LGA, the Council has determined the following basic principles to guide the appropriate use of funding sources:

- **Non rates funding:** Subsidies, grants and other income options are fully explored prior to rates funding being used.
- For example: Transportation. The Council is eligible for Central Government subsidies and grants from organisations such as New Zealand Transport Agency (NZTA), Waka Kotahi therefore a proportion of the costs are recouped from this source.
- **Fees and charges:** An activity should be funded by users or exacerbators if an individual or group of individuals directly receives the benefits of the activity or causes the action, and the costs of the activity can easily be attributed and charged to that individual or group of individuals.
- For example: Port Tarakohe. Port users benefit directly from the port’s facilities, and they can be held accountable for the costs. Therefore, user charges are the primary funding mechanism used.
- **Targeted Rates:** Where it is appropriate for users or exacerbators to fund an activity because they receive the benefit, but the Council cannot easily attribute or charge the costs individually and the costs are significant enough to warrant separate charging, it may set targeted rates. Other than for volumetric water, there are limited legal mechanisms for charging for true “user pays” through rates. Proxies are often used.
 - For example: the Council uses a fixed targeted rate for kerbside recycling for those properties in a certain area, which is set as a proxy for the refuse-recycling service delivery area.
- **General Rates:** An activity should be collectively funded using general rates if the benefits of the activity are largely received by the broader community and the costs of the activity cannot easily



be attributed to an individual or group of individuals, or where it is uneconomic to collect via user charges or targeted rates. The Council may also use general rates when it determines it is appropriate considering the overall impact of any allocation of liability for revenue in terms of affordability and the current and future social, economic, environmental, and cultural well-being of the community.

- For example: Civil Defence. Everyone benefits. No individual can be responsible for the costs. Therefore, it is entirely general rate funded.
- **District-wide targeted rates:** In some cases, the Council will set district-wide targeted rates that are set at a fixed amount per rating unit. This mechanism is used when the Council determines that the benefit of the activity is a public benefit, but the benefits are similar whether the property is developed or undeveloped.
 - For example: Community Facility funding: everyone in the district benefits, and therefore a district-wide targeted rate is set. This is more appropriate than a capital value rate because the degree of benefit from these facilities is the same, regardless of property value.
- **Club approach targeted rates:** The whole District should contribute funds to a range of key infrastructure assets irrespective of their location and the population they serve, although targeted rate differentials can still be set to reflect differing levels of costs and benefit under this approach. Through a “club” approach, all members will share in the costs and benefits of paying for each other's infrastructure and services, which helps provide more certainty and affordability to rates and helps ensure more consistent levels of service across the district. The club approach implicitly incorporates a level cross-subsidisation through harmonisation of charges. Once in a “club”, areas cannot opt out in the future. Before an area first joins a “club”, the Council will review its assessment of who pays for the associated activity and why. In making this assessment, the Council will consider factors including the future capital works programme and its timing. The Council may determine that the area should pay more, temporarily, to ensure an appropriate distribution of costs relative to benefits in the event of significant planned capital works in the area. The “club” approach is a general principle for utility infrastructure and the Urban Water Club is one such example. At the moment, the Motueka community has not opted to join the Urban Water Club.
 - For example: Wastewater Supply. Properties serviced by the wastewater network all benefit from the connection and therefore one rate is set for properties with connections, regardless of where in the District the connections exist. Differentials are used to charge non-residential customers who have more than one pan with pans being used as a proxy for use of the network capacity.
- **Intergenerational equity:** Each generation of ratepayers should pay for the services they receive. Therefore, for assets which have long term benefit, debt funding will typically be undertaken. Generally, where loans are used to fund capital expenditure, they will normally be limited to a term of 20 years, or the life of the asset, whichever is the shorter. In some cases, where capital expenditure will benefit residents for a long period into the future, it may be more equitable to have a longer-term loan, to ensure those who benefit contribute to the costs.



- For example: Capital funding for a new community facility. In practice this would be achieved by borrowing at least part of the cost of the asset and repaying the loan over the lifetime of the asset or a shorter timeframe as determined by the Council.
- **Dividend Income:** the Council's dividend income from sources including Infrastructure Holdings Ltd (which owns Port Nelson and Nelson Airport) is allocated between activities based on the activities total operating cost and will be a source of "local authorities fuel tax, fines, infringement fees, and other receipts" income. The Council Enterprises activity does not receive this dividend allocation.
- **Income from Enterprise activity:** Income received from the Council's Enterprise activities is used to support re-investment and a range of Council activities. This is set out in the Enterprise Activity Distribution Rules and Principles section of its business plan adopted by the Council.
- **Major asset sales:** Funds received by the Council from major asset sales will be used to repay any debt associated with that asset, and any funds remaining will be used as determined by the Council. The original source of funds, restrictions and the use of related income will be recognised in the use of proceeds from asset sales. It is also noted that where there is a legal responsibility associated with any property that may be sold, that responsibility will be managed accordingly.

Major assets include but not limited to:

- Forestry (including unencumbered Emission Trading Scheme (ETS) credits))
- Commercial property
- Rental property
- Community (older adult) housing
- Community halls and facilities
- Other land and/or buildings deemed excess to requirements.

3 RATE FUNDING SOURCES

Rates are a property tax and the legislative provisions covering the setting, assessing and collection of rates are prescriptive. Because fixed charges per property result in a regressive tax outcome, Central Government has restricted their use. The Council must not receive more than 30% of its total rates income from the Uniform Annual General Charge (UAGC) and other targeted rates set on a uniform basis (excluding rates for water supply and sewage disposal).

The Council has identified several rating sources under either general or targeted rates. These are detailed in the Council's Funding Impact Statement. In summary, the Council's rating sources are identified as follows:

3.1 GENERAL RATE

This is a major source of the Council's revenue and is used where there is a deemed general benefit for the activity across the entire district, or where it is not economic to fund or collect revenue separately. The Council continues to review its funding policy considering perceived areas of direct or indirect benefit for each activity and any new projects proposed by the Council. The Council may



also use general rates when it determines it is appropriate considering the overall impact of any allocation of liability for revenue in terms of affordability and the current and future social, economic, environmental, and cultural well-being of the community.

The Council sets a general rate based on the capital value of each rating unit in the District. This rate is set as a rate in the dollar of capital value. Capital value better reflects the level of benefit a property is likely to receive from services than land value.

The Council does not use differentials for the general rate.

3.2 UNIFORM ANNUAL GENERAL CHARGE (UAGC)

This rate is a method of collecting part of the general rate and is charged as a fixed amount per rating unit. It is deemed that properties receive equal benefit for some services they receive, regardless of the rateable value of those properties and, therefore, it is appropriate to charge some of the general rate as a fixed amount through a UAGC so that every ratepayer makes a minimum contribution to the Council's activities. The UAGC can also be used to moderate the level of overall rates changes.

3.3 TARGETED RATES

Targeted rates are also a major source of the Council's revenue. In addition to funding projects that benefit a group of ratepayers, targeted rates may be used to provide certainty of the Council recovering its costs, or where greater transparency in funding the cost of the activity is desirable. The Council has identified targeted rates over the next 10 year period for:

- stormwater;
- water supply including firefighting water supplies and the Wai-iti Valley Community Dam rates. The Hamama Rural Water Supply – Fixed Charge based on set land value rate will end in 2024-2025;
- wastewater;
- regional river works;
- Motueka and Richmond business rates;
- Māpua Stopbank (ending 2029-2030);
- various facilities rates (e.g. district facilities, shared facilities, museum facilities etc.);
- Waimea Community Dam;
- Golden Bay and Motueka Community Board rates;
- refuse/recycling;
- Māpua rehabilitation (ending 2027-2028);
- Torrent Bay replenishment; and
- Warm Tasman (ending 2024-2025).

In some situations it is uneconomic to collect the costs of an activity via a targeted rate, in those cases the costs are usually covered by the general rate.

Other funding sources will be set out under the Operating and Capital sections of this Policy.



For planning purposes, the following descriptions are used to express the portion of operating activities represented by a particular operating revenue line:

*Low:	0 to 20%
*Low-Medium:	20+ to 40%
*Medium:	40+ to 60%
*Medium-High:	60+ to 80%
*High:	80+ to 100%

The specified funding source proportions are used in planning the activity and therefore are indicative only. They are not intended as an exact realisable proportion, rather as a guideline. If budgets were marginally outside these ranges, it is unlikely that the Council will consider that matter to have a high degree of significance and therefore warrant a consultation to change this Policy. It is also likely that actual funding sources will differ in proportion from the budgeted funding sources. The proportions are presented at the activity summary level - not at the level of the individual components of an activity.

4 FUNDING OF OPERATING EXPENSES

The Council has made a determination as to the most appropriate way of funding the operating expenses for each activity.

The following section of this Policy sets out each Council activity area and discusses the matters required under Section 101(3) (a) LGA regarding the appropriate source of funding for operating expenses for each activity. It looks at the contribution each activity makes to the community outcomes and how the activity benefits individuals, parts of the community or the whole community. The funding sources are presented as a target range. The actual contribution from each funding source may vary from year to year depending on the relative contributions required for the sub-activities, external grants and subsidies and/or the impact of one-off events.

The Council funds its activity operating expenditure which is recorded in each activity's funding impact statement from the following sources:

- general rates, uniform annual general charges, rates penalties (referred to as “general rates”);
- targeted rates;
- fees and charges;
- subsidies and grants for operating purposes (referred to as “subsidies and grants”);
- internal charges and overheads recovered; and
- local authorities fuel tax, fines, infringement fees, and other receipts.

Operating expenditure is generally funded on an annual basis. However, exceptions can be made to this approach where there is a multiple year benefit from the expenditure being funded where the costs are significant enough to warrant separate treatment. This is consistent with the intergenerational equity principle. Examples include the Tasman Regional Policy Statement and



Resource Management Plan (TRMP) review costs and the Digital Innovation Programme. Additionally, debt funding is effectively spreading costs over multiple years for operating funding for shared facilities owned by Nelson City Council which are jointly funded by Tasman District Council. This is because the funding would have been capital if these assets were owned by Tasman District Council, and this treatment recognises the multi-year benefit of the expenditure consistent with the intergenerational equity principle.

5 ACTIVITIES

We have 12 groups of activities, noting that Support Services are not a 'Group of Activities' for LTP purposes, but cover the remaining services provided by the Council.

We take a holistic approach to rates. Some activities are funded by rates that include both capital and operating components. Some of the commentary in this section will apply to capital as well as operating expenditure.

5.1 ENVIRONMENTAL MANAGEMENT

The Environmental Management activity is responsible for environmental monitoring, reporting and resource investigations to understand our district's resources: minimising inappropriate practices or the incidence of pests and other threats, maintaining and enhancing indigenous biodiversity. The activity is also responsible for development, implementation and ongoing review of a robust policy and planning framework to ensure ongoing sustainable management of our environment and our growing population.

We identify, publicise, and respond to resource management issues and biosecurity risk; protect and enhance our environment, communities, and businesses through policy and planning, including implementing legislative and national policy direction; and administer planning, development, consenting, compliance and enforcement processes.

5.1.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	<p>We design and implement strategic and planning frameworks that ensure the right development in the right places, and people and homes are not placed where they are at risk to natural hazards.</p> <p>Our processes protect the community's health and well-being by ensuring use of resources and human activities do not degrade quality of life. We check on this by monitoring recreational bathing water quality for toxic algae, and surveying groundwater resources for drinking water suitability.</p> <p>We also maintain an effective flood warning system, monitor air quality, and identify</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		contamination risk, to ensure safety of people and community well-being, now, and for future residents.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.	<p>We work with landowners and the broader community to protect biodiversity, soil, and water sustainability, including the use of targeted spending to ensure effective riparian and waterway management on farms, using education to encourage responsible environmental behaviours and act when rules are breached.</p> <p>Consent approvals for the development and use of the environment, promote sustainable management of natural and physical resources. Where necessary, we will impose and monitor conditions to minimise any unfavourable impact on the environment and resources.</p> <p>We strategically plan growth so our communities' living environments are appropriate in location and scale, are pleasant, safe, and sustainably managed, and the activities of others do not adversely impact on them. This allows current and future generations to continue to enjoy and access our natural environment.</p> <p>We monitor and investigate the state of our environment and identify trends, risks, and pressures our environment faces, particularly in relation to land, soils, water, air and the coast. We use natural hazards and contamination risk information to make better decisions and ensure we can meet future needs in our District's planning.</p> <p>We work to educate people and provide information to enable more sustainable and resilient living.</p>

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities have access to a range of social, cultural, educational, and recreational facilities and activities.	<p>Our planning and consenting processes set up a framework that provides for recreational opportunities when land is subdivided. New developments are designed to provide social infrastructure and opportunities for connection; this helps prevent social isolation.</p> <p>We have a recreational bathing water quality network and cyanobacteria monitoring programme to ensure waterbodies are suitable for use and limits inappropriate development of valued spaces.</p> <p>We take an advocacy role to promote environmental awareness in the community and we take action when the rules that are laid out in resource consents are not adhered to.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy.	<p>Policies, plans, models, and resource information helps us identify opportunities, and potential hazards and constraints. This helps with ensuring economic development in the use and development of resources, benefit current and future, generations. Our land and sea biosecurity activities protect primary production activities from pests that could damage our economy.</p> <p>Development approvals can facilitate economic development opportunities.</p> <p>Compliance monitoring assists with ensuring the integrity of the regulatory framework.</p> <p>We actively encourage people to adopt best practice in relation to their use of land, water, air, and the coastal resources.</p>
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	Our effective resource planning processes help other Council activities meet this community outcome. This assists with ensuring appropriate and efficient infrastructure is provided to meet the demands of our communities.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		<p>We make hazard information available to promote best practice design, development, and use of important utility services.</p> <p>We provide a highly valued, district-wide telemetry linked network. This allows us to measure and understand the quality of our environment and to manage the quantity of the water resources available for allocation.</p>
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	<p>We develop and review strategies, policies and plans, and design guides that maintain and improve our environment, promoting sustainable management of our natural and physical resources.</p> <p>We monitor and regulate activities that could, over time, put pressure on our environment and resources, and take preventative action through a spectrum of actions that range from education and enforcement.</p> <p>We engage with iwi and the community at the local catchment and regional scale and advocate for initiatives that will maintain and enhance our natural and productive landscape.</p>
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity, and creativity.	<p>Our planning framework is designed to assist with protecting and enhancing desired community outcomes, ensuring that identified heritage buildings, iconic landscapes, important sites to iwi and of significance to our District, are considered when planning decisions are made.</p> <p>We work with landowners to enhance biodiversity, helping to protect our natural heritage values.</p>
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.	We provide opportunities for public participation in the processes of developing and administering strategies, policies and plans under the Resource Management and Biosecurity Acts. We actively seek to work with our partners, stakeholders and communities.



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		<p>We aim to work in partnership with iwi. Our relationship continues to evolve. We are committed to increasing the capability and capacity of the iwi of Te Tau Ihu to engage in policy and plan development.</p> <p>We work in partnership when developing policies and plans. For example, the Kotahitanga mo te Taiao partnership with top of the south iwi, Department of Conservation (DOC) and councils demonstrates leadership across boundaries. We encourage 'best management practices' in productive landscapes, and work with community networks to help fulfil these responsibilities.</p> <p>We make information and advice available to applicants, landowners and community groups to help them make sound decisions.</p> <p>We advocate to central government and other public agencies where their actions will impact on the interests of our District.</p>

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>Environmental management is about safeguarding and protecting the environment while encouraging sustainable resource use over time.</p> <p>There is some private benefit of this activity to applicants and exacerbators (e.g. resource consents/private plan change requests/ Housing and business land developers), permit holders (e.g. resource consents), or beneficiaries (fees/gravel and shingle extraction and Nelson City Council (NCC) when we are asked to provide regional functions on their behalf). There are also national planning instruments (e.g. National Environmental Standards (NES) - Freshwater) which impose a need for inspections and</p>	<p>Immediate through to long term (e.g. ongoing positive environmental outcomes).</p>	<p>A large portion of the activity is of public benefit, meaning user charging is not feasible for a significant part of this activity.</p> <p>Identifying separate funding where practical assists in the accountability and transparency of the Council's costs on this activity.</p>

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>sampling of private activities from which recoveries may be made.</p> <p>Environmental policies and plans, including the Nelson Tasman Future Development Strategy and TRMP, are statutory documents required by legislation to provide for urban growth and promote the sustainable management of the District's resources and manage the consequences of activity on the environment and therefore benefit the District as a whole. However private benefit arises for those who have undertaken private plan change requests.</p> <p>The Council's environmental information function provides information on the state of the environment, on the risks to environmental values, and on environmental trends. The information assists well-informed decision-making and planning which promotes a better environment and the sustainable use and development of resources, to the benefit of the community. The management of pests is essential for the District's prosperity, environmental sustainability and health.</p> <p>Successful resource consent applicants are able to use resources.</p> <p>The compliance function benefits all in the District, resulting in a clean, healthy environment. Permit or consent holders obtain the benefits arising from holding authorisations and create a need for the compliance function.</p> <p>Warm Tasman Homes specifically benefits properties who have had insulation or heat pumps put into their properties.</p>		

FUNDING SOURCES AND RATIONALE

This activity is largely public good. While private interest will benefit from the Council's services, it is not always possible to differentiate benefits to the public generally, in which case general rates fund the activity.

The ability to charge beneficiaries makes user charging, and to a lesser extent targeted rates, feasible for some streams of the activity (e.g. Section 36 charging via the Resource Management Act).

In addition, there is sometimes scope for government funding particularly where the Council can use some rates income to leverage these funds.

Exacerbators such as those incurring infringements are also feasible to charge as are other parties who may cost share with the Council and these are recorded in "local authorities fuel tax, fines, infringement fees, and other receipts".

*General rates: Medium-High

*Fees and charges: Low

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low

*Targeted rates including Warm Tasman and Māpua Rehabilitation: Low.

Note: Māpua Rehabilitation spend is considered to be of general benefit to the public in the whole district - but without a relationship to the values of property, therefore a uniform targeted rate is considered appropriate.

*Subsidies and grants: Low.

5.2 PUBLIC HEALTH AND SAFETY

We contribute to the sustainable development of our District and the safety and well-being of our communities. We ensure that actions, or non-actions, taken by the people in our District are lawful, sustainable and safe. We enable people to carry out activities without affecting their, or others', safety. We also respond to central government legislation.

5.2.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	<p>We protect our community's health and well-being by ensuring standards are met for construction, food safety, and registered premises operation. We also respond and enforce alcohol sale and consumption, and dogs and stock, so as not to adversely affect our community's quality of life.</p> <p>Our civil defence and emergency management system promotes safety of people and a resilient community.</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		We ensure recreational boating is safe, keeping Tasman special.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.	<p>We ensure buildings are well constructed, safe, and weather-tight, leading to living environments that are people-friendly, and accessible to all.</p> <p>Consent approvals for the development and use of the environment, promote sustainable management of natural and physical resources. Where necessary, we will impose and monitor conditions to minimise any unfavourable impact on the environment and resources.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy.	<p>The quality of our regulatory practices positively impacts to the economic well-being in our communities.</p> <p>Compliance monitoring can ensure fair and equal opportunities for all.</p>
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We ensure that time-restricted parking facilities are available for the public to access urban retailers and services.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	<p>We have an effective education and dog control programme, limiting negative effects on native fauna.</p> <p>We remove abandoned vehicles, preventing damage to our environment.</p> <p>Compliance monitoring can ensure fair and equal opportunities for all.</p>
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity, and creativity.	We provide safety support to events, such as waka racing and classic boats, assisting the communities to hold safe heritage events.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and	We encourage residents to make civil emergency preparations, including arrangements to cope in the face of climatic or natural hazard events.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	encourages community engagement.	We work with Maritime NZ to provide a maritime oil response service.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>There is a significant private benefit of this activity to applicants and exacerbators (e.g. building consent, LIM applicants, dog owners, sale of liquor applicants, commercial maritime license holders, food premises/food stalls, etc.)</p> <p>The setting and enforcing of standards provides public health and safety for the wider community, meaning this activity has some public benefits.</p> <p>There is also a large private benefit via this activity to applicants and exacerbators (e.g. resource consents/private plan change requests/ Housing and business land developers), permit holders (e.g. resource consents), or Nelson City Council (NCC) for regional functions). There are also national planning instruments (e.g. National Environmental Standards (NES) - Plantation Forestry) which impose a need for inspections and sampling of private activities from which recoveries are made.</p> <p>The community benefits from emergency management from the maintenance of a response capability and knowledge of hazards, and measures to mitigate and contain harmful events.</p> <p>Successful resource consent applicants can use resources.</p> <p>The compliance function benefits all in the district, resulting in a clean, healthy environment. Permit holders obtain the benefits arising from holding permits and create a need for the compliance function.</p>	<p>Immediate through to longer term (e.g. from the construction of safe buildings).</p>	<p>Identifying separate funding assists in the accountability and transparency of the Council's costs on this activity, where possible and appropriate</p> <p>A portion of the activity is of public benefit, meaning user charging is not always feasible.</p>

FUNDING SOURCES AND RATIONALE

This activity has a significant scope for directly charging either exacerbators or parties who benefit and for this reason fees and charges will be a significant revenue source.



The ability to charge applicants, permit holders, owners of forests being harvested, or beneficiaries makes user charging, and to a lesser extent targeted rates, feasible for some streams of the activity (e.g. Section 36 charging via the Resource Management Act).

There is also public benefit in providing public health and safety generally (e.g. identifying earthquake prone buildings, providing safe navigation on coastal waters, preventing food contaminations and community risks from addiction to liquor and gambling) which means general rates are an appropriate funding source. It is also not practical to identify and charge all those who receive advice, these costs will be funded by general rates.

There may also be some opportunity for external funding from time to time and if so it will be utilised.

Fuel excise duty refund, building control infringements, parking infringements, bylaw infringements, and animal control infringements are recorded as “local authorities fuel tax, fines, infringement fees, and other receipts.”

*Fees and charges: Medium to High

*General rates: Low to Low-Medium

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low.

5.3 TRANSPORTATION

We manage a Transportation Network that has approximately 1,751 km of roads; (967 km sealed and 784 km unsealed), 494 bridges (including footbridges); 423 km of footpaths, walkways and cycleways; 22 off street carpark areas; on-street car parking; streetlights; traffic signs; culverts; and Tasman’s Great Taste Trail.

This activity includes other transportation related services, for example, transport planning, road safety, and public transport services like the eBus service and Total Mobility Scheme. These activities help to enable the movement of people and goods throughout our District and line up with the Regional Land Transport Plan’s objectives.

5.3.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient.	<p>We provide a safe and resilient transport network, including active recreation, which has associated health benefits.</p> <p>A reliable transport network also allows for emergency services to safely get to people in need.</p>
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed.	<p>We aim to provide a transportation network that is safe to use and accessible to all. Our road network is the backbone of our District and connects people to places.</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Our transport network enables the community to travel to their social, educational, and recreational activities.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	Our transport system is operated in an effective and efficient way to meet the needs of residents and businesses. The road network is critical to the movement of goods which enables our economy to thrive and grow.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	We weigh up the immediate and long term costs and benefits when making investment decisions for the transport network. This enables us to meet the needs of the current and future users and communities.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	We minimise the effect on our natural environment with routine road sweeping, sump cleaning, and litter removal. We consider land use and sustainability in transport planning.
	Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and encourages community engagement.	We provide an integrated transport network with our partner, Waka Kotahi, as well as our neighbours, NCC and Marlborough District Council. Together we also prepare Regional Land Transport Plans that are aligned across the Top of the South.



WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>Users create the need for infrastructure and maintenance. The benefits apply in part to the whole community, as people are free to use any public road, footpath, and cycleway in the district.</p> <p>The Council receives subsidies from Waka Kotahi that are funded through petrol taxes and road user charges which relate to individual users.</p> <p>Some properties are owned for potential future development. These houses which are being rented and areas that are being occupied, are of direct benefit to the party renting or occupying.</p> <p>There are also direct beneficiaries or exacerbators in some parts of this activity (e.g. access crossings, road openings) etc.</p> <p>Development does create demand on Roading - see section four in this document on capital.</p>	Ongoing benefits if infrastructure is maintained.	<p>A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity.</p> <p>Identifying separate funding assists in the accountability and transparency of the Council's costs on a minor part of this activity.</p>

FUNDING SOURCES AND RATIONALE

Subsidies from New Zealand Transport Agency/Waka Kotahi and petrol tax contributions are utilised as revenue source in this activity, and there are some opportunities for user and other charges, such as rental houses/road openings/access crossings, however the bulk of the benefit is considered to be public as it would be too difficult to charge each individual road user and all users can use the infrastructure. However, the Council may choose to charge users for carparking as users of motor vehicles create direct costs on the Council for providing and maintaining public car parking.

Other income such as petrol tax income, and rental income are recorded as "local authorities fuel tax, fines, infringement fees and other receipts" as are any other contributions from parties who may cost share with the Council.

*General rates: Medium-High

*Subsidies and grants: Low-Medium

*Local authorities fuel tax, fines, infringement fees and other receipts: Low

*Fees and charges: Low.



5.4 COASTAL ASSETS

We own, provide, maintain, and improve coastal assets (wharves, jetties, boat ramps, associated buildings and foreshore protection walls) on behalf of our ratepayers, as well as provide navigational aids to help safe use of coastal waters. As part of the Coastal Asset's activity, we protect our property and work with the community on private property.

Some of the assets managed by this group of activities include:

- ownership and management of wharves at Riwaka, Motueka and Māpua;
- jetties, boat ramps, navigational aids and moorings;
- coastal protection works at Ruby Bay and Mārahau; and
- navigation aids associated with harbour management.

Note: Port Tarakohe is not a part of this group of activities. It is included in the Council Enterprises activity.

5.4.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	Coastal assets provide recreational opportunities to improve health and well-being. Coastal protection assets and services endeavour to provide a level of protection for residents and contribute to a level of community resilience from storm events.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	We ensure our built environments are functional, pleasant and safe. Coastal assets are operated without causing public health hazards and provide attractive recreational and commercial facilities.
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	Where appropriate coastal protection seeks to preserve or at least manage the impact of erosion and sea level rise related impacts on reserves and other recreational activities for the benefit of our whole community.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Tourism is, and will continue to play, a large part in our District. Access to the water and to recreational/commercial activities will be key to its continued growth.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	We provide commercial and recreational facilities to meet community needs at an affordable level, contributing to the growth



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		and prosperity of our District. The facilities are also managed sustainably.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	We manage coastal assets so their impact does not affect the health and cleanliness of our environment. Our level of intervention will necessarily need to adjust as sea level rise and increasingly energized weather systems exacerbates impacts on the coast.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We provide expertise and guidance to our communities to assist with problems along our coastal environment.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>This public activity predominantly benefits members of the public who have the ability to utilise wharves, jetties, boat ramps etc.</p> <p>Residents in the Māpua/Ruby Bay areas who have properties protected by stop banks benefit from the protection, and properties in Torrent Bay benefit from beach replenishment.</p>	Ongoing benefits if infrastructure is maintained	<p>A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity.</p> <p>Identifying separate funding assists in the accountability and transparency of the Council's costs for part of this activity.</p>

FUNDING SOURCES AND RATIONALE

Structures can be used by the community as a whole and therefore it is appropriate for them to be funded by the general rate. One of the Council's community outcomes is to provide recreational facilities, which means full user charging for use of these facilities is not considered appropriate. It would also be impractical to administer user charges on these types of facilities.

For individual properties which significantly benefit from asset protection or replenishment, targeted rates will be used. Differentials will be used for Torrent Bay as it is considered that those that are closer to the foreshore benefit more.

*General rates: Medium-High to High



*Targeted rates including Torrent Bay and Stop Bank Rates: Low to Low-Medium

*Local authorities fuel tax, fines, infringement fees and other receipts: Low.

5.5 WATER SUPPLY

Water is a fundamental community requirement. We provide potable and non-potable water to about 13,600 properties (approximately 30,000 people) throughout Tasman District. About 55% of our population is serviced by one of our managed community water supplies.

Our water supply services include:

- on demand metered supply – no restriction is placed on the supply and the urban property has a meter;
- restricted supply – a set amount of water per day is made available to the property (this typically occurs on our rural schemes and urban extensions);
- firefighting capacity – our supply meets the firefighting water supplies (FW2) standard to our urban metered supply areas;
- capture, storage, and release of water from the Wai-iti Community Dam (provides supplementary flow to Wai-iti River); and
- an investment in conjunction with Waimea Irrigators Limited, in the Waimea Community Dam (WCD) water augmentation scheme.

We own and/or operate 20 water supplies and manage associated infrastructure. Water supplies include Brightwater, Collingwood, Dovedale, Eighty-Eight Valley, Hamama, Kaiteriteri/Riwaka, Māpua/Ruby Bay, Motueka, Murchison, Pōhara, Redwood Valley 1, Redwood Valley 2, Richmond, Tākaka, Tapawera, Upper Tākaka, Best Island, Wai-iti Community Dam, 51% of WCD and Wakefield.

In addition to water supply schemes, we manage the Wai-iti storage dam to provide supplementary water into the Lower Wai-iti River and its adjoining aquifer. This enables continued water extraction for land irrigation at times of low river flows. We are a majority shareholder in the WCD. The WCD is currently under construction and is anticipated to be completed in the first half of 2024. Once operational, the WCD will deliver a secure water source into the Waimea River (and related aquifers) and will ensure a sustainable source of water for our community's water supplies in the long term.

5.5.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	We aim to provide water supplies that are safe to drink and used for firefighting purposes that are delivered and supported by resilient infrastructure.
Social Well-being	Our urban and rural environments are people-friendly, well planned,	We consider water supply to be an essential service to our communities, and our schemes are designed to be efficiently managed to meet current and future needs. Our networks also provide a means



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	accessible and sustainably managed	for firefighting consistent with the national firefighting standards.
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	Water is an essential service that underpins other facilities and activities, as well as contributing to recreational opportunities, e.g. active and passive
Economic Well-being	Our region is supported by an innovative and sustainable economy	We provide water for our businesses and residents to function. We aim to provide sustainable supplies that are built for the future.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	We aim to efficiently provide water to meet the demands of existing and future customers in a cost-effective way.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	All of our water schemes take water from our environment (via surface water or groundwater) and require a resource consent. We aim to manage water takes so the impact is not detrimental to our surrounding environment.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We take opportunities to partner with Nelson City Council. For example, we supply water to residents near Saxton Field and the Whakatū Industrial Park. Central Government has signalled that we must give effect to Te Mana o te Wai, the holistic well-being of the water.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
All who can access the benefits of the water supply, including firefighting capacity, benefit from this activity. This includes water supply users in the Nelson City area who are supplied water by Tasman District Council. The beneficiaries of the community water supplies in the Waimea Basin would directly benefit from the increased water	Ongoing benefits as long as infrastructure is maintained	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity. A portion of the activity

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>security associated with the Waimea Community Dam.</p> <p>The Council considers that the Wai-iti Dam and the Tākaka Firefighting water supply are of benefit to the entire district.</p> <p>The public benefits from investment in the Waimea Community Dam through the environmental, economic and the community. These benefits would include additional employment, economic opportunities, social, cultural, and recreational benefits.</p> <p>Irrigators and rural water users in the area serviced by the Waimea Community Dam benefit from the improved security of supply the Dam creates and the increased water allocation volumes it provides.</p> <p>The public benefits from the affordability of drinking water and the community outcomes the provision of water provides.</p> <p>Development does create demand for water - see section four in this document on capital; this includes the funding for the Councils' investment in the Waimea Community Dam.</p>		<p>is of public benefit, meaning user charging is not feasible for this part.</p>

FUNDING SOURCES AND RATIONALE

The benefit of funding drinking water supply activities separately from other Council activities is that those currently connected or planning to be connected to schemes will be contributing to the funding. The Council predominantly applies targeted rates and user charges for these activities for accountability and transparency to those who fund the schemes.

These include: The Urban Club Water Supply and its Rural Water Extensions, the Motueka Urban Water Supply, the Dovedale Rural Supply, the Redwood Valley Rural Water Supply, the Eighty-Eight Valley Rural Water Supply, and the Hamama Rural Water Supply.

Tasman District Council supplies water to certain water users in the NCC area and to NCC as well as some large industrial users. Revenue is recovered from these either directly or through NCC, or through fees and charges.

Water users of the Wai-iti Valley Community Dam also benefit from the supply of water and are charged based on the amount of water they can take under their consent.



The firefighting water supplies in Motueka, and Tākaka townships are also of benefit to those communities. These are predominantly charged through fixed targeted rates, however in the case of the Tākaka Central Business District who benefit the most from that small supply - they are charged based on capital value. The amount charged to residential customers in Tākaka is also higher than the rest of the Ward, as being more proximate to the supply, they receive a greater benefit.

For the Wai-iti Dam, and the Tākaka firefighting supply - the Council had determined there was a general benefit to the district and therefore partial general rate funding is used.

The existing fees/charges for the provision of water supply to the Council's three rural water supply schemes (Dovedale, Eighty-Eight Valley and Redwood Valley) are unaffordable and unsustainable into the future. Further work therefore is required to assess the financial implications of harmonising the way some, or all the water schemes are funded. A proposal and consultation are to be carried out during the 2024/2025 year, with the intention of any new funding changes could commence 1 July 2025.

The Waimea Community Dam is considered to benefit both water users, including irrigators, and the public.

The allocation of costs to the main beneficiaries of the Waimea Community Dam is:

- 49% to Irrigator extractive use capacity
- 21% to the urban water supplies (including Redwood Valley Rural Water Supply etc.); and
- 30% to environmental, economic and community benefits.

5.5.2 Irrigator Extractive Use Capacity

Irrigator extractive use capacity refers to the potential irrigator volume of water that can be extracted. This is separate to the capacity assigned to water extraction for the urban water supplies and the allocation of costs for environmental, economic and community benefits.

The first \$3 million of project cost overruns are being funded 50/50 by Irrigators and the Council. The Council is funding its share of this through the Water Account, the Waimea Community Dam-Environmental and Community Benefits ZOB Rate, and through the Waimea Community Dam-Environmental and Community Benefits District Wide Rate.

Funding costs for 48.9 % of the remaining cost overruns are being met by irrigators through the water charges to Waimea Irrigators Ltd (WIL) by Waimea Water Ltd (WWL). Until 1 July 2026 the Council is assisting irrigators by meeting the interest costs on \$10.14 million of that debt. That support is funded through the General Rate.

5.5.3 Council Extractive Use Capacity

The Council's extractive use capacity of 21.1% is funded through the water account (i.e., the Urban Water Club and the Redwood Valley Rural Water supply and other users).

Waimea Water Ltd operating costs are allocated 51% to the Council, and 49% to Waimea Irrigators Ltd. This allocation is unaffected by the capital cost allocation for the Dam.

Waimea Water Ltd owns and operates the Waimea Community Dam on behalf of its shareholders. The Council owns a majority interest in Waimea Water Ltd with the remainder of the shares owned by Waimea Irrigators Ltd.



5.5.4 Environmental, Economic and Community Benefits

The Council is funding the 30% of the project's cost allocated to environmental, economic and community benefits through:

- the Waimea Community Dam-Environmental and Community Benefits ZOB Rate, for more proximate properties represented by an area called the "Zone of Benefit", and
- the Waimea Community Dam-Environmental and Community Benefits District Wide Rate (District Wide Rate).

In determining which properties fall within the Zone of Benefit (ZOB), the Council has included properties in the Waimea area with water available or supplied from the river and aquifers of the Waimea Plains, as well as considered proximity to where more direct benefits would be achieved from the Dam such as additional employment, economic opportunities, social, cultural and recreational benefits. The extra funding by the properties in the ZOB recognises that properties further from the Dam, such as Collingwood or Murchison, will not receive the same level of environmental, economic and community benefits as the more proximate communities such as Richmond and Brightwater.

5.5.5 Water Supplies

There is a direct benefit to users of the community water supplies in the Waimea basin as the Waimea Community Dam (WCD) provides additional water security. A portion of costs from the WCD have been allocated to the Urban Water Club and the Redwood Valley Rural Water supply and other users and are recovered from water users through water rates or charges.

5.5.6 Defaults

The Council may introduce a targeted rate based on land value to all properties with access to water supplied via a consent affiliated through a shareholding in WIL, in the event of any default on loans or security arrangements for the WCD Joint Venture Council Controlled Organisation (WWL).

5.5.7 Sunk Costs

Sunk costs incurred that were not recovered as part of the project joint venture are funded from the same environmental, economic and community benefits and water supply funding mechanisms as the Council's share of the project's costs.

5.5.8 Further Cost Overruns

The current funding arrangements provide for a project cost of up to \$198.2 million. If further cost overruns occur, the Council may introduce a targeted rate based on land value to all properties with access to water supplied via a consent affiliated through a shareholding in Waimea Irrigators Limited, to recover the additional funding cost for the irrigator capacity in the Dam.

The Council is funding all the environmental, economic and community benefits and water supply cost overruns using the same rating mechanisms as are currently used to fund the Council's share of the project's costs.

Some water targeted rates are set differentially.

As an interim measure, the Council has allocated some general rates funding into some of its Rural Water supplies from 2021-2022 as a result of substantial cost increases in these small supplies that have created affordability issues. The funding allocated results in more affordable targeted water



rates for those rural water users, and the increase is small to the general ratepayer base due to the large number of ratepayers in the district compared to the quite small number of ratepayers connected to the Rural Water supplies. The Council has likewise allocated some general rate funding for the Waimea Community Dam in relation to irrigator extractive use capacity capital cost overruns. The 'local water done well' reforms may ultimately change how water supplies across the country are operated and funded.

*Targeted rates: High

*Fees and charges: Low

*Local authorities fuel tax, fines, infringement fees and other receipts: Low

*General rates: Low.

3.6 WASTEWATER

We provide and manage wastewater collection, treatment, and disposal facilities for our residents connected to our eight wastewater networks. These networks convey wastewater to eight treatment plants, seven of which we own and manage. The largest treatment plant (Bell Island) is owned by both Nelson and Tasman Councils on a 50/50 share basis and is managed by the Nelson Regional Sewerage Business Unit (NRSBU).

5.5.9 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>We aim to provide a service that is safe for our communities. We provide quality treatment, minimise overflows, and ensure our infrastructure is resilient.</p> <p>We ensure wastewater is collected and treated without causing a hazard to public health or unpleasant odours.</p>
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	Wastewater is an essential service that supports other facilities and activities.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Wastewater supports our regional economy by providing and managing wastewater collection, treatment, and disposal. Sustainability is a key driver of our future planning.
Economic Well-being	Our infrastructure is efficient, resilient, cost	We consider the wastewater activity to be an essential service that should be provided to



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	effective and meets current and future needs	properties within the urban areas and be sufficient in size and capacity.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	All wastewater in Council-owned schemes is treated and discharged into our environment. We sustainably manage this, so the impact of the discharges does not adversely affect the health and cleanliness of the receiving environment.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We have a regional partnership with NCC for the management of the NRSBU. We collaborate with iwi and site neighbours to identify issues and concerns; and when the opportunity arises, engage with communities for facility open days and plantings days.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>Those who are or will be connected to the wastewater schemes benefit from the ability to use the infrastructure.</p> <p>Those who discharge commercial and industrial waste (called "Trade waste") through the wastewater system (e.g. restaurants, service stations etc.) put extra demands on the wastewater treatment plant and can be harmful to people and the environment, corrode or block sewer pipes, or create odours.</p> <p>Those who directly damage the infrastructure cause the need for repairs.</p> <p>Development does create demand for wastewater-see section four in this document on capital.</p>	Ongoing benefits if infrastructure is maintained	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity.

FUNDING SOURCES AND RATIONALE

While there are wider community and environmental benefits relating to wastewater collection, treatment and disposal, the primary benefit is to those connected. The Council considers that those who are connected to the wastewater schemes should be responsible for funding expenditure to



ensure the environment is protected from the waste they produce. The Council, therefore, considers that fees and charges, and targeted rates are the most equitable form of funding these activities. The Council considers that those with a greater call on the infrastructure should pay more and therefore a differential will be used. Commercial users who generate trade waste will be separately charged through fees and charges.

Tasman District Council supplies wastewater services to certain properties in the Nelson City Council area. Revenue is recovered from these customers through fees and charges.

The Bell Island wastewater treatment plant is owned by both the Nelson City Council and the Tasman District Council and is managed by the Nelson Regional Sewerage Business Unit (NRSBU). The Council records its share of this joint venture revenue as Council revenue in the “local authorities, fuel tax, fines, infringement fees and other receipts” line, as is interest on a loan that the Council has provided to the NRSBU.

*Targeted rates: High

*Local authorities fuel tax, fines, infringement fees and other receipts: Low

*Fees and charges: Low.

3.7 STORMWATER

The stormwater activity provides stormwater collection, reticulation, and discharge systems in our district on behalf of our residents. The assets used to provide this service include drainage channels, piped reticulation networks, tide gates, detention or ponding areas, inlet structures, discharge structures and quality treatment assets.

Generally, stormwater sumps and road culvert assets are owned and managed by the Waka Kotahi or our transportation activity, depending on its location (local roads or state highways). This stormwater activity does not include land drains or river systems, the specific streams and river sections that we maintain are listed in our flood protection and rivers control works activity. Nor does it cover stormwater systems in private ownership.

We manage the stormwater activities primarily within 15 Urban Drainage Areas (UDAs). Systems that are outside the UDA’s include small communities with stormwater systems that primarily collect and convey road run-off to suitable discharge points.

5.5.10 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>Our priority is to safely transfer stormwater runoff through urban areas to minimise harm and property damage.</p> <p>We also capture and convey rainfall away from urban areas and roads so that people can move</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		safely throughout our communities during wet weather.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>We convey stormwater without putting the public at risk or damaging property, businesses, or essential infrastructure.</p> <p>We ensure urban areas remain accessible by capturing and conveying rainfall.</p>
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	<p>We take opportunities to provide multi-purpose facilities where possible.</p> <p>Our urban streams convey stormwater towards the coast and are ecological corridors that are enjoyed by our communities from the cycle paths and recreational spaces that often run along them.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>Our stormwater system supports the economy by enabling homes and businesses to exist with a low exposure to flood risk and damage.</p> <p>We consider climate change in our designs to provide adequately for the future.</p>
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	<p>We provide properties within urban drainage areas with appropriate stormwater system size and capacity.</p> <p>Our stormwater infrastructure provides best value for ratepayers' money.</p>
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	We manage stormwater so that the impact of any discharges does not adversely affect the health and quality of the natural environment.



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	We protect natural waterways that have high cultural, recreational, and biodiversity interests.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We engage with tangata whenua, iwi and community groups to enhance our natural waterways and education programmes.</p> <p>New developments take a water sensitive design approach to integrate multiple values such as ecology, amenity, and cultural aspects.</p>

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>The entire community benefits from safe and efficient discharge of stormwater.</p> <p>Some ratepayers receive a greater benefit from stormwater infrastructure than others or cause the need for stormwater infrastructure. The Council uses an area called the Urban Drainage Area (UDA) to represent the primary beneficiaries and exacerbators for the stormwater infrastructure, being mostly those who live in urban townships supported by the infrastructure.</p> <p>Some properties are owned for potential future development by the Council, and these houses which are being rented and areas being occupied are of direct benefit to the party renting or occupying.</p> <p>Development does create demand for stormwater - see section four in this document on capital.</p>	Ongoing benefits if infrastructure is maintained	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity.

FUNDING SOURCES AND RATIONALE

While there are wider community and environmental benefits of a stormwater system, the Council considers that properties in the area of the stormwater infrastructure (UDA) should be responsible for funding more of the costs and therefore a targeted rate differential is used.

The Council considers that there is a greater benefit for properties which are developed over those which are undeveloped, which is why capital value is used as the basis for charging the targeted rate.

Any other contributions from parties who may cost share with the Council is recorded in “local authorities fuel tax, fines, infringement fees, and other”.

*Targeted rates: High

*Local authorities fuel tax, fines, infringement fees, and other: Low

3.8 WASTE MANAGEMENT AND MINIMISATION

We provide and promote the following waste management and minimisation services:

- kerbside recycling and waste collection services;
- a materials recovery facility (MRF) to process recycling;
- five resource recovery centres, which receive waste, recyclables, clean fill, green waste and some hazardous materials – at Richmond, Māiri, Tākaka, Collingwood and Murchison;
- drop off facilities for green waste and processing, through a contracted service;
- transport services to move these materials around our district; and
- a range of waste minimisation initiatives with schools, businesses, and the wider community, to reduce the production of waste and minimise harm.

These services operate alongside commercial services across the Nelson-Tasman region.

Most public and commercial waste disposal is through our resource recovery centres, and we transfer waste from these centres to landfill. We divert recyclable materials, green waste, and clean fill away from landfill, and our contractors process and sell this waste. We also recover hazardous materials at these sites and ensure that they are processed safely.

The Nelson-Tasman Regional Landfill Business Unit (NTRLBU) is governed by a joint committee of Nelson City Council (NCC) and Tasman District Council, and operates a regional landfill at York Valley, in Nelson, and manages the Eves Valley Landfill, near Brightwater, which closed in 2017. We maintain a further 22 closed landfills around our district.

In the coming years, together with NCC, we plan to reduce waste to landfill by increasing diversion of dry waste and organic materials and promote waste reduction. This diversion could be delivered by the councils directly or through commercial/community partnerships.



5.5.11 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>Rubbish and recycling collection services ensure our built urban and rural environments are functional, pleasant and safe.</p> <p>Our resource recovery centre facilities are convenient, clean and safe.</p> <p>We promote the sustainable use of resources and provide sustainable alternatives to landfill disposal.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>Our resource recovery centres provide sustainable waste disposal options for our Region.</p> <p>Together with Nelson City Council we work with our communities - including iwi, businesses, schools, social enterprises, and key sectors (e.g. construction) - to provide and enable waste minimisation services</p>
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	<p>We operate our facilities and services safely and efficiently. We have contingency plans and design our facilities so that essential services are able to continue during emergency events.</p> <p>We plan to provide waste and recycling services that our community is satisfied with, now and for the future.</p>
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	<p>We protect our natural environment by providing and enabling waste disposal services for our communities.</p> <p>We reduce the impact of landfill disposal by providing and enabling a wide range of other services to divert waste from landfill and reduce waste production.</p> <p>Our facilities comply with resource consents, and we ensure that we have operational plans for our services and</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		<p>site management plans for the facilities we operate.</p> <p>We provide services to manage illegal dumping on public land and manage closed landfills across the district.</p>
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>We work with NCC to promote waste minimisation actions and to provide regional services, including the Whakaarohia Rethink Waste programme.</p> <p>We advocate to central government for more sustainable waste management practices.</p> <p>Through our Rethink Waste programme, we promote waste minimisation actions that council can take to 'walk-the-talk' (e.g. through events and procurement).</p> <p>Our Joint Waste Management and Minimisation Plan 2019 with NCC references Kaitiakitanga as one of the seven principles to guide the Plan's implementation and recognises iwi across the region as kaitiaki.</p> <p>We are working to improve our engagement with iwi as part of the next review of the Waste Plan and continue to develop relationships across the community on waste minimisation initiatives.</p>

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
The entire community benefits from waste management and minimisation activities. Safe and efficient waste disposal and resource recovery activities support economic activity, protect the environment and provide a public health benefit.	Immediate to ongoing	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>Properties on the kerbside collection route benefit from the ability to have waste and recycling collected, with those who opt in for additional recycling bins or crates receiving a greater recycling service than those who receive one bin. Those that purchase rubbish bags benefit from the disposal of this waste. Purchasers of replacement bins or crates benefit from the use of the bin or crate.</p> <p>Users of the facilities benefit from waste disposal and waste minimisation services.</p>		<p>A portion of the activity is of public benefit, meaning user charging is not practical for this portion.</p>

FUNDING SOURCES AND RATIONALE

User charges are possible in many of the streams for this activity where direct users can be identified and charged (e.g. rubbish bag sales, resource recovery centre users, replacement bins and crates etc.).

In waste disposal and resource recovery (recycling and green waste disposal) the Council fully recovers the cost of processing, transport and disposal, particularly in outlying resource recovery centres from users and income from the Nelson Tasman Regional Landfill Business Unit (NTRLBU).

Maintenance of legacy closed landfills, hazardous goods and clearance of illegal dumping are considered a public good and funded from the general rate and income from the NTRLBU.

The Council uses a fixed targeted rate for kerbside recycling for those properties in a certain area, which is set as a proxy for the service delivery area. This activity is also supplemented by income from users who are invoiced for additional services and replacement bins. Additional revenue is generated from the processing and sale of recycled materials.

Kerbside collection is mainly funded by the sale of rubbish bags by the contractor, although the recycling contract provides some additional support for these services.

The Council also receives funding from central government via the national Waste Disposal Levy. This is used to fund waste minimisation services and infrastructure. This is recorded in "local authorities fuel tax, fines, infringement fees, and other receipts" income.

Nelson City Council and Tasman District Council jointly operate regional landfills that are managed by the NTRLBU, a joint committee of the Councils. The Council records its share of this revenue from the business unit as Council revenue in the "local authorities, fuel tax, fines, infringement fees and other receipts" line. This line also includes any other type of "other income" such as a share or commercial recycling revenue and lease income.

The Council also receives a local disposal levy from the NTRLBU, which is used to fund waste management and minimisation activities and reduce the requirement for general rate funding.



One of our community outcomes is “our unique natural environment is healthy and protected” and using a rate is more appropriate than a charge for kerbside pickup because it creates an incentive to use the service and protect the environment.

*Fees and charges: Medium to Medium-High

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low to Low-Medium

*Targeted rates: Low-Medium

*General Rates: Low.

5.6 RIVERS

We maintain 285 km of major rivers throughout the district to carry out our statutory roles of promoting soil conservation and mitigating damage caused by floods and riverbank erosion. These rivers, known as classified rivers X and Y, are funded by a differential river rating system based on capital value.

Rivers that are covered under the rivers X and Y schemes include our major rivers like the Waimea, Motueka, Riuwaka, Moutere, Tākaka, Aorere as well as several tributaries. We maintain and improve river assets in rivers X such as stop banks and erosion protection and in River Y areas, we maintain and improve river assets however there are no stop banks in place. We fund 100% of agreed work programs in river X and Y areas.

There are many more rivers, streams and creeks that are on private, Council, and Crown (DOC, Land Information New Zealand) land. These are collectively known as rivers Z and are rated based on land value. River protection assets such as rock walls and groynes form part of the river system. These are typically owned and maintained by private property owners, and we sometimes part fund them at a level between 33% and 66% of the cost of the work.

The approach to river management places emphasis on channel management through gravel relocation/repositioning, and vegetation and land buffers on the river's edge. The aim is to manage the river channel and catchment so there is less need to use hard engineering methods to prevent erosion.

This activity does not include management of stormwater or coastal assets. These are covered as individual activities and have their own Activity Management Plans.

5.6.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	Our flood protection works and river control structures protect several communities and rural areas from flooding. We maintain these safely and cost-effectively.
Social Well-being	Our urban and rural environments are people-friendly, well planned,	We engage with our communities in several River Care groups to ensure our community's feedback is considered in river catchment management.



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	accessible and sustainably managed	
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	We maintain our river environment to ensure pleasant and appropriate places for recreational activities.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Our flood protection scheme provides assurance that regular rainfall events do not disrupt normal business activities.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	Our flood protection and mitigation structures are maintained cost-effectively to a level supported by our communities.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	Rivers are important natural resources. Our flood protection and mitigation activities minimise the impacts on our natural river environments to a practical and sustainable level and recognise the principal of Mana o te Wai as per the National Policy statement for Freshwater Management.
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	Our rivers have important cultural values and many in our community identify where they are from by their river.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.	We provide expertise and guidance to our communities, helping to find solutions along our river environment.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
The Council operates, maintains and improves flood protection and river control assets on behalf of Tasman residents and ratepayers, in particular to protect life,	Immediate to Indefinite	Identifying separate funding assists in the accountability and transparency of Council's

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>property and livelihoods.</p> <p>Development of properties adjacent to the river networks means there are assets located in flood plains which are at risk of erosional impacts and flooding. The need to protect these assets is creating the need for the Council to undertake work relating to asset development and maintenance. It is considered appropriate for owners of these properties to fund this work through targeted rates.</p> <p>Additionally, River Z work is done to protect individual properties and has some direct benefit to those parties, although this protection may also extend beyond the individual property owner.</p> <p>There are some other direct beneficiaries/exacerbators in parts of activity including renters of river berms and users of gravel.</p>		<p>costs for much of this activity.</p> <p>A portion of the activity is of public benefit, meaning user charging is not feasible for this part.</p>

FUNDING SOURCES AND RATIONALE

The benefits of this activity apply largely and indirectly to the whole community.

The benefits apply directly to those whose properties are adjacent to the district's rivers. While there are wider community and environmental benefits relating to an effective flood protection and rivers control network, the Council considers that properties directly adjacent to rivers benefit more and will fund the cost of that activity at a higher level than those deemed to indirectly benefit. For this reason, a differential rating system is used with adjacent parties (in the X/Y zone) paying a higher differential based on capital value.

There is some scope for user charges including gravel extraction fees.

The Council also considers that in the River Z area, when the Council carry out works that has direct benefit to the applicants, due to this level of direct benefit, a portion of the costs should be paid by the applicant. There is also an opportunity for berm rentals and rates recoveries in this activity. These revenue sources are recorded in "local Authorities fuel tax, fines, infringement fees and other receipts" and river Z rates are based on land value.

*Targeted rates: Medium-High

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low

*Fees and charges: Low



5.7 COMMUNITY DEVELOPMENT

We provide and maintain a wide range of parks, reserves, recreational facilities, community facilities and amenities, library services, museum services, events, environmental education, and community grants, for our ratepayers and community. Key assets include parks and reserves (including Moturoa/Rabbit Island, formal gardens, special interest sites, sports grounds, open space reserves, walkways, esplanade reserves, non-commercial camping grounds), sports and recreation centres, community facilities, halls, cemeteries, playgrounds, public toilets, libraries, community buildings, museums, older adults housing complexes, and the Richmond Aquatic Centre and the Saltwater baths in Motueka. Saxton Field developing and operating costs are split in half between us and Nelson City Council.

5.7.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>Open space, reserves and recreation facilities cater for, and promote, active healthy lifestyles. This includes casual activities such as walking and cycling, along with organised sports and recreation activities.</p> <p>Council events, reserves and community facilities, and the Richmond Aquatic Centre are organised, designed, and managed to ensure users' safety. They are inclusive, catering to the needs of our community and support specific social needs.</p> <p>We provide good-quality, safe, and affordable community housing for people who meet the criteria of our Policy on Housing for Older Adults.</p> <p>Libraries provide safe spaces and equitable access to information for all in the community, enabling social interaction and community engagement.</p>
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>Our reserves, open spaces, and neighbourhood parks are accessible and within walking distance of homes.</p> <p>The Richmond Aquatic Centre is designed and managed to meet current and future needs of our communities.</p> <p>In partnership with the Community Infrastructure and Environment Assurance groups, we deliver environmental air quality, water quality, and waste minimisation</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		<p>education to support sustainable management and lifestyles.</p> <p>We assist communities to create a unique sense of place through our events and the provision of community group funding and advice.</p>
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	<p>We provide high quality community open space, aquatic, recreational and cultural facilities, enabling our communities to participate in active and passive recreation, cultural opportunities, and targeted social support.</p> <p>Libraries provide resources and programmes that support educational, creative, cultural, social, recreational and business activities.</p> <p>We promote, support and deliver recreational, educational and social services and activities that reflect the diversity of our district. We provide assistance to the Nelson Provincial Museum and Tasman's District museums to support our culture and heritage.</p> <p>We also provide assistance to various community-led facilities, projects and initiatives, to deliver benefits across our communities.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>Libraries provide educational resources and support learning for all age groups.</p> <p>Libraries help people seeking employment through digital skills training programmes and assistance with job applications and writing resumes. Libraries work with employment support agencies to provide assistance for people seeking employment.</p> <p>We work with Business unions, such as Richmond Unlimited and Our Town Motueka to increase the foot traffic in the town centers.</p> <p>We support young people who are not in education, employment or training through our Youth Pathways programme.</p>

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	<p>Community infrastructure (reserves, facilities and libraries) is efficiently and effectively managed, meeting the needs of our communities.</p> <p>The Richmond Aquatic Centre is managed, operated and maintained to meet the demands of customers in a cost-effective way.</p>
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	<p>Significant ecological areas and sensitive coastal and riparian areas within our parks, reserves and open spaces are well managed and protected.</p> <p>Our community is aware and involved in conservation and restoration work.</p> <p>Our environmental education initiatives help deliver environmental benefits to the broader community.</p>
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	<p>We provide recreation facilities that cater for and enable communities to celebrate their heritage and creativity.</p> <p>Cemeteries provide a location for remembrance.</p> <p>Libraries collect and preserve local heritage information and materials, and help people preserve their personal stories.</p> <p>We provide funding and in-kind support to local museums within our district, to the Nelson Provincial Museum, and to organisations that promote and celebrate our history and diverse cultures.</p> <p>We deliver Welcoming Communities programme to identify the need of multicultural communities and work with Community groups to meet these needs.</p>
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and	We provide libraries, reserves and facilities which enable community partnerships through management of our community facilities, reserves and halls by volunteers and through working with schools, businesses, community



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	encourages community engagement	<p>groups and others who help with planting and other activities.</p> <p>We share regional facilities in association with Nelson City Council (e.g. Saxton Field, Suter Art Gallery, and Nelson Provisional Museum).</p> <p>Our libraries, reserves and facilities provide spaces which enable social interaction and community engagement.</p> <p>We take opportunities to partner with a range of community and user groups.</p> <p>We assist youth Councillors to participate in Council and Community Board decision-making.</p>

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>Residents and visitors can benefit from the use of parks, reserves, community facilities (including Sportspark Motueka, Motueka Recreation Centre, Murchison Sport Recreation and Cultural Centre, Moutere Hills Community Centre, Rec Park Centre Golden Bay), sportsgrounds, public toilets, libraries, community halls and buildings, the Aquatic Centre, Saxton Field, etc.</p> <p>The Council also provides cemeteries.</p> <p>Community housing benefits occupants of the housing units, usually older adults. Sporting, recreation or community groups, and other reserve users directly benefit from being able to rent reserve or other land and/or buildings for their activities.</p> <p>The entire community benefits from access to museums and protection of heritage items, and from having a vibrant sense of community.</p> <p>The community also benefits from the activity's community partnerships work which involves running community events,</p>	Immediate to ongoing	<p>A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity.</p> <p>Identifying separate funding assists in the accountability and transparency of the Council's costs on a part of this activity.</p>



WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>educational activities, provision of grants and managing the service delivery contracts for the Aquatic Centre and Council's facilities.</p> <p>The public are able to make use of resources, facilities, events and recreational opportunities and as such gain physical and psychological wellbeing and a sense of community identity.</p> <p>Development and population increases create demand for community facilities, libraries and parks - see section four in this document on capital expenditure.</p>		

FUNDING SOURCES AND RATIONALE

Many parts of this activity (e.g. parks, reserves, some library activities, various halls, community grants) predominantly benefit the public or contribute significantly to community outcomes or would be difficult or costly to charge to users (e.g. public toilets). Therefore, significant components of funding are through the general rate. The Council considers that there are wide community benefits from ensuring only minimal charges are imposed on library fees, so not all costs are recovered through fees.

Spending on certain facilities, including those shared with NCC, certain sporting and community facilities, and the museums is of general benefit to the public but without a relationship to the values of property, therefore uniform targeted rates are considered appropriate. The Council considers that the public will want to see discretely the facilities jointly funded with NCC, justifying two separate facilities targeted rates.

There is some scope for user charges or other income in this activity, including hall hire and facility rentals, library charges, cemetery charges, camping fees at the McKee and Kina camping grounds, sports ground fees, cell site/property rentals, etc. Some of these such as, community housing income, miscellaneous reserve income and recoveries, rental/lease income are recorded in "local authorities fuel tax, fines, infringement fees and other receipts."

There is some scope for subsidies and grants or external funding in this activity. For example, the Council receives funds from Sport New Zealand Rural Travel Fund and Creative New Zealand. In addition, Community Partnerships applies for project funding for capital projects, education events and programmes from organisations including Lottery Grants Board, Ministry of Youth Development, Toimata Foundation, Rata Foundation, Department of Internal Affairs, Ministry for Ethnic Communities and the Ministry of Business, Innovation and Employment. For its major community facilities, the Council requires a community fundraising contribution. This contribution is at least one-third of the first \$3 million of the capital cost of the project and at least 20% of the remaining capital cost.



Some funding is received from the Council Enterprises activity for the maintenance of the Council's parks and reserves. This is recorded as "internal charges and overhead recovered" and represents a return for the use of reserves for commercial campgrounds and from forestry activities on Moturoa/Rabbit Island.

The Council's community housing activity is self-funding from the rental income from the units. The community housing activity also provides a small return back to the parks and reserves account.

For the remaining majority of this activity which has public benefit (excluding museums), funding from the general rate is considered appropriate.

*General rates: Medium

*Targeted rates (facilities and museums): Low-Medium

*Local authorities fuel tax, fines, infringement fees and other receipts: Low

*Fees and charges: Low

*Internal Charges and overheads recovered: Low

*Subsidies and grants: Low

5.8 GOVERNANCE

We run the electoral process (under the direction of the Electoral Officer) to provide our district with a democratically elected Mayor, Councillors and Community Board members and the governance of our district by its elected representatives. It also involves:

- Local government elections
- organising and preparation for Council meetings
- organising civic ceremonies, such as citizenship ceremonies and ANZAC Day services
- support for our Councillors, Council and Community Boards and any assistance required by our Mayor.
- running democratic processes, including community consultation, and
- making appointments to Council Controlled Trading Organisations (CCTOs)² and Council Controlled Organisations (CCOs).

We have a 50% shareholding in the following organisations, with Nelson City Council holding the other 50% share, in:

- Infrastructure Holdings Limited (Subsidiaries Nelson Airport Limited and Port Nelson Limited)
- Tasman Bays Heritage Trust.

We are also:

- a majority shareholder in Waimea Water Limited

² Council Controlled Organisations are operated for the principle purpose of making a profit.



- a shareholder in the Local Government Funding Agency Limited (LGFA), and
- a shareholder in the Civic Financial Services Ltd (Civic Assurance).

5.8.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>Everyone is included and involved, can participate in decision-making and is able to enjoy a good quality of life, wherever they come from and whatever their age, abilities or income.</p> <p>The Golden Bay and Motueka Community Boards represent and act as an advocate for the interests of their communities. They also maintain an overview of services provided by the Council within their communities and communicate with community organisations and special interest groups. They are separately elected advisory bodies and are not Council Committees.</p> <p>Community Associations support and advocate for residents in their local communities and make submissions to the Council. Ward Councillors maintain close relationships with their local community associations.</p> <p>Advisory Groups are established and coordinated by the Council for specific user groups. The advisory groups help to guide Council decisions, normally on the use and function of a Council asset.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	The CCTOs provide an economic return to the Council and ratepayers and provide employment opportunities.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	<p>Everyone has the opportunity to participate in the community's major decisions and information is easy to obtain.</p> <p>The Governance activity ensures that democratic processes are undertaken and supports the work of elected members.</p>



WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>All citizens within Tasman District benefit from the democratic and governance processes, elections, and funding economic development.</p> <p>Residents in Golden Bay and Motueka benefit from their community board activities.</p> <p>Businesses in the Richmond and Motueka benefit from the business association activities.</p>	Immediate	<p>A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity.</p> <p>Identifying separate funding assists in the accountability and transparency of the Council's costs on part of this activity.</p>

FUNDING SOURCES AND RATIONALE

There are generally no opportunities to recover through fees and charges for this activity.

The Council records community board income and cost recoveries from other parties, market income, and rural address recoveries in "local authorities' fuel tax, fines, infringement fees and other receipts."

The Council considers that the most appropriate method to recover the public benefit component of this activity is general rate.

However, in line with the Council's policy of those that benefit from a service paying a targeted rate, the Motueka and Golden Bay wards pay a contribution towards the costs for their Community Boards via a targeted rate which also includes special project funding within those wards.

If there are opportunities for subsidies or grant income, the Council would look to utilise these.

As well, the costs of funding the annual grants to Our Town Motueka and Richmond Unlimited are recovered through the Motueka Business Rate, and Richmond Business Rate. The Council charges these rates on businesses in the areas that will benefit. In Motueka, those businesses that are closer to the Central Business District (CBD) receive a greater benefit, and therefore the Council considers that a differential charge should be applied.

*General rate: High

*Targeted rates (business/community board): Low

*Local authorities fuel tax, fines, infringement fees and other receipts: Low.



5.9 COUNCIL ENTERPRISES

This activity involves the management of approximately 2,700 stocked hectares of commercial plantation forest, aerodromes in Motueka and Tākaka, a mixture of leased and managed holiday parks in Motueka, Pōhara, Collingwood and Murchison, the management of Port Tarakohe and the management of various commercial property investments.

5.9.1 CONTRIBUTION TO COMMUNITY OUTCOMES

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Social Well-being	Our communities are healthy, safe, inclusive and resilient	<p>Our commercial assets provide a healthy and safe environment for users and are compliant with health and safety standards.</p> <p>Our aerodromes and ports are resilience assets for communities with limited road access.</p>
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	<p>We manage our commercial activities to provide functional, pleasant and safe environments, and to minimise any public health hazards and provide attractive facilities.</p> <p>We work to minimise negative impacts on our environment and consider sustainability in all our future commercial development.</p> <p>Our commercial assets are accessible to our communities.</p>
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	<p>We provide spaces for social interaction and recreation.</p> <p>We manage our commercial forests for the benefit of our communities, by balancing commercial and recreational use.</p>
Economic Well-being	Our region is supported by an innovative and sustainable economy	<p>Our commercial activities provide an income stream to reduce reliance on rates.</p> <p>We provide jobs for, and help develop, our local economy.</p> <p>We have a range of legacy assets. We provide and manage recreational assets, and those that provide community resilience, to minimise the burden on ratepayers.</p>



COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		Our forestry assets provide a sustainable economic resource for our communities and a carbon offset for our activities.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	We endeavour to provide commercial and recreational facilities to meet our community's needs at an affordable level.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	<p>We have gained Forestry Stewardship Council (FSC) certification. Our forests are sustainably managed within internationally recognised guidelines.</p> <p>Our forests store carbon to reduce the impact of climate change and meet obligations under climate change agreements.</p>
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	<p>Our commercial assets include sites that have historical significance and are available for historical reference and exploration.</p> <p>Historic places and iwi interests are respected and protected through planned Council development.</p>
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We have established various user and advisory groups such as Motueka Aerodrome Advisory Group, Tākaka Aerodrome User Group, and Port Tarakohe Advisory Group as a means of engaging with communities on the Council's commercial and semi-commercial activities.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
<p>There are a variety of direct beneficiaries in this activity including: users and tenants of our aerodromes, ports, holiday parks and commercial property.</p> <p>This activity also includes forestry which provides a return back to the Council.</p>	Immediate and ongoing.	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity.

FUNDING SOURCES AND RATIONALE

Where possible user charges should be used to charge the direct beneficiaries and therefore fees and charges will be a significant revenue source for this activity for users of Port Tarakohe, the Motueka and Tākaka Aerodromes, and the Collingwood Holiday Park. However, some properties and the buildings at the aerodromes are rented at market levels which results in returns less than related costs therefore requiring some general rate funding into the activity. This is more than offset by contributions to the general rate from other parts of the activity.

This activity has significant income recorded in “local authorities fuel tax, fines, infringement fees and other receipts” line. This includes funding from direct beneficiaries for property rentals in the Māpua Precinct, Murchison Riverside Holiday Park, Motueka Top 10 Holiday Park, Pōhara Top 10 Holiday Park, production forestry income, and other revenue sources.

If there are opportunities for subsidies or grant income, the Council would look to utilise these.

*Local authorities fuel tax, fines, infringement fees and other receipts: Medium to High

*Fees and charges: Low to Medium

*General rates: In total- the general rate offset contribution from forestry should exceed other rates charged within the activity, meaning general rates are reduced overall because of surpluses in this activity.

5.10 Support Services

Support Services are the internal functions that help ensure the Council operates efficiently and effectively, meeting its statutory obligations, and working towards the achievement of the Council’s community outcomes.

These activities are internally focused and do not generally have a direct output to the community, rather they are internal support systems for those activities that do. The Support Service activities have their own business plans which outline the strategic focus for the activity and the major projects.

This group is not classed as a ‘group of activities’ for Tasman’s 10-Year Plan purposes and no funding impact statement has been produced for these activities.

6 FUNDING OF CAPITAL EXPENDITURE

Section 103(1) LGA requires the Council to specify its policy on the funding of capital expenditure separately from its policy on the funding of operating expenditure. “Capital” costs that need to be funded relate predominantly to the purchase of new assets and the replacement of existing assets.

The Council takes a consolidated corporate approach to the management of its financial position. Through Tasman’s 10-Year Plan 2024 – 2034 it determines what capital expenditure is sustainable within the prudential guidelines it has set itself. These parameters are contained in the Financial Strategy.

Activity management plans are maintained for most activities, and these provide information about the services the Council will be providing, the condition of any assets and asset renewals required to maintain desired service levels.



For most capital expenditure funding, the activity level operating analysis is also applicable and therefore detailed analysis by activity can be seen in the operating section. For example, the same community outcomes tend to apply for both operating and capital expenditure by activity, and the beneficiaries and whose act creates a need, are largely consistent, whether the expenses are capital or operating in nature. For activities where the period of benefit has a long term component, some debt funding is generally utilised due to the intergenerational equity principle. The funding for debt is typically through rates. For the Transportation, Water Supply, Wastewater, Stormwater, and Community Development Activities, the Council considers that Development Contributions and Financial Contributions for reserves and community facilities are appropriate sources of capital funding for the reasons set out in the detail that follows.

Funding for capital works will depend on the nature of the work, in particular the reasons (cost drivers) which have made the work necessary. There are three costs drivers recognised by the Council:

- capital expenditure due to growth (described as “To meet additional demand” in the Council’s Funding Impact Statement)
- capital expenditure due to renewals (described as “To replace existing assets” in the Council’s Funding Impact Statement), and
- capital expenditure due to shifts in levels of service, statutory requirements, or other reasons excluding growth or renewals (described as “To improve the level of service” in the Council’s Funding Impact Statement).

In addition, the Council also records Vested Assets. Certain infrastructural assets and land may vest in the Council as part of the subdivision consent process. Vested infrastructural assets are valued by calculating the cost of providing identical quantities of infrastructural components and are recognised as revenue when control over the asset is passed to the Council.

6.1 CAPITAL EXPENDITURE DUE TO GROWTH

- The Tasman District has experienced steady population and economic growth. Population and business growth creates the need for new subdivisions and development placing increasing demand on the assets and services provided by the Council. Significant investment in new or upgraded assets and services is accordingly required to meet the demands of growth.
- The Council intends to fund the portion of capital expenditure that is attributable to growth by largely recovering these costs from development and growth.
- The Council considers that the best mechanisms for ensuring the cost of growth sits with those who have created the need and benefit from the work are:
 - Development Contributions for transport, water, wastewater and stormwater services, and
 - Financial Contributions for reserves and community services assets.
- The Council has a Development and Financial Contributions Policy. The Council is required under Section 106 2 (c) LGA to explain within that policy why it has decided to use development contributions, financial contributions and other sources to fund capital expenditure relating to the costs of growth. The assessment that follows is therefore replicated in that Policy.



The Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this assessment follows. Development contributions and reserve and community services financial contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which Council can deliver on aspects of the outcomes for new communities.

	Reserves and Community Facilities	Transportation	Water	Wastewater	Stormwater
Our unique natural environment is healthy, protected and sustainably managed.	Y		Y	Y	Y
Our urban and rural environments are people-friendly, well-planned, accessible and sustainably managed.	Y	Y	Y	Y	Y
Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	Y	Y	Y	Y	Y
Our communities are healthy, safe, inclusive and resilient.	Y	Y	Y	Y	Y
Our communities have opportunities to celebrate and explore their heritage, identity and creativity.	Y				
Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Y	Y			
Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and	Y	Y	Y	Y	Y



	Reserves and Community Facilities	Transportation	Water	Wastewater	Stormwater
encourages community engagement.					
Our region is supported by an innovative and sustainable economy.		Y	Y	Y	Y

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
<p>A significant portion of the Council's work programme is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project as well as how much it benefits existing ratepayers is determined for each project.</p> <p>The Council believes that the growth costs identified through this process should be largely recovered from development, as this is what creates the need for the expenditure and/or benefits principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents, those costs are recovered through rates.</p>	<p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the "capacity life" of such assets is many years, if not decades.</p> <p>Development Contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p>	<p>The cost of supporting development in Tasman is significant. Development contributions send clear signals to the community about the true costs of growth and the capital costs of providing infrastructure to support that growth.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions and financial contributions for reserves and community services.</p>

The Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, the Council does not perceive any impact on the social, economic and cultural wellbeing of this particular section of the community.

Development in Tasman is thriving, and demand is high, as is demand for the infrastructure these funding sources help secure. Conversely, shifting development costs onto ratepayers is likely to be



perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.

Overall, it is considered fair and reasonable, and that the social, economic and cultural interests of Tasman's communities are best advanced through using development contributions and reserve financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

Types of Assets covered by development and financial contributions for reserves and community services include:

- network infrastructure for water supplies, wastewater, stormwater and transportation;
- the purchase and development of reserves;
- capital works for recreation activities, including libraries, and
- mitigating adverse effects.

Funding Sources for Growth Capital Expenditure:

- subsidies and grants for capital expenditure;
- development contributions and financial contributions for reserves and community facilities, and
- borrowing.

6.2 CAPITAL EXPENDITURE DUE TO RENEWALS

Renewal capital works are those capital expenditure costs that are incurred in restoring an asset to previous service levels, usually reflected in the amount that an asset has been depreciated.

Therefore, by using those depreciation funds, the Council is attempting to maintain infrastructural networks to at least their original service level.

The Council policy is to move to fully fund depreciation (the loss of service potential or the wearing out of assets as it occurs) during their lifetime through rates and other operational income streams, stepped in over a 10-year period. **However, because of high asset revaluation impacts and the need to mitigate rates increases, the Council have decided to extend 10 year periods by a further five years, finishing June 2030.** The move to fully fund depreciation will continue to have a significant operational cost implication for the Council, and operational spending has been prioritised in order to enable the transitioning in of depreciation funding at the same time as remaining within the set financial limits.

Fully funding depreciation does not mean that all assets will have full depreciation funded. This is because:

- Subsidies are received in some areas. For example, the Council needs to fund depreciation only on its share of transportation costs - the component attributable to Waka Kotahi is excluded. Allowing for other subsidisable costs means approximately 49% of transportation depreciation will be funded.



- Depreciation on community facilities may not need to be fully funded as they are often partly funded by non-Council sources and/or will never be replaced in the same form at the end of their useful life, therefore in this case depreciation on certain halls, libraries etc. will not be funded.
- Certain renewal programmes are historically rates funded, and therefore it is not necessary to fund depreciation on these.

The Council does not hold cash reserves that match the depreciation reserves.

COMMUNITY OUTCOMES TO WHICH THE ACTIVITY PRIMARILY CONTRIBUTES							
Natural Environment	Human Environment	Infrastructure	Community	Culture	Recreation	Governance	Economic
Y	Y	Y	Y	Y	Y	Y	Y

Not every project will contribute to every community outcome listed above, however the overall capital works programme will likely contribute to all of them.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
<p>Users of current infrastructure benefit from the renewal of this infrastructure.</p> <p>In some cases the capital cost arises because of damage to infrastructure in climatic events or because of equipment failure.</p>	Ongoing benefits over the assets' useful life	<p>The funding of depreciation is to be used for funding renewals for the purposes of intergenerational equity, however, to meet the targets within the financial strategy, the funding is being phased in over time and increasing the Councils overall borrowing.</p> <p>Other funding sources will also be considered.</p>

Funding Sources Renewal capital expenditure:

- subsidies and grants for capital expenditure;
- depreciation reserves;
- proceeds from the sale of assets;
- reserves;
- borrowing;
- reserve financial contributions, and
- rates.

6.3 CAPITAL EXPENDITURE DUE TO SHIFTS IN LEVELS OF SERVICE, STATUTORY REQUIREMENTS, OR OTHER REASONS EXCLUDING GROWTH OR RENEWALS

COMMUNITY OUTCOMES TO WHICH THE ACTIVITY PRIMARILY CONTRIBUTES							
Natural Environment	Human Environment	Infrastructure	Community	Culture	Recreation	Governance	Economic
Y	Y	Y	Y	Y	Y	Y	Y

Not every project will contribute to every community outcome listed above, however the overall capital works programme will likely contribute to all of them.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
<p>Users of assets would benefit from increased levels of service.</p> <p>The cost driver for some capital works relates to increasing the levels of service for the community. Sometimes these improvements are required because of changes to legislation or resource consent conditions, which means there may be little discretion with regards to the expenditure.</p> <p>In other cases, the increase in the level of service is a community driven decision.</p>	Ongoing benefits over the assets useful life	The Council will first look to fund other/level of service capital expenditure through capital grants and subsidies including community contributions, or where it makes sense, through asset sales and reserves, borrowing, and rates.

Funding Sources for Other Capital Expenditure:

- subsidies and grants for capital expenditure including community contributions;
- proceeds from the sale of assets;
- Reserves;
- borrowing, and
- rates.

7 OVERALL IMPACT OF LIABILITY FOR REVENUE ON THE CURRENT AND FUTURE SOCIAL, ECONOMIC, ENVIRONMENTAL, AND CULTURAL WELL-BEING OF THE COMMUNITY

The Council, both as part of Tasman's 10-Year Plan 2024 – 2034 processes and after setting financial budgets, has considered the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. In developing those budgets, the Council has set rates limits partly in consideration of the economic well-being of the community.



In past years, the Council has made funding decisions in consideration of the social, economic, environmental and cultural wellbeing of the community into existing policy. This includes the use of clubs for major infrastructure, such as the wastewater club. This helps make key infrastructure more affordable for smaller areas and groups. It also prevents significant fluctuations year to year on small supplies when they incur larger maintenance budgets or fluctuations.

As part of Tasman's 10-Year Plan 2024 – 2034 processes, the Council has reviewed the movement of rates in total, and also each rate type that has moved significantly. As a result, the Council has some changes to the Revenue and Financing Policy to promote community well-being. The Council has allocated some general rates funding into some of its Rural Water supplies from 2021-2022 as a result of substantial cost increases in these small supplies that have created affordability issues, as an interim measure. The funding allocated results in more affordable targeted water rates, and the increase is insignificant to the general ratepayer base due to the large number of ratepayers in the district, compared to the small number of ratepayers connected to the Rural Water supplies. The 'Local Water Done Well' reforms may ultimately change how water supplies across the country are operated and funded.

The Council has also continued some changes incorporated under the previous Long Term Plan (LTP) which in addition to improving the equity of our funding policy, also help mitigate rates increases. This includes debt funding some operational and rivers capital expenditure if there are multiple year benefits, for example the placement of rock protection along river banks. **New to the 2024-2034 LTP is a proposed change to the targeted river rating system to be based on a property's capital value rather than land value, which shifts rate burden to larger, well-capitalised operations and away from low capital uses such as pasture. This helps to improve equity in the funding policy.**

By using a set of example properties, the Council has been able to review and has considered the impact of rates and rates increases on various types of properties. These include residential and lifestyle properties, properties in the rural sector, business properties with varying ranges of rateable values and services. Horticultural property values have increased significantly in the last two district-wide revaluations, averaging over 30% both times, signalling some robustness in some parts of the rural sector.

The 'Local Water Done Well' reforms may ultimately change how water supplies across the country are operated and funded.

The Council has also considered other funding streams impacts on the community such as development contributions and fees and charges.

Overall, it is considered that the allocation of the costs for the Waimea Community Dam water augmentation scheme and all other revenue streams is appropriate, having regard to the current and future social, economic, environmental, and cultural well-being of the community.

Draft

RATES REMISSION POLICY 2024–2034



PROPOSED CHANGES TO THE RATES REMISSION POLICY

WHAT IS THE PURPOSE OF THE RATES REMISSION POLICY?

The rates remission policy is made up of a series of policies that describe the circumstances in which the Council can provide rates remissions. Each policy outlines objectives the Council seeks to achieve and the conditions and criteria applicants need to meet to receive a rates remission. The Council cannot make any rates remissions that are inconsistent with this Policy.

Rates remissions differ from rates rebates. A rates remission is a reduction of rates owed or waiving the collection of rates altogether. Rates remissions policies are decisions the Council makes.

Central Government, through the Department of Internal Affairs, fund rates rebates for low-income ratepayers. The amount of the rebate depends on income, rates expense, and number of dependants.

SUMMARY OF PROPOSED CHANGES

Policy	Proposed Change
Policy on Remission of Rates for Land Occupied by a Dwelling that is Affected by Natural Disaster.	<ul style="list-style-type: none"> • Incorporation of emergency procedures where a Building Act section 124 is not issued. • Clarification of 'uninhabitable' to include a dwelling that cannot be used for the purpose it was intended and prohibiting residents from staying overnight.
Policy on Remission of Penalties	<ul style="list-style-type: none"> • Clarifying that where a good payment history exists a reduction be based on the most current penalty. • Clarification that a payment arrangement must be by direct debit. • Clarification that applicable tragedy be defined as 'significant'. • Limiting remission of penalties on rates arrears to a one-off reduction per ratepayer. • Allowing for up to 12 months for probate matters to be resolved where a sole ratepayer has deceased. • Limiting remissions to one reduction of the most current penalty every two years where rates invoices have not been received.
Policy on Remission of Rates for Sporting, Recreation or Community Organisations	<ul style="list-style-type: none"> • Addition of 'association of persons' (whether incorporated or not) to which the policy applies.
Policy on Remission of Rates on Low Valued Properties	<ul style="list-style-type: none"> • Changing the level to determine 'low value' to reflect current market property values.
Policy on Remission of Excess Metered Water Rates	<ul style="list-style-type: none"> • Clarification that charities and not-for-profit organisations are treated as residential customers.

Policy	Proposed Change
	<ul style="list-style-type: none"> No longer requiring that leaks be repaired by a registered plumber, but recommending they are. Requiring applications for remissions to be received within six weeks of having received the invoice. Recommending water meter readings to be taken at least monthly. Requiring applicants to advise the location of a repair in relation to the meter manifold and proof of the repair.
Policy on Remission of Rates on Community Housing and Papakāinga	<ul style="list-style-type: none"> A new policy to facilitate the ongoing provision of not-for-profit community housing, Papakāinga and general social wellbeing

POLICIES WITH NO PROPOSED CHANGES

Policy on Remission of Rates on Abandoned Land
Policy on Remission of Rates for School Wastewater Charges
Uniform Charges on Non-contiguous rating units owned by the same owner
Policy on Remission of Rates for Land Subject to Council Initiated Zone Changes

As we have reviewed these policies and consider them to still be fit-for-purpose and current, they are not being changed.

TELL US WHAT YOU THINK OF OUR PLANS TO CHANGE RATES REMISSION POLICY

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- In writing – complete the Tasman 10 Year Plan 2024-2034 Consultation Document and drop it in any Tasman District Council office or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

SUBMISSIONS ARE OPEN FROM 9.00 AM ON 28 MARCH 2024 UNTIL 5.00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to councillors, at the same time as feedback on the Tasman 10 Year Plan 2024-2034. These hearings will take place between 8 to 10 May 2024.



The Council will inform all submitters that supply their contact details of the final decisions it makes on the Rates Remission Policy.

Each of the proposed changes to the Policy are detailed below with the reasons for the changes.

SUBMISSIONS ARE PUBLIC DOCUMENTS

PRIVACY STATEMENT

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on Council's Rates Remissions Policy and so we can contact you about your submission, hearings and the Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.

POLICY ON REMISSION OF RATES FOR LAND OCCUPIED BY A DWELLING THAT IS AFFECTED BY NATURAL DISASTER

OPTION A- WHAT ARE WE PROPOSING?

To further define the interpretation of 'uninhabitable' to include:

- Incorporation of emergency procedures where a Building Act section 124 is not issued.
- Clarification of 'uninhabitable' to include a dwelling that cannot be used for the purpose it was intended and prohibiting residents from staying overnight.

WHY ARE WE PROPOSING THIS CHANGE?

A prohibited notice may be issued under section 124 (s124) of the Building Act to a dangerous building to ensure public safety including the safety of occupiers. We are proposing to further clarify the interpretation of 'uninhabitable' to include emergency procedures where a s124 is not issued for example when an emergency is declared.

Further clarification of 'uninhabitable' has been included and is defined to be a dwelling that cannot be used for the purpose it was intended due to a notice issued by the Council/emergency management prohibiting residents from staying overnight.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

By expanding the interpretation of 'uninhabitable' those who can apply for rates remission would include people whose homes were 'yellow stickered', i.e., only have access to their homes during the day, and those having to leave their homes because a state of emergency had been declared, but where the issuing of a s124 notice has not occurred.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Ratepayers across the district would share the cost of increasing the numbers of recipients and costs of a rate remission.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – EXPANDING THE DEFINITION TO INCLUDE BUSINESS PREMISES

Advantages and Disadvantages
<ul style="list-style-type: none"> • Greater access to rate remission support for business owners. • Most businesses should already be covered by insurance for these types of instances • The cost to ratepayers of the policy would increase.



OPTION C – IDENTIFYING HAZARD PRONE AREAS

Advantages and Disadvantages
<ul style="list-style-type: none">• Greater clarification of areas likely to be affected by hazards.• Overly wide scope of land that is and could become hazard prone.• Would require significant work in establishing the criteria for hazard prone, and what hazards to include or exclude from the policy and in what circumstances.

See the full draft of this policy attached.



POLICY ON REMISSION OF PENALTIES

OPTION A - WHAT ARE WE PROPOSING?

We are clarifying that a reduction be based on the most current penalty for when good payment history exists and clarifying that payment arrangements need to be by Direct Debit to qualify for a penalty remission.

We are also clarifying that an applicable tragedy be defined as 'significant.'

Where full payment of arrears is made the criteria would limit this to a one-off reduction per ratepayer.

Two new criteria have been added:

- Where it is claimed that rates invoices have not been received. There can be one reduction of the most current penalty every two years; and
- A 12-month period would be in place for probate matters surrounding the estate to be resolved where a sole ratepayer has deceased.

WHY ARE WE PROPOSING THESE CHANGES?

An increasing number of people who pay rates are saying they did not receive their rates invoice as the reason for not having paid them by the due date. Therefore, limiting the remissions to one every two years would encourage prompt, online payments.

Confirming that a tragedy needs to be 'significant' provides greater clarification as to when a rates remission would apply.

Providing for a 12-month period would allow for probate matters relating to an estate to be progressed and allow for the administrator to access estate assets to pay outstanding rates.

WHAT ARE THE ADVANTAGES OF THESE CHANGES?

These changes would encourage use of more prompt and complete online rate payments and minimise penalties being issued.

Allowing a 12-month period to allow for probate matters to be progressed would reduce the burden on other family members to be paying rates before the estates assets are accessed.

WHAT ARE THE DISADVANTAGES OF THESE CHANGES?

All people who pay rates would share the cost of increasing the numbers of recipients of a rate remission.



WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – STATUS QUO

Advantages and Disadvantages
<ul style="list-style-type: none">• More ratepayers could continue to access remissions due to claiming they have not received the invoice by post. This is based on current benefit of the doubt being applied.• Staff would apply discretion on rates remissions in probate cases.• Different decisions made in various probate cases causing inconsistency.• Fewer numbers of people who pay rates moving to online payments and transactions.

See the full draft of this policy attached.



POLICY ON REMISSION OF RATES FOR SPORTING, RECREATION OR COMMUNITY ORGANISATIONS

OPTION A - WHAT ARE WE PROPOSING?

Adding 'association of persons' (whether incorporated or not) to which the policy applies.

WHY ARE WE PROPOSING THIS CHANGE?

Currently there is land owned by an association of people, that is only used by community organisations and is not for profit.

The proposed definition removes this anomaly and aligns the definition with that in the local Government (Rating) Act 2002.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

By adding 'association of persons' to the eligibility those associations who own land used by community organisations and that is not for profit, would be able to apply for rates remissions.

The terminology would also be consistent with the Local Government (Rating) Act 2002.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

All people who pay rates would share the cost of increasing the numbers of recipients of a rate remission.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – INCLUDING PAN CHARGES IN THE CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none"> • Greater definition as to when the policy applies • Pan charging needs to be considered within a wider context and not just in this policy

See the full draft of this policy attached.



POLICY ON REMISSION OF RATES ON LOW VALUED PROPERTIES

OPTION A - WHAT ARE WE PROPOSING?

Increasing the property value used to determine 'low value.'

WHY ARE WE PROPOSING THIS CHANGE?

The threshold for this policy is reviewed in line with the Council's three-yearly property revaluation which was last carried out September 2023.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

A change to the level to determine 'low value' would be based on current market rates. It is not expected that there would be a material increase in properties that would qualify.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

All people who pay rates would share the cost of increasing the numbers of recipients of a rate remission based on low valued properties which may increase.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – STATUS QUO

Advantages and Disadvantages
<ul style="list-style-type: none"> No rate changes would be required. Rates used to assess low value properties across the Tasman District would be out of line with national market rates.

See the full draft of this policy as attached.



POLICY ON REMISSION OF EXCESSIVE METERED WATER RATES

OPTION A - WHAT ARE WE PROPOSING?

Clarification that charities and not-for-profit organisations are treated as residential customers.

Recommending, but not requiring, that leaks need to be repaired by a registered plumber.

Requiring applications for remissions to be received within six weeks of having received the invoice.

Recommending, but not requiring, that water meter readings to be taken at least monthly.

Requiring applicants to advise the location of a repair in relation to the meter manifold and proof of the repair.

WHY ARE WE PROPOSING THESE CHANGES?

Currently charities and not for profit organisations are treated as commercial organisations under this policy.

Many residential customers believe it is not necessary to use a registered plumber to repair water leaks and the requirement places additional work for rate payers and staff.

Applications from commercial businesses under this policy can be received within any period and few ratepayers have qualified as they do not monitor their water usage monthly.

WHAT ARE THE ADVANTAGES OF THESE CHANGES?

Charities and not for profit organisations would become eligible to apply under this policy when they have had to pay for water leaks.

Not requiring water leak repairs to be carried out by a registered plumber would reflect widespread practice, but recommending this would encourage careful repair work to be undertaken.

More commercial customers would be eligible to apply by not requiring monthly water usage monitoring, but requiring applications within six weeks after receiving an invoice would make the policy more manageable and equitable.

By providing greater information on repairs undertaken and accurate assessments of eligibility would be able to be applied.

WHAT ARE THE DISADVANTAGES OF THESE CHANGES?

There is some risk that water leak repairs may not be carried out satisfactorily under these changes and an increased number of applications would need to be funded by not requiring monthly water usage monitoring.

WHAT OTHER OPTIONS WERE CONSIDERED?

**OPTION B – STATUS QUO**

Advantages and Disadvantages
<ul style="list-style-type: none">• Water leak repairs would be carried out to a high standard• Commercial businesses would have to monitor water usage monthly• Fewer applications received than would otherwise be eligible• Administration demands requiring explaining the requirement to monitor water usage and use a registered plumber

See the full draft of this policy attached.



POLICY ON REMISSION OF RATES ON COMMUNITY HOUSING AND PAPA KĀINGA

OPTION A - WHAT ARE WE PROPOSING?

A new policy to apply to community housing and Papakāinga.

WHY ARE WE PROPOSING THIS CHANGE?

Currently social housing providers who operate a not-for-profit service where residents are required to pay a portion of their costs do not qualify under the Local Government (Rating) At 2002.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Council has received a number of submissions requesting a policy relating to social housing.

This new policy would facilitate the ongoing provision of not-for-profit community housing, Papakāinga and general social wellbeing.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Further work with the social housing sector and ensuring appropriate provider eligibility is likely to be required as the policy is initially implemented.

All people who pay rates would share the cost of increasing the numbers of recipients of a rate remission resulting from the policy's implementation.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – STATUS QUO

Advantages and Disadvantages
<ul style="list-style-type: none"> • Demands on the Council remissions payments would not increase. • Social housing providers would not be able to access remissions support. • The views of the community would not be heard.

See the full draft of this policy attached.

RATES REMISSION POLICY

POLICY REFERENCES

Effective date:	1 July 2024
Review due:	30 June 2027
Legal compliance:	Local Government Act 2002 sections 102 and 109
	Local Government (Rating) Act 2002 sections 85 & 86

PURPOSE

The rates remission policy document contains several policies. Each policy outlines objectives sought by having a remission of rates and the conditions and criteria to be met prior to the remission being approved.

The Local Government Act (section 102(3) and 109) enables Council to adopt a rates remission policy. Section 102 (3A) states that the policy must also support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993. This policy generally supports the principles, as it enables the remission of rates:

- on land owned by Māori where the criteria are met
- on Papakāinga where the criteria are met

It does not, however, apply to Māori freehold land, as such land is considered and dealt with under Councils Policy on the remission and postponement of rates on Māori land.

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POLICY ON REMISSION OF RATES FOR LAND SUBJECT TO COUNCIL-INITIATED ZONE CHANGES

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To allow the Council, at its discretion, to remit rates charged on any rating unit used for residential purposes that is rezoned as a result of a Council-initiated zone change. This Policy allows the Council to consider remitting rates for those ratepayers most adversely affected by an increase in rates when the land value of their rating unit increases as a result of a Council initiated zone change. The Council prefers to allow a transition period before affected ratepayers are required to pay the increased rates in full.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to rating units in the Tasman District.
- 1.2 The Council may, on the application of a ratepayer, remit part of the current rates on a rating unit, if
 - a) the rating unit is used for residential purposes, and
 - b) the rating unit has been rezoned as a result of a Council-initiated zone change made under Part 1 Schedule 1 of the Resource Management Act 1991, and
 - c) the zone change was notified after 5 October 2007, and
 - d) the effect of that zone change is that the land value of the rating unit increases, and
 - e) the rates payable in respect of the rating unit increase to an extent the Council considers to be inappropriate.
- 1.3 The amount of remitted rates on a rating unit will not exceed the amount by which the rates on the rating unit have increased as result of the zone change.
- 1.4 In addition to 1.2 to be considered for a rates remission under this Policy:
 - a) the rating unit must be situated within the area of land that has been rezoned, and
 - b) the rating unit must be used for residential purposes and must have been used for residential purposes before the zone change being initiated by the Council, and
 - c) the applicant ratepayer must have owned the rating unit prior to the zone change being initiated by the Council, and
 - d) the rating unit must be the applicant ratepayer's principal place of residence and must have been the principal place of residence of the applicant ratepayer before the zone change being initiated by the Council.
- 1.5 The remission may be for such period as the Council considers reasonable, commencing from the date upon which the Council determines that the land rezoning affected the land value of the rating unit and increased the rates payable in respect of the rating unit.
- 1.6 The decision to remit all or any part of the rates on a rating unit shall be at the sole discretion of the Council.

- 1.7 The Council may refuse to remit rates even where the conditions set out in this Policy are met by a ratepayer.
- 1.8 Subject to clause 1.9 of this Policy the remission of rates on a rating unit will cease upon the happening of any of the following events:
- a) the death of the ratepayer,
 - b) the ratepayer ceases to be the owner of the rating unit,
 - c) the ratepayer ceases to use the rating unit as his/her principal place of residence,
 - d) a date determined by the Council in any particular case, or
 - e) any earlier date determined by the ratepayer in any particular case.
- 1.9 The Council may, at its discretion, grant the ratepayer an extension of the rates remission period previously agreed to by the Council.
- 1.10 The Council may consider and be guided by the following criteria in its decisions on applications for a rates remission under this Policy:
- a) those relevant matters set out in s101 of the Local Government Act 2002 relating to the determination of appropriate funding sources;
 - b) whether the applicant ratepayer actively sought rezoning or any deferred zone uplifting;
 - c) whether the applicant ratepayer has realised a financial benefit from the zone change;
 - d) the influence of market movements on land values;
 - e) the personal circumstances including the financial circumstances of the applicant ratepayer;
 - f) equity and fairness among ratepayers;
 - g) the precedent effect.

Definitions

- 1.11 In this Policy, 'residential purposes' means any land used for residential or residential/lifestyle purposes, including land not zoned for those purposes on which a dwelling is located and is occupied by the ratepayer as their principal place of residence.
- 1.12 In this Policy, 'ratepayer' means the registered proprietors of a rating unit at the time the Council decides to remit part of the rates on that rating unit in accordance with this Policy.
- 1.13 In this Policy, 'rates' means the general rate and other rates set by the Council that are calculated by utilising the rateable value of the rating unit.

2. PROCEDURE

- 2.1 If the applicant has applied for a rates remission under the Policy in the prior year, the application for rates remission must be made to Council on or before 31 December. If the applicant did not apply in the prior year, the application for rates remission must be made to the Council on or before 31 May.
- 2.2 Applications for remission must be made on the prescribed form.
- 2.3 Applications will not be accepted for prior years.

- 2.4 Each application for a rates remission will be considered on a case by case basis following receipt of an application by the ratepayer. The extent and duration of any remission shall be determined by the Council.
- 2.5 As part of the application process the Council will direct its valuation service provider to inspect the rating unit and prepare a valuation. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal, for valuations of this type. The extent of any remission will be based on valuations supplied by the Council's valuation service provider.
- 2.6 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF RATES FOR SPORTING, RECREATION OR COMMUNITY ORGANISATIONS

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities by:

1. Recognising the public good contribution made by such organisations;
2. Assisting the survival of such organisations;
3. Making membership of the organisation more accessible to the public, particularly disadvantaged groups. These include children, youth, young families, aged people, and economically disadvantaged people.

1. CONDITIONS AND CRITERIA

This Policy applies to a sporting, recreation or community organisation not otherwise covered by the Local Government (Rating) Act 2002, Schedule 1 Parts 1 and 2. Parts 1 and 2 specify categories of land that is 100% or 50% non-rateable.

- 1.1 This Policy applies to rating units in the Tasman District.
- 1.2 Remission of rates may be made when **all** the following criteria apply:
 - a) The land is owned by Council, the Crown, a non-profit organisation, or an association of persons (whether incorporated or not) and is occupied by the organisation that is applying for the remission.
 - b) The applicant must be in the Tasman District and must facilitate the ongoing provision of non-commercial community services and/or non-commercial sporting and/or recreational opportunities.
 - c) The land is used exclusively or principally for sporting, recreation, or community services under the following categories:
 - i. Hall or library
 - ii. Promotion of arts, health or education
 - iii. Recreational or sporting
 - iv. Free maintenance and relief of persons in need.
- 1.3 Remission of rates will not be made when any of the following exclusions apply:
 - a) The organisation (including a society, association, or organisation, whether incorporated or not) exists for the purposes of profit or gain.
 - b) The organisation engages in sporting, recreational, or community services as a secondary purpose only.
 - c) The rate is any targeted rate for water supply, wastewater or refuse/recycling.

2. PROCEDURE

- 2.1 If the applicant has applied for a rates remission under the Policy in the prior year, the application for rates remission must be made to Council on or before 31 December. If the applicant did not apply in the prior year, the application for rates remission must be made to Council on or before 31 May in that rating year.
- 2.2 Applications for remission must be made on the prescribed form.
- 2.3 Applications will not be accepted for prior rating years.
- 2.4 Organisations making an application should include the following documents in support of their application:
 - a) Statement of objectives,
 - b) Full financial accounts (balance sheet, income statement, cash flow statement),
 - c) Information on activities and programmes delivered,
 - d) Details of membership.
- 2.5 Each application will be considered on its merits, and provision of a remission in any year does not set a precedent for similar remissions in any future year.
- 2.6 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF UNIFORM CHARGES ON NON-CONTIGUOUS RATING UNITS OWNED BY THE SAME OWNER

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To provide relief from uniform charges for rural land, which is non-contiguous, farmed as a single entity, and owned by the same owner.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to rating units in the Tasman District.
- 1.2 The Policy will apply to rural land, which is non-contiguous, farmed as a single entity, owned by the same owner and used exclusively for farming or horticultural use.
- 1.3 Rating units that meet the criteria under this Policy may qualify for a remission of the uniform annual general charge and targeted rates set based on a fixed dollar charge per rating unit.
- 1.4 The owner will remain liable for at least one of each targeted rate and the UAGC.
- 1.5 Rate types affected by this Policy are uniform fixed charges, i.e. those that would be impacted if the properties were treated as one unit for rating purposes. Any rate relating to water supply or wastewater will not be eligible for remission under this Policy.
- 1.6 Rating units that receive a remission must be held in identical ownership with each other and operated as a single farming or horticultural unit. For the avoidance of doubt, the definition of farming does not extend to rating units used fully or partly for forestry.

2. PROCEDURE

- 2.1 The application for rates remission must be made to the Council on or before 31 May in the rating year. This application will be enduring, and annual applications are only required if requested by the Council, however applicants must inform the Council if their land use changes or if the rating units cease to be operated as a single farming or horticultural unit.
- 2.2 Applications for remission must be made on the prescribed form.
- 2.3 Applications will not be accepted for prior years.
- 2.4 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF RATES ON LOW VALUED PROPERTIES

This policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To minimise administrative costs in the collection of rates on properties that are low-valued and provide rates relief on low-valued land that is not used.

The Local Government (Rating) Act 2002 requires each separate property title to have a separate valuation/rating assessment. This has resulted in some very low land-valued assessments being created, particularly where subdivisions of assessments have not covered the full area.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to properties in the Tasman District.
- 1.2 Despite the main provisions of the Local Government (Rating) Act 2002, the Council may decide not to collect rates where it deems it uneconomical to do so. Under this Policy, the Council may make property assessments with a rating valuation of less than \$7,500 eligible for a 100% rates remission if they meet **all** the following criteria:
 - a) The property is not part of a group of assessments that are classified or treated as contiguous and;
 - b) The property is not used, nor able to be effectively used, by the owner listed on the Certificate of Title and;
 - c) The property is not an isolation strip. An isolation strip is a narrow strip of land which separates land from a road. For the avoidance of doubt, this includes any land owned by a central government agency, including New Zealand Transport Agency/ Waka Kotahi

2. PROCEDURE

- 2.1 The application for rates remission must be made to the Council on or before 31 May in the rating year. This application will be enduring, and annual applications are only required if requested by Council staff, however applicants must inform Council if their property becomes used, or becomes contiguous to another property they own.
- 2.2 Applications for remission must be made on the prescribed form.
- 2.3 Applications will not be accepted for prior rating years.
- 2.4 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF RATES FOR SCHOOL WASTEWATER CHARGES

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To provide relief and assistance to educational establishments in paying wastewater charges.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to rating units in the Tasman District.
- 1.2 The Policy will apply to educational establishments as defined in Schedule 1 Part 1 clause 6 (a-b) of the Local Government (Rating) Act 2002. The Policy does not apply to schoolhouses or parts of a school used for residential purposes.
- 1.3 The wastewater charge is the rate that would be levied using the same mechanism as applied to other rating units in the district, divided by the number of toilets/urinals as determined in accordance with the clauses below.
- 1.4 For the purpose of clause 1.3, the number of toilets/urinals for rating units occupied for the purposes of an educational establishment is one toilet/urinal for every 20 pupils and staff.
- 1.5 Where the formula is applied and the wastewater charge is higher than the amount that would normally be levied if no formula was applied, the amount to pay would be the lesser of the two.
- 1.6 The number of pupils in an educational establishment is the number of pupils on its roll on 1 March in the year immediately before the rating year to which the charge relates.
- 1.7 For early childhood establishments, the number of pupils is the maximum number of pupils licensed for each session on the 1 March in the year immediately before the rating year to which the charge relates.
- 1.8 The number of staff in an educational establishment is the number of full time equivalent teaching and administration staff employed by that educational establishment on 1 March immediately before the year to which the charge relates.

2. PROCEDURE

- 2.1 The application for rates remission must be made to the Council on or before 15 June in the rating year preceding the rating year to which the application relates. Applications made before this deadline will be eligible for consideration for the next rating year commencing 1 July.
- 2.2 Applications for remission must be made on the prescribed form.
- 2.3 Applications will not be accepted for prior rating years.
- 2.4 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF RATES FOR LAND OCCUPIED BY A DWELLING THAT IS AFFECTED BY NATURAL DISASTER

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To allow the Council, at its discretion, to remit rates charged on any rating unit used for residential purposes if the land has been detrimentally affected by natural disaster (such as erosion, falling debris, subsidence, slippage, inundation, or earthquake) rendering dwellings uninhabitable. The aim of the Policy is to allow the Council to consider remitting rates for those ratepayers most adversely affected.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to properties located in the Tasman District.
- 1.2 The Council may remit all or a part of any rate levied in respect of land if the land is detrimentally affected by natural disaster (such as erosion, falling debris, subsidence, slippage, inundation, or earthquake) and:
 - a) As a result dwellings previously habitable were made uninhabitable; and
 - b) The rating unit was used for residential purposes immediately prior to the disaster.

For the purposes of this policy, 'uninhabitable' shall mean –

- i. a dwelling that cannot be used for the purpose it was intended due to a 's124 notice' being issued under the Building Act 2004; or
- ii. a dwelling that has been issued a red or yellow placard assessment under the Civil Defence Emergency Management Act 2002 and the residents have been required to move out by the Council or Civil Defence Emergency Management; or
- iii. a dwelling that is a total loss; and
- iv. the dwelling cannot be used for the purpose it was intended due to a notice issued by the Council/emergency management prohibiting residents from staying overnight; or
- v. as determined by Council after considering the matters specified in Clause 1.5 of this Policy.

'Rating unit used for residential purposes' shall mean:

any land including land not zoned for residential purposes on which a dwelling is located and is occupied by the ratepayer as a principal place of residence.

- 1.3 The remission may be for such period of time as the Council considers reasonable, commencing from the date upon which the Council determines that the dwellings:
 - were made uninhabitable, and
 - shall be no less than 30 days after the event affecting the land in terms of this Policy up to, and limited to, the time that the dwellings are deemed by Council to be able to become habitable.

- 1.4 The decision to remit all or any part of a rate or user charge shall be at the sole discretion of the Council. The Council may refuse to grant a remission even where the conditions set out in clause 1.2 are met by a ratepayer. The Council is unlikely to grant a remission where the land affected is in a known hazard-prone location.
- 1.5 In determining whether a property is uninhabitable and the period of time for which the rates remission is to apply, the Council may take into account:
- a) the extent to which essential services such as water, or sewerage to any dwellings were interrupted and could not be supplied;
 - b) whether essential services such as water or sewerage to any dwellings are able to be provided;
 - c) whether any part of the dwellings remain habitable; and
 - d) any property revaluation undertaken by Council's valuation provider.

2. PROCEDURE

- 2.1 Rates remissions will only be considered following the receipt of an application by the ratepayer and the application must be received within six months of the event, or within such further time as Council in its sole discretion, might allow.
- 2.2 Each application for a rates remission will be considered on a case by case basis following receipt of an application by the ratepayer. The extent and duration of any remission shall be determined on a case by case basis.
- 2.3 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY OF REMISSION OF PENALTIES

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To enable the Council to act fairly and reasonably in its consideration of penalties charged on rates which have not been received by the Council by the due date.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to ratepayers within the Tasman District.
- 1.2 Remission of penalties on late payment of rates may be made when it is considered just and equitable to do so. In determining justice and equity, one or more of the following criteria shall be applied.
 - a) Where there exists a history of regular, punctual payment over the last two years and payment is made within a short time following the ratepayer being made aware of the non-payment, a one-off reduction of the most current penalty may be made.
 - b) Where an agreed payment plan by direct debit is in place, penalties may be suppressed or remitted, where the ratepayer complies with the terms of the agreed payment plan.
 - c) Where the rates instalment was issued in the name of a previous property owner.
 - d) Where a ratepayer has been ill or in hospital or suffered a family bereavement or significant tragedy of some type and has been unable to attend to payment. On compassionate grounds, a one-off reduction of the most current penalty may be made.
 - e) Where an error has been made on the part of the Council staff or arising through error in the general processing which has subsequently resulted in a penalty charge being imposed.
 - f) Where the remission will facilitate the collection of overdue rates and it results in full payment of arrears limited to a one-off reduction per ratepayer.
 - g) Where the remission facilitates the future payment of rates by direct debit within a specified timeframe.
 - h) Where ratepayers can reasonably expect a rates remission for the rating year where their application has not yet been approved, or where the final date for lodging the remission application has not yet passed.
 - i) Where the sole ratepayer is deceased and the solicitor is waiting on probate to be granted for the estate, limited to a maximum 12 month period of penalties being remitted.
 - j) Where the rates invoice has not being received, limited to a maximum of one reduction of the most current penalty every two years.

2. PROCEDURE

- 2.1 A ratepayer may request that the penalty applied for late payment be remitted. The request must be received within 12 months of the penalty being applied.

- 2.2 In implementing this Policy, the circumstances of each case will be taken into consideration on their individual merits, and a remission will be conditional upon the full amount of such rates due having been paid.
- 2.3 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

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POLICY ON REMISSION OF RATES ON ABANDONED LAND

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To minimise administration costs where it is unlikely that rates assessed on an abandoned rating unit will ever be collected.

1. CONDITIONS AND CRITERIA

- 1.1 This Policy applies to rating units in the Tasman District.
- 1.2 The Policy will apply to rating units that meet the definition of abandoned land as prescribed in Section 77(1) of the Local Government (Rating) Act 2002. In addition, the land has either failed to or is unlikely to be sold using the authority provided in sections 77-83 of the Local Government (Rating) Act 2002, or where it is uneconomic to sell the property.

2. PROCEDURE

- 2.1 Rates will be remitted in full annually on rating units that meet the conditions and criteria specified above.
- 2.2 Any rates arrears owing on qualifying properties at the adoption of the policy, or in the first year a rating unit qualifies under the policy, will also be remitted.
- 2.3 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF EXCESS METERED WATER RATES

This policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To ensure the efficient use of water by ratepayers and provide an incentive to ratepayers to promptly repair any leaks to their reticulation, and to moderate financial consequences for significant or severe leaks.

1. CONDITIONS AND CRITERIA

- 1.1. This Policy applies to rating units in the Tasman District.
- 1.2. This Policy applies to ratepayers with excess metered water rates due to a leak in the property's reticulation. Reticulation is defined as all water supply pipes and connections that commence at the point of supply (generally at the water meter) and covers the whole of the ratepayer's property. Residential and non-residential ratepayers have some different eligibility for remission as detailed in this Policy.
- 1.3. For the purposes of this Policy, "residential" means any land used for residential or residential/lifestyle purposes, including land not zoned for those purposes on which a dwelling is located. 'Dwelling' means a building or group of buildings, or part of a building or group of buildings that is:
 - a) used or intended to be used only or mainly for residential purposes; and
 - b) occupied or intended to be occupied exclusively as the home or residence of not more than one household, but does not include a hostel, boarding house or other specialised accommodation including retirement villages or gated communities with multiple dwellings serviced by a single point of supply.
- 1.4. For the purposes of this Policy, charities, and not-for-profit organisations will be treated as residential customers.
- 1.5. A remission will only be granted on the most recent water invoice.
- 1.6. No remissions will be granted on any leaks associated with reticulation installed within the last five years.
- 1.7. It is recommended that the leak is repaired by a registered plumber, but this is not a requirement for a remission.
- 1.8. Where a residential ratepayer makes a first remission application in a five year period, any remission granted will be set so that the ratepayer is not liable for the charge relating to the amount of water leaked. The amount of water leaked is deemed to be the difference between the volume that was invoiced, and the calculated maximum volume consumption. The calculated maximum volume consumption is the maximum daily consumption for that rating unit charged at any one time in the past three years, multiplied by the equivalent days of the affected invoice, provided it has been in the same ownership.
- 1.9. Where ownership of the property has been for less than six months, staff will monitor consumption for a period of three months following completion of all repairs to the property's reticulation, to establish a reasonable consumption figure to include in the calculation of the remission.

- 1.10. Where a residential ratepayer makes a second application for a remission following a leak within five years of the first application, the first 1,000m³ of water leaked will not be eligible for remission. For leaks in excess of 1,000m³, any remission granted will be calculated on the leaked volume in excess of 1,000m³. The ratepayer will still be liable for 6% of the current volumetric water rate on the leaked volume in excess of 1,000m³. The 6% charge represents Council's approximate marginal cost of supplying water for the quantity of the leak in excess of 1,000m³.
- 1.11. In order to qualify for a remission, a non-residential ratepayer making a first application for a leak, or second application for a leak that is within a five year period of the first application, must apply for a remission within six weeks of receiving the invoice. It is recommended that water meter readings are taken at least monthly to check for leaks.
- 1.12. The same mechanisms for determining the volume of leaks will be used as in clauses 1.8 and 1.9. The first 1,000m³ of water leaked will not be eligible for remission. For leaks in excess of 1,000m³, any remission granted will be calculated on the leaked volume in excess of 1,000m³. The ratepayer will still be liable for 6% of the current volumetric water rate on the leaked volume in excess of 1,000m³. The 6% charge represents Council's approximate marginal cost of supplying water for the quantity of the leak in excess of 1,000m³.
- 1.13. Where there is a third application for remission from either a residential or non-residential ratepayer within five years of the first application, or a leak that does not qualify under clauses 1.1-1.12, the application will be declined. If an application relates to subsequent leaks beyond five years after a first application, it will be considered under this Policy.

2. PROCEDURE

- 2.1 All applicants must submit their application for remission within six weeks of the date of the most recent water invoice, stating that repairs have been completed and there are no further leaks identified on the property.
- 2.2 All applicants must advise the location of repair, in relation to the meter manifold, and provide proof of repair, either a plumber's invoice or photo.
- 2.3 Applications for remission must be made on the prescribed form.
- 2.4 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

POLICY ON REMISSION OF RATES ON COMMUNITY HOUSING AND PAKAKĀINGA

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To facilitate the ongoing provision of not-for-profit community housing, Papakāinga and general social wellbeing by:

1. Recognising the public good contribution made by such organisations; and
2. Assisting the survival of such organisations; and
3. Facilitate the ongoing provision of community housing in the Tasman Region by registered Community Housing Providers; or
4. To assist Māori to establish and provide the ongoing provision of Papakāinga housing.

1. CONDITIONS AND CRITERIA

- 1.1. This policy applies to rating units in the Tasman District.
- 1.2. The Policy will apply to rating units that meet the definition of a registered Community Housing Provider or those who provide Papakāinga.

For the purposes of this policy, Papakāinga shall mean:

- a) Affordable rental housing or owner-occupied housing, or a combination of both within a Papakāinga development;
- b) Papakāinga development means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.

- 1.3. Remission of rates will not be made when the organisation exists for the purposes of profit or gain.

2. PROCEDURE

If the applicant has applied for a rates remission under the Policy in the prior year, the application for rates remission must be made to Council on or before 31 December. If the applicant did not apply in the prior year, the application for rates remission must be made to Council on or before 31 May.

- 2.1 Applications for remission must be made on the prescribed form.
- 2.2 Applications will not be accepted for prior years.
- 2.3 For Registered Community Housing Providers making an application, they should include the following documents in support of their application:
 - a) Evidence that the organisation is a registered Community Housing Provider with the Community Housing Regulatory Authority and
 - b) Confirmation of ongoing compliance with the Community Housing Regulatory Authority eligibility criteria.

- 2.4 For Papakāinga making an application, they should include the following documents in support of their application:
- a) Evidence that the organisation is a registered Community Housing Provider with the Community Housing Regulatory Authority or;
 - b) Evidence of formal governance structure that demonstrates characteristic's similar to a registered Community Housing Provider eligibility criteria, and;
 - c) Evidence that the property for which rates remission is sought is used for occupancy of multiple-owned allotments by Māori landowners and is neither vacant nor commercial property.
- 2.5 Remission is granted only in respect of 50% of the general rate, excluding the UAGC.
- 2.6 Rates remissions will be made by applying a credit to the applicant's rates assessment.
- 2.7 No rates remission under this part of the Policy will be available to an organisation that is in receipt of a rate reduction under the Local Government (Rating) Act 2002.
- 2.8 Each application will be considered on its merits, and provision of a remission in any year does not set a precedent for similar remissions in any future year.
- 2.9 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.

Draft

POLICY ON POSTPONEMENT AND REMISSION OF RATES ON MĀORI LAND 2024 – 2034



Te Kaunihera o
te tai o Aorere



WHAT IS THE PURPOSE OF THE REMISSION AND POSTPONEMENT OF RATES ON MĀORI LAND POLICY?

The purpose of this Policy is to support Māori freehold land to be used in a manner that is determined by the landowners, and to remove/reduce barriers that may stand in the way of achieving the aspirations for their whenua, such as historic rates arrears. It also provides greater consistency, equity, and clarity around the rating of Māori land for the benefit of Māori landowners and Council.

The Policy has been developed to meet the requirements of the Local Government Act 2002 and to support the principles in the preamble to Te Ture Whenua Māori Act 1993.

The Policy is adopted under section 108 of the Local Government Act 2002 and meets the requirements of section 108.

The Policy does not provide for postponement of rates on Māori freehold land.

The Policy contains significant changes:

- This updated policy has been expanded to cover:
 - Māori freehold land, or land which was converted from Māori freehold land to general title by status order change pursuant to the Māori Affairs Amendment Act 1967¹; or
 - General land which is held in collective Māori ownership; or
 - Land which has been transferred from the Crown to, and is held by, a post settlement governance entity as a result of a treaty settlement.
- The Policy allows for the remission of up to 100% of rates when all criteria are met
- The Policy does not provide for postponement of rates on Māori freehold land

TELL US WHAT YOU THINK OF OUR PLANS TO CHANGE THE REMISSION OF RATES ON MĀORI LAND POLICY

Anyone may make a submission about any aspect of the Draft Policy.

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- In writing – complete the LTP (Long Term Plans) consultation document submission form and drop it in any Tasman District Council office or library or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

1 Land converted from Māori freehold title to general title under the Māori Affairs Amendment Act 1967 must be in the ownership of the descendants of the original owners at the time of the status order change.

SUBMISSIONS ARE OPEN FROM 9.00 AM ON 28 MARCH 2024 UNTIL 5.00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to councillors, at the same time as feedback on the Long Term Plan 2024 – 2034. These hearings will take place between 8 and 10 May 2024.

The Council will inform all submitters that supply their contact details of the final decisions it makes on the Remission and Postponement of Rates on Māori Freehold Land.

SUBMISSIONS ARE PUBLIC DOCUMENTS

PRIVACY STATEMENT

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on Council's Remission and Postponement on Rates on Māori Land Policy and so we can contact you about your submission, hearings and Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.

POLICY ON THE REMISSION AND POSTPONEMENT OF RATES ON MĀORI LAND

OPTION A- WHAT ARE WE PROPOSING?

The current policy has been rewritten and expanded due to a review driven by legislative change.

The new Remission and Postponement of Rates on Māori Land Policy provides for the remission of rates for Māori freehold land, and certain land in collective Māori ownership which is not Māori freehold land when certain criteria is met.

It does not provide for the postponement of rates on Māori freehold land.

WHY ARE WE PROPOSING THIS CHANGE?

The Council was required to review its current policies to meet the requirements of the Local Government Act 2002 and to support the principles in the preamble to Te Ture Whenua Māori Act 1993. This was a legislative change since the previous Long-Term Plan was adopted.

The Policy supports the Council's strategic direction by strengthening partnerships with Tangata Whenua, through the supporting of the connection of Tangata Whenua to their traditional lands and resources, and cultural values, where appropriate through short-, medium- and long-term relief from rates.

It also recognises that the Council and the community both benefit through the efficient collection of rates that are properly payable and removal of rating debt that is considered un-collectable.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

The Policy:

- Meets the requirements of the Local Government Act 2002
- Supports the principles in the preamble to Te Ture Whenua Māori Act 1993.
- Supports the Council's Strategic direction.
- Strengthens partnerships with Tangata Whenua.
- Allows for efficient removal of rating debt that is considered uncollectable.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Small increase in the value of remissions granted. The cost of remissions are met by other ratepayers across the district through their rates.

More time to consider, and administer applications required under the Policy.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION B – POLICY APPLICABLE TO MĀORI FREEHOLD LAND ONLY

Advantages and Disadvantages
<ul style="list-style-type: none"> • Would meet legislative requirements. • Less time required to administer applications. • Potential for fewer remissions granted due to less land that could qualify. • Could negatively impact relationships with Tangata Whenua. • Limits Māori and Iwi applicants who hold land that is not deemed Freehold.

OPTION C – WIDER ELIGIBILITY CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none"> • Would comply with legislative changes requiring the Policy to support preamble to Te Ture Whenua Māori Act 1993. • Could further support relationships with Tangata Whenua. • A greater number of remissions would be granted. • Additional staff time in administering the Policy. • Additional cost to ratepayers across the district.

OPTION D – NOT CHANGING THE POLICY

Advantages and Disadvantages
<ul style="list-style-type: none"> • Saves staff time in administering the Policy. • No remissions would be granted limiting Council expenditure and cost to other ratepayers. • Would not comply with legislative changes requiring the policy to support preamble to Te Ture Whenua Māori Act 1993. • Would negatively impact relationships with Tangata Whenua.

See the full draft of this Policy [Shape.tasman.govt.nz/10YP](https://shape.tasman.govt.nz/10YP)



POLICY ON THE REMISSION AND POSTPONEMENT OF RATES ON MĀORI LAND

POLICY REFERENCES

Effective date:	1 July 2024
Legal compliance:	Local Government Act 2002 – Section 102, 108 & Schedule 11

1 INTRODUCTION

The Council is required to adopt a policy on the remission and postponement of rates for Māori freehold land under Sections 102, 108 and Schedule 11 of the Local Government Act 2002. Section 102(3A) states that the policy must also support the principles set out in the Preamble to the Te Ture Whenua Māori Act 1993.

The Council may also adopt a policy on the remission and postponement of rates for other land, including land in Māori ownership, which is not Māori freehold land, under Sections 102, 109 and 110 of the Local Government Act 2002.

1.1 PURPOSE

The purpose of this policy is to support Māori freehold land to be used in a manner that is determined by the landowners, and to remove/reduce barriers that may stand in the way of achieving their aspirations for their whenua, such as historic rates arrears. It also provides greater consistency, equity, and clarity around the rating of Māori land for the benefit of Māori landowners and Council.

This policy provides for the remission of rates for Māori freehold land, and certain land in collective Māori ownership which is not Māori freehold land. It does not provide for the postponement of rates on Māori freehold land.

1.2 OBJECTIVES

1. To support the connection of Tangata Whenua to their traditional lands and resources, and cultural values, where appropriate through short, medium and long term relief from rates.
2. To support the Council's strategic direction by strengthening partnerships with Tangata Whenua.
3. To recognise that the Council and the community both benefit through the efficient collection of rates that are properly payable and removal of rating debt that is considered non-collectable.
4. To meet the requirements of the Local Government Act 2002 and to support the principles in the preamble to Te Ture Whenua Maori Act 1993.



The Council has determined that it will not provide for postponement of rates on the Māori land covered by this policy as this would be inconsistent with the intent of this policy, which is to support the retention of Māori land and reduce rates debt.

The Council will consider applications for remission of rates on land collectively owned by Māori in the circumstances set out in this policy.

For clarity, nothing in this policy affects the right to apply for remission of rates on Māori freehold land under development, under Section 114A of the Local Government (Rating) Act 2002.

1.3 CONDITIONS AND ELIGIBILITY CRITERIA

The Council will consider each application on its merits. Remission may be granted where the Council considers, at its absolute discretion, that the application satisfies the relevant criteria and conditions set out in this policy.

1.3.1 ELIGIBILITY OF LAND

The status of the land must be either:

1. Māori freehold land, or land which was converted from Māori freehold land to general title by status order change pursuant to the Māori Affairs Amendment Act 1967¹; or
2. General land which is held in collective Māori ownership; or
3. Land which has been transferred from the Crown to, and is held by, a post settlement governance entity as a result of a treaty settlement.

Eligible land must not be generating a commercial return and is not expected to generate a commercial return in the financial year of the period for which remission is sought. For clarity a 'commercial return' does not include a nominal return or 'peppercorn rental'. The Council has the sole discretion to determine whether the return received in relation to land is commercial.

The eligible land must [also](#) meet one of the following:

1. Is being held for at least one of the following reasons:
 - a) The protection of wāhi tapu or other cultural values intrinsic to the land; or
 - b) Providing economic, cultural or infrastructure support for marae (including papakāinga housing); or
 - c) Education, cultural or community purposes; or
2. Satisfies at least one of the benefits requirements for land under development under section 114A(3) of the Local Government (Rating Act) 2002, or
3. Satisfies at least one of the objectives under Schedule 11 of the Local Government Act 2002.

¹ Land converted from Māori freehold title to general title under the Māori Affairs Amendment Act 1967 must be in the ownership of the descendants of the original owners at the time of the status order change.



1.3.2 PROCEDURE FOR BOTH MĀORI FREEHOLD LAND AND LAND IN COLLECTIVE MĀORI OWNERSHIP

Subject to this policy, the Council will give a remission of up to 100 percent of all rates due for eligible land.

1. Applications for remission under this policy can be made by any owner, or in the case of collective ownership, on behalf of any owner.
2. Applications for remission must be made on the prescribed form developed by Council.
3. The application for rates remission must be made on or before 31 May for remission in the current rating year. Applications will not be accepted for prior rating years.
4. Remissions will be granted for a period of up to 3 years. Council may reduce the period of remission during that period if it deems that the criteria for granting the remission are no longer satisfied.
5. The Council may of its own volition investigate and grant remission of all or part of the rates (including penalties for unpaid rates) on any Māori land in the region that it considers has satisfied the conditions and criteria of this policy.
6. Where applicable, Council may determine that a remission will only apply to part of the land applied for. This may involve situations where only part of the land satisfies the eligibility criteria above. The Council has sole discretion to determine the amount in which the remission will be prorated.
7. For remissions on land under development that meet the benefits described in section 114A(3) of the Local Government (Rating) Act 2002, Council will determine the duration and extent of the rates to be remitted in accordance with section 114A(4) and section 114A(5) of that Act.
8. Any rates remission, and the extent thereof, is at the sole discretion of Council, and may be cancelled or reduced at any time. The Council will advise landowners of the intention to cancel or reduce the remission or extent of remission, seek feedback from the landowner and take this feedback into account before making a final decision. Any change to the extent of a remission will take effect from the next rating year.
9. The Council will delegate authority to consider and approve applications to appropriate Council staff. In the event of any doubt or dispute arising, the application is to be referred to Full Council, or any committee it delegates to for a decision.

Draft
**DEVELOPMENT
AND FINANCIAL
CONTRIBUTIONS POLICY
2024–2034**



PROPOSED CHANGES TO THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

PROPOSED DEVELOPMENT AND FINANCIAL CONTRIBUTION POLICY CHANGES

Tasman District Council invites submissions on its draft Development and Financial Contributions Policy 2024-2034.

Following a review of the current Development and Financial Contributions Policy 2021-2031, the Council has concluded that the existing policy is fit for purpose, apart from the following minor amendments. These amendments are outlined below and have been highlighted in the draft Development and Financial Contributions Policy 2024-2034 for ease of reference.

The Policy and the Development Contribution charges have also been updated to reflect the capital costs based on the proposed infrastructure programme in Tasman's 10-Year Plan 2024-2034.

Draft Development Contribution charge per HUD* 1 July 2024 (GST inclusive).

SERVICE	CATCHMENTS			
	WAIMEA	MOTUEKA	GOLDEN BAY	REST OF DISTRICT
Stormwater	\$25,445	\$3,087	N/A	N/A
Water	\$13,801	\$5,638	N/A	N/A
Wastewater	\$15,278	\$27,466	\$40,096	N/A
Transportation	\$2,001	\$2,001	\$2,001	\$2,001
Total	\$56,524	\$38,192	\$42,097	\$2,001

*HUD is a Household Unit of Demand which means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Through the consultation process, we would like to hear from people who may be affected or interested in the proposed changes. Following the consultation, the Council can either adopt the proposed Policy or amend it based on the submissions received.

WHAT IS THE PURPOSE OF THE DEVELOPMENT AND FINANCIAL CONTRIBUTION POLICY?

The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900. Based on this forecast, a further 4,200 dwellings and 13 hectares of business land will be required by 2034.

We must provide for this growth to meet our obligations under the National Policy Statement on Urban Development.

Growth creates the need for new subdivisions and developments, and places increasing demands on the assets and services we provide. As a result, significant investment in new or upgraded assets and services are required.



We intend to recover a fair, equitable, and proportionate portion of the capital costs of the infrastructure needed to support these developments through:

- Financial Contributions (RFCs) under the Tasman Resource Management Plan for reserves and community services assets; and
- Development Contributions (DCs) under the Local Government Act 2002 (LGA) for water, wastewater, stormwater, and transportation infrastructure.

We are proposing to increase the level of Development Contributions charges in most catchments. The most significant increases are the Stormwater charge for the Waimea catchment and the Wastewater charges for the Motueka and Golden Bay catchments. We are proposing to decrease the Transportation charge which applies to the whole District. These changes reflect changes to the amount/cost of growth-related infrastructure planned in each of the catchments in Tasman's 10-Year Plan 2024 – 2034. They do not represent a change to our policy position. The 2021 iteration of the Policy generally resulted in decreases in the level of Development Contributions charges in most catchments, compared with the levels set in the 2018 iteration.

In this iteration of the Policy, we will no longer charge stormwater Development Contributions charges in Golden Bay. This is because there is no further growth-related stormwater infrastructure planned in these areas.

It is worth noting that there is significant growth-related infrastructure planned for Murchison in Tasman's 10-Year Plan 2024 – 2034. However, the projects are not due to be completed within the next three years and no developments in that period will benefit from any of the projects. As a result, the Council has not included a separate Murchison catchment in this Policy to collect Development Contributions for those projects. This will be reconsidered for the 2027 iteration of the Policy and may mean future development in Murchison will be charged Development Contributions.

PROPOSED POLICY CHANGES

There are three notable changes proposed for the Policy.

1. Remove the dwelling size criteria for small homes assessments.
2. Introduce an application process and criteria for determining which non-residential developments are eligible for a special assessment.
3. Allow remission from Development Contributions for Not-for-profit social, cultural, ora, or educational centre developments and for papakāinga on specific categories of Māori land.

Each of the proposed changes to the Policy are detailed on the following pages, along with the reasons for the changes.

There are also some minor administrative amendments to the Policy, including:

- allowing debt collection costs to be charged by the Council for unpaid Development Contribution charges,
- a new section to explain how Credits operate, and;
- allowing applicants to request a postponement of Development Contribution payments up to a month before payment is due, rather than at the time a resource consent, building consent or service connection is granted.



TELL US WHAT YOU THINK OF OUR PLANS TO CHANGE THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

Anyone may make a submission about any aspect of the Draft Policy.

There are several ways to provide your views:

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- in writing – complete the submission form in the 10-Year Plan Consultation Document and drop it in any Tasman District Council office or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

SUBMISSIONS ARE OPEN FROM 9:00 AM ON 28 MARCH 2024 UNTIL 4:00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to Councillors, at the same time as feedback on the Tasman's 10-Year Plan 2024–2034. These hearings will take place between 8 and 10 May 2024. The Council will inform all submitters that supply their contact details of the final decisions it makes on the Development and Financial Contributions Policy.

SUBMISSIONS ARE PUBLIC DOCUMENTS

PRIVACY STATEMENT

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on the Council's Tasman's 10-Year Plan [or other policies/concurrent consultations] and so we can contact you about your submission, hearings and the Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by the Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.

PROPOSED CHANGE #1

1. REMOVE THE DWELLING SIZE CRITERIA FOR SMALL HOMES ASSESSMENTS

WHAT ARE WE PROPOSING?

Minor dwellings are eligible for a HUD discount of 50% on development contributions for all services. Small dwellings are eligible for a 25% discount.

The existing Policy uses two criteria, building footprint size and number of bedrooms, to determine whether a proposed residential development is eligible for a minor or small dwelling discount.

We are proposing to remove the criteria regarding the building footprint, so the only criteria that will apply for these assessments is the number of bedrooms.

WHY ARE WE PROPOSING THIS CHANGE?

The Nelson Tasman Future Development Strategy aims to provide a range of housing choices that meet different needs of the community, and a key component of the strategy is prioritising a broad level of intensification within our existing urban area.

Recent surveys on Tasman residents' housing preferences have indicated a higher demand for small dwellings than is currently supplied from existing housing stock. The demand for small dwellings is expected to increase with Tasman's projected ageing population. The Council would like to encourage the construction of more small dwellings to meet the current and future demand.

Analysis of Census data shows that one and two bedroom dwellings typically have smaller households (average number of residents) than dwelling with three or more bedrooms. They are therefore likely to place a lower demand on network infrastructure. The existing criteria around household size was first introduced to minimise the risk of gaming of the system when we introduced the bedroom based assessments – such as a 200 m² housing claiming to be a small dwelling. Experience has provided us the confidence to rely on our bedroom-based criteria alone, supported by a robust definition of bedroom to avoid gaming. Therefore, the building footprint criteria is no longer necessary.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

This proposed change to the Policy helps incentivise the development of smaller dwellings by refining and simplifying the discount for small dwellings.

The change is consistent with our objective to increase housing density and housing choice.

The criteria of bedroom number better reflects actual demand and the impact on network infrastructure.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

The removal of the building footprint criteria may reduce the incentive to build multi-storey three bedroom dwellings.

There is a risk of more administrative time required to verify whether rooms are bedrooms or not.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: KEEP THE DWELLING SIZE CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none">• Council may receive more development contributions revenue due to fewer properties being eligible for the discounts.• Some one and two bedroom dwellings would not be eligible for a discount.• Some three bedroom dwellings would be eligible for a discount which wouldn't reflect their impact on network infrastructure, meaning they are undercharged compared to their impact on our services.• Less likely to contribute to meeting our intensification goals to provide greater housing choice.

See the full draft of this Policy at [Shape.tasman.govt.nz/10YP](https://shape.tasman.govt.nz/10YP)

PROPOSED CHANGE #2

2. INTRODUCE CRITERIA FOR DETERMINING WHICH NON-RESIDENTIAL DEVELOPMENTS ARE ELIGIBLE FOR A SPECIAL ASSESSMENT

WHAT ARE WE PROPOSING?

The existing Policy applies HUD “equivalent” assessments for non-residential subdivisions, land uses, or building developments.

Special assessments enable us to make a bespoke assessment of the development contributions for individual developments that fall outside the general nature of developments provided for in the Policy.

We are proposing to clarify that the equivalent assessment rates for Industrial, Commercial and Retail developments will apply, unless the applicant applies for a special assessment. We are proposing to introduce some criteria for determining which non-residential developments are eligible for a special assessment, as follows:

- a) the development is considered to be relatively large scale or high use in comparison to other similar developments; or
- b) the development is likely to have less than half or more than twice the demand for an activity listed in Table 6 of the Policy for that development type.

Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application.

WHY ARE WE PROPOSING THIS CHANGE?

An increasing number of non-residential developments are requesting a special assessment, requiring significant staff time to assess and review technical information to determine the actual impact on network infrastructure.

These criteria are being introduced in order to bring some consistency in determining which developments are eligible for a special assessment. The ability for the Council to recover costs is in recognition of the increasing amount of staff time required to provide technical advice on special assessment applications.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Introducing this criteria will provide efficiency and consistency as to which types of developments are eligible for a special assessment. Previously, we had very wide discretion about when to carry out special assessments. This has the potential to lead to some inefficiency and inconsistency in which types of development get a special assessment and which do not. Recovering costs will reduce the burden on general rates to pay for staff time spent reviewing special assessments and providing technical advice.

The criteria means large or atypical developments are able to obtain a special assessment that more accurately reflects their impact on network infrastructure.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

There may be some developments that previously could have had a special assessment that will no longer be eligible.

Standard assessments are based on averages and the impact of some developments will be more or less than the average. However, standard assessments are a typical approach for council development contribution policies and no ready alternative is available.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: DO NOT INTRODUCE APPLICATION FEES AND CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none"> • Wide discretion about which developments can receive special assessments. • Inconsistency in which developments receive special assessments. • Significant staff time spend reviewing special assessment with no cost recovery.

USE DIFFERENT CRITERIA TO DETERMINE WHICH DEVELOPMENTS ARE ELIGIBLE FOR SPECIAL ASSESSMENTS

Advantages and Disadvantages
<ul style="list-style-type: none"> • Depends on the criteria selected.

See the full draft of this Policy at Shape.tasman.govt.nz/10YP

PROPOSED CHANGE #3

3. ALLOW REMISSION FROM DEVELOPMENT CONTRIBUTIONS FOR NOT-FOR-PROFIT SOCIAL, CULTURAL, ORA, OR EDUCATIONAL CENTRE DEVELOPMENTS AND FOR PAPA KĀINGA ON SPECIFIC CATEGORIES OF MĀORI LAND

WHAT ARE WE PROPOSING?

We are proposing to allow remission from Development Contributions for developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for not-for-profit social, cultural, ora, or educational centre developments and for Papakāinga.

WHY ARE WE PROPOSING THIS CHANGE?

Section 102(3A) of the Local Government Act was amended in 2021 and requires that development contributions policies must support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

Positive action is required by the Council towards assisting in achieving the desired outcome of the Te Ture Whenua Māori Act, namely removing or reducing the barriers to development and full utilisation of the land. The support provided must be to strengthen the position of Māori landowners to retain ownership of the land and to use the land for the benefit of themselves, their whānau, and their hapū.

The proposed changes aim to facilitate the occupation, development, and utilisation of specific types of Māori land, for the benefit of its owners, by reducing the cost of development.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

As well as meeting the Council's legislative requirements, the remission of development contributions will facilitate the development of Māori land that has a positive impact on the social and cultural wellbeing of Tasman residents.

The proposed changes support the Council's strategic direction by strengthening partnerships with Tangata Whenua, through recognition of their connection to their traditional lands and resources, and cultural values.

Excluding commercial developments ensures that developments that are more commercial in nature will still pay towards the infrastructure needed to support them, as other commercial developments do. This helps retain a level playing field for competing commercial/for profit developments.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Infrastructure still needs to be provided to meet the demand from the provision of these developments. We expect the additional costs of providing this infrastructure to be minor.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: NO REMISSIONS PROVIDED FOR

Advantages and Disadvantages
<ul style="list-style-type: none"> • The cost of growth-related infrastructure is fully funded by the developments that create the demand. • Provides a cost barrier to the development of Māori land. • May be detrimental to iwi-Council relationships. • May fail to meet legislative requirements to support the preamble to Te Ture Whenua Māori Act 1993.

REMISSIONS PROVIDED FOR OTHER TYPES OF DEVELOPMENT

Advantages and Disadvantages
<ul style="list-style-type: none"> • Reduces a cost barrier for development of Māori land. • Would comply with legislation requiring the Policy to support the preamble to Te Ture Whenua Māori Act 1993 . • Could further support relationships with Tangata Whenua. • Uneven playing field for competing commercial/for profit developments. • Potential for more remissions with a greater financial impact on Council.

REMISSIONS PROVIDED FOR DEVELOPMENT ON MĀORI GENERAL LAND

Advantages and Disadvantages
<ul style="list-style-type: none"> • Would comply with legislative changes requiring the Policy to support preamble to Te Ture Whenua Māori Act 1993. • Could further support relationships with Tangata Whenua. • Reduces a cost barrier for development of Māori land. • Potential for more remissions with a greater financial impact on Council.

See the full draft of this Policy at Shape.tasman.govt.nz/10YP

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2024 – 2034



Ka tupu te purapura ka ora to Aorere

Planting the seeds for Tasman's future



tasman
district council

Te Kaunihera o
te tai o Aorere

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

INTRODUCTION

PURPOSE OF THE POLICY

1. Population growth and development such as subdivision and new buildings place strain on our infrastructure. As a result, new or upgraded infrastructure is needed to cope with these demands.
2. The purpose of the Development and Financial Contributions Policy (Policy) is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. The Council intends to achieve this by using:
 - Financial Contributions under the Tasman Resource Management Plan (TRMP), to help fund growth related reserves and community services assets; and
 - Development Contributions (DCs) under the Local Government Act 2002 (LGA) to help fund growth related water, wastewater, stormwater, and transportation infrastructure.

NAVIGATING THE POLICY

3. The Policy outlines the Council's approach to funding development infrastructure via development contributions under the LGA and financial contributions under the TRMP.
4. The Policy has three main sections:
 - Section 1: Policy operation;
 - Section 2: Policy background and supporting information;
 - Section 3: Catchment maps for the development contributions.

SECTION 1: POLICY OPERATION

5. Section 1 provides information needed to understand if, when, and how development and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.
6. The key parts of Section 1 are:
 - The charges;
 - Liability for development contributions;
 - When development contributions are levied;
 - Determining infrastructure impact;
 - Reconsiderations and objections;
 - Other operational matters;
 - Financial contributions; and
 - Definitions.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

7. Section 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining the Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards. It also provides a summary of the financial contribution provisions.
8. The key parts of Section 2 are:
 - Requirement to have the Policy;
 - Funding summary;
 - Funding policy summary;
 - Catchment determination;
 - Significant assumptions of the Policy;
 - Calculating the development contributions;
 - Schedule 1, Development contribution calculations and schedule of future projects funded by development contributions;
 - Schedule 2, Past assets and programmes funded by development contributions; and
 - Schedule 3, Assets and programmes funded by financial contributions.

SECTION 3: CATCHMENT MAPS

9. Section 3 provides the catchment maps that show where the development contributions in the Policy apply.

SECTION 1: POLICY OPERATION

THE CHARGES

10. There are four different catchments in Tasman for development contributions - Waimea, Motueka, Golden Bay, and All of District. The settlements within the Waimea, Motueka, and Golden Bay catchments are outlined in Table 1 and mapped in Section 3 of the Policy. The *All of District* catchment covers all land within Tasman District.

Table 1: Settlements in the Waimea, Motueka, and Golden Bay catchments

CATCHMENT	SETTLEMENT AREA
Waimea	Wakefield
	Brightwater
	Richmond
	Māpua / Ruby Bay
Motueka	Motueka
	Riwaka
	Kaiteriteri
Golden Bay	Pōhara / Ligar Bay / Tata Beach
	Tākaka
	Collingwood

11. The development contribution charges per Household Unit of Demand (HUD) for the different catchments are in Table 2. Other than for transportation, the development contributions charges for each catchment varies, depending on the associated infrastructure costs for each catchment.
12. For each infrastructure service (water, wastewater, stormwater and transportation) for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUDs generated by the development, by the charge for each infrastructure service. See the *Determining your infrastructure impact* section below for an explanation of a HUD.
13. For example, a residential development creating three new lots in Māpua will pay three times each infrastructure services charges for the Waimea catchment, totalling \$169,573 all up.
14. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction on 1 July each year, so please check the Council's website www.tasman.govt.nz for the latest charges.

Table 2: Development contribution charge per HUD 1 July 2024 (GST inclusive)¹

Service	Catchments			
	Waimea	Motueka	Golden Bay	Rest of District
Stormwater	\$25,445	\$3,087	N/A	N/A
Water	\$13,801	\$5,638	N/A	N/A
Wastewater	\$15,278	\$27,466	\$40,096	N/A
Transportation	\$2,001	\$2,001	\$2,001	\$2,001
Total	\$56,524	\$38,192	\$42,097	\$2,001

15. Not all development contributions are payable in every settlement in the District. Table 3 outlines which charges apply to each settlement within a catchment.
16. For example, if you are creating a new residential lot in Tākaka you will need to pay the transportation development contribution and the wastewater development contribution, but you won't pay a water or a stormwater development contribution.

Table 3: Development contributions charges that apply in each area

Settlement area	Transportation	Wastewater	Water	Stormwater
Waimea Catchment				
Wakefield	✓	✓	✓	✓
Brightwater	✓	✓	✓	✓
Richmond	✓	✓	✓	✓
Māpua / Ruby Bay	✓	✓	✓	✓
Motueka Catchment				
Motueka	✓	✓	✓	✓
Riwaka	✓	✓	✓	✗
Kaiteriteri	✓	✓	✓	✗
Golden Bay Catchment				
Pōhara / Ligar Bay / Tata Beach	✓	✓	✗	✗
Tākaka	✓	✓	✗	✗
Collingwood	✓	✓	✗	✗
Rest of District				
Rest of District (Land outside of listed settlements)	✓	✗	✗	✗

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

17. If you are subdividing, building, connecting to the Council's services, or otherwise undertaking some kind of development in Tasman, you may need to pay development contributions.
18. Development contributions will be assessed for all developments:
- within the areas shown in the Development Contribution Area Maps in Section 3;

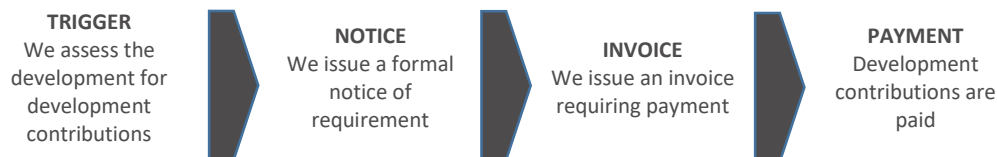
¹ GST has been applied at the rate of GST as at 1 July 2024 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity for each catchment can be found in Schedule One.



- that connect to the Council’s water, wastewater or stormwater services in the settlements outlined in Table 2, or rural extensions from these settlements; or
 - throughout the District for transportation development contributions charges.
19. In some cases, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections:
- when development contributions are levied;
 - determining your infrastructure impact; and
 - limitations on imposing development contributions.
20. Development contributions for your property may have already been paid, at least in part. For example, most new subdivision lots already have development contributions levied and paid for one house. In these cases, you may get a credit for development contributions that are already paid. Credits cannot be refunded and can only be used for development on the same site and for the same service in respect of which they were created.
21. Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of Section 1 of this Policy.
22. Times also change. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, a bare section in a subdivision may be liable for development contributions, whereas previously constructed houses on the same subdivision were not.
23. The Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

24. Once you apply for a resource consent, building consent, certificate of acceptance, or service connection, the normal steps for assessing and requiring payment of development contributions are.



TRIGGER FOR TAKING A DEVELOPMENT CONTRIBUTION

25. Subject to the three-step initial assessment outlined below, the Council can require a development contribution for a development upon the granting of:
- a resource consent;
 - a building consent or certificate of acceptance; or



- an authorisation for a service connection for water, wastewater or stormwater services.
26. The Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, obtaining resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. For some types of Land Use Consents, development contributions may instead be required at the Building Consent stage as it is not always clear what will be built at land use consent stage.
27. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time.² Any increase or decrease in the number of HUDs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
28. This means the Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.
29. Examples of where additional development contributions may apply after a subsequent trigger event include:
- minimal development contributions have been levied on a commercial development at the subdivision or land use consent stage, and the type of development that will happen will only be known at building consent stage;
 - development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended; and
 - the nature of use has changed, for example from a low demand intensity commercial use to a high demand intensity commercial use.
30. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent or service connection was submitted, accompanied by all required information.

INITIAL ASSESSMENT

31. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, the Council will check that:
- a) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure;

² Where development contributions were not assessed on the first consent, certificate or authorisation for a development, the Council can still assess contributions on a subsequent consent, certificate or authorisation for the same development.



- b) the effect of that development (together with other developments) is to require new or additional assets, or assets of increased capacity, in terms of reserves, community infrastructure or network infrastructure; and
- c) The Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by the Council in anticipation of development.

32. The Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Schedules 1 and 2 (Future and past assets funded by development contributions) and Section 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

NOTICE

33. You will normally be issued a development contributions notice when your resource consent, building consent, certificate, or service connection is granted. In some cases, the notice may be issued earlier or later. The notice is an important step in the process as it outlines the activities and the number of HUDs assessed for development contributions, as well as the charges that will apply to your development (subject to inflation adjustments). It also triggers your rights to request a development contributions reconsideration or to lodge an objection (see Reconsiderations and Objections below).³

INVOICE

34. You will be issued an invoice for your development contribution charges to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of developments.

Table 4: Invoice Timing

	Invoice timing
Building consent	At granting the building consent
Certificate of acceptance	Prior to issuing a certificate of acceptance
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA. An invoice will be issued for each stage of a development for which 224 (c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent
Service connection	At granting of the service connection for water, wastewater or stormwater services

³ Development contributions notices are quoted exclusive of GST and do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. A tax invoice will be issued at the time of supply in accordance with this Policy. The time of supply shall be the earlier of the Council issuing an invoice to the applicant or payment of the development contribution in accordance with this Policy.



35. Despite the provisions set out above, if a development contribution required by the Council is not invoiced at the specified time as a result of an error or omission on the part of the Council, this development contribution will be invoiced when this error or omission is identified, and the development contribution remains payable.

PAYMENT

36. You must pay your development contributions by the due dates in Table 5.

Table 5: Payment Due Date

	Payment due date
Building consent	20 th of the month following the issue of the invoice
Certificate of acceptance	Prior to issuing the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA (the 224(c) certificate)
Resource consent (other)	20 th of the month following the issue of the invoice
Service connection	Prior to issuing the connection approval

37. It is important you pay on time. Until you have paid the development contributions in full, the Council may:

- prevent the commencement of a resource consent;
- withhold a certificate under Section 224(c) of the RMA;
- withhold a code compliance certificate under Section 95 of the Building Act 2004;
- withhold a service connection to the development; and
- withhold a certificate of acceptance under section 99 of the Building Act 2004.

38. Where invoices remain unpaid beyond the payment terms set out in this Policy, the Council will start debt collection proceedings, which may involve the use of a Credit Recovery agent. The Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required. **Costs associated with debt collection may be charged at the Council's discretion.**

DETERMINING YOUR INFRASTRUCTURE IMPACT

39. In order to have a consistent method of charging for development contributions, Tasman District's development contributions are centered on the concept of a household unit of demand or "HUD" for our infrastructure. In other words, a normal home and the demands it typically places on our infrastructure. How HUDs are applied when setting the charges for your development is outlined below.

RESIDENTIAL

40. In general, the number of HUDs charged is one per new allotment or dwelling created, although credits can apply.

41. When calculating the number of HUDs for residential subdivision, the Council will use the number of new allotments created by subdivision, less:
- the number of separate certificates of title pertaining to the land being subdivided, which have resulted from a previous subdivision consent or equivalent approval where development contributions for each infrastructure service has been paid;
 - any sections that existed on 1 July 1996 that were, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to the Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply;
 - any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose; and
 - any allotment required as a condition of consent to be amalgamated with another allotment.
42. Accommodation units will be assessed as generating 0.5 HUDs per unit for each activity.
43. Retirement village units will be assessed as generating 0.3 HUDs per unit for transport.
44. Workers' accommodation (as defined in the Tasman Resource Management Plan (TRMP)) will be assessed for transportation contributions on the basis of one HUD per 10 beds.

Small homes

45. The Council may exercise its discretion to assess the charge for small homes, where it is provided information by the applicant that demonstrates that a small home (or homes) will be provided with certainty. The small homes assessments are guided by the number of bedrooms that a dwelling has, outlined in Table 6. A standard dwelling is a dwelling that has three or more bedrooms.

46. A top up charge may be payable, based on Table 7, for any development contributions levied at the subdivision or land use consent stage for a small home, but the home built is larger or is subsequently extended.

Table 6: Small homes assessment guidance

	Minor	Small	Standard
Number of Bedrooms	1	2	≥3
HUD Discount (all services)	50%	25%	Nil
Proportion of HUD Payable for all charges	0.5	0.75	1

Table 7: Small homes top up charges

Type of extension	Top up proportion payable	Total proportion paid
Extend Minor Dwelling to a Small Dwelling	0.25	0.75
Extend Minor Dwelling to a Standard Dwelling	0.5	1
Extend Small Dwelling to a Standard Dwelling	0.25	1

NON-RESIDENTIAL

47. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform to typical household demand for each service. In these cases, the Council makes a HUD “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on different infrastructure services. The factors used to help make this assessment are listed in Table 8. They may also be used to help guide special assessments in some cases. **The equivalent assessment rates for Industrial, Commercial and Retail developments will apply unless the applicant applies for a special assessment.**
48. If a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, the Council may require the developer to provide such information. The Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
49. If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, a development contribution based on one HUD will be charged for each new allotment created and the Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage.

Table 8: Household Unit of Demand Equivalents

Infrastructure service	Base unit	Demand per household unit	Comments
Water	Internal pipe size into development	Minimum house size 20 mm = 1 HUD	Internal pipe size into development dictates HUD amount (See below)
Water lateral pipe size into development *		Equivalent HUD amount payable**	
20 mm dia		1 HUD	
21 – 30 mm dia		2 HUD	
31 – 40 mm dia		3 HUD	
41 – 50 mm dia		5 HUD	
51 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0m ³ /day)	Number of pans / urinals	2 pans / urinals	Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS
Stormwater	300m ² of hardened (impervious) surface area	300m ² and multiples thereof for roof and paved areas.	Typical residential dwelling covers approx. 300m ² site. Multiples of 300m ² , i.e. roof and paved areas equate to HUD / 300m ²
Transportation, Roads and Footpaths	See non-residential assessment rates below. These convert GFA to HUDS using a base unit of Trips per day, where 8 trips per day = 1 HUD		
Industrial	4 HUDs per 100m ² GFA** except for warehousing, which is assessed at 0.3 HUDs per 100m ² GFA		
Commercial	3 HUDs per 100m ² GFA		
Retail	6 HUDs per 100m ² GFA		
Other non-residential	Special assessment		

* For industrial/wet industries using more than 5.0m³ water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

** Gross Floor Area (GFA).

SPECIAL ASSESSMENTS

50. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of an equivalent HUD, such as retirement villages. In these cases, the Council may, at its discretion, decide to make a special assessment of the HUDs applicable to the development.
51. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
52. The Council may enter into agreements with developers or landowners to give effect to a special assessment and bind the applicant to any conditions that accompany the special assessment.
53. Should development be proposed or occur later that is inconsistent with a special assessment or non-residential assessment, the Council may require a top up of development contributions.

Non-residential developments

54. For Industrial, Commercial and Retail developments, the equivalent assessment rates in Table 8 will apply unless an application in writing is made for a special assessment. Other non-residential developments qualify for a special assessment automatically without needing to apply in writing.
55. A special assessment for Industrial, Commercial and Retail developments can be considered when:
 - a) the development is considered to be relatively large scale or high use in comparison to other similar developments; or
 - b) the development is likely to have less than half or more than twice the demand for an activity listed in Table 8 for that development type.
56. Where a special assessment is requested by the developer, the onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development meets the criteria above.
57. Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application. The fee will be assessed at the time of application. The Council may levy additional fees to meet the Council's actual costs, should the actual costs be materially higher than the initial assessment.
58. If a special assessment is undertaken, the Council may require the developer to provide information on the demand for network infrastructure generated by the development. The Council may also carry out its own assessment for any

development and may determine the applicable development contributions based on its estimates.

Stormwater

59. The Council recognises that some developments control the additional stormwater they produce, and consequently, have a reduced impact on the Council's network.
60. Where this impact is permanent and will not become redundant as a result of the Council works in the future, the Council may reduce development contributions for stormwater. This is dependent on the below.
 - where stormwater does not discharge into a Council managed system, stormwater development contributions may be reduced by up to 50%;
 - where the stormwater discharges into a Council managed system, stormwater development contributions may be reduced by up to:
 - 25% where primary stormwater flows are managed to pre-development levels.
 - 50% where both primary and secondary stormwater flows are managed to at least pre-development levels.
61. Primary flows relates to storm events with an annual exceedance probability of 10% (Q10). Secondary flows relates to storm events with an annual exceedance probability of 1% (Q100).
62. The maximum 50% discount reflects the fact that the developed property will receive benefit from associated stormwater mitigation work in its catchment area. It will either be directly protected by stormwater works, or will improve the ability to move around the area unencumbered during storm events.

CREDITS

63. Credits are a way of acknowledging that the lot, house or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
64. Council gives a credit for the number of HUDs paid previously or assessed for the existing or most recent prior use of the site. This is to recognise situations where the incremental demand increase on infrastructure is not as high as the assessed number of units of demand implies.
65. Council will calculate the number of HUD credits available by applying the criteria in the above paragraph except where what is being considered is residential allotments existing as at 1 July 1996 and meets the requirements of section 41 of this Policy – these are deemed to have a credit of one HUD.

Table 9: Credit examples

Re-development of six residential allotments into a commercial office block.	6 HUDs credits, i.e. one for each of the existing residential allotments.
Infill residential subdivision of existing allotment into two allotments.	1HUD credit, i.e. one for the original allotment. Development contributions payable on 1 HUD.
Residential development of existing town centre site with 400 m ² GFA commercial building (50mm water lateral pipe, 8 pans/urinals, 900m ² impervious surface area, served) into eight unit title apartments	Transport: 12 HUD credits (400 m ² GFA at 3 HUDs per 100 m ²)
	Water: 5 HUD credits
	Wastewater: 4 HUD credits (8 divided by 2)
	Stormwater: 3 HUD credits (900 m ² impervious surface area at 1 HUD per 100m ²)

RECONSIDERATION AND OBJECTIONS

66. If you think we have made a mistake in seeking development contributions from your development, you are entitled under the LGA to request a reconsideration or even lodge a formal objection.

RECONSIDERATION

67. Reconsideration requests are a process that formally requires the Council to reconsider its assessment of development contributions for your development. You can make a request for reconsideration if you have grounds to believe that:

- the development contribution levied was incorrectly calculated or assessed under this Policy;
- we have incorrectly applied this Policy; or
- the information we used to assess your development against this Policy, or the way that we have recorded or used that information when requiring a development contribution, was incomplete or contained errors.

68. To seek a reconsideration, you must:

- lodge your reconsideration request within 10 working days of receiving your development contribution notice;
- use the reconsideration form (found on tasman.govt.nz) and supply any supporting information with your form; and
- pay the reconsideration fee at the time of application, as set out in the Council's Schedule of Fees and Charges.

69. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.



70. Once you have provided the Council with all required information and paid the reconsideration fee, your request will be considered by a panel of a minimum of two, and a maximum of three, Council officers. You will be notified of the Council's decision within 15 working days from the date on which the Council receives all required relevant information relating to the request.

OBJECTIONS

71. Objections are a more formal process that allow you to seek a review of the Council's decisions. A panel of up to three independent commissioners will assess the objection. The decisions of the commissioners are binding on the Council.
72. You may make an objection only on the grounds that the Council has:
- failed to properly take into account features of your development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District;
 - required a development contribution for community facilities not required by, or related to, your development, whether on its own or cumulatively with other developments;
 - required a development contribution in breach of section 200 of the LGA; or
 - incorrectly applied this Policy to your development.
73. Schedule 13A of the LGA sets out the objection process. If you wish to pursue an objection, you must:
- lodge your request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration;
 - use the objection form (found on tasman.govt.nz) and supply any supporting information with your form; and
 - pay a deposit.
74. You are liable for all costs incurred in the objection process including the Council officers' and the commissioners' time, and other costs incurred by the Council associated with any hearings.

OTHER ADMINISTRATION MATTERS

REFUNDS

75. Section 209 of the LGA state the circumstances where development contributions will be refunded, or land returned.

POSTPONEMENT

76. Postponement of development contribution payments will only be permitted at the Council's discretion and only:
- for development contributions over \$50,000; and
 - where a bond or guarantee equal in value to the payment owed is provided.

77. The request for postponement must be made **at least one month before payment is due**. Bonds or guarantees:

- will only be accepted from a registered trading bank;
- shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by the Council;
- will have an interest component added, at an interest rate of 2% per annum above the Reserve Bank 90-day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated using the maximum term set out in the bond document. If the Council agrees to an extension of the term of the guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of the Council's decision and the guaranteed sum will be amended accordingly;
- shall be based on the GST inclusive amount of the contribution.

78. At the end of the term of the guarantee, the development contribution (together with interest) is payable immediately to the Council.

79. If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

REMISSIONS

The Council does not provide remissions for development contributions except, on application, as outlined below.

COMMUNITY HOUSING PROVIDERS

The following community housing providers may be granted a remission:

- Nelson Tasman Housing Trust;
- Habitat for Humanity;
- Abbeyfield New Zealand;
- Golden Bay Housing Trust;
- Mohua Affordable Housing Trust;
- Te Āwhina Marae;
- any community housing provider registered with the Community Housing Regulatory Authority; and
- The Council's housing for older people.

MĀORI LAND

The Council may provide a remission to developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for:

- Not-for-profit social, cultural, ora, or educational centre developments.
- Papakāinga.



For the avoidance of doubt, this remission does not apply to such land used for commercial, industrial, or retail developments or to residential developments which are not papakāinga.

80. Before granting the remission, the Council may require the party applying for the remission to agree to certain terms that protect the Council from abuse of these provisions.

81. The Council has discretion to decide whether an application meets the criteria or not.

82. If granted, the remission will be for 100% of all development contributions.

83. For the avoidance of doubt, remissions do not apply to Kāinga Ora.

REDUCED NEED FOR COUNCIL WORKS FUNDED BY DEVELOPMENT CONTRIBUTIONS

84. A remission may be granted where the nature of works proposed by the developer would substantially reduce or eliminate the need for works funded by development contributions in this Policy. If granted, the remission will be determined based on the value of the work reduced or avoided by the Council.

DEVELOPMENT AGREEMENTS

85. The Council and a developer may enter into specific arrangements for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable by the developer, as provided for under sections 207A-207F of the LGA. For services covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under this Policy.

LIMITATIONS TO THE IMPOSITION OF DEVELOPMENT CONTRIBUTIONS

86. The Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA, if, and to the extent that:

- it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose;
- the developer will fund, or otherwise provide for, the same network infrastructure;
- the territorial authority has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance; or
- a third party has funded or provided, or undertaken to fund or provide, the same network infrastructure.

87. In addition, the Council will not require a development contribution in any of the following cases:

- a) where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure;



- b) where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$20,000 exclusive of GST, unless the building consent is for a change of use;
 - c) where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility;
 - d) where, in the case of a residential development, a development contribution (or equivalent payment predating 1 July 2004) has already been paid for each applicable type of development contribution; and
 - e) where a residential section existed on 1 July 1996 that was, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to the Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.
88. For both (d) and (e), the limitation on levying development contributions is for one household unit of demand only for each applicable type of development contribution. Any development that creates demand beyond one household unit of demand will be levied development contributions for the balance.

FINANCIAL CONTRIBUTIONS

89. The Council requires development contributions under this Policy for capital expenditure on network infrastructure (comprising water, wastewater, transportation, and stormwater services). The Council has not, since 1 July 2004, required financial contributions for subdivision and land development under the Council's TRMP to recover programmed capital expenditure on these activities. However, the Council has and may still require works or services on new developments to avoid, remedy or mitigate the environmental effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the TRMP.

90. The Council does use financial contributions for reserve and community services assets.

RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS

91. The TRMP requires that all new subdivisions, from one new lot, up to hundreds of new lots, are required to pay Reserve and Community Services Financial Contributions (RFCs).

92. RFCs are based on 5.62% of the value of all new allotments, less the value of any land taken for reserves or walkways. Credits are also given in some cases for work that is carried out on these areas of land, over and above levelling and grassing. Examples of such credits would be children's play equipment and formation of paths. RFCs are also payable as a percentage of the cost of some large construction projects (e.g. new factories and commercial premises).

93. The Council holds all RFCs received in four separate accounts as follows:

- Golden Bay Ward;



- Motueka Ward;
- Moutere/Waimea and Lakes/Murchison Wards; and
- Richmond Ward.

94. Income in each of these accounts varies considerably from year to year, depending on the demand for new sections and the availability of land for development.

WHAT RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS CAN BE USED FOR

95. Financial contributions are provided specifically for the purpose of managing adverse effects. RFCs provide a significant source of funding for the acquisition of land, capital improvement on reserves and other capital works for recreation activities. This includes funding for reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.
96. The Council uses RFCs to develop new parks and community facilities that are wholly or partially the result of increased demand from an increasing population, and to help fund major renewals of reserves and community service assets. Often existing community and parks facilities need earlier renewal and/or upgrading as a result of additional use brought about by an increasing population. For more information on the funding of the Council activities, please refer to the Revenue and Funding Policy and Financial Impact Statements in the Tasman 10 Year Plan 2024-2034.

ALLOCATION OF RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION FUNDS

97. A list of the projects on which RFCs are intended to fund is listed in schedule 3 of the Policy. Each year as part of the Council's Tasman 10 Year Plan review or Annual Plan process, a revised list of works in each RFC account is produced by the Council officers. These proposed projects are considered by the Community Boards in Golden Bay and Motueka for their ward accounts (respectively), and by the Ward Councillors for the other ward accounts. Recommendations are then forwarded to the Council for approval, before being confirmed in the Tasman 10 Year Plan or Annual Plan.
98. RFCs can be used to contribute to new or upgraded reserves and community infrastructure, and to pay back loans on existing facilities.

CURRENT TRMP PROVISIONS FOR COLLECTION OF FINANCIAL CONTRIBUTIONS FOR RESERVES AND COMMUNITY SERVICES

99. Section 16.5.2.4 of the TRMP currently reads as follows:
- “The financial contribution for reserves and community services under Figure 16.5A and Figure 16.5B is assessed as follows:
- 5.62% of the total market value (at the time subdivision consent is granted) of all new allotments created by the subdivision, other than allotments exempted by Rule 16.5.2.1 from this calculation;

- b) in assessing the value of any allotment, the valuation shall be based on the area of the allotment or a notional building site on each allotment of 2,500 square meters, whichever is the lesser;
- c) if payment is not made within two years of granting of the resource consent, and unless the resource consent specifies otherwise, a revised valuation must be made and the contribution recalculated. The cost of any valuation shall be paid by the subdivider unless the resource consent specifies otherwise;
- d) the financial contribution shall be adjusted to take account of any land set aside and vested for reserve purposes at the request of the Council. The market value (at the time subdivision consent is granted) of any such land shall be deducted from the Reserves and Community Services component calculated from conditions (a) and (c) for the remaining allotments; and

where the value of the land being set aside exceeds the amount calculated under conditions (a) and (c) for the remaining allotments, the difference shall be credited or paid to the subdivider. Except that the foregoing provisions of this rule shall not apply in cases where any legislation enables land to be set aside compulsorily and without compensation.”

DEFINITIONS

100. In this Policy, unless the context otherwise requires, the following applies:

Accommodation unit has the meaning given in section 197 of the LGA: units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.

Activity management plan means the Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Allotment (or lot) has the meaning given to allotment in Section 218(2) of the RMA.

Bedroom means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces e.g. “games”, “family”, “recreation”, “study”, “office”, “sewing”, “den”, or “works room” etc. but excludes:

- any kitchen or pantry
- bathroom or toilet
- laundry or clothes-drying room
- walk-in wardrobe
- corridor, hallway, or lobby
- garage; and
- any other room smaller than 6m².

Where a residential unit has any *living* or *dining* rooms that can be partitioned or closed for privacy, all such rooms, bar one, shall be considered a bedroom.

A *habitable space* may or may not have ablution facilities attached, and is built to a habitable standard.



Benefit area the area which benefits from the installation of the infrastructure.

Capacity life means the number of years that the infrastructure will provide capacity for, and associated HUDs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required. In this Policy, development contributions are only required for network infrastructure.

The Council means Tasman District Council.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure.

District means the Tasman District.

Dwelling or residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Floor area (FA) means the total area of the ground floor of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls, or
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings, or
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible from the edge of the floor.

Household unit of demand (HUD) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.



LGA means the Local Government Act 2002.

Māori customary land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land that is held by Māori in accordance with tikanga Māori.

Māori freehold land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land whose beneficial ownership has been determined by the Māori Land Court or its predecessors by a freehold order.

Network infrastructure means the provision of transportation, water, wastewater, and stormwater infrastructure.

Papakāinga development means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.

Policy means this Development and Financial Contributions Policy.

Reserves and community services means reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleways, cemeteries, library assets, and toilets.

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement unit means any dwelling unit in a retirement village but does not include aged care rooms in a hospital or similar facility.

Retirement village has the meaning given in section 6 of the Retirement Villages Act 2003.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, the Council (such as water, wastewater, or stormwater services).

Wāhi tapu means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.



SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

101. This section provides further Development and Financial Contribution Policy details, including those needed to fully comply with the requirements of the LGA.

REQUIREMENT TO HAVE A POLICY

102. The Council is required to have a policy on development contributions or financial contributions as a component of its funding and financial policies under Section 102(2)(d) of the LGA. This Policy satisfies that requirement.

103. Section 102(3a) of the LGA states that the Council must support the principles in the preamble to Te Ture Whenua Māori Act 1993. This Policy supports the principles by providing for remissions of development contributions for Community housing at Te Āwhina Marae and for specific developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land.

104. This Policy will be adopted in conjunction with the Tasman 10 Year Plan 2024–2034.

105. This Policy will be reviewed on a three yearly basis, but may be updated at shorter intervals if the Council considers it necessary. Any review of the Policy will take account of:

- any changes to significant assumptions underlying this Policy;
- any changes in the Capital Development Works Programme for growth;
- any changes in the pattern and distribution of development in the District;
- any changes that reflect new or significant modelling of the networks;
- the result of reviews of the funding and financial policies, and the Tasman 10 Year Plan; and
- any other matters the Council considers relevant.

FUNDING SUMMARY

106. The Council plans to spend \$806 million (before interest costs) on network infrastructure capital projects over the next ten years. Of this cost, approximately 31% will be funded from development contributions. Including interest costs, the total amount to be funded is \$265 million. Table 10 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

Table 10: Total cost of capital expenditure (capex) for growth and funding sources
 (Years 1-10,000s, GST exclusive)

	Development Contributions (DC)				Financial Contributions (FC)	
	Water	Waste-water	Storm-water	Transport	Reserves and Community Services	Total
Total Capex	143,426	354,725	104,261	203,420	62,410	868,242
DC / FC funded capex	43,462	105,601	84,840	14,015	44,510	292,428
Capex proportion funded by development or financial contributions	30%	30%	81%	7%	71%	34%
Capex proportion funded from other sources	70%	70%	19%	93%	29%	66%
Total amount to be funded by development or financial contributions (inc interest)	53,080	103,761	95,488	13,003	49,253	314,585

The growth portion of Water, Wastewater, Stormwater, and Transport is funded from Development Contributions. The growth portion of Reserves and Community Assets is funded from Financial Contributions.

FUNDING POLICY SUMMARY

107. The Council is required to have a Revenue and Financing Policy that outlines how all activities will be funded, and the rationale for the Council's preferred funding approach after taking into account the matters specified in section 101 (3) of the LGA. The Revenue and Financing Policy is the Council's primary and over-arching statement on its approach to funding its activities.

108. In addition, the Council is required under section 106(2)(c) of the LGA to explain within this Policy why it has decided to use development contributions, financial contributions, and other sources to fund capital expenditure relating to the costs of growth. For consistency and to ensure compliance with the LGA, this assessment is provided in the Revenue and Financing Policy and is replicated here.

109. The Tasman District has experienced steady population and economic growth. Population and business growth creates the need for new subdivisions and development, placing increasing demand on the assets and services provided by the



Council. Significant investment in new or upgraded assets and services is accordingly required to meet the demands of growth. The Council intends to fund the portion of capital expenditure that is attributable to growth by largely recovering these costs from development and growth. The Council considers that the best mechanisms for ensuring the cost of growth sits with those who have created the need and benefit from the work are:

- Development Contributions for transport, water, wastewater and stormwater services;
- Financial Contributions for reserves and community services assets.

110. In forming this view, the Council has taken into account the following factors as required by section 101(3) of the LGA.

COMMUNITY OUTCOMES (S. 101(3)(A)(I) LGA)

111. The Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this assessment is below. Overall, Development Contributions, and reserve and community services financial contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which the Council can deliver on aspects of the outcomes for new communities.

Table 11: Community outcomes to which the activity primarily contributes

	Reserves and Community Services	Transportation	Water	Wastewater	Stormwater
Our unique natural environment is healthy, protected and sustainably managed.	Y		Y	Y	Y
Our urban and rural environments are people-friendly, well-planned, accessible and sustainably managed.	Y	Y	Y	Y	Y
Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	Y	Y	Y	Y	Y
Our communities are healthy, safe, inclusive and resilient.	Y	Y	Y	Y	Y
Our communities have opportunities to celebrate and explore their heritage, identity and creativity.	Y				
Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Y	Y			
Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and encourages community engagement.	Y	Y	Y	Y	Y
Our region is supported by an innovative and sustainable economy.		Y	Y	Y	Y

OTHER FUNDING DECISION FACTORS (S. 101(3)(A)(II) – (V) LGA)

112. The Council has considered the funding of growth infrastructure against the following matters:

- The distribution of benefits between the whole community; any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

A summary of this assessment is below.

Table 12: OTHER FUNDING DECISION FACTORS

Who benefits / whose act creates the need	Period of benefit	Funding sources and rationale including rationale for separate funding
<p>A significant portion of the Council's work programme is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project, as well as how much it benefits existing ratepayers, is determined for each project.</p> <p>The Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where, and to the extent, that works benefit existing residents, those costs are recovered through rates.</p>	<p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the "capacity life" of such assets spans many years, if not decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p>	<p>The cost of supporting development in Tasman is significant. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth. The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting, and distribution of funding for development and financial contributions for reserves and community services.</p>

OVERALL IMPACT OF LIABILITY ON THE COMMUNITY (S. 101(3)(B) LGA)

113. The Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, the Council does not perceive any undue or unreasonable impact on the social, economic and cultural wellbeing of this particular section of the community. Development in Tasman is thriving and demand is high, as is demand for the infrastructure these funding sources helps secure. Conversely, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.

114. Overall, the Council considers it fair and reasonable, and that the social, economic and cultural interests of Tasman's communities are best advanced through using development contributions and reserve and community services financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

CATCHMENT DETERMINATION

115. When setting development contributions, the Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA gives the Council wide scope to determine these catchments, provided that:

- the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
- grouping by geographic area avoids grouping across an entire district wherever practical.

116. In considering this, the Council has determined that there will be three catchments for water, wastewater and stormwater – Waimea, Motueka, and Golden Bay. The reasons for these groupings are that:

- these communities share much of their infrastructure, such as wastewater reticulation and treatment;
- these communities identify as individual communities, and are centred around a main settlement; and
- it provides a reasonable number of catchments to ensure fairness and equity, without making the development contributions system administratively too complex. Tasman is a small-mid size council with a modest rating base and needs to tailor its policies and systems to suit.

117. Within these catchments, not all development contributions are payable in every settlement. Development in an individual settlement will only pay a development contribution if there has been, or will have, growth infrastructure provided.

118. There is a single catchment for transportation, incorporating all of the District because it is impractical and potentially inequitable to create multiple catchments for transportation at this time. The reasons for this are that:

- transportation assets are District-wide assets that all developments are connected to and make use of;
- the Council does not have the complex transportation models that would be needed to adequately model and attribute growth demands (and costs) on the different parts of the network from the different parts of the District; and
- any apportionment on other basis would be crude and likely to generate as many inequities as it would address.

SIGNIFICANT ASSUMPTIONS OF THE DEVELOPMENT CONTRIBUTIONS POLICY

METHODOLOGY

119. In developing a methodology for the Development Contributions in this Policy, the Council has taken an approach to ensure that the cumulative effect of development is considered across the District and catchments.

PLANNING HORIZONS

120. A 30-year timeframe has been used as a basis for forecasting growth and growth related projects. This is set out in the Council's Activity Management Plans (AMPs).

PROJECTING GROWTH

121. To estimate the number of residential, rural/residential, and business developments that the Council expects over a 30-year period, this Policy has used, and has maintained consistency with, the Council's urban growth planning and activity management planning data, based on the Council's Growth Model.

122. The purpose of the growth model is to provide predictive information (demand and supply) for future physical development, to inform the programming of a range of services, such as network infrastructure and facilities, and district plan reviews. The model generates residential and business projections for 15 settlement areas and five ward remainder areas.

123. The key demographic assumptions affecting future demand are:

- ongoing population growth over the next 30 years with the rate of growth slowing over time;
- an ageing population, with population increases in residents aged 65 years and over; and
- a decline in average household size, mainly due to the ageing population with an increasing number of people at older ages who are more likely to live in one or two person households.



124. The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900. This is based on the medium scenario of updated population projections which the Council commissioned in 2023 from DOT Consulting Ltd. Across the 30 years from 2024 to 2054, Tasman's population is projected to increase by 18,300, to reach 78,800.
125. Residential growth is measured in the number of new dwellings. The Council has estimated 4,200 new dwellings over the next 10 years, and a further 7,000 dwellings between 2034 and 2054. This is based on population and household size projections. It also allows for demand for dwellings for non-residents, such as holiday houses or temporary worker accommodation.
126. Business growth is measured in hectares (retail, commercial or industrial). The Council has estimated demand for 13 hectares of business land over the next 10 years, and a further 19 hectares between 2034 and 2054. This is based on a business land forecasting model from consultants, Sense Partners, using medium population projections, national and regional economic trends, employment projections and employment to land ratios.

BEST AVAILABLE KNOWLEDGE

127. Development contributions are based on capital expenditure budgets from the Council's activity management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. The Policy will be updated, as practical, to reflect better information as it becomes available.

KEY RISKS/EFFECTS

128. If the growth predictions do not eventuate, it will change the assumed rate of development. In that event, the Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
129. If the time lag between expenditure incurred by the Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected, this would result in an increase in debt servicing costs. To guard against that occurrence, the Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

FINANCIAL/ADMINISTRATIVE ASSUMPTIONS

130. All figures in this Policy include an allowance for inflation.

SERVICE ASSUMPTIONS

131. That methods of service delivery will remain substantially unchanged.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

132. This section outlines how the development contributions charges were calculated. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 13.

Table 13: Summary of development contribution charge calculation methodology

Step	Description / comment
1. Estimate growth at development area (sub-settlement) level	The Council estimates potential land supply and likely take up of that land at a sub-settlement scale within each settlement. These are called “development areas”. The estimates help provide household and business growth forecasts for up to 30 years at the development area level, the settlement level and the Development Contribution catchment level (Waimea, Motueka, Golden Bay, or the District as a whole). The dwellings and businesses forecast are assumed to account for one HUD each.
2. Identify projects required to facilitate growth	The Council develops a works programme needed to facilitate growth. This includes identifying which projects link to which development areas – the project specific “benefit area”. The capacity life of the projects are determined at this stage – 10, 20, or 30 years of growth and associated HUDs.**
3. Determine the cost allocation for projects	<p>In most cases, the Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth.</p> <p>As a result, the proportion of that project’s cost that is attributed to growth is determined by the proportion of current and future beneficiaries of that project, within the projects benefit area. This proportion is calculated according to the formula $(B-A)/B$ where:</p> <p>A is the current “HUD” population B is the estimated future “HUD” population.</p> <p>B is consistent with the capacity life estimate for the project. If a project has a capacity life of 10 years, then B is the future estimated “HUD” population in 10 years.</p> <p>The balance of the project’s cost is usually attributed to level of service (LOS) improvements that acknowledges the improvement experienced by existing residents or businesses. These costs are not incorporated in the development contribution charge.</p> <p>Sometimes, growth infrastructure is provided by upgrading existing infrastructure. In this case, if the infrastructure is near the end of its useful life, the Council will deduct the cost for a ‘like for like’ replacement before undertaking the beneficiary split above.</p>

Step	Description / comment
	Schedules 1 and 2 of this Policy outline the amount required to fund growth from development contributions for each project.
4. Divide growth costs by estimated growth	<p>The costs from step 3 are summed, development contributions revenue already collected for each project is deducted, and the balance is divided by the estimated future growth (defined in HUDs) within each catchment.</p> <p>The amount of growth that is used in this calculation is dependent on the remaining capacity life of the projects. Projects with a 10-year remaining capacity life will be recovered from 10 years' worth of future HUDs from the relevant catchment. Projects with a 20-year remaining capacity life will be recovered from 20 years' worth of future HUDs from the relevant catchment, and so on.</p>

****** where a project provides only for growth beyond 10 years (i.e. does not benefit from growth in the next 10 years), it is not included within the current development contribution charges.

133. Interest costs are also calculated on expected account balances for each catchment for each service. The next 10 years of those costs are shared equally among all HUDs expected in that catchment for that service over the next 10 years.
134. Once completed, the Council also considers the overall fairness and reasonableness of the impact of the allocation of liability on the community. In the majority of cases, no change is required to the cost allocation determined through the above process. In a small number of instances, changes have been made to address unique circumstances.

SUMMARY OF CALCULATIONS

135. Schedule 1 summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth, outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. For each activity and catchment, development contributions fund the programme as a whole on an aggregated basis.
154. Development contribution charges are based on the long term average cost of growth within each catchment for each activity. These costs include loans carried forward related to infrastructure that has been built in recent years and has capacity to cater for growth into the future. Consequently, some of the costs associated with these works will be recovered through current charges. These costs have been shared within the different catchments on a nine-year growth "pro-rata" basis i.e. each catchment will pick up a share of these costs based on its proportion of nine-year forecast growth. If the existing development contribution account is in surplus, the surplus will be distributed on the same basis.

SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGE CALCULATIONS AND SCHEDULE OF FUTURE PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS WILL BE USED

136. This schedule summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth (In accordance with section 201A of the LGA), outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. Figures are inflation adjusted and exclude GST.

ALL OF DISTRICT**TRANSPORTATION**

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
46022	General District	New Footpaths and Shared Paths 1 to 10 yr	Construction of new footpaths	4,007,837	16%	84%	648,067	82,184	730,251	319,123	411,128	41,638	42,554	65,363	66,866	68,337	69,772	71,237	72,662	74,115	75,523	0	10,889	38
46094	Richmond	Berryfield/Appleby Hwy Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Appleby Highway (SH60) to cater for residential and commercial growth in Richmond West	328,946	49%	51%	161,183	0	161,183	86,788	74,395	0	0	0	0	0	0	161,183	0	0	0	0	6,655	11
46093	Richmond	McShane/Lower Queen Intersection Upgrade	Upgrade the intersection at McShane Road and Lower Queen Street to cater for residential and commercial growth in Richmond West	3,075,722	43%	57%	1,311,180	0	1,311,180	0	1,311,180	64,107	1,247,073	0	0	0	0	0	0	0	0	0	4,717	278
46096	General District	Bus stop infrastructure improvements		1,218,423	10%	90%	119,405	0	119,405	0	119,405	3,028	3,095	3,169	3,242	3,313	3,383	3,454	3,523	3,593	3,662	85,943	9,563	12
46053	General District	Kerb and Channel - 1 to 10 yr	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	382,314	33%	67%	126,164	62,203	188,366	152,705	35,661	16,842	17,213	17,626	18,031	18,428	18,815	19,210	0	0	0	0	1,804	20
46041	Richmond	Richmond Cycle Lanes	Creation of cycle lanes on key routes throughout Richmond	522,438	17%	83%	87,038	282,213	369,251	0	369,251	0	0	7,183	0	0	0	0	79,855	0	0	0	12,879	29
46103	Mapua/Rubyn Bay	Seaton Valley Road Improvements (Stage 1)	Stage 1 of road improvements in Seaton Valley to cater for new residential zone	2,871,235	35%	65%	1,012,972	0	1,012,972	0	1,012,972	0	100,272	912,700	0	0	0	0	0	0	0	0	12,879	79

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverabl e growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11- 30 2034- 2054 \$	Future recover able growth (HUDs)	Develop ment contribu tion charge	
46115	General District	New Residential Greenways	Create new slow speed residential areas in townships	19,348,994	16%	84%	3,128,732	162,768	3,291,500	425,074	2,866,427	45,848	46,856	47,981	49,084	91,116	93,029	94,983	96,883	98,820	100,698	2,363,434	11,884	241	
46084	Richmond	Lower Queen Street Widening Stage 1	Improvements to Lower Queen Street to cater for traffic associated with commercial and residential develop ments.	8,447,846	29%	71%	2,442,272	0	2,442,272	1,138,843	1,303,429	148,887	1,825,944	467,442	0	0	0	0	0	0	0	0	0	6,655	196
46044	General District	District Land Purchase-Land under Roads	District wide land purchase to cover Notice of Requirements	16,245,644	33%	67%	5,361,063	399,478	5,760,541	424,481	5,336,059	135,960	138,951	142,286	145,559	148,761	151,885	155,074	158,176	161,339	164,405	3,858,667	10,889	490	
46046	Richmond	McShane Road Upgrade 2021	Road improvement to align with adjacent residential development	3,133,947	80%	20%	2,507,158	282,482	2,789,640	2,112,411	677,230	329,600	0	137,974	2,039,584	0	0	0	0	0	0	0	0	10,889	62
46024	Wakefield	Bird Lane Improvements	Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth	3,703,260	84%	16%	3,110,739	0	3,110,739	698,466	2,412,272	0	0	0	0	0	0	0	152,637	2,958,102	0	0	10,889	222	
46124	General District	Rural Development Road Improvements	Improvements to rural roads to cater for rural residential growth	4,061,411	27%	73%	1,094,550	108,107	1,202,657	138,206	1,064,451	27,759	28,369	29,050	29,718	30,372	31,010	31,661	32,294	32,940	33,566	787,811	3,260	326	
46019	General District	New Car Parking	Development of new car parking facilities. Extent to be determined by separate studies.	0	23%	77%	0	8,140	8,140	127,509	-119,368	0	0	0	0	0	0	0	0	0	0	0	1,804	-66	
46031	Brightwater	Brightwater Town Centre Upgrade		0	17%	83%	0	256,733	256,733	154,405	102,328	0	0	0	0	0	0	0	0	0	0	0	6,655	15	
46045	Richmond	Champion / Salisbury Road Route Improvements	Joint project with NZTA and NCC to improve travel time between Salisbury Road and Stoke/Whakatu Drive	0	12%	88%	0	273,328	273,328	108,857	164,472	0	0	0	0	0	0	0	0	0	0	0	1,804	91	
46051	Richmond	Borck Creek Shared Pathway Crossing	Create shared pathway across Borck Creek to provide linkages between proposed developments	0	100%	0%	0	1,078,007	1,078,007	727,038	350,968	0	0	0	0	0	0	0	0	0	0	0	1,804	195	

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
46088	Brightwater	Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the intersection without crossing the centreline	0	15%	85%	0	161,027	161,027	22,642	138,384	0	0	0	0	0	0	0	0	0	0	0	10,889	13
46092	Richmond	Berryfield/Lower Queen Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Lower Queen Street to cater for residential and commercial growth in Richmond West	0	48%	52%	0	504,132	504,132	883,778	-379,646	0	0	0	0	0	0	0	0	0	0	0	1,804	-210
46121	Richmond	Richmond West Active Transport Connections	Complete active transport connections at Richmond West development area	0	49%	51%	0	437,977	437,977	67,373	370,604	0	0	0	0	0	0	0	0	0	0	0	3,260	114
		Total Growth Expenditure		67,348,018			21,110,524	4,098,779	25,209,303	7,587,701	17,621,602	813,668	3,450,327	1,830,773	2,352,084	360,327	367,894	536,803	596,030	3,328,910	377,854	7,095,855		2,155
		DC Loan to Recover					-1,989,226																11,884	-167
		Loan Interest					-1,045,523																4,231	-247
		Total Development Contribution Expenditure					18,075,775																	1,740

MOTUEKA CATCHMENT

WATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027 / 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031 / 2032 \$	Year 9 2032 / 2033 \$	Year 10 2033/ 2034 \$	Years 11- 30 2034 - 2054 \$	Future recoverable growth (HUDs)	Development contribution charge
86064	Motueka	Motueka WTP (Parker Street)	New water treatment plant at Parker Street to meet DWSNZ	0	30%	70%	0	1,231,921	1,231,921	96,871	1,135,049	0	0	0	0	0	0	0	0	0	0	0	1,420	799
86136	Motueka	Motueka Reticulation - Motueka West Water Main Stage 2	New water reticulation from Grey Street to King Edward Street.	1,876,065	90%	10%	1,688,458	0	1,688,458	160,191	1,528,267	0	0	0	0	0	155,337	1,533,122	0	0	0	0	791	1,932
86085	Motueka	New Motueka WTP (Parker St)	New Water Treatment Plant to meet drinking water standards	0	30%	70%	0	12,048	12,048	3,804	8,243	0	0	0	0	0	0	0	0	0	0	0	1,511	5
86135	Motueka	Motueka Reticulation - Motueka West Water Main Stage 1	Installation of 250mm pipe along Grey St to service Motueka West	0	90%	10%	0	853,231	853,231	139,370	713,862	0	0	0	0	0	0	0	0	0	0	0	791	902
			Total Growth Expenditure	1,876,065			1,688,458	2,097,200	3,785,658	400,236	3,385,422	0	0	0	0	0	155,337	1,533,122	0	0	0	0		3,639
			DC Loan to Recover				-148,713																1,511	-98
			Loan Interest				560,439																411	1,362
			Total Development Contribution Expenditure				2,100,185																	4,902

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
96019	Motueka	New Motueka WWTP - Designations and Land Acquisition	Secure designations and land to develop a new inland Wastewater Treatment Plant site.	2,241,212	20%	80%	448,242	0	448,242	0	448,242	103,000	0	0	0	112,698	115,064	117,481	0	0	0	0	1,677	267
96020	Motueka	New Motueka WWTP - Construction	Construct new inland WWTP	173,573,787	20%	80%	34,714,757	0	34,714,757	0	34,714,757	0	0	0	0	0	0	704,883	5,991,510	12,222,680	12,454,911	3,340,774	1,677	20,698
96064	Motueka	New Rising Main Motueka - Stage 1 Grey St to Pah St	New150mm rising main from Motueka West to WWTP to accommodate growth	0	96%	4%	0	5,112,352	5,112,352	764,117	4,348,235	0	0	0	0	0	0	0	0	0	0	0	1,491	2,916
96124	Motueka	New Rising Main Motueka - Stage 3		1,030,000	38%	62%	391,400	-397,100	-5,700	0	-5,700	391,400	0	0	0	0	0	0	0	0	0	0	1,677	-3
96029	Motueka	Motueka Bridge to Motueka WWTP Rising Main Upgrade	Replace 1200m of existing 200mm PVC with 280 OD PE rising main to provide capacity from Motueka West development	0	54%	46%	0	853	853	62,889	-62,036	0	0	0	0	0	0	0	0	0	0	0	841	-74
			Total Growth Expenditure	176,844,999			35,554,400	4,716,105	40,270,505	827,006	39,443,499	494,400	0	0	0	112,698	115,064	822,364	5,991,510	12,222,680	12,454,911	3,340,774		23,804
			DC Loan to Recover				-292,079																1,584	-184
			Loan Interest				117,367																445	264
			Total Development Contribution Expenditure				35,379,687																	23,883

STORMWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11-30 2034- 2054 \$	Future recoverable growth (HUDs)	Development contribution charge
66007	Motueka	Motueka West Discharge System	Growth areas north of King Edward Street and to the east of SH60 require a stormwater system in place to convey stormwater from the development area across High Street, into the existing drain and beyond.	2,196,990	89%	11%	1,955,321	1,203,799	3,159,120	842,047	2,317,072	1,955,321	0	0	0	0	0	0	0	0	0	0	771	3,004
66098	Motueka	Capacity Upgrade for Intensification - 8 Hickmott Place		315,798	55%	45%	173,689	0	173,689	0	173,689	0	173,689	0	0	0	0	0	0	0	0	0	1,280	136
			Total Growth Expenditure	2,512,788			2,129,010	1,203,799	3,332,809	842,047	2,490,761	1,955,321	173,689	0	0	0	0	0	0	0	0	0		3,140
			DC Loan to Recover				-1,520,292																1,487	-1,022
			Loan Interest				222,986																393	567
			Total Development Contribution Expenditure				831,704																	2,685

GOLDEN BAY CATCHMENT

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11-30 2034- 2054 \$	Future recoverable growth (HUDs)	Development contribution charge
96094		New - Relocate Takaka WWTP		88,827,900	20%	80%	17,765,580	0	17,765,580	0	17,765,580	0	0	0	0	0	0	117,481	1,198,302	1,222,268	2,490,982	12,736,547	476	37,326
96105		New - Takaka - Increase capacity of pressure main between Hi		2,281,702	24%	76%	547,608	0	547,608	0	547,608	0	0	45,273	218,338	283,998	0	0	0	0	0	0	476	1,151
96107		New - Takaka WWTP - new disposal system & treatment upgrade		2,575,000	24%	76%	618,000	0	618,000	0	618,000	618,000	0	0	0	0	0	0	0	0	0	0	476	1,298
96006	Pohara/ Ligar/Tata	Pohara Camp Pump Station	Upgrade capacity of pump station, install emergency storage, connect to new trunk main. Raise valve chamber lids	817,917	26%	74%	212,658	0	212,658	86,196	126,463	0	37,496	175,163	0	0	0	0	0	0	0	0	378	334
96021	Pohara/ Ligar/Tata	Tarakohe Pump Station Upgrade	New pump station with emergency storage and 250mm rising main	0	15%	85%	0	568,480	568,480	585,825	-17,345	0	0	0	0	0	0	0	0	0	0	0	330	-53
96022	Pohara/ Ligar/Tata	Four Winds Pump Station and Rising Main Upgrade	New pump station with emergency storage and 250mm rising main	0	17%	83%	0	332,091	332,091	216,018	116,073	0	0	0	0	0	0	0	0	0	0	0	330	352
			Total Growth Expenditure	94,502,519			19,143,847	900,571	20,044,417	888,039	19,156,379	618,000	37,496	220,435	218,338	283,998	0	117,481	1,198,302	1,222,268	2,490,982	12,736,547		40,408
			DC Loan to Recover				-82,887																461	-180
			Loan Interest				-1,287,414																240	-5,362
			Total Development Contribution Expenditure				17,773,545																	34,866

WAIMEA CATCHMENT

WATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11- 30 2034- 2054 \$	Future recoverable growth HUDs)	Development contribution charge
86047	Richmond	Richmond WTP - Capacity Upgrade	Increase capacity of current WTP including new plant pipe work, pressure cylinder & controls.	813,283	100%	0%	813,283	36,337	849,620	51,206	798,413	0	0	118,572	694,711	0	0	0	0	0	0	0	3,504	228
86118	Richmond	Richmond South Reticulation - Bateup Rd/White Rd Connection	Install new pipe between Bateup Road and White Road.	835,955	96%	4%	802,516	0	802,516	129,758	672,759	0	0	0	0	130,910	671,607	0	0	0	0	0	6,625	102
86121	Richmond	Richmond South Reticulation - Low Level Reservoir Stage 1	Development of two concrete tanks to provide storage for Richmond West development and low level areas of Richmond South	6,220,170	88%	12%	5,473,750	669,503	6,143,253	2,743,530	3,399,723	2,694,727	2,779,022	0	0	0	0	0	0	0	0	0	3,504	970
86072	Richmond	Richmond South Reticulation - Low Level Water Main	New 350mm trunk main from Richmond WTP to Low Level Reservoir	1,545,000	88%	12%	1,359,600	218,563	1,578,163	846,623	731,540	1,359,600	0	0	0	0	0	0	0	0	0	0	5,931	123
86148	General District	Growth Allowance	Growth Allowance	0	100%	0%	0	27,527	27,527	112,794	-85,267	0	0	0	0	0	0	0	0	0	0	0	1,702	-50
86112	Richmond	Richmond Reticulation - Gladstone Rd Upgrade	New water main from Queen Street to Three Brothers Corner Roundabout.	3,889,575	34%	66%	1,322,456	0	1,322,456	426,787	895,669	28,921	68,966	605,323	619,246	0	0	0	0	0	0	0	5,931	151
86051	Richmond	Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	Trunk water main replacement to provide increased capacity.	4,903,512	28%	72%	1,372,983	1,288	1,374,271	199,838	1,174,433	189,767	193,942	442,768	546,506	0	0	0	0	0	0	0	5,931	198
86008	Brightwater	Brightwater Reticulation - SH6 Main Renewal	Replacement of AC main from Ranzau Road to 3 Brothers Corner	3,838,295	24%	76%	921,191	31,712	952,903	82,444	870,459	479,074	442,117	0	0	0	0	0	0	0	0	0	6,625	131
86027	Mapua/Ruby Bay	Mapua Reticulation - Channel Crossing	Install additional water main capacity under Mapua estuary to Rabbit Island	1,505,715	20%	80%	301,143	0	301,143	214,805	86,338	0	0	0	0	0	0	0	0	0	0	301,143	5,931	15
86028	Richmond	Richmond Source - Waimea Bore Pump Upgrade	Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP	0	16%	84%	0	645,574	645,574	168,100	477,474	0	0	0	0	0	0	0	0	0	0	0	5,931	81
86123	Richmond	Waimea Water Strategy - Brightwater & Wakefield Water Retic,	New and upgraded infrastructure including source, treatment and reticulation to	44,020,292	40%	60%	17,608,117	845,481	18,453,598	2,969,876	15,483,722	824,000	1,115,820	1,595,327	4,102,104	3,561,244	92,051	657,891	718,981	0	249,098	4,691,600	6,625	2,337

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11- 30 2034- 2054 \$	Future recoverable growth HUDs)	Development contribution charge
			improve level of service and growth capacity to Wakefield and Brightwater																					
86172	Mapua/Ruby Bay	Mapua - Reticulation Upgrades to service Growth		5,750,122	63%	37%	3,622,577	0	3,622,577	0	3,622,577	0	0	0	0	106,499	1,739,771	1,776,306	0	0	0	0	5,007	724
86184	Brightwater	Brightwater Reticulation Upgrades		2,558,607	45%	55%	1,151,373	0	1,151,373	0	1,151,373	0	0	72,760	533,439	545,175	0	0	0	0	0	0	5,007	230
86178	Richmond	Richmond Reticulation Upgrades to service growth		23,563,189	50%	50%	11,781,595	0	11,781,595	0	11,781,595	0	0	0	275,679	845,232	2,588,945	2,937,015	2,995,755	2,138,969	0	0	7,318	1,610
86026	Mapua/Ruby Bay	Mapua Retic - Aranui Rd & Stafford Dr Main Replacement	Replace 970m of 150mm pipe and 2530m of 200mm pipe	0	28%	72%	0	689,008	689,008	231,642	457,366	0	0	0	0	0	0	0	0	0	0	0	5,931	77
86032	Richmond	Richmond Reticulation - Waimea WTP Upgrade	Replace tank, strengthen existing building and upgrade to DWSNZ for Mapua	0	28%	72%	0	728,031	728,031	251,838	476,193	0	0	0	0	0	0	0	0	0	0	0	5,931	80
86110	Richmond	Richmond West Trunk Watermain - Section B1	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	59,591	59,591	0	59,591	0	0	0	0	0	0	0	0	0	0	0	20,496	3
86117	Richmond	Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	1,224,535	1,224,535	286,121	938,414	0	0	0	0	0	0	0	0	0	0	0	20,034	47
86131	Wakefield	Wakefield Reticulation - Upsize of Bird Lane water pipe	Upsize the existing 40/50mm line to a 150mm pipe to service residential growth in DA11	0	67%	33%	0	173,896	173,896	52,454	121,442	0	0	0	0	0	0	0	0	0	0	0	5,931	20
86137	Mapua/Ruby Bay	Mapua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m ³	0	47%	53%	0	1,834,174	1,834,174	475,785	1,358,389	0	0	0	0	0	0	0	0	0	0	0	5,931	229
86140	Mapua/Ruby Bay	Mapua Reticulation - Trunk Main Renewal	Replace 850m of 200mm PVC, re-line 875m between Rabbit & Best Island and replace section between Rabbit Island & Mapua Wharf	0	24%	76%	0	384,389	384,389	240,209	144,180	0	0	0	0	0	0	0	0	0	0	0	5,931	24

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11- 30 2034- 2054 \$	Future recoverable growth HUDs)	Development contribution charge
89001	General District	Waimea Community Dam Share Purchase Annual	Council's Share of Waimea Community Dam Capital Costs	0	20%	80%	0	9,896,536	9,896,536	1,816,934	8,079,601	0	0	0	0	0	0	0	0	0	0	0	5,931	1,362
			Total Growth Expenditure	99,443,715			46,530,583	17,466,146	63,996,729	11,300,743	52,695,985	5,576,089	4,599,867	2,834,750	6,771,685	5,189,059	5,092,375	5,371,212	3,714,736	2,138,969	249,098	4,992,743		8,692
			DC Loan to Recover				-679,728																6,625	-103
			Loan Interest				7,627,356																2,236	3,411
			Total Development Contribution Expenditure				53,478,211																	12,001

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11- 30 2034- 2054 \$	Future recoverable growth HUDs)	Development contribution charge
96073	Mapua/Ruby Bay	Mapua Central - new gravity reticulation	New 200m gravity pipe connecting into Aranui Road trunk main	592,858	90%	10%	533,572	0	533,572	148,569	385,003	0	0	533,572	0	0	0	0	0	0	0	0	4,177	92
96099		New - Richmond Intensification - new duplicate pipe		1,696,814	50%	50%	848,407	0	848,407	0	848,407	0	0	269,481	578,926	0	0	0	0	0	0	0	7,199	118
96097		New - Richmond Intensification - Increase capacity of reticulation		1,308,384	50%	50%	654,192	0	654,192	0	654,192	0	0	323,377	330,815	0	0	0	0	0	0	0	7,199	91
96098		New - Richmond Intensification - Oxford Street wastewater main		1,252,690	50%	50%	626,345	0	626,345	0	626,345	0	0	0	0	309,918	316,427	0	0	0	0	0	7,199	87
96117		Richmond South - reticulation in Bateup and Whites Road Area		2,185,736	94%	6%	2,054,592	0	2,054,592	0	2,054,592	0	0	506,624	518,277	476,711	486,722	66,259	0	0	0	0	7,199	285
96118		Richmond West - reticulation to service commercial/industry		3,101,692	83%	17%	2,574,404	0	2,574,404	0	2,574,404	0	262,112	939,411	1,372,882	0	0	0	0	0	0	0	7,199	358
96065	General District	Growth Allowance	Allowance for the addition of smart technology to low pressure pump systems	246,903	100%	0%	246,903	33,034	279,937	228,635	51,302	32,960	33,685	34,494	35,287	36,063	36,821	37,594	0	0	0	0	1,671	31

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
96007	Mapua/Ruby Bay	New Stafford Drive Pump Station	New pump station at 69 Stafford Drive with storage and odour control	4,646,370	60%	40%	2,787,822	1,050,849	3,838,671	785,146	3,053,525	0	0	0	297,733	574,758	0	0	0	0	0	1,915,331	5,827	524
96011	Mapua/Ruby Bay	Ruby Bay Pump Station Storage Upgrade	Install 68m³ of emergency storage capacity	805,536	37%	63%	298,048	177,998	476,047	229,129	246,918	0	0	30,741	267,308	0	0	0	0	0	0	0	3,441	72
96013	Mapua/Ruby Bay	New Rising Main Across Mapua Channel	Directional drill a new 315 ID HDPE pipe from Mapua wharf area to Rabbit island	2,680,466	39%	61%	1,045,382	0	1,045,382	514,072	531,310	0	0	0	0	0	0	0	0	0	0	1,045,382	3,441	154
96016		NRSBU Capital Growth		0	100%	0%	21,628,381	0	21,628,381	1,270,291	20,358,090	89,950	275,247	562,605	574,982	0	0	0	0	0	130,691	19,994,905	5,827	3,493
96058	Richmond	Headingly Lane Pump Station & Rising Main Upgrade	Upgrade of pump and rising main to accommodate growth in Richmond West area	0	90%	10%	0	1,990,843	1,990,843	1,116,908	873,935	0	0	0	0	0	0	0	0	0	0	0	3,441	254
96063	Mapua/Ruby Bay	New Seaton Valley Road Pump Station & Rising Main	New pump station and rising main to accommodate future growth along Seaton Valley Road	5,354,758	66%	34%	3,534,140	11,271	3,545,411	617,504	2,927,907	0	0	213,429	873,351	1,115,706	0	0	0	0	0	1,331,654	4,177	701
96015	Brightwater	New Brightwater North Pump Station & Rising Main	New pump station and rising main connecting to existing pump station to accommodate growth	2,330,748	77%	23%	1,794,676	0	1,794,676	632,083	1,162,593	0	0	0	0	0	88,599	1,706,077	0	0	0	0	3,441	338
96080		Part B - New pump station at Wakefield and increase capacity		24,292,695	62%	38%	15,061,471	0	15,061,471	0	15,061,471	0	130,530	200,494	2,734,736	6,288,525	5,707,186	0	0	0	0	0	7,199	2,092
96047	Richmond	Richmond South - new pump stations and rising main	Staging of new pump station and rising main to accommodate growth in Richmond South	18,606,128	95%	5%	17,675,822	849,294	18,525,116	3,248,318	15,276,798	978,500	2,500,068	0	0	0	114,777	2,689,718	2,386,059	0	0	9,006,701	6,513	2,346
96081		Part C - New pressure main from Burkes Banks to Beach Road P		36,882,505	62%	38%	22,867,153	0	22,867,153	0	22,867,153	0	0	0	0	0	356,699	3,641,898	7,429,472	7,578,061	3,861,022	0	7,199	3,176
96053	Brightwater	Part A Brightwater - Lord Rutherford Pump Station	New pump station with emergency storage capacity and new rising main (to	9,746,600	62%	38%	6,042,892	222,155	6,265,047	5,202,750	1,062,298	0	136,404	0	341,842	2,711,053	2,853,593	0	0	0	0	0	6,513	163

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			Brightwater bridge)																					
96010	Mapua/Ruby Bay	Aranui-Higgs Rd Pump Station Upgrade and Storage	Additional storage capacity, new odour control and pumps in line with growth	0	49%	51%	0	82,596	82,596	54,512	28,085	0	0	0	0	0	0	0	0	0	0	0	5,827	5
96012	Mapua/Ruby Bay	Mapua Stafford Drive Pump Station		0	49%	51%	0	106,213	106,213	50,558	55,655	0	0	0	0	0	0	0	0	0	0	0	5,827	10
			Total Growth Expenditure	115,730,884			100,274,203	4,524,254	104,798,457	14,098,473	90,699,984	1,101,410	3,338,045	3,614,227	7,926,138	11,512,734	9,960,823	8,141,545	9,815,531	7,578,061	3,991,714	33,293,974		14,390
			DC Loan to Recover				-1,253,677																6,513	-192
			Loan Interest				-2,004,342																2,197	-912
			Total Development Contribution Expenditure				97,016,184																	13,285

STORMWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/ 2025 \$	Year 2 2025/ 2026 \$	Year 3 2026/ 2027 \$	Year 4 2027/ 2028 \$	Year 5 2028/ 2029 \$	Year 6 2029/ 2030 \$	Year 7 2030/ 2031 \$	Year 8 2031/ 2032 \$	Year 9 2032/ 2033 \$	Year10 2033/ 2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
66069	General District	Growth Allowance for Stormwater Infrastructure	Allowance to increase pipelines reactively due to growth	0	100%	0%	0	366,786	366,786	806,257	-439,471	0	0	0	0	0	0	0	0	0	0	0	753	-583
66001	Richmond	Borck Creek Widening - Reed Andrews to SH6	Final section of Borck Creek to be upgraded	11,553,397	94%	6%	10,860,193	0	10,860,193	311,657	10,548,536	0	0	0	0	0	0	828,238	4,966,314	5,065,641	0	0	5,519	1,911
66013	Richmond	Bateup Drain Upgrade Stage 1	Widening of Bateup Drain with environmental improvements	941,420	89%	11%	837,864	0	837,864	65,971	771,893	837,864	0	0	0	0	0	0	0	0	0	0	4,953	156
66018	Richmond	Bateup Drain Upgrade Stage 3	Widening of the existing drain and construction of environmental strip along Bateup Drain from Arizona Development to Hill Street	4,019,876	87%	13%	3,497,292	318,203	3,815,494	90,173	3,725,321	716,880	1,373,721	1,406,691	0	0	0	0	0	0	0	0	5,519	675
66009	Richmond	Eastern Hills Drain Upgrade	Realignment of Eastern Hill drain and confluence into Borck Creek	515,000	41%	59%	211,150	144,216	355,366	166,451	188,915	211,150	0	0	0	0	0	0	0	0	0	0	2,984	63

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66016	Richmond	Reed / Andrews Drain Upgrade	Increase capacity of Reed/Andrews drain to cater for increased flows in Bateup Drain.	4,554,225	94%	6%	4,280,971	0	4,280,971	189,125	4,091,846	0	0	405,299	3,875,672	0	0	0	0	0	0	0	4,953	826
66059		Richmond Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	15,992,159	60%	40%	9,595,295	4,649,360	14,244,655	2,235,411	12,009,244	1,890,992	1,642,150	956,550	978,550	1,000,078	1,021,080	1,042,523	1,063,373	0	0	0	4,953	2,424
66044	Richmond	SH6 Richmond Deviation Stormwater Improvements	Improve conveyance of stormwater under the deviation towards coast to prevent flooding. Upgrade the existing and construct a new culvert under SH 6 Richmond Deviation.	2,822,345	19%	81%	536,245	0	536,245	154,206	382,039	0	0	0	0	0	0	12,289	12,535	511,422	0	0	2,984	128
66073	Richmond	Bateup Drain Upgrade Stage 2	Increase capacity of Bateup Drain to provide for increased flows between the Paton Rise Development and Paton Road	1,404,535	91%	9%	1,278,127	0	1,278,127	85,784	1,192,343	0	0	1,278,127	0	0	0	0	0	0	0	0	2,984	400
66037	Mapua/Ruby Bay	Seaton Valley Stormwater Detention Dam Construction	Stormwater detention dam to serve growth in north-western Mapua.	0	59%	41%	0	262,505	262,505	159,424	103,081	0	0	0	0	0	0	0	0	0	0	0	2,984	35
66046	Richmond	Lower Queen Street Bridge Capacity Upgrade	Increasing the span of the existing bridge over Borck Creek to match the new width of the creek bed.	7,702,122	60%	40%	4,621,273	1,351,432	5,972,706	957,513	5,015,193	154,500	3,302,615	1,164,158	0	0	0	0	0	0	0	0	4,953	1,012
66058	Richmond	Whites Drain Upgrade	Widen the existing drain and construct an environmental strip from the connection with Reed/Andrews Drain and Paton Rd.	1,949,003	92%	8%	1,793,083	0	1,793,083	129,225	1,663,858	0	0	0	0	0	0	1,793,083	0	0	0	0	3,592	463
66048	Richmond	Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upg	Upgrade the Reed/Andrews drain and replace the existing culvert under SH6 with a	19,417,247	94%	6%	18,252,212	2,556,148	20,808,361	945,857	19,862,504	484,100	0	0	0	0	7,048,812	6,736,337	3,982,964	0	0	0	4,953	4,010

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			bridge to match the increased flow capacity of the drain.																					
66049	Richmond	Bateup Drain Paton Road Culvert Upgrade	Replacement of the existing culvert to provide increased capacity associated with adjacent developments.	2,408,218	93%	7%	2,239,643	0	2,239,643	68,516	2,171,127	0	0	0	0	0	214,019	2,025,624	0	0	0	0	4,953	438
66047	Richmond	Borck Creek SH60 Bridge Capacity upgrade	The existing culvert needs to be replaced with a bridge spanning the increased width of Borck Creek.	7,743,408	94%	6%	7,278,804	5,028,347	12,307,151	1,505,673	10,801,478	0	0	253,312	3,474,526	3,550,966	0	0	0	0	0	0	4,953	2,181
66051	Richmond	Borck Creek Widening - Headingly Lane to Estuary	Upgrade the capacity of Borck Creek between Lower Queen Street and the estuary	5,348,790	64%	36%	3,423,226	1,056,627	4,479,853	422,876	4,056,977	2,749,523	673,702	0	0	0	0	0	0	0	0	0	4,953	819
66052	Richmond	Borck Creek Widening - Poutama to SH 60	Insufficient channel capacity to allow expected growth. 10m widening, interim widening to allow short-term growth. Will be widened to 70m eventually.	0	33%	67%	0	881,886	881,886	191,503	690,383	0	0	0	0	0	0	0	0	0	0	0	4,953	139
66057	Richmond	Borck Creek Widening - SH60 to Reed/Andrews	Upgrade the capacity of Borck Creek between SH60 and Reed/Andrews for future flows.	6,065,153	94%	6%	5,701,243	479,393	6,180,636	1,483,588	4,697,048	0	0	0	0	0	0	552,159	2,549,052	2,600,033	0	0	4,953	948
66090	Richmond	Richmond South Stormwater Channel Programme		4,061,411	54%	46%	2,193,162	0	2,193,162	0	2,193,162	55,620	56,844	58,208	59,547	60,857	62,135	63,440	64,708	66,002	67,257	1,578,546	6,084	361
66099	Brightwater	Brightwater Capacity Upgrade for Intensification (FDS T-002,		651,900	58%	42%	378,102	0	378,102	0	378,102	0	155,688	62,520	159,894	0	0	0	0	0	0	0	6,084	62
66103	Wakefield	Edward Street Development Area Stormwater Upgrade (FDS T-107		288,884	100%	0%	288,884	0	288,884	0	288,884	0	0	288,884	0	0	0	0	0	0	0	0	6,084	47
66102	Wakefield	Wakefield Capacity Upgrades for		947,619	64%	36%	606,476	0	606,476	0	606,476	0	0	0	299,939	306,537	0	0	0	0	0	0	6,084	100

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		Intensification (FDS T-029)																						
66100	Brightwater	Brightwater Business Area Capacity Upgrades (FDS T-105 and T		352,442	51%	49%	179,745	0	179,745	0	179,745	0	0	0	0	0	0	179,745	0	0	0	0	4,200	43
66101	Wakefield	Wakefield Church Land Capacity Upgrade for Development (FDS		126,319	64%	36%	80,844	0	80,844	0	80,844	0	80,844	0	0	0	0	0	0	0	0	0	4,200	19
66095	Mapua/Ruby Bay	Seaton Valley Integrated Stormwater Solution		4,734,134	87%	13%	4,118,696	0	4,118,696	0	4,118,696	0	0	0	0	0	500,529	1,533,122	2,085,045	0	0	0	6,084	677
66097	Richmond	Richmond Intensification Stormwater Capacity Upgrades (FDS T		18,689,973	50%	50%	9,344,986	0	9,344,986	0	9,344,986	103,000	105,266	107,792	110,272	112,698	287,661	293,701	299,575	305,567	311,373	7,308,081	6,084	1,536
66062	Richmond	Poutama Drain Widening Stage 2		0	35%	65%	0	689,485	689,485	243,624	445,861	0	0	0	0	0	0	0	0	0	0	0	4,953	90
66081	Richmond	Richmond West & McShane Pipe upgrades	Increased pipe sizes to allow for flow from upstream catchments	0	100%	0%	0	171,006	171,006	93,122	77,883	0	0	0	0	0	0	0	0	0	0	0	1,464	53
			Total Growth Expenditure	122,289,579			91,597,518	17,955,395	109,552,913	10,305,956	99,246,957	7,203,629	7,390,831	5,981,540	8,958,399	5,031,136	9,134,236	15,060,259	15,023,567	8,548,665	378,629	8,886,627		19,034
			DC Loan to Recover				-5,868,828																5,519	-1,063
			Loan Interest				8,049,050																1,937	4,155
			Total Development Contribution Expenditure				93,777,740																	22,126

SCHEDULE 2 – SCHEDULE OF PAST PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS FUND

In accordance with section 201A of the LGA, this Schedule summarises assets for which capital expenditure has already been incurred in anticipation of development, for which development contributions and their growth cost will be used. Figures are GST exclusive.

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Transportation										
Borck Creek Shared Pathway Crossing	Rest of District	1,008,607	837,144	83%	238,274	238,274	100%			
Champion / Salisbury Road Route Improvements		1,249,043	212,337	17%	136,113	23,139	17%			
Lord Rutherford Ellis Intersection Upgrade		493,720	153,053	31%						
Berryfield/Lower Queen Intersection Upgrade		603,190	500,647	83%	2,602	2,550	98%			
New Car Parking		474	109	23%						
New Footpaths - 1 to 10 yr.		85,594	11,983	14%	81,780	13,903	17%	51,875	8,819	17%
Kerb and Channel - 1 to 10 yr.		104,558	14,638	14%	54,382	9,245	17%	33,040	5,617	17%
New Residential Greenways					1,882	772	41%	233,435	95,708	41%
Richmond West Active Transport Connections					432,132	432,132	100%	5,845	5,845	100%
Best Island		10,470	1,256	12%						
District Land Purchase-Land under Roads		71,813	10,054	14%	493,687	83,927	17%	846,330	143,876	17%
Rural Development Road Improvements					47,979	26,388	55%	94,625	52,044	55%
McShane Road Upgrade					353,103	282,482	80%			
Brightwater Town Centre Upgrade		659,223	112,068	17%	26,529	4,510	17%			
Richmond Queen Street Upgrade		1,502	210	14%						
Total Transportation		4,288,194	1,853,501		1,868,462	1,117,321		1,265,151	311,909	
Stormwater										
Richmond South Stormwater Land Purchase	Waimea	10,573	9,516	90%	1,685	1,516	90%			
Growth Allowance for Stormwater Infrastructure	Waimea	1,046	1,046	100%	29,412	29,412	100%	3,975	3,975	100%
Richmond West & McShane Pipe upgrades	Waimea				40,920	40,920	100%	130,086	130,086	100%
Lower Queen St Stormwater	Waimea	1,317	830	63%						
Eastern Hills Drain Upgrade	Waimea	4,300	1,247	29%	121,867	41,435	34%	298,631	101,534	34%
Seaton Valley Stormwater Detention Dam Construction	Waimea	131,476	47,331	36%	322,653	190,365	59%	21,149	12,478	59%
Lower Queen Street Bridge Capacity Upgrade	Waimea							81,483	43,186	53%
Borck Creek SH60 Bridge Capacity upgrade	Waimea				221,577	203,851	92%	413,199	380,143	92%
Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upgrade	Waimea							109,129	100,398	92%
Borck Creek Widening - Poutama to SH 60	Waimea	690,074	503,754	73%	343,830	113,464	33%	64,390	21,249	33%
Borck Creek Widening - SH60 to Reed/Andrews	Waimea				53,725	49,427	92%	5,508	5,067	92%
Poutama Drain Widening Stage 2	Waimea	513,033	179,562	35%	99,347	34,771	35.00%	18,497	6,474	35%
Motueka West Discharge System	Motueka				37,542	33,412	89%	270,041	240,336	89%
Pohara Main Settlement flood works	Golden Bay	66,563	6,656	10%	406,135	40,614	10%	573,145	57,315	10%
Total Stormwater		1,418,382	749,941		7,248,779	3,619,931		4,379,794	2,321,428	
Wastewater										
Motueka Bridge to Motueka WWTP Rising Main Upgrade	Motueka	173	78	45%						
New Rising Main Motueka West to WWTP	Motueka	37,971	35,313	93%	224,428	215,451	96%	713,643	685,098	96%
Aranui Road Pump Station Upgrade	Waimea	569	171	30%				3,825	1,148	30%

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Ruby Bay Pump Station Storage Upgrade	Waimea	389,782	116,935	30%	33,299	16,317	49%	10,663	5,225	49%
New Stafford Drive Pump Station	Waimea	939,912	281,974	30%	26,816	13,140	49%	2,590	1,269	49%
Aranui-Higgs Rd Pump Station Upgrade and Storage	Waimea	271,189	81,357	30%	2,261	1,108	49%			
Richmond South - new pump stations and rising main	Waimea				79,463	76,285	96%	1,941	1,864	96%
Part A Brightwater - Lord Rutherford Pump Station	Waimea				16,762	6,705	40%	36	14	40%
Tarakohe Pump Station Upgrade	Golden Bay	82,914	14,095	17%	349,273	52,391	15%	171,281	25,692	30%
Four Winds Pump Station and Rising Main Upgrade	Golden Bay	3,752	638	17%						
Total Wastewater		2,799,523	1,356,971		1,644,718	1,202,569		1,079,472	878,252	
Water										
Richmond South Reticulation - Low Level Reservoir Stage 1	Waimea	120,682	86,891	72%	133,857	117,794	88%	42,998	37,838	88%
Richmond South Reticulation - Low Level Water Main	Waimea				140,104	123,291	88%	50,426	44,375	88%
Richmond Water Treatment Plant	Waimea				2,480	4	0%			
Richmond Reticulation - Waimea WTP Upgrade	Waimea	1,054,076	305,682	29%	1,045,633	292,777	28%	280,292	78,482	28%
Waimea Water Treatment Plant Upgrade	Waimea	1,125	180	16%	2,420	387	16%			
Richmond Reticulation - Lower Queen Street Trunk main Upgrade	Waimea				3,269	915	28%	1,330	372	28%
Richmond Rezoning McGlashen Avenue	Waimea	1,038	145	14%	29,840	4,178	14%			
Brightwater WTP Upgrade	Waimea	311,044	93,313	30%						
Wakefield WTP - New plant at Spring Grove	Waimea	215,145	66,695	31%						
Waimea Community Dam – Council Share	Waimea			0%	3,427,742	682,045	20%	12,234,034	6,814,490	56%
Richmond Source - Waimea Bore Pump Upgrade	Waimea	1,509,245	437,681	29%	226,439	36,230	16%	62,844	10,055	16%
Wakefield Reticulation - Upsize of Bird Lane water pipe	Waimea	877	587	67%			0%			
2017 Richmond Water Treatment Plant Capacity Increase	Waimea						0%	609	475	78%
Richmond West Trunk Watermain - Section B1	Waimea				60,217	52,991	88%	7,500	6,600	88%
Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Waimea				1,352,837	1,190,496	88%	38,681	34,039	88%
Waimea Water Strategy - Brightwater & Wakefield Water Retic,	Waimea				35,743	14,297	40%	111,336	44,534	40%
Mapua Reticulation - Pomona Road Reservoir Upgrade	Waimea	2,264,019	656,566	29%	2,353,138	1,105,975	47%	15,142	7,117	47%
Mapua Reticulation - Trunk Main Renewal	Waimea	2,197,752	329,663	15%	68,674	16,482	24%	863	207	24%
Motueka Reticulation - Motueka West Water Main Stage 1	Motueka	6,443	5,541	86%	53,894	48,504	90%	852,286	767,057	90%
New Motueka WTP (Parker St)	Motueka	381,944	118,403	31%	2,618,873	785,662	30%			
New Motueka WTP (Parker St)	Motueka				40,159	12,048	30%			
Kaiteriteri Treatment Upgrade	Motueka	5,772	462	8%						
Total Water		9,593,355	2,350,532		11,963,123	4,590,815		13,974,579	7,928,488	

SCHEDULE 3 – FORECAST RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION CAPITAL EXPENDITURE

All expenditure in this schedule is 100% funded from reserve and community service financial contributions. Figures are inflation adjusted and exclude gst. Excludes interest on the accounts.

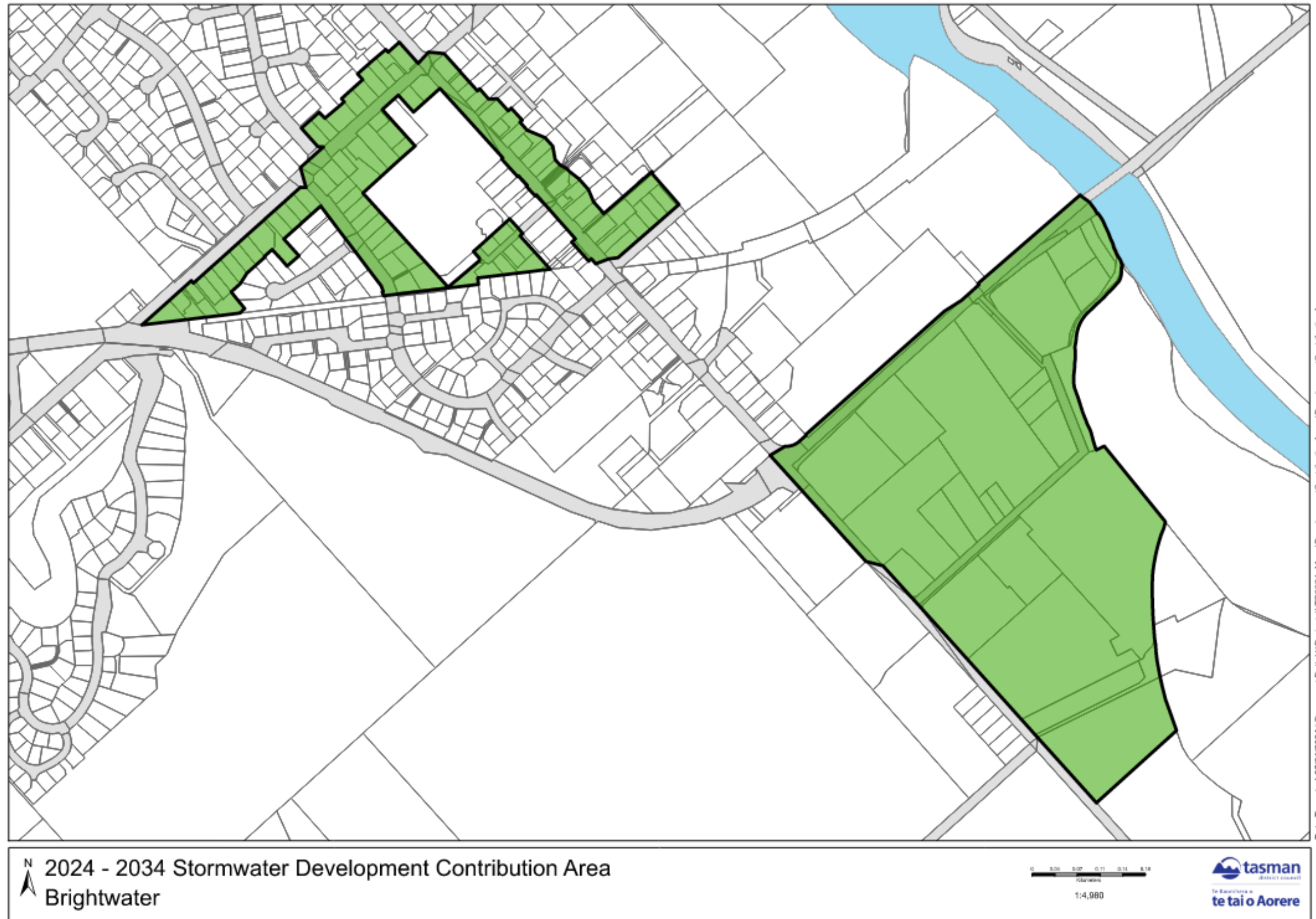
	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
District Wide Reserve										
Miscellaneous										
Consultant Fees	25,134	25,687	26,278	26,883	27,474	28,051	-	-	-	-
Library Books	12,637	12,915	13,212	13,516	13,813	14,104	14,386	14,673	14,952	15,236
TOTAL EXPENDITURE	37,772	38,602	39,490	40,399	41,287	42,154	14,386	14,673	14,952	15,236
Richmond Ward Reserve										
PROJECTS										
Walkways/Cycleways	636,631	608,484	498,049	533,812	369,698	50,679	103,487	52,778	53,834	109,713
Sportsfields	28,354	-	-	30,356	99,931	102,030	104,172	106,256	108,381	110,440
Playgrounds	79,390	81,136	178,036	84,995	86,864	88,689	90,551	197,919	94,209	95,999
Miscellaneous										
Waimea Plains Community Centre	-	301,540	1,029,000	1,053,000	-	-	-	-	-	-
Motueka Community Pool	-	-	320,358	710,076	725,694	-	-	-	-	-
Picnic/Gardens General	74,555	94,863	69,638	123,658	126,379	167,042	202,890	107,988	110,148	112,241
Cemeteries	24,720	56,254	195,212	101,450	126,221	133,882	22,502	22,952	65,779	18,464
Valuation expenses/Future planning	26,034	26,606	27,218	34,118	34,868	35,600	36,312	37,039	37,742	38,460
Toilets /General	204,145	-	-	36,426	186,138	25,340	116,423	-	-	-
New Reserves	-	-	-	1,306,167	428,251	1,093,110	-	1,366,064	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	1,085,160	1,180,465	2,329,358	4,026,177	2,196,431	1,709,018	680,653	1,895,398	474,579	489,888
Waimea/Moutere and Lakes Ward Reserve										
PROJECTS										
Walkways/Cycleways	22,683	23,182	23,738	24,284	24,818	25,339	25,872	26,389	26,917	27,428
Sportsfields/Tennis Courts	158,779	-	-	-	62,046	253,396	-	-	-	-
Gardens/Picnic Areas	22,683	46,363	23,738	48,568	24,818	76,019	25,872	26,389	26,917	27,428
Playgrounds	79,389	81,136	178,036	84,994	86,864	88,688	90,551	197,919	94,209	95,999
Cemeteries	6,180	14,064	48,803	25,362	31,555	33,470	5,625	5,737	16,444	4,616
Toilets	-	-	23,738	109,279	-	-	25,872	118,751	-	-
Coastcare	11,341	11,591	11,869	12,142	12,409	12,670	12,936	13,195	13,458	13,714
Miscellaneous										
Valuation expenses/Future planning	12,965	13,251	13,555	10,676	10,910	11,140	11,362	11,590	11,810	12,034
Mapua Boat Ramp	396,000	-	-	-	-	-	-	-	-	-
Tapawera Community Centre	-	264,000	1,083,000	-	-	-	-	-	-	-
Waimea Plains Community Centre	-	704,073	2,402,000	2,457,000	-	-	-	-	-	-
Motueka Community Pool	-	-	854,287	1,893,528	1,935,185	-	-	-	-	-
Murchison Sports Centre	-	-	-	-	-	-	-	118,041	1,444,820	1,472,272
New Reserve Land	-	736,862	-	-	1,545,760	287,661	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	721,352	1,906,102	4,674,612	4,677,952	3,746,753	801,028	202,404	522,412	1,639,060	1,658,062
Motueka Ward Reserve										
PROJECTS										
General - Walkways/Cycleways	17,012	17,386	17,804	18,213	18,614	19,005	19,404	19,792	20,188	20,571
Sportsfields	226,828	86,932	178,036	-	-	-	64,679	197,919	-	-

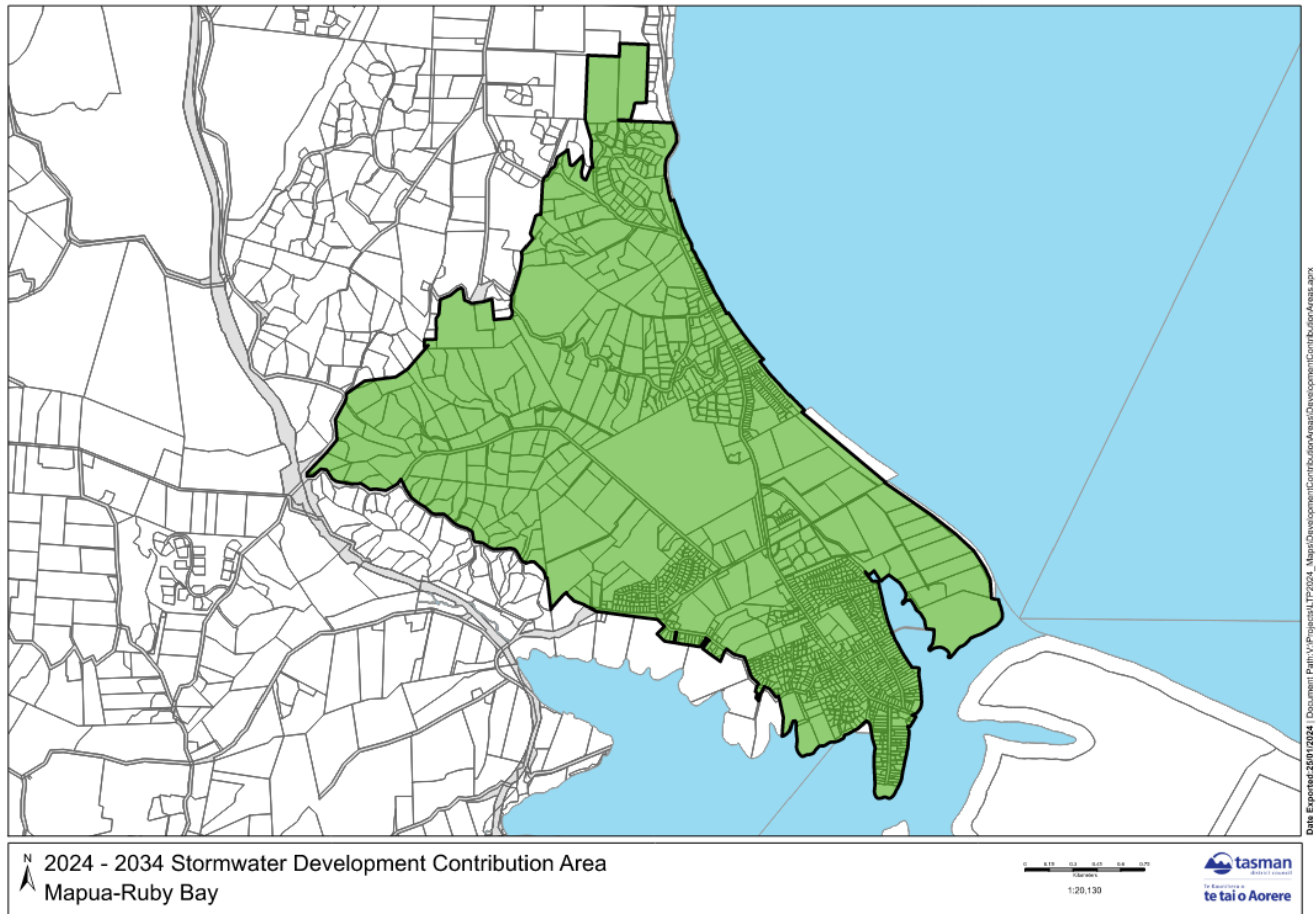
	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Gardens/Picnic Areas	-	40,568	12,744	-	37,228	-	52,866	-	-	41,143
Playgrounds	79,390	81,136	83,084	182,131	86,864	88,689	90,551	92,362	94,209	95,999
Cemeteries	18,266	-	14,243	19,427	24,818	-	20,697	-	-	-
Toilets	22,683	104,318	-	-	24,818	114,028	-	-	26,917	123,428
Coastcare	17,012	17,386	17,804	18,213	18,614	19,005	19,404	19,792	20,188	20,571
Miscellaneous										
Valuation expenses/Future planning	30,561	31,234	31,952	39,180	40,042	40,883	41,701	42,535	43,343	44,166
Keep Motueka Beautiful	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543
Motueka Clock Tower Trust	-	-	-	-	-	-	-	-	-	-
Motueka Community Pool	-	-	854,287	1,893,528	1,935,185	-	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	424,627	392,084	1,223,343	2,184,355	2,200,113	295,799	315,161	378,344	210,873	351,992
Golden Bay Ward Reserve										
PROJECTS										
Walkways/Cycleways	18,266	18,668	19,116	19,556	13,324	13,604	13,890	14,168	14,451	14,725
Sportsfields	-	-	-	-	-	-	-	-	40,375	-
Playgrounds	90,731	-	-	97,136	-	101,358	-	-	-	-
Gardens/Picnic Areas	-	17,387	-	18,214	-	19,005	-	19,792	-	20,572
Cemeteries	-	-	-	-	6,205	-	-	-	-	6,858
Coastcare	22,683	23,182	23,738	24,284	24,818	25,340	25,872	26,389	26,917	27,428
Miscellaneous										
New Reserve Land	-	-	155,221	-	-	-	-	-	-	-
Valuation expenses/Future planning	6,071	6,205	6,347	6,603	6,749	6,890	7,028	7,169	7,305	7,444
Motueka Community Pool	-	-	106,786	236,691	241,898	-	-	-	-	-
Transfer to District Wide Contributions	3,777	3,860	3,949	4,040	4,129	4,215	1,439	1,467	1,495	1,524
TOTAL EXPENDITURE	141,528	69,301	315,158	406,524	297,123	170,412	48,228	68,985	90,543	78,551

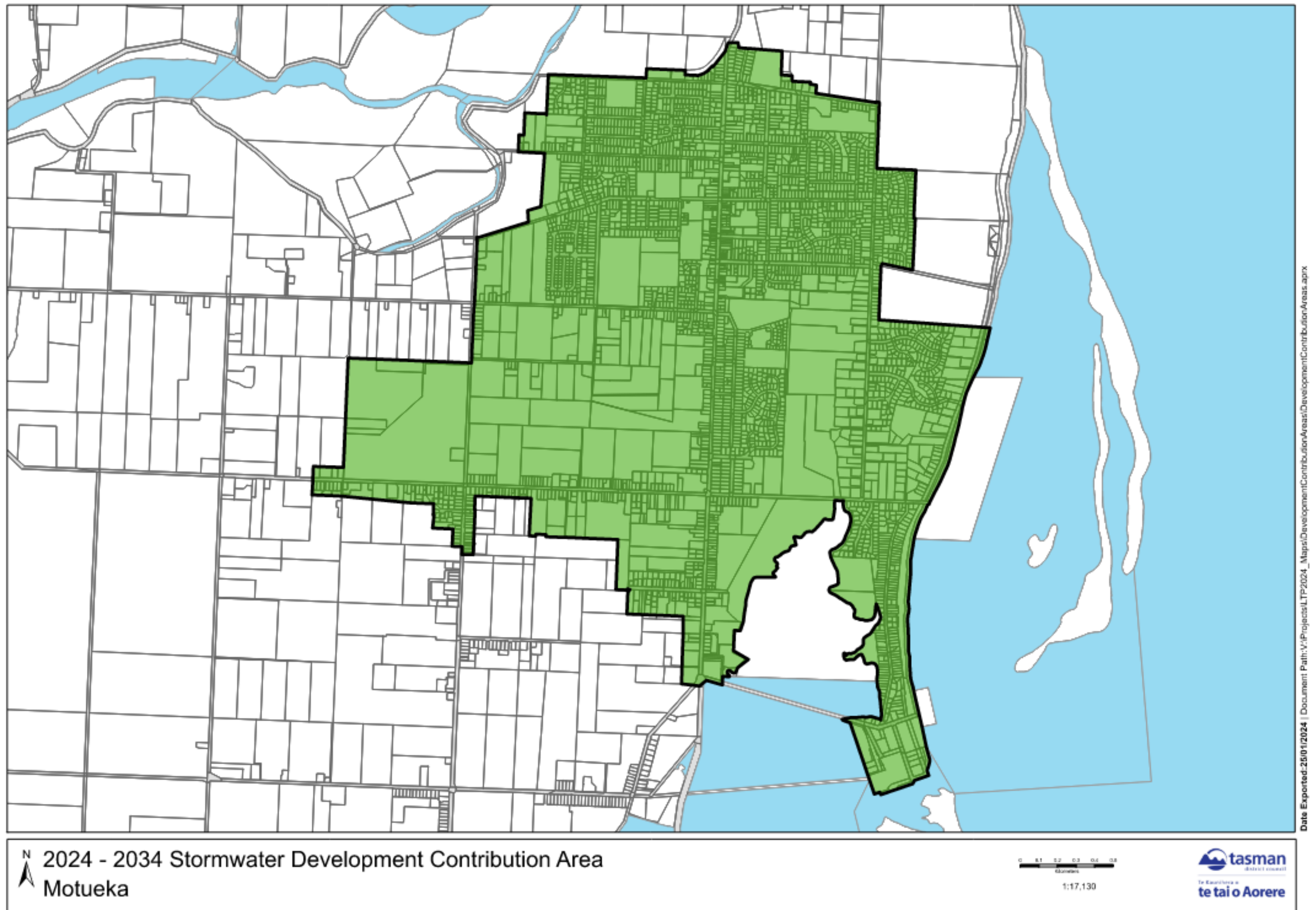
SECTION 3 – DEVELOPMENT CONTRIBUTION AREA MAPS

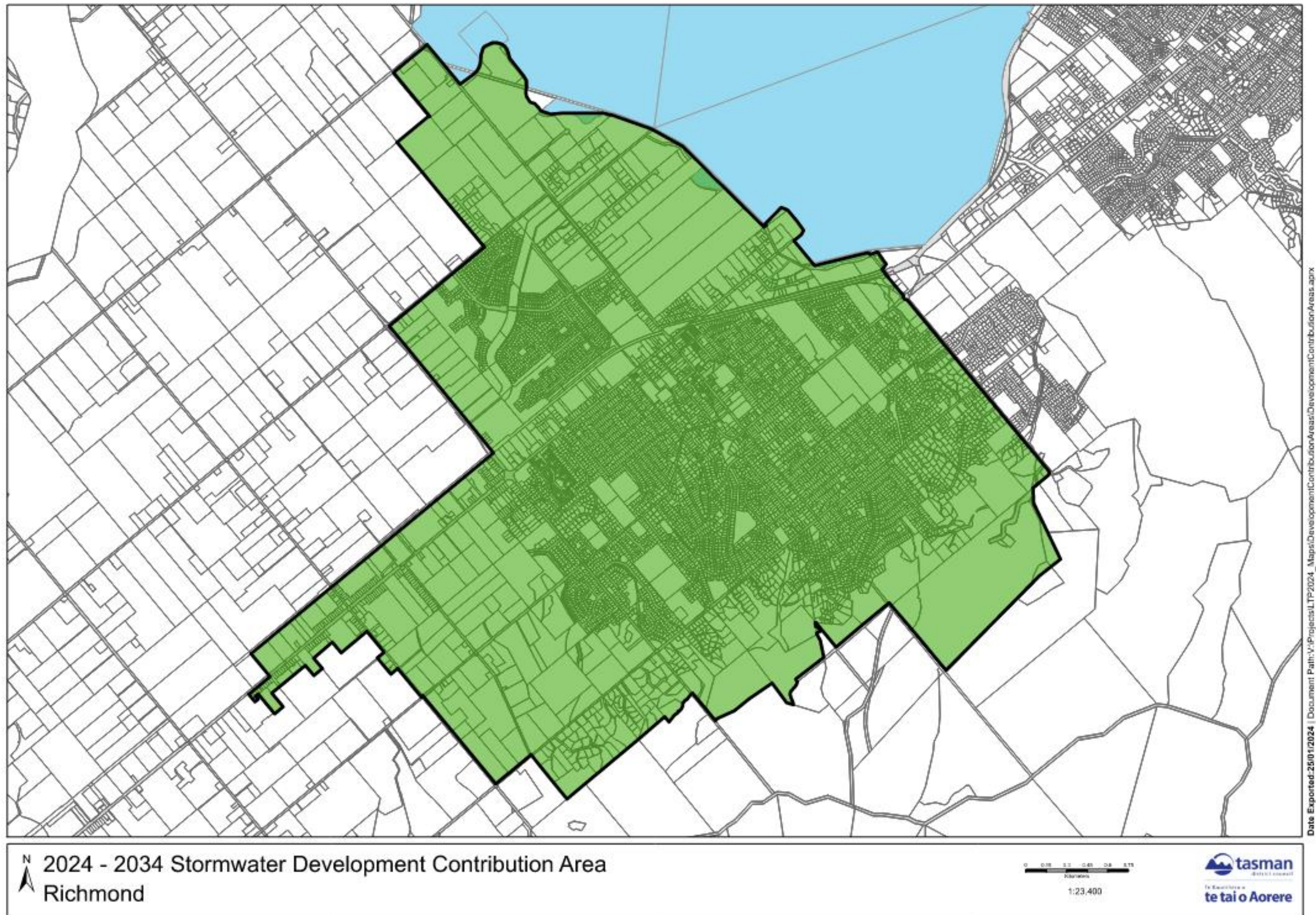
The maps in this section outline the boundaries for the settlements in the Waimea, Motueka and Golden Bay catchments within which development contributions will apply for water, wastewater and stormwater. Development contributions for transportation apply to all developments in the District, so no map is necessary.

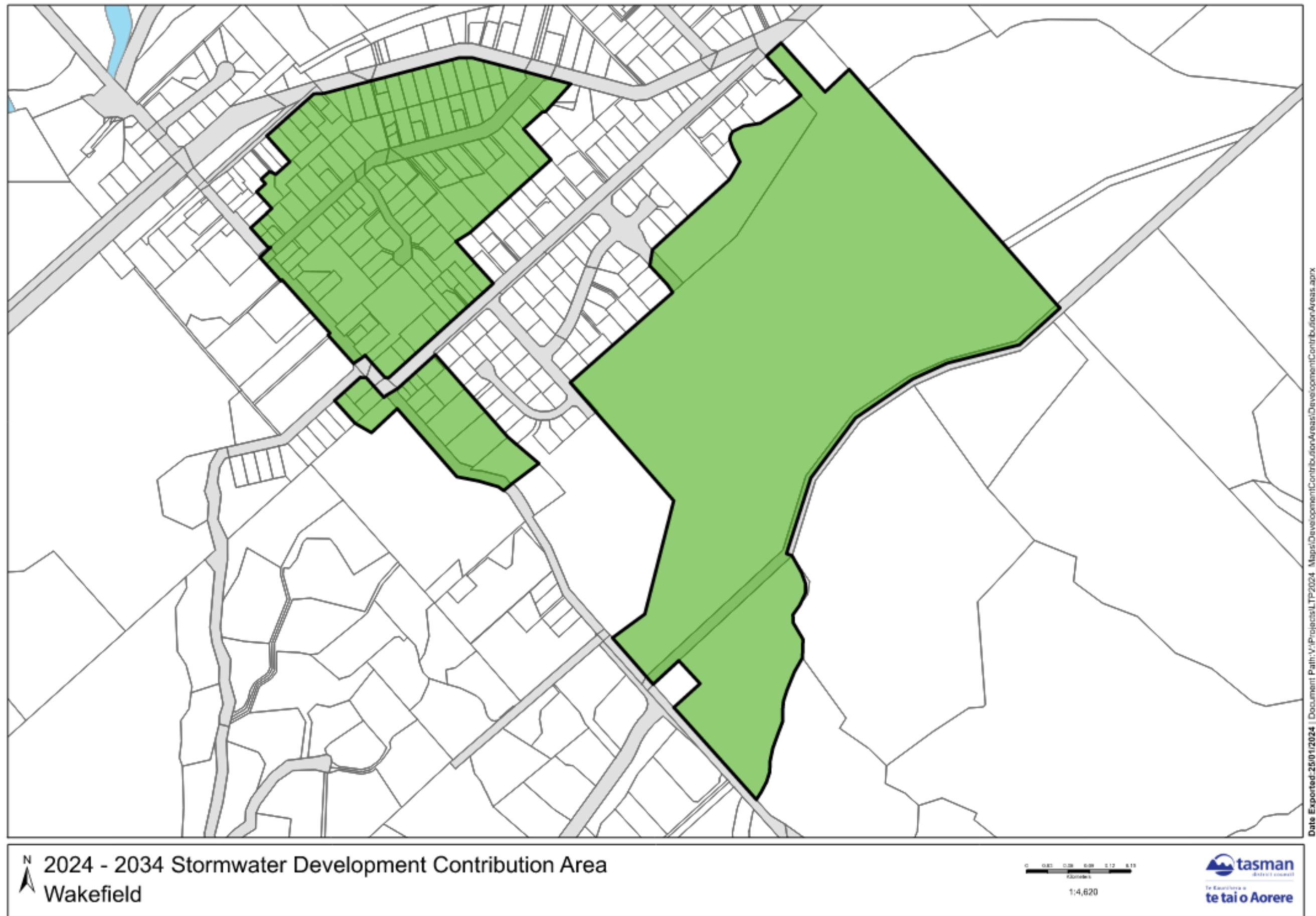
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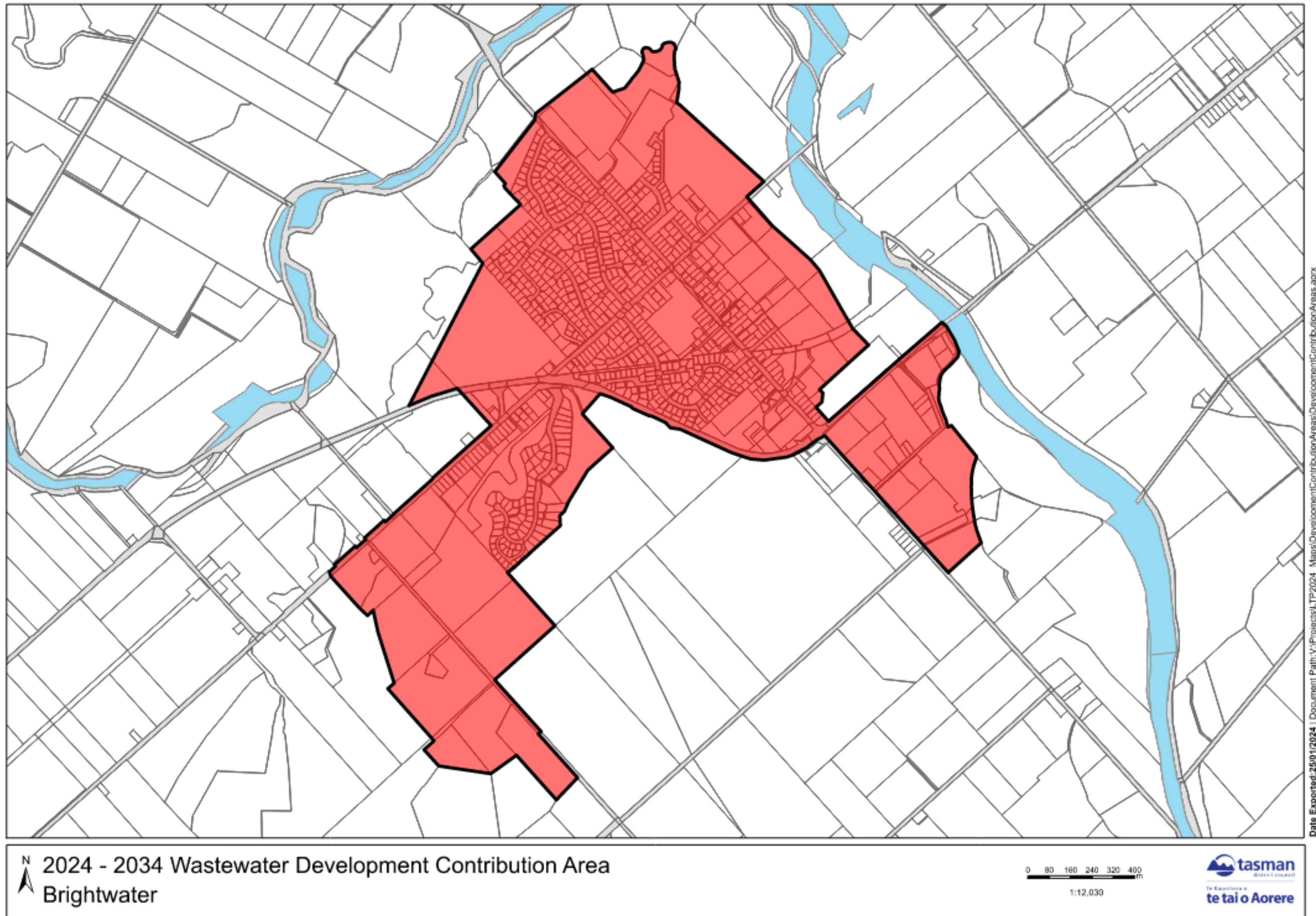


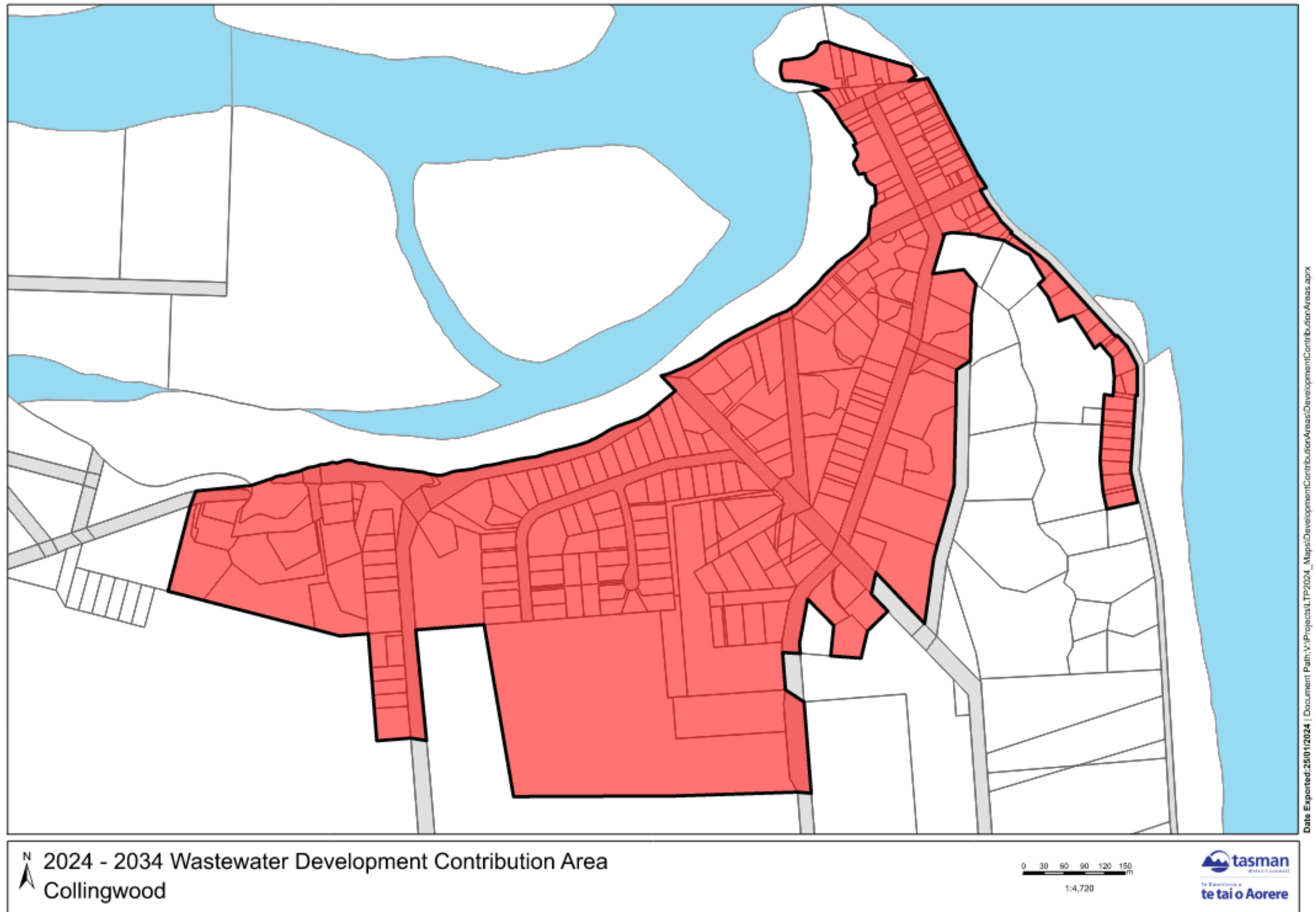


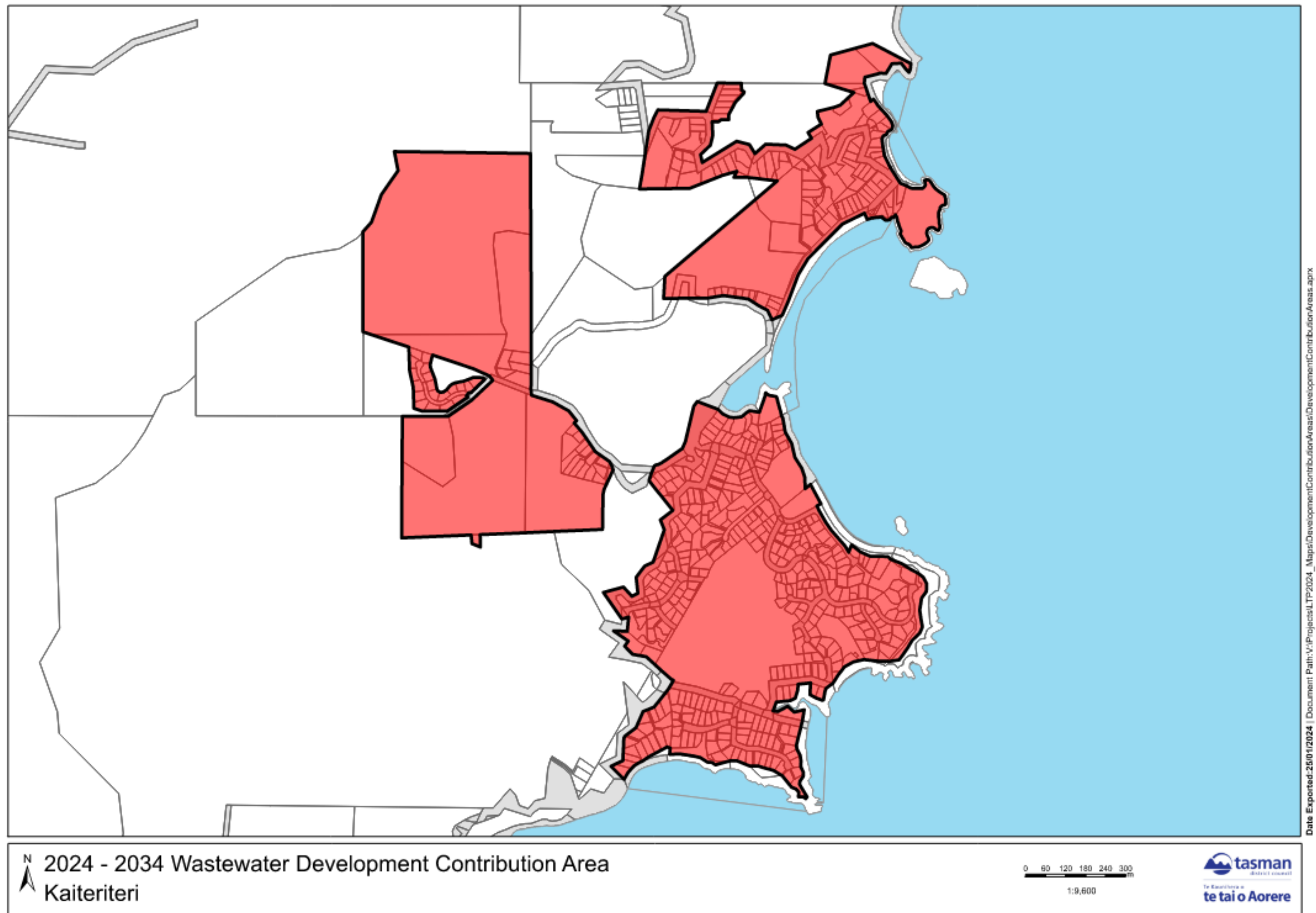


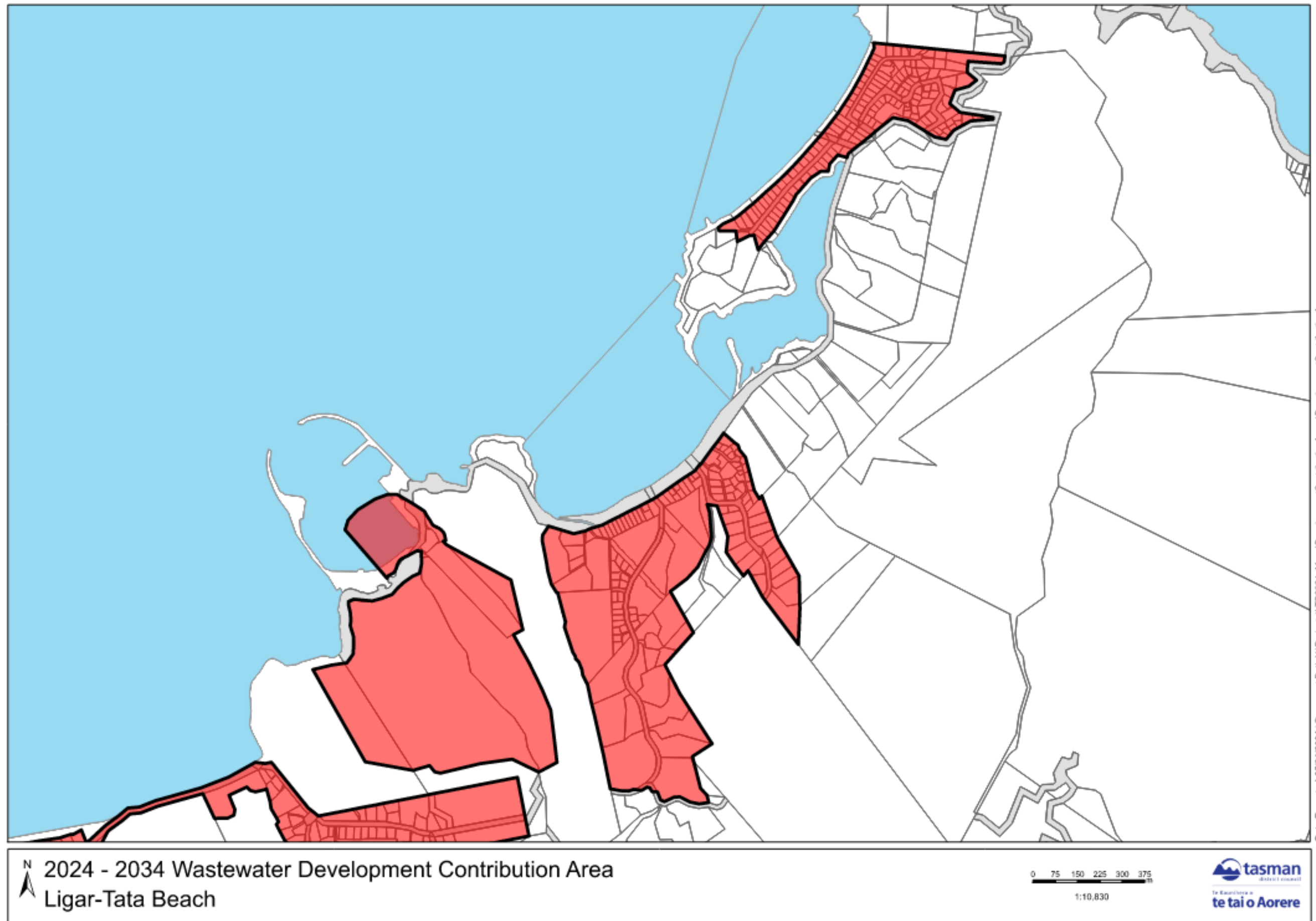


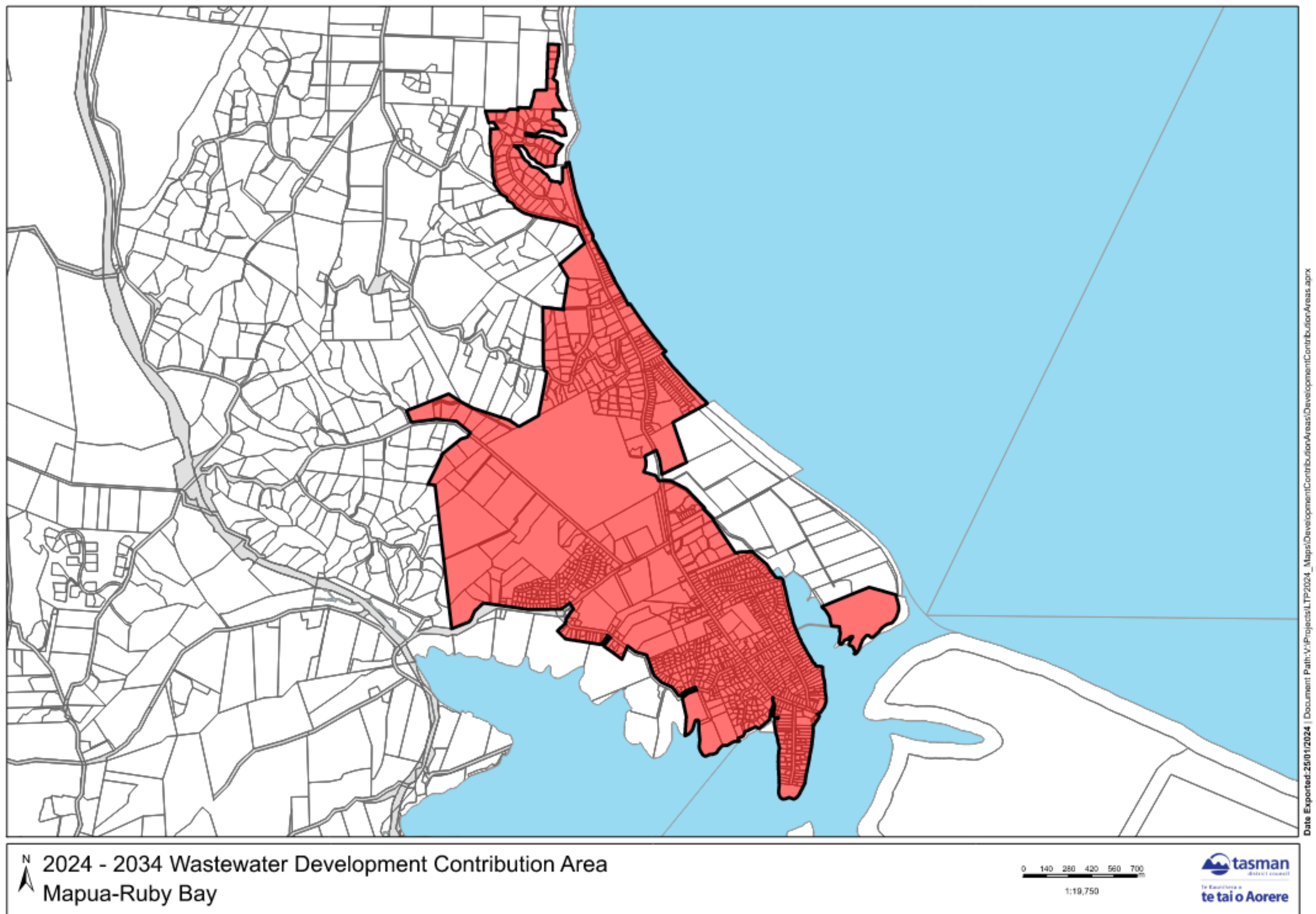


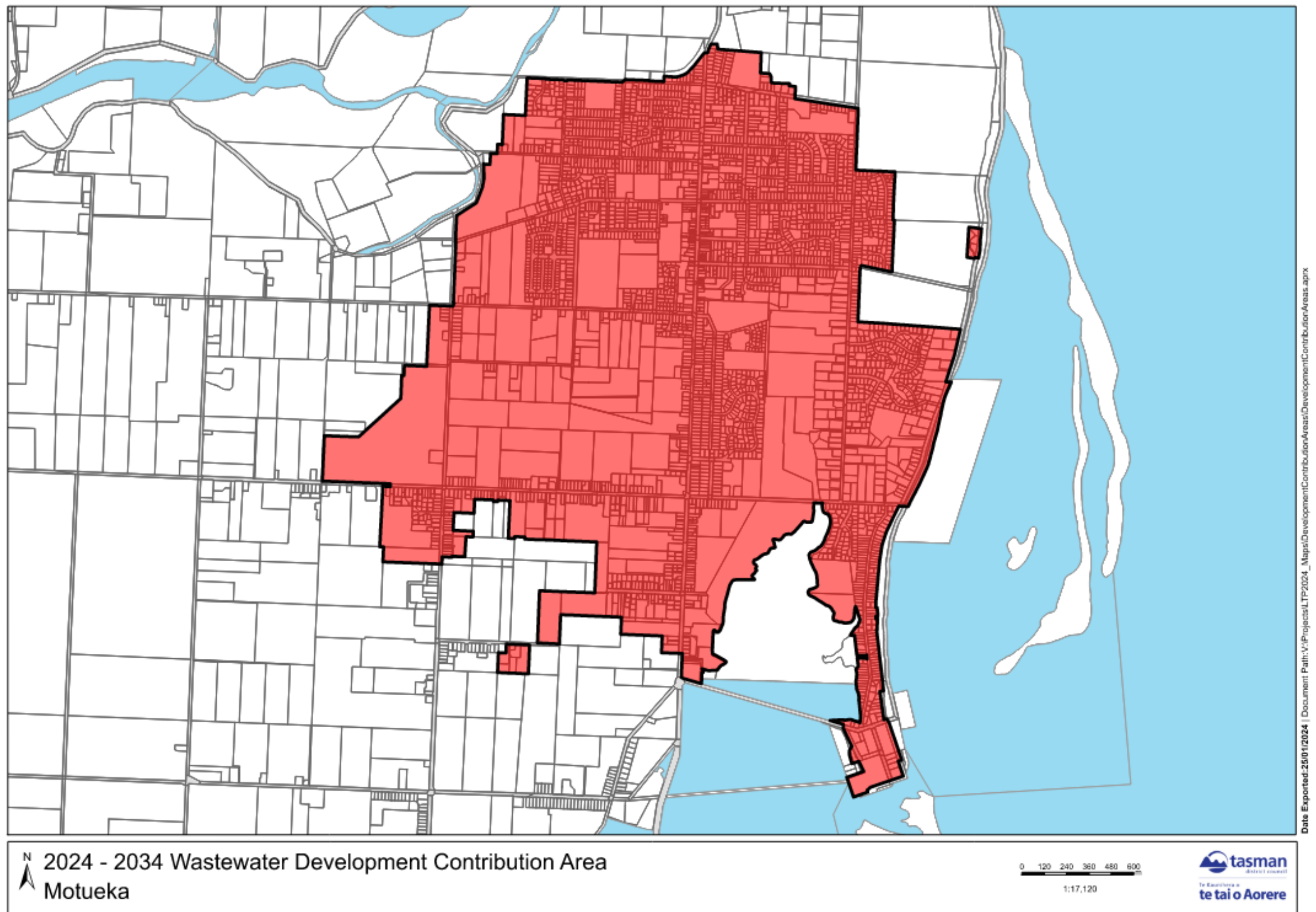


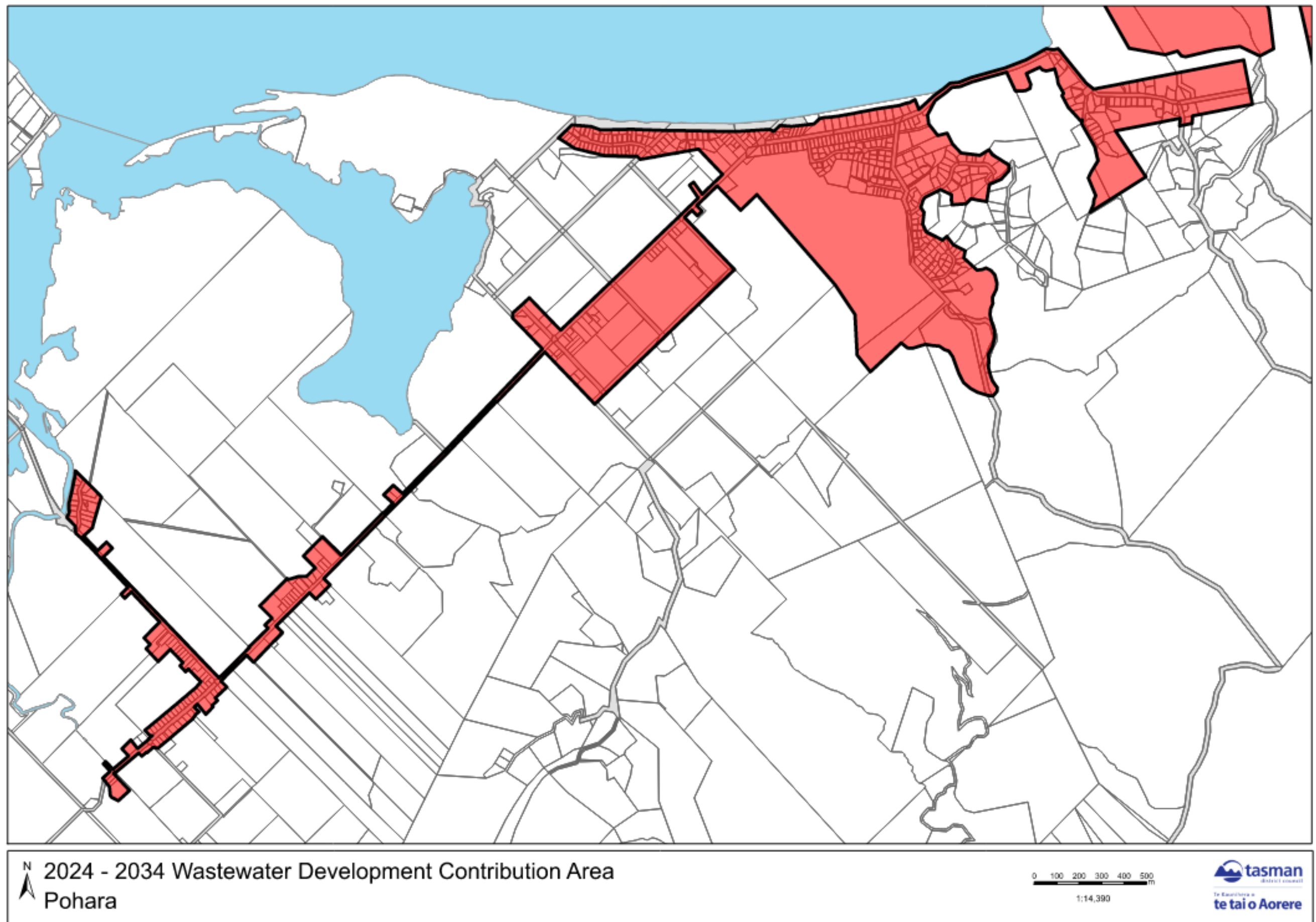


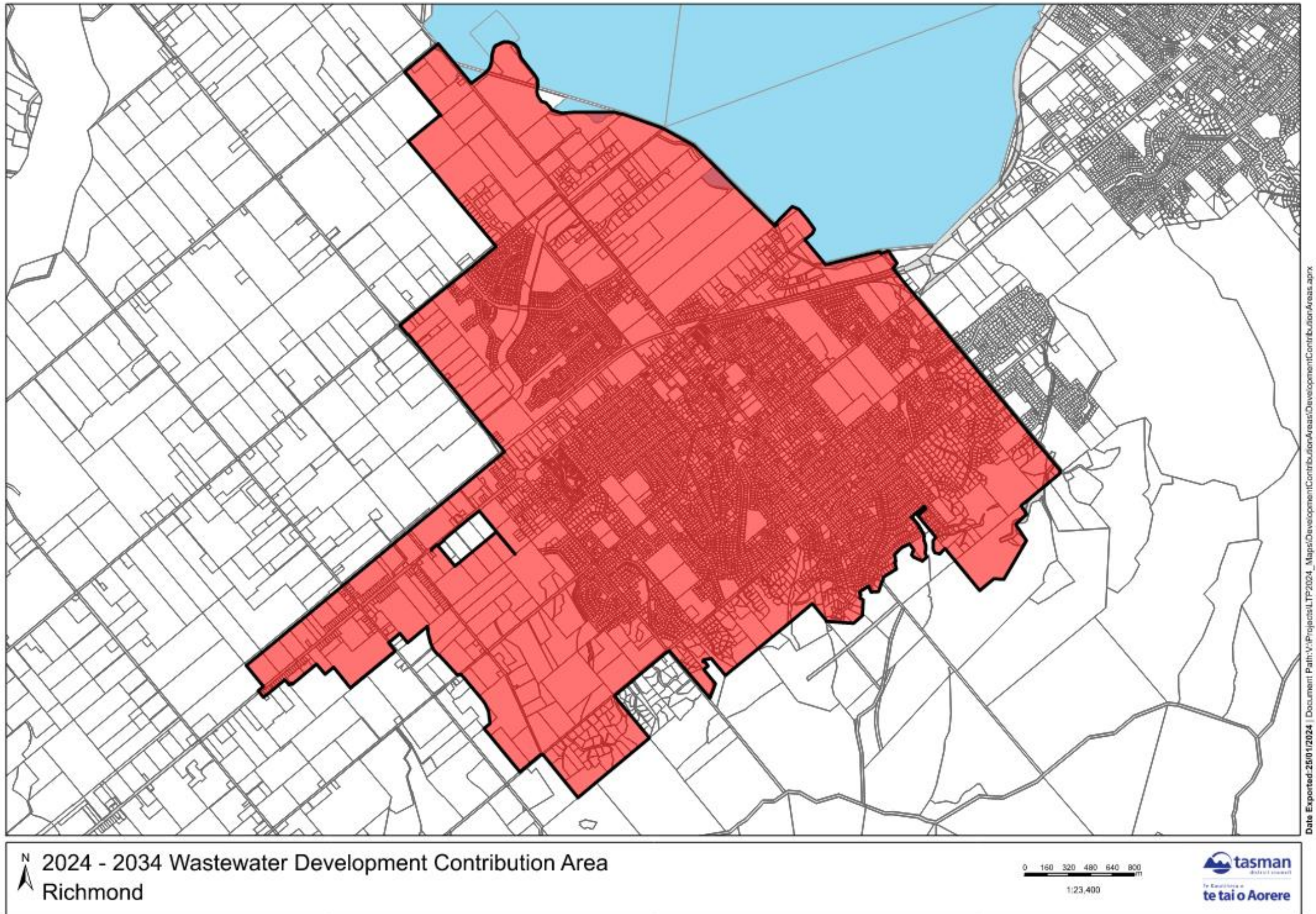


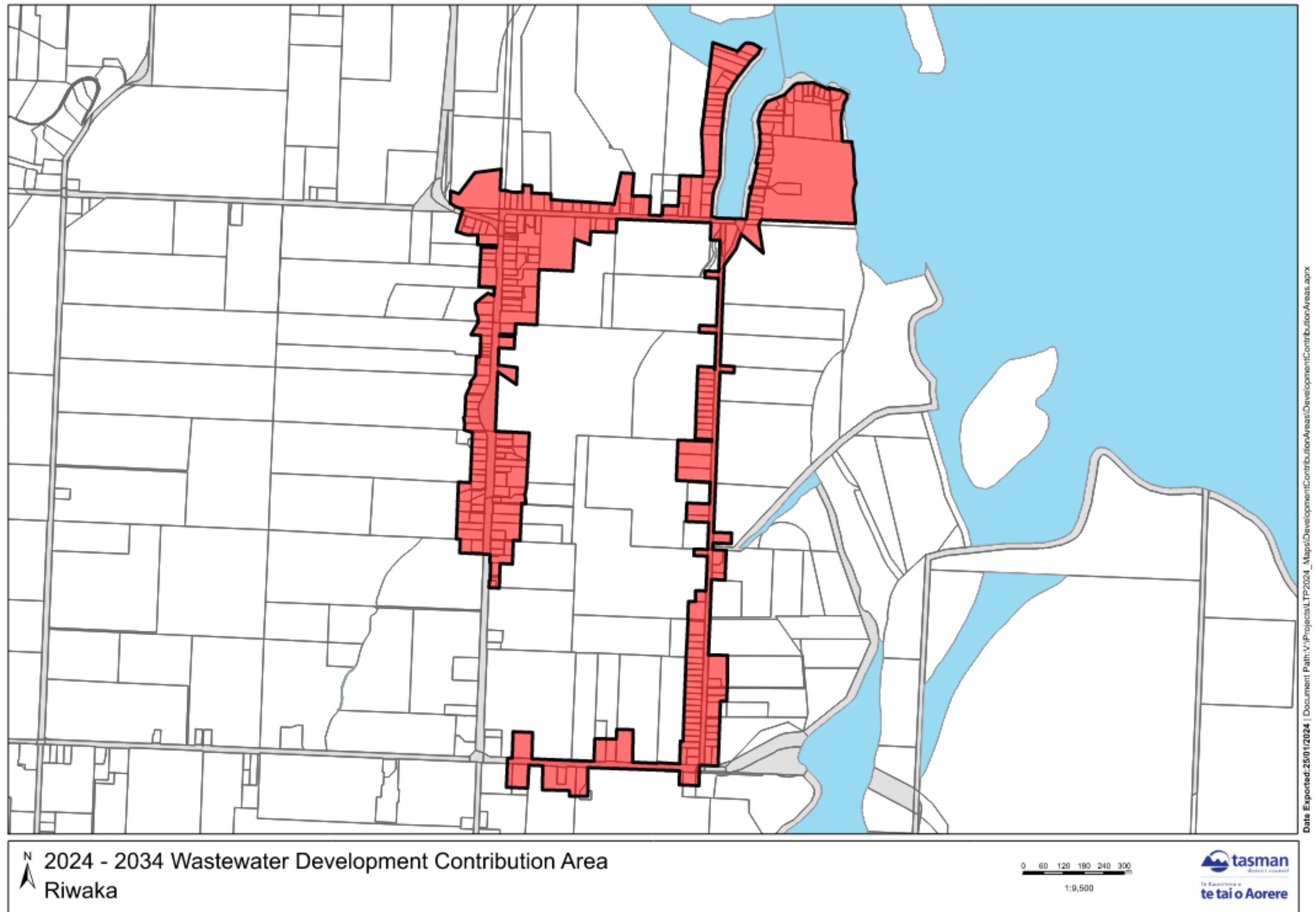


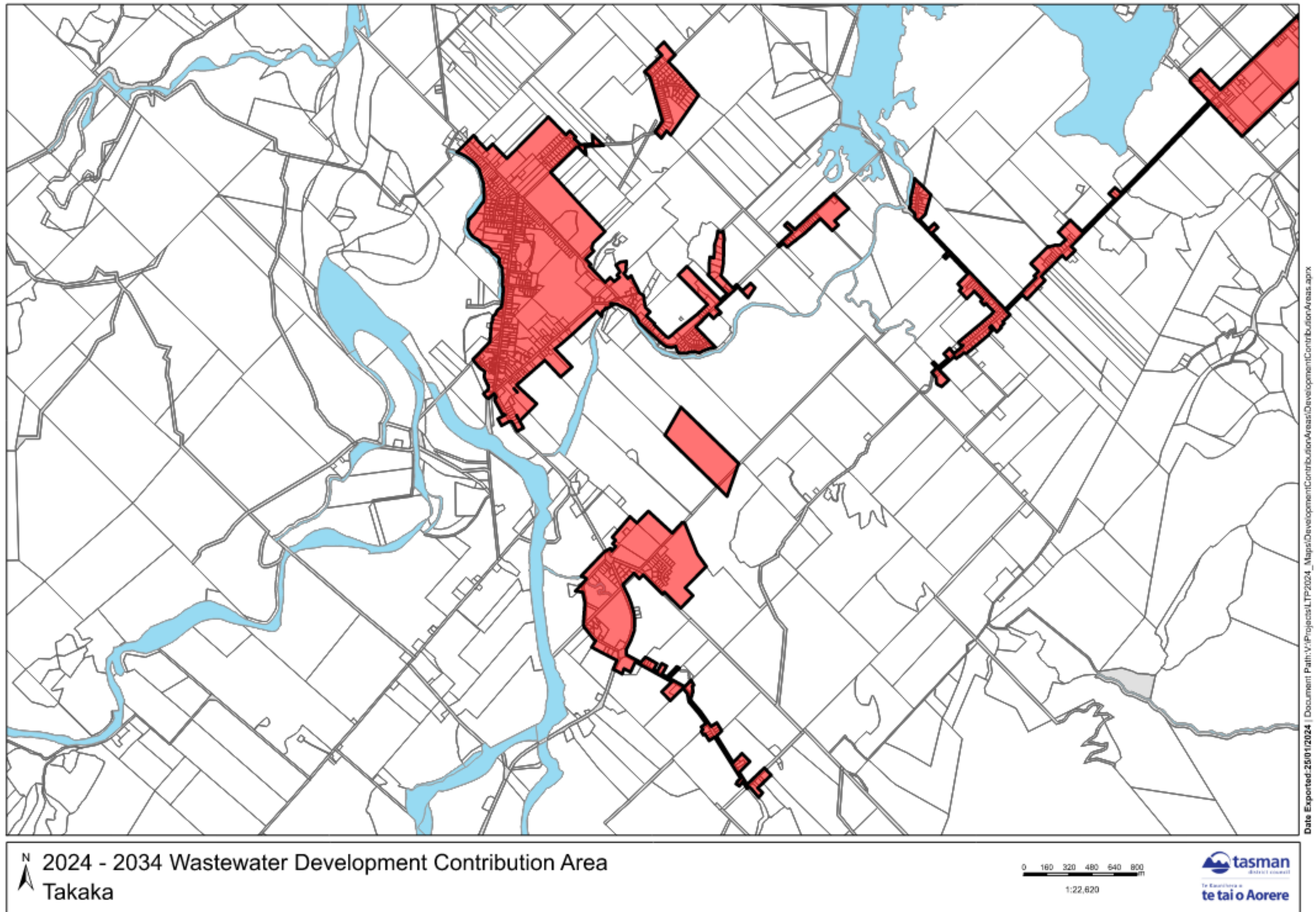


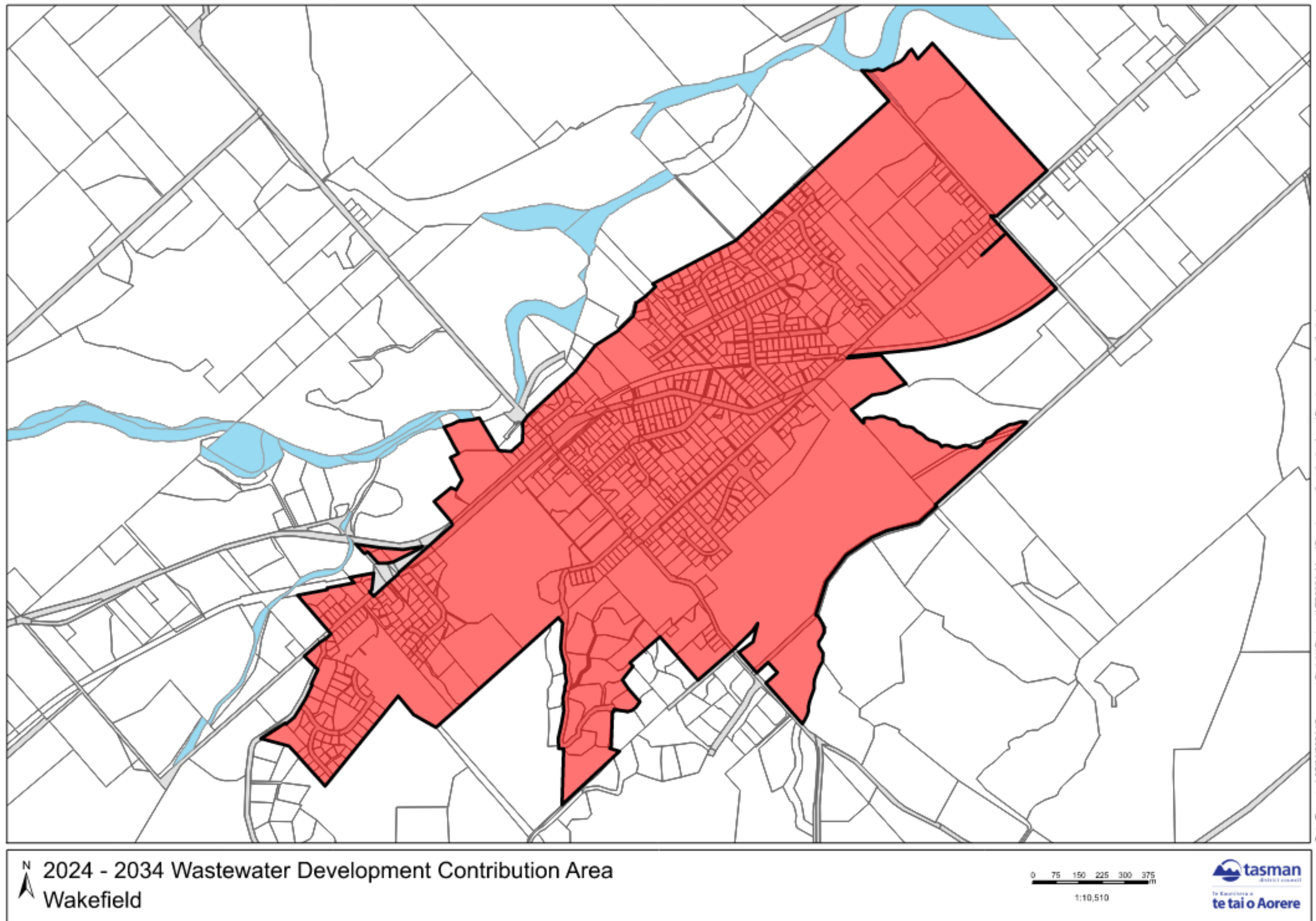


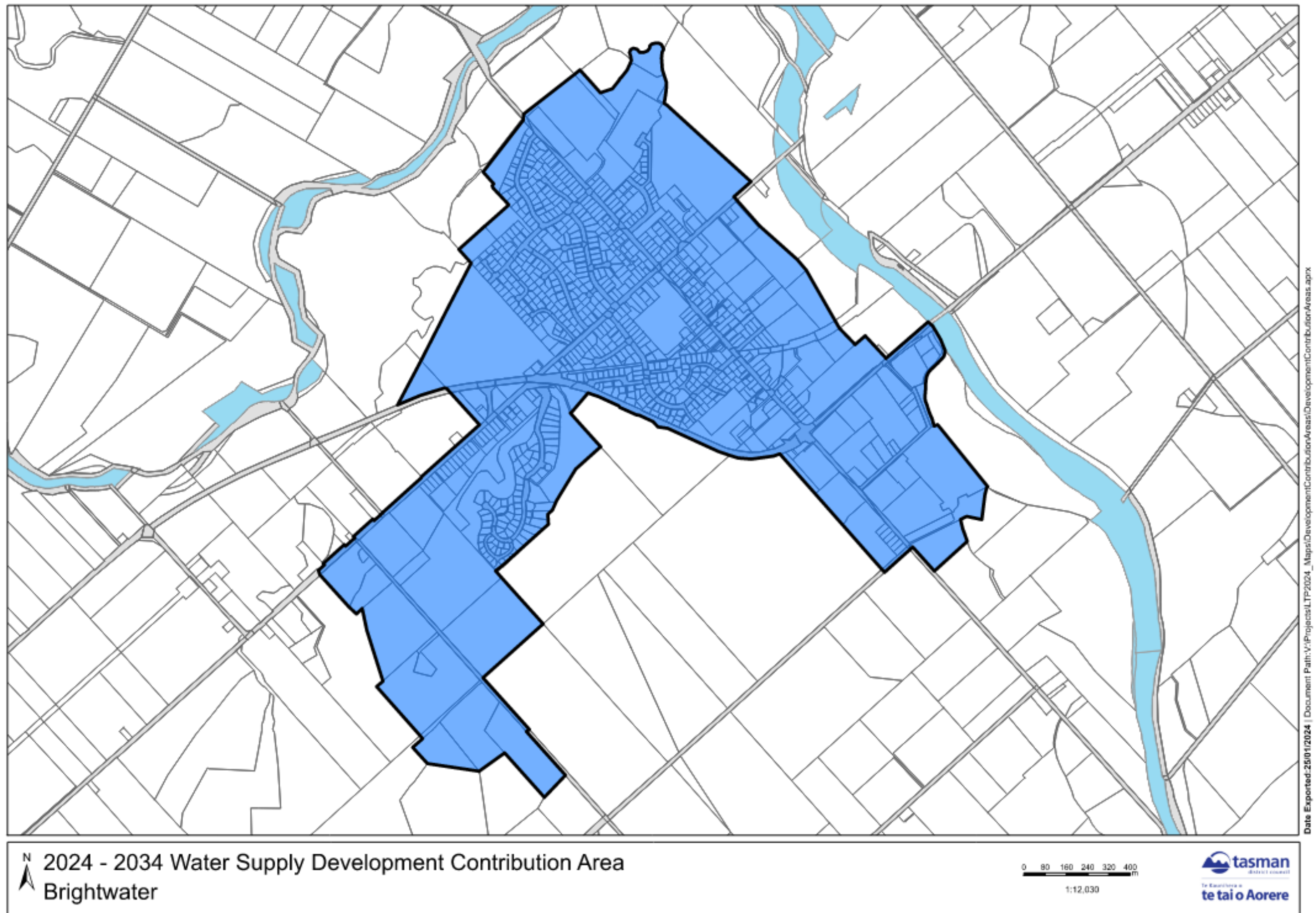


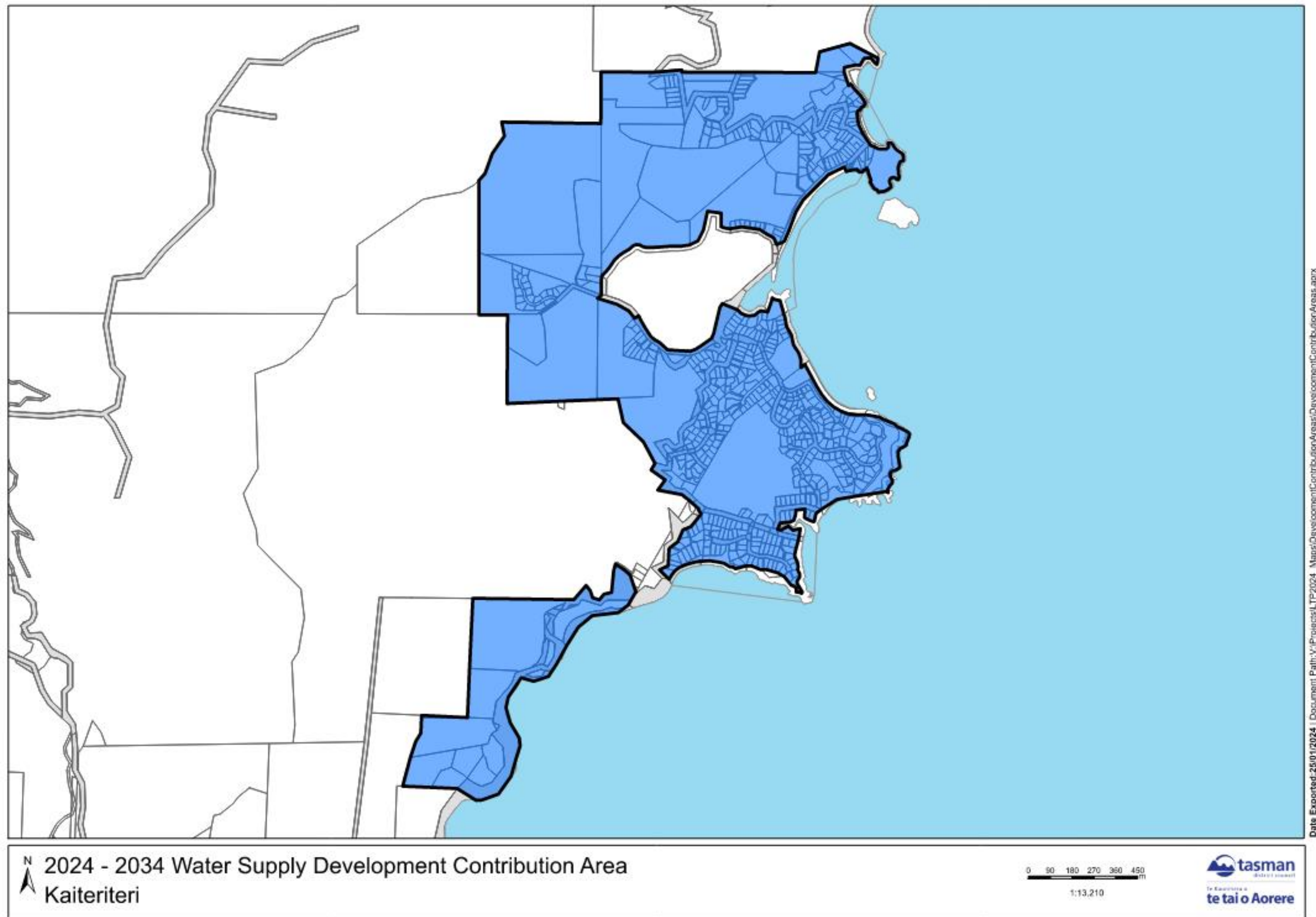


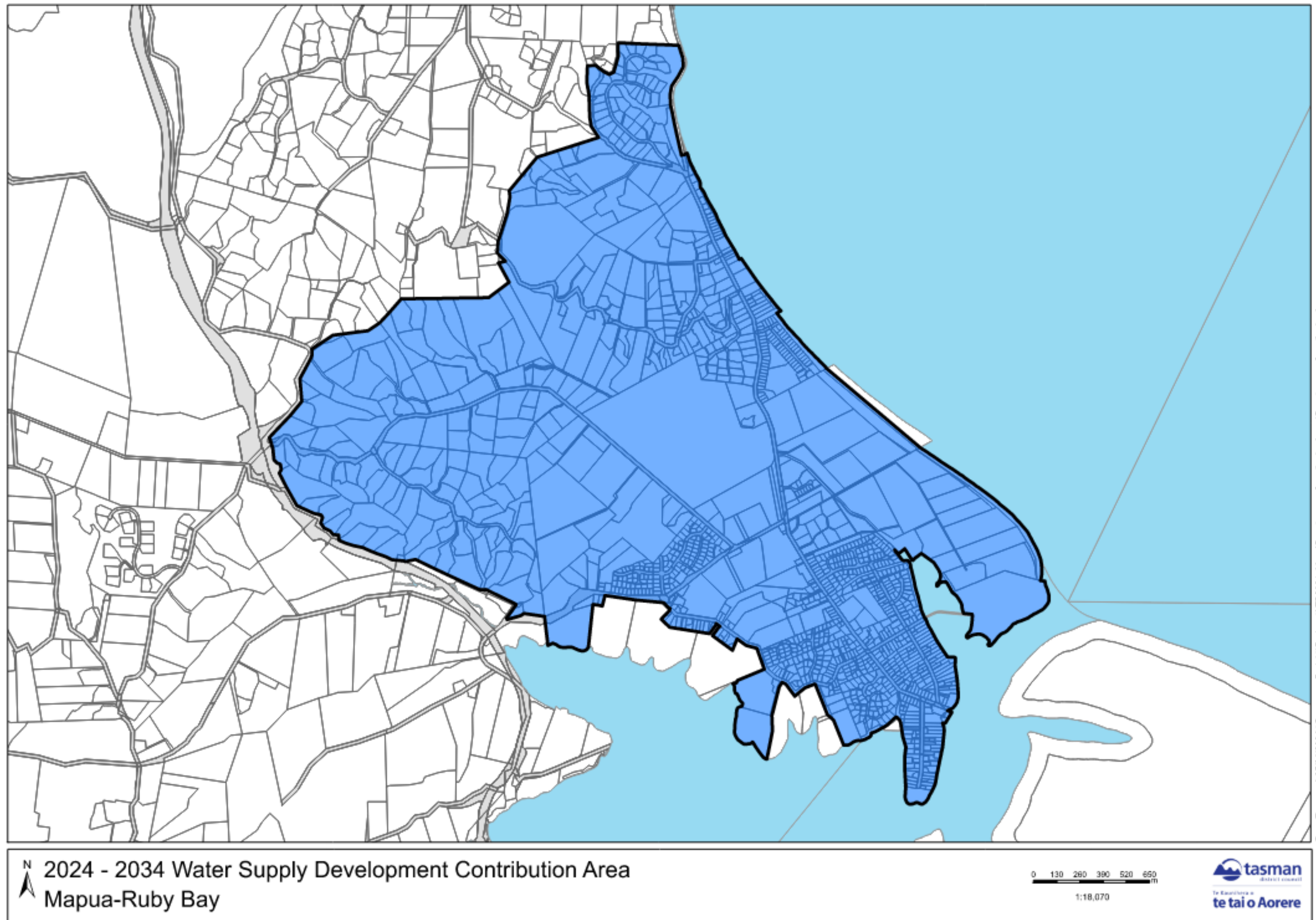


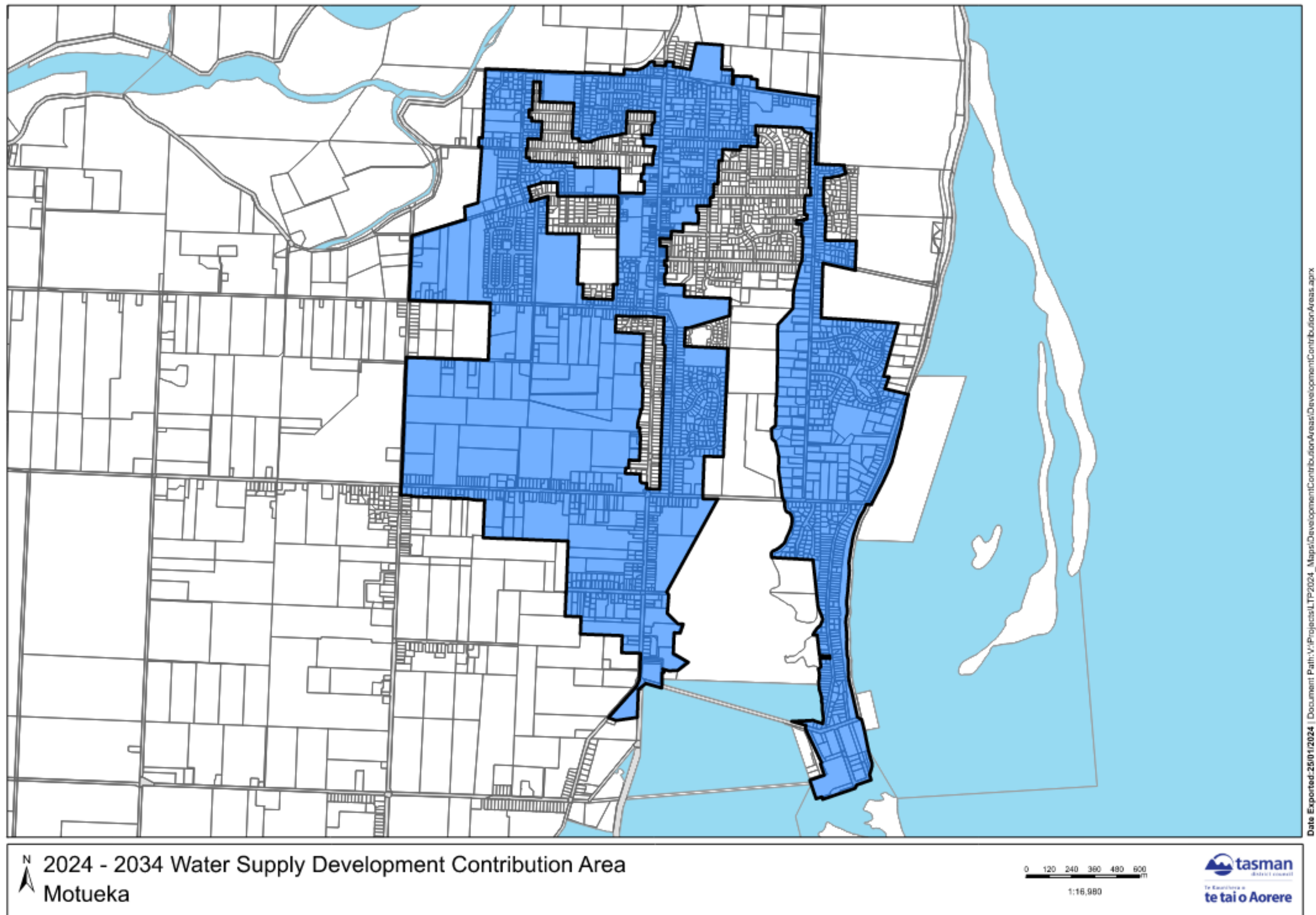


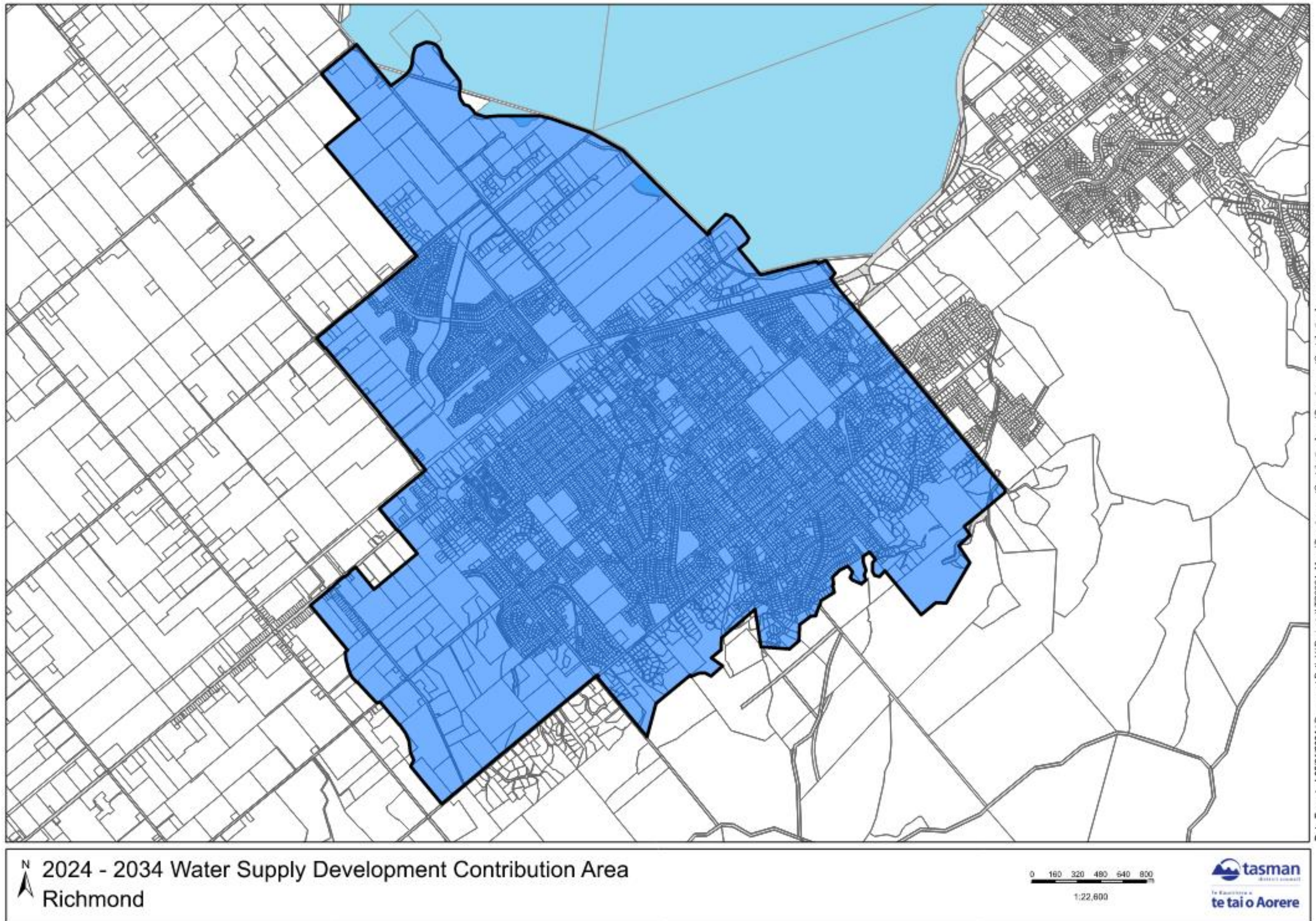


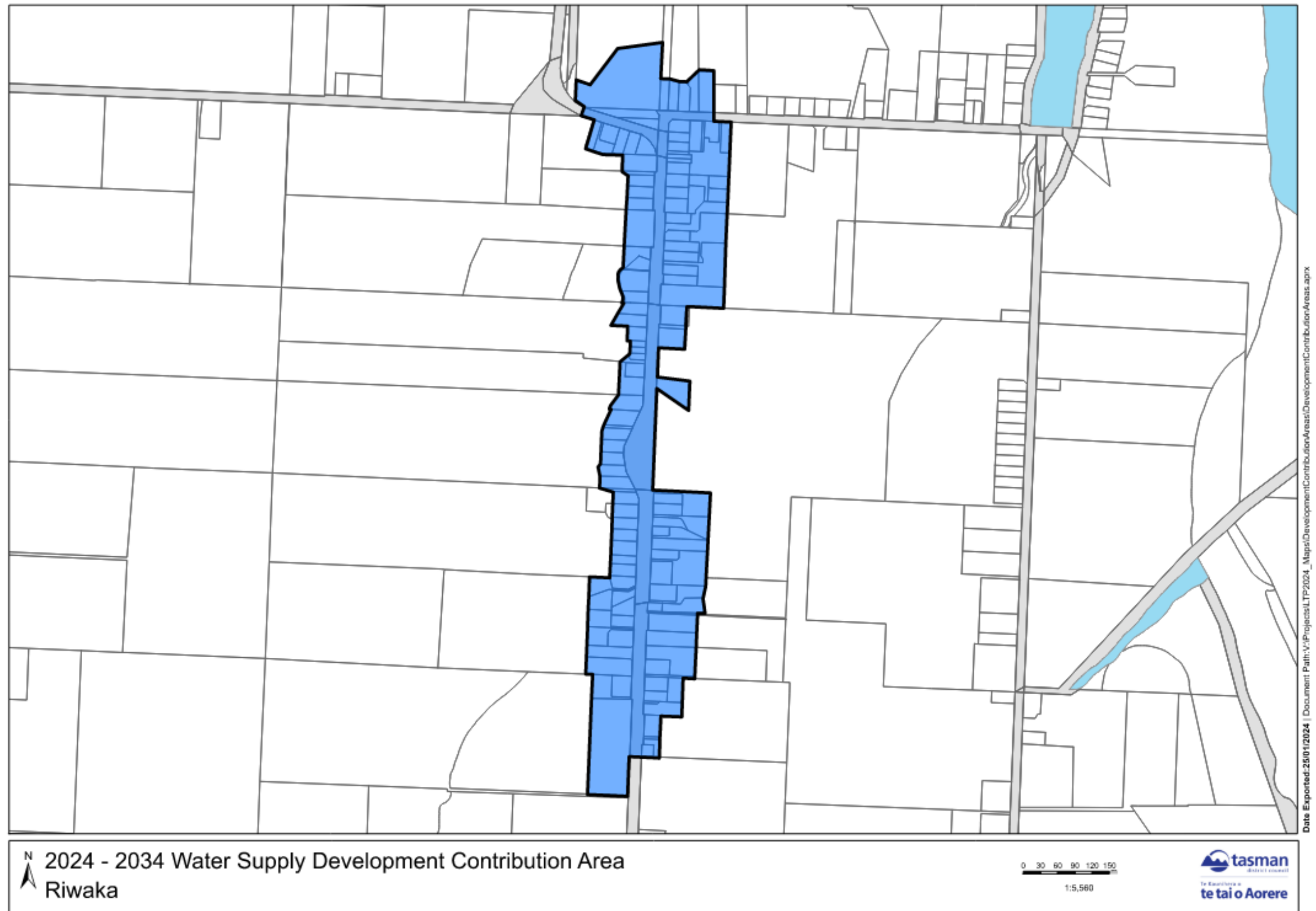


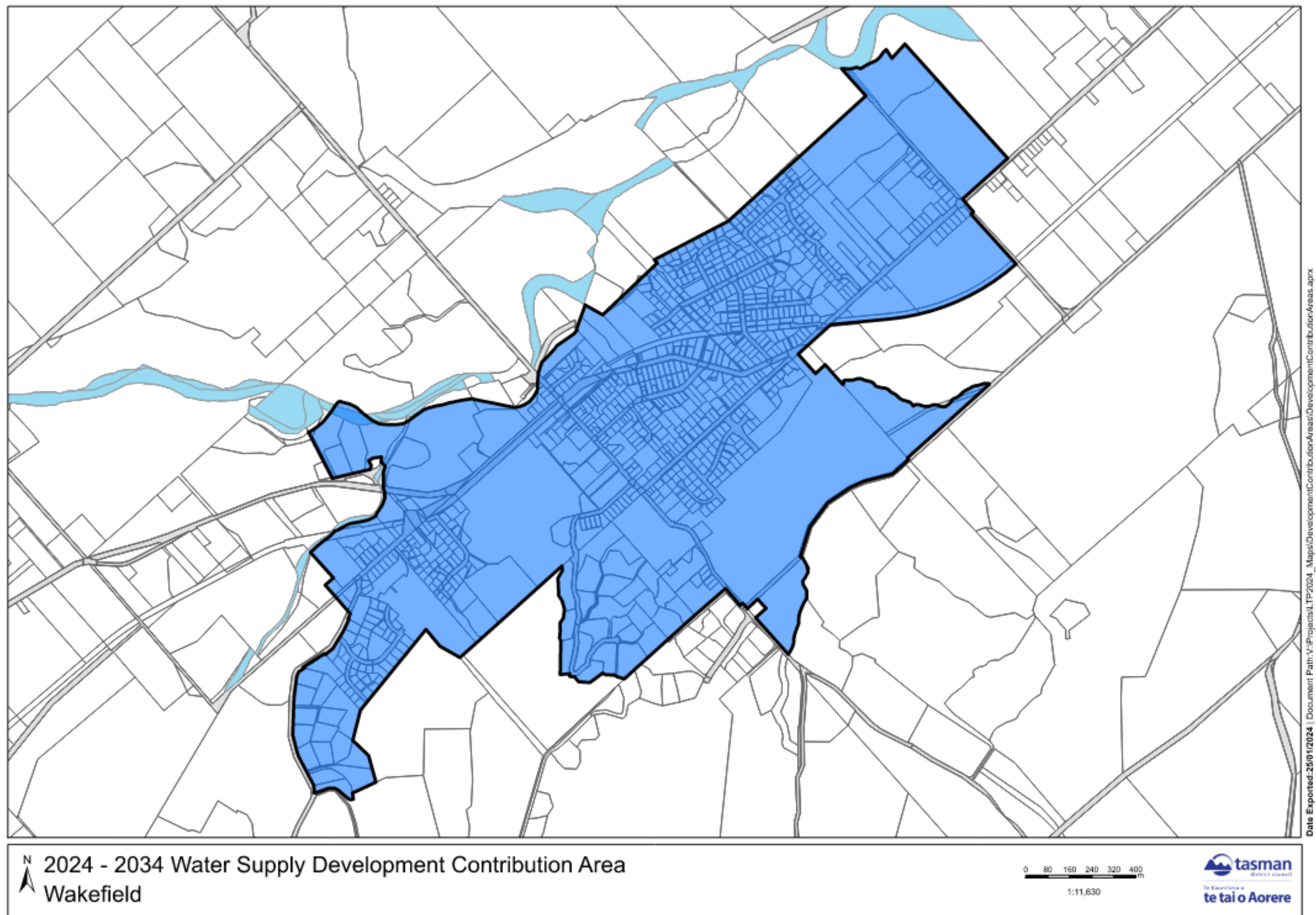






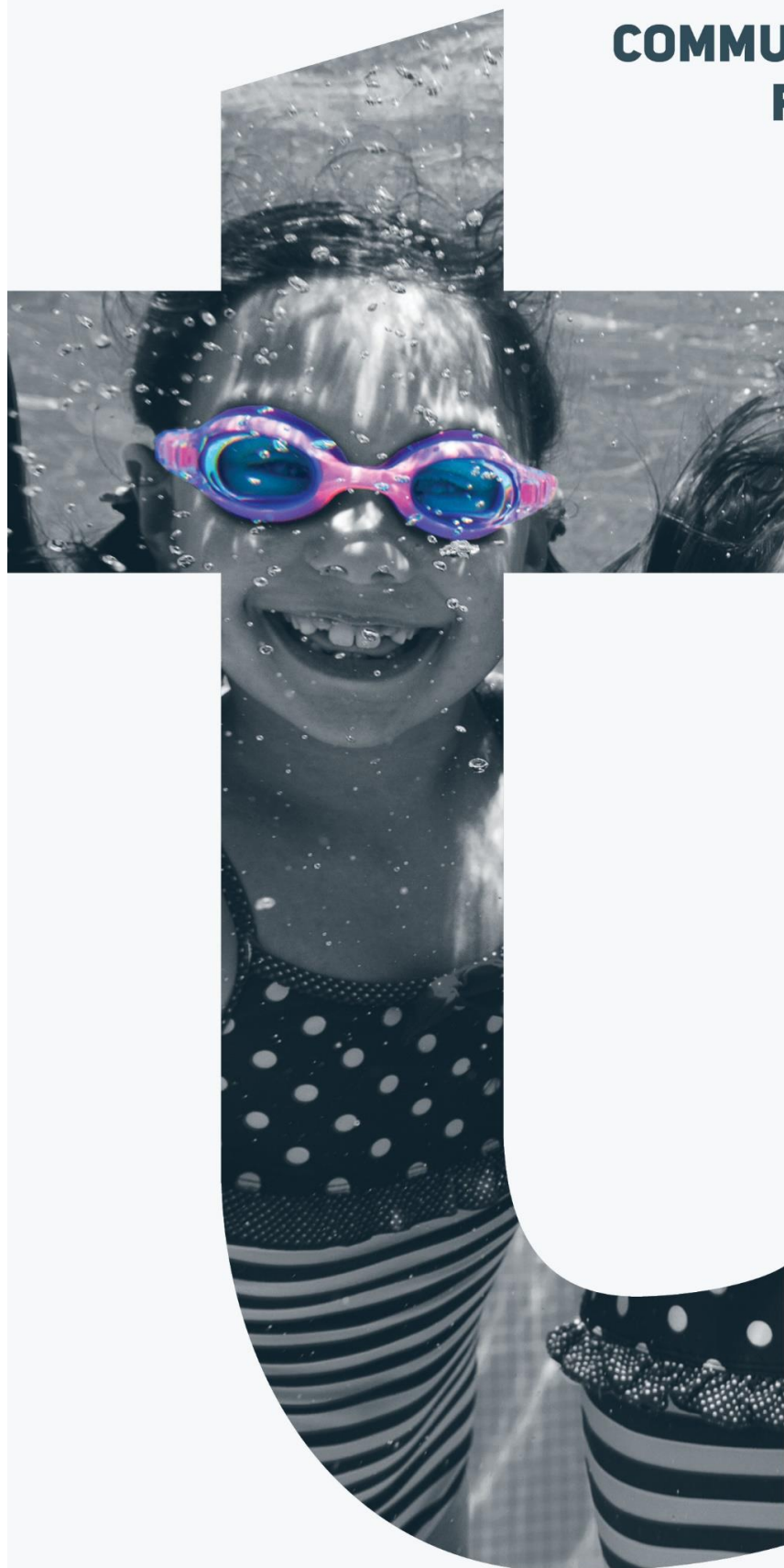






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COMMUNITY FACILITIES FUNDING POLICY 2024–2034



Te Kaunihera o
te tai o Aorere

DRAFT COMMUNITY FACILITIES FUNDING POLICY – CONSULTATION DOCUMENT

WHAT IS THE PURPOSE OF THE COMMUNITY FACILITIES FUNDING POLICY

The Community Facilities Funding Policy intends to provide a consistent approach to how the Council funds community facilities.

SUMMARY OF PROPOSED POLICY

The proposed policy is in two parts:

1. Community contributions to community facilities; and
2. Rating for community facilities.

A copy of the proposed policy is attached to this document.

TELL US WHAT YOU THINK OF OUR PLANS TO THE DRAFT COMMUNITY FACILITIES FUNDING POLICY

Anyone may make a submission about any aspect of the Draft Policy.

There are many ways to provide your views:

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- in writing – complete the submission form in Tasman’s 10-Year Plan 2024 – 2034 Consultation Document and drop it in any Tasman District Council office or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

SUBMISSIONS ARE OPEN FROM 9:00 AM ON 28 MARCH 2024 UNTIL 4:00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to Councillors, at the same time as feedback on Tasman’s 10-Year Plan 2024 – 2034. These hearings will take place between 8 and 10 May 2024.

The Council will inform all submitters that supply their contact details of the final decisions it makes on the Community Facilities Funding Policy.

SUBMISSIONS ARE PUBLIC DOCUMENTS

Privacy

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on Council’s Tasman’s 10-Year Plan 2024-2034 [or other policies/concurrent consultations] and so we can contact you about your submission, hearings and Council’s final decisions. We also ask for demographic information to help us understand who is

engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.

WHAT DO WE MEAN BY COMMUNITY FACILITIES?

Community facilities, for this policy, refer to the following types of facilities with a value of more than \$500,000 (as of 1 July 2024)¹ where the Council is an owner, part-owner or makes a financial contribution:

- pools and recreation centres;
- sports facilities;
- community halls and community centres;
- grandstands;
- artificial turfs and surfaces; and
- art and cultural facilities.

PART 1: COMMUNITY CONTRIBUTIONS TO COMMUNITY FACILITIES

The Council has required a proportion of the cost of building community facilities to be contributed by community-led fundraising since at least 2003. The proportion of the costs to be provided by this source has varied over the years and is currently one-third of the total project costs.

PROPOSAL

The Council proposes to make a modest change to the proportion of the cost of building community facilities to be contributed by community-led fundraising to the following:

The Council will require:

- a minimum of one-third of the total project costs to be contributed by community-led fundraising for the first \$3 million costs; and

¹ This threshold figure will be inflated by the relevant Local Government Cost Index on an annual basis.

- a minimum of one-fifth of the total project costs to be contributed by community-led fundraising above the first \$3 million.

These levels of contribution from community fundraising and from the Council apply both when a new facility is built and when a facility needs renewing i.e. capital refurbishment or major maintenance that replaces or restores that facility to an 'as new' condition.

For new or renewal community facilities at Saxton Field, the Council will require a minimum of 20% of the total project costs to be contributed by the community-led fundraising².

If the level of community fundraising indicated is not achieved, the Council would consider delaying the project to allow more fundraising to take place, exploring other funding options or as a last resort cancelling the project.

Where a community is prepared to fund two-thirds or more of a new project that is not in the Council's Long-term Plan, the Council will consider the viability of the project and the affordability of contributing the remaining costs.

WHAT ARE THE ADVANTAGES OF THIS PROPOSAL?

- Slightly lower fundraising burden on the community than under the current position.
- Makes community facilities slightly more achievable in communities that have a lower ability to fundraise.
- Potentially makes the period between the need for the facility being identified and the facility being delivered shorter i.e. don't have to wait so long for community fundraising to have reached the required level.
- Arguably, the higher the cost of the facility, the larger its scale and its pull of users from a wider catchment which is a rationale for a higher contribution from the Council (on behalf of the district as a whole) for facilities with higher costs.
- Less risk that the facility's characteristics may be driven by the Community's ability to fundraise and compromise the facility's ability to meet the needs.

WHAT ARE THE DISADVANTAGES OF THIS PROPOSAL?

- More of the costs of the facility (largely of benefit to those living in the immediate area) are paid for by all ratepayers regardless of their location than is currently the position.
- Increases financial pressure on the Council, rates and debt levels where the Council funds community facilities.
- Lowers the level of required community commitment to the facility (demonstrated in the form of fundraising) but still requires a high level of community commitment.
- May raise issues of equity for any communities that have been required to provide a higher proportion of the costs for community facilities provided previously.

² Note: this level of contribution is consistent with the Nelson City Council position.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION 1B: KEEP EXISTING RATIO I.E. ONE-THIRD COMMUNITY-LED FUNDRAISING AND TWO-THIRDS COUNCIL FUNDING

Advantages	Disadvantages
<ul style="list-style-type: none"> Consistent with other facilities that the Council has helped fund in recent years. Clear and consistent expectations for the level of community-led fundraising required. Demonstrates significant local community support for the facility as demonstrated through fundraising. A reasonable share of the cost is borne by the local community that will be the primary beneficiaries (through fundraising) and the wider District (providing funding through facilities' rates). The community-led fundraising contribution helps reduce pressure on rates and the Council debt level. 	<ul style="list-style-type: none"> Puts fundraising burden on the community. At times of high inflation, the costs may rise quicker than the capacity of communities to raise funds. Creates uncertainty about the timing of projects because it is dependent on the community having raised its share. May disadvantage communities that have a lower ability to fundraise but may have higher needs for facilities. The facility characteristics may be driven by the community's ability to fundraise and compromise the facility's ability to meet the needs.

OPTION 1C: LOWER COMMUNITY-LED FUNDRAISING CONTRIBUTION – 20% COMMUNITY: 80% COUNCIL

Advantages	Disadvantages
<ul style="list-style-type: none"> Less fundraising burden on the community. Potentially makes community facilities more accessible to some communities. Makes community facilities more achievable for communities that have a lower ability to fundraise. Potentially makes the period between the need for the facility being identified and the facility being delivered shorter i.e. don't have to wait so long for community fundraising to have reached the required level. Less risk that the facility's characteristics may be driven by the community's ability to fundraise and compromise the facility's ability to meet the needs. 	<ul style="list-style-type: none"> Means more of the costs of the facility (largely of benefit to those living in the immediate area) are paid for by all ratepayers regardless of their location. Increases financial pressure on the Council, rates and debt levels. Lowers the level of required community commitment to the facility (demonstrated in the form of fundraising). May raise issues of equity for any communities that have been required to provide a higher proportion of the costs for community facilities previously.

**OPTION 1D: HIGHER COMMUNITY FUNDRAISING CONTRIBUTION - 40% COMMUNITY:
60% COUNCIL**

Advantages	Disadvantages
<ul style="list-style-type: none"> Higher level of local community support for the facility as demonstrated through fundraising. A larger share of the cost is borne by the local community which will be the primary beneficiaries (through fundraising) than the wider District (providing funding through facilities' rates). Larger community contribution helps reduce pressure on rates and Council debt level. 	<ul style="list-style-type: none"> Puts further fundraising burden on the community. At times of high inflation, the costs may increase faster than the capacity of communities to raise funds. Creates further uncertainty about the timing of projects because it is dependent on the community having raised its share. May further disadvantage communities that have a lower ability to fundraise but may have higher needs for facilities. More risk that the facility's characteristics may be driven by the community's ability to fundraise and compromise the facility's ability to meet the needs.

OPTION 1E: NO FUNDRAISING REQUIREMENT FROM THE COMMUNITY

Advantages	Disadvantages
<ul style="list-style-type: none"> No fundraising burden on the community Makes community facilities more accessible to communities that have lower ability to fundraise. Potentially makes the period between the need for the facility being identified and the facility being delivered shorter i.e. doesn't have to wait so long for community fundraising to have reached the required level. Decreases the timing uncertainty, as development is not dependent on the community raising its share. No risk that the facility characteristics may be driven by the community's ability to fundraise and compromise the facility's ability to meet the needs. 	<ul style="list-style-type: none"> Means all of the costs of the facility (largely of benefit to those living in the immediate area) are paid for by all ratepayers regardless of their location. Increases financial pressure on the Council, rates and debt levels. Could potentially lead to facilities being developed with low-level local community commitment (and potentially use). Raises issues of equity for any communities that have been required to provide a higher proportion of the costs for community facilities previously. Potentially increases community pressure on the Council to complete the project earlier.

OPTION 1F: NO STANDARD COMMUNITY-LED FUNDRAISING EXPECTATION POLICY

Advantages	Disadvantages
<ul style="list-style-type: none"> Enables the specific circumstances of the community and proposed facility to be fully considered on a case-by-case basis. The Council could develop some broad criteria to use to assess each community facility and tailor the community fundraising requirement to the specifics of each facility, community and situation. 	<ul style="list-style-type: none"> Those proposing the development of community facilities would be unclear about the level of community fundraising required. There would be an increased workload in assessing each facility proposal to determine the appropriate level of community fundraising required. The Council may make inconsistent decisions about the level of community fundraising required.

PART 2: RATING FOR COMMUNITY FACILITIES

The Council uses the District Facilities Rate and the Shared Facilities Rate to fund the rates component of debt servicing, interest and operational costs of community facilities covered by this policy as follows:

- District Facilities Rate:** The Council will use the District Facilities Rate to fund facilities located in the Tasman District and primarily benefitting Tasman residents and visitors.
- Shared Facilities Rate:** The Council will use the Shared Facilities Rate to fund approved facilities with wider regional benefits that may be located in the Tasman District or Nelson City to recognise that most of these facilities are used by many residents of both districts.

A fixed charge rate is charged to every rating unit in the District for each of these rates currently.

PROPOSAL

The Council proposes to continue to fund community facilities covered by this policy through these two rates.

The Council will determine specifically which facilities to fund through and the level of the District Facilities Rate and the Shared Facilities Rate through its Long-Term Plans and Annual Plans.

Which rating units are charged and the basis for setting the District Facilities Rate and the Shared Facility Rate (i.e. land value, capital value, flat rate) will be determined from time to time by the Council through its Revenue and Financing Policy and Financial Impact Statement.

WHAT ARE THE ADVANTAGES OF THIS PROPOSAL?

The proposal is a continuation of current practice and the practice that has been applied for several years.

Having separate rates for District Facilities and Shared Facilities helps make it transparent how much rates funding is being used to support facilities located in the Tasman District primarily for the benefit of residents of the Tasman District, and how much rates funding is being used to support facilities with wider regional benefits.

WHAT ARE THE DISADVANTAGES OF THIS PROPOSAL?

Having separate rates for District Facilities and Shared Facilities has marginally higher administrative costs than having one combined rate.

WHAT OTHER OPTIONS WERE CONSIDERED?

OPTION 2B: HAVING A COMBINED FACILITY RATE

Advantages	Disadvantages
<ul style="list-style-type: none"> Marginally lower administrative costs. 	<ul style="list-style-type: none"> Less transparency to ratepayers about how rates funding is being used to support different types of community facilities.

OPTION 2C: INCLUDING COMMUNITY FACILITY FUNDING WITHIN THE GENERAL RATE

Advantages	Disadvantages
<ul style="list-style-type: none"> Marginally lower administrative costs. 	<ul style="list-style-type: none"> Less transparency to ratepayers about what rates funding is being used to support community facilities.

ATTACHMENT

COMMUNITY FACILITIES FUNDING POLICY

POLICY REFERENCES

• Sponsor:	Group Manager Service & Strategy
• Effective date:	1 July 2024
• Internal review due:	30 June 2027
• Legal compliance:	Local Government Act 2002 Local Government Rating Act 2002
• Associated Documents/References	Revenue and Financing Policy Financial Impact Statement
• Policy Number	To be confirmed
• Approved by Council	Date to be inserted

PURPOSE

To provide clarity and consistency about how the Council will fund community facilities.

DEFINITIONS

Community facilities – facilities owned by the Council or other organisations and open to the public for the well-being of the community, on a not-for-profit basis.

APPLICATION

All parts of this policy apply to the following types of community facilities with a value of more than \$500,000 as of 1 July 2024³ where the Council is an owner, part-owner or makes a financial contribution:

- pools and recreation centres;
- sports facilities;
- community halls and community centres;
- grandstands;
- artificial turfs and surfaces; and
- art and cultural facilities.

COMMUNITY CONTRIBUTIONS TO COMMUNITY FACILITIES

1. For new or renewal community facilities (excluding facilities at Saxton Field), the Council will require:

³ This threshold figure will be inflated by the relevant Local Government Cost Index on an annual basis.



- a minimum of one-third of the total project costs to be contributed by community-led fundraising for the first \$3 million costs; and
 - a minimum of one-fifth of the total project costs to be contributed by community-led fundraising above the first \$3 million.
2. For new or renewal community facilities at Saxton Field, the Council will require a minimum of 20% of the total project costs to be contributed by community-led fundraising⁴.
 3. Where a community is prepared to fund two-thirds or more of a new project that is not in the Council's 10-Year Plan, the Council will consider the viability of the project and the affordability of contributing the remaining costs.

RATING FOR COMMUNITY FACILITIES

1. The Council will fund the rates funded components of the debt servicing, interest and operational costs of community facilities covered by this policy through the District Facilities Rate and the Shared Facilities Rate as follows:
 - District Facilities Rate: The Council will use the Community Facilities Rate to fund facilities located in the Tasman District and primarily benefitting Tasman residents and visitors.
 - Shared Facilities Rate: The Council will use the Shared Facilities Rate to fund approved facilities with wider regional benefits that may be located in the Tasman District or Nelson City to recognise that most of these facilities are actually used by many residents of both districts.
2. The Council will determine specifically which facilities to fund through and the level of the District Facilities Rate and the Shared Facilities Rate through its Tasman's 10-Year Plan and Annual Plans.
3. Which rating units are charged the District Facilities Rate and the Shared Facility Rate will be determined from time to time by the Council through its Revenue and Financing Policy and Financial Impact Statement.
4. The basis for setting the District Facilities Rate and the Shared Facility Rate (i.e. land value, capital value, flat rate) will be determined from time to time by the Council through its Revenue and Financing Policy and Financial Impact Statement.

Authorised by

Date of approval:

⁴ Note: this level of contribution is consistent with the Nelson City Council policy position.

TASMAN CLIMATE RESPONSE STRATEGY AND ACTION PLAN 2024-2035

Our strategy for a low-carbon, resilient and innovative
Tasman District *Te Tai o Aorere*

Draft for consultation (March 2024)



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Setting the Scene (why this is a supporting document to Long Term Plan 2024-2034)

Our natural environment, our homes, workplaces and the areas we spend our free time are already feeling some of the consequences of our changing climate. We are seeing increasing weather extremes and impacts, including floods, coastal erosion, droughts and fires. We will continue to see these changes in our lifetime and in our children's lifetime. We have a large coastline, inhabited by thousands of residents. Adding to the complexity, much of our public infrastructure is built near the coast.

Climate-related risks affecting Tasman District include:

- damage to/loss of assets, property, infrastructure and facilities from coastal storm inundation events, sea level rise, flooding and/or wildfire;
- issues with water supply security;
- increased wastewater overflows;
- increased periods of drought;
- contamination of soil and salination;
- increased biosecurity incursions; and
- impacts on biodiversity.

The Climate Change Response Act requires us as a Council to reduce our carbon emissions and prepare for and adapt to the effects of climate change. Additionally, Council must comply with other relevant legislation, including the Resource Management Act, the Local Government Act, and the Civil Defence Act. Our policies must be consistent with Tasman District Council's Policy Statements relating to hazards, biodiversity, water quantity and quality.

Council recognises climate change as one of our main organisational risks. It poses significant risks to the communities in terms of environmental impacts (climatic, geographic, public health, social, economic, and financial); and significant risk through transition challenges for Council (compliance, governance, legal and policy).

Through our 10-Year Plan/Long Term Plan 2024-2034, we intend to continue growing the Council's response to climate change. The draft *Tasman Climate Response Strategy and Action Plan* charts a path for reducing emissions, increasing resilience and adapting to a changing environment. We have also developed an internal Tasman Climate Response and Resilience Policy.

The Strategy and Action Plan will guide our transition to a low-carbon, resilient, and innovative Tasman District. The Strategy is part of a wider conversation about how we can all work together to reduce our greenhouse gas emissions, prepare for future changes, and respond to the ongoing effects of climate change. It is also an opportunity for us to transition to a more liveable environment and a thriving local economy with innovative businesses and new jobs. This should take place in the context of authentic partnership and active dialogue with Te Tau Ihu ngā Iwi as well as neighbouring councils and government agencies.

Our updated Climate Action Plan (see Appendix 1) combines all activities aimed at adapting and mitigating the effects of climate change into one plan. Several new initiatives have been included. We have allocated a draft budget to implement many of these actions, while others are reliant solely on staff time to implement.

In early 2023, we sought feedback from the public on an initial draft version of the *Tasman Climate Response Strategy and Action Plan*. We have updated the draft in response to this feedback. As a supporting document to the LTP 2024-2034, we are interested in hearing your views on the updated text and the Council's proposed budget for implementing the Action Plan over the next 10 years.

Whakatauki (placeholder)

He peka tītoki e kore e whati
The branch of the tītoki tree will not be broken

As well as many other chiefly attributes, the tītoki tree is known for its resilient nature, its young branches bend and sway with the wind and its inner wood is extremely tough.

This term was often afforded to a person or people hard to conquer.

Foreword

Climate change impacts all of us and threatens the wellbeing of our environment and communities. The [Te Tauīhu Intergenerational Strategy](#) highlights the importance of Tūpuna Pono/being good ancestors. We must act now to reduce emissions, prepare for current and future impacts, and respond to the effects we are already experiencing. This *Tasman Climate Response Strategy* guides our transition to a low-carbon, resilient, and innovative Tasman District.

Tasman District Council *Te Kaunihera o te tai o Aorere* (the Council) is committed to improving the wellbeing of our environment, communities, and economy, making this the best possible place to live, work and do business. Across the region, climate change has already affected our weather, natural environment, taonga species, food production, mahinga kai, biosecurity, health and wellbeing, infrastructure, and the economy.

Climate change impacts are predicted to increase in magnitude under all forecast scenarios. While the timing and extent of such impacts are unknown, there will be significant environmental, social, cultural, and economic consequences. The Council has already been active in responding to climate change; however, we recognise that more needs to be done and urgent action is needed.

Our response to this evolving challenge is the development of this draft *Tasman Climate Response Strategy*. In conjunction with our updated *Tasman Climate Action Plan* (see Appendix 1), the Strategy intends to provide a coordinated and appropriate response to assist all residents of Tasman District *Te Tai o Aorere* (the District) in dealing with the challenges that climate change is expected to bring.

The Council is a signatory to the [Local Government Leaders' Climate Declaration](#). In 2019, the Council approved the first Tasman Climate Action Plan with the aim of becoming carbon neutral by 2050. In 2022, central government published the [Emissions Reduction Plan](#) and [National Adaptation Plan](#), both of which outline specific expectations for local government's role in climate action. Council's response and allocation of resources to all these matters require careful consideration.

This draft *Climate Response Strategy* marks our commitment to local action on climate change. It serves as a guide for our actions, aims to reduce carbon emissions and prepare for the unavoidable impacts of changing weather patterns through the period 2024-2035 and beyond.

Efforts to mitigate the impact of climate change can also bring opportunities, such as cost savings from lower energy bills, making better use of our resources, new business and employment opportunities, innovation, support for healthier, more sustainable lifestyles, and making our communities more resilient. The strategy aims to position Tasman District to capitalise on these opportunities.

We invite our iwi partners, businesses, community groups and individuals to embrace the transformative changes we can collectively take. We have a legal and moral responsibility to balance the needs of all species with human needs for economic wellbeing, to secure a just, safe, climate-resilient future for all.

Mayor

CEO

Introduction

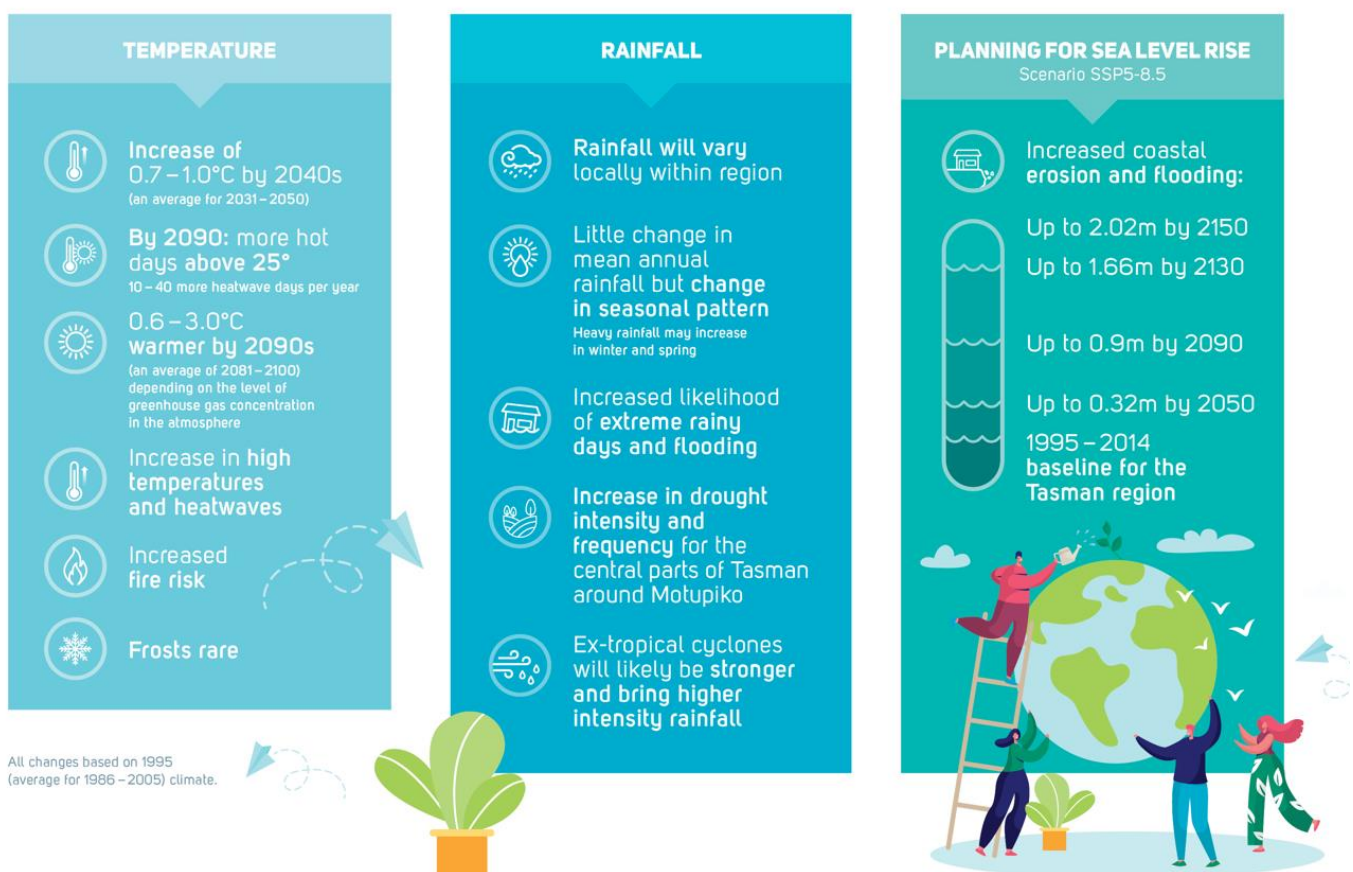
There are a growing number of people and organisations in Tasman District acting on climate change. We already know many of the things we need to do to tackle this challenge, but we need to do them faster and more widely. Many of these actions will make our region a better place: healthier, less polluted, more accessible, and self-reliant. Even if climate change is a global problem, its effects are most immediately felt on a local level, in our communities, workplaces, and families. It is here on the 'frontline' where many solutions lie.

At the local level, Council plays a critical role in helping communities prepare for, and respond to, natural hazard events, whose incidence and severity are increased by rapid changes in the climate. We can, directly and indirectly, impact emissions across the region, and we are on the frontline in preparing our community for changes in the climate.

This draft *Climate Response Strategy and Action Plan* identifies the key areas that the Council will prioritise to reduce emissions from its activities, adapt to the changing climate, and influence and encourage the wider community to also do so. Contextual information is provided in Appendix 2.

Some of the predicted effects of climate change in Tasman District are summarised in the following infographic:

CLIMATE CHANGE IMPACTS FOR THE TASMAN DISTRICT



Emissions profiles for the region and Council's own activities are shown in Figures 1 and 2:

Figure 1: Tasman District's regional gross greenhouse gas emissions by source (2020)

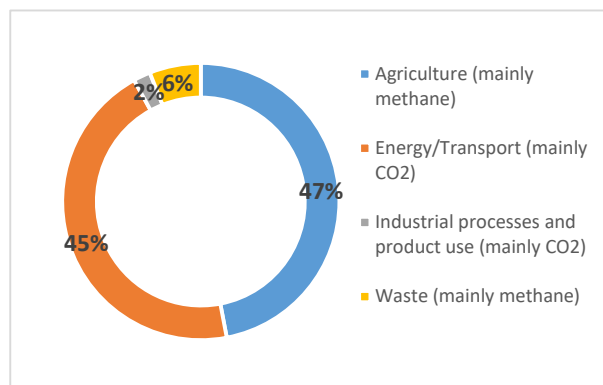
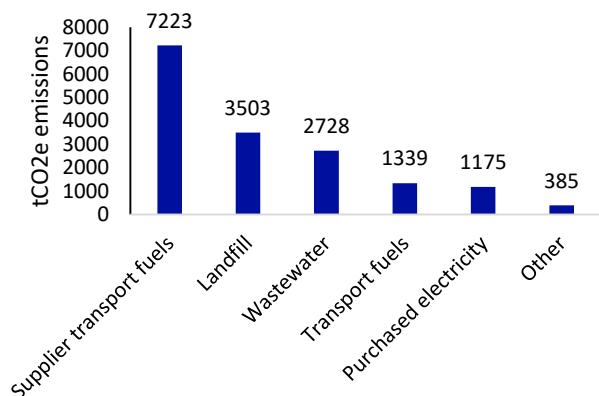


Figure 2: Council's gross greenhouse gas emissions by source (2022/23)



We hope that this Strategy is an inspiration to iwi, communities, businesses, and everyone who lives or works in the region. We all have an important part to play in ensuring the Tasman District is a safer, wealthier, fairer, healthier, and greener place for the generations to come.

The *Climate Response Strategy* will be used to promote conversations on climate change and disaster resilience. Consequently, how we can be more sustainable, both internally and externally. The Council can lead on this in a variety of different ways, including making the issue locally relevant, and through the specific actions outlined within the Strategy.

Purpose

Our draft *Climate Response Strategy* is a framework for collaborative action and part of a larger conversation on reducing greenhouse gas emissions to mitigate future harm and plan for the impacts of climate change. It reinforces Council's commitment to climate change leadership, based on the latest scientific advice, government legislation, and community calls for action. The Council is committed to adopting a 'whole-of-society' approach to mitigate and adapt to climate change. The Strategy's purpose is to provide a roadmap for Council to demonstrate leadership, meet its audit and statutory obligations and community aspirations to mitigate and adapt to climate change.

The Strategy, and its associated Action Plan, define targets and several actions that will contribute to achieving key outcomes. Resourcing requirements for implementing each action have been defined as part of the Council's Long Term Plan (LTP) 2024-2034 budget development (see pages 8-19 below). The action plan will be subject to regular review.

To adequately address climate change and natural disasters, plans, policies, decision-making, frameworks, and deliverables must embed legal, indemnity, budgetary, asset management, infrastructure, planning, and environmental implications and obligations. The Strategy has been designed to *mainstream* effective climate change action within Council and make it a natural part of decision-making processes, within our financial means.

It is expected that this Strategy, as a living document, will evolve through engagement with the people of Tasman District, as new opportunities are discovered, as new initiatives come forward, and as understanding and technology advance. The Strategy is therefore a starting point, rather than an exhaustive list of opportunities and actions.

Council's Vision

Thriving and resilient Tasman communities

Our Mission

A low-carbon, resilient and innovative Tasman District *Te Tai o Aorere*.

Our principles for guiding action on climate change

Honouring Te Tiriti o Waitangi/the Treaty of Waitangi - We affirm our enduring partnership with iwi, acknowledging the historical realities and working towards rectifying the impacts of colonisation. We navigate the future hand in hand with iwi, acknowledging the injustices of colonisation and supporting iwi aspirations for rangatiratanga and kaitiakitanga over lands, taonga and climate solutions. *Placeholder*

Be collaborative - we will collaborate with community groups, young people, households, businesses, iwi, local and central government organisations, and draw on existing knowledge to develop and implement actions. We will support individuals, families, and communities to undertake their own initiatives and adaptation responses.

Act boldly - we will display the strong leadership required to address the climate challenges and opportunities for the District.

Be equitable, fair and inclusive - we will support a just transition, ensure that people are empowered to participate in our programmes and that our responses to climate change do not have inequitable effects on people.

Think long term - we will take an intergenerational approach to ensure that our responses to climate change are long-term and benefit both current and future generations.

Be evidence-based - our actions and responses to climate change will be evidence-based, including science, data, local knowledge, values, and mātauranga Māori.

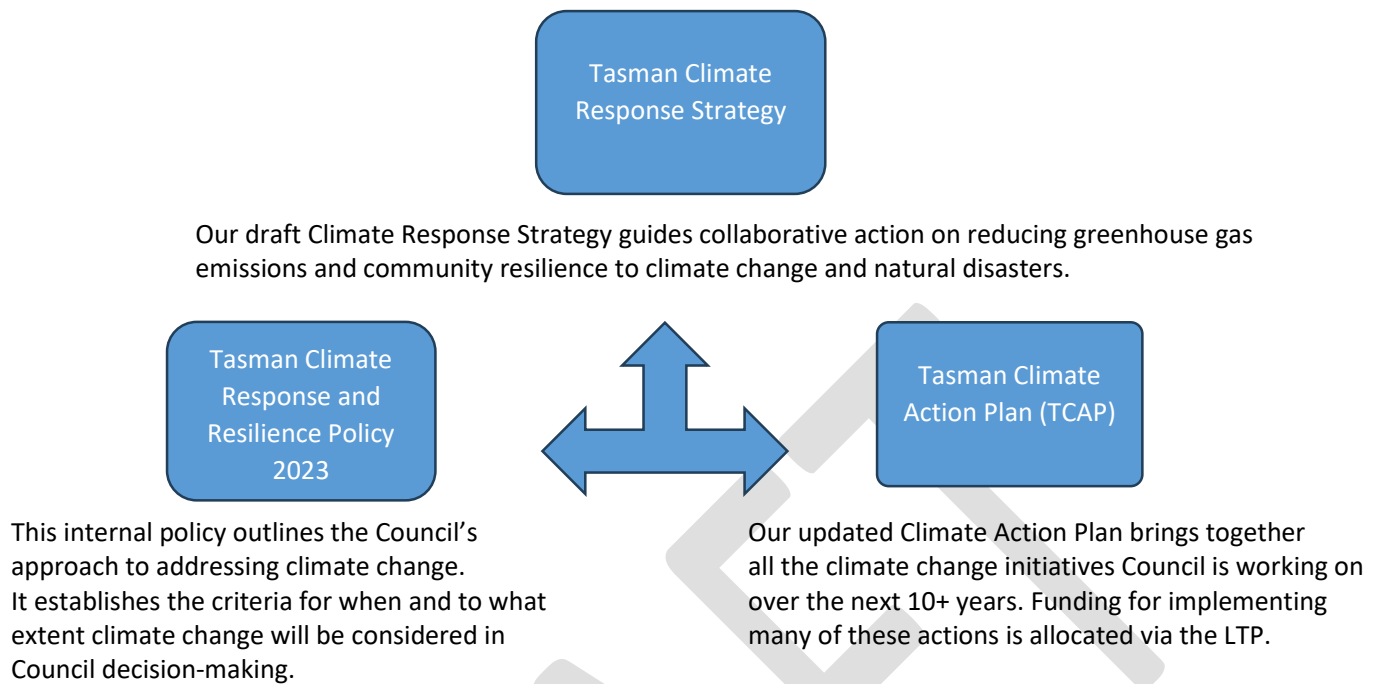
Seek opportunities - we will support positive and innovative ideas that contribute to climate solutions for Tasman District.

Climate change is integrated into decision-making - we will incorporate climate change into existing frameworks, plans, projects and decision-making.

Key Outcomes

This Strategy aims to achieve the following:

- Council and Tasman District collectively contribute to New Zealand's efforts to reduce greenhouse gas emissions and support a just transition to a low-carbon economy;
- a carbon-neutral Council and Tasman District by 2050;
- Tasman District becomes more resilient to the impacts of climate change by embedding climate and disaster risk reduction considerations;
- Council shows clear leadership on climate change issues; and
- our communities are informed and empowered to undertake climate action.

Figure 3: Relationship between climate strategy, policy and action plan

Strategy on a page

Our mission: A low-carbon, resilient and innovative Tasman District *Te Tai o Aorere*.

	Key outcomes	Key success measures	Priority actions	Summary of draft LTP budget allocated to key actions over 10 years (uninflated \$)	Total draft LTP budget allocated over 10 years (uninflated \$)
MITIGATION	1. Council and Tasman District collectively contribute to New Zealand's efforts to reduce greenhouse gas emissions.	1(a) Biogenic methane emissions reduce by 10% below 2017 levels by 2030 and 24-47% by 2050 or earlier. 1(b) Net emissions of all other greenhouse gases reduce to zero by 2050. 1(c) Net emissions of all other greenhouse gases from Council's activities reduce 16% by 2030 and 34% by 2035, compared to the 2020/21 baseline.	<ul style="list-style-type: none"> Establish and implement emissions reduction pathways for our region and Council's emissions. Develop a low-emissions transport network and system. Develop planning frameworks that promote low-carbon infrastructure and buildings, and renewable energy solutions. Promote compact, connected neighbourhoods, which enables sustainable urban intensification. Divert organic waste away from landfill and reduce all types of solid waste. Embed circular economy principles in activities. 	23.75m Public transport initiatives 15.69m Active transport initiatives (see Transportation AMP for details of both) 10m Capturing and reusing landfill gas (see AMP for NTRLBU) 4.79m Minimising waste and reducing waste to landfill 1m Diverting construction waste 40k Business case for diverting food waste (see Solid Waste AMP for details on these three waste budgets) 90k Auditing emissions inventories (Strategic Policy budget) Reducing and transitioning Council vehicle fleet to EVs and installing EV chargers (see Council Enterprises AMP for details) Ongoing investment in commercial forestry (see Council Enterprises AMP for details) Other planting initiatives to sequester carbon (see Environmental Management AMP for details)	55.4 million+
ADAPTATION	2. Tasman District becomes more resilient to the impacts of climate change.	2(a) Climate-resilient development and infrastructure in the right locations. 2(b) The resilience of network infrastructure to climate change risks is progressively improved across all Council networks. 2(c) Ecological adaptation to climate change is taken into account when making decisions. 2(d) Climate and disaster risk reduction considerations is embedded into decision-making.	<ul style="list-style-type: none"> Improve the resilience of our communities by working with them to enable and support adaptation planning. Build the right things in the right place to reduce our climate risk exposure. Future-proof new infrastructure and, where practicable, existing infrastructure to be climate resilient. Protect, restore, or enhance our natural environment to enable ecosystem resilience. 	3.1m Catchment enhancement/creating 'green infrastructure' in rural areas 505k Implement Tasman Biodiversity Strategy (see Environmental Management AMP for details of both) 200k Addressing climate change risks at landfills (closed landfill improvements) (see Solid Waste AMP) 1.18m Develop climate adaptation plans for communities 291k Maintain and improve Climate Risk and Resilience Explorer tool 84k Develop regional climate adaptation strategy (last three form part of the Strategic Policy budget)	5.36 million
LEADERSHIP	3. Council shows clear leadership on climate change issues and supports a just transition.	3(a) Council's elected representatives and staff demonstrates regional leadership. 3(b) Decisions of Council consider the implications of climate change for current and future generations. 3(c) Climate change and disaster resilience considerations are mainstreamed into Council's plans. 3(d) Council collaborates with others on climate action. 3(e) Council's staff work collaboratively to implement this climate action plan. 3(f) Council reports on its progressive implementation of this climate action plan.	<ul style="list-style-type: none"> Integrate climate change considerations into all Council decision-making. Partner with central government and others to share resources, fund and deliver climate-resilience and low-carbon projects across the District. In achieving this outcome, we need to ensure that we do not cause or exacerbate inequalities, or leave any individual, whānau, or community behind, as we transition to our mission.	Staff time only	0
INFORMATION	4. Our communities are informed and enabled to undertake climate action.	4(a) Meaningful collaboration and involvement in climate mitigation and adaptation initiatives. 4(b) Private adaptation and business adaptation to climate change occurs in Tasman District. 4(c) Council collaborates with the Nelson Tasman Climate Forum to engage with and inform Tasman residents about climate change actions and options, across a broad spectrum of interests. 4(d) Climate change considerations are aligned to the four wellbeings and the Sustainable Development Goals.	<ul style="list-style-type: none"> Data, information, and guidance are made available to help communities and Council work together to assess and reduce their own climate risks. Key outputs from the Nelson-Tasman Regional Climate Risk Assessment are widely distributed and utilised. Support our businesses and communities through the low-carbon transition and reduce their emissions. 	Staff time only	0
TOTAL DRAFT LTP BUDGET ALLOCATED TO IMPLEMENT TASMAN CLIMATE ACTION PLAN OVER THE NEXT 10 YEARS					\$60.76 million+

Key outcomes will be measured via targets and achieved by implementing the actions set out in Appendix 1.

APPENDIX 1: Tasman Climate Action Plan

Note - boxes shaded light blue are from the government's Emissions Reduction Plan (ERP) 2022

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
MITIGATION ACTIONS	1. Council and Tasman District collectively contribute to New Zealand's efforts to reduce greenhouse gas emissions.	1(a) Biogenic methane emissions reduce by 10% below 2017 levels by 2030 and 24-47% by 2050 or earlier.	30k Strategic Policy budget	(i) Undertake annual inventories of Council's greenhouse gas emissions and have these independently audited bi-annually. Model projected emissions and monitor and review targets once the next Emissions Reduction Plan is finalised.	(i) Undertake annual inventories of Council's greenhouse gas emissions and have these independently audited bi-annually. Model projected emissions and monitor and review targets once future Emissions Reduction Plans are finalised.	
		1(b) Net emissions of all other greenhouse gases reduce to zero by 2050.	30k Strategic Policy budget	(ii) Review Council's Corporate Emissions Reduction Plan (CERP) to reflect final LTP budget allocation. <i>Note: Many of the actions aimed at reducing the Council's emissions listed in this table are described in more detail in the CERP.</i>	(ii) Implement Council's Corporate Emissions Reduction Plan (CERP) and review the programme prior to LTP budget development.	
		1(c) Net emissions of all other greenhouse gases from Council's activities reduce 16% by 2030 and 34% by 2035, compared to the 2020/21 baseline.	0	(iii) Investigate and prioritise potential energy efficiency and renewable energy generation initiatives for Council facilities and assets (e.g., installing solar panels at Council offices, community and recreation facilities – see CERP for details).	(iii) Implement energy efficiency and renewable energy generation initiatives for Council facilities and assets, as identified in the CERP (if budget provided for in 2027 LTP).	(iii) Monitor technology for improvements to energy efficiency and implement these where feasible.
		<u>Note:</u> Targets 1(a) and 1(b) are the government targets specified in the Emissions Reduction Plan and therefore apply to both the entire Tasman District and Council's activities. Target 1(c) specifies interim targets for Council's emissions for intervening years (these also align with the percentage reduction set out in the government's first three emissions budgets).	0	(iv) Investigate the feasibility of switching to refrigerants with a lower emissions impact at Richmond Aquatic Centre and other Council owned facilities.	(iv) Begin replacing refrigerants to those with lower emissions impacts at Council owned facilities.	(iv) Continue replacing refrigerants to those with lower emissions impacts at Council owned facilities.
			0	(v) Investigate potential methods of reducing emissions from the Richmond Aquatic Centre (e.g. with solar panels and other energy efficiency initiatives).	(v) Switch to a refrigerant with a lower emissions impact at Richmond Aquatic Centre, if feasible.	(v) Implement emissions reduction initiatives at Richmond Aquatic Centre.
			0	(vi) Develop a solar/renewable energy investment policy, focusing on both 'behind the meter' and utility scale options*, including Council's potential role in owning solar farms, co-investment with partners or leasing land for others to build solar farms on. Undertake a feasibility study of potential solar investments. <i>* 'Behind the meter' solar investments supply electricity to the assets/facilities they are connected to, and any excess can be sold to local electricity distribution networks. Utility scale solar farms supply local distribution networks.</i>	(vi) Consider investing in solar farms on Council-owned land, co-investment with partners or leasing Council-owned land to others for this purpose. Pilot a solar farm array on otherwise unused Council-owned land or in collaboration with others.	(vi) Continue investing in solar farms.
			0	(vii) Update Council's Procurement Policy to include climate change considerations, that focuses on the four wellbeings (society, environment, culture, and economy) that are aligned with the Sustainable Development Goals and the requirements for major suppliers to provide annual emissions monitoring information to Council. Implement updated policy.	(vii) Continue to implement Procurement Policy.	(vii) Review and implement revised Procurement Policy.

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
MITIGATION ACTIONS			Refer to Council Enterprises AMP budget	(viii) Continue to invest in forest plantations and participate in the ETS programme. Explore opportunities to expand Council's forestry enterprise (apply the principles of 'right tree, right place' to investment opportunities for both plantation and carbon forest).	(viii) Continue to invest in forest plantations and carbon forests and participate in the ETS programme.	
			0	(ix) Continue to work with others on ecological restoration initiatives to sequester carbon, including blue carbon and seaweed-based industries.	(ix) Continue to work with other to increase carbon sequestration.	
			30k Strategic Policy budget	(x) Undertake bi-annual inventory of Tasman District's greenhouse gas emissions, model projected emissions and work with others to identify actions for reducing our collective community carbon footprint.	(x) Continue bi-annual updates to inventory, modelling and implementation of actions.	
			0	(xi) Develop a 'Wood Encouragement' policy for the building sector, which encourages use of timber over concrete.	(xi) Promote the 'Wood Encouragement' policy.	
	ERP goal: By 2050, Aotearoa will have a circular economy that keeps materials in use for as long as possible and a thriving bioeconomy.	ERP target: All municipal landfills must capture gas by the end of 2026	10m (expecting a positive return on investment by selling gas) Refer to NTLBU budget for details	(i) Continue capturing gas at the York Valley and Eves Valley landfills. Investigate options to reuse gas from landfills.	(i) Continue capturing gas at the York Valley and Eves Valley landfills and implementing viable reuse options.	
		ERP target: 40% reduction of biogenic methane by 2035	4.79m Solid Waste AMP	(ii) Implement the Joint Waste Management and Minimisation Plan to reduce total waste to landfill by 10% per capita by 2030 (e.g., promotion of circular economy, education, service changes etc).	(ii) Implement programmes to support reduction of all types of waste across the District.	
		ERP target: Prohibit organic waste disposal in landfills by 2030.	1m Solid Waste AMP	(i) Trial diversion of construction waste at the new facility located at the Richmond resource recovery centre.	(i) Build other facilities for diverting construction waste throughout the region.	(i) Continue diverting construction material.
			40k Solid Waste AMP	(ii) Plan for all organic waste to be diverted from landfill by 2030. Undertake a detailed business case with NCC to determine approach for potential separation and collection of household food scraps, pending government regulations (business case is 75% funded by MfE for FY24/25). Seek government/external funding for processing facilities for household putrescible waste and other organic wastes from commercial sources. No budget is assigned for actions beyond detailed business case.	(ii) Pending outcomes of business case and funding applications, begin development and implementation of new services for collecting and processing organic waste.	(ii) Continue operating and improving services for collecting and processing organic waste. Install new facilities and services in smaller communities as resources allow.

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
	ERP goal: By 2035, Aotearoa New Zealand will have significantly reduced transport-related carbon emissions and have a more accessible and equitable transport system that supports wellbeing.	ERP targets: <ul style="list-style-type: none"> Reduce transport emissions by 41% by 2035 and net zero by 2050. 	-	ERP action: Reduce our reliance on cars and support people to walk, cycle and use public transport. <ul style="list-style-type: none"> <u>Public transport</u> <ul style="list-style-type: none"> Improve the reach, frequency, and quality of public transport: <ul style="list-style-type: none"> Support uplift in urban bus patronage. Consider improvements to, and new opportunities for, inter-regional public transport services. Require only zero-emissions public transport buses to be purchased by 2025. <u>Active transport (walking and cycling)</u> <ul style="list-style-type: none"> Deliver a step-change in cycling and walking rates: <ul style="list-style-type: none"> Substantially improve infrastructure for walking and cycling. Support initiatives to increase the uptake of e-bikes. Provide support for local government to develop network plans for walking and cycling. Ensure safer streets and well-planned urban areas: <ul style="list-style-type: none"> Implement Accessible Streets proposals nationwide to support safe walking, cycling/scooter and other active modes. 		
		Public transport target: <ul style="list-style-type: none"> The percentage of all urban populations in the District who take public transport to work or school increases to 2% by 2035 and to 4% by 2050 (as at 2022, 1% use public transport). 	0	(i) Encourage more people to utilise public transport services as part of their everyday journeys (e.g., via promotions, behaviour change initiatives, travel planning, publicising the 50% public transport concession for Community Services Card holders etc).	(i) Continue encouraging more people to utilise public transport services as part of their everyday journeys.	(i) In conjunction with NCC and Waka Kotahi, investigate options for expanding and improving public transport services.
			23.05m Transportation AMP	(ii) Implement the next stage of the Regional Public Transport Plan (RPTP) (e.g., add earlier and later bus services and, if required, increase the number of overflow buses).	(ii) Implement the next stage of the Nelson-Tasman RPTP.	(ii) Review and implement the Nelson-Tasman RPTP.
			740k Transportation AMP	(iii) In conjunction with central government and NCC, fund and improve supporting infrastructure for public transport services (e.g., construct additional bus stops and shelters).	(iii) In conjunction with central government and NCC, improve key bus stops and terminals to facilitate increasing patronage (e.g., install electronic messaging boards about bus arrival times).	(iii) Continue to fund and improve public transport services and infrastructure.
		Active transport target: <ul style="list-style-type: none"> By 2050, 29% of all urban populations walking to work or school and 31% cycling (as at 2022, 11% walk and 8% cycle to work or school). 	9.84m Transportation AMP	(i) In conjunction with central government, continue to maintain existing active transport networks and invest in new footpaths in urban areas.	(i) Continue to maintain and deliver improvements to active transport networks and steadily remove impediments to use of these networks (e.g., develop new separated cycle lanes, shared paths, slow-speed town centres and slow-speed residential streets/greenways).	(i) Continue to improve active transport networks, including those in rural areas and connections between urban centres.
			0	(ii) Encourage increased use of active transport networks, focusing on walking or cycling to work or school in urban areas.	(ii) Continue to encourage increased use of active transport networks. Review the Walking and Cycling Strategy .	(ii) Implement the revised Walking and Cycling Strategy and continue to encourage increased use of active transport networks.
			5m Transportation AMP	(iii) Create and implement a joint speed management plan for Nelson-Tasman. <i>Note: lowering speed limits across both regions will enhance the safety of active transport modes and reduce emissions from vehicles by reducing fuel consumption.</i>	(iii) Review and continue to implement the speed management plan.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)	
			0	(iv) Provide for active transport within new developments, as required through the resource management plan and Nelson-Tasman Land Development Manual.	(iv) Effectiveness of provisions are monitored and reviewed as necessary.		
		No net increase in vehicle kilometres travelled (VKT) within Tasman District by 2050. <i>Note: due to population growth, and if current trends continue, an additional 16,000 daily drivers are expected in Tasman District by 2050.</i>	844k Transportation AMP	(i) Enhance the design of urban areas (e.g., by implementing the Intensification Action Plan), proposed Urban Development Agency / land assembly and maintain/provide dedicated infrastructure (e.g., by implementing the Walking and Cycling Strategy) to encourage residents to use alternative transport modes for short trips.	(i) Continue implementing the Intensification Action Plan and Walking and Cycling Strategy. Incorporate liveable community concepts into resource management plan development.	(i) Continue implementing the Intensification Action Plan and the revised Walking and Cycling Strategy. Implement liveable community concepts in urban development.	
			0	(ii) Promote, encourage, and implement incentives to increase the use of alternative transport modes (e.g., ride-sharing, EV use, fleet sharing).	(ii) Continue to promote, encourage, and implement incentives to increase the use of alternative transport modes (e.g., ride-sharing, EV use, fleet sharing).		
		ERP targets: <ul style="list-style-type: none">Reduce transport emissions by 41% by 2035 and to net zero by 2050.Increase zero-emissions vehicles to 30% of the light fleet by 2035.	-	ERP actions: <ul style="list-style-type: none">Accelerate the uptake of low-emissions vehicles (e.g., continued incentives through the Clean Vehicle Discount scheme, social leasing schemes, financial assistance to help lower- and middle- income households shift to low-emission alternatives when they scrap their old vehicles).Improve EV-charging infrastructure across Aotearoa to ensure that all New Zealanders can charge when they need it.			
			See Property AMP budget	(i) Continue to reduce the size of Council’s vehicle fleet, transition the majority to electric vehicles and install EV-charging infrastructure.	(i) Continue to reduce the size of Council’s vehicle fleet and transition the majority to electric vehicles.	(i) Review the need for Council to own a vehicle fleet and assess the feasibility of utilising an EV sharing service instead.	
			0	(ii) Encourage flexible working arrangements, virtual meetings, and virtual conferences, to reduce travel time and associated emissions.	(ii) Encourage flexible working arrangements, virtual meetings, and virtual conferences, to reduce travel time and associated emissions.		
			0	(iii) Encourage providers to increase the network and capacity of zero-emissions infrastructure across the District, in line with the Government’s national EV-charging infrastructure strategy. <i>Note: this includes fast charging/hydrogen stations for E-bikes, light vehicles, and heavy vehicles.</i>	(iii) Continue to encourage providers to increase the network and capacity of zero-emissions infrastructure across the District.		
			0	(iv) Work with NCC to investigate the establishment of EV car-sharing services for Nelson-Tasman.	(iv) Promote the uptake of any EV car-sharing services that are established within Nelson-Tasman.		
MITIGATION							

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
		ERP targets: <ul style="list-style-type: none"> Reduce transport emissions by 41% by 2035 and net zero by 2050. Decarbonise the public transport bus fleet by 2035. Reduce emissions from freight transport by 35% by 2035. Reduce the emissions intensity of transport fuels by 10% by 2035. All new large passenger, cargo, and offshore fishing vessels to meet highest carbon-intensity reduction, as set by the International Maritime Organization, by 2035. 	-	ERP action: Decarbonise heavy transport and freight: <ul style="list-style-type: none"> - Accelerate the decarbonisation of the public transport bus fleet (\$41m funding available) - Work to decarbonise freight, aviation, and maritime transport - Implement the Sustainable Biofuels Obligation - Support cross-cutting and enabling measures that contribute to the delivery of a low-emissions transport system. 		
		Public transport target: <ul style="list-style-type: none"> Decarbonise the public transport bus fleet by 2035. 	0	(i) By mid-2023, replace at least 85% of the diesel-powered buses in Nelson-Tasman's public transport fleet with electric buses.	(i) At least 85% of Nelson-Tasman's public transport fleet is electric buses.	(i) When reviewing the provision of public transport services, ensure providers supply zero-emissions vehicles for the public transport fleet in Nelson-Tasman.
	ERP goal: By 2050, Aotearoa New Zealand's building-related emissions are near zero and buildings provide healthy places to work and live for present and future generations.	1(d) Council decisions for planning and infrastructure design supports private individuals and businesses to reduce their emissions to near zero by 2050 and build climate-resilience.	0	(i) Implement the Nelson Tasman Future Development Strategy (NTFDS), including the housing intensification component, to reduce the need for car travel and ensure that new housing/business developments are in locations that are resilient to climate change impacts/natural hazards.	(i) Review and implement the NTFDS.	(i) Implement the NTFDS.
			0	(ii) Encourage low emission materials in building industry, housing and optimise sustainable design.	(ii) Continue encouraging low emission materials in building industry, housing and optimise sustainable design.	
			0	(iii) Work with government and local providers to encourage people to retrofit insulation to their homes.	(iii) Encourage people to retrofit insulation to their homes.	
			0	(iv) Include enabling provisions for appropriate renewable energy generation and associated distribution network infrastructure in resource management plans.	(iv) Planning documents enable renewable energy generation and associated distribution network infrastructure.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
ADAPTATION ACTIONS	2. Tasman District becomes more resilient to the impacts of climate change.	2(a) Resilient communities that incorporate climate-resilient development and infrastructure in the right locations.	0	<p>(i) Council's policy statements, strategies and plans developed and implemented under the resource management system and Local Government Act:</p> <ul style="list-style-type: none"> plan for natural hazards and sea level rise and consider future climate risks when identifying areas for development; enable climate-resilient development and infrastructure in the right locations; prioritise nature-based solutions¹ where possible; identify vulnerable people, communities, and transition to a more resilient environment; and is responsive to climate change adaptation requirements. <p>Implement the Nelson Tasman Future Development Strategy 2022 – 2052.</p> <p>Implement national direction that includes climate change resilience.</p>	(i) Continue to mainstream climate adaptation within the development and implementation of Council's policy statements, strategies, and plans.	
			0	(ii) Regulatory activities (resource and building consenting) continue to account for inundation and sea level rise based on Ministry for the Environment guidance and apply the TDC/NCC 'Inundation Practice Note' for setting minimum ground and floor levels for subdivision, new buildings, and major alterations.		
			291k Strategic Policy budget	<p>(iii) Integrate information and recommendations from the Nelson-Tasman Local Climate Risk Assessment when developing the Nelson-Tasman resource management plans and Council's Long Term Plans.</p> <p>Conduct scenario analysis to help Council further explore climate-related risks and opportunities to better understand the resilience of Council assets and investments.</p>	(iii) Integrate information and recommendations from the Nelson-Tasman Local Climate Risk Assessment (and any subsequent iterations) into the development of the Nelson-Tasman resource management plans and Council's LTPs.	
			83k Strategic Policy budget	(iv) Develop a regional climate adaptation strategy for adoption by the Council and monitor and report annually on achievement of the strategy. This action may be integrated or delivered through the new Regional Spatial Strategy and Long Term Plan.		

¹ The International Union for the Conservation of Nature (IUCN) defines nature-based solutions as “actions to protect, sustainably manage, and restore natural or modified ecosystems, that address societal challenges effectively and adaptively, simultaneously providing human well-being and biodiversity benefits”.

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
ADAPTATION ACTIONS			1.18m Strategic Policy budget	(v) Collaborate with central government, iwi, businesses, and communities to co-create adaptive pathways and prepare climate adaptation plans for Tasman's communities. Adaptation plans should be based on national guidance and best practice, ensuring iwi and communities values and aspirations are embedded in our adaptation approach.	(v) Pilot implementation of one community adaptation plan. Review other plans to incorporate lessons learnt/new knowledge then begin implementing all adaptation plans.	(iv) Continue to implement and revise adaptation plans.
			200k Solid Waste AMP	(vi) Evaluate climate risks for Resource Recovery Centre (RRC) sites, closed and open landfills and contaminated sites and undertake any required work to address them.	(vi) Undertake work to manage climate risks affecting landfills and contaminated sites.	
		2(b) The resilience of network infrastructure to climate change risks is progressively improved across all Council networks.	0	<p>(i) Work together with the Three Waters Entity and NCC to develop an Infrastructure Resilience Strategy for critical infrastructure (i.e., water supply sources and water security, stormwater, wastewater, transportation, and solid waste) in Nelson-Tasman.</p> <p>Activity Management Plans (AMPs) increasingly account for climate change risks, uncertainty and resilience for the entire life of current and future infrastructure (i.e., futureproof design).</p> <p>All Council assets are assessed for climate change risks at their proposed location before decisions on siting of a new asset/replacement of existing assets are made.</p> <p>Assess climate change impacts for all new developments and infrastructure, starting at the business case stage, to identify to what degree a proposal supports or conflicts with our climate goals over its lifecycle.</p> <p>Funding for repairing or replacement of network infrastructure accounts for climate change risks and resilience.</p>	<p>(i) Activity Management Plans (AMPs) align with the Infrastructure Resilience Strategy and account for climate change risks, uncertainty and resilience for the entire life of current and future infrastructure (i.e., futureproof design).</p> <p>Implement relevant aspects of the Infrastructure Resilience Strategy and AMPs.</p> <p>Funding allocated and maintained through future plans.</p>	<p>(i) Review and implement relevant aspects of the Infrastructure Resilience Strategy and review AMPs.</p> <p>Funding maintained through future plans.</p>
			0	<p>(ii) Review Council's policy on emergency funds to ensure it anticipates repair/replacement and relocation costs that factor in climate change risks ("build back better").</p> <p>The Long Term Plan 2024 - 2034 provides enough debt headroom to respond to emergency events and their anticipated repair/replacement/relocation costs, factoring in climate-related risks.</p>	(ii) Adequate debt headroom and/or emergency funds maintained or increased as climate-related risks increase.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
		2(c) Ecological adaptation to climate change is taken into account when making decisions.	0	<p>(i) Continue to assess ecological vulnerability under climate change.</p> <p>Prioritise species and habitat protection programmes based on climate change vulnerability.</p> <p>Identify and support natural readjustment of habitats and ecosystems in response to climate change (sea level rise, drought, flooding, landslides, and wildfire).</p> <p>Recognise the role indigenous biodiversity has in climate mitigation and adaptation and implement recommendations for a prioritised biodiversity implementation programmes.</p>	(i) Implement prioritised programmes.	
			505k Environmental Management AMP	(ii) Implement the Tasman Biodiversity Strategy and identify key community groups and members to liaise with.	(ii) Implement the Tasman Biodiversity Strategy alongside community. Revise Strategy as appropriate when works are identified, completed, or realigned.	
			3.1m Environmental Management AMP	(iii) Work together with other agencies to support the creation of 'green infrastructure' in rural areas, to benefit farmers, land managers and the wider District (e.g., catchment enhancement, planting trees, riparian fencing and planting, protecting and restoring wetlands).	(iii) Continue to encourage the creation of 'green infrastructure' in rural areas through funding and grant support. Recognise and implement green infrastructure and nature-based solutions across Tasman District.	
			0	(iv) Investigate options for how Council can be more agile and responsive to increased biosecurity risks (including shipping biosecurity risks) and pest management requirements in response to the rapidly changing climate.	(iv) Continue monitoring and research into new options for biosecurity and pest management. Plan for and respond to biosecurity incursions that occur as the climate alters.	
		2(d) Climate and disaster risk reduction considerations is embedded into decision-making.	0	<p>(i) Review best practice on how this has been achieved at a local level, including the interlinkages between climate change adaptation and disaster risk reduction.</p> <p>Integrate disaster risk reduction into climate change adaptation.</p>	(i) Continue to integrate disaster risk reduction into climate change adaptation.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
LEADERSHIP ACTIONS	3. Council shows clear leadership on climate change issues and supports a just transition.	3(a) Council demonstrates regional leadership.	0	(i) Update Council's Climate Response and Resilience Policy.	(i) Update policy.	
			0	(ii) Elected members and staff collaborate with iwi, government agencies, NCC, youth councils and others to provide clear and consistent messaging, directions, and action for change.	(ii) Elected members collaborate with iwi, government agencies, NCC, youth councils and others to provide clear and consistent messaging and directions for change.	
			0	(iii) Develop and implement guidelines for elected members on incorporating climate change considerations into decision-making.	(iii) Implement guidelines.	
			0	(iv) Investigate the potential for Council's Long Term Plan 2024-2034 to bundle resourcing requirements for this Action Plan. If viable, apply for LGFA climate change loan funding (accessing a five basis points discount on interest rates).	(iv) Where viable, access discounted LGFA loan funding to finance implementation of this Action Plan.	
			0	(v) Collaborate with others on opportunities to secure external funding for climate change initiatives, including from international funding sources.	(v) Continue to collaborate with others to secure external funding.	
			0	(vi) Leverage the 2030 Agenda Partnership Accelerator to showcase Tasman climate change actions and access multi-stakeholder partnerships and engagement tools in support of climate action.	(vi) Continue involvement and programme.	(vi) Transition to next programme.
		3(b) Decisions of Council consider the implications of climate change for current and future generations.	0	(i) Include assumptions for climate change in the Long Term Plan, including provisions for uncertainty, based on the latest IPCC reports and MfE guidance.	(i) Review and include assumptions for climate change in the Long Term Plan.	
			0	(ii) The Long Term Plan incorporates budgets to give effect to this climate action plan.	(ii) The LTP provides for implementation of this climate action plan.	
			0	(iii) Review and implement the guidance to staff on incorporating climate change considerations into Council reports.	(iii) Review and monitor implementation of guidance.	
			0	(iv) Review the Statement of Intent documents for all CCOs and CCTOs (e.g., Nelson Airport, Port Nelson, Tasman Bays Heritage Trust, Waimea Water Ltd etc) and NRDA to ensure they incorporate climate change considerations and relevant directions (e.g. emission reduction initiatives).	(iv) Review the Statement of Intent documents for all CCOs and CCTOs to ensure they incorporate climate change considerations and relevant directions.	
			0	(v) Develop a climate change dashboard, to ensure decision-making is informed by relevant data.	(v) Update dashboard.	
			0	(vi) Implement ' A guide to just transitions/He puka arataki whakawhitinga tika ' to develop the vision and leadership to address the challenges and disruptions Tasman District faces. Develop and implement a just transition policy and incorporate into revised action plan to ensure actions benefit communities and support the more vulnerable.	(vi) Review and monitor.	
			0	(vii) Work with others to create an "Economic Climate Change Risk Assessment for Nelson-Tasman" investment report for mitigation and adaptation.	(vii) Review and update report.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
LEADERSHIP ACTIONS		3(c) Climate change considerations and disaster resilience are mainstreamed into Council's plans.	0	(i) Identify and collate key documents that guide Council's climate response and ensure these are integrated into plans.	(i) Update information.	
		3(d) Council collaborates with others on climate action.	0	(i) Advocate to central government for climate change funding.	(i) Advocate to central government for climate change funding.	
			0	(ii) Identify key partnership opportunities broadly and in relation to more specific action categories (e.g., working with iwi, NCC, the Nelson Tasman Climate Forum, businesses, public sector agencies, Youth Councils and Nelson Tasman 2050).	(ii) Key partnerships are established and joint inter-sectorial action plans are being implemented.	(iii) Joint inter-sectorial action plan implementations are continuing and sustainable.
			0	(iii) Work with others to enable use of technology and rapid prototyping of innovative ideas to transition Tasman into a low-emission and resilient region.	(iii) Continue transition initiatives.	
			0	(iv) Identify and support local champions to enable resilience initiatives and transition to low-carbon business models.	(v) Identify and support local champions to enable resilience initiatives and transition to a low-carbon business model.	
			0	(v) Identify projects led by businesses within Tasman District that drive innovation and accelerate climate positive impact and consider funding a number of these.	(vi) Provide funding support to projects.	
			0	(vi) Encourage and support community change projects that inform, educate, and inspire climate action (e.g., via community grants funding, in-kind support etc).	(vii) Support community change projects.	
		3(e) Council's staff work collaboratively to implement this climate response strategy and action plan.	0	(i) Cross-Council climate change team is supported to progress implementation of this action plan.	(i) Cross-Council climate change team is supported to progress implementation of this action plan.	
			0	(ii) Provide training to staff on low-emission opportunities for Council activities and encourage personal behaviour change (e.g., through the Take the Jump Campaign).	(ii) Continue to provide training to staff on low-emission opportunities for Council activities and encourage personal behaviour change.	
		3(f) Council reports on its progressive implementation of this climate action plan.	0	(i) Staff prepare brief quarterly reports and a detailed annual report to the Strategy and Policy Committee on progress with implementing this action plan. Develop further metrics to benchmark progress of this Action Plan. Progress against some targets may also be included in Council's Annual Report.	(i) Continue regular reporting on progress.	

	Key Outcomes	Key Success Measures	Draft 10-year budget (\$) <i>uninflated</i>	Short-term actions (2024 – 2027)	Medium-term actions (2027 – 2030)	Long-term actions (2030+)
INFORMATION ACTIONS	4. Our communities are informed and enabled to undertake climate action.	4(a) Meaningful collaboration and involvement in climate mitigation and adaptation initiatives.	0	(i) Develop a communications and behaviour change programme that builds on any nationally-provided programmes to raise climate change awareness and encourage people to become involved in community initiatives. Promote innovations, changes, and initiatives that individuals and businesses can take to reduce emissions, benefit from climate changes, and improve resilience (e.g., resource sharing scheme).	(i) Implement communications and behaviour change programme and promote initiatives.	(i) Revise and implement communications and behaviour change programme and promote initiatives.
			0	(ii) Develop branding to communicate messaging more effectively around climate action.	(ii) Refresh branding.	
			0	(iii) Update Council's website with relevant and up-to-date information on the local impacts of climate change and the Council's responses to climate change.	(iii) Website maintenance and updates.	
			0	(iv) Work together with others to create and maintain a Nelson-Tasman climate change information hub/platform for social change.	(iv) Maintain the platform and continue building collaboration.	
		4(b) Private adaptation and business adaptation to climate change occurs in Tasman District.	0	(i) Work with central government, crown research institutes and other research providers to obtain updated information (e.g., from NIWA) on local climate impacts for Tasman District; and collate relevant information from other sources. Publicise this information widely.	(i) Ongoing information gathering and publication.	
			See adaptation budget above	(ii) Widely publicise key findings from the Nelson-Tasman Local Climate Risk Assessment and encourage their use in adaptation planning by others across the District. Create a targeted communication programme to explain what the data means for specific communities.	(ii) Widely publicise key findings from the Nelson-Tasman Local Climate Risk Assessment and encourage their use in adaptation planning by others across the District.	
		4(c) Council collaborates with the Nelson Tasman Climate Forum to engage with and inform Tasman residents about climate change actions and options, across a broad spectrum of interests.	0	(i) Elected members and Council staff are represented on the Leadership Group of the Nelson Tasman Climate Forum. These representatives abstain from voting to maintain impartiality.	(i) Continue active involvement with Nelson Tasman Climate Forum.	
		4(d) Climate change considerations are aligned to the four wellbeings and the Sustainable Development Goals.	0	(i) Ensure that climate change considerations link the four wellbeings (society, environment, culture, and economy) and align with the Sustainable Development Goals.	(i) Review and update.	

APPENDIX 2: Context for Council's climate response

Tasman's changing climate

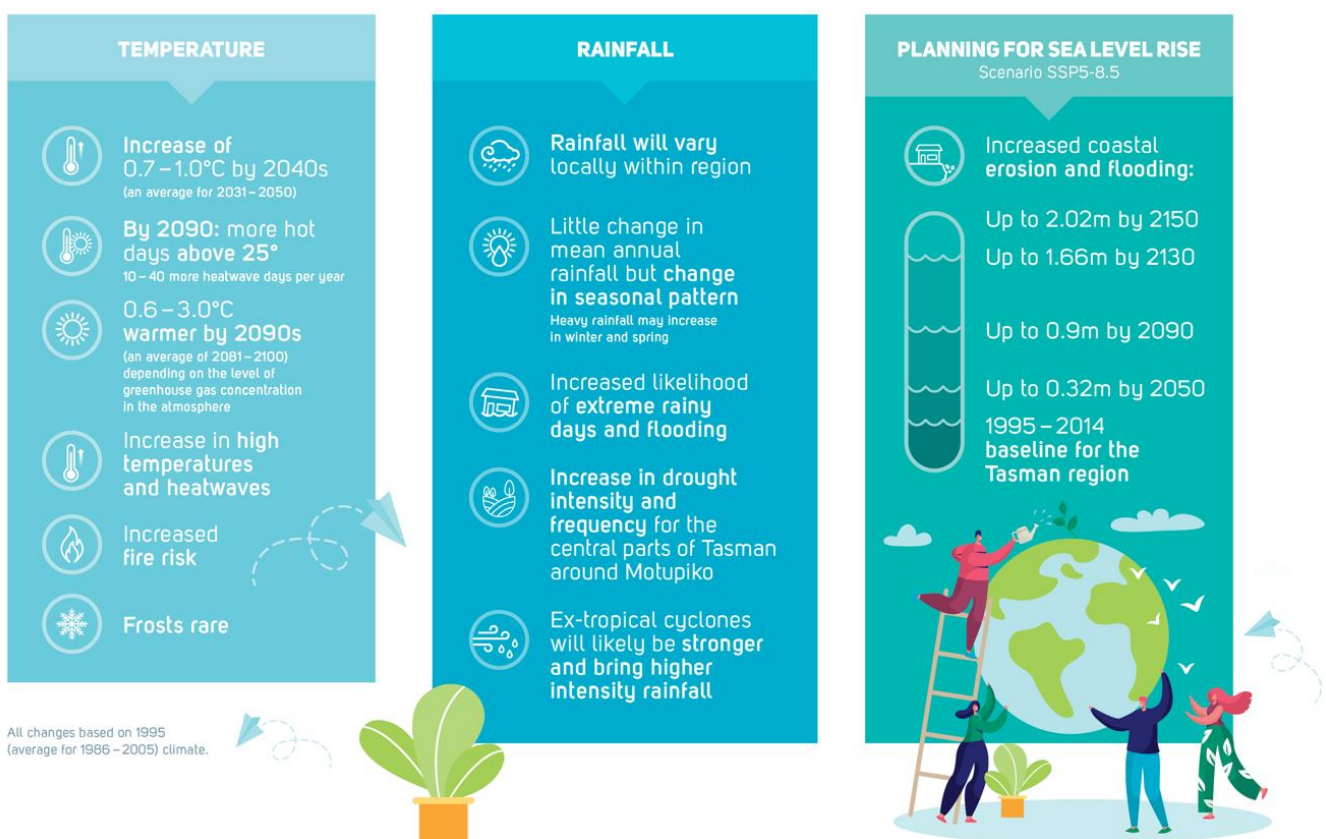
Significant changes to our climate are likely in the future. Average temperatures are projected to increase by a further 0.5°C to 1.5°C by 2040, and 3°C by 2090, increasing heat stress on people, animals, and plants.

The local impacts of climate change

If global greenhouse gas emissions continue at their current rate, scientists anticipate that the District's coastline will be subject to a 32cm sea level rise by 2050, a 90cm rise by 2090, a 1.66m rise by 2130, and a 2.02m rise by 2150². This will have significant impacts on low-lying coastal areas of the District, cause significant drainage issues and place a major strain on our infrastructure and communities. Given the exact rate and timing of sea level rise remains uncertain, we will apply the most up-to-date scientific evidence in our decision-making processes.

NIWA has predicted the effects of climate change in the Tasman District for the years 2040 and 2090 (Climate Change and Variability Tasman District, NIWA, August 2015). These impacts are summarised in the following infographic:

CLIMATE CHANGE IMPACTS FOR THE TASMAN DISTRICT



² Ministry for the Environment (2022). *Interim guidance on the use of new sea-level rise projections*. Source: <https://environment.govt.nz/publications/interim-guidance-on-the-use-of-new-sea-level-rise-projections/>

Relevant impacts of climate change for Tasman include:

- *Coastal hazards* – There may be increased risk to coastal roads and infrastructure³ and private property from coastal erosion and inundation, increased storms, and sea-level rise.
- *Heavy rain* – The capacity of stormwater systems may be exceeded more frequently due to heavy rainfall events which could lead to surface flooding. River flooding, hill country erosion and landslip events may also become more frequent.
- *Drought* – By 2090, the duration of droughts could more than double. More frequent droughts are likely to lead to water shortages, increased demand for irrigation and increased risk of wildfires.
- *Disease* - There may be an increase in the occurrence of summer water-borne and food-borne diseases such as Salmonella. There may also be an increase in tropical diseases.
- *Biodiversity* – Climate change increases pressures on our indigenous biodiversity through changes to habitat and food webs, as well as increasing competition pressures from pest species. These pressures are highest in our coastal and lowland ecosystems.
- *Biosecurity* – Climate change could increase the spread of pests and weeds. Warmer temperatures may make pests such as mosquitoes, blowflies, ants, wasps, and jellyfish more prevalent in the region. Similarly, agricultural diseases such as fungi and viruses may infiltrate areas where they are currently excluded. There may also be a loss of habitat for native species.
- *Agriculture and horticulture* – Warmer temperatures, a longer growing season and fewer frosts could provide opportunities to grow new crops. Farmers might benefit from faster growth of pasture and better crop growing conditions. Horticultural crops such as kiwifruit and wine grapes are likely to show the greatest gains from higher average temperatures. However, these benefits may be limited by negative effects of climate change such as prolonged drought or greater frequency and intensity of storms. Other crops such as hops, and berry fruit may be more difficult to grow in our region.

³ The total replacement value of exposed infrastructure for Tasman District at MHWS +0.5m is estimated at \$90 million (for MHWS +1.5M is \$200 million). Local Government New Zealand (2019) *Vulnerable: The quantum of local government infrastructure exposed to sea level rise*.

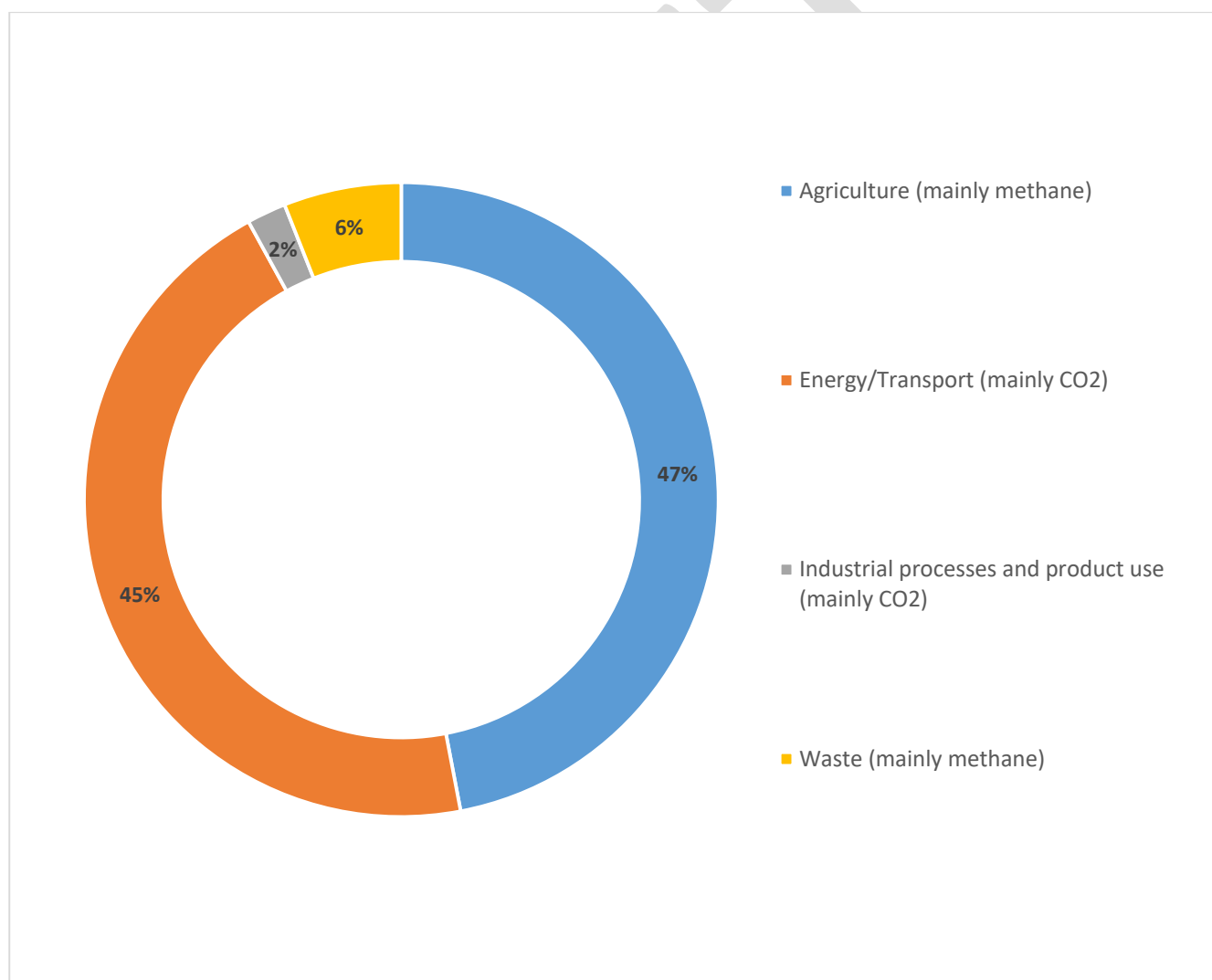
Tasman District's regional greenhouse gas emissions

Statistics NZ estimated that Tasman District's total regional emissions in 2022 were 740 kilotonnes of CO₂ equivalents. Tasman District is currently ranked 15th out of 16 regions for total emissions (i.e., ours are less than most other regions), and ranked 12th for emissions intensity (i.e., 12.6 tonnes of CO₂e per capita).

We are working together with NCC to develop a more detailed analysis of community emissions in both regions, based on the Global GHG Protocol for Communities.

The Tasman region's emissions profile identifies key opportunities to focus attention efforts on agriculture and energy, as well as options for maintaining or increasing carbon removal potential through forests. Globally, we need to reduce emissions to limit the considerable adaptation costs and risks our communities will face, and we need to do it urgently.

Figure 1: Tasman District's regional gross greenhouse gas (GHG) emissions by source (2020)

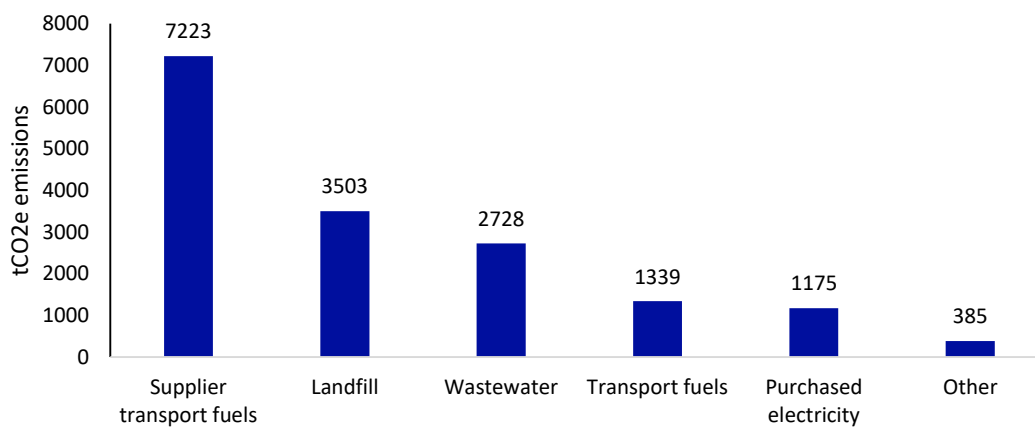


Council's corporate greenhouse gas emissions

Our [baseline greenhouse gas emissions inventory](#) was completed for the 2020/2021 period and we have measured Council's emissions annually since then. For the 2022/2023 period, Council's net emissions were 16,265 tonnes of CO₂e. This equates to 2.2% of Tasman District's emissions in 2022.

Council's primary emissions source was from supplier transport fuels by a significant margin. Other large emission sources were landfill, wastewater treatment plants, purchased electricity, and Council's transport fuels. These sources make up 97.6% of Council's total footprint. We have drafted a Corporate Emissions Reduction Plan (CERP) identifying several initiatives aimed at reducing the Council's emissions. Examples of these initiatives are included in the updated Action Plan in Appendix 1.

Figure 2: Council's gross greenhouse gas (GHG) emissions by source (2022/23)



International commitments and science

Council uses data from multiple official international sources. The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body for assessing the science related to climate change. The IPCC prepares comprehensive [Assessment Reports](#) about knowledge on climate change, its causes, potential impacts and response options. The IPCC also produces Special Reports, which are an assessment on a specific issue and Methodology Reports, which provide practical guidelines for the preparation of greenhouse gas inventories.

International bodies and national governments, including New Zealand, have set increasingly ambitious targets to address the climate change emergency. The following summarises the most significant targets arising from international sources.

The main targets are:

- **Paris Agreement 2015:** sets a target to keep the global temperature rise below 2°C above pre-industrial levels and to pursue efforts to limit the overall increase to no more than 1.5°C. Under this Agreement, New Zealand must reduce greenhouse gas emissions by 30% below 2005 levels by the end of the decade. This will require the world to reach net zero emissions by 2050.
- **Sendai Framework for Disaster Risk Reduction 2015-2030:** outlines targets and priorities for action to prevent new and reduce existing disaster risks. New Zealand has signalled its strong commitment to adopt a 'whole-of-society' approach to implement the Sendai Framework.
- **United Nations Sustainable Development Agenda 2030: Goal 13: Climate Action** – sets the requirement for nations to 'Take urgent action to combat climate change and its impacts by 2030'. A set of 17 United Nations Sustainable Development Goals were adopted in 2015 by all United Nations member states as part of the 2030 Agenda for Sustainable Development, which provides a shared blueprint for peace and

prosperity for people and the planet, now and into the future. The most directly applicable goal is Goal #13: Climate Action, particularly:

- 13.1 *Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries*
- 13.2 *Integrate climate change measures into national policies, strategies, and planning*
- 13.3 *Improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning.*

New Zealand is committed to playing its part at home and abroad to advance the 2030 Agenda for sustainable development and the achievement of the Sustainable Development Goals (SDGs).

National legislation

The ***Climate Change Response (Zero Carbon) Amendment Act 2019*** created a framework by which New Zealand can develop and implement clear and stable climate change policies that contribute to the global effort under the Paris Agreement to limit the global average temperature increase to 1.5° Celsius above pre-industrial levels and allow New Zealand to prepare for, and adapt to, the effects of climate change. The ***Climate Change Response Act*** (the Act) now includes this new Zero Carbon framework, ensuring that all key climate legislation is within one Act. The legislated framework includes tools to reduce our greenhouse gas emissions (targets, emissions budgets and emissions reduction plans) and improve our climate resilience (national climate change risk assessments and national adaptation plans). The Act and associated regulations are the Government's principal response to managing climate change.

Figure 3: The Climate Change Response Act sets out tools for the transition (the Zero Carbon Framework)



Under the Act, the first [National Climate Change Risk Assessment](#) was published in 2020, identifying the key climate risks for Aotearoa. The first three [emissions budgets](#) and the [Emissions Reduction Plan](#) were published in May 2022, followed by the first [National Adaptation Plan](#) in August 2022. We have considered the new expectations for local government in implementing these plans when revising our Action Plan (see Appendix 1).

The Resource Management Act 1991 (RMA) is another key piece of legislation that requires local government to manage the significant risks from natural hazards and have regard to the effects of climate change. The resource management system reform has replaced the RMA with two new Acts: the Spatial Planning Act 2023 (SPA) and the Natural and Built Environment Act 2023 (NBA). The previous government had also begun drafting a new Climate Adaptation Act (CAA). The reforms provide greater clarity around the roles and responsibilities for local government in relation to climate change.

Local government framework

The [Local Government Position Statement on Climate Change](#) highlights a critical need for proactive collaboration between central and local government, which recognises the different mandates and roles for climate change responses.

Tasman District signed the [Local Government Leaders' Climate Change Declaration](#) in 2017. The declaration outlines our commitment to climate change and provides a further definition to our strategic direction and aligns with Local Government New Zealand's approach. The declaration encompasses four well-beings of environmental, social, cultural, and economic prosperity. This *Climate Response Strategy* aligns with Council's vision: *Thriving and resilient Tasman communities*.

Tasman District Council's role

The Council sets out its purpose in strategies, policies, and action plans. As the Council has a legal obligation to build climate change and sustainable development into all its work, it is important that these are considered in a full, transparent, auditable manner. Policies, developments, and decisions must be prepared and considered with due regard to their environmental impacts.

At the local level, Council plays a critical role in helping communities prepare for, and respond to, natural hazard events, whose incidence and severity are increased by rapid changes in the climate. We can, directly and indirectly, impact emissions across the region, and we are on the frontline in preparing our community for changes in the climate.

Council can have a direct impact on emissions and our climate preparedness through:

- regulatory tools like resource management plans and resource consents
- provision of infrastructures like roads, cycleways, and footpaths
- provision of services like solid waste management and public transport
- purchasing of goods and services
- reducing emissions from our own activities.

Indirectly we can have an impact on emissions and adaptation by:

- collaborating with other councils, businesses, and organisations (e.g., on joint emissions reduction or sequestration projects)
- influencing decisions (e.g., liaising with central government)
- advocating those who have a responsibility to act (e.g., submissions to central government)
- empowering and educating our community, businesses, and industry to support behaviour change.

The Council continues to operate in a sustained period of fiscal constraint, combined with increasing energy costs and environmental levies. Although it is a time of intense pressure on resources, the expanding green economy presents an opportunity to set a positive agenda. For example, the use of renewable and low-carbon technologies can stimulate jobs, reduce reliance on fossil fuels with associated harmful carbon emissions, reduce energy costs, and create income for the Council.

The draft Action Plan (see Appendix 1) collates all climate change projects that Council has allocated funding to via our LTP 2021-2031, along with several new actions that are not yet funded. Some actions will reduce Council's carbon footprint and others will reduce the community's carbon footprint. Adaptation actions aim to increase the climate resilience of Tasman District. Implementation of actions will drive change in areas such as procurement, waste production/disposal, travel and transport, and asset management. Projects and initiatives with a capital expenditure or resource requirements will be evaluated as part of the LTP 2024-2034 budget development. Available resources will be assessed and prioritised as part of this process.

The Action Plan is a living document that will be updated as part of future Annual Plan or LTP processes. Progress towards achieving our targets is reported quarterly.

Corporate integration

The *Climate Response Strategy* does not seek to duplicate existing work, but rather to bring together and focus attention on crucial areas where the Council has to do more to increase cross-service response and maximise best value. Successful implementation requires integration with other Council strategies, management, and action plans, including but not limited to:

- [Long Term Plans](#) (including our Infrastructure Strategy and Financial Strategy)
- [Activity Management Plans](#)
- [Te Taihu Regional Land Transport Plan](#)
- [Regional Public Transport Plan](#)
- [Walking and Cycling Strategy](#)
- [Nelson-Tasman Waste Management and Minimisation Plan](#)
- [Urban Stormwater Strategy](#) and stormwater catchment management plans
- [Tasman Resource Management Plan](#)
- [Future Development Strategy](#)
- [Intensification Action Plan](#)
- [Tasman Biodiversity Strategy](#)
- [Reserve Management Plans](#)
- [Coastal Management – responding to climate change](#)

Working in collaboration

Reducing New Zealand's emissions and adapting to climate change requires partnership with, and action by, central government, public service agencies, local government, iwi, businesses, community groups and residents. Successful implementation of this strategy relies on the sustained engagement of all sectors of society to work together to achieve mutually agreed outcomes.

Council will collaborate with other agencies, organisations, and our communities to achieve consistent understanding of environmental, social, cultural and economic opportunities and consequences of climate change, including but not limited to those related to:

- infrastructure (vertical and horizontal)
- waste management
- public transport
- regulatory function
- land use.

We also collaborate with **central and local government**, including Nelson City Council and Marlborough District Council. Public services are required to work more collaboratively under the Public Service Act 2020. The Regional

Public Service Commission brings sectors together locally to discuss important regional issues. Under the Carbon Neutral Government Programme, the public sector is required to become carbon neutral by 2025.

The importance to Council and community of responding to the challenges of climate change is reflected in the [Te Taihu: Intergenerational Strategy](#). This strategy, led by Wakatū Incorporation in partnership with councils, iwi, and stakeholders from across the Top of the South, includes climate change and regenerative outcomes as a priority area. The vision for the Strategy is that we will be good ancestors, reflecting the fact that the primary impacts of climate change will be faced by our descendants. The actions in this plan contribute to the Te Taihu Intergenerational Strategy outcomes.

[Project Kōkiri](#) is a collaboration of local leaders, set up to navigate and mitigate the economic impacts of the COVID-19 pandemic in the Nelson and Tasman regions. The group has worked together to prepare a medium term economic development plan: the [Nelson Tasman Regeneration Plan 2021-2031](#). One of the top ten economic challenges identified in that plan is climate change, which is already affecting our horticulture, aquaculture and agriculture industries, native ecosystems, infrastructure, health, and biosecurity. We are a coastal region and must make challenging decisions on future investments in infrastructure and strategic land use planning. Consideration of the transitions required within the current economy to a lower-emissions focus, and a focus on the future resilience of the region in response to the significant challenges presented by climate change, is at the heart of the regenerative economic thinking in that plan.

In November 2021, the Council formally signed the *Charter of the [Nelson Tasman Climate Forum](#)* (the Forum) as a 'Climate Ally'. Launched in February 2020, the Forum is the first of its kind in New Zealand; a community-led initiative that enables unprecedented community involvement in climate action. Council has considered the Forum's 'Climate Action Book' when reviewing the action plan (see Appendix 1). Councillors and staff represent the Council on the Forum's Leadership Group, which meets monthly at present. We have also had initial conversations with *Businesses for Climate Action* (who lead the [Mission Zero](#) programme) and the *Nelson Tasman Chamber of Commerce*.

Delivering the Strategy: Action Plan

The Action Plan contained in Appendix 1 details key actions required to achieve net zero carbon by 2050 and a more resilient Tasman District. It demonstrates the scope and extent of the direction the Council needs to take to realise its stated targets and deliver upon the aspirations contained within this Strategy.

Due to the overarching nature of climate change, and how it affects all parts of the Council's operations, cooperation and involvement is crucial to discuss and agree key actions. Consideration of other Council priorities and workstreams need to be considered on an ongoing basis to ensure that efficiencies, both financial and operational, are realised wherever possible.

Many elements can affect the Action Plan's delivery, including funding programme timelines, technological development, and service delivery. While this makes it impossible to foresee properly over the life of the Strategy, the uncertainty emphasises the need to build a clear action plan to ensure that the Council is aware of alternative scenarios and can make long-term decisions with an appreciation of difficulties that may lie ahead. It is also acknowledged that progression of some actions is reliant upon external funding and/or legislation, and engagement with external bodies will be actively pursued in support of the progression of these actions.

Realising transformative potential in a changing climate

This requires bold, integrated, innovative action to address constraints imposed by the economic, cultural, and political dynamics. Council joins the call to 'Build Back Better' with a radical departure from business as usual.

Recognising the root drivers of climate risk in our initiatives offers an opportunity to move in a positive direction by endorsing the need for a transformative agenda in our region.

Performance and review

The Action Plan is intended to be a living, evolving document that can account for climate change related legislative and societal changes expected over the coming years. The targets within the Action Plan provide the performance management framework for the Strategy. Quarterly reports on progress and a detailed annual report are provided to the Strategy and Policy Committee. Selected targets may also be included in the Council's Long Term Plan and Annual Reports.

National well-being framework

Section 10(1) of the Local Government Act 2002 states that the purpose of local government is: “(b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future”. The Treasury's Living Standards Framework provides a vision for New Zealanders' well-being, with measures of national wellbeing covering a range of economic, cultural, social and environmental indicators, and targets. The *Climate Response Strategy* is expected to contribute positively to community well-being at both the regional and national level.

Strategy benefits

For the Council and partners:

- financial and non-financial savings, for example:
 - from making more efficient use of resources
 - it is widely accepted internationally that the costs of inaction or delayed action outweighs the cost of acting now, i.e., preventative action taken now is less costly in the long run
- supports informed decision-making and policymaking
- compliance with legal requirements
- external funding opportunities for climate change-related projects
- income generated from renewables and rural economy, tourism, and recreation
- new market opportunities (e.g., waste-by-products linked to the circular economy, competitive advantage, and reduced risk).

For householders:

- improved value for money, support healthier lifestyles
- helping reduce risk to wellbeing and home security (e.g., sustainable transport options to reduce congestion and improve access to jobs and services).

For businesses:

- financial savings (reduced energy bills)
- increased efficiency/productivity
- economic opportunities in sectors such as low-carbon technology, renewable and the rural economy, tourism, and recreation
- new market opportunities and increased sales (e.g., waste-by-products linked to the circular economy, sustainable transport options to reduce congestion and improve access to jobs and services, competitive advantage, and reduced risk).

For the local environment and communities:

- healthier ecosystems and cleaner air
- species and habitats resilient to the changing climate
- promotes the redevelopment of brownfield land providing opportunities near goods and services

- fosters the 15-minute city concept
- encourages the sustainable design of new buildings.

For future generations:

- A more stable, secure, resilient future.

This Strategy is critical to unlocking these aspirations. The updated Action Plan builds on the significant amount of data and information gathered by the Council over the last few years. It clearly outlines the efforts that the Council and our community must take to achieve its mission.

DRAFT

Attachment 31 – The Consultation Document - is a late item to this agenda and will be circulated under separate cover.