Date:	**Thursday 27 June 2024**
Time:	**1:00 pm - adoption LTP**
Meeting Room:	**Tasman Council Chamber**
Venue:	**189 Queen Street, Richmond**

Tasman District Council

Kaunihera Katoa

ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

ITEM **PAGE**

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted.

Due to their large size, the Activity Management Plans below, are available on the Council's website.

9. Environmental Management Activity Management Plan *(Under Separate Cover)*
10. Public Health and Safety Activity Management Plan *(Under Separate Cover)*
11. Transportation Activity Management Plan *(Under Separate Cover)*
12. Coastal Assets Activity Management Plan *(Under Separate Cover)*
13. Water Supply Activity Management Plan *(Under Separate Cover)*
14. Wastewater Activity Management Plan *(Under Separate Cover)*
15. Stormwater Activity Management Plan *(Under Separate Cover)*
16. Waste Management and Minimisation Activity Management Plan *(Under Separate Cover)*
17. Rivers Activity Management Plan *(Under Separate Cover)*
18. Parks and Facilities Activity Management Plan *(Under Separate Cover)*
19. Libraries Activity Management Plan *(Under Separate Cover)*
20. Property Activity Management Plan *(Under Separate Cover)*
21. Council Enterprises Activity Management Plan *(Under Separate Cover)*

TASMAN'S 10-YEAR PLAN 2024–2034

Volume Two

INCLUDING ANNUAL PLAN 2024/2025

tasman district council

Te Kaunihera o te tai o Aorere

How to find your way around Tasman's 10-Year Plan 2024-2034

Volume One

- The Council's decisions on the four key choices in the 'Investing in our Future' consultation document
- The Council's vision, purpose, community outcomes and strategic priorities
- New projects and changes in Tasman's 10-Year Plan 2024 – 2034
- The activities and services we intend to provide
- Our financial planning and projected accounting information

Volume Two

- Funding Impact Statement (information on our rating system) and Rating Maps
- Financial Strategy
- Infrastructure Strategy
- Revenue and Financing Policy (our policies on funding sources for operational and capital expenditure)
- Summary of Council's Significance and Engagement Policy (how Council determines the importance of an issue to inform the extent and form of public engagement expected)
- Ngā Iwi and Māori Capacity to Contribute to Decision Making

INDEX/CONTENTS

FUNDING IMPACT STATEMENT

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.)

All the rates set out in the Funding Impact Statement for the 2024/2025 year are intended to be assessed on the same basis for each year covered by the 10-Year Plan except those that are stated in the revenue and financing policy as finishing in the 10 year period.

RATING AREA MAPS

The targeted rates which are set based on where the land is situated, as opposed to 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 one 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 15A 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 disclosed below.

	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% for the 2024/25 year, which is below the maximum allowed level.

FUNDING IMPACT STATEMENT (RATES)

DESCRIPTION OF EACH RATE

GENERAL RATE

	DIFFERENTIAL CATEGORY
GENERAL RATE	
The general rate funds activities that 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. *The capital values are assessed by independent valuers. Their results are audited by the Office of the Valuer General.*	
UNIFORM ANNUAL GENERAL CHARGE (UAGC)	
Funding the same activities as the general rate. *The purpose of setting the UAGC is to ensure that every ratepayer makes a minimum contribution to the Council's activities.*	

TARGETED RATES

Targeted rates are applied to specific groups of ratepayers who receive a specific service.
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	
(Funding the Stormwater activities including operating, maintaining and improving the stormwater infrastructure assets.) *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:*	
**Urban Drainage Area – Stormwater Differential – A differential of 1 will apply.*	Urban Drainage Area – Stormwater Differential
**Balance of the District – General Drainage Stormwater Differential – A differential of 0.105 will apply.*	Balance of the District – General Drainage Stormwater Differential

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		Rate in the $ of Capital Value	0.2043 cents	57,836
Every rateable rating unit in the District		Fixed amount per Rating Unit	$394.00	10,210

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	0.0468 cents	6,690
Rating units with land value, that are not in the Stormwater Urban Drainage Rating Area	Balance of District	Rate in the $ of Capital Value	0.0049 cents	658

FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
2 WATER SUPPLY RATES	
2.1 WATER SUPPLY RATES – URBAN WATER SUPPLY METERED CONNECTIONS AND RURAL WATER EXTENSIONS TO URBAN WATER SCHEMES ("THE CLUB") *Ratepayers on the Urban Water Supply with a metered connection pay both the volumetric charge and the service charge. The portion of revenue allocated to the service charge for rates is determined by taking 36% of the total revenue required for the urban water supply including the portion billed to other users as charges but excluding the rural water extensions to urban water scheme revenue, and then deducting the portion recovered through charges. The Club comprises those rating units with connections to the relevant urban water supply schemes.* *Ratepayers on the Urban Water Supply with a water restrictor pay the Rural Water Extensions to Urban Water Schemes rate.*	
2.1 (a) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Volumetric charge (Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.) *This water rate will be billed separately from the rates invoice.*	
2.1 (b) Water Supply – Urban Water Supply Metered Connections (excluding Motueka Water Supply): Service Charge (Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.)	
2.1 (c) Water Supply – Rural Water Extensions to Urban Water Schemes (Funding the urban water supply (excluding Motueka) including operating, maintaining and improving the infrastructure assets relating to water supply.) *The 1m^3 base rate is set at 80% of the Urban Metered Connections volumetric rate multiplied by 365.* *The extensions that will be charged this rate are: Best Island Water Supply, 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.*	

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	$3.56	8,593
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)	$437.99	5,258
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	$1,038.70	1,273

FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
2.2 WATER SUPPLY RATES – MOTUEKA WATER SUPPLY METERED CONNECTIONS	
Ratepayers on the Motueka Water Supply with a metered connection pay both a volumetric water supply charge and a service charge. The portion of revenue allocated to the service charge is determined by taking 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. *The existing Motueka Water Supply account will continue to operate separately to the Urban Water Supply – Club account. This means that the water charges for the existing connected Motueka water users will have a different cost structure. As renewals and capital upgrades are required, these will be reflected in the water supply charges.*	
2.2 (a) Water Supply – Motueka Water Supply Metered Connections: Volumetric Charge (Funding the Motueka Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.) *This water rate will be billed separately from the rates invoice.*	
2.2 (b) Water Supply – Motueka Water Supply Metered Connections: Service Charge (Funding the Motueka Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.)	
2.3 WATER SUPPLY – RURAL CONNECTIONS	
2.3 (a) Water Supply – Dovedale Rural Water Supply (Funding the Dovedale Rural Water Supply including operating, maintaining and improving the infrastructure assets relating to water supply.) *The Council has determined that a differential charge will be applied:*	
**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.* *For example, rating units with a 2m³ per day restrictor volume will be billed two of the Differential A charge.*	Dovedale Differential A
**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 using the size of restrictor volume, with a base of 1m³ per day. A differential of 0.77 per 1m³ per day will apply.* *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.*	Dovedale Differential B

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	$3.39	838
Provision of service being a connection to the Motueka Water Supply		Fixed amount per connection (meter)	$100.49	141
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).	$999.24	492
		Extent of provision of service: $1m^3$/ day above $2m^3$/day (based on water restrictor volume).	$776.85	282

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	$3.39	838
Provision of service being a connection to the Motueka Water Supply		Fixed amount per connection (meter)	$100.49	141
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).	$999.24	492
		Extent of provision of service: $1m^3$/ day above $2m^3$/day (based on water restrictor volume).	$776.85	282

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 (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.)	

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: 1m³/day (based on water restrictor volume) e.g. 2m³/day restrictor volume will be charged at two times the listed annual rate	$699.86	721
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: 1m³/day (based on water restrictor volume) e.g. 2m³/day restrictor volume will be charged at two times the listed annual rate	$499.97	241
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	$531.38	86
Provision of a service being a connection to the Hamama Rural Water Supply		Rate in the $ of Land Value	0.0458 cents	12
Provision of a service being a connection to the Hamama Rural Water Supply		Fixed amount per rating unit	$311.30	9
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

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.) *The amount of revenue planned to be raised by each of the differentials is shown.*	
	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.) *Water is only released from the dam when low flows are reached.*	

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	$95.74	330
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	0.0448 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	$10.06	30
Rating units 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	$212.21	188

FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
3 WASTEWATER RATE	
(Funding the Wastewater activities including providing and managing wastewater treatment facilities and sewage collection and disposal.) *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.* *The costs associated with wastewater are lower per pan the more pans that are present. For this reason the Council has determined that a differential charge will be applied as follows:*	
**One toilet or urinal. A differential of 1 is set.*	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")
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.	
4 REGIONAL RIVER WORKS RATE	
(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.)	
The river works benefits are not equal throughout the District. For this reason the Council has determined that a differential charge will be applied.	River Rating Area X Differential
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.	River Rating Area Y Differential
	River Rating Area Z Differential

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)	$766.93	11,894
			Uniform charge in the $ for each toilet or urinal (pan)	$575.20	1,811
			Uniform charge in the $ for each toilet or urinal (pan)	$383.47	974
	Every rateable rating unit in the District				
	Rating units in the River Rating Area X	F1, F2	Rate in the $ of Capital Value	0.0338 cents	998
	Rating units in the River Rating Area Y	F1, F2	Rate in the $ of Capital Value	0.0338 cents	772
	Rating units in the River Rating Area Z	F2	Rate in the $ of Land Value	0.0141 cents	1,770

FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
5 MOTUEKA BUSINESS RATE	
(Funding Governance activities – providing a grant to Our Town Motueka to fund promotion of the Motueka business area.) *The promotion of the Motueka business area has a greater benefit for those businesses that are closer to the CBD. For this reason the Council has determined that a differential charge will be applied.* *The differentials are planned to generate two times the total amount of rates from the Area A Differential than the Area B Differential.*	Motueka Business Area A Differential Motueka Business Area B Differential
6 RICHMOND BUSINESS RATE	
(Funding Governance activities – providing a grant to Richmond Unlimited to fund promotion of the Richmond business area.)	

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	0.0377 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	0.0188 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	0.0377 cents	140

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.)	
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.	Torrent Bay Area A Differential
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.	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.)	

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	$44.70	58
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	$139.34	3,611
Every rateable rating unit in the District		Fixed amount per Rating Unit	$65.86	1,707
Every rateable rating unit in the District		Fixed amount per Rating Unit	$79.35	2,056

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.)	

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	$152.54	3,389
Every rateable rating unit in the District		Fixed amount per Rating Unit	$4.53	118
Rating units in the Golden Bay Community Board Rating Area, which is the Golden Bay Ward	L1	Fixed amount per Rating Unit	$15.63	55
Rating units in the Motueka Community Board Rating Area, which is the Motueka Ward	M1	Fixed amount per Rating Unit	$15.36	90
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

FUNDING IMPACT STATEMENT (RATES)

TARGETED RATES (CONT.)

	DIFFERENTIAL CATEGORY
17 WAIMEA COMMUNITY DAM – ENVIRONMENTAL AND COMMUNITY BENEFITS RATES	
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.	
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.)	

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	$107.09	2,775
Every rateable rating unit in the Waimea Community Dam Zone of Benefit Rating Area	N1	Rate in the $ of Capital Value	0.0097 cents	1,159
TOTAL INCLUDING GST				**127,431**
TOTAL EXCLUDING GST				**110,810**
Plus: Rates penalties net of GST				428
Less: Rates remissions net of GST				(415)
TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS INCLUDING GST				**127,446**
TOTAL RATES INCLUDING RATES PENALTIES AND NET OF RATES REMISSIONS EXCLUDING GST				**110,823**

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.

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, in accordance with the Council's Rates Remission Policy.

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 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 -11.06% to 38.21%.

RATING PROPERTY DESCRIPTION	CV AS AT 2020	CV AS AT 2023
Residential – Tākaka	$465,000	$620,000
Residential – Murchison, with 131m³ of water, Urban Water Supply Metered Connections	$265,000	$420,000
Residential – Māpua (no Council supplied wastewater/metered water)	$770,000	$940,000
Residential – Māpua, with 153m³ of water, Urban Metered Water Supply	$590,000	$720,000
Residential – Kaiteriteri, with 149m³ of water, Urban Water Supply Metered Connections	$910,000	$1,330,000
Residential – Brightwater, with 117m³ of water, Urban Water Supply Metered Connections	$610,000	$700,000
Residential – Wakefield, with 185m³ of water, Urban Water Supply Metered Connections	$690,000	$780,000
Residential – Motueka, with 87m³ of water, Motueka Water Supply Metered Connections	$590,000	$640,000
Residential – Richmond (Waimea Village), with 29m³ of water, Urban Water Supply Metered Connections	$385,000	$430,000
Residential – Richmond, with 103m³ of water, Urban Water Supply Metered Connections	$800,000	$880,000
Residential – Richmond, with 181m³ of water, Urban Water Supply Metered Connections	$1,375,000	$1,540,000

% CV INCREASE FROM 2020 TO 2023	2023/2024 ACTUAL RATES	2024/2025 RATES	$ CHANGE FROM 2023/2024	% CHANGE FROM 2023/2024
33.3%	$3,040	$3,546	$506	16.64%
58.5%	$2,903	$3,536	$633	21.81%
22.1%	$2,819	$3,125	$307	10.89%
22.0%	$4,200	$4,685	$485	11.56%
46.2%	$5,032	$6,112	$1,080	21.46%
14.8%	$4,224	$4,626	$402	9.52%
13.0%	$4,478	$4,814	$336	7.50%
8.5%	$3,739	$3,884	$145	3.88%
11.7%	$3,138	$3,408	$270	8.61%
10.0%	$4,609	$4,872	$263	5.72%
12.0%	$6,559	$6,892	$333	5.08%

RATES IMPACT ON EXAMPLE PROPERTIES

RATING PROPERTY DESCRIPTION	CV AS AT 2020	CV AS AT 2023
Dairy Farm – Collingwood-Bainham	$7,020,000	$7,020,000
Forestry – Lakes Murchison	$1,290,000	$1,910,000
Horticultural – Richmond with 177m³ of water, Urban Water Supply Metered Connections	$1,110,000	$1,360,000
Horticultural – Ngatimoti	$1,205,000	$1,470,000
Horticultural – Hope in WCD EURA	$2,690,000	$3,390,000
Pastoral Farming – Wakefield, with Water Supply Dams, Wai-iti Valley Community Dam	$2,810,000	$3,210,000
Pastoral Farming – Upper Moutere	$1,230,000	$1,485,000
Lifestyle – Hope in WCD EURA with 2m³/day restrictor, Rural Water Extension to Urban Water Scheme	$1,060,000	$1,350,000
Lifestyle – Hope in WCD EURA with 2m³/day restrictor, Rural Water Extension to Urban Water Scheme	$1,230,000	$1,460,000
Lifestyle – Wakefield, with 3m³/day restrictor, Eighty-Eight Valley Rural Water Supply	$2,370,000	$2,900,000
Lifestyle – East Tākaka	$810,000	$1,130,000
Lifestyle – Neudorf, with 2m³/day restrictor, Dovedale Rural Water Supply	$530,000	$680,000
Lifestyle – Tasman with 2m³/day restrictor, Rural Water Extension to Urban Water Scheme	$1,020,000	$1,230,000
Lifestyle – Bronte, with 3m³/day restrictor, Redwood Valley Rural Water Supply	$1,690,000	$2,140,000
Commercial – Queen St, Richmond, with 343m³ of water, Urban Water Supply Metered Connections	$1,470,000	$1,630,000
Commercial – High St, Motueka	$1,650,000	$1,750,000
Industrial – Cargill Place, Richmond, with 51m³ 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 RATES	$ CHANGE FROM 2023/2024	% CHANGE FROM 2023/2024
0%	$18,796	$16,718	($2,079)	(11.06%)
48.1%	$3,902	$5,045	$1,143	29.29%
22.5%	$4,578	$5,105	$527	11.50%
22.0%	$3,647	$4,001	$354	9.70%
26.0%	$7,665	$8,655	$990	12.92%
14.2%	$10,425	$10,288	($137)	(1.32%)
20.7%	$3,710	$4,049	$339	9.14%
27.4%	$5,364	$6,113	$750	13.98%
18.7%	$5,766	$6,316	$550	9.53%
22.4%	$8,471	$9,069	$598	7.05%
39.5%	$2,672	$3,243	$572	21.40%
28.3%	$3,760	$4,275	$515	13.71%
20.6%	$5,258	$5,828	$571	10.85%
26.6%	$7,058	$7,935	$878	12.44%
10.9%	$10,137	$10,666	$529	5.22%
6.1%	$7,839	$8,041	$202	2.58%
24.0%	$5,036	$5,634	$598	11.87%
60.1%	$197,476	$272,938	$75,462	38.21%

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 – Tākaka	$1,661	$289	$290	$767	$210	$153	$16
Residential – Murchison, with 131m³ of water, Urban Water Supply Metered Connections	$1,252	$289	$197	$767	$20	-	-
Residential – Māpua (no Council supplied wastewater/ metered water)	$2,314	$289	$46	-	$80	$153	-
Residential – Māpua, with 153m³ of water, Urban Metered Water Supply	$1,865	$289	$337	$767	$71	$153	-
Residential – Kaiteriteri, with 149m³ of water, Urban Water Supply Metered Connections	$3,111	$289	$622	$767	$79	$153	$15
Residential – Brightwater, with 117m³ of water, Urban Water Supply Metered Connections	$1,824	$289	$328	$767	$237	$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	-	-	-	-	$107	$3,546
	-	-	-	-	$904	$107	$3,536
	-	$45	-	-	-	$198	$3,125
	-	$45	-	-	$983	$177	$4,685
	-	-	-	-	$968	$107	$6,112
	-	-	-	-	$855	$175	$4,626

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 185m³ of water, Urban Water Supply Metered Connections	$1,988	$289	$365	$767	$49	$153	-
Residential – Motueka, with 87m³ of water, Motueka Water Supply Metered Connections	$1,702	$289	$300	$767	$61	$153	$15
Residential – Richmond (Waimea Village), with 29m³ of water, Urban Water Supply Metered Connections	$1,272	$289	$201	$767	$35	$153	-
Residential – Richmond, with 103m³ of water, Urban Water Supply Metered Connections	$2,192	$289	$412	$767	$63	$153	-
Residential – Richmond, with 181m³ of water, Urban Water Supply Metered Connections	$3,540	$289	$721	$767	$83	$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
	-	-	-	-	$1,097	$107	$4,814
	$96	-	-	-	$395	$107	$3,884
	-	-	-	-	$541	$149	$3,408
	-	-	-	-	$805	$192	$4,872
	-	-	-	-	$1,082	$256	$6,892

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	$14,736	$289	$344	-	$1,216	-	$16
Forestry – Lakes Murchison	$4,296	$289	$94	-	$259	-	-
Horticultural – Richmond, with 177m³ of water, Urban Water Supply Metered Connections	$3,172	$289	$67	-	$117	$153	-
Horticultural – Ngatimoti	$3,397	$289	$72	-	$120	-	$15
Horticultural – Hope in WCD EURA	$7,320	$289	$166	-	$292	$153	-
Pastoral Farming – Wakefield, with Water Supply Dams, Wai-iti Valley Community Dam-8	$6,952	$289	$157	-	$1,085	-	-
Pastoral Farming – Upper Moutere	$3,428	$289	$73	-	$152	-	-
Lifestyle – Hope in WCD EURA with 2m³/ day restrictor, Rural Water Extension to Urban Water Scheme	$3,152	$289	$66	-	$138	$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	-	-	-	-	$107	$16,718
	-	-	-	-	-	$107	$5,045
	-	-	-	-	$1,068	$239	$5,105
	-	-	-	-	-	$107	$4,001
	-	-	-	-	-	$436	$8,655
	-	-	-	$1,698	-	$107	$10,288
	-	-	-	-	-	$107	$4,049
	-	-	-	-	$2,077	$238	$6,113

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 2m³/ day restrictor, Rural Water Extension to Urban Water Scheme	$3,377	$289	$72	-	$100	$153	-
Lifestyle – Wakefield, with 3m³/ day restrictor, Eighty-Eight Valley Rural Water Supply	$6,319	$289	$142	-	$180	-	-
Lifestyle – East Tākaka	$2,703	$289	$55	-	$63	-	$16
Lifestyle – Neudorf, with 2m³/ day restrictor, Dovedale Rural Water Supply	$1,783	$289	$33	-	$64	-	-
Lifestyle – Tasman, with 2m³/ day restrictor, Rural Water Extension to Urban Water Scheme	$2,907	$289	$60	-	$116	$153	-
Lifestyle – Bronte, with 3m³/day restrictor, Redwood Valley Rural Water Supply	$4,766	$289	$105	-	$209	$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
	-	-	-	-	$2,077	$249	$6,316
	-	-	-	-	$2,031	$107	$9,069
	$10	-	-	-	-	$107	$3,243
	-	-	-	-	$1,998	$107	$4,275
	-	-	-	-	$2,077	$226	$5,828
	-	-	-	-	$2,100	$315	$7,935

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 343m³ of water, Urban Water Supply Metered Connections	$3,724	$289	$763	$3,068	$131	$153	-
Commercial – High Street, Motueka	$3,969	$289	$819	$1,342	$592	$153	$15
Industrial – Cargill Place, Richmond, with 51m³ of water, Urban Water Supply Metered Connections	$2,927	$289	$580	$767	$71	$153	-
Utility	$272,542	$289	-	-	-	-	-

(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
	-	-	$615	-	$1,659	$265	$10,666
	$96	-	$660	-	-	$107	$8,041
	-	-	-	-	$620	$227	$5,634
	-	-	-	-	-	$107	$272,938

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

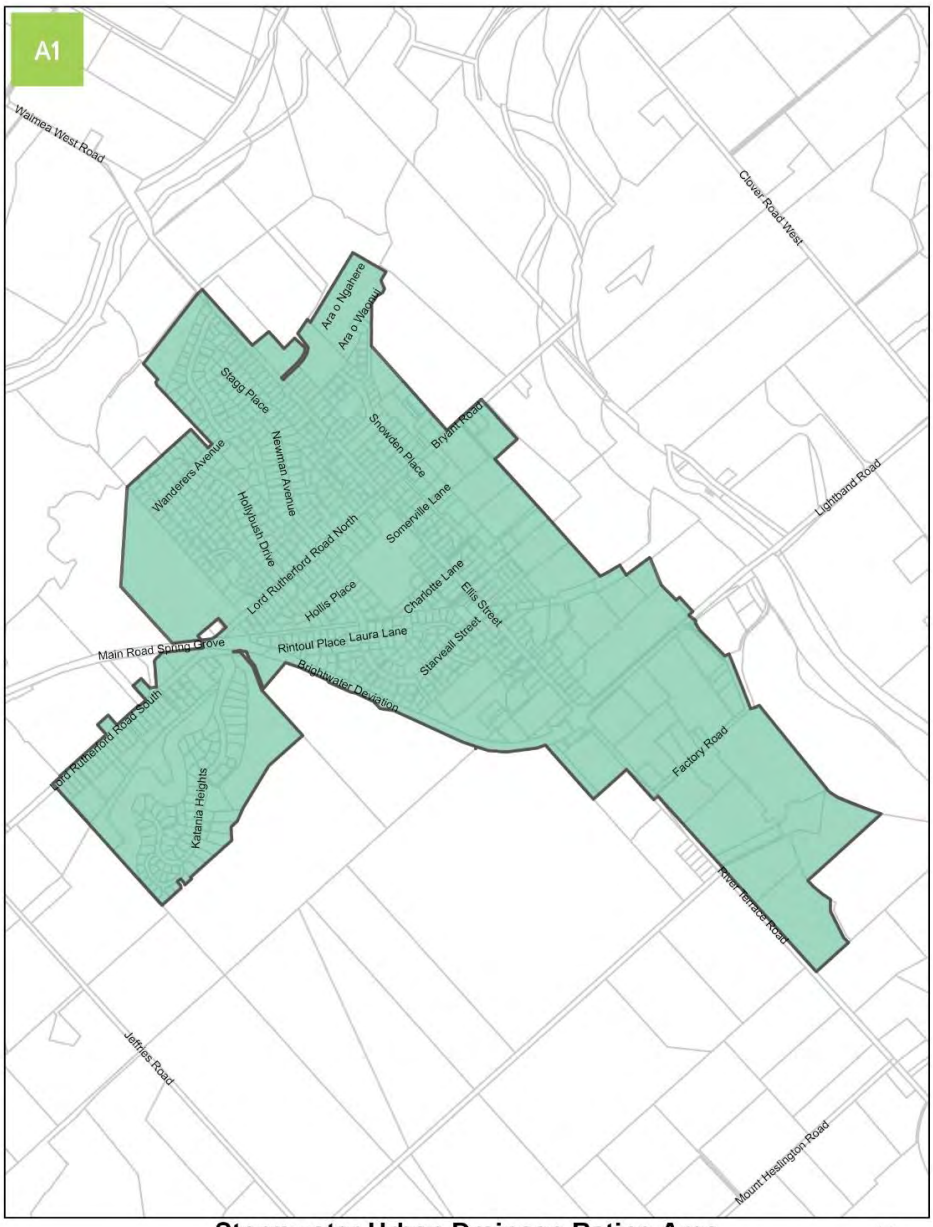
RATING MAPS

If a ratepayer cannot clearly identify from these maps which category their rating unit is in, this can be clarified by contacting the Council.

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

tasman district council
Te Kaunihera o te tai o Aorere

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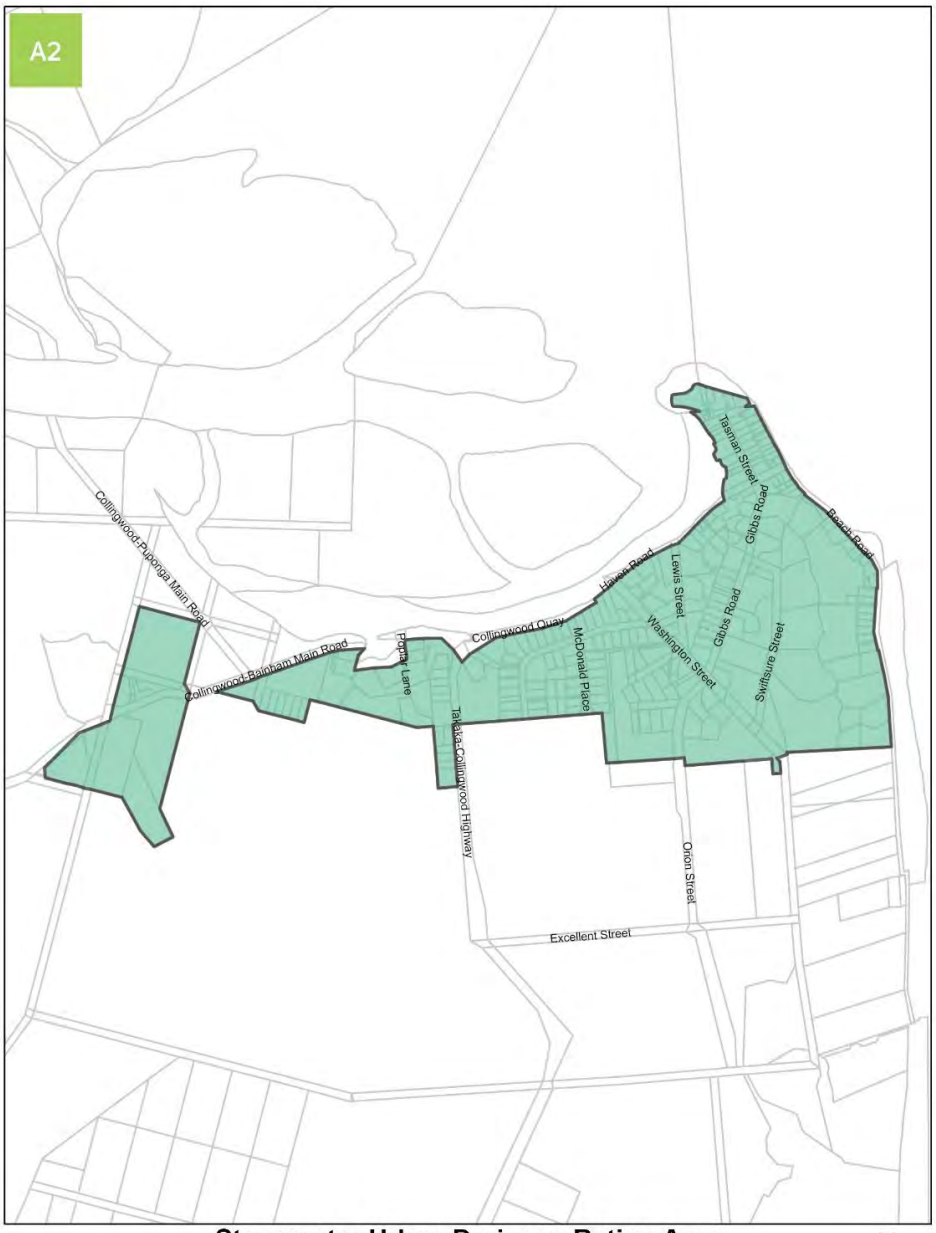
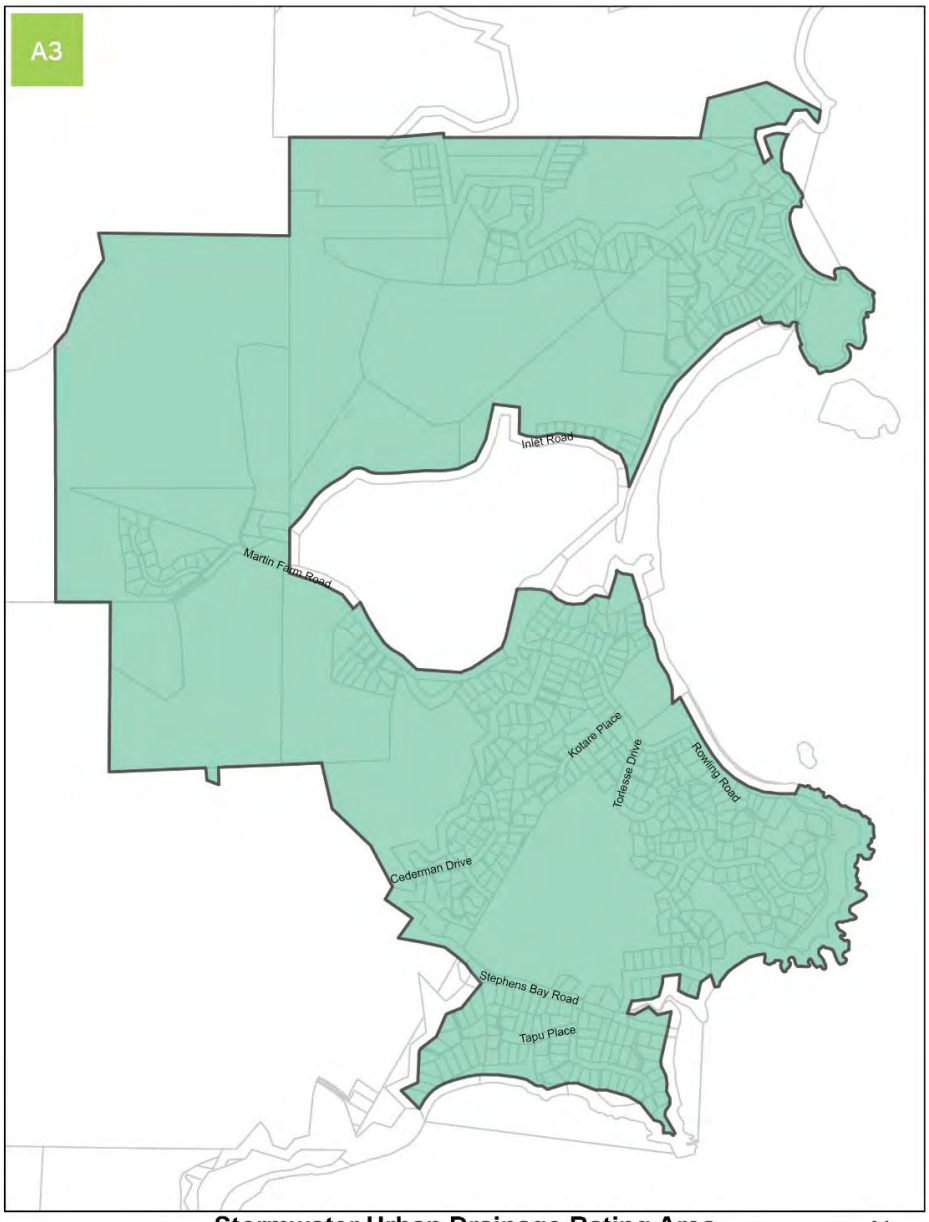
RATING MAPS


A2
Collingwood-Puponga Main Road
Collingwood-Bainham Main Road
Poplar Lane
Collingwood Quay
Haven Road
McDonald Place
Tasman Street
Gibbs Road
Lewis Street
Washington Street
Gibbs Road
Swiftsure Street
Beach Road
Takaka-Collingwood Highway
Orion Street
Excellent Street
Stormwater Urban Drainage Rating Area
Collingwood
tasman district council
Te Kaunihera o te tai o Aorere
0
750
m
N
1:12,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Kaiteriteri

tasman district council
Te Kaunihera o te tai o Aorere

0 500 m

N

1:10,000

RATING MAPS

Stormwater Urban Drainage Rating Area
Ligar Bay - Tata Beach

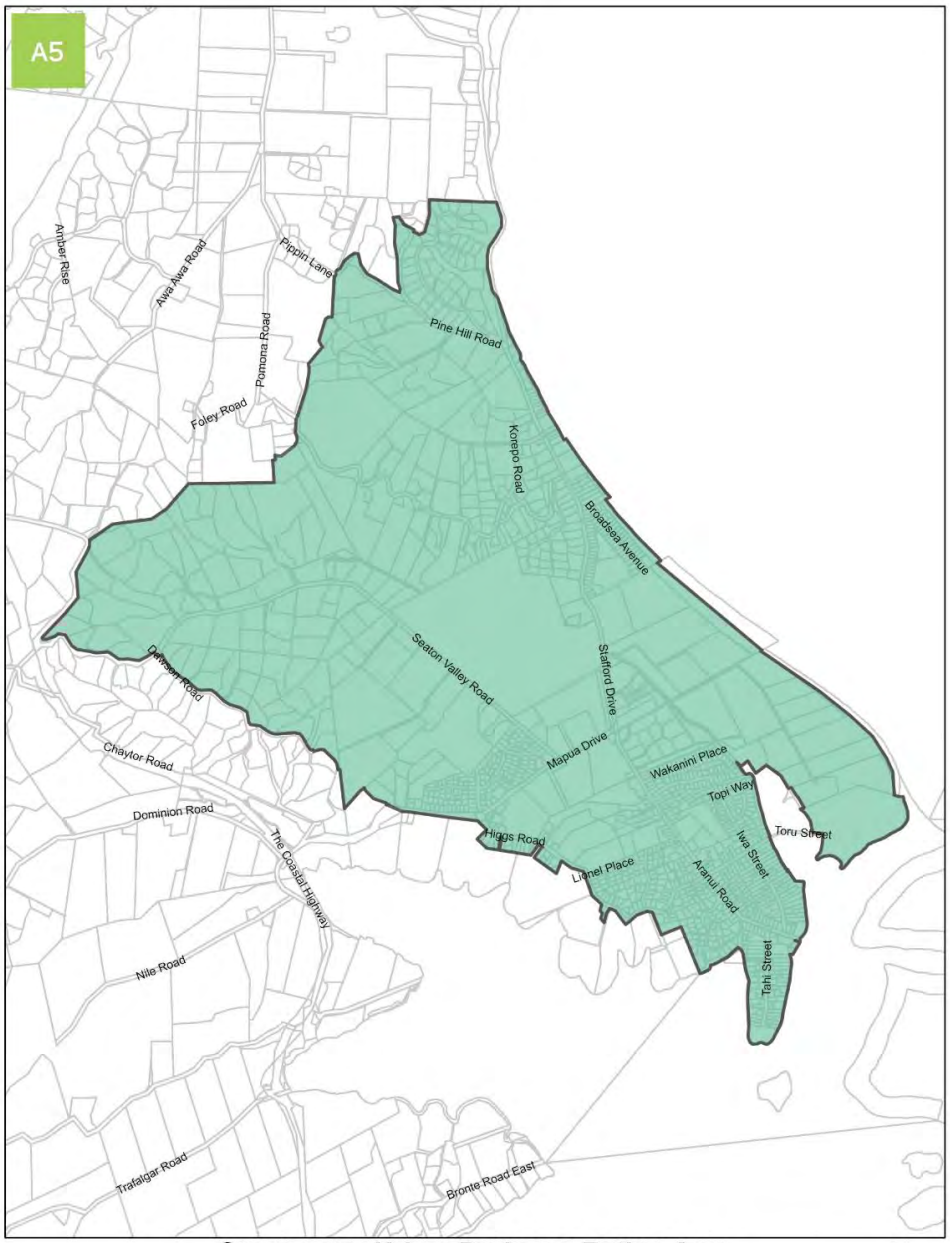
tasman district council
Te Kaunihera o te tai o Aorere

0 500 m

N

1:9,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Mapua - Ruby Bay

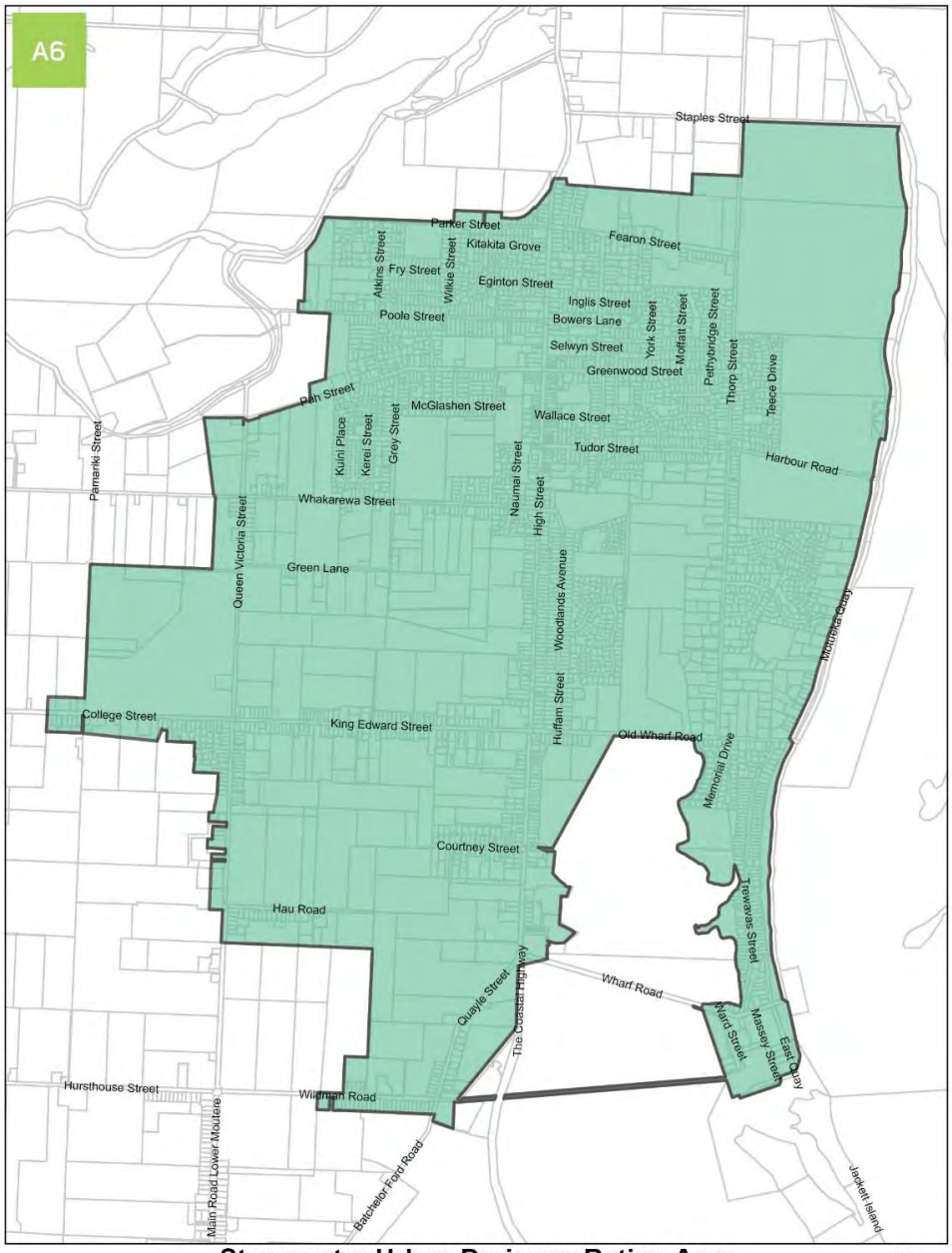
tasman district council
Te Kaunihera o te tai o Aorere

0 m 1,500

N

1:24,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Motueka

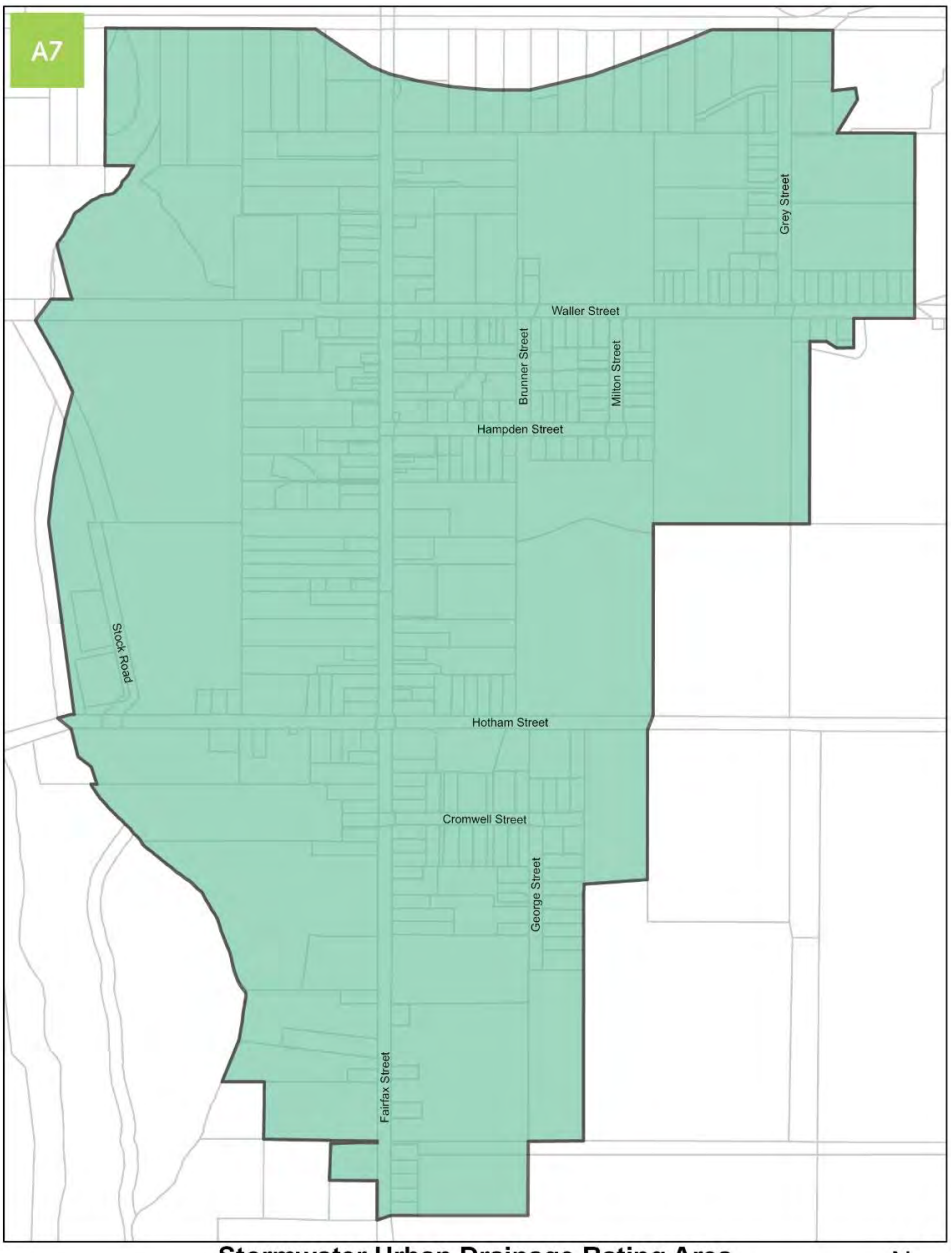
tasman district council
Te Kaunihera o te tai o Aorere

0 m 1,250

N

1:21,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Murchison

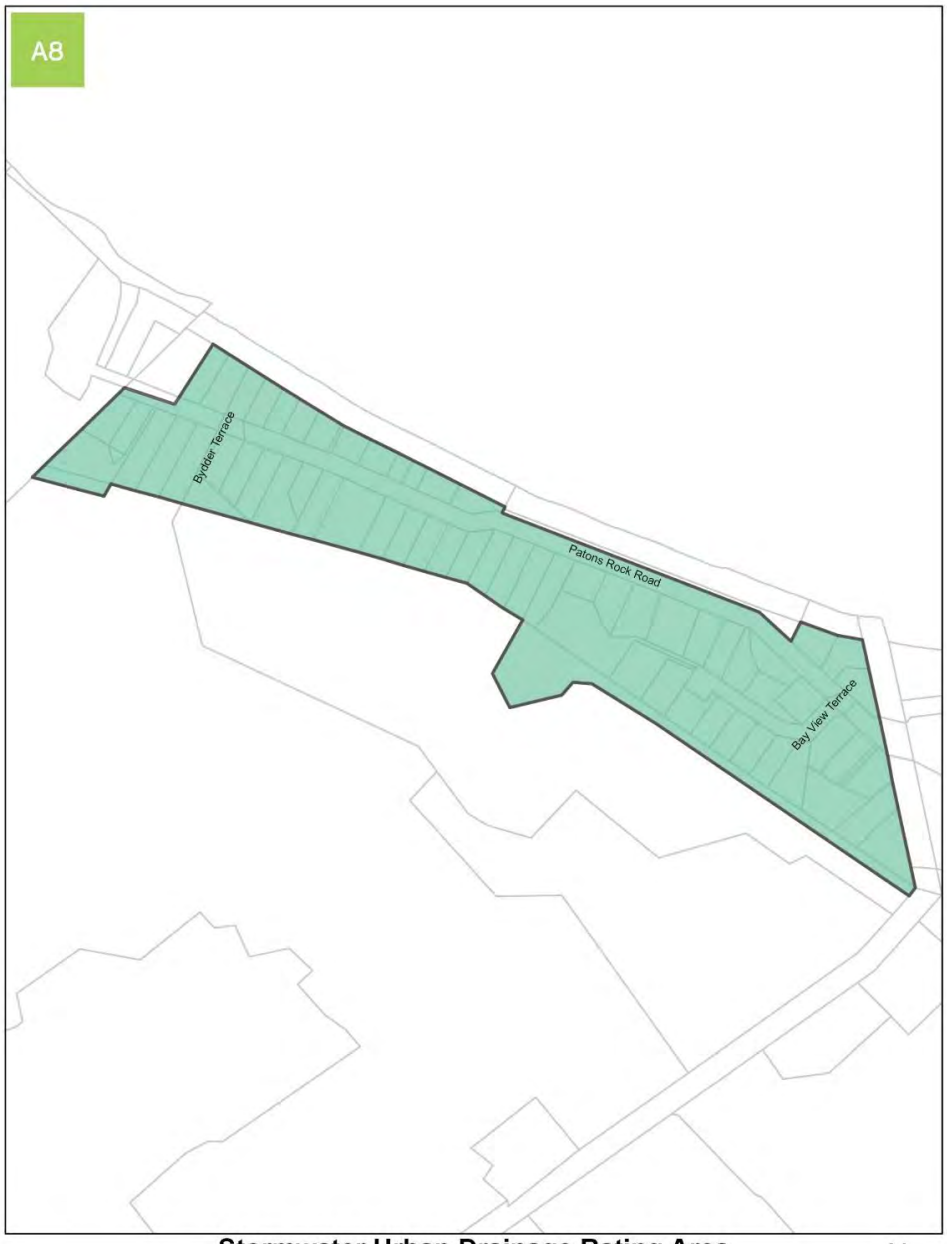
tasman district council
Te Kaunihera o te tai o Aorere

0 m 250

N

1:7,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Patons Rock

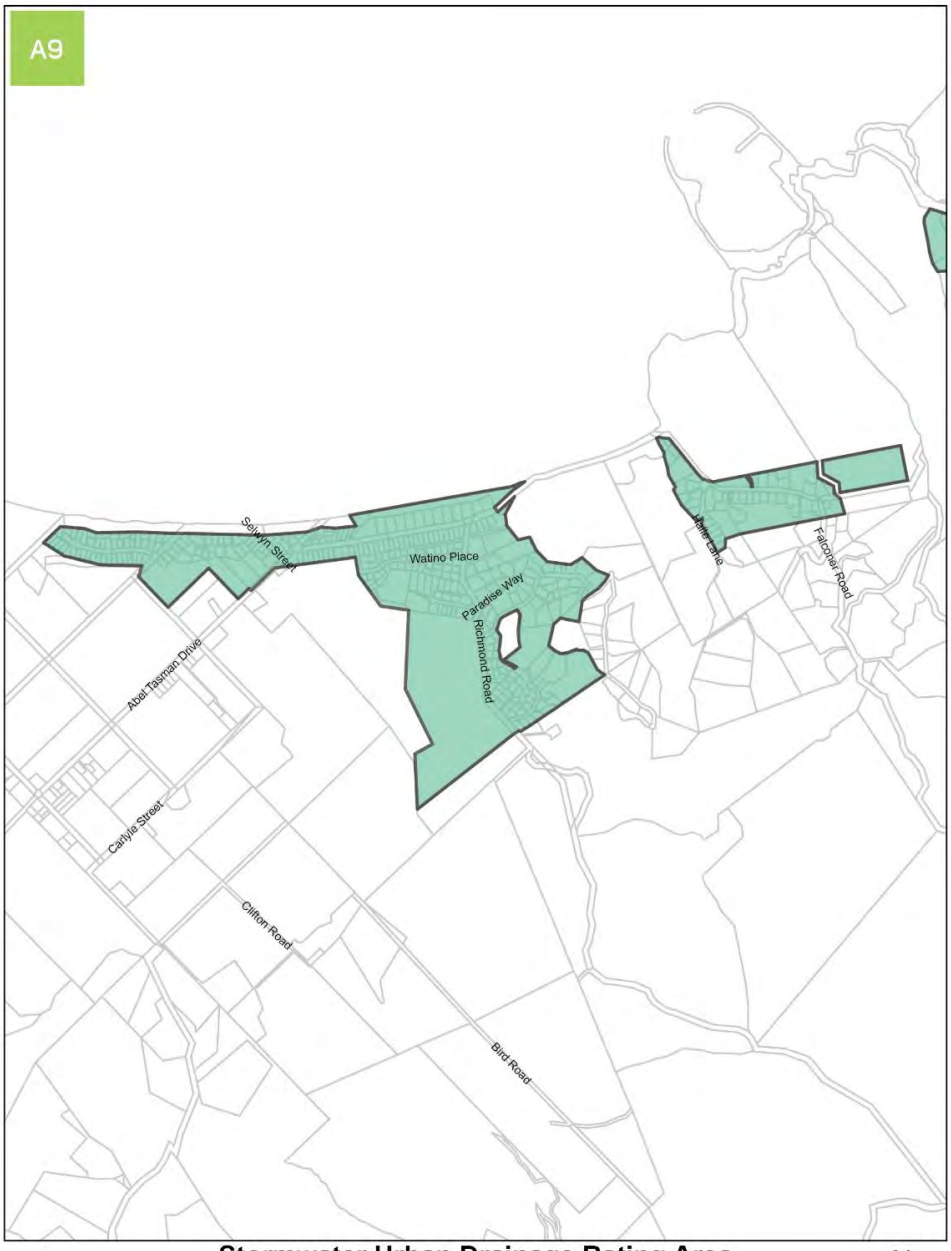
tasman district council
Te Kaunihera o te tai o Aorere

0 m 250

N

1:4,000

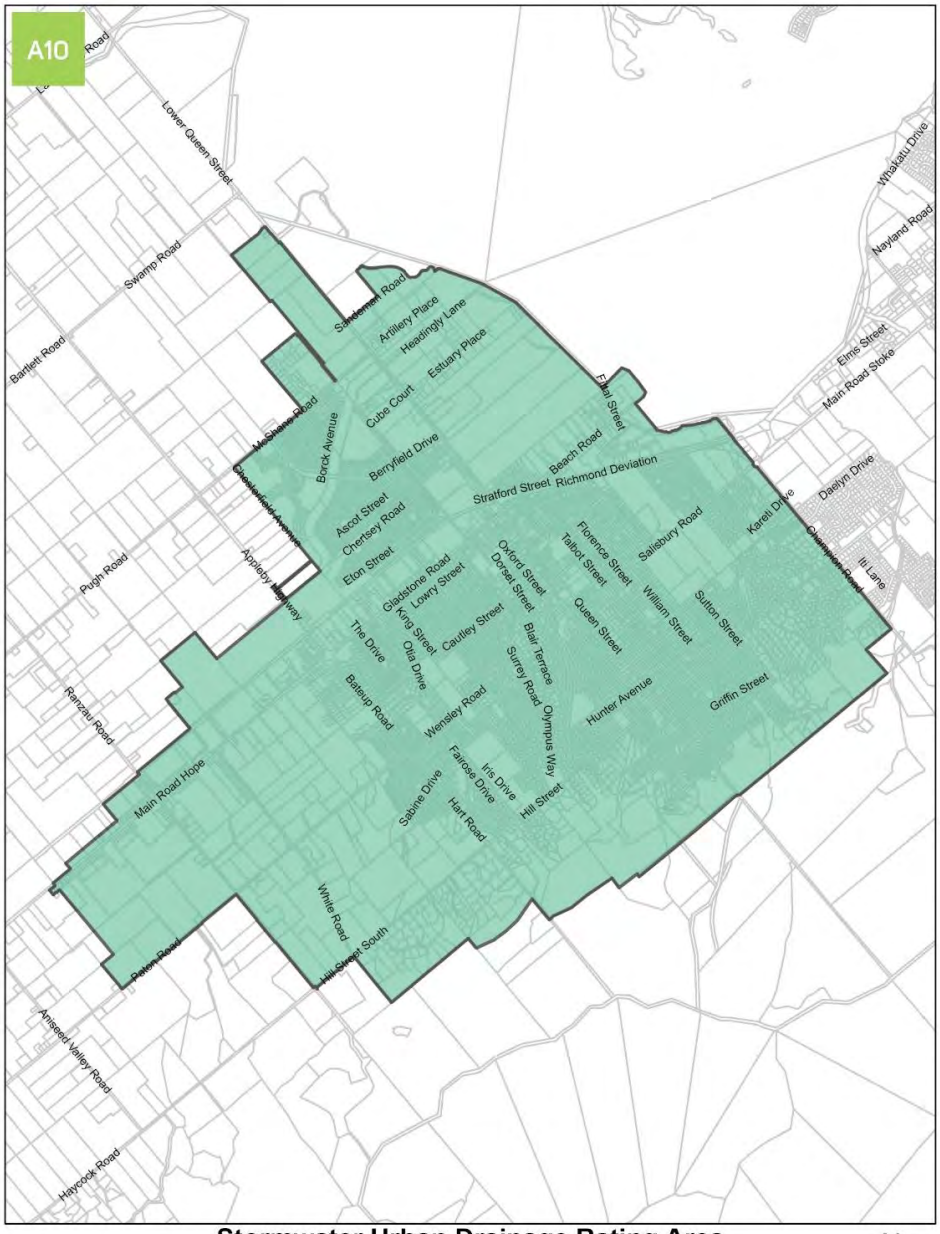
RATING MAPS



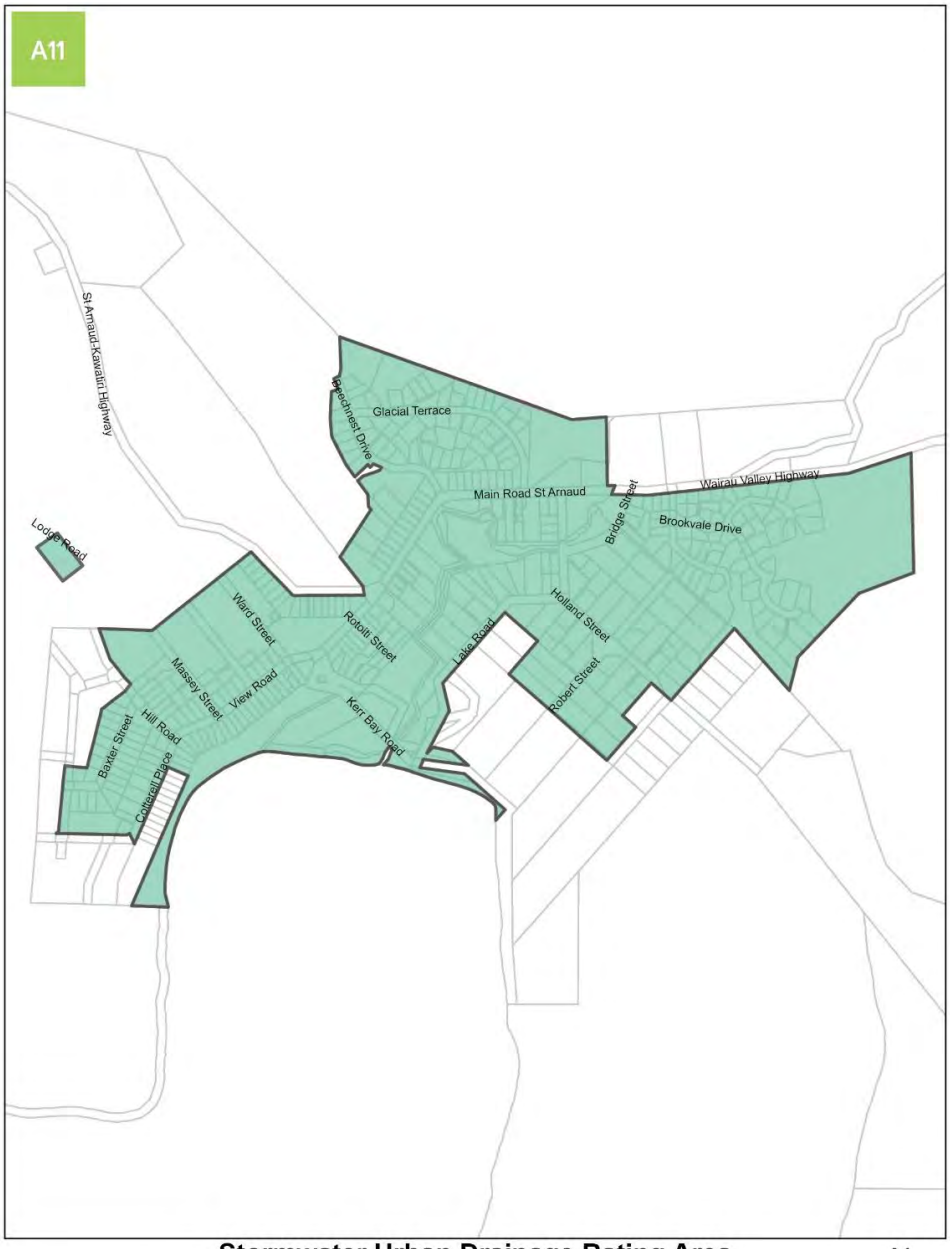
Stormwater Urban Drainage Rating Area
Pōhara

tasman district council
Te Kaunihera o te tai o Aorere

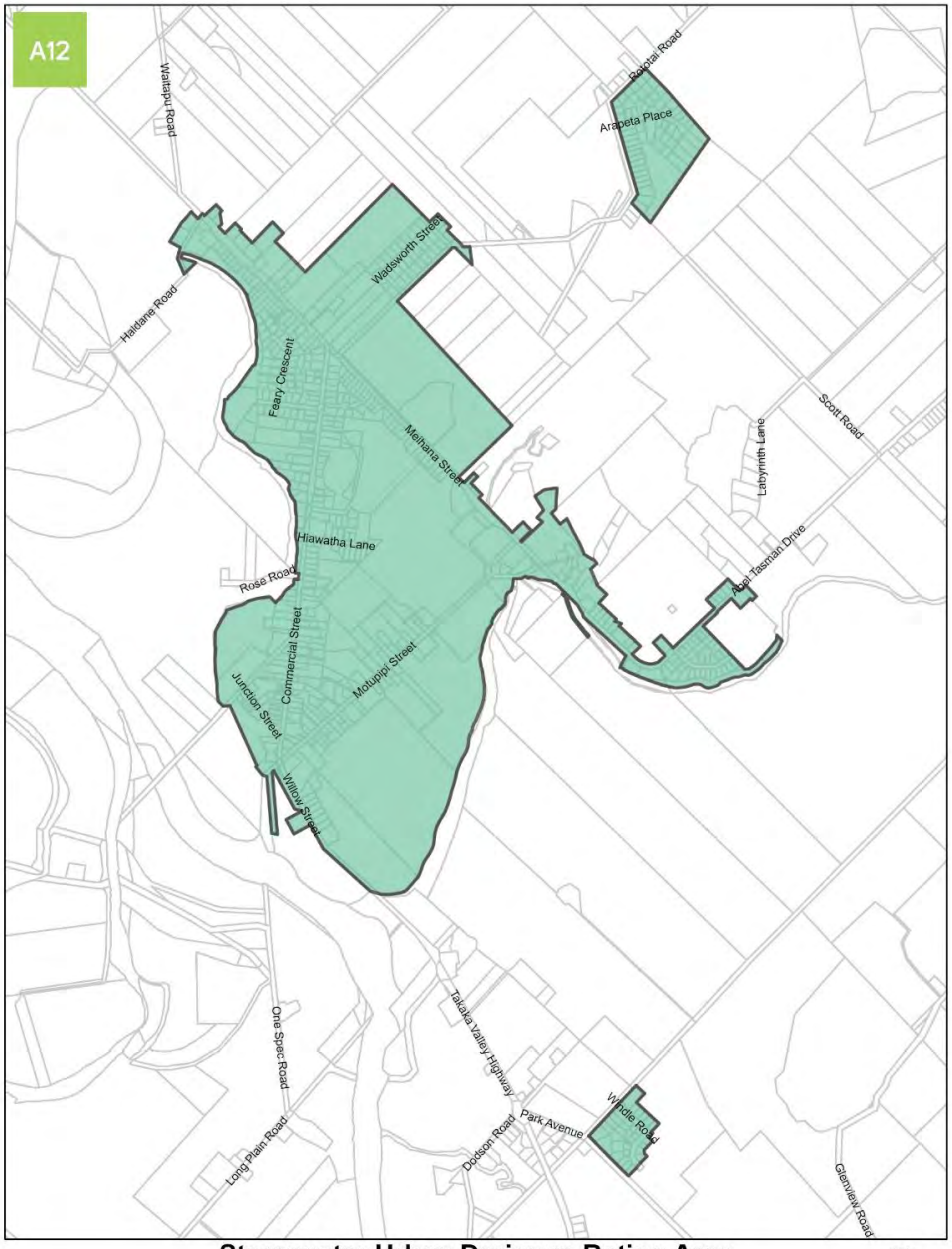
RATING MAPS


A10
Lower Queen Street
Swamp Road
Bartlett Road
Artillery Place
Headingly Lane
Estuary Place
Cube Court
Berryfield Drive
Borck Avenue
Beach Road
Richmond Deviation
Stratford Street
Ascot Street
Chertsey Road
Eton Street
Gladstone Road
Lowry Street
King Street
Caulley Street
The Drive
Otia Drive
Batiste Road
Wensley Road
Surrey Road
Olympus Way
Blair Terrace
Oxford Street
Dorset Street
Talbot Street
Florence Street
Salisbury Road
Queen Street
William Street
Sutton Street
Hunter Avenue
Griffin Street
Kareti Drive
Daelyn Drive
Whakatu Drive
Nayland Road
Elmis Street
Main Road Stoke
Pugin Road
Ranzau Road
Main Road Hope
Sabine Drive
Faroese Drive
Iris Drive
Hart Road
Hill Street
White Road
Hill Street South
Paton Road
Aniseed Valley Road
Haycock Road
Stormwater Urban Drainage Rating Area
Richmond
tasman district council
Te Kaunihera o te tai o Aorere
0
2,000
m
N
1:32,000

RATING MAPS


A11
St Arnaud-Kawatiri Highway
Beechnest Drive
Glacial Terrace
Main Road St Arnaud
Bridge Street
Wairau Valley Highway
Brookvale Drive
Lodge Road
Ward Street
Rotoiti Street
Holland Street
Lake Road
Massey Street
View Road
Robert Street
Kerr Bay Road
Hill Road
Baxter Street
Collingwood Place
Stormwater Urban Drainage Rating Area
St Arnaud
tasman district council
Te Kaunihera o te tai o Aorere
0
500
m
N
1:11,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Tākaka

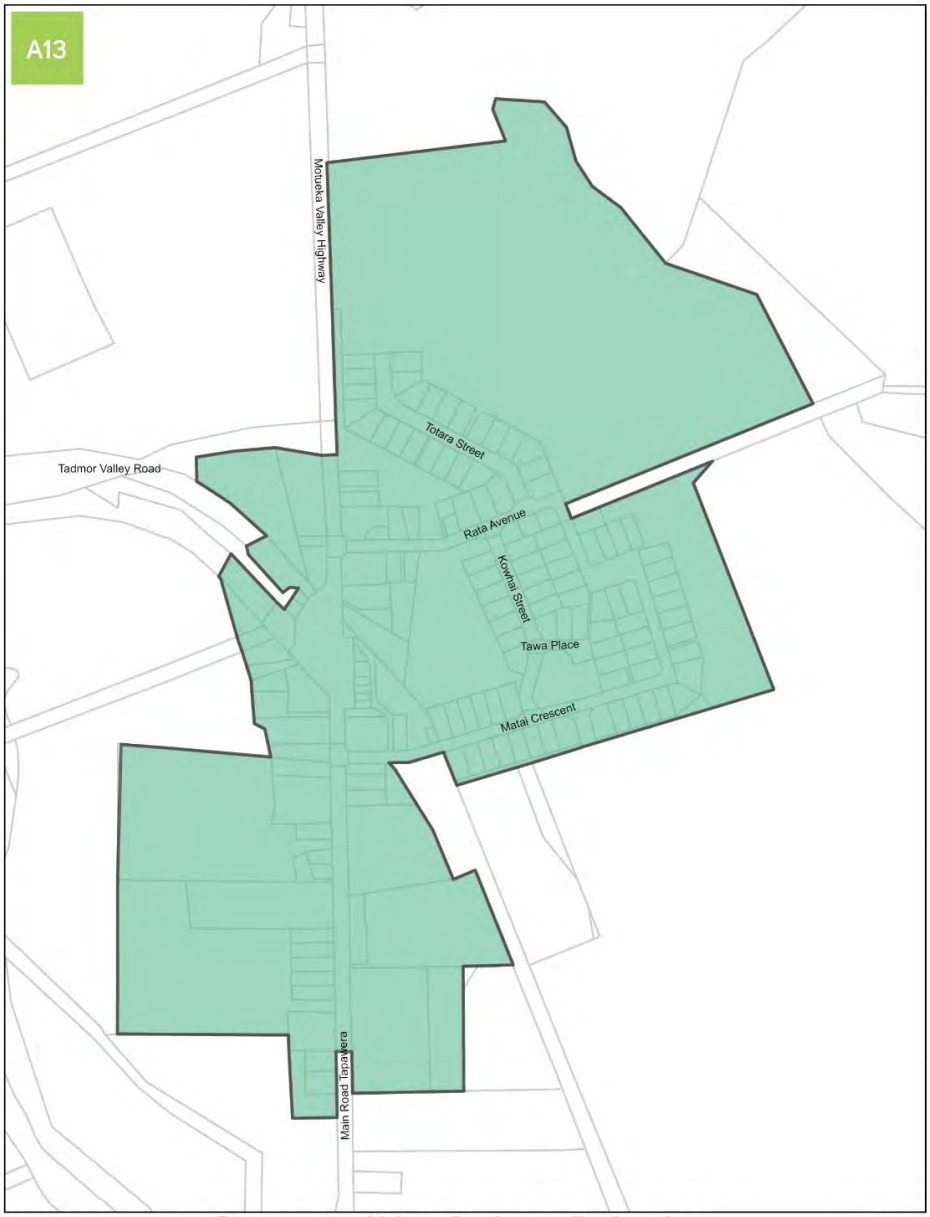
tasman district council
Te Kaunihera o te tai o Aorere

0 m 1,000

N

1:16,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Tapawera

tasman district council
Te Kaunihera o te tai o Aorere

0 250 m

N

1:6,000

RATING MAPS

Stormwater Urban Drainage Rating Area
Tasman

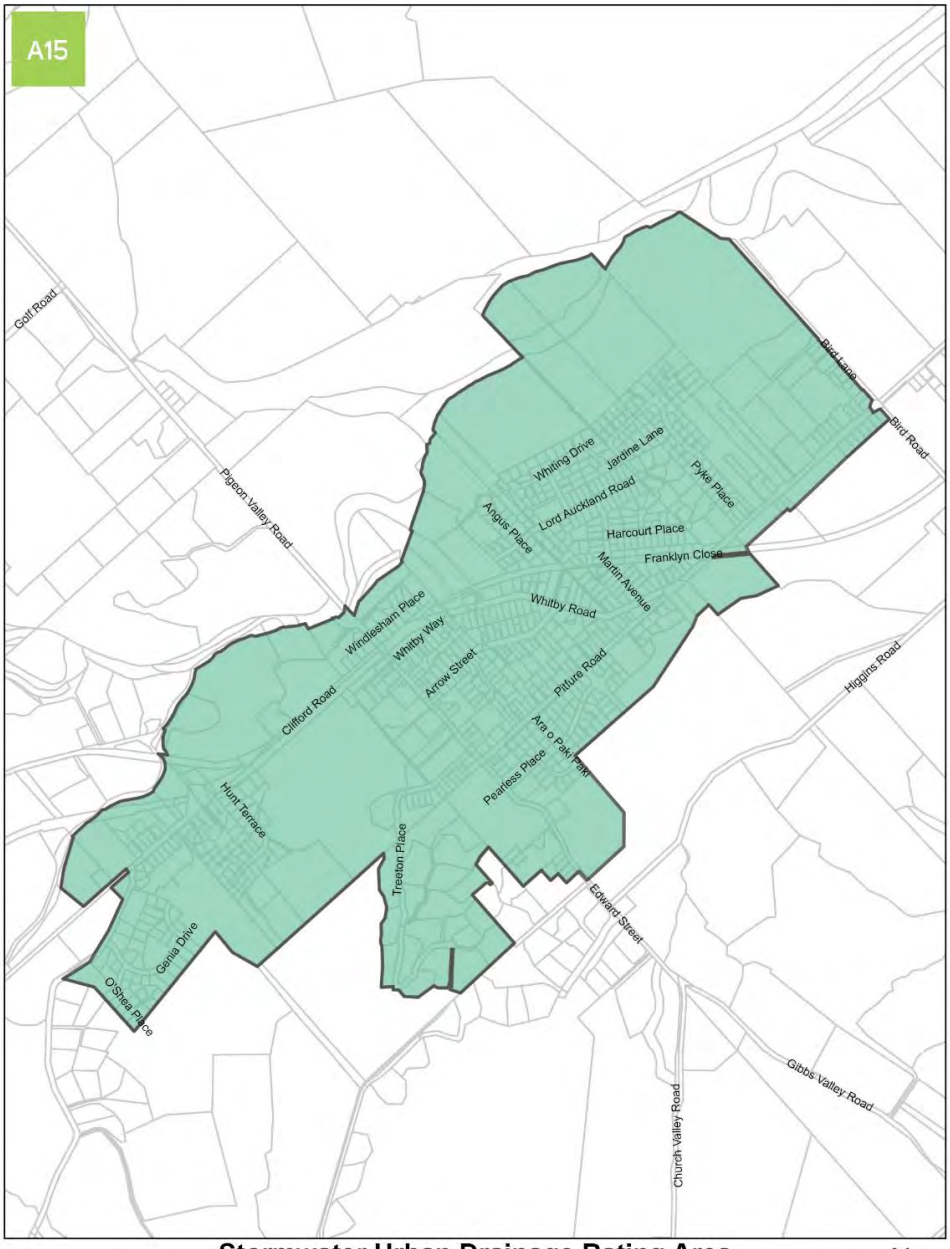
tasman district council
Te Kaunihera o te tai o Aorere

0 250 m

N

1:3,000

RATING MAPS



Stormwater Urban Drainage Rating Area
Wakefield

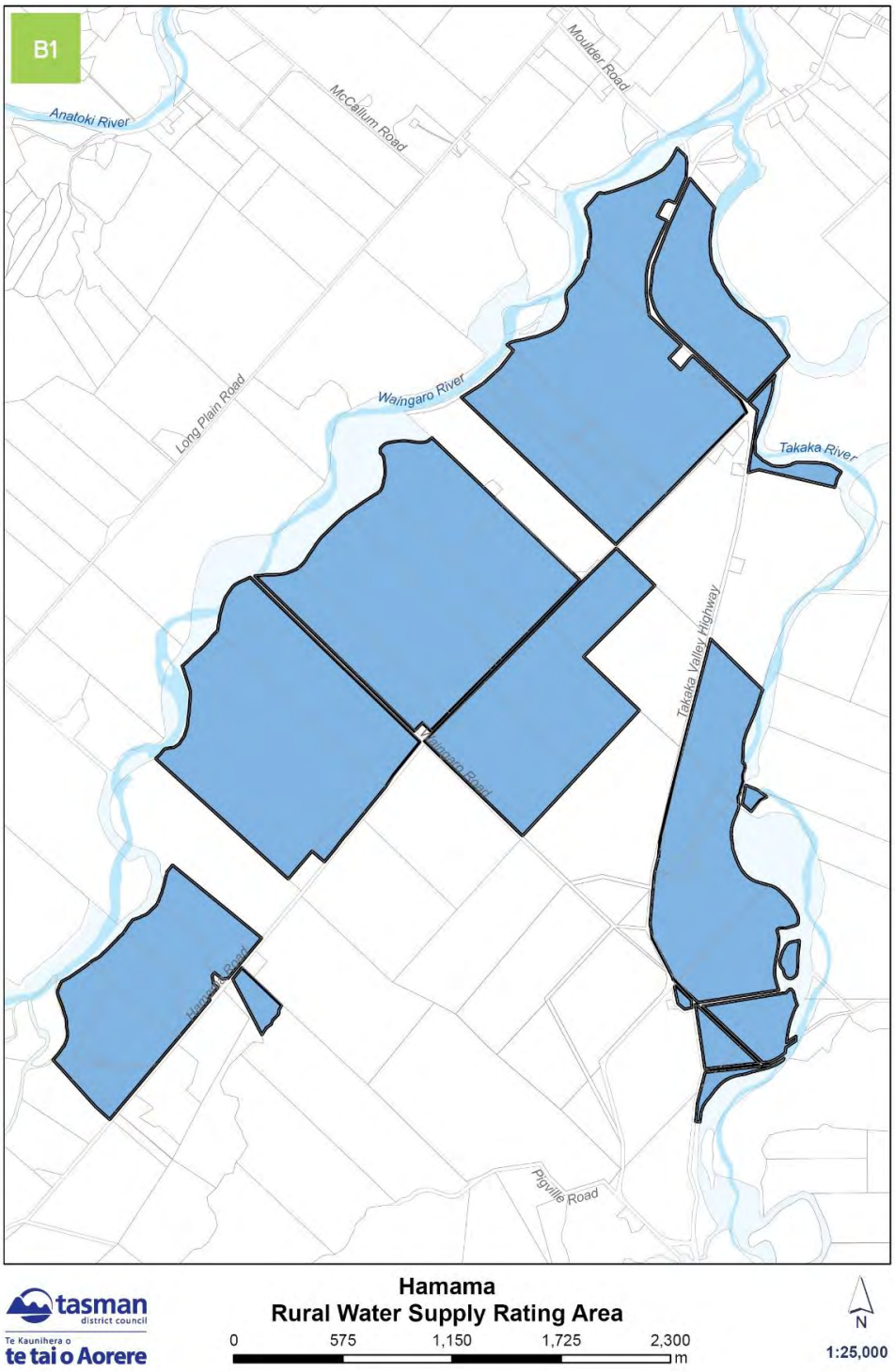
tasman district council
Te Kaunihera o te tai o Aorere

0 750 m

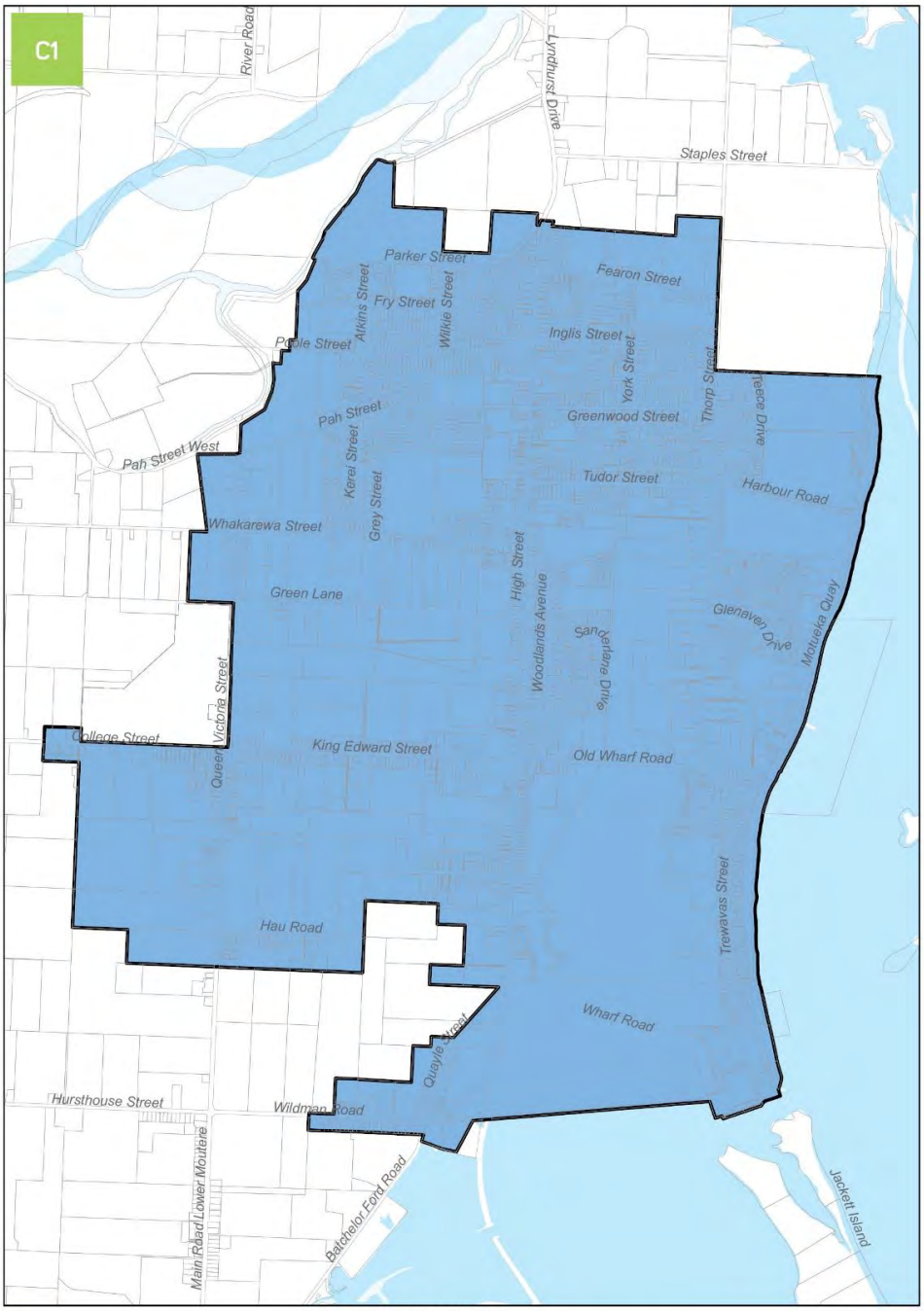
N

1:14,000

RATING MAPS


B1
Anatoki River
McCallum Road
Moulder Road
Long Plain Road
Waingaro River
Takaka River
Takaka Valley Highway
Pigville Road
tasman district council
Te Kaunihera o te tai o Aorere
Hamama
Rural Water Supply Rating Area
0
575
1,150
1,725
2,300
m
N
1:25,000

RATING MAPS



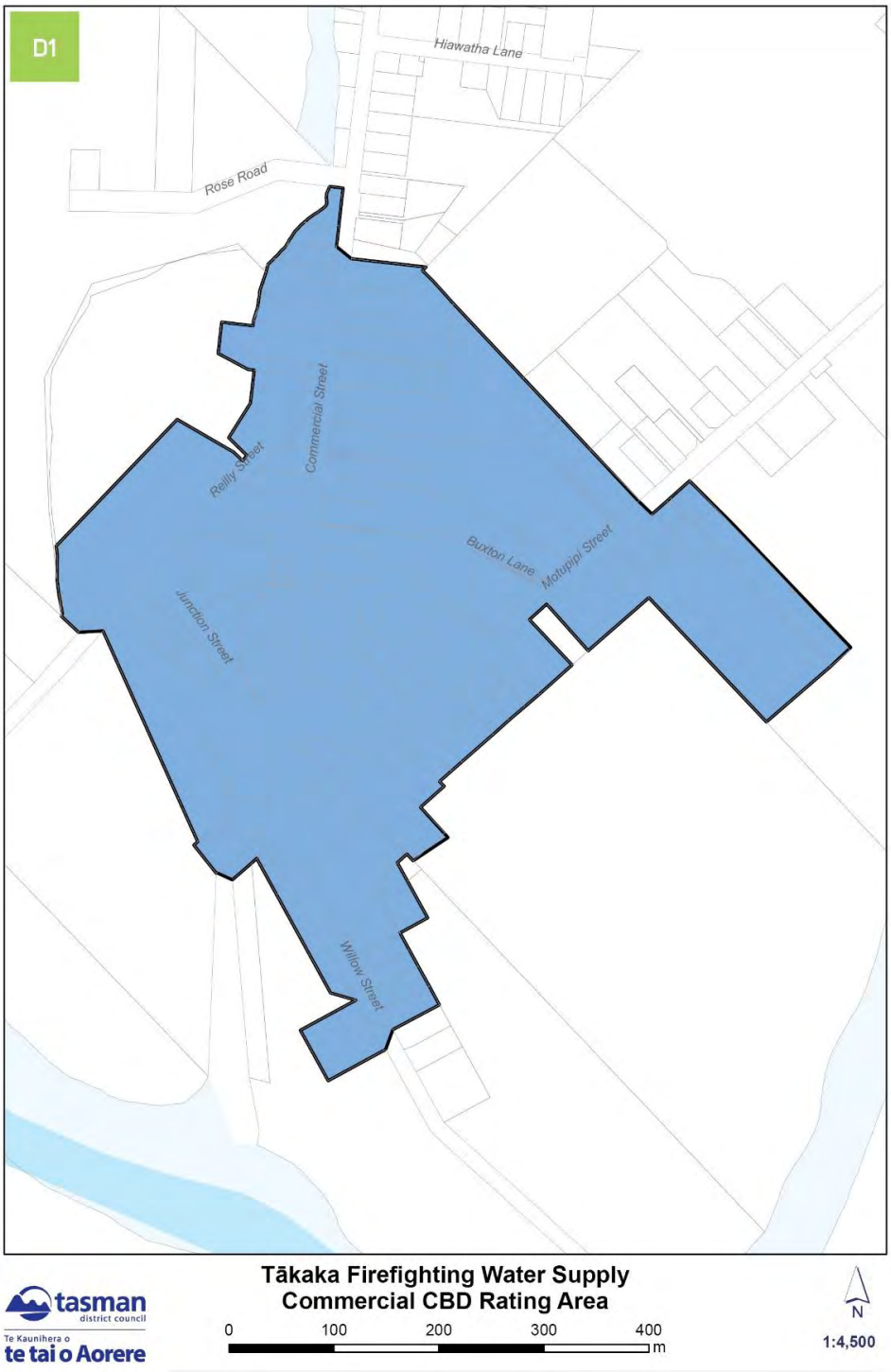
Motueka
Firefighting Water Supply Rating Area

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

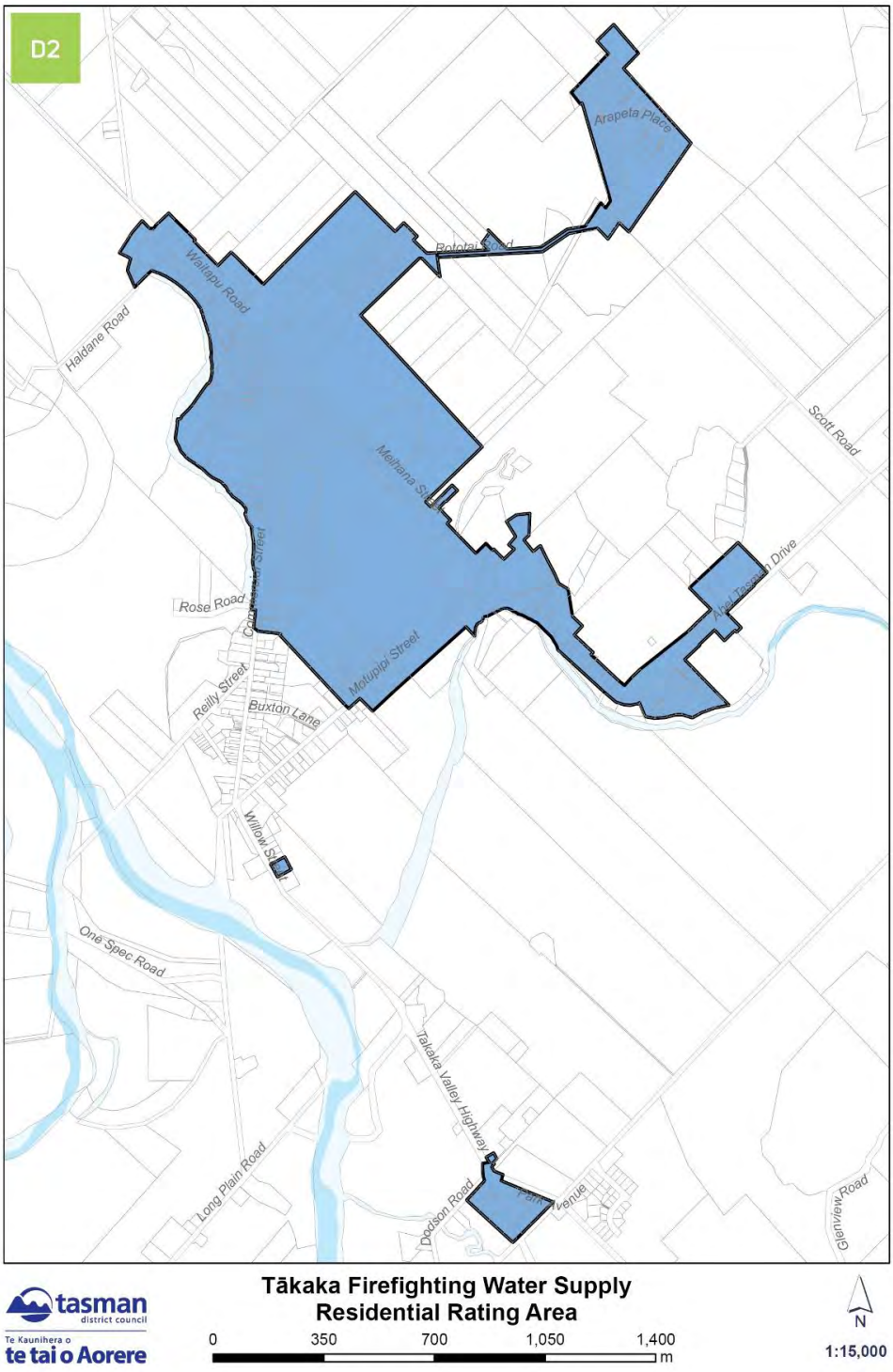
N

1:22,000

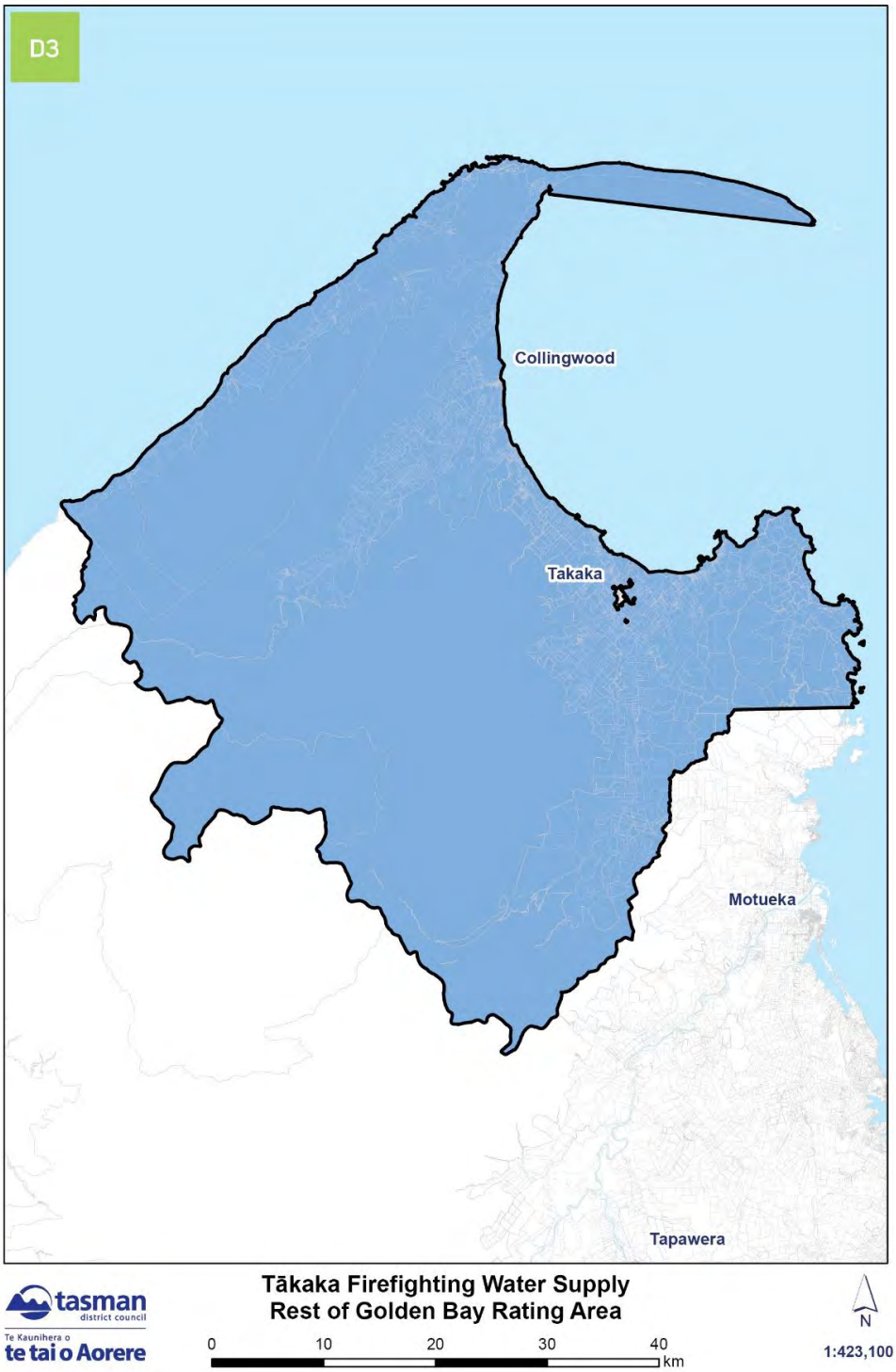
RATING MAPS


D1
Hiawatha Lane
Rose Road
Commercial Street
Reilly Street
Buxton Lane
Motupipi Street
Junction Street
Willow Street
tasman
district council
Te Kaunihera o
te tai o Aorere
Tākaka Firefighting Water Supply
Commercial CBD Rating Area
0
100
200
300
400
m
N
1:4,500

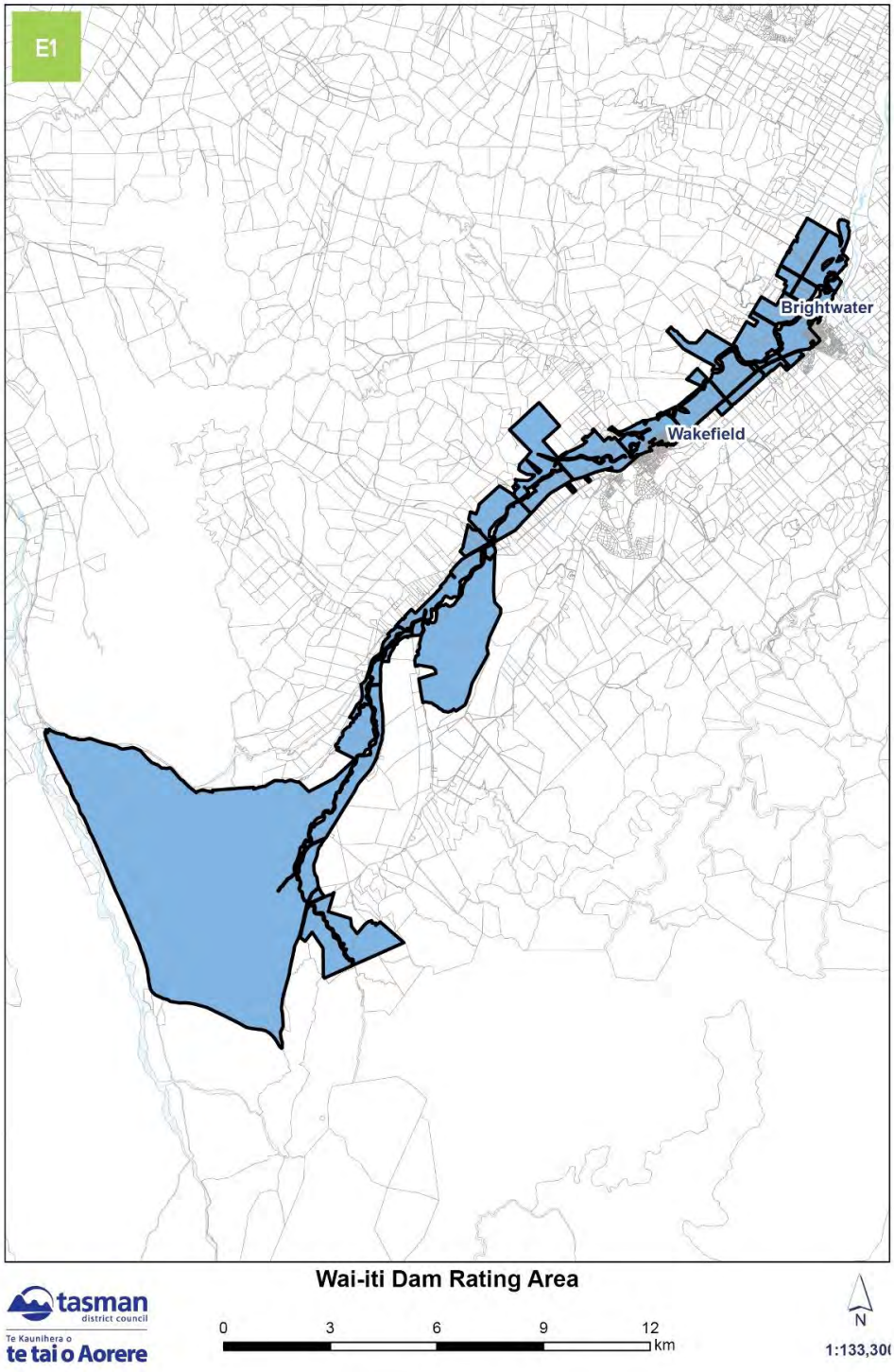
RATING MAPS


D2
Arapeta Place
Rototai Road
Waitapu Road
Haldane Road
Scott Road
Meihana Street
Rose Road
Motupipi Street
Reilly Street
Buxton Lane
Willow Street
Onē Spec Road
Takaka Valley Highway
Long Plain Road
Dodson Road
Glenview Road
tasman district council
Te Kaunihera o te tai o Aorere
Tākaka Firefighting Water Supply
Residential Rating Area
0 350 700 1,050 1,400 m
N
1:15,000

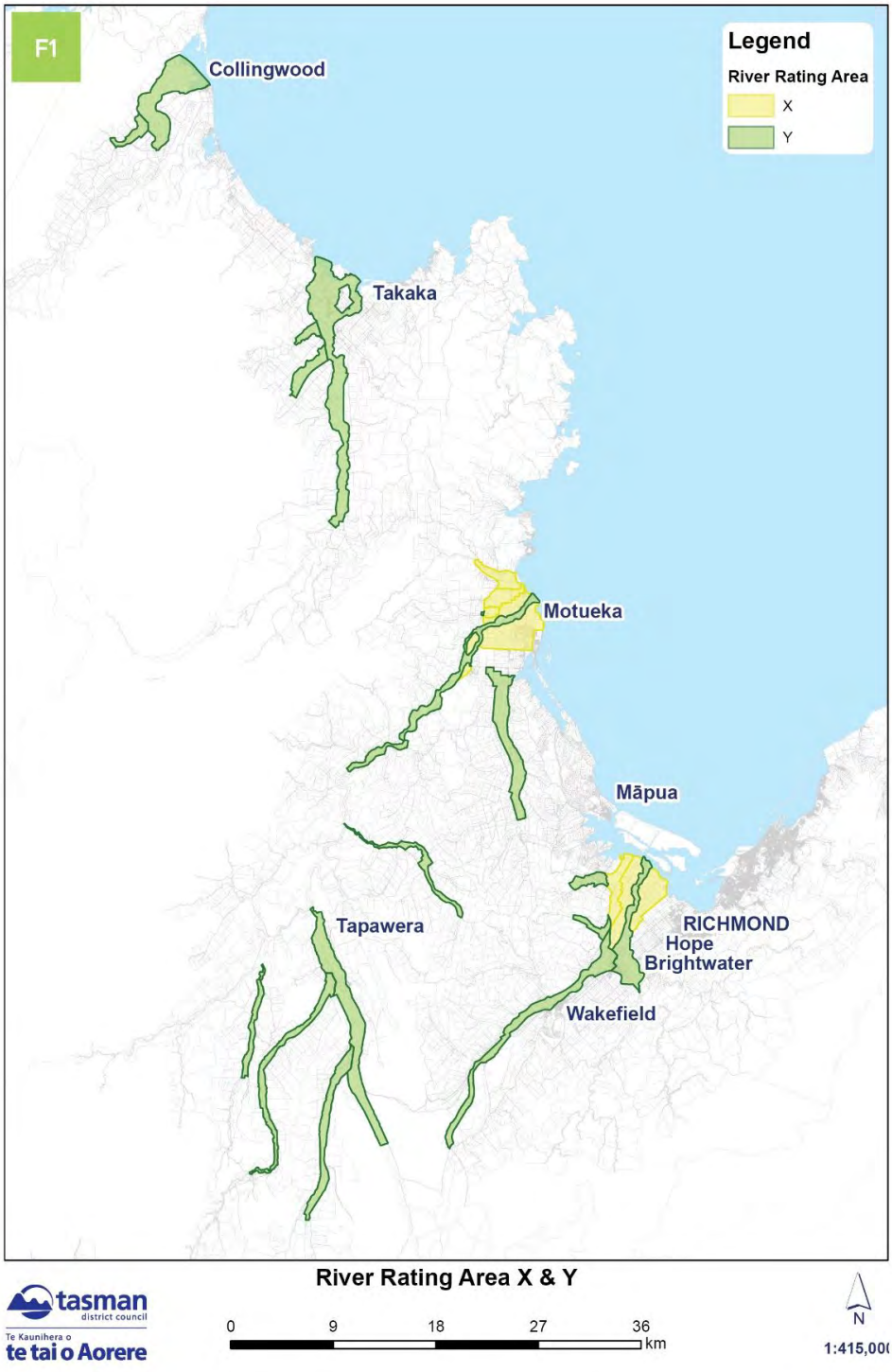
RATING MAPS


D3
Collingwood
Takaka
Motueka
Tapawera
tasman
district council
Te Kaunihera o
te tai o Aorere
Tākaka Firefighting Water Supply
Rest of Golden Bay Rating Area
0
10
20
30
40
km
N
1:423,100

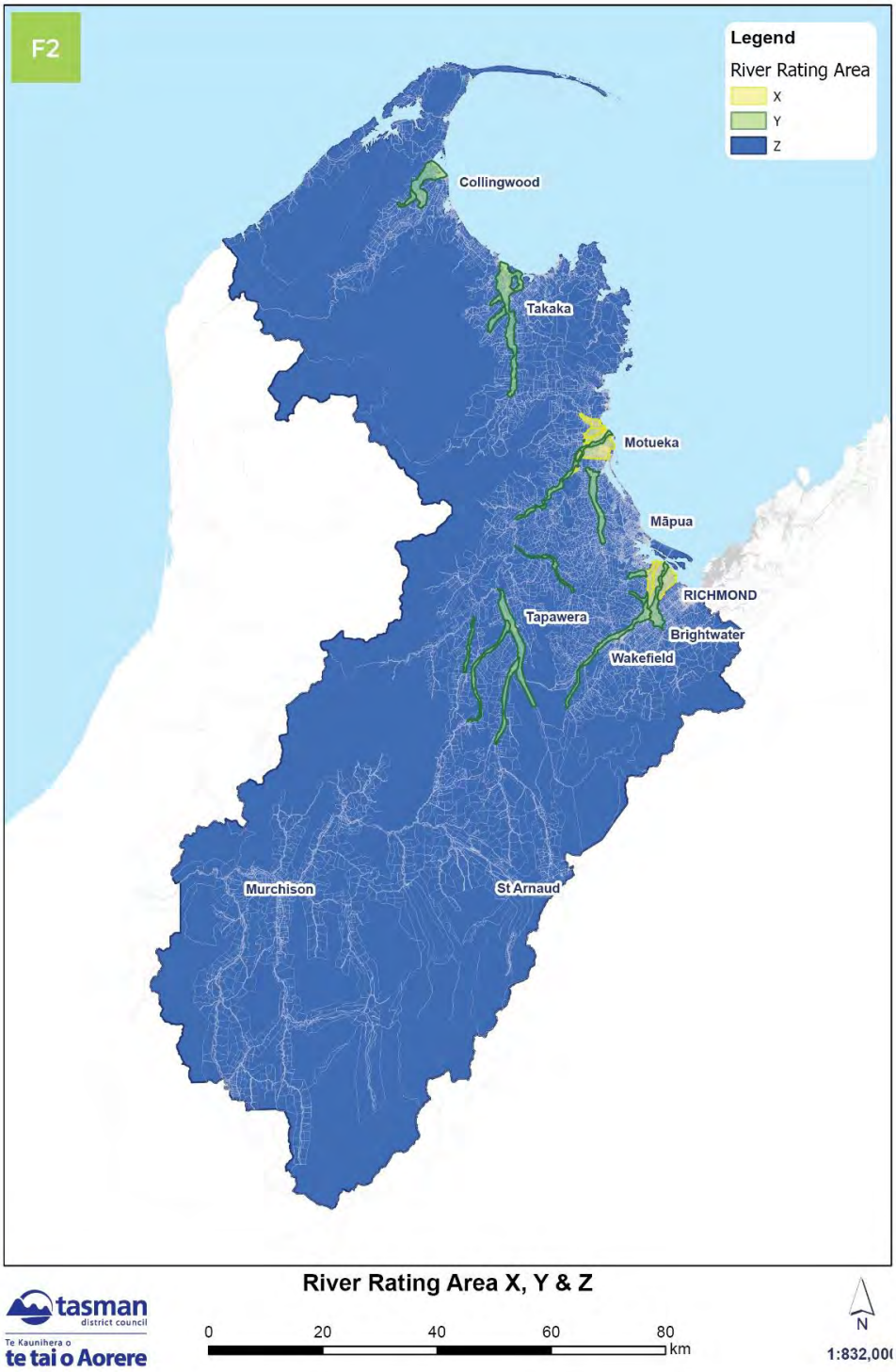
RATING MAPS


E1
Brightwater
Wakefield
Wai-iti Dam Rating Area
tasman
district council
Te Kaunihera o
te tai o Aorere
0
3
6
9
12
km
N
1:133,30(

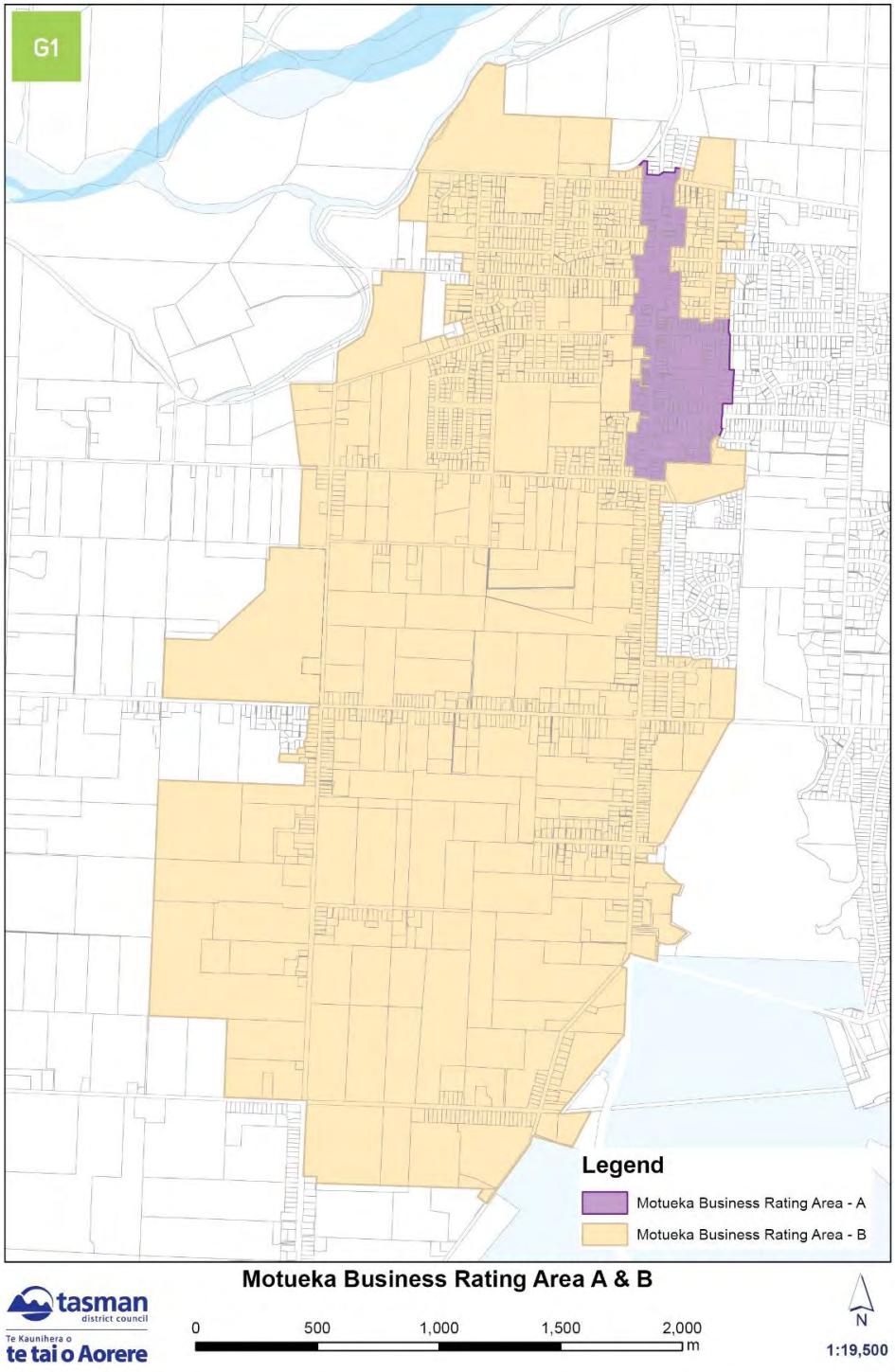
RATING MAPS


F1
Collingwood
Takaka
Motueka
Māpua
RICHMOND
Hope
Brightwater
Wakefield
Tapawera
Legend
River Rating Area
X
Y
River Rating Area X & Y
tasman
district council
Te Kaunihera o
te tai o Aorere
0
9
18
27
36
km
N
1:415,000

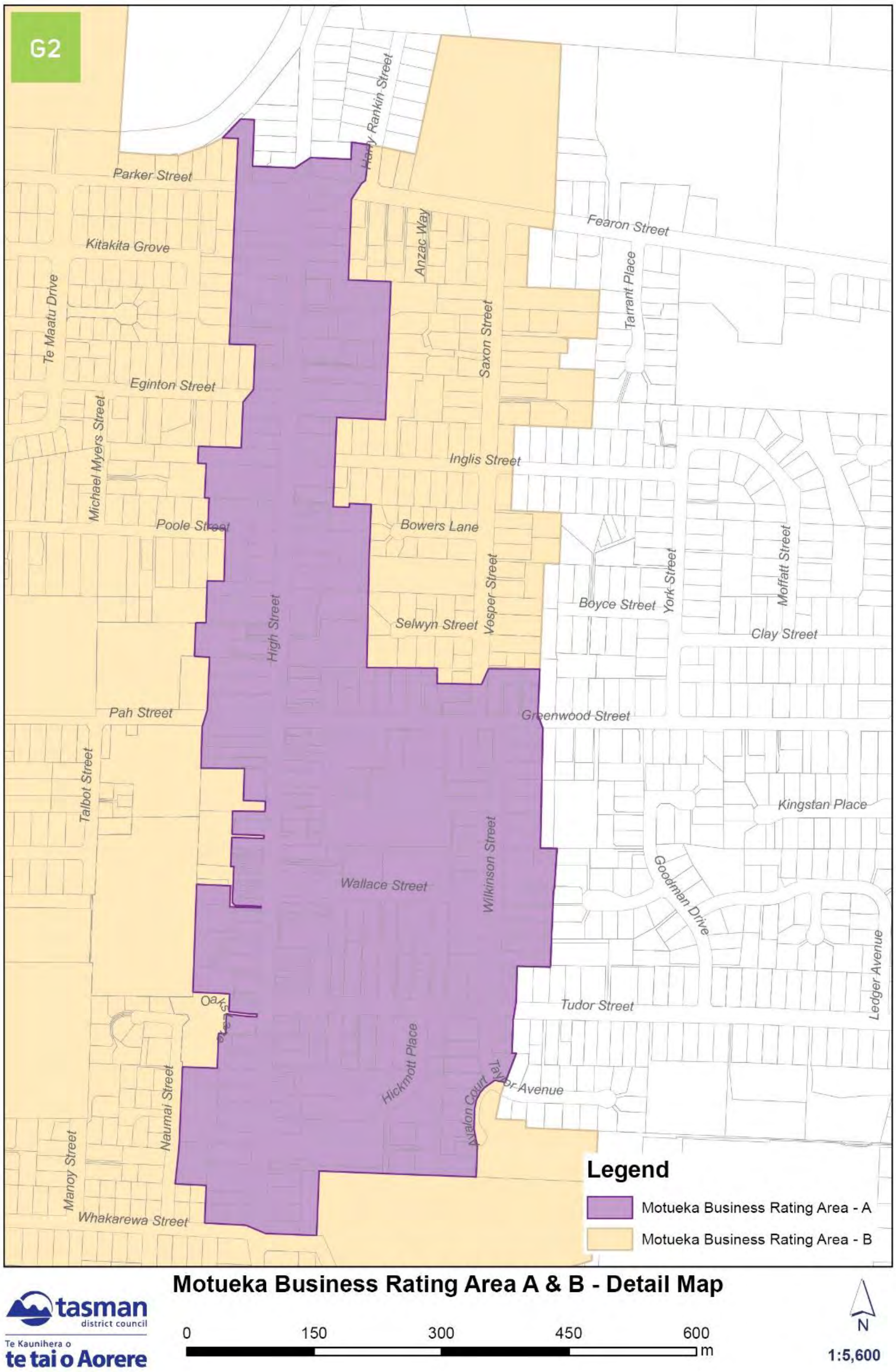
RATING MAPS


F2
Legend
River Rating Area
X
Y
Z
Collingwood
Takaka
Motueka
Māpua
RICHMOND
Tapawera
Brightwater
Wakefield
Murchison
St Arnaud
River Rating Area X, Y & Z
tasman
district council
Te Kaunihera o
te tai o Aorere
0
20
40
60
80
km
N
1:832,000

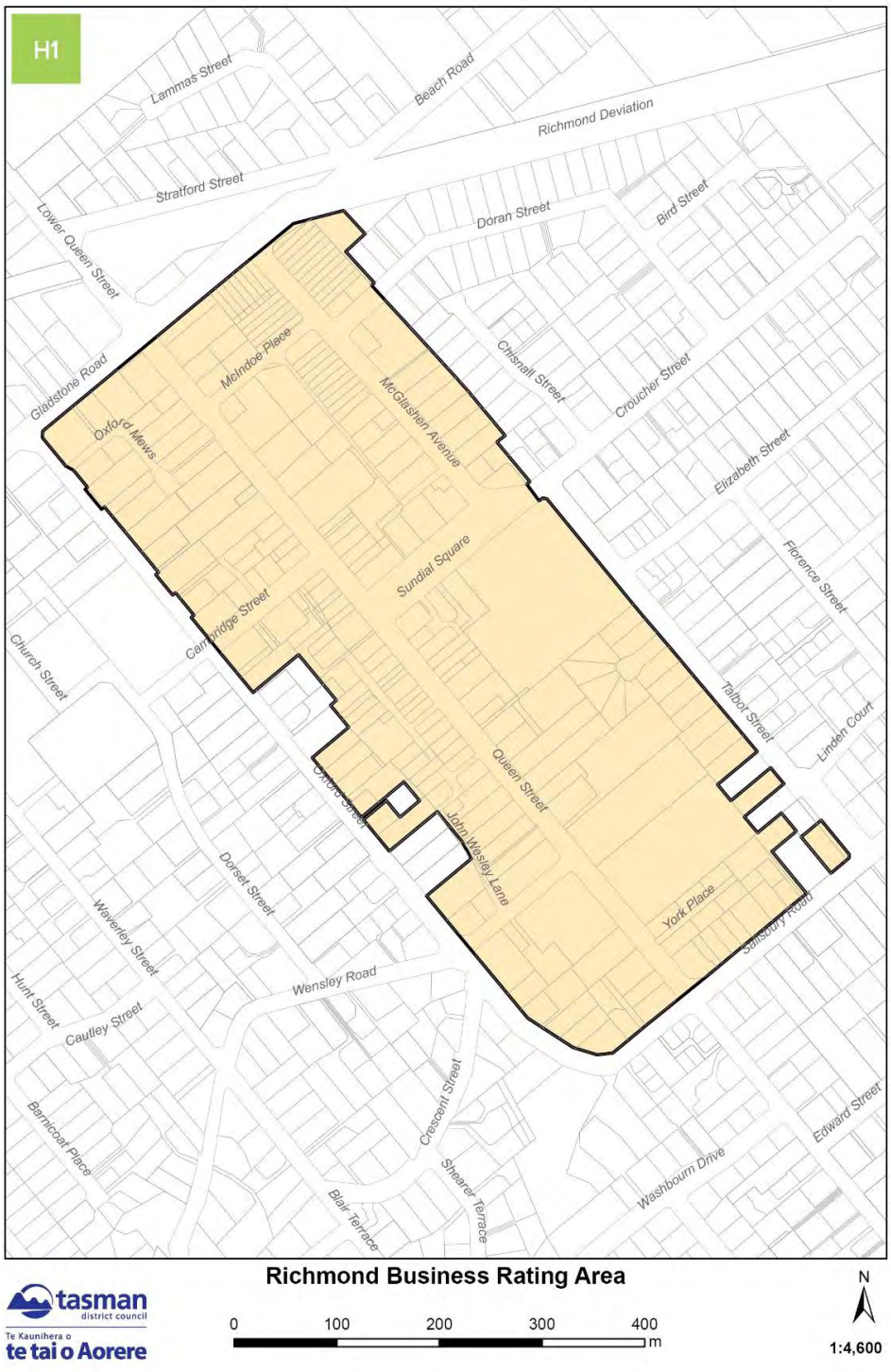
RATING MAPS


G1
Legend
Motueka Business Rating Area - A
Motueka Business Rating Area - B
Motueka Business Rating Area A & B
tasman
district council
Te Kaunihera o
te tai o Aorere
0
500
1,000
1,500
2,000
m
N
1:19,500

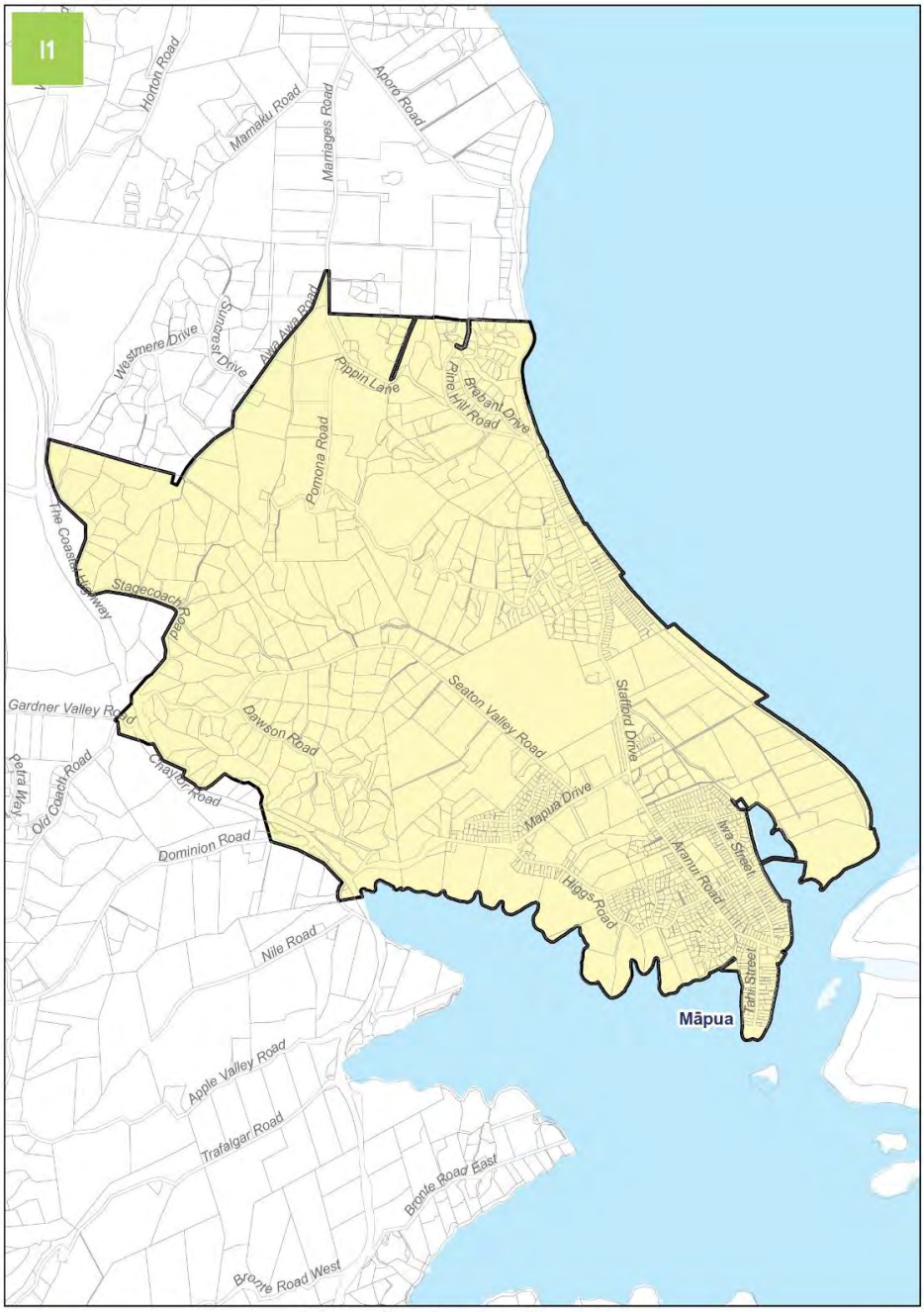
RATING MAPS


G2
Parker Street
Kitakita Grove
Te Maatu Drive
Eginton Street
Michael Myers Street
Poole Street
High Street
Pah Street
Talbot Street
Wallace Street
Wilkinson Street
Hickmott Place
Naumai Street
Manoy Street
Whakarewa Street
Avalon Court
Fearon Street
Anzac Way
Tarrant Place
Saxon Street
Inglis Street
Bowers Lane
Vesper Street
Selwyn Street
Boyce Street
York Street
Moffatt Street
Clay Street
Greenwood Street
Kingstan Place
Goodman Drive
Tudor Street
Ledger Avenue
Legend
Motueka Business Rating Area - A
Motueka Business Rating Area - B
Motueka Business Rating Area A & B - Detail Map
0
150
300
450
600
m
N
1:5,600

RATING MAPS


H1
Lammas Street
Beach Road
Richmond Deviation
Stratford Street
Lower Queen Street
Doran Street
Bird Street
Gladstone Road
Oxford Mews
McIndoe Place
McGlashen Avenue
Chisnall Street
Croucher Street
Elizabeth Street
Florence Street
Sundial Square
Cambridge Street
Church Street
Talbot Street
Linden Court
Queen Street
John Wesley Lane
York Place
Salisbury Road
Dorset Street
Waverley Street
Wensley Road
Hunt Street
Cautley Street
Barnicoat Place
Crescent Street
Shearer Terrace
Blair Terrace
Washbourn Drive
Edward Street
Richmond Business Rating Area
tasman district council
Te Kaunihera o te tai o Aorere
0 100 200 300 400 m
N
1:4,600

RATING MAPS



Māpua Stopbank Rating Area

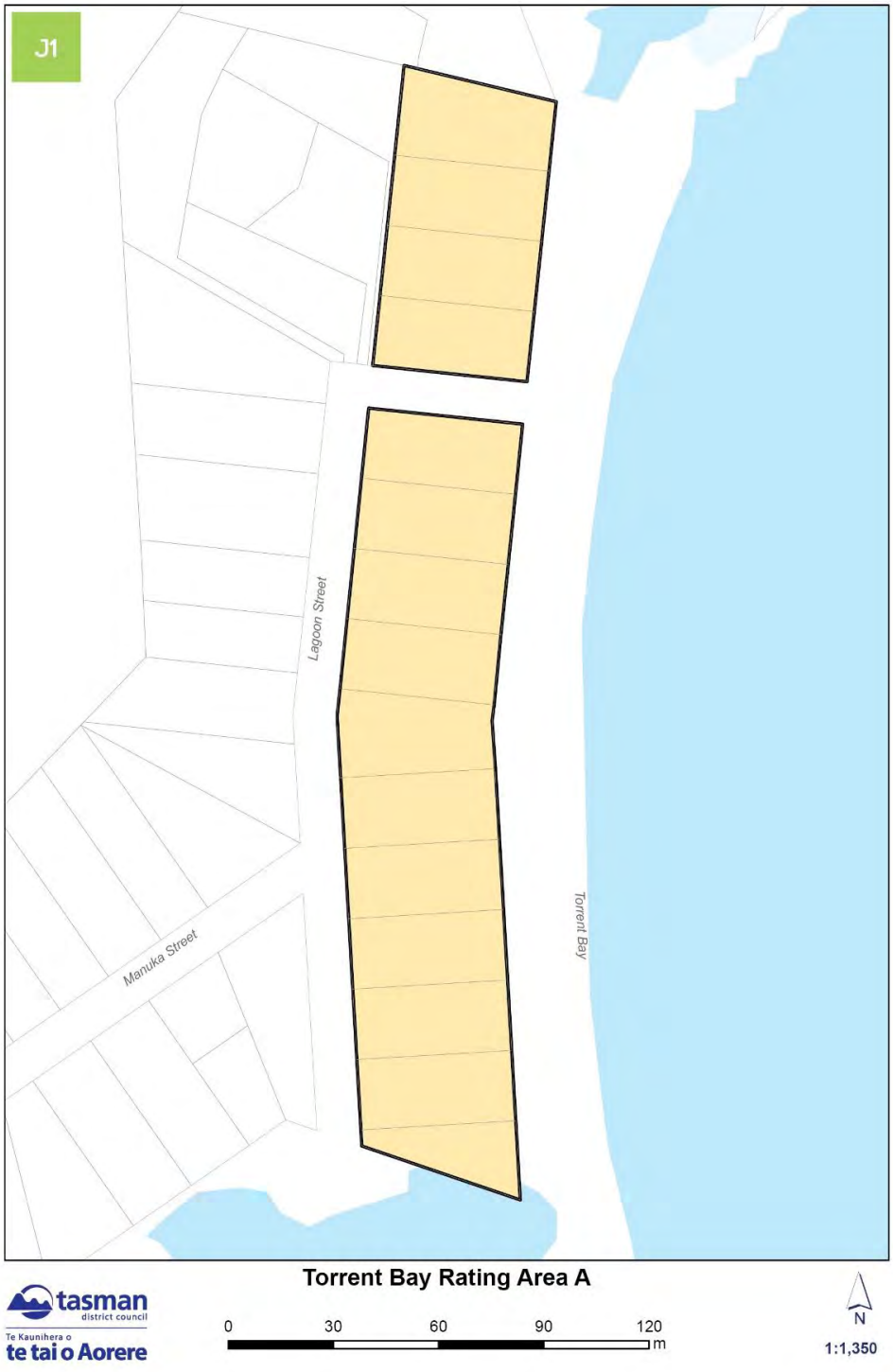
tasman district council
Te Kaunihera o te tai o Aorere

0 500 1,000 1,500 2,000 m

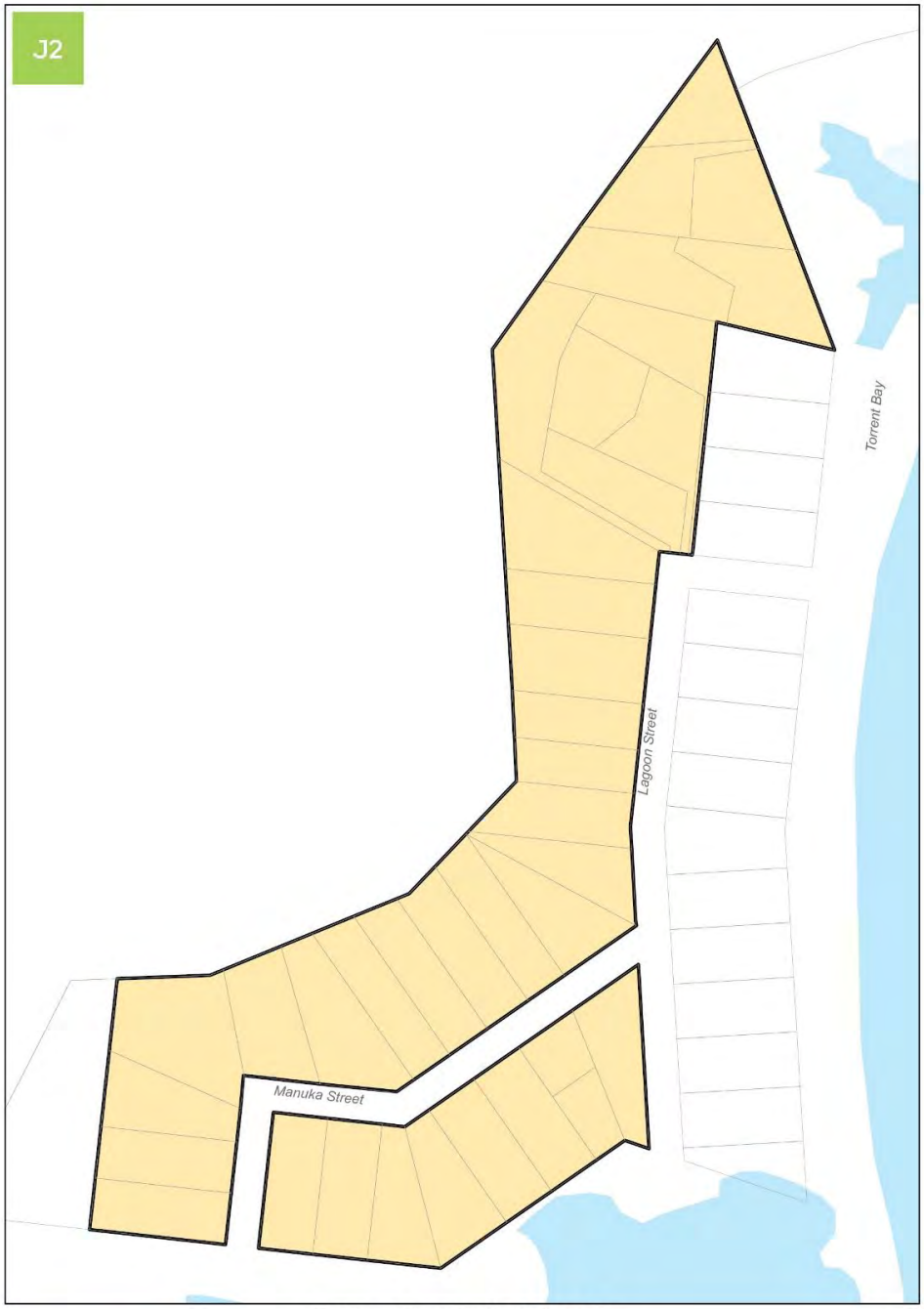
N

1:28,950

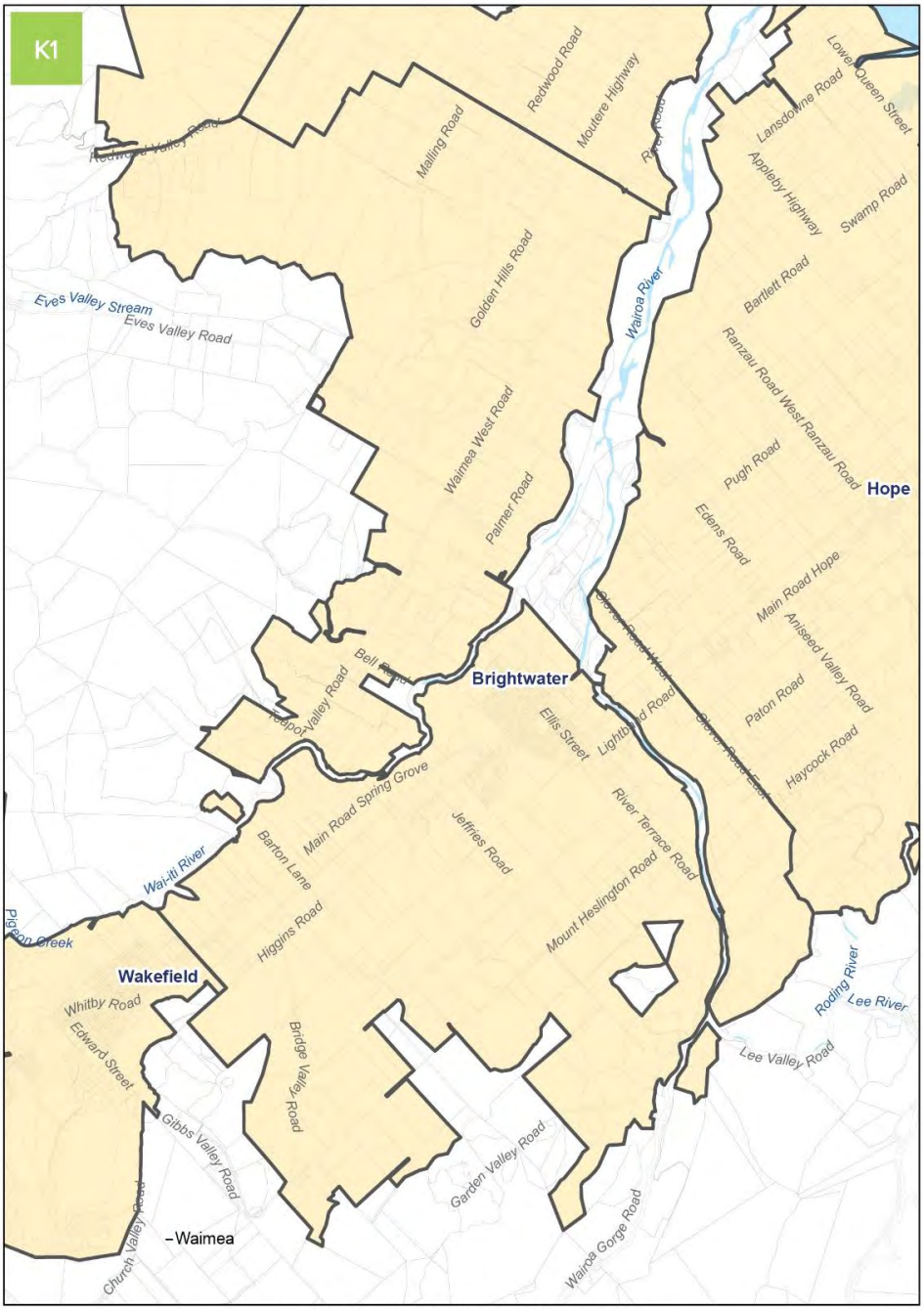
RATING MAPS


J1
Lagoon Street
Manuka Street
Torrent Bay
Torrent Bay Rating Area A
tasman
district council
Te Kaunihera o
te tai o Aorere
0
30
60
90
120
m
N
1:1,350

RATING MAPS


J2
Torrent Bay
Lagoon Street
Manuka Street
Torrent Bay Rating Area B
tasman
district council
Te Kaunihera o
te tai o Aorere
0
30
60
90
120
m
N
1:1,800

RATING MAPS


K1
Redwood Road
Moutere Highway
Malling Road
Lansdowne Road
Lower Queen Street
Appleby Highway
Swamp Road
Golden Hills Road
Eves Valley Stream
Eves Valley Road
Waimea West Road
Palmer Road
Wairoa River
Bartlett Road
Ranzau Road West
Ranzau Road
Pugh Road
Hope
Edens Road
Main Road Hope
Aniseed Valley Road
Brightwater
Ellis Street
Paton Road
Haycock Road
Main Road Spring Grove
Barton Lane
Jeffries Road
River Terrace Road
Mount Heslington Road
Wai-iti River
Pigeon Creek
Higgins Road
Wakefield
Whitby Road
Edward Street
Bridge Valley Road
Roding River
Lee River
Lee Valley Road
Gibbs Valley Road
Garden Valley Road
Church Valley Road
Waimea
Wairoa Gorge Road
Refuse - Recycling Rating Area
Brightwater - Waimea
0 1 2 km
N
1:56,000

RATING MAPS

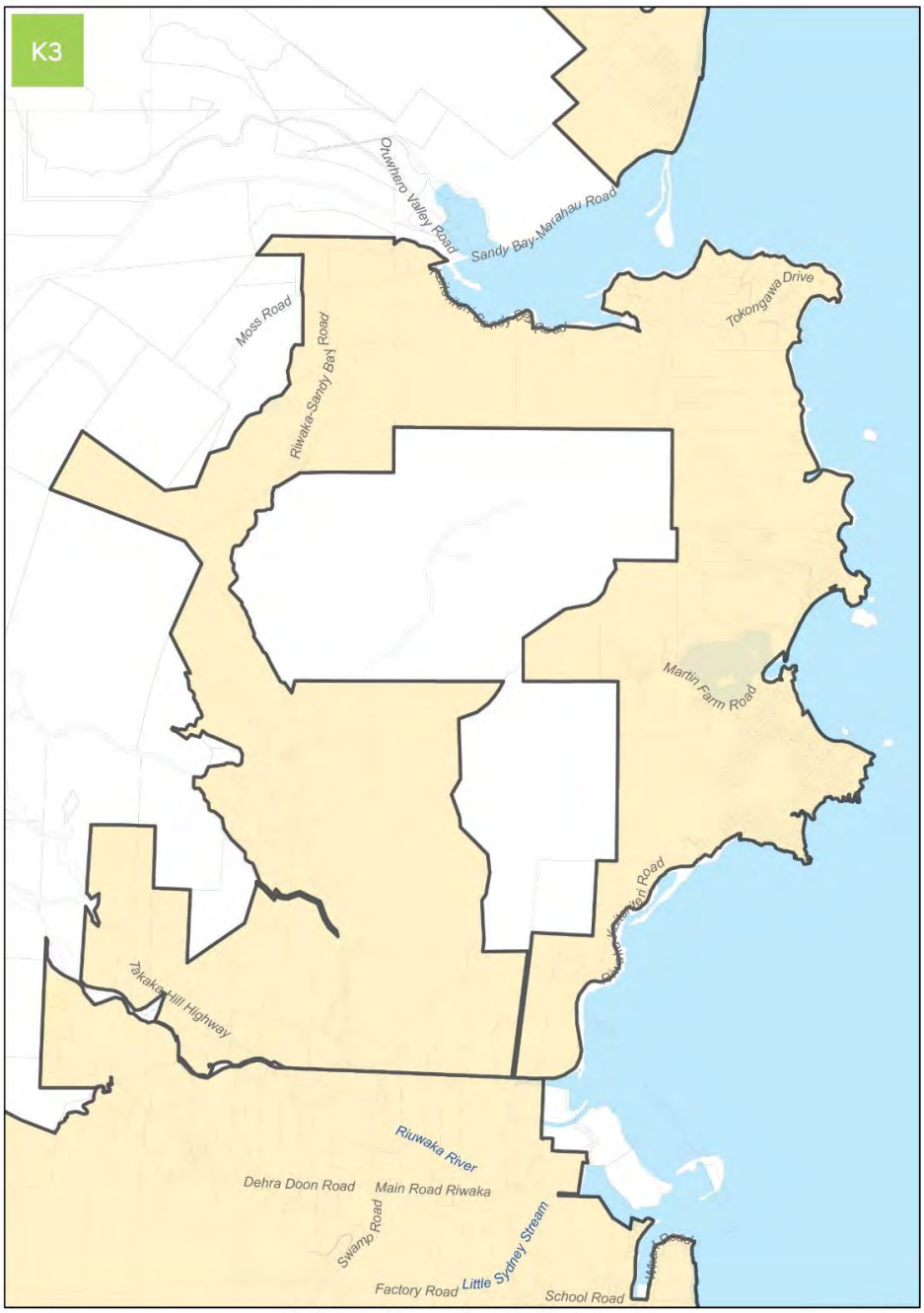
Refuse - Recycling Rating Area
Collingwood

0 1 2 3 4 5 km

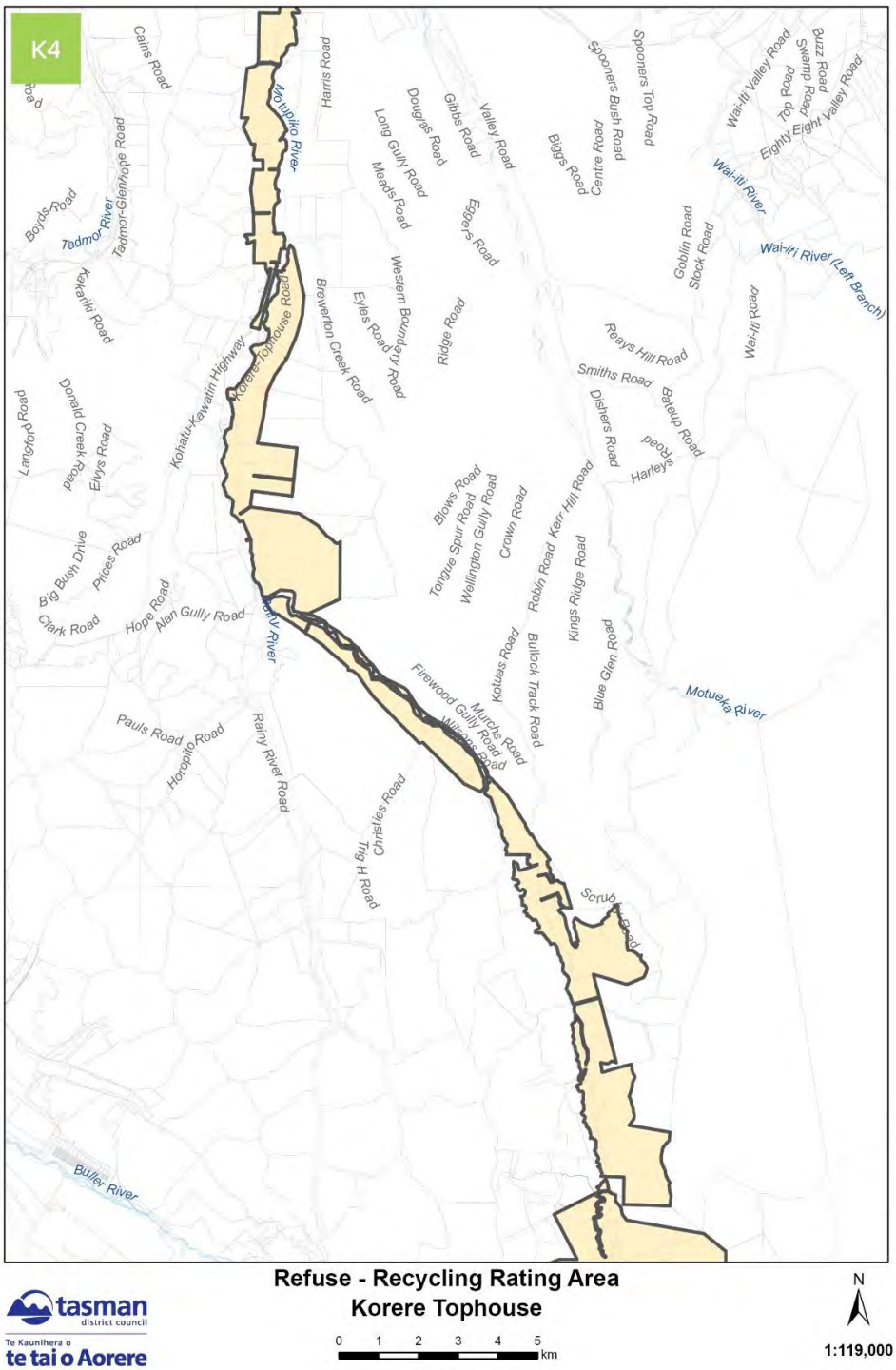
N

1:128,000

RATING MAPS


K3
Otuwhero Valley Road
Sandy Bay-Marahau Road
Moss Road
Riwaka-Sandy Bay Road
Tokongawa Drive
Martin Farm Road
Takaka Hill Highway
Riuwaka River
Dehra Doon Road
Main Road Riwaka
Swamp Road
Factory Road
Little Sydney Stream
School Road
Refuse - Recycling Rating Area
Kaiteriteri
0
1
km
N
1:32,000

RATING MAPS



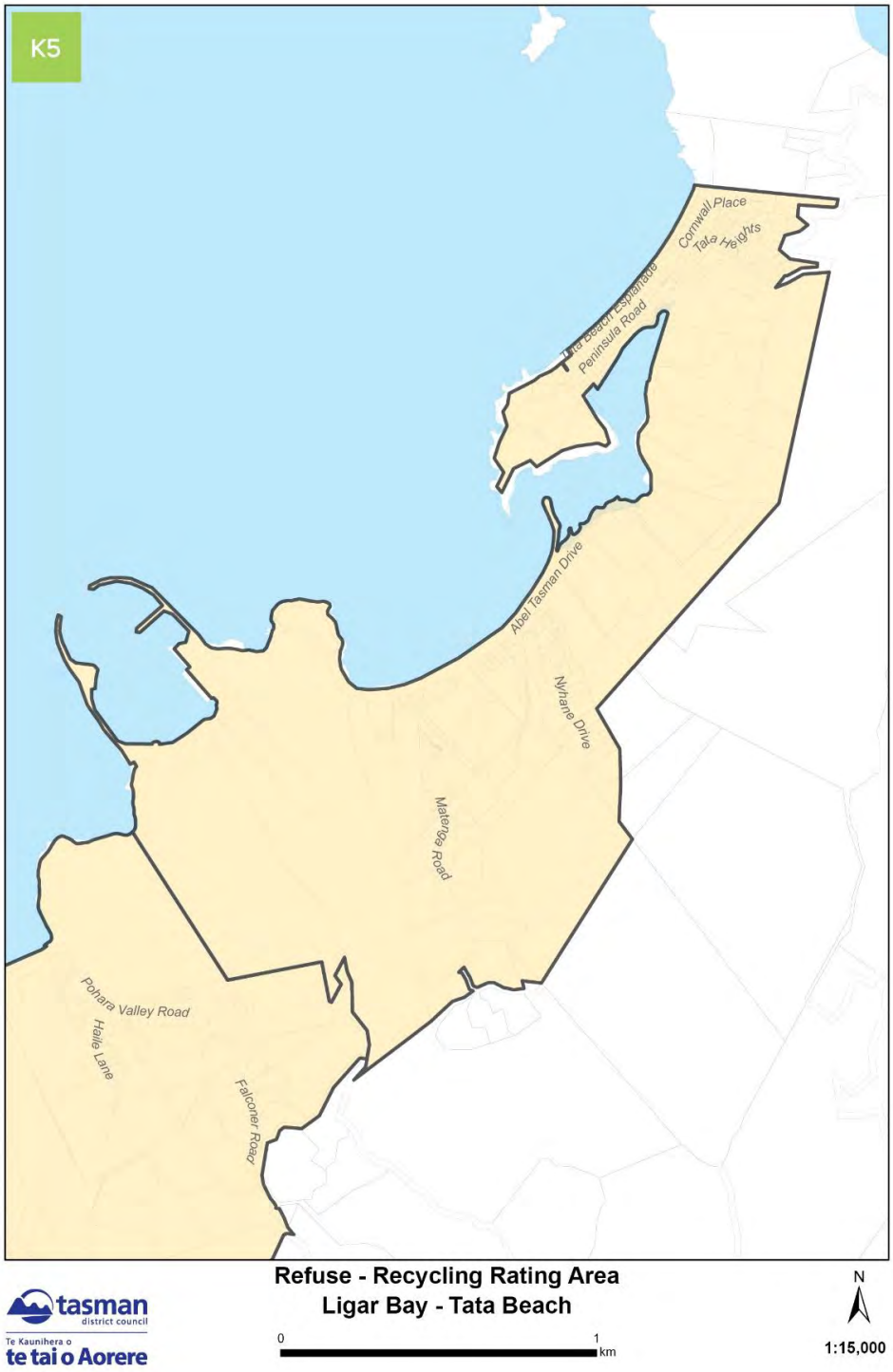
Refuse - Recycling Rating Area
Korere Tophouse

0 1 2 3 4 5 km

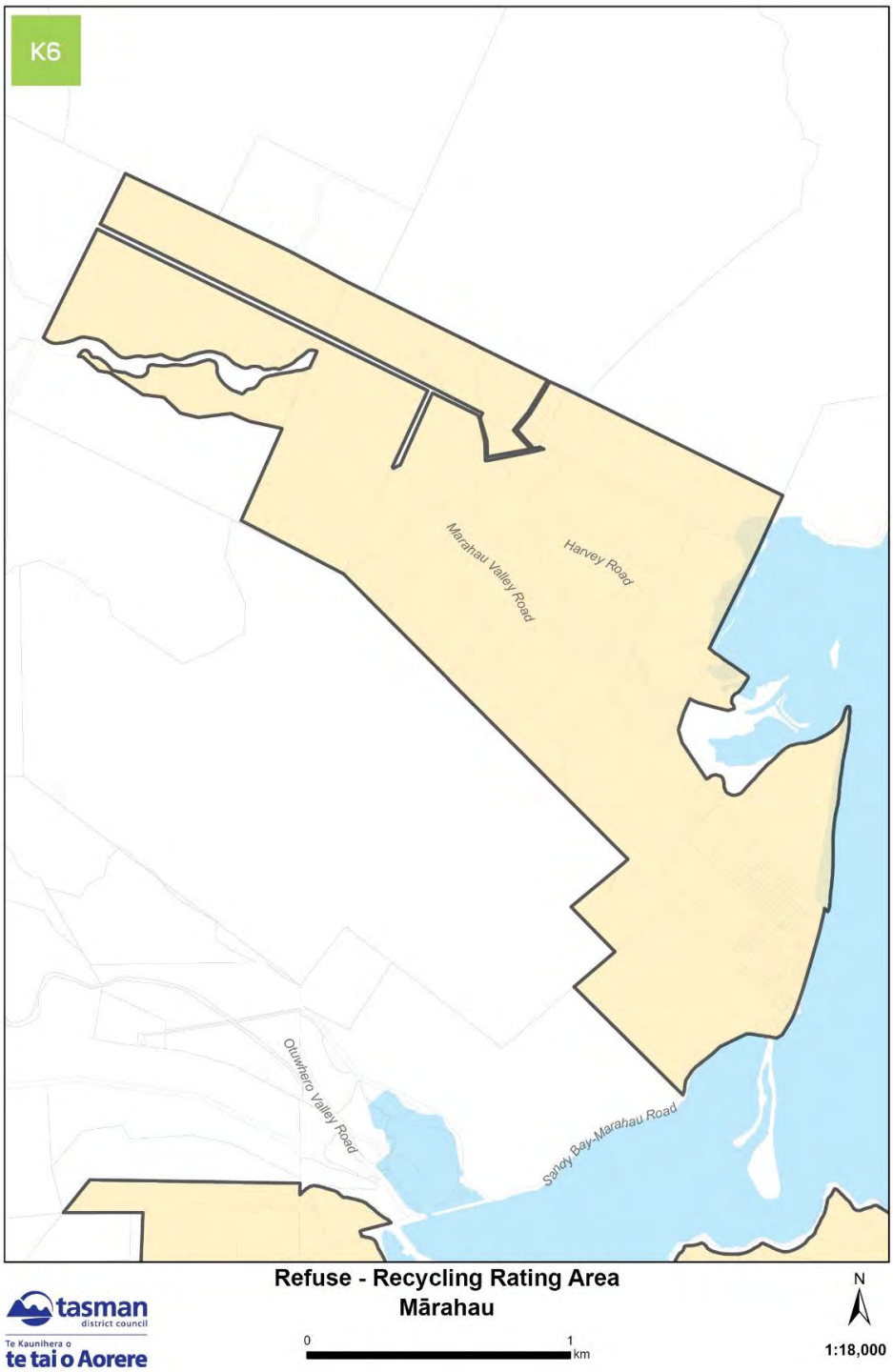
N

1:119,000

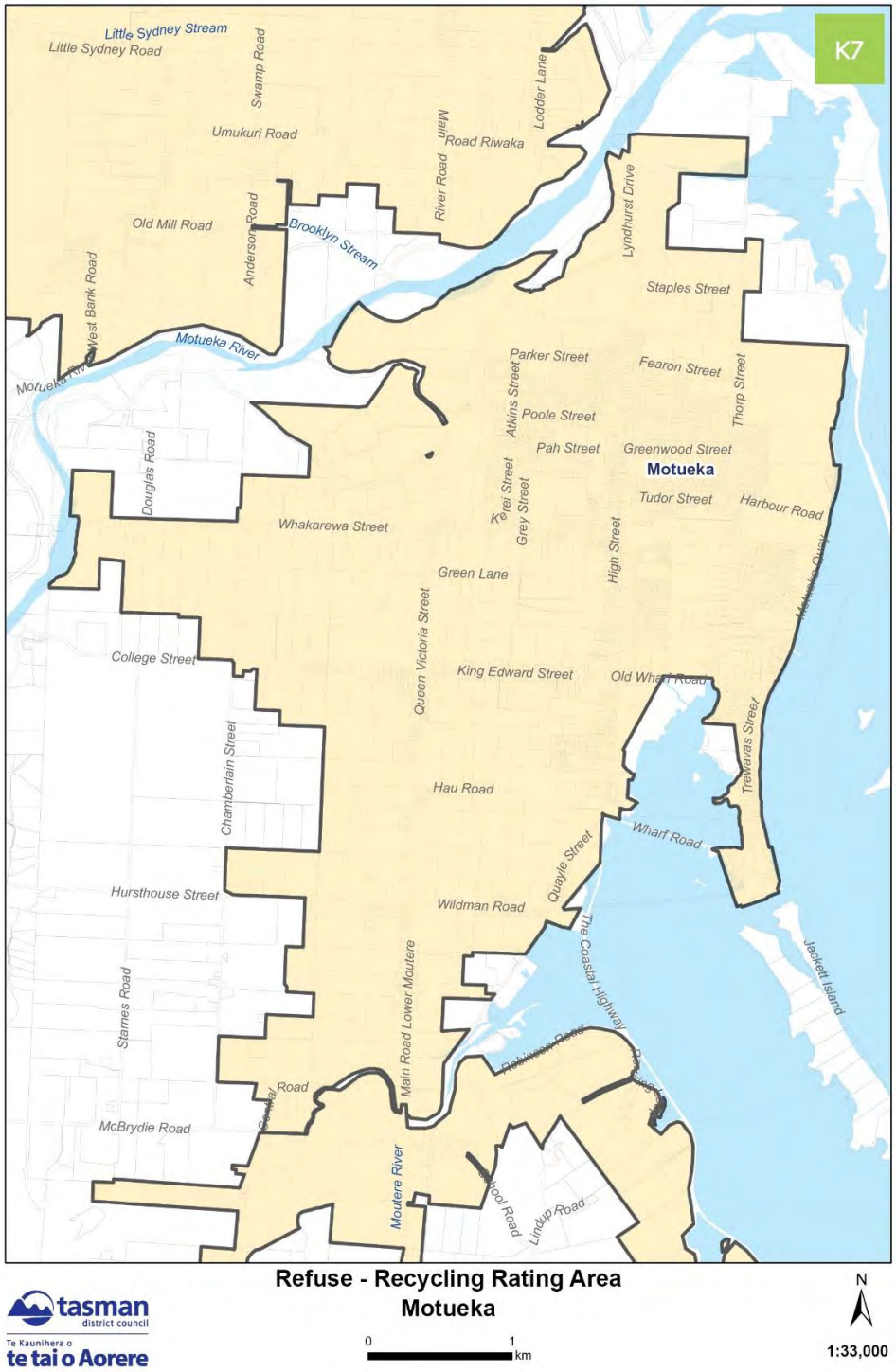
RATING MAPS


K5
Cornwall Place
Tata Heights
Tata Beach Esplanade
Peninsula Road
Abel Tasman Drive
Nyhane Drive
Matervale Road
Pohara Valley Road
Haile Lane
Falconer Road
Refuse - Recycling Rating Area
Ligar Bay - Tata Beach
0
1
km
N
1:15,000

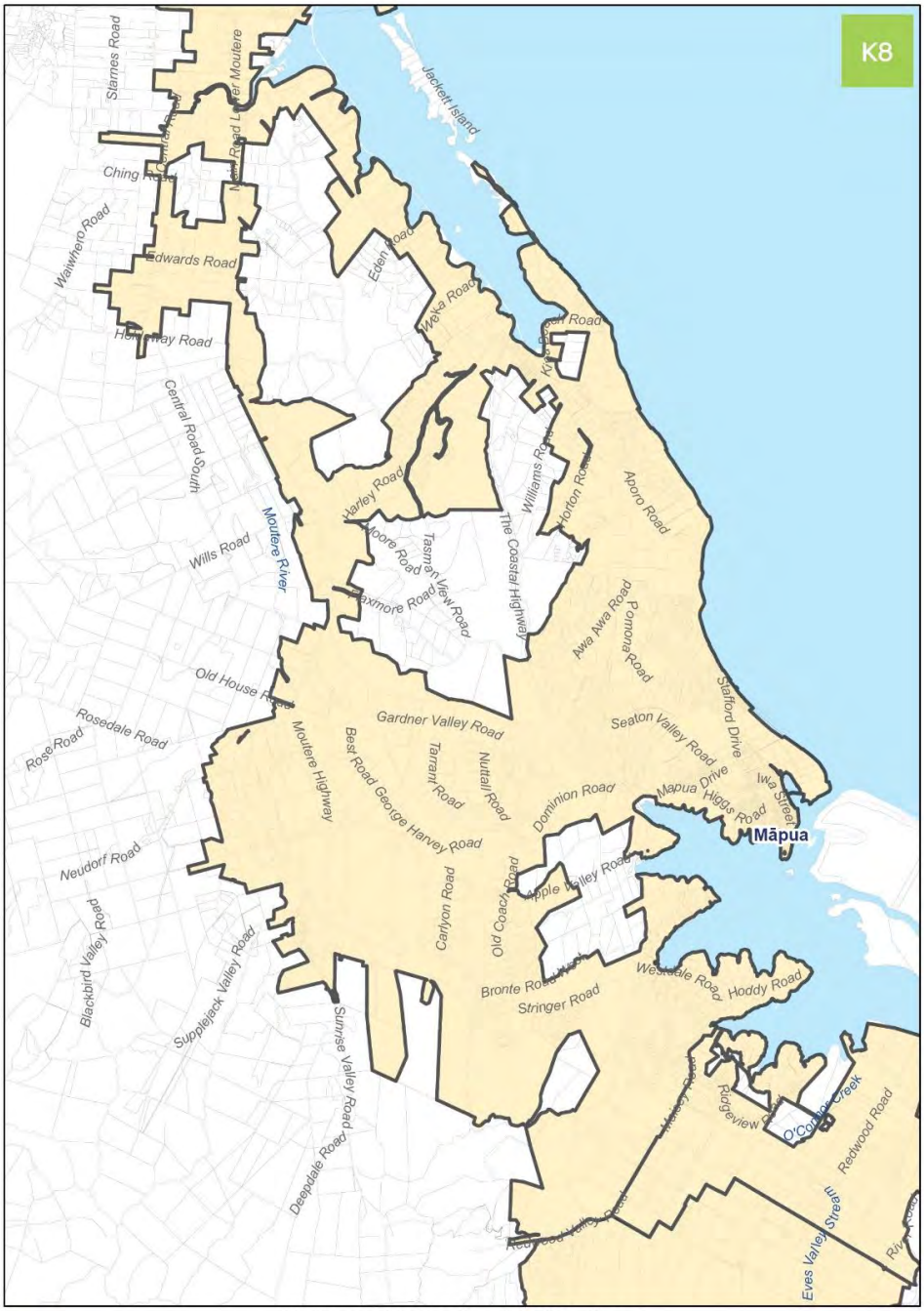
RATING MAPS


K6
Marahau Valley Road
Harvey Road
Otuwhero Valley Road
Sandy Bay-Marahau Road
Refuse - Recycling Rating Area
Mārahau
tasman district council
Te Kaunihera o te tai o Aorere
0
1
km
N
1:18,000

RATING MAPS


K7
Little Sydney Stream
Little Sydney Road
Swamp Road
Umukuri Road
Main Road Riwaka
Lodder Lane
River Road
Lyndhurst Drive
Old Mill Road
Anderson Road
Brooklyn Stream
West Bank Road
Motueka River
Staples Street
Parker Street
Fearon Street
Atkins Street
Thorp Street
Poole Street
Pah Street
Greenwood Street
Motueka
Douglas Road
Kerei Street
Grey Street
Tudor Street
Harbour Road
Whakarewa Street
High Street
Green Lane
Queen Victoria Street
College Street
King Edward Street
Old Wharf Road
Trewavas Street
Chamberlain Street
Hau Road
Wharf Road
Quayle Street
Hursthouse Street
Wildman Road
The Coastal Highway
Jackett Island
Stames Road
Main Road Lower Moutere
Road
McBrydie Road
Moutere River
School Road
Lindup Road
Refuse - Recycling Rating Area
Motueka
tasman district council
Te Kaunihera o te tai o Aorere
0
1
km
N
1:33,000

RATING MAPS



Refuse - Recycling Rating Area
Moutere

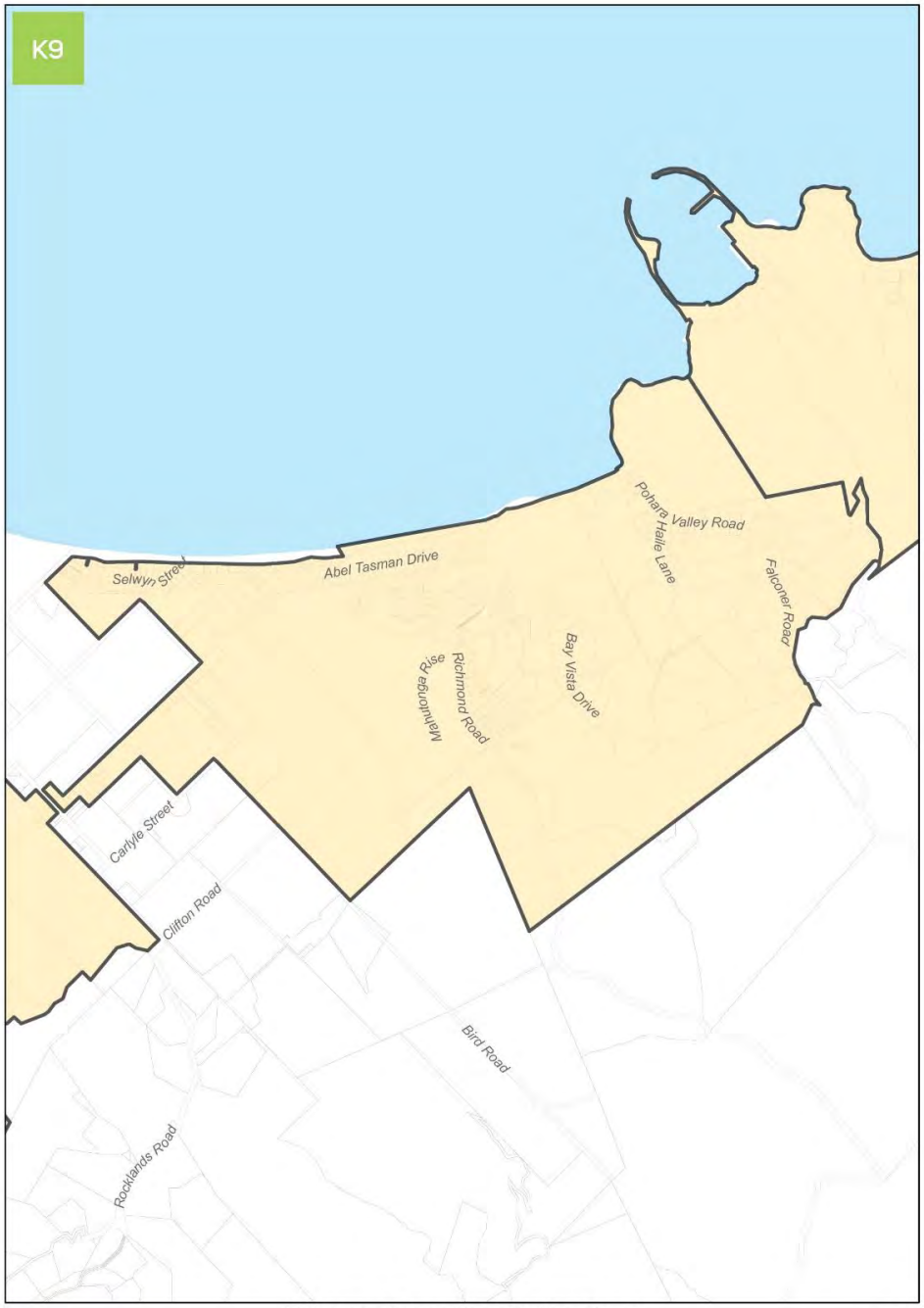
tasman district council
Te Kaunihera o te tai o Aorere

0 1 2 3 km

N

1:79,000

RATING MAPS


K9
Pohara Valley Road
Pohara Haile Lane
Falconer Road
Abel Tasman Drive
Selwyn Street
Bay Vista Drive
Richmond Road
Mahudonga Rise
Carlyle Street
Clifton Road
Bird Road
Rocklands Road
Refuse - Recycling Rating Area
Pōhara
tasman district council
Te Kaunihera o te tai o Aorere
0
1
km
N
1:19,000

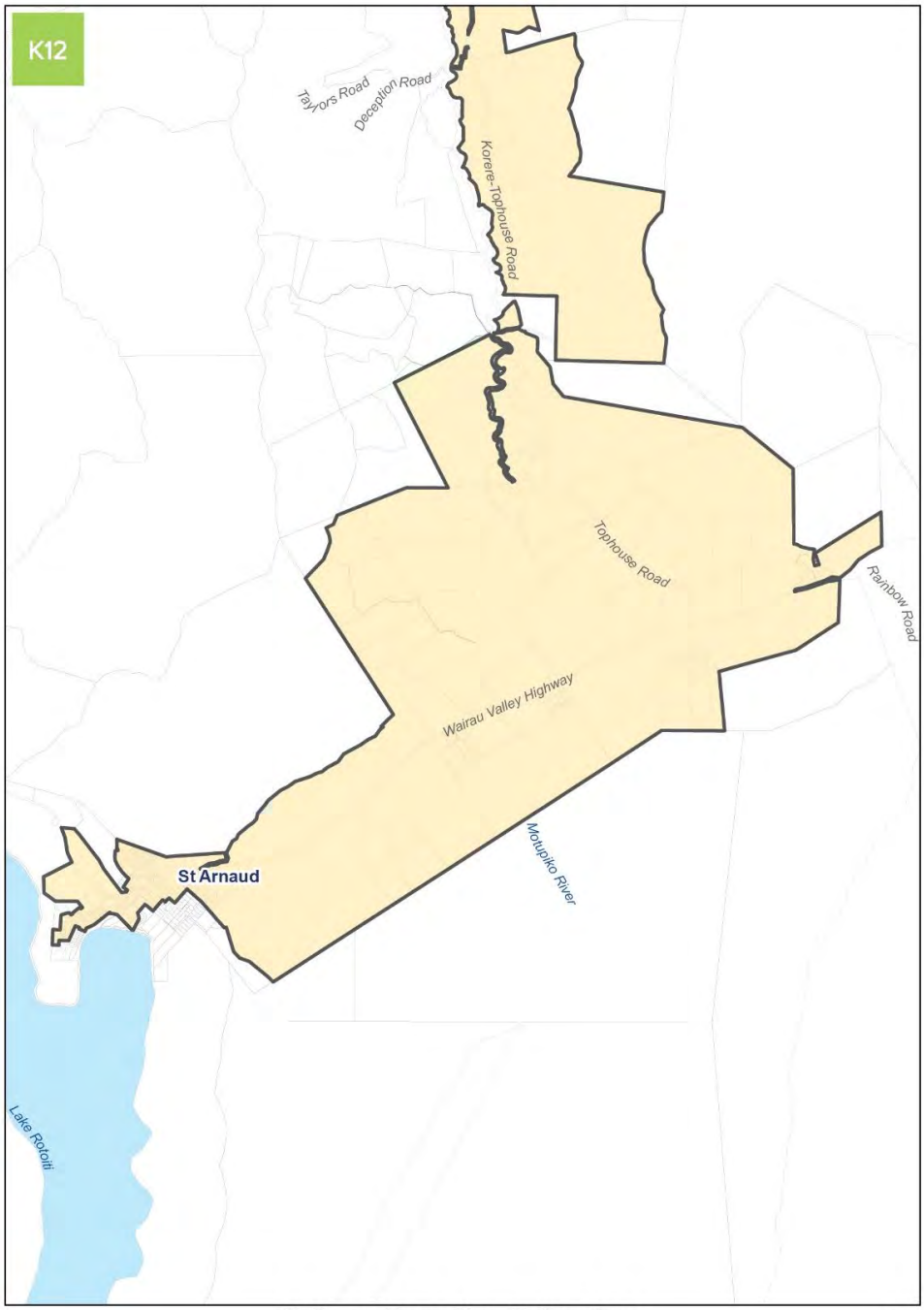
RATING MAPS

tasman district council
Te Kaunihera o te tai o Aorere

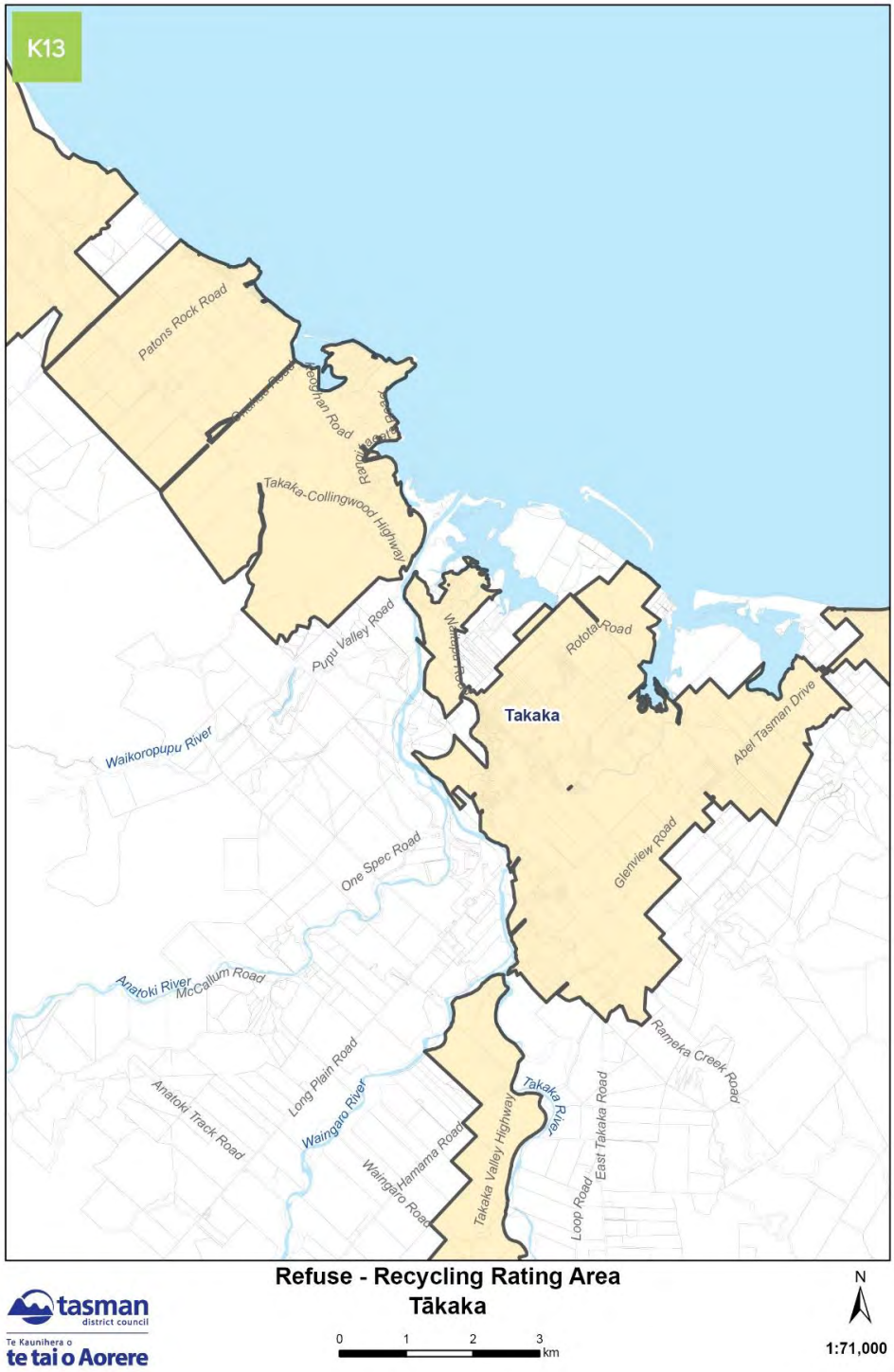
RATING MAPS


K11
Riwaka Valley Road
Riuwaka River
Takaka Hill Highway
Dehra Doon Road
Factory Road
School Road
Horizon Way
Swamp Road
Main Road Riwaka
Lodder Lane
Little Sydney Road
Little Sydney Stream
Umukuri Road
Brooklyn Valley Road
Old Mill Road
Anderson Road
River Road
Brooklyn Stream
Lyndhurst Drive
West Bank Road
Motueka River
Shaggery Stream
Shaggery Road
Peach Island Road
College Street
Chamberlain Street
Whakarewa Street
Queen Victoria Street
Green Lane
Grey Street
High Street
Parker Street
Atkins Street
Poole Street
Pah Street
Motueka
tasman
district council
Te Kaunihera o
te tai o Aorere
Refuse - Recycling Rating Area
Riwaka
0
1
km
N
1:36,000

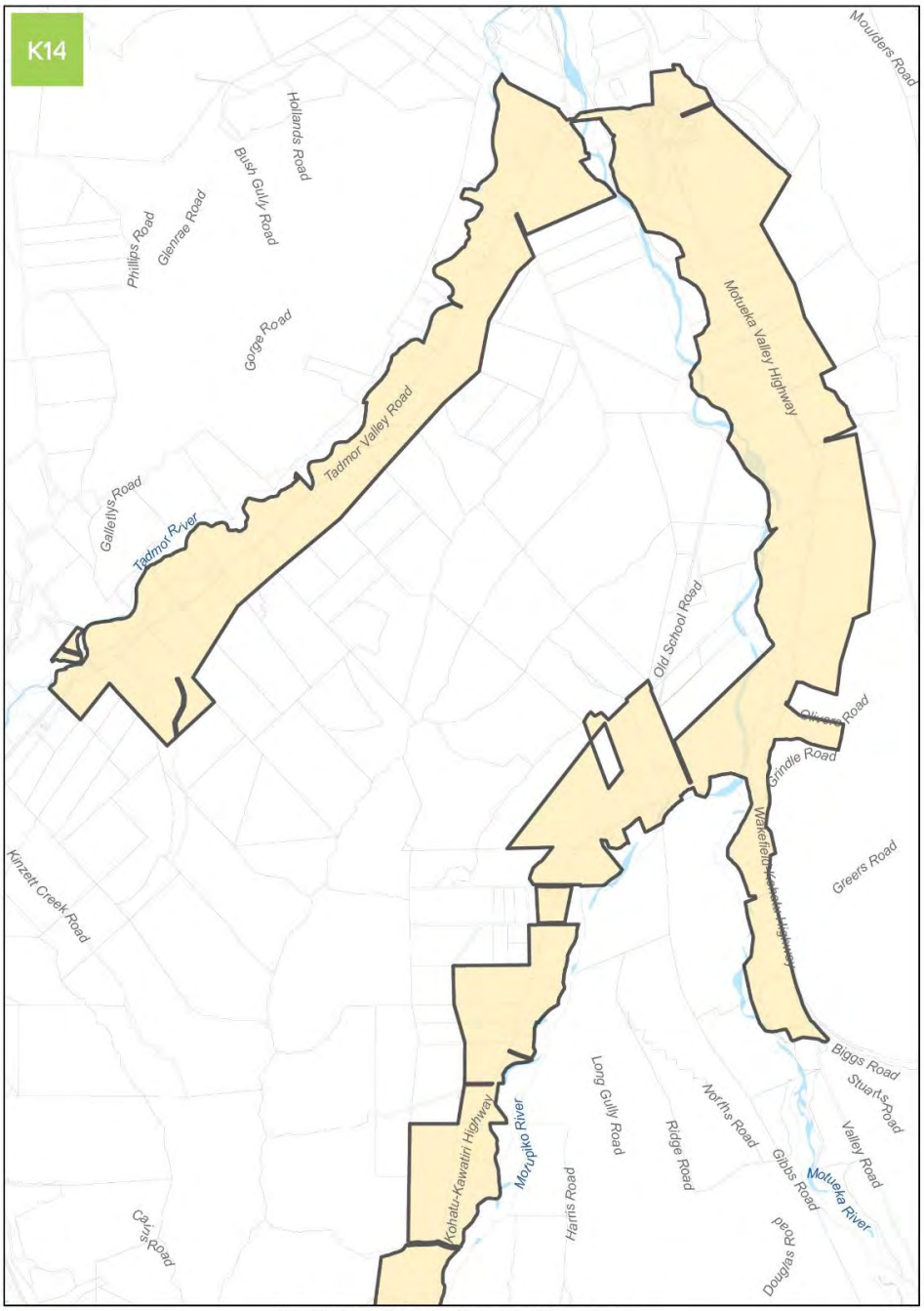
RATING MAPS


K12
Taylors Road
Deception Road
Korere-Tophouse Road
Tophouse Road
Rainbow Road
Wairau Valley Highway
Motupiko River
St Arnaud
Lake Rotoiti
Refuse - Recycling Rating Area
St Arnaud
0
1
2
km
N
1:53,000

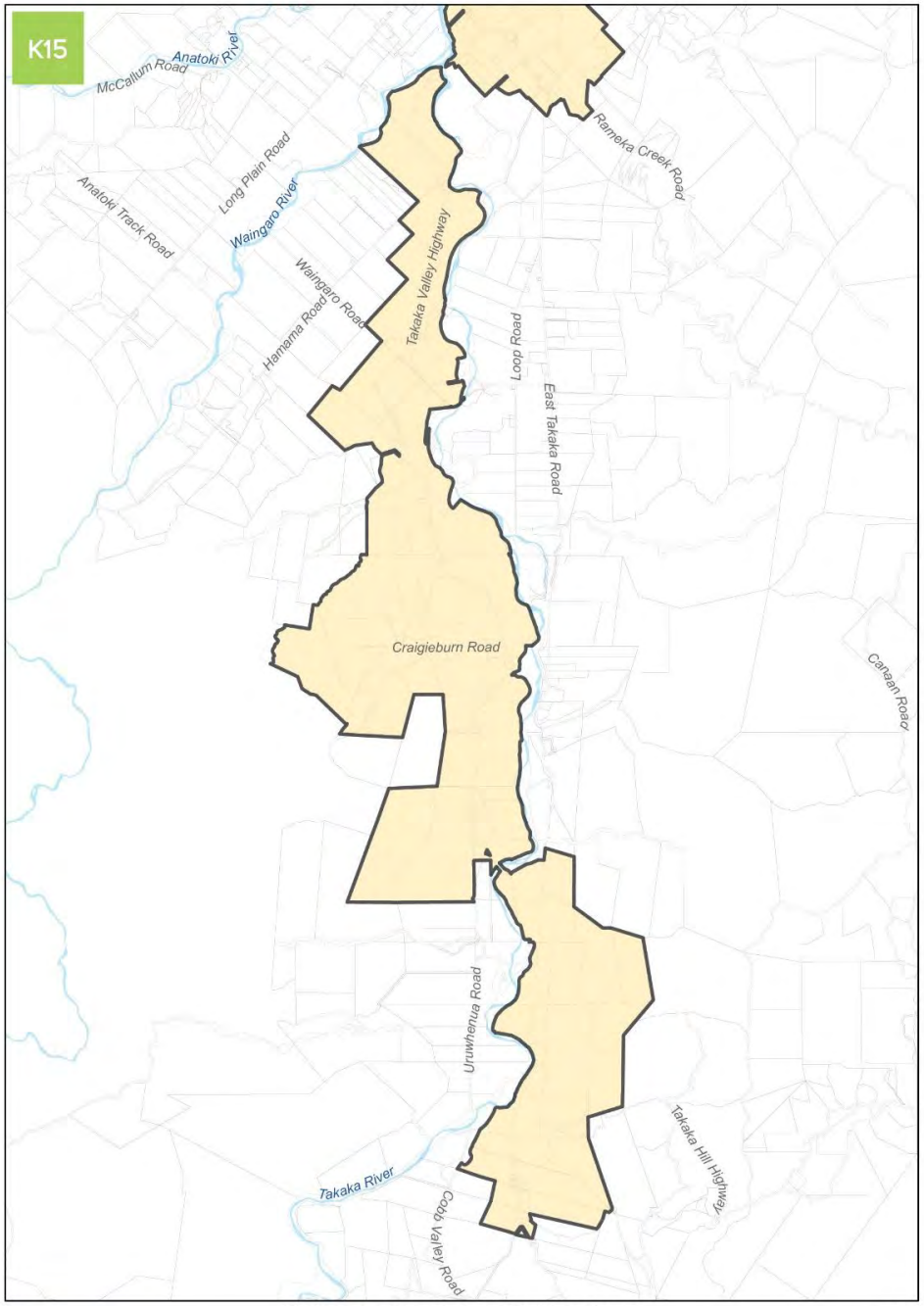
RATING MAPS


K13
Patons Rock Road
Boyman Road
Takaka-Collingwood Highway
Pupu Valley Road
Rototai Road
Takaka
Abel Tasman Drive
Waikoropupu River
One Spec Road
Glenview Road
Anatoki River
McCallum Road
Ranneka Creek Road
Long Plain Road
Anatoki Track Road
Waingaro River
Hamama Road
Takaka Valley Highway
Loop Road
East Takaka Road
Waingaro Road
Refuse - Recycling Rating Area
Tākaka
0 1 2 3 km
N
1:71,000
tasman district council
Te Kaunihera o te tai o Aorere

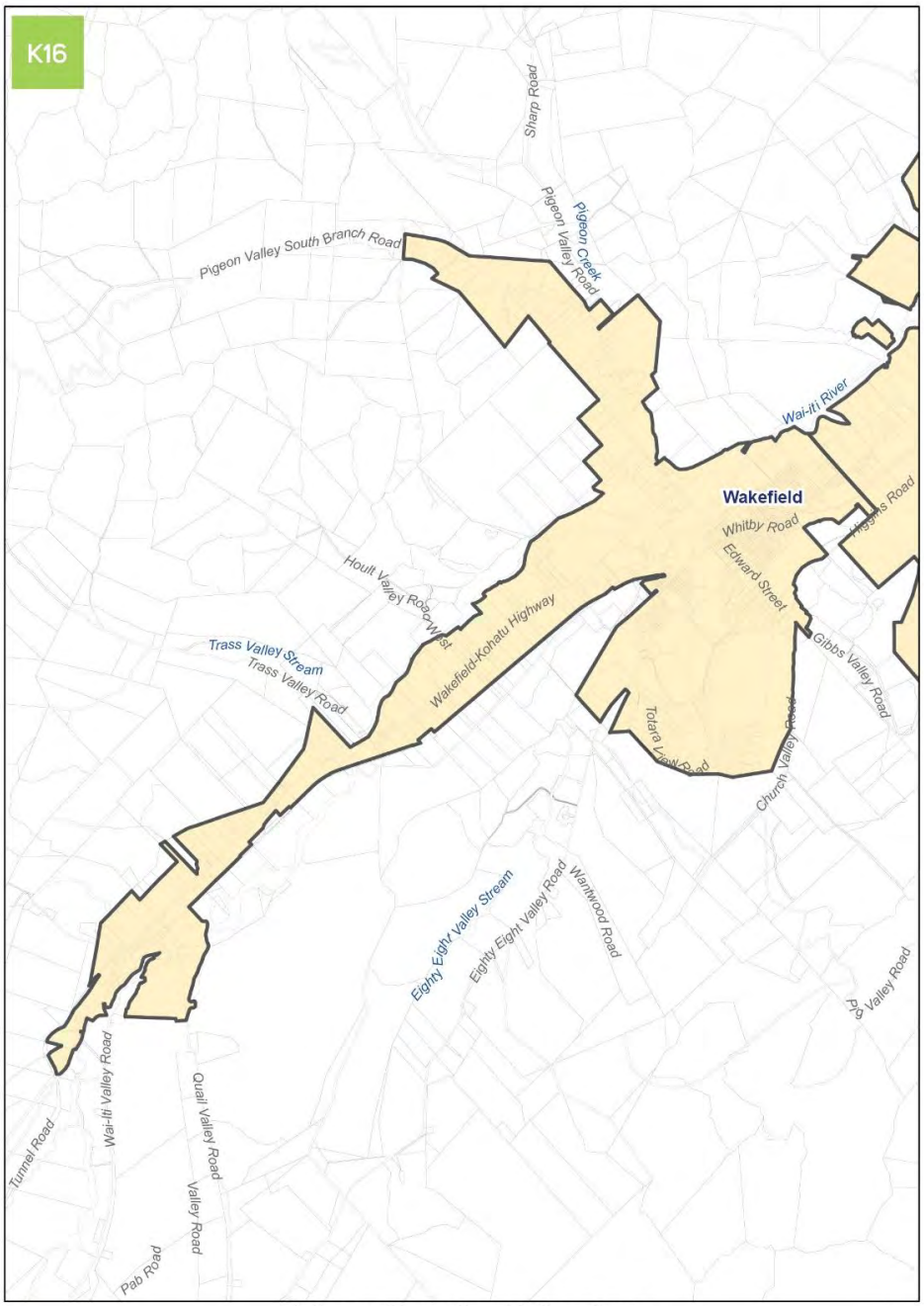
RATING MAPS


K14
Moutere Road
Hollands Road
Bush Gully Road
Phillips Road
Glenrae Road
Gorge Road
Motueka Valley Highway
Tadmor Valley Road
Gallettys Road
Tadmor River
Old School Road
Oliver Road
Grindle Road
Greers Road
Kinzett Creek Road
Biggs Road
Stuarts Road
Valley Road
Long Gully Road
Ridge Road
Norths Road
Gibbs Road
Motueka River
Kohatu-Kawatiri Highway
Moutere River
Harris Road
Douglas Road
Refuse - Recycling Rating Area
Tapawera
0
1
2
km
N
1:51,000

RATING MAPS


K15
Anatoki River
McCallum Road
Long Plain Road
Anatoki Track Road
Waingaro River
Waingaro Road
Hamama Road
Takaka Valley Highway
Ranneka Creek Road
Loop Road
East Takaka Road
Craigieburn Road
Canaan Road
Uruwhenua Road
Takaka River
Cobb Valley Road
Takaka Hill Highway
tasman district council
Te Kaunihera o te tai o Aorere
Refuse - Recycling Rating Area
Upper Tākaka
0 1 2 3 km
N
1:71,000

RATING MAPS



Refuse - Recycling Rating Area
Wakefield

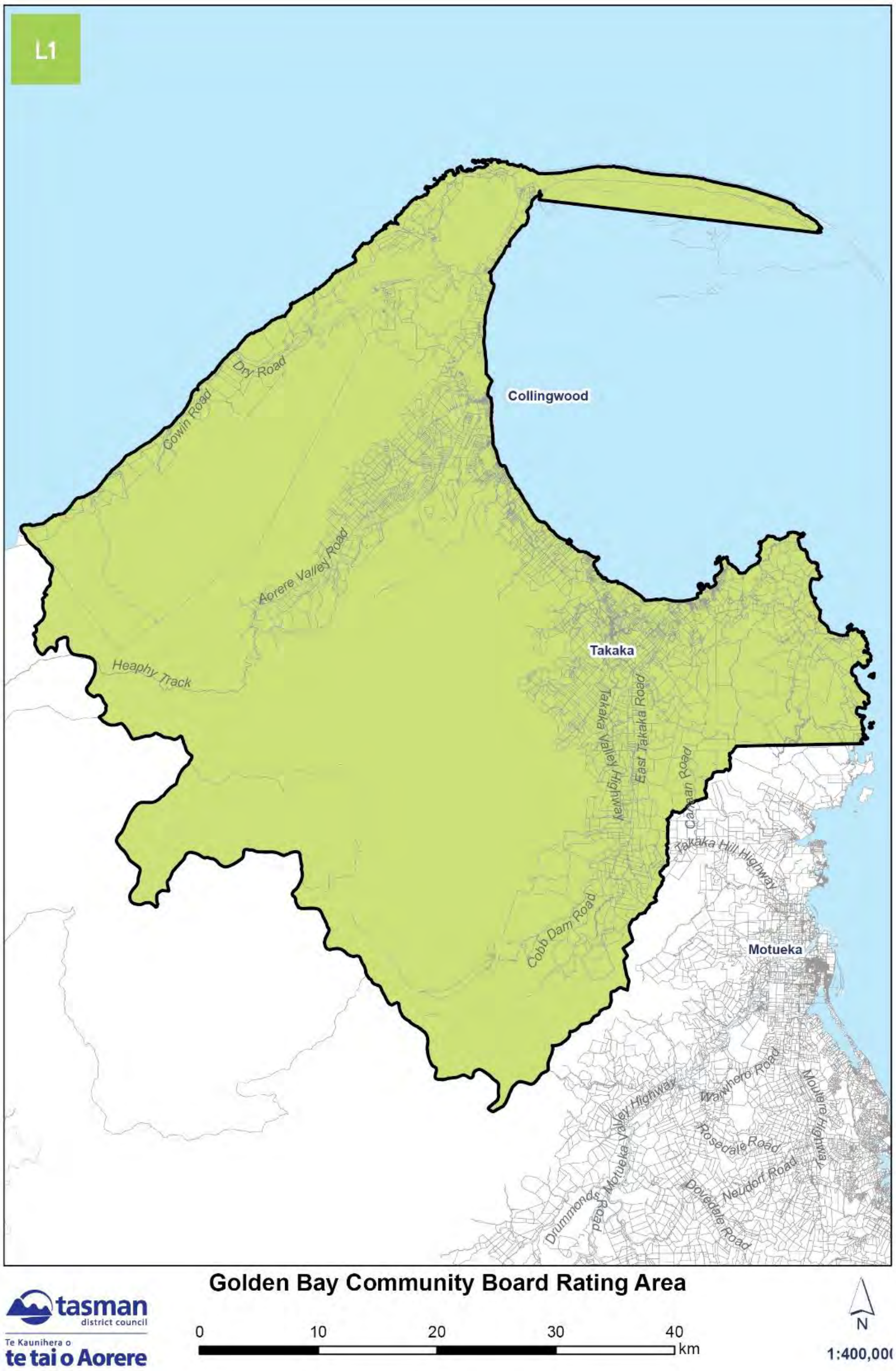
0 1 2 km

N

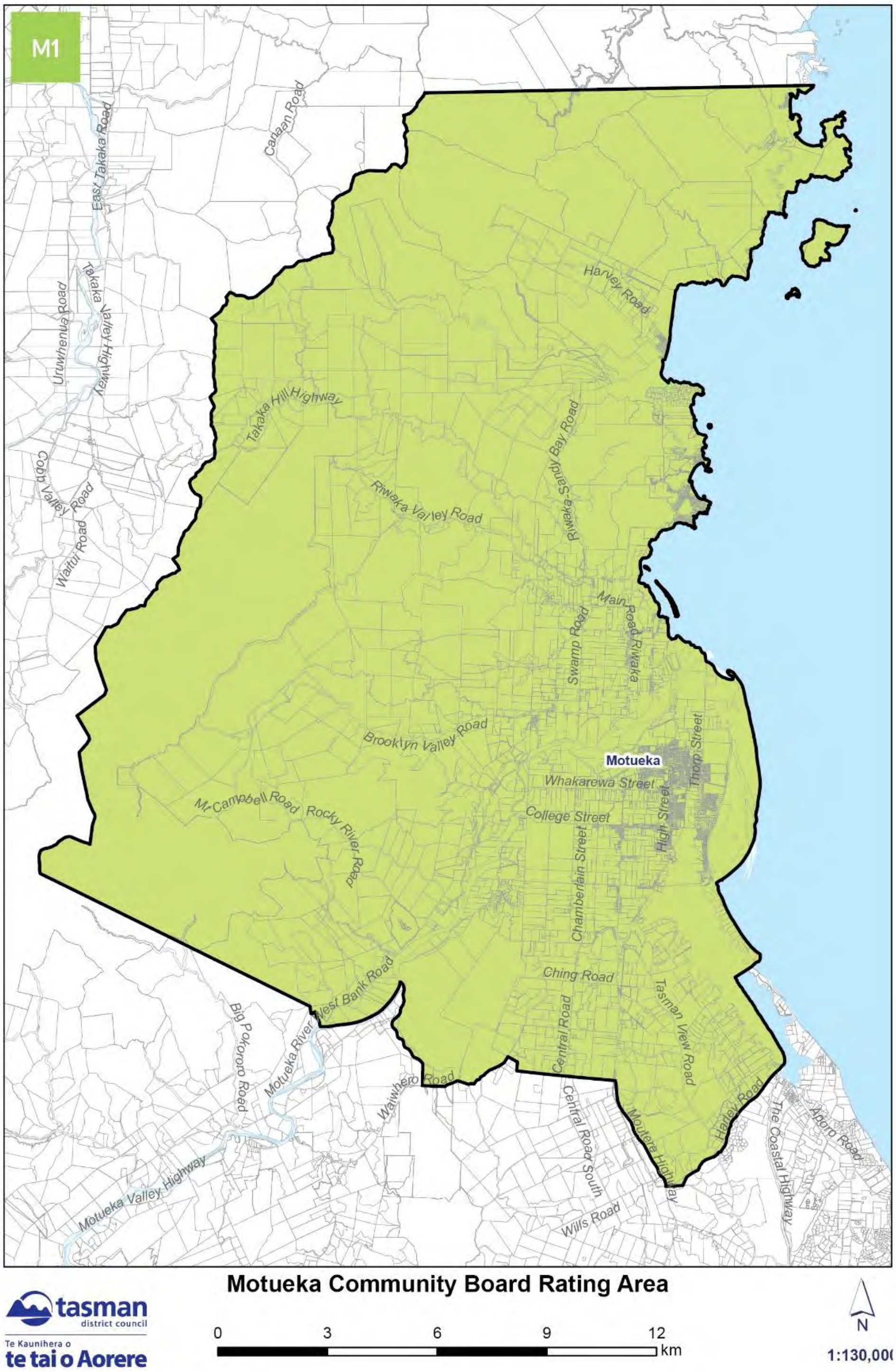
1:57,000

tasman district council
Te Kaunihera o te tai o Aorere

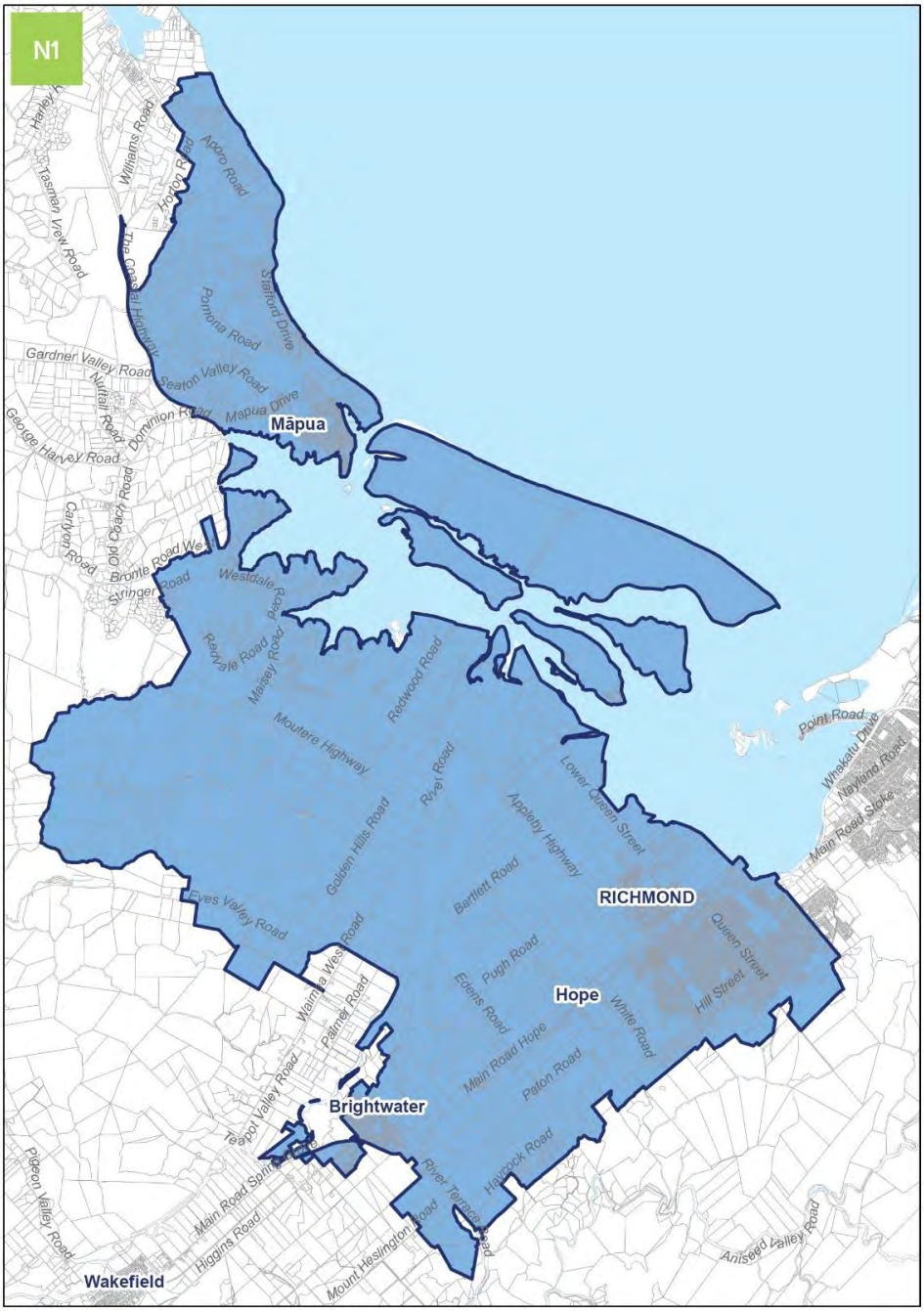
RATING MAPS


L1
Collingwood
Takaka
Motueka
Dry Road
Cowin Road
Aorere Valley Road
Heaphy Track
Takaka Valley Highway
East Takaka Road
Canaan Road
Takaka Hill Highway
Cobb Dam Road
Motueka Valley Highway
Waiwhero Road
Moutere Highway
Rosedale Road
Neudorf Road
Dovedale Road
Golden Bay Community Board Rating Area
tasman district council
Te Kaunihera o te tai o Aorere
0
10
20
30
40
km
N
1:400,000

RATING MAPS


M1
Canaan Road
East Takaka Road
Takaka Valley Highway
Uruwhenua Road
Harley Road
Takaka Hill Highway
Cobb Valley Road
Waitui Road
Riwaka Valley Road
Riwaka-Sandy Bay Road
Main Road Riwaka
Swamp Road
Brooklyn Valley Road
Motueka
Thorp Street
Whakarewa Street
College Street
High Street
McCambell Road
Rocky River Road
Chamberlain Street
Ching Road
West Bank Road
Big Pokororo Road
Motueka River
Tasman View Road
Central Road
Waiwhero Road
Central Road South
Moutere Highway
Harley Road
The Coastal Highway
Aporo Road
Motueka Valley Highway
Wills Road
Motueka Community Board Rating Area
tasman district council
Te Kaunihera o te tai o Aorere
0
3
6
9
12
km
N
1:130,00

RATING MAPS


N1
Māpua
RICHMOND
Hope
Brightwater
Wakefield
Waimea Community Dam
Zone of Benefit Rating Area
0 2 4 6 8 km
N
1:95,500
tasman district council
Te Kaunihera o te tai o Aorere

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.

Our 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, and we have 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 (LGFA). That means we 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 5.0% a year over the next 10 years. It should be noted that the dynamic rate cap will be breached in 2024/2025 and 2025/2026 and the dynamic debt cap will be breached in years 2032/2033 and 2033/2034 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

We are 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. We have 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, we supply 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, we have 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 us having to increase rates higher than planned and exceed the rate revenue increase cap. Just like households' we have seen a marked increase in the costs of borrowing, insurance, regulatory changes from Central Government and providing for the wear and tear on our 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.

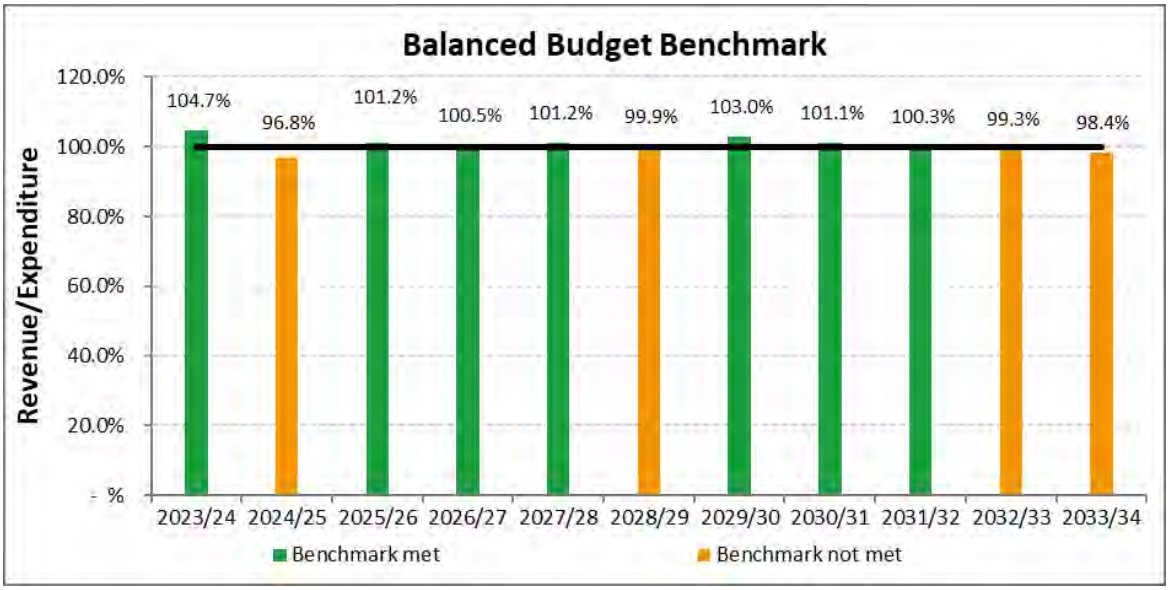
PAYING FOR THE DISTRICT'S EVERYDAY COSTS

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



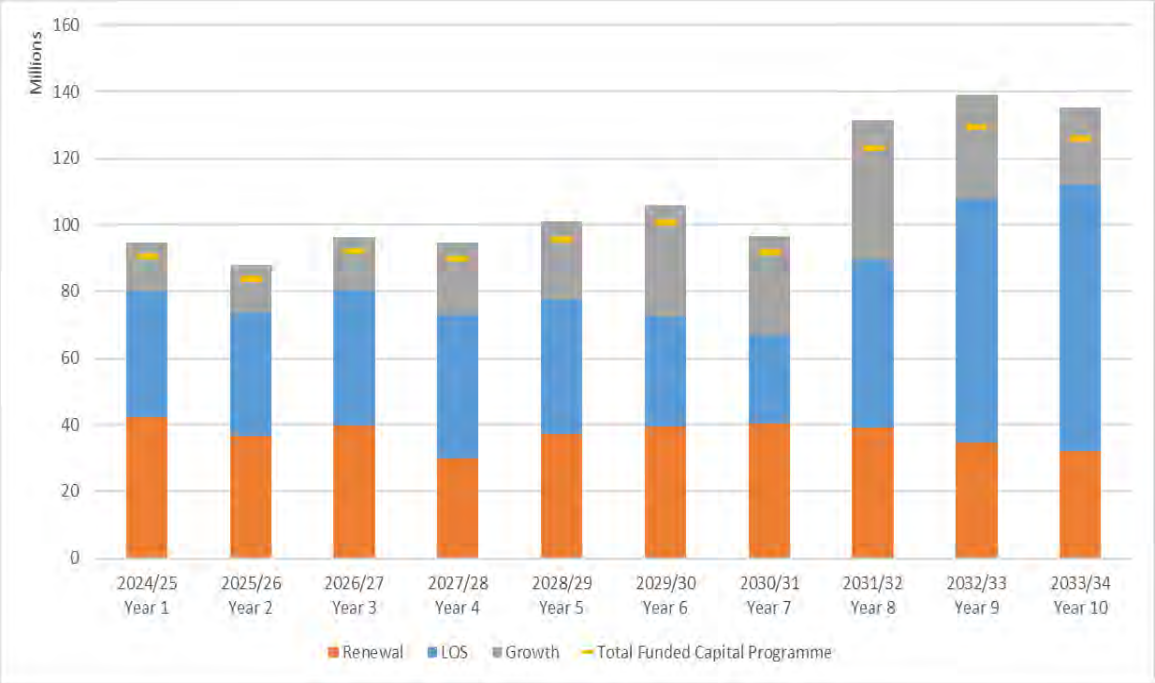
We prefer to operate with surpluses to be able to repay debt and continue to invest in the District's future by maintaining existing assets and building new infrastructure.

PROVIDING FOR GROWTH

The population of Tasman is expected to continue growing. We anticipate the population will increase by 7,400 residents between 2024 and 2034, reaching 67,900. To provide for this, we are 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 this Plan, we will have growth related debt associated with these projects of $106m. 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

The 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, we assume 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 we have 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. We will have to make difficult decisions on how to best allocate resources towards resilience and adaptation projects and balance this against community expectations. We also acknowledge that large-scale infrastructure resilience projects may be unaffordable for ratepayers. External funding for these is essential.

We had 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 each 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.

We expect a level of Central Government support will be available to help in the recovery from substantial emergency events. However, we plan to have the resources to be able to contribute to the recovery itself. Following a substantial emergency event, we anticipate re-prioritising 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 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.

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 we have processes and plans for such events.

We 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 (eg. 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

We are 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 minimising 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) we are moving towards these costs being fully funded each year.

We 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 and 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:

ENTERPRISE ACTIVITY - INVESTMENT PROPERTY

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

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?

We will continue to focus on the following:

ESTABLISH A SUSTAINABLE FUNDING MODEL WITH PARTNERS

Our 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

We are 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 community for the money we invest on its 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, we also prepare 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 our spending being 41% of operational expenditure and 82% 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, we are 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, we are proposing to change our 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, we have applied the following principles in this Financial Strategy 2024-2034:

- Continuing to be financially and environmentally sustainable
- Providing 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 we have needed to raise our financial caps in our10-Year Plan 2024-2034.

RATES REVENUE INCREASE CAP

We 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.

We have operated a fixed rates revenue increase cap for at least ten years. However, we have exceeded the cap in the 2021/2022 and 2022/2023 years. This has prompted a change of approach to setting our rates revenue increase cap. In future the rates revenue increase cap (excluding growth) will be established as a relationship to the inflation rate we 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.

We will limit the increase in our 'Total Rate Requirement[1] ' to no more than the forecast percentage increase in the 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.

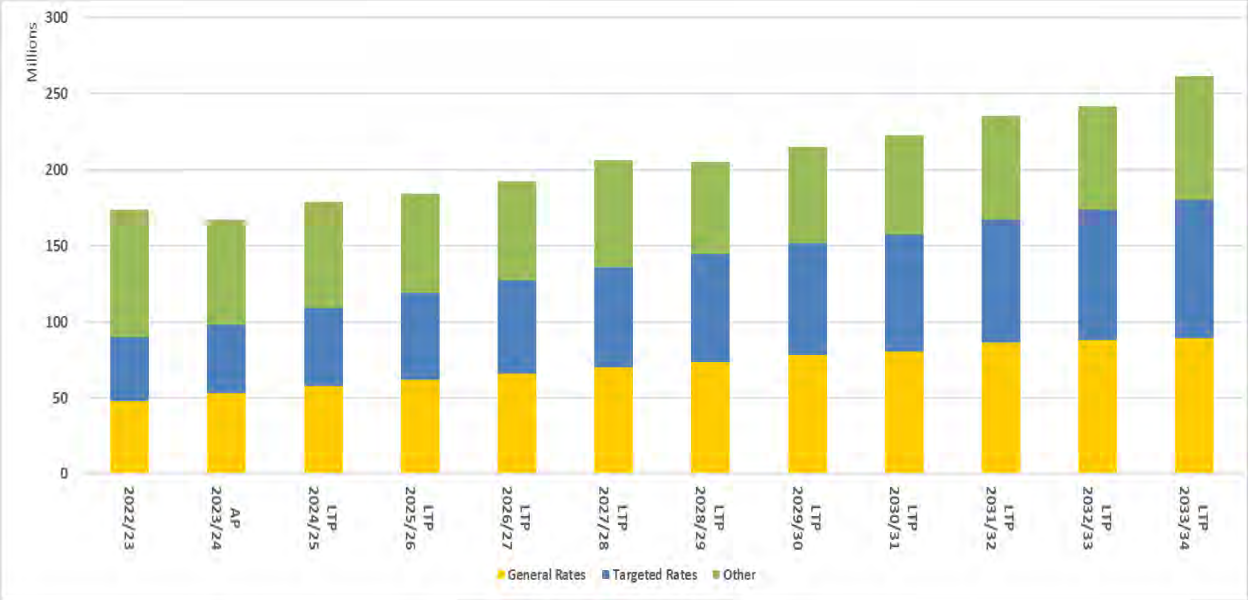
Using the LGCI rather than Consumer Price Index is considered more realistic as LGCI better reflects the types of goods and services we purchase and better reflects Local Government costs realities i.e., the cost of the Council doing business.

Chart 3: Proposed Rates Revenue Increase %

The reason for the breach in Year 2024/2025 and 2025/2026 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.

[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)

Chart 4: Make up of Revenue



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 we receive 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 New Zealand Transport Agency/Waka Kotahi (NZTA) roading subsidy, Central Government funding, development contributions and reserve financial contributions.

DYNAMIC NET DEBT CAP

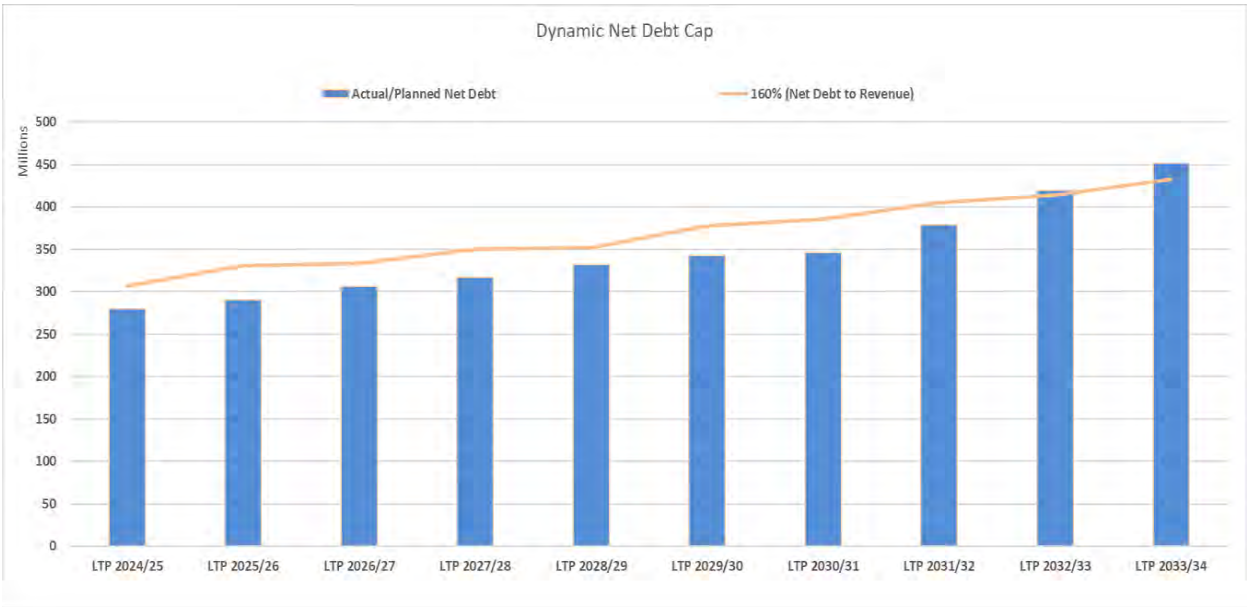
In the 10-Year Plan 2021-2031 we increased its net debt cap 25% from $200 to $250 million.

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 81% to $451.9m 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. Our ability to borrow and to service loans is heavily dependent on our ability to raise revenue. As a result, we have decided to establish its new net dynamic net debt cap at 160% 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 our future revenue requirements.

To deliver the proposed Plan, net debt increases across the ten years. Net debt per household is projected to grow by 23.4% 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.

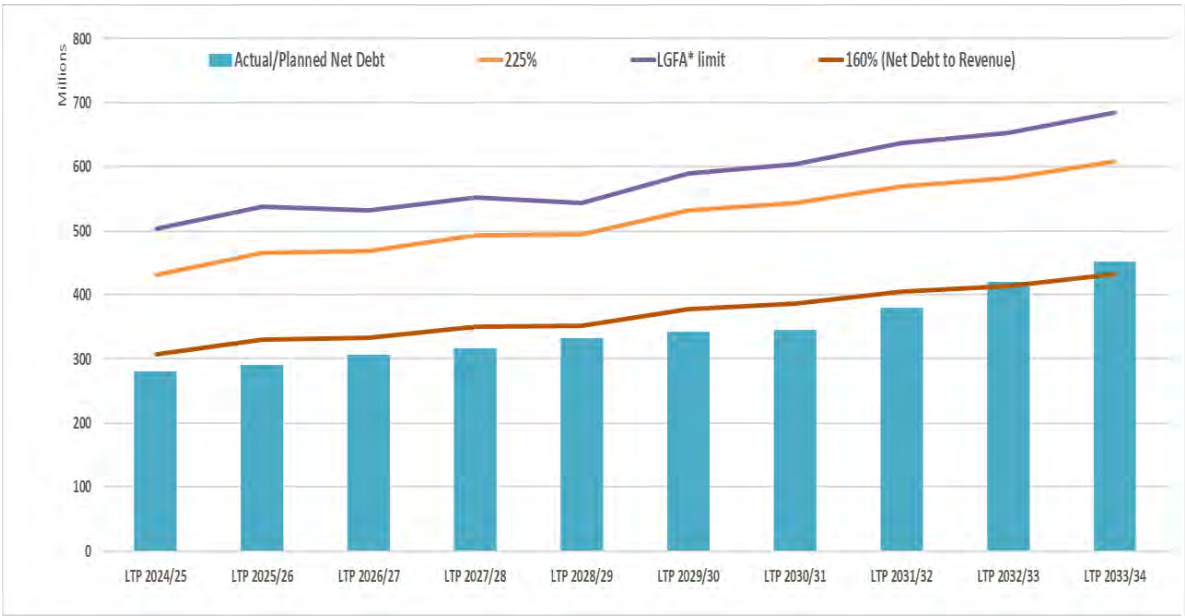
Chart 5: Net Debt



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. We have 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 we need to respond to any significant emergency events particularly those arising from climate change. We have borrowing headroom above our dynamic net debt cap but below our 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 LGFA stipulates several financial limits or covenants, which are repeated at the same or a lower level within our Treasury Risk Management Policy. Not exceeding these limits is considered best practice in the Local Government Sector. If we exceed these LGFA limits it will trigger default events in our borrowing arrangements. It is likely that the cost of borrowing will increase significantly, and we would have difficulties sourcing replacement and future borrowing.

While we are increasing our net debt cap in this Financial Strategy, it has selected a level that is lower than the maximum limit provided for in our 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.

We have several other prudential limits for monitoring net debt, set out in its Treasury Risk Management Policy. Our 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 $451.9 million.

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

TREASURY RISK MANAGEMENT POLICY LIMITS

We set ourself a series of borrowing limits in our 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

We hold investments in companies, property and cash as per our 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.

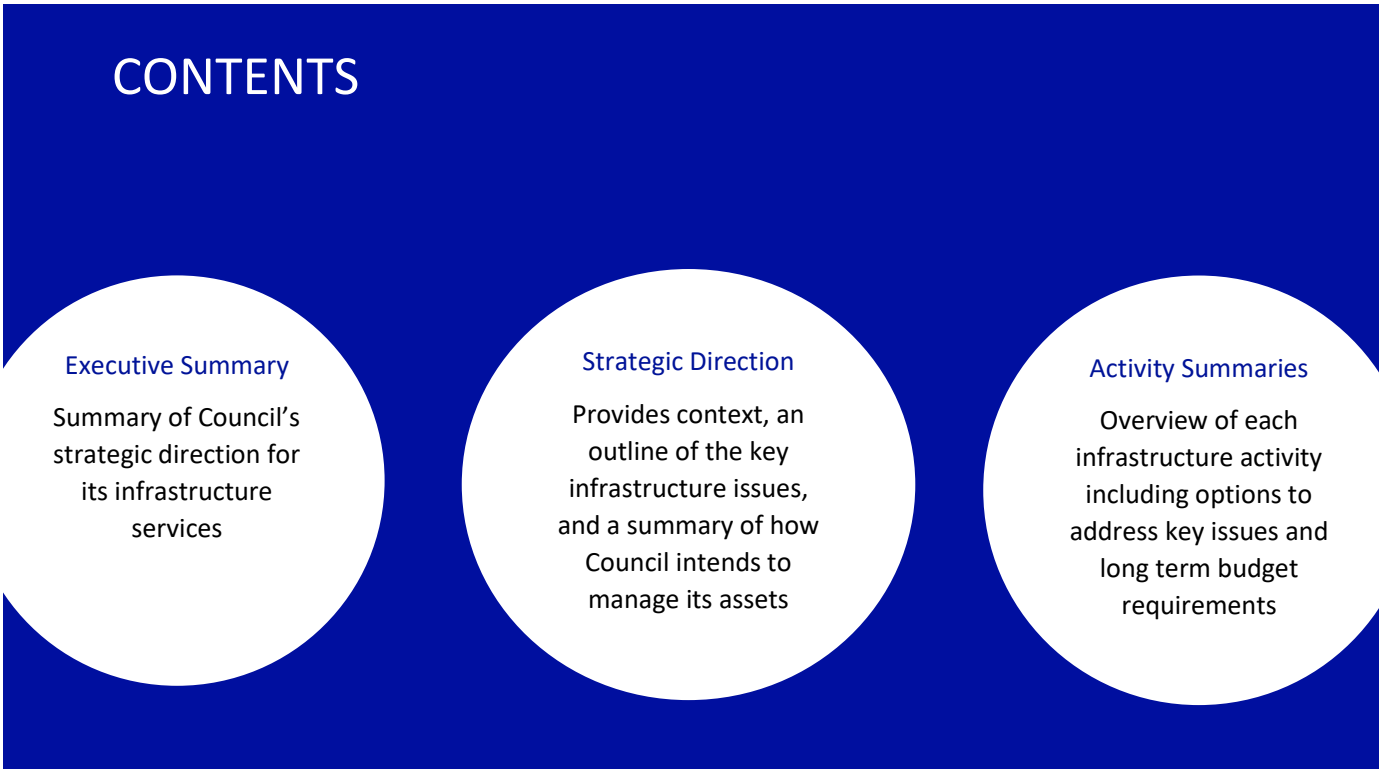
Our Investment policy can be found in 2023 Treasury Risk Management Policy (Including Liability Management and Investment Policies).

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 our policy on securities is set out in our 2023 Treasury Risk Management Policy (Including Liability Management and Investment Policies).

INFRASTRUCTURE STRATEGY

CONTENTS



EXECUTIVE SUMMARY

This Infrastructure Strategy (Strategy) covers the provision of our 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 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 (SH60) 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 SH60 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 $1.5 billion on infrastructure services over the next 10 years, and a total of around $4.8 billion over the next 30 years. Figure 1 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.

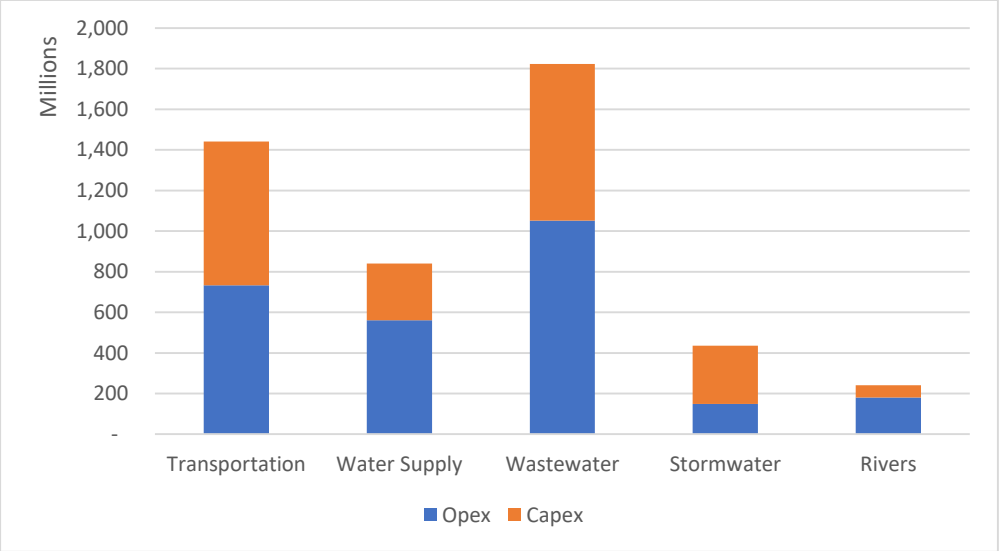


Figure 1: Total Infrastructure Expenditure for 2024–2054

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
- natural hazard risks will be addressed in terms of infrastructure resilience and financial planning.

SCOPE

This Strategy covers the following essential infrastructure:

Water Supply | **Wastewater** | **Stormwater** | **Transportation** | **Rivers & Flood Control**

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

For this update of the Strategy, we have not included the following activities. 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 Tauihu 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.


INFRASTRUCTURE STRATEGY
Map of Tasman District
COLLINGWOOD
PŌHARA
LIGAR BAY
TATA BEACH
TAKAKA
GOLDEN BAY WARD
MĀRAHAU
KAITERITERI
MOTUEKA WARD
RIWAKA
MOTUEKA
MOUTERE
MĀPUA / RUBY BAY
MOUTERE-WAIMEA WARD
RICHMOND
RICHMOND WARD
TAPAWERA
BRIGHTWATER
WAKEFIELD
LAKES-MURCHISON WARD
MURCHISON
ST ARNAUD
2020 POPULATION ESTIMATE
>10,000 residents
5,001 – 10,000 residents
1,001 – 5,000 residents
<1,000 residents

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.

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 557 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

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. The Financial Strategy 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 41% of operational expenditure and 81% 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 have meant we have had to carefully consider the range and levels of service to provide. As part of the 10-Year 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.
- Opportunity 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 10-Year Plan 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 our 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 we plan and manage our assets. These factors can be grouped into three broad categories, described in Figure 2 below.

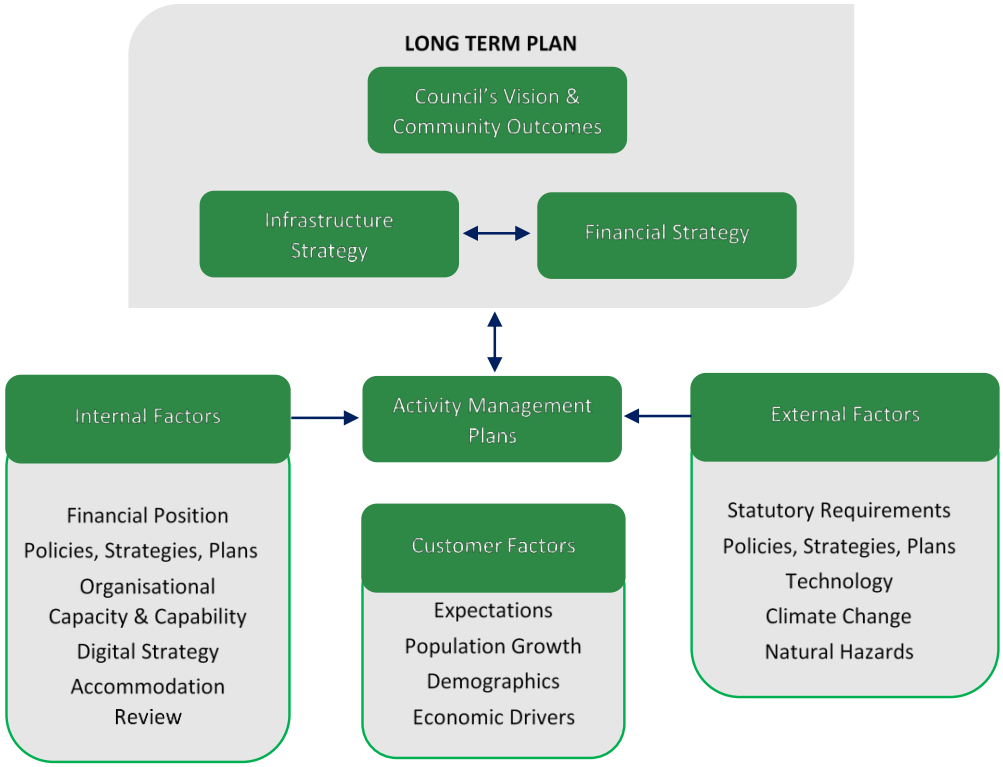


Figure 2: Strategic Linkages and Factors Affecting Infrastructure Planning

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.

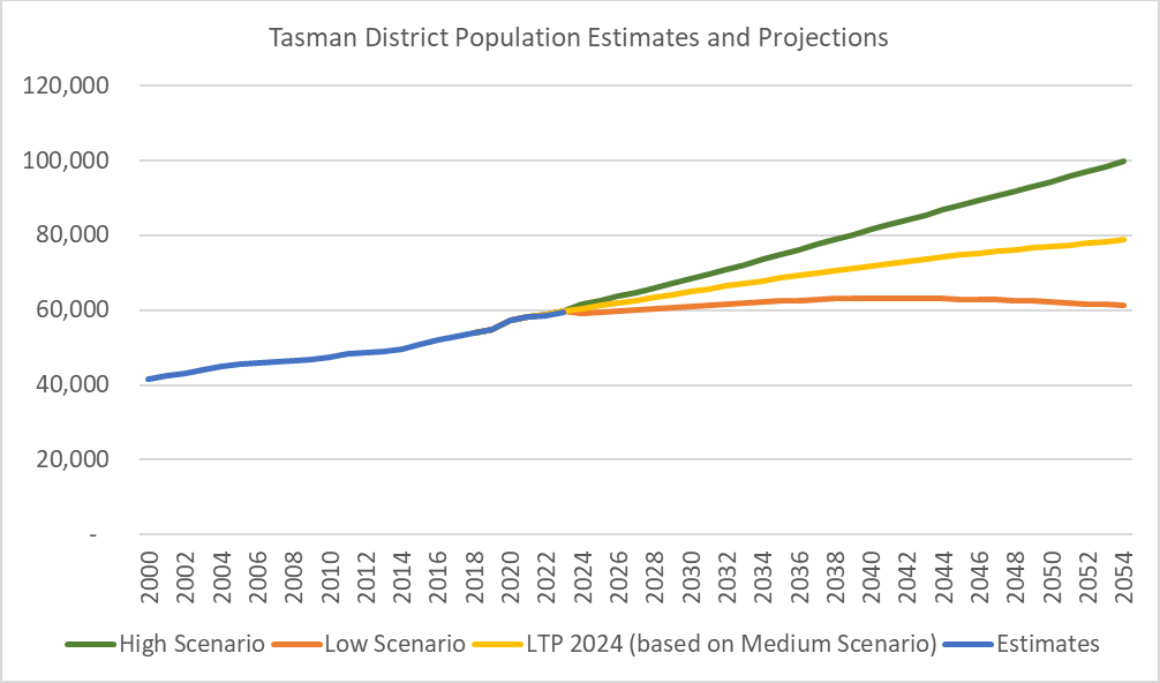


Figure 3: Tasman District's Population Estimates and Projections

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.

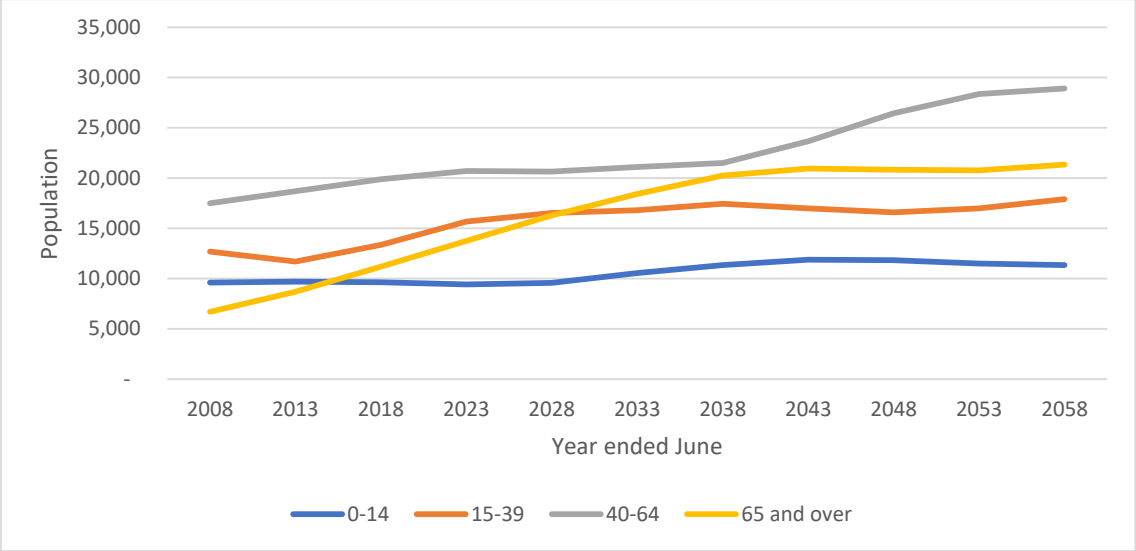


Figure 4: Tasman District's Population Projections by Age Group

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 10-Year 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 our water sources, meaning that we 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.

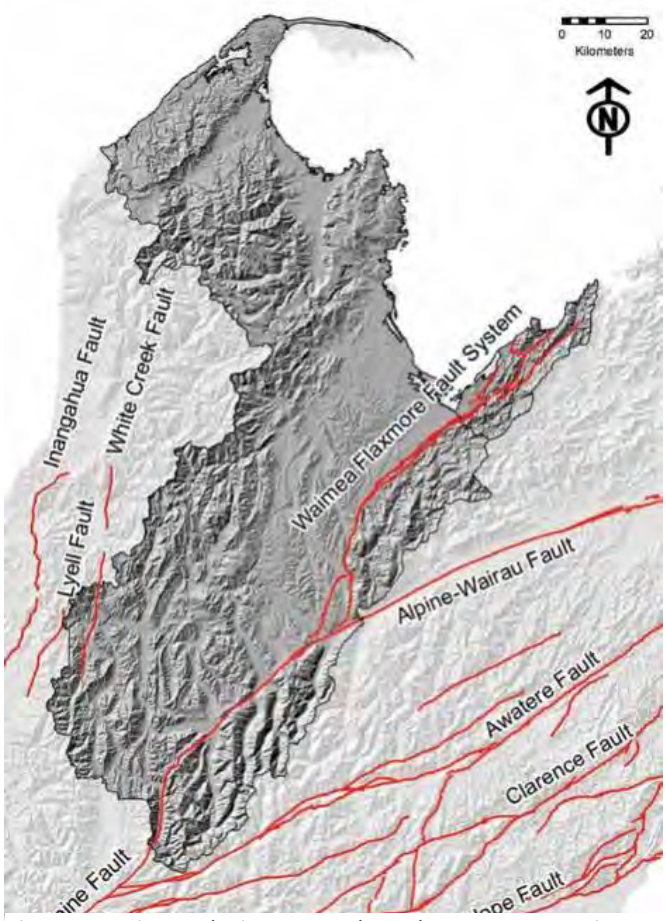


Figure 5: Active Faults in or Near the Nelson-Tasman Region

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, Jackett 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 our 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 the Tasman community, we must also protect the health of our 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 suitably operate. 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 we have has largely had to renew assets with relatively short useful lives. Most of the longer life assets are yet to be renewed.

Figures 6 to 9 show the long-term renewal investment required based on the expected asset life for our bridges and pipes. We need 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, we expect 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. We need to plan well ahead of time in order to manage and fund this big step up in renewal activity.

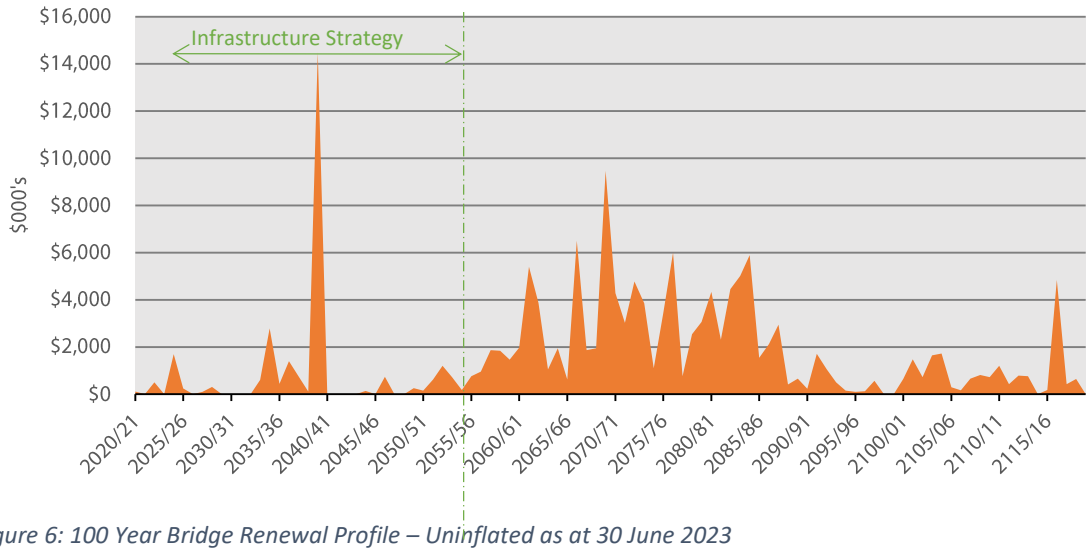


Figure 6: 100 Year Bridge Renewal Profile – Uninflated as at 30 June 2023

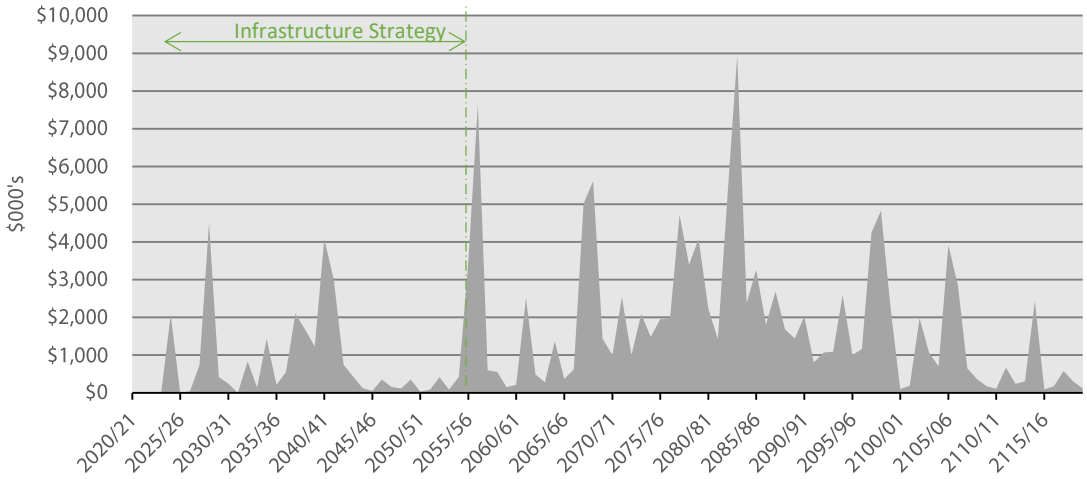


Figure 7: 100 Year Water Pipe Renewal Profile – Uninflated as at 30 June 2023

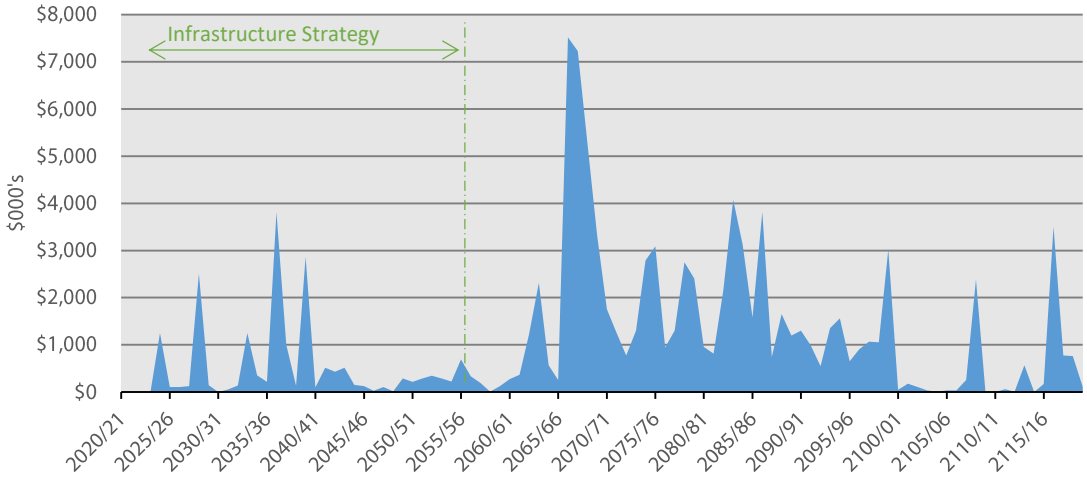


Figure 8: 100 Year Wastewater Pipe Renewal Profile – Uninflated as at 30 June 2023

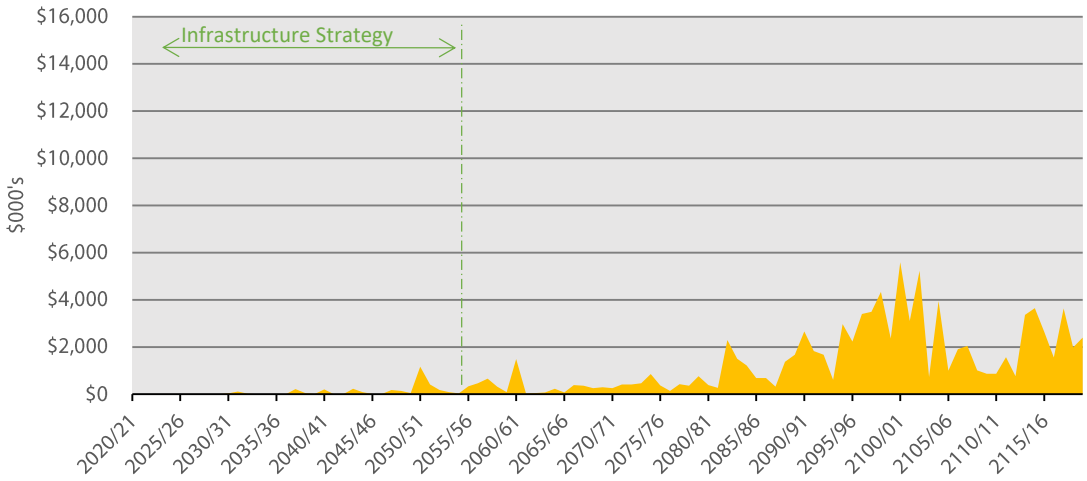
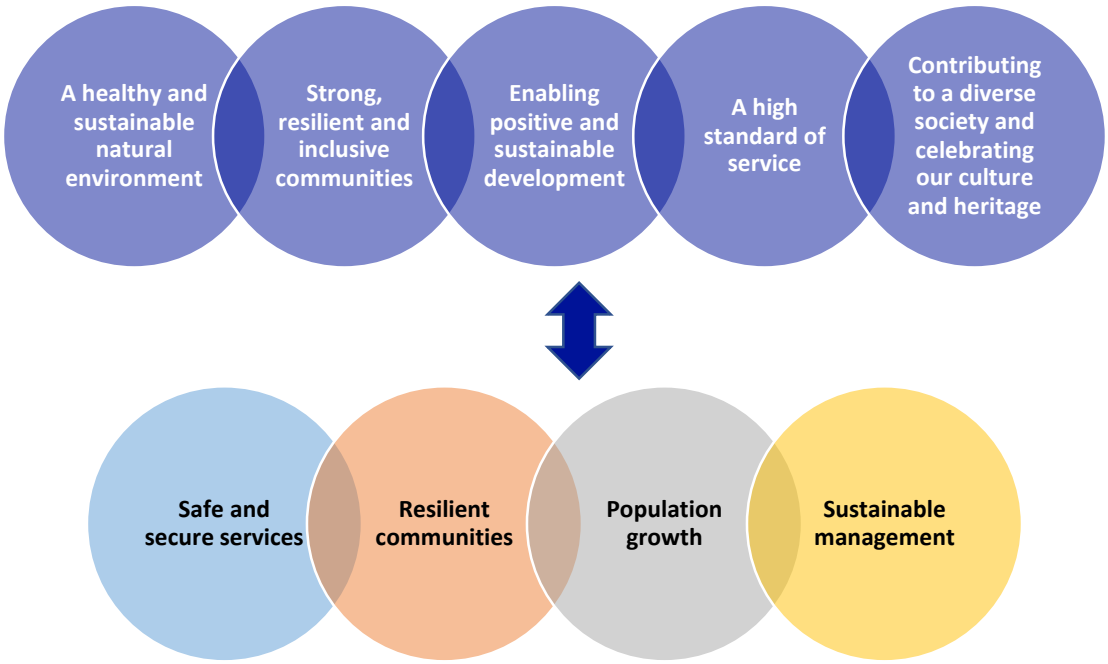


Figure 9: 100 Year Stormwater Pipe Renewal Profile – Uninflated as at 30 June 2023

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 our actions 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 SSP5-8.5[3] 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. We assume 60% of repairs to underground assets will be funded by Central Government and 51% of repairs to roading assets funded by NZTA.

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 arises from the risk of pandemics and international conflicts, and more recent conflicts in Europe and the Middle East, and the impact of these on the global trade market. These 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.

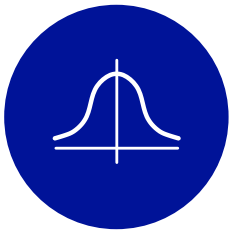
[3] RCP = Representative Concentration Pathways [How future greenhouse gas concentrations will change].
SSP = Shared Socioeconomic Pathway [Projected socio-economic changes up to 2100]

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 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 have seen 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 10-Year 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 was 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 our 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.

We plan to enable growth within Tasman by investing $409 million in growth related infrastructure upgrades over the next 30 years.

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.

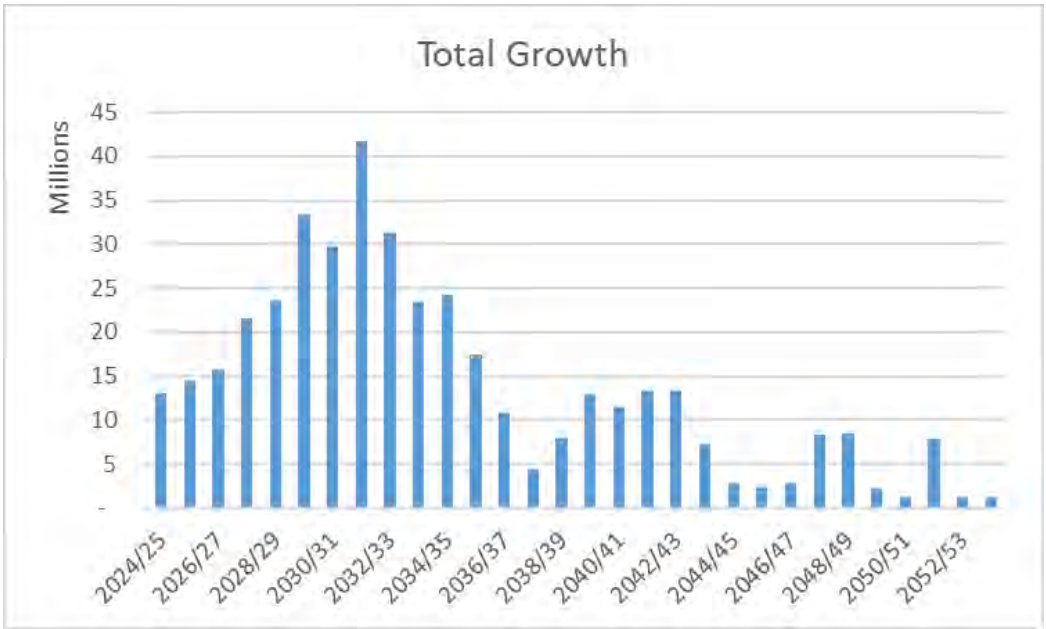


Figure 10: Total Growth Expenditure for Infrastructure for the next 30 Years

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 10-Year Plan 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 $859 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.

We 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 us 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 (total LOS) below 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.
Rivers & Flood Control	Restore the agreed level of service of the Motueka River stopbanks	Invest in reconstruction and strengthening of priority areas of stopbank.

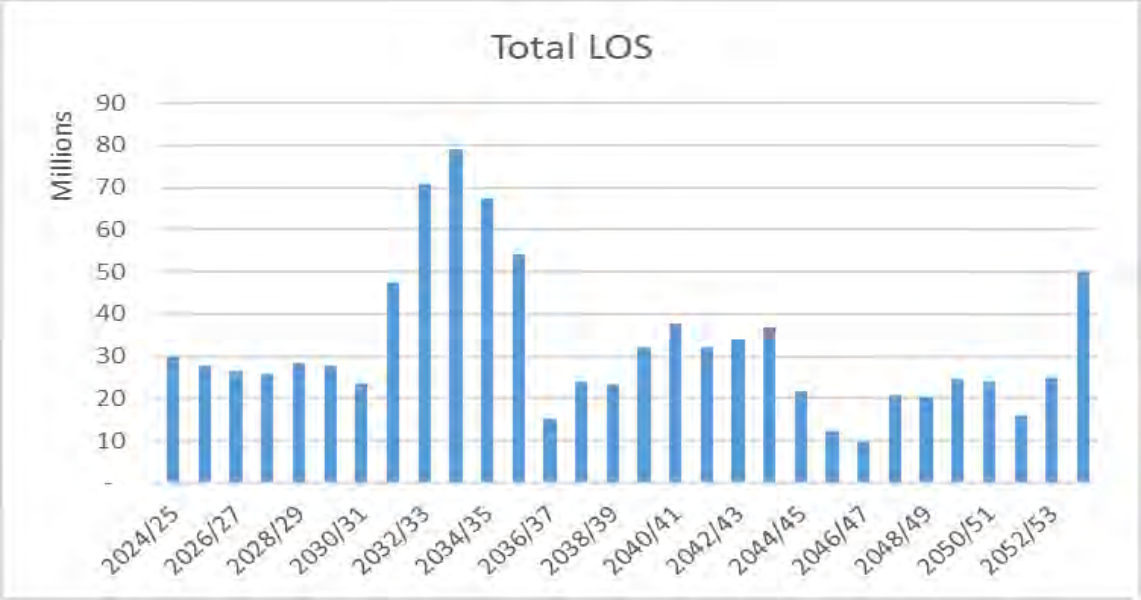


Figure 12: Total Level of Service Expenditure for Infrastructure for the next 30 Years

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 signalled 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 Tauihu 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 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
- NZTA 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 affected 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, tsunami 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 $55 million in 2024, to $85.2 million in 2034, and $120.5 million by 2051. This results in an annual increase of around 5.5% on average in the first 10 years and 4.0% 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.

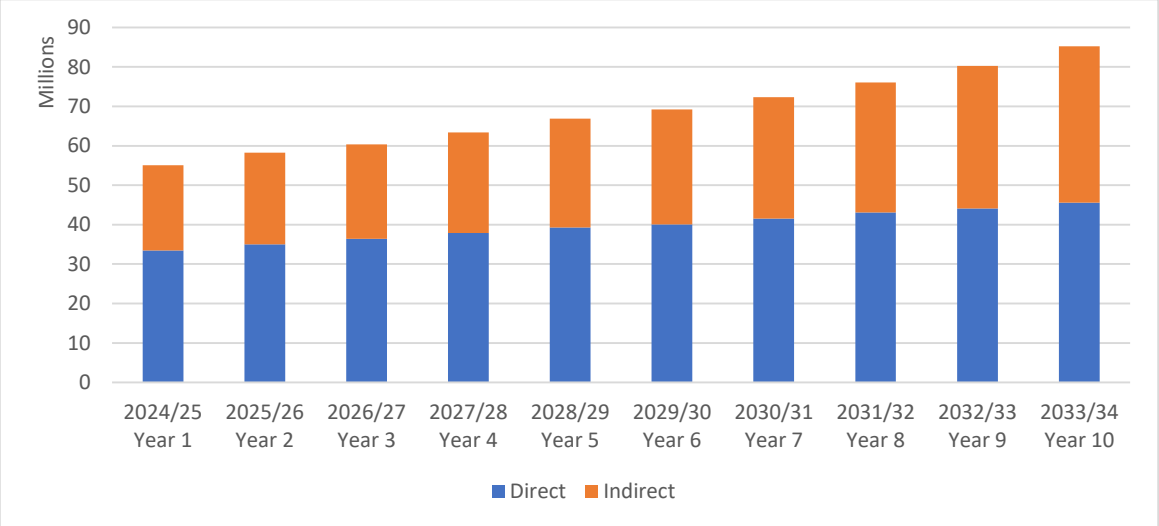


Figure 13: Year 1 to 10 Infrastructure Annual Operating Costs

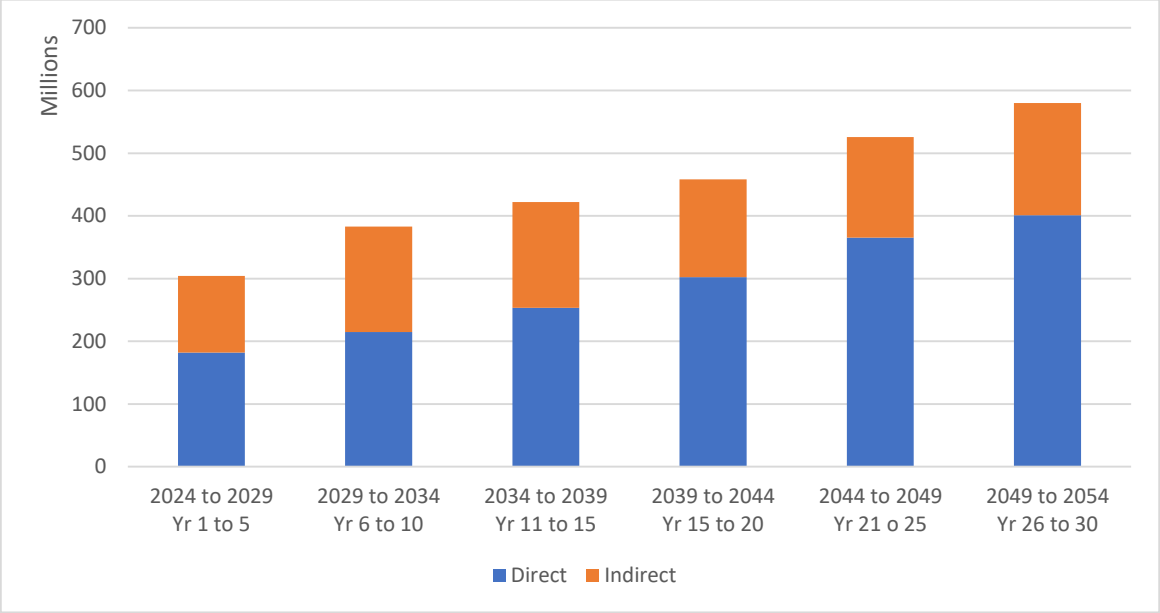


Figure 14: Year 1 to 30 Infrastructure 5-Yearly Operating Costs

TOTAL CAPITAL EXPENDITURE

We have planned to fund $832 million of capital expenditure over the next 10 years and around $2.2 billion over the next 30 years. In the first 10 years, 43% of the investment is for level of service improvements, 29% for renewals and 28% for growth.

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

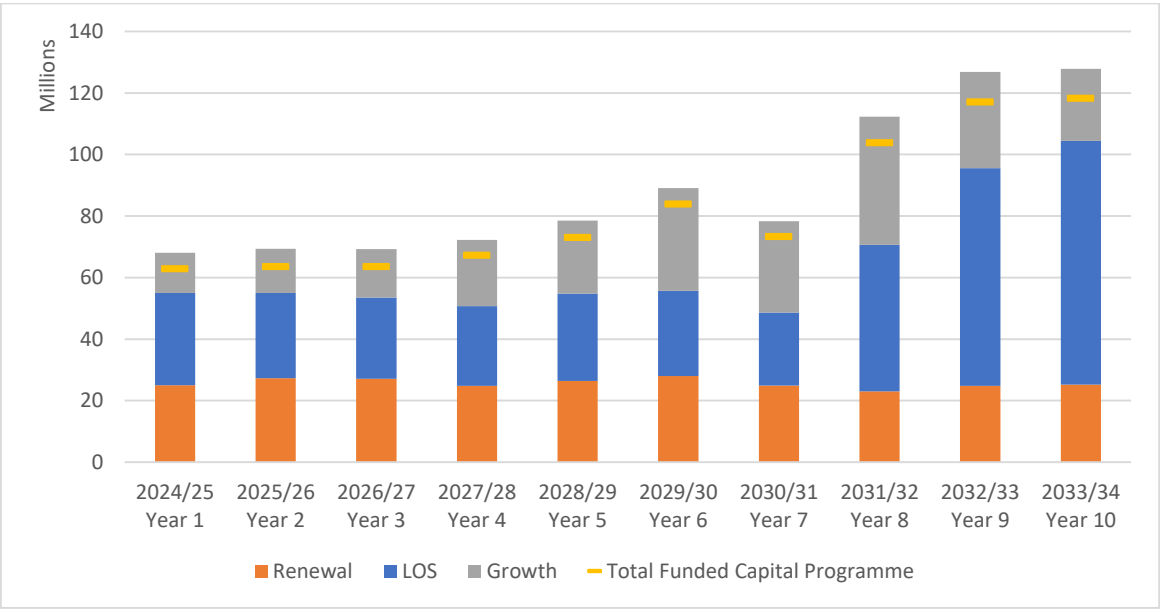


Figure 15: Year 1 to 10 Infrastructure Annual Capital Expenditure

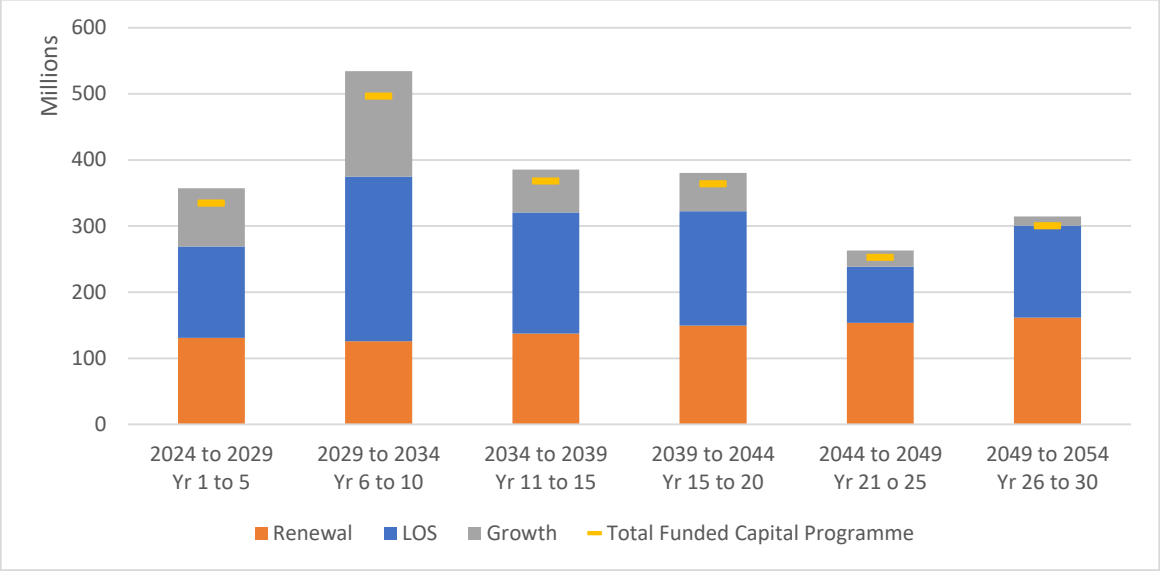
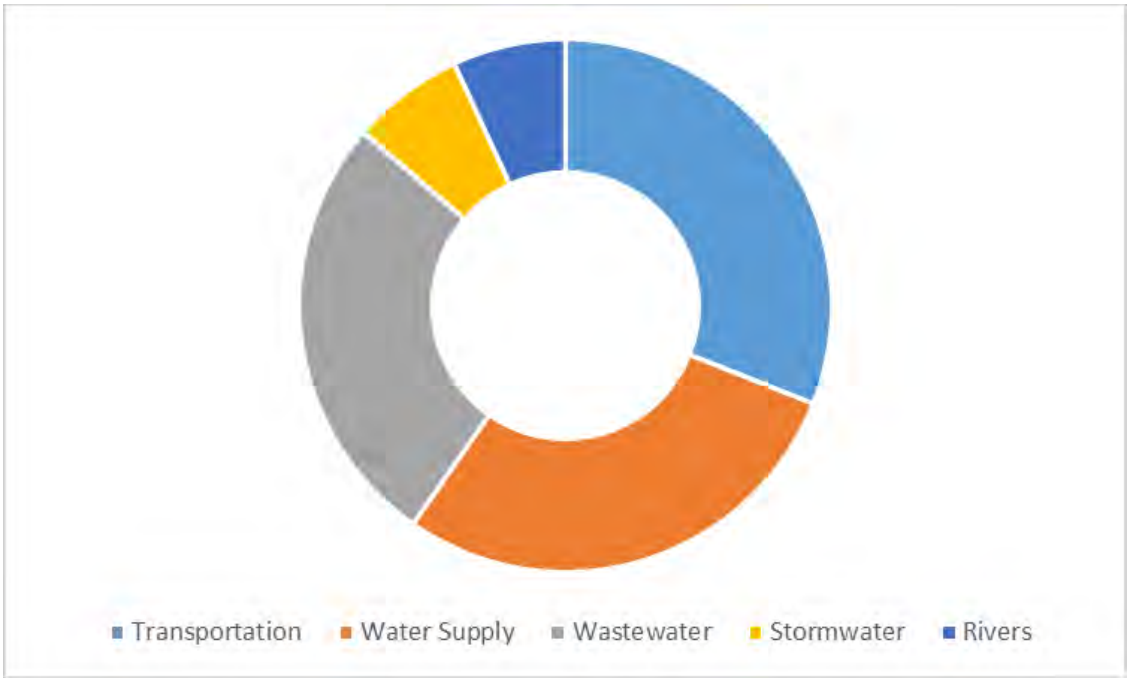


Figure 16: Year 1 to 30 Infrastructure 5-Yearly Capital Expenditure

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

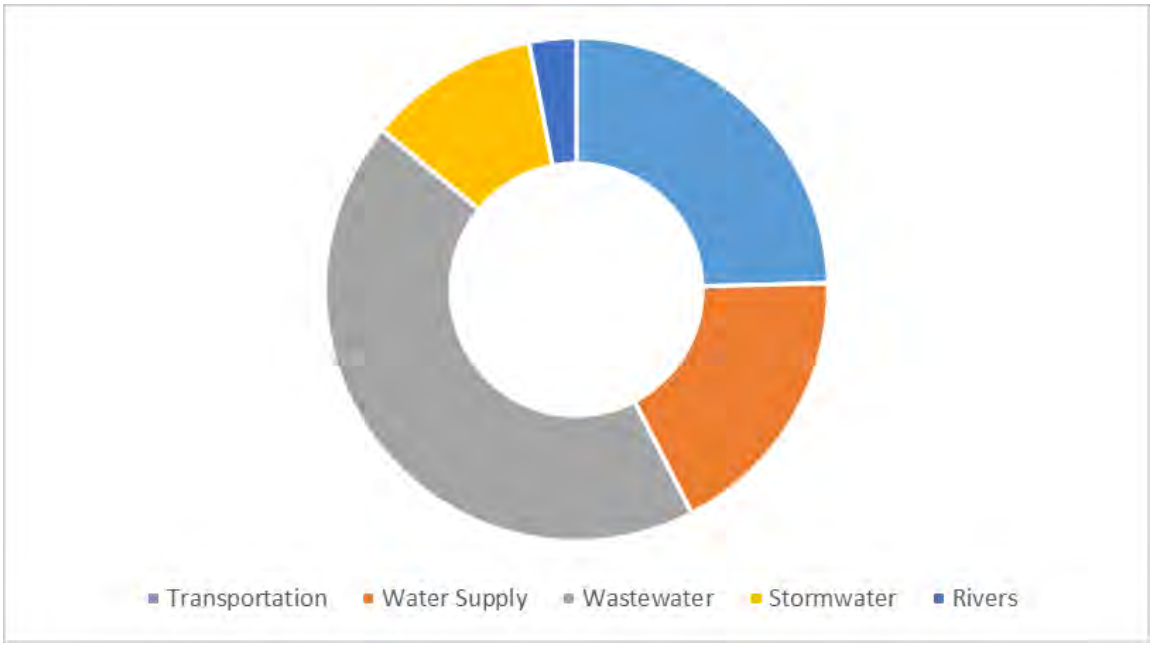


Figure 17: Year 1 to 10 Split of Operating and Capital Expenditure

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

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

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.	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. If a connection is made to the Wakefield / Brightwater schemes the cost of the upgrade could be shared amongst the Urban Water Club users. Some farms on the Eighty Eight Valley scheme may stay connected to the original source due their needs being primarily for stock drinking water. 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. 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 10-Year Plan 2024-2034.	✓	$3.5m	2024-2026

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Upgrade the existing Eighty Eight Valley treatment plant and do not connect the Eighty Eight Valley scheme to Wakefield.	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.	✘	$2.5m	2021-2025
Implement permanent residual disinfection on all schemes through chlorination.	Most of our water supplies are already chlorinated. In August 2020, we proposed via public consultation to permanently chlorinate all schemes.	✓	Approx $20,000 per year	2022-2024

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.

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.

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.

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. The ability to collect from two sources will increase resilience of the scheme as we have an increased ability to fill the Dam.	✓	$1.3m	2026-2028
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

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
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 water from the other side of the break.	✓	$6.0m	2024-2033
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.	✘	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.

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
**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 Plan (beyond 2034).*				
New or Extended Schemes				
Extend the reticulation within Motueka to provide the whole township with access to treated and reticulated water.	The majority of people in Motueka will have access to safe drinking water, removing their reliance on their private bores. Decommissioning redundant bores will reduce the number of entry points into the aquifer, reducing the risk of source contamination. 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. Some people with private water supplies may not wish to abandon their supplies. The scope, timing, and funding options for this work will be subject to public consultation.	✓	$30.3m	2038–2044
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 7,400 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: Richmond South Motueka West.	We will be able to provide new homes and businesses with the water they need. This will come at a cost that will largely be funded by development contributions.	✓	Richmond South: $9.8m $8.5m $3.9m $3.0m Motueka West: $1.0m $1.2m	 2024-2030 2033-2038 2041-2043 2046-2049 2024-2026 2029-2031
Upgrade existing infrastructure to service growth in: Brightwater Wakefield	We will provide new homes and businesses with the water they need, as well as improving the reliability of the supply for existing customers. This will come at a cost that will need to be recovered through a mix of development contributions and rates.	✓	Brightwater & Wakefield: $33.1m*	2024-2034
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	✘	N/A	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	unfavourable impact on the housing market.			

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 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 3.5% 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 2024/2025 and Year 2028/2029. 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.

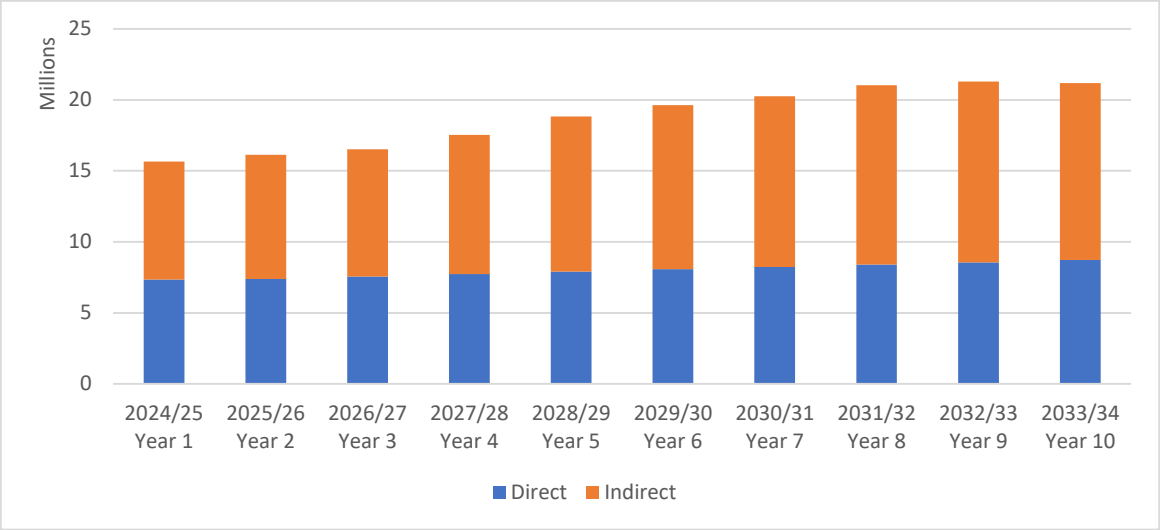


Figure 18: Annual Operating Expenditure for Years 1-10 for Water Supply

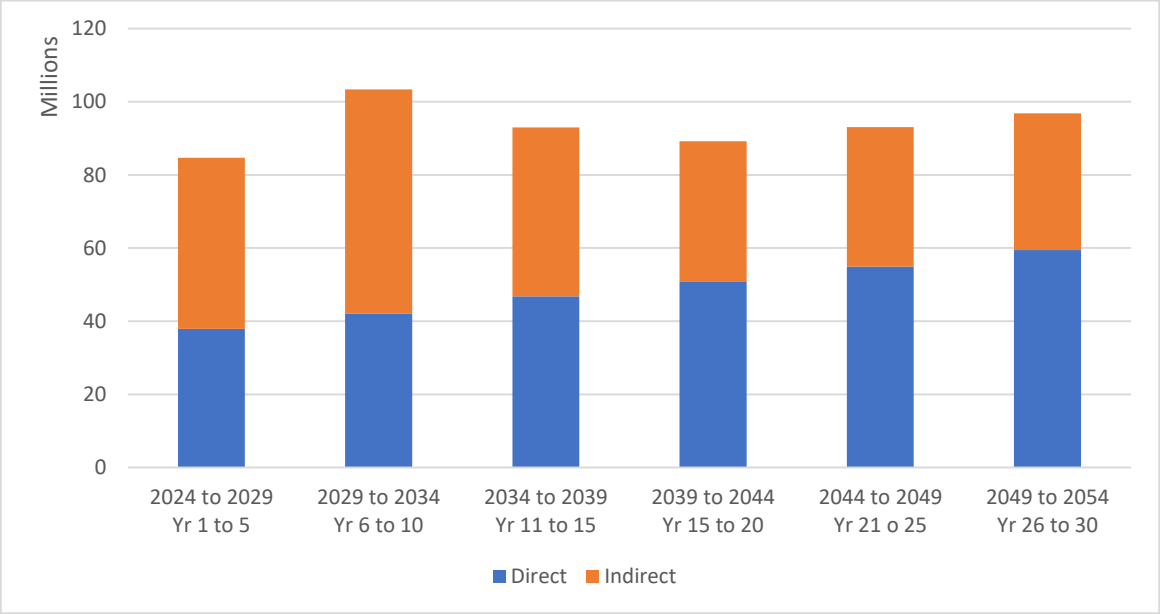


Figure 19: Five Yearly Operating Expenditure for Years 1-30 for Water Supply

CAPITAL

We plan to spend $147 million on capital improvements over the next 10 years. Of this, 27% is attributable to growth, 41% for level of service improvements, and 32% 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 $280 million.

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

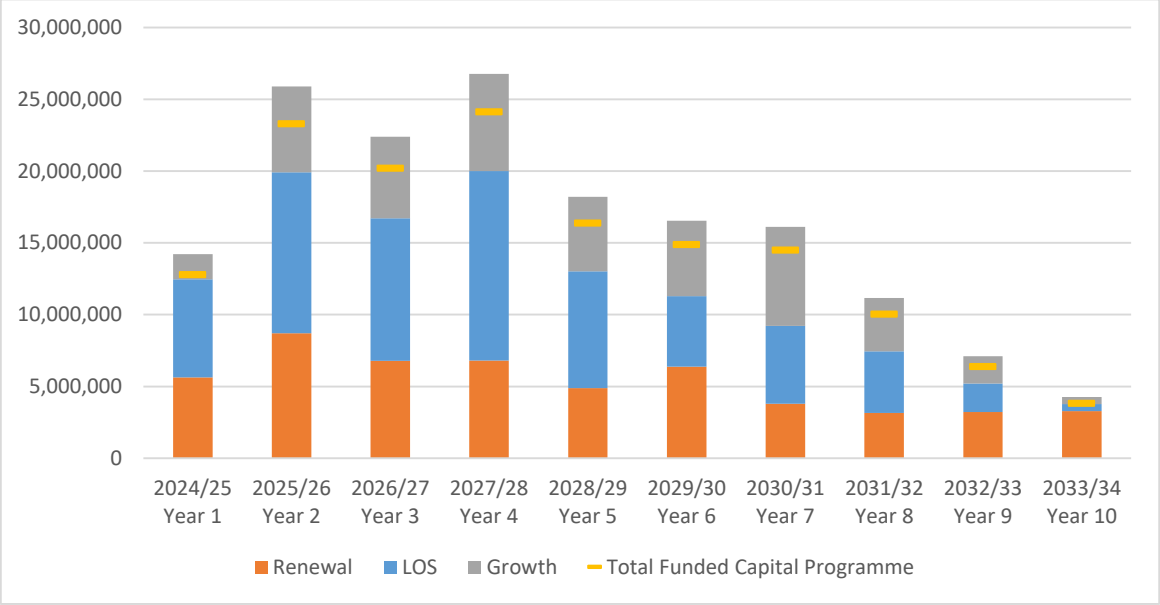


Figure 20: Annual Capital Expenditure for Years 1-10 for Water Supply

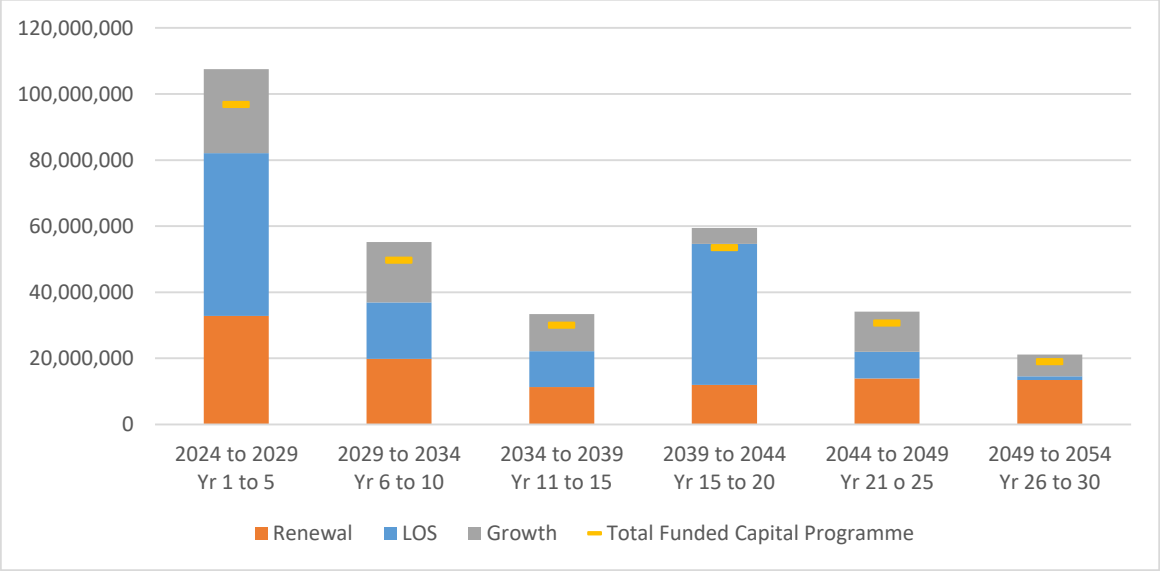


Figure 21: Five Yearly Capital Expenditure for Years 1-30 for Water Supply

ASSET RENEWAL PROFILE

For the first 10 years, our investment in renewals tracks slightly below depreciation. At about 2034/2035, our investment in renewals starts to fall behind deprecation 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.

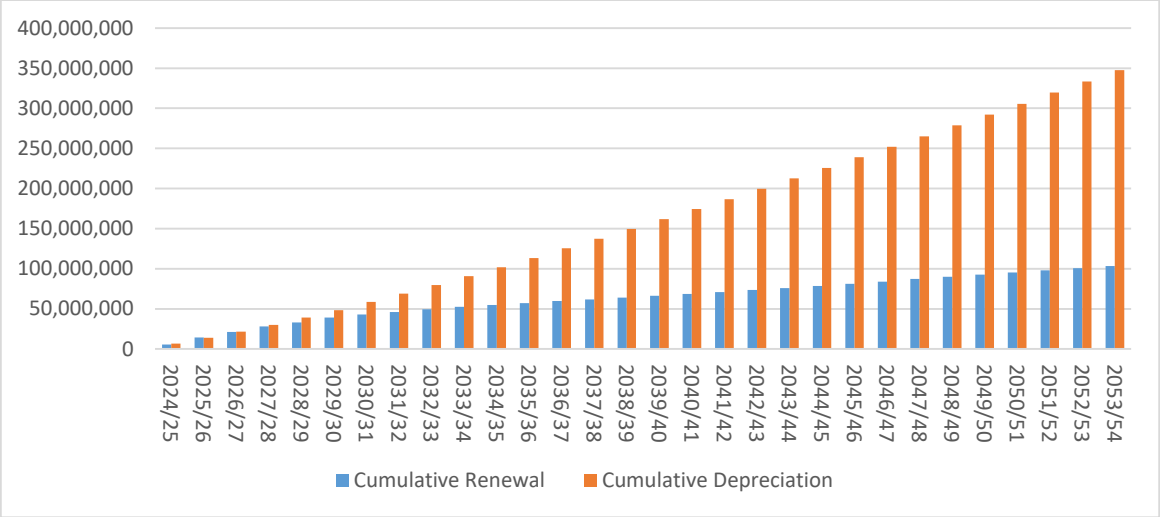


Figure 22: Capital Expenditure and Depreciation for Water Supply

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 Tauihu (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 2024-2034. 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.

www.tasman.govt.nz/link/activity-management-plans

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

"Our wastewater systems do not adversely affect the receiving environment."	*"Our wastewater activities are managed at a level that satisfies the community."*	*"Our wastewater systems reliably take out wastewater with a minimum of odours, overflows or disturbance to the public."*	*"Our wastewater systems are built, operated and maintained so that failures can be managed and responded to quickly."*

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 are significant issues 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	✓	$2.9m	2023-2034

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	will be more resilient and less prone to overflows.			
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	✘	Nil	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	long term consent after the expiry of the current consent.			

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: 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	✗	N/A	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	problem 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. **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.*				

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: • 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: • 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	✓	Māpua: $10.8m Brightwater & Wakefield: $40.4m*	2023-2048 2023–2037

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	be recovered through a mix of development contribution charges and rates.			
Enable low pressure pump systems in infill developments	Low pressure pump systems enable us to better manage 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.	✓	$350,000 total over 10 years to contribute to installation of low-pressure pump systems in strategic infill areas.	2023-2033
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.	✗	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 13.2% per year for the first 10 years, and 9.7% 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.

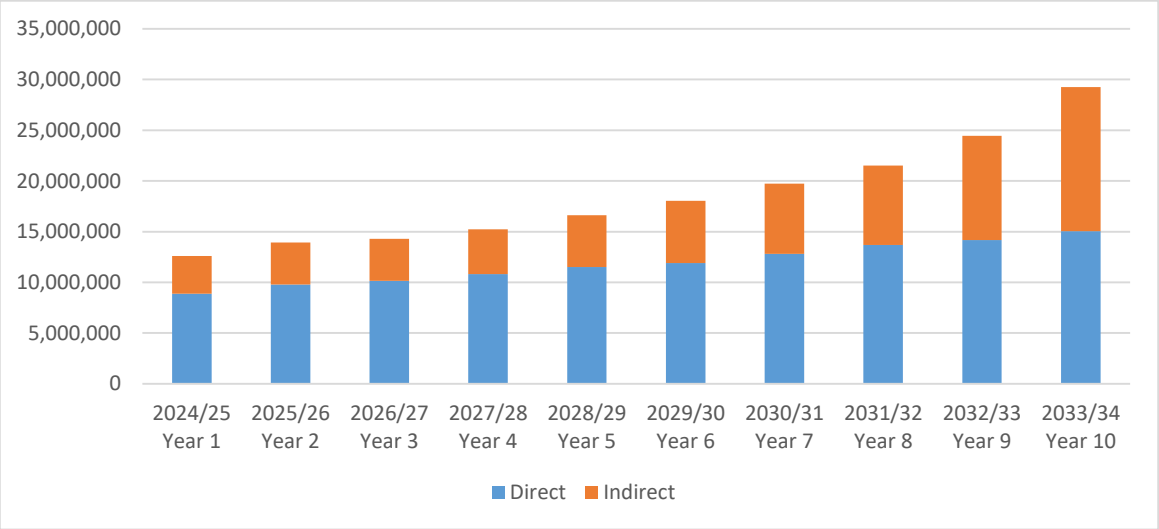


Figure 23: Annual Operating Expenditure for Years 1-10 for Wastewater

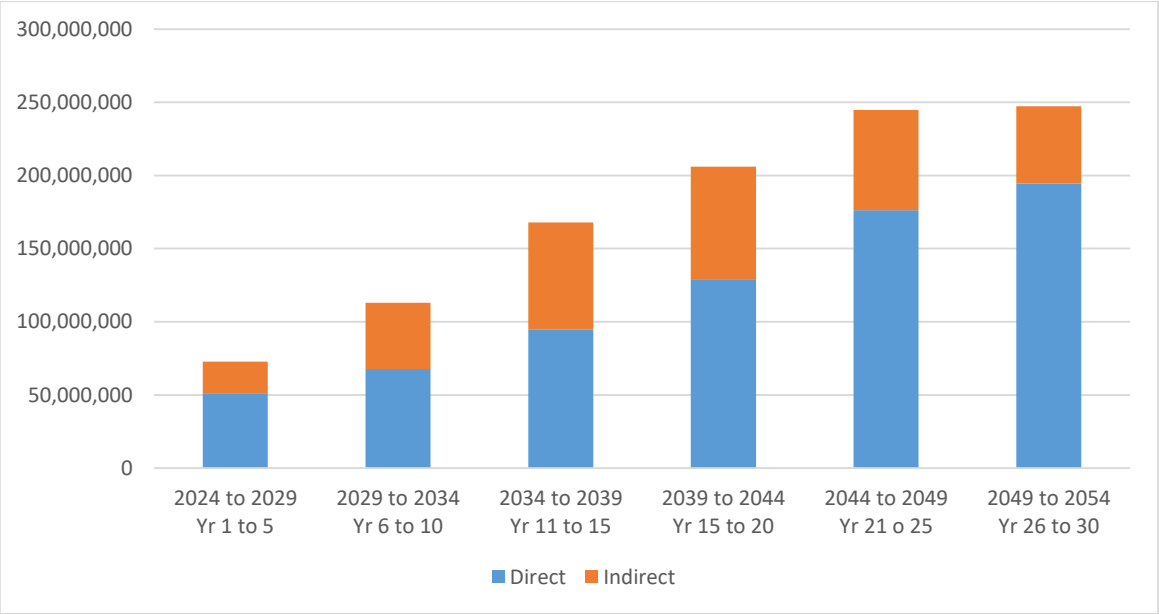


Figure 24: Five Yearly Operating Expenditure for Years 1-30 for Wastewater

CAPITAL

We plan to spend around $359 million on capital improvements over the next 10 years. Of this, 28% is attributable to growth, 60% for level of service improvements and 12% 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 $772 million.

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

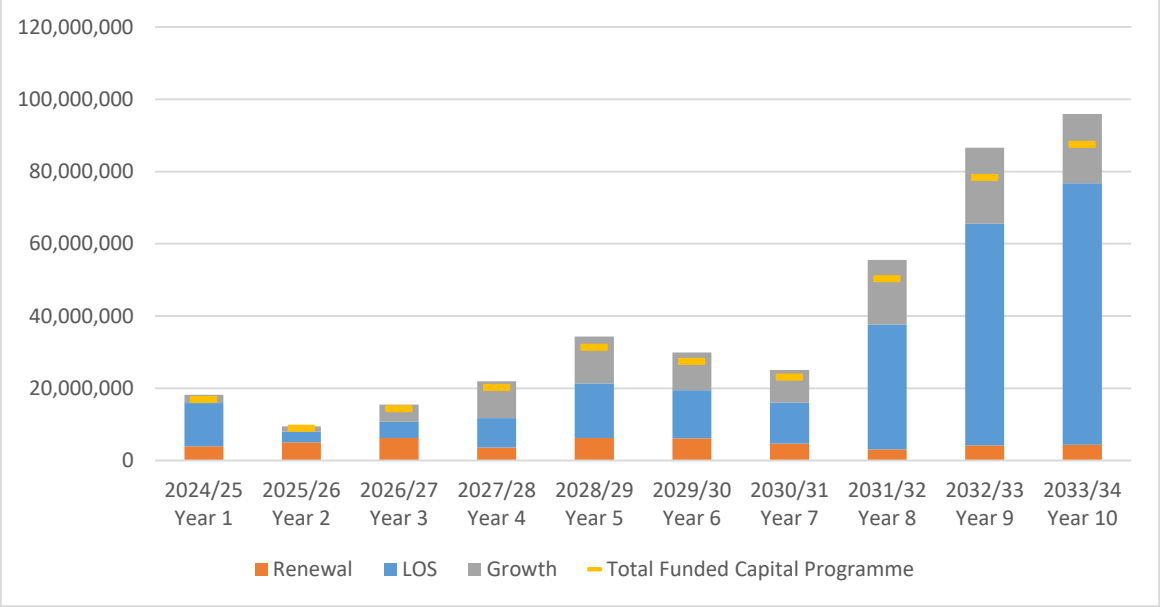


Figure 25: Annual Capital Expenditure for Years 1-10 for Wastewater

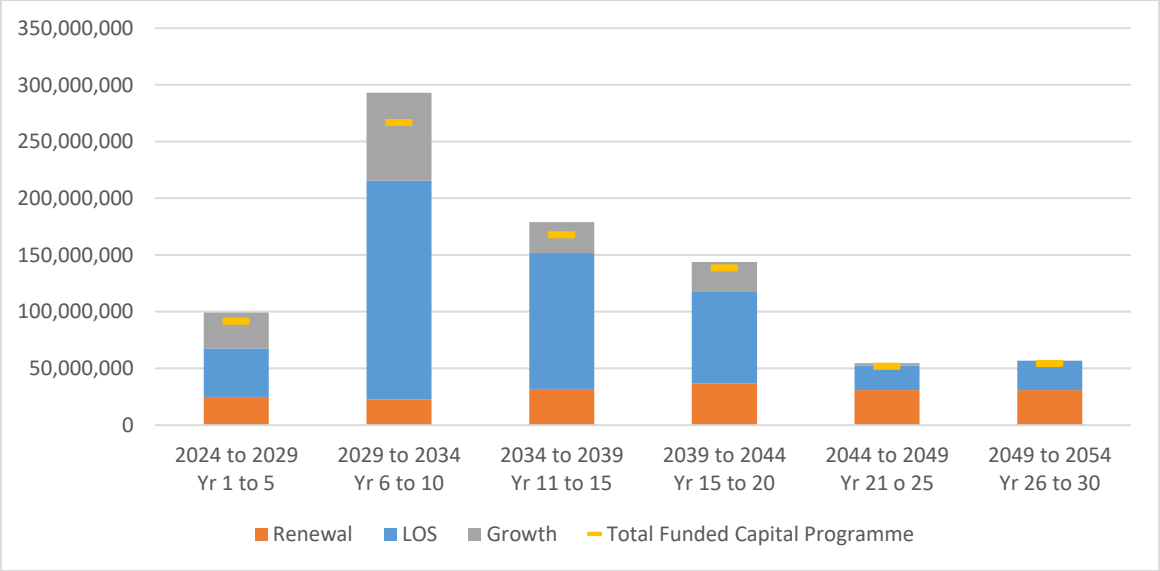


Figure 26: Five Yearly Capital Expenditure for Years 1-30 for Wastewater

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. Most of our wastewater assets are not due for replacement within the next 30 years. Our construction of new assets, will also contribute to the divergence between renewals and depreciation. New assets contribute to higher depreciation, but most don't need replacing within the next 30 years. While 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.

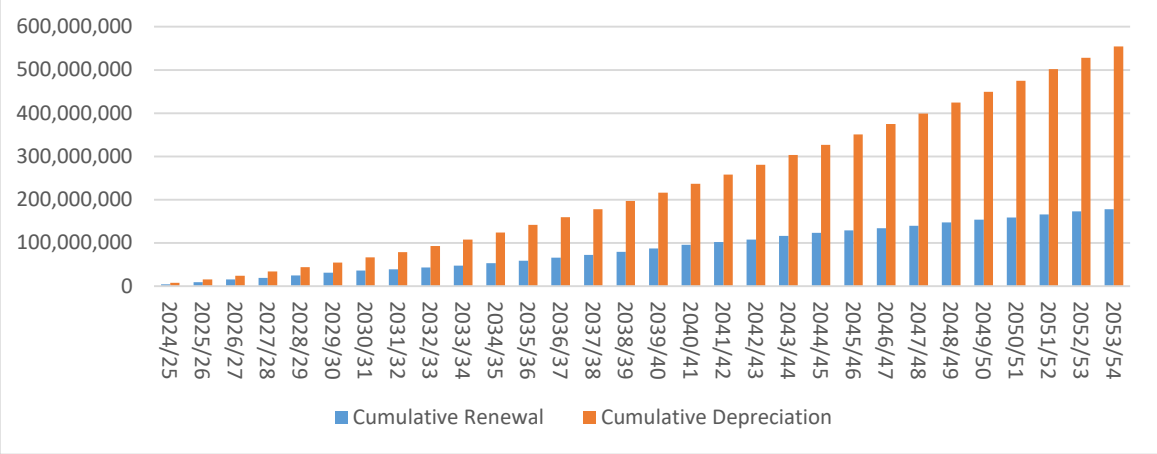


Figure 27: Capital Expenditure and Depreciation for Wastewater

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 10-Year Plan, 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 the Nelson Regional Sewage Business Unit (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 2024-2034.

www.tasman.govt.nz/link/activity-management-plans

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

"We have measures in place to respond to and reduce flood damage from stormwater to property and risk to the community"	*"Our stormwater systems do not adversely affect or degrade the receiving environment"*	*"Our stormwater activities are managed at a level which satisfies the community"*

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, we have 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 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 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: 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 flooding for existing residents.	✓	Richmond West: $12.9m Richmond South: $32.2m Māpua: $4.0m	2024–2029 2024–2028 2024-2034
Contribute to the construction of new stormwater networks in new growth areas:	We will enable development of new homes and businesses and mitigate the effects of this development on	✓	Motueka West: $5.9m	2024-2024

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
Motueka West Motueka South West Jefferies Growth Area (Brightwater)	the environment. This will come at a cost that will largely be recovered through development contribution charges.		Motueka Southwest: $26.5m Jefferies: $3.5m	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:

- increased seasonal mean temperature and high temperature extremes
- increased 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
- more frequent and intense floods, landslides, droughts and storm surges.

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 4.2% 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 5.1% per year over the next 30 years, largely due to varying loan interest costs and depreciation associated with the capital programme for this activity.

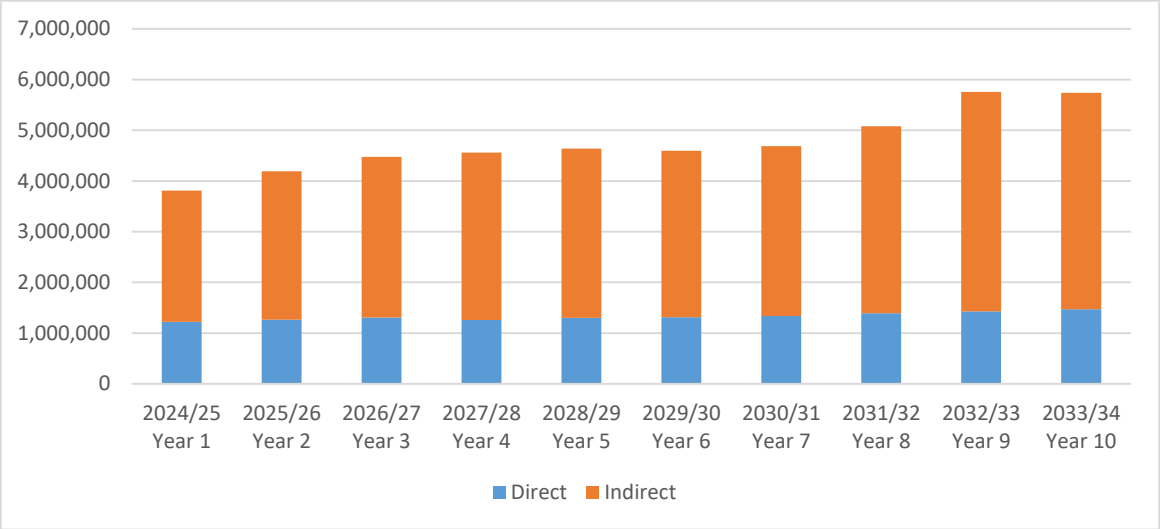


Figure 28: Annual Operating Expenditure for Years 1-10 for Stormwater

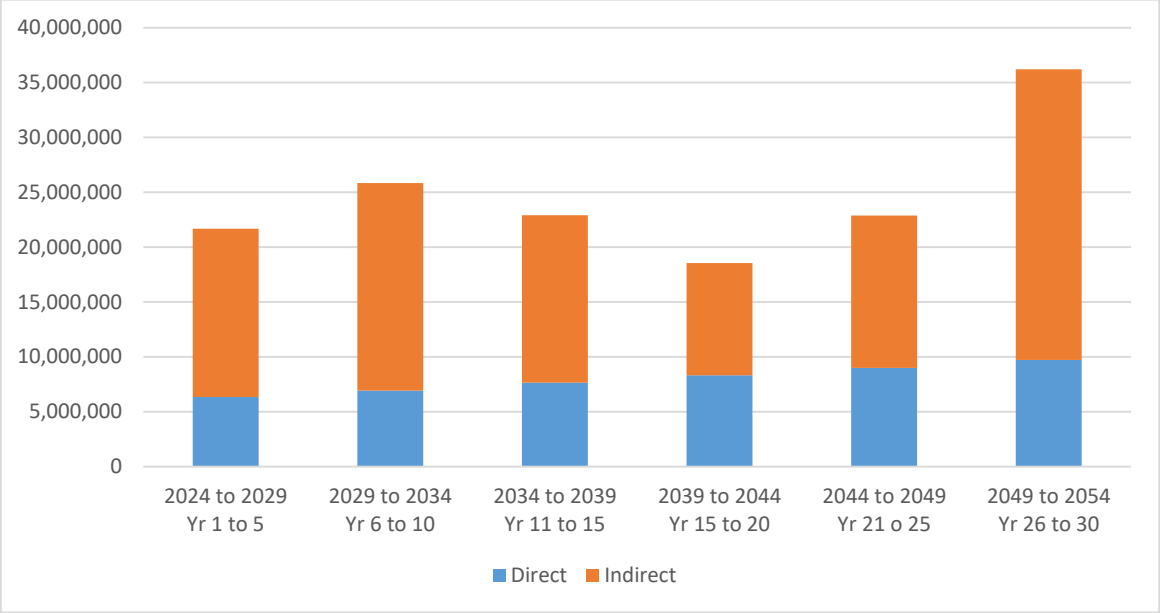


Figure 29: Five Yearly Operating Expenditure for Years 1-30 for Stormwater

CAPITAL

We plan to spend around $91 million on capital improvements over the next 10 years. Of this, 72% is attributable to growth, 27% for level of service improvements and 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 $288 million.

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

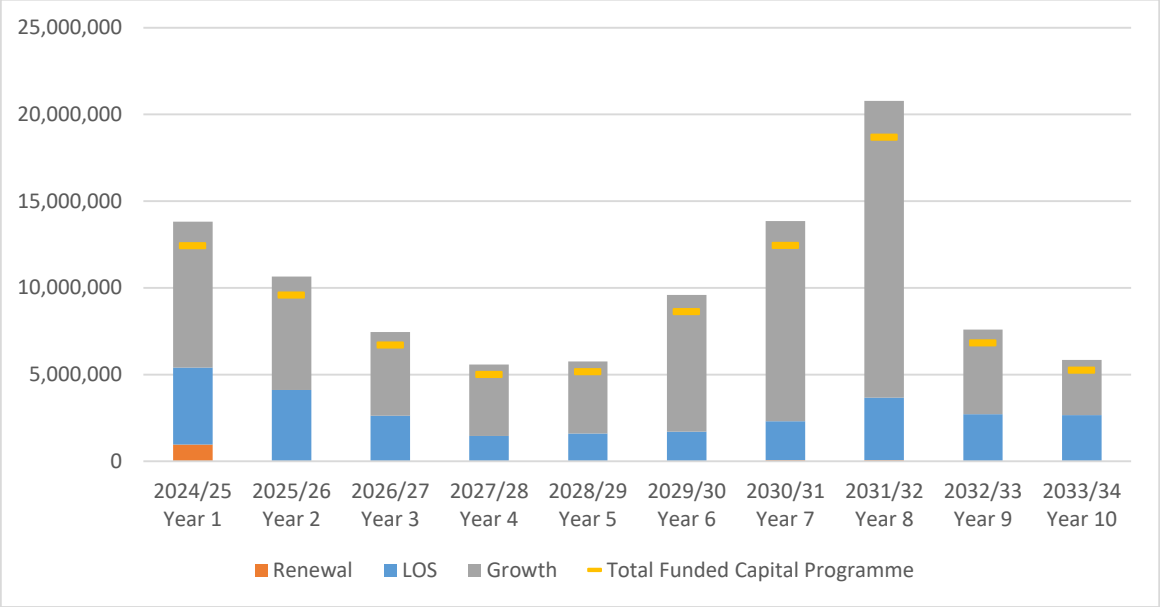


Figure 30: Annual Capital Expenditure for Years 1-10 for Stormwater

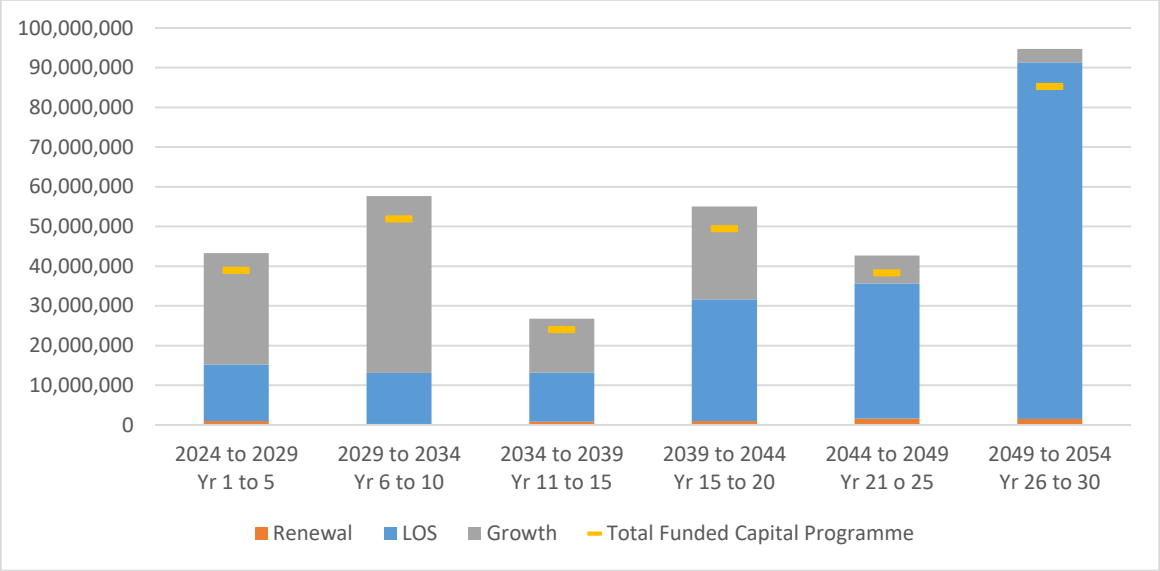


Figure 31: Five Yearly Capital Expenditure for Years 1-30 for Stormwater

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. Most of our stormwater assets are not due for replacement within the next 30 years. Our construction of new assets 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.

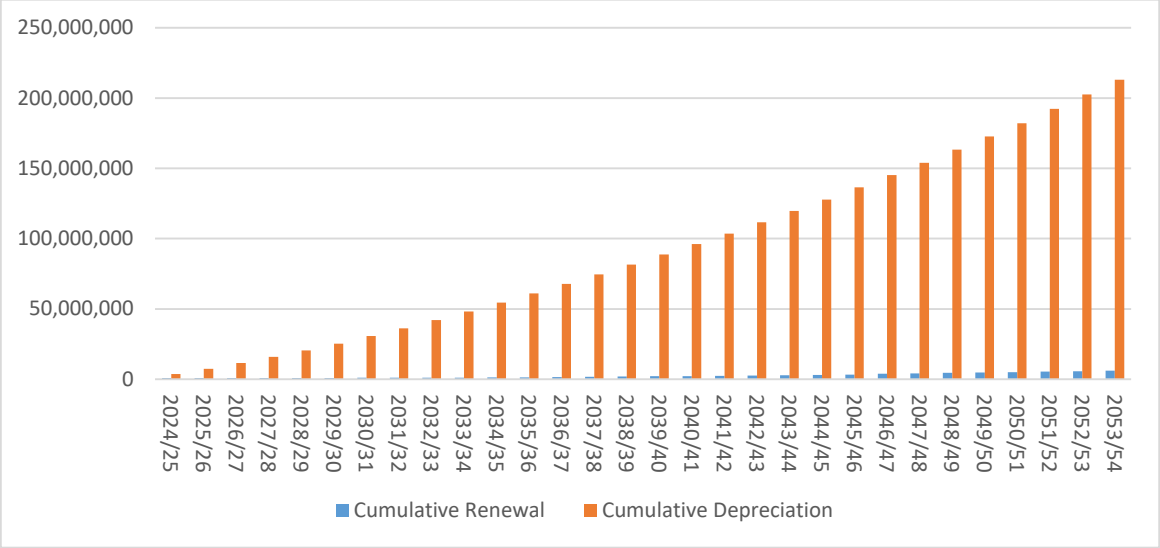


Figure 32: Capital Expenditure and Depreciation for Stormwater

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, the 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 predications 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 2024-2034.

www.tasman.govt.nz/link/activity-management-plans

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
557 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

"Our transportation network is becoming safer for its users."	*"Our transportation network enables the community to choose from various modes of travel."*
"Our transportation network is maintained cost effectively and whole of life costs are optimised."	*"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."*

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 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 New Zealand Transport Agency/Waka Kotahi (NZTA) 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. NZTA 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 NZTA and Nelson City Council to identify options to address traffic congestion on State Highway 6 through and beyond Richmond. This may include construction of the Hope Bypass	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
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.				

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
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.				

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				
• 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 • 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
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.	✗	$170,000 per year uninflated	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
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.	✓	$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.	×	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.	✓		
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 us will be less than this, as we receive 51% subsidy from NZTA 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 2.7% 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 2030/2031 and 2032/2033 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.

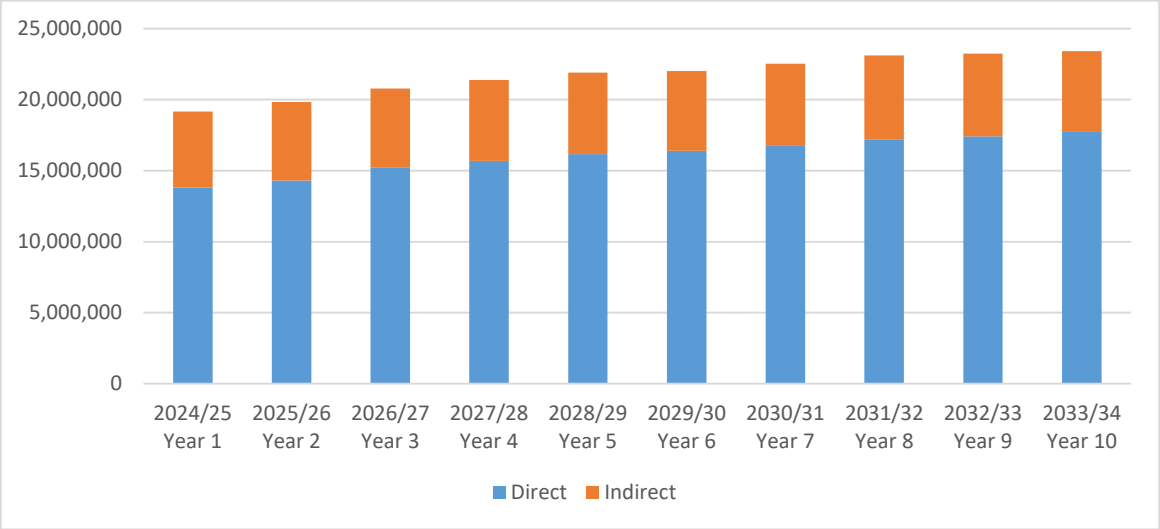


Figure 33: Annual Operating Expenditure for Years 1-10 for Transportation

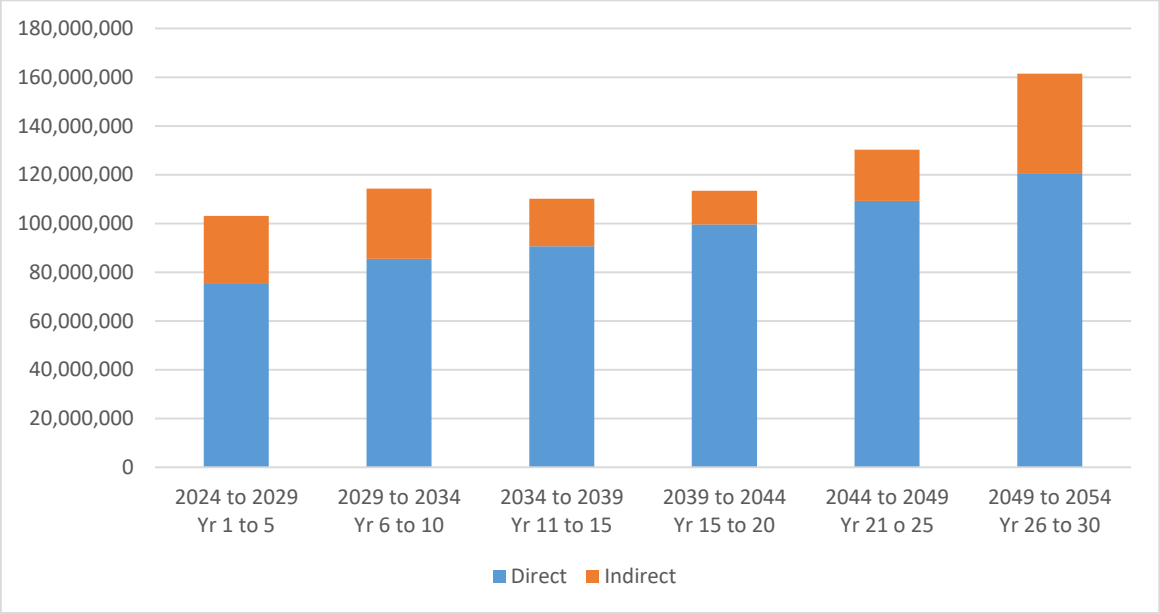


Figure 34: Five Yearly Operating Expenditure for Years 1-30 for Transportation

CAPITAL

We plan to spend around $211 million on capital improvements over the next 10 years. Of this, 11% is attributable to growth, 16% for level of service improvements and 74% 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 2028/2029 to 2032/2033 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.

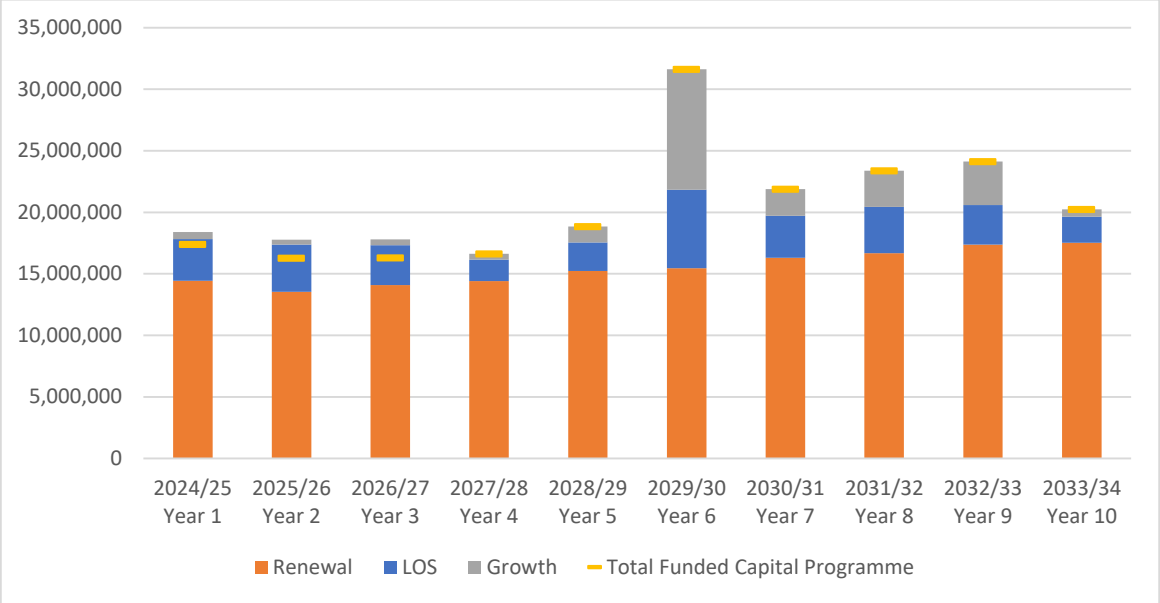


Figure 35: Annual Capital Expenditure for Years 1-10 for Transportation

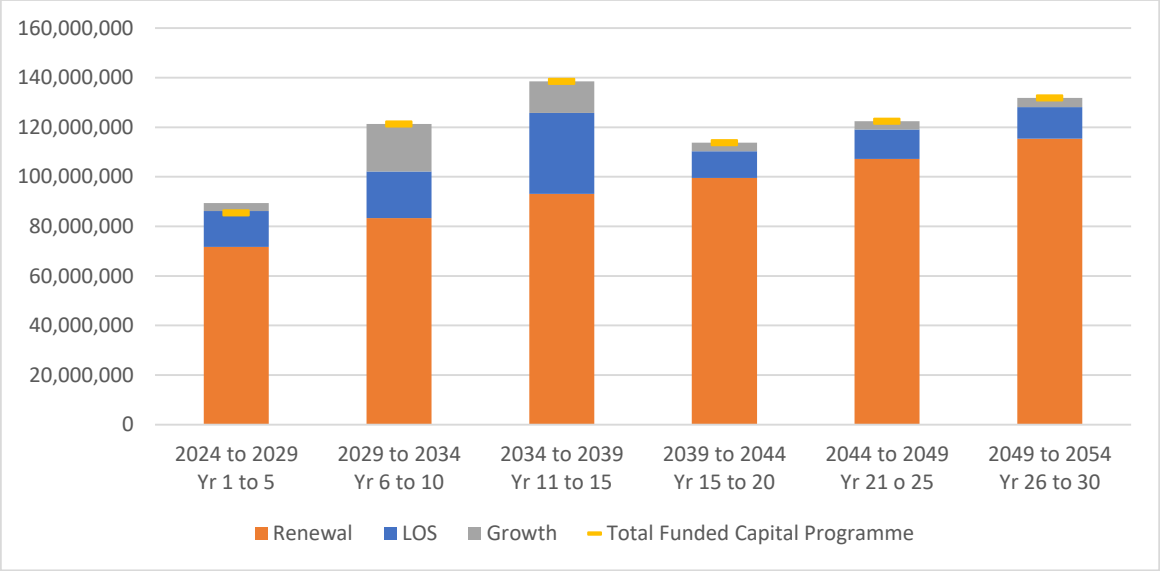


Figure 36: Five Yearly Capital Expenditure for Years 1-30 for Transportation

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 2024/2025, increasing through to 2054. 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 2054. 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 deprecation 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.

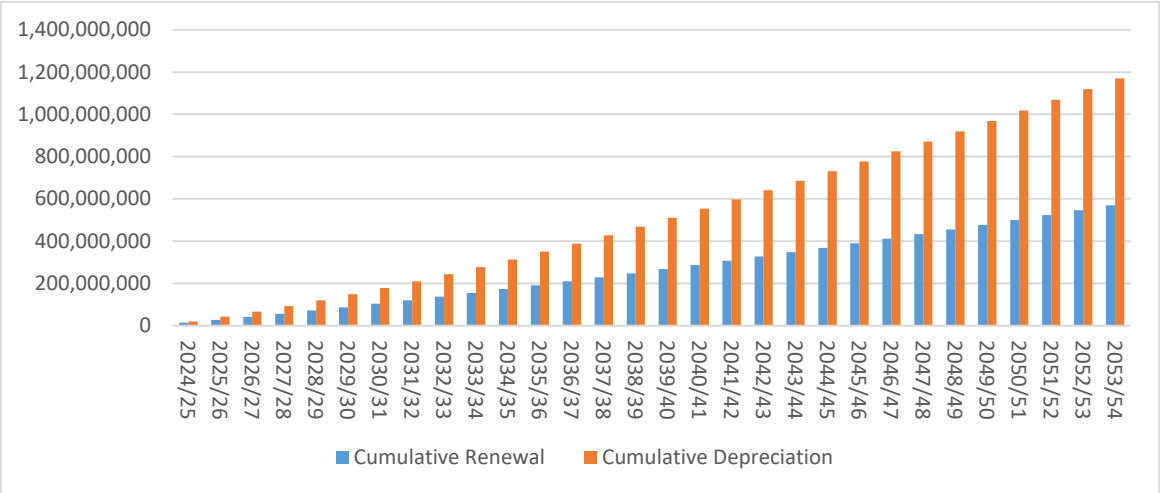


Figure 37: Capital Expenditure and Depreciation for Transportation

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 NZTA. 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 2024-2034.

www.tasman.govt.nz/link/activity-management-plans

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

"Our structures are managed to reduce the impact of flooding now and in the future"	*"Our river environments are healthy ecosystems that are attractive and enjoyed by our communities"*

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 we have 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.	×	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.	×	$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	×	$3m - $20m	Not planned

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	higher level of protection to the community.			
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	✓	N/A	Underway

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
	plan should an extreme event occur. Residents will be better informed and understand the risks they are exposed to.			
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 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 MANAGMENT

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

PRINCIPAL OPTIONS	IMPLICATIONS	PREFERRED OPTION	COST ESTIMATE	TIMING
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 4.7% per year for the first 10 years and 3.6% per year over 30 years. Within the next 10 years, direct operating expenditure increases by an average of 1.5% per year. The biggest increase occurs in 2025/2026, which is caused by the increase in River Z budgets.

Indirect expenditure increases by an average of 9.2% 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.

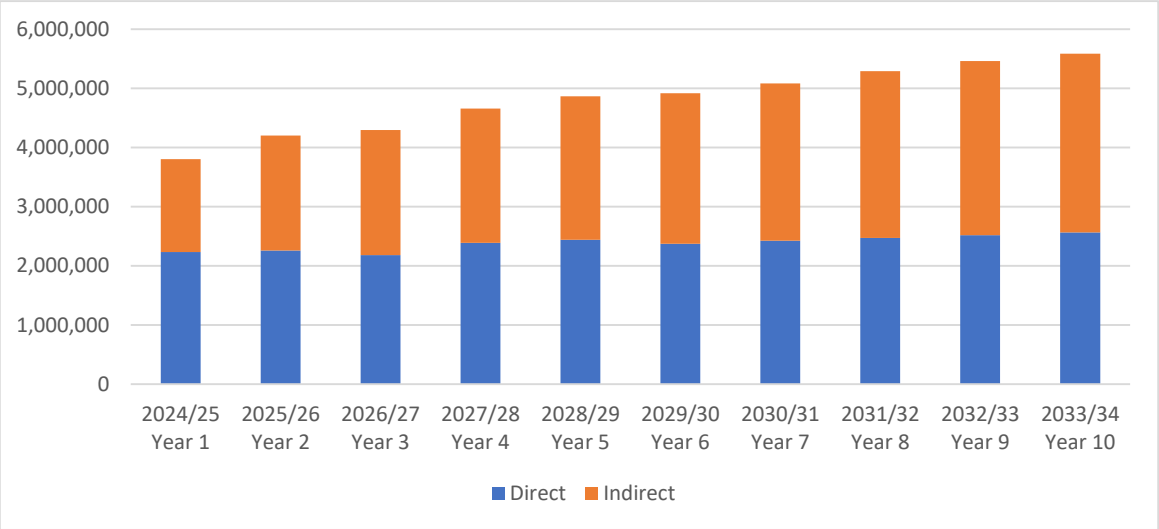


Figure 38: Annual Operating Expenditure for Years 1-10 for Rivers and Flood Control

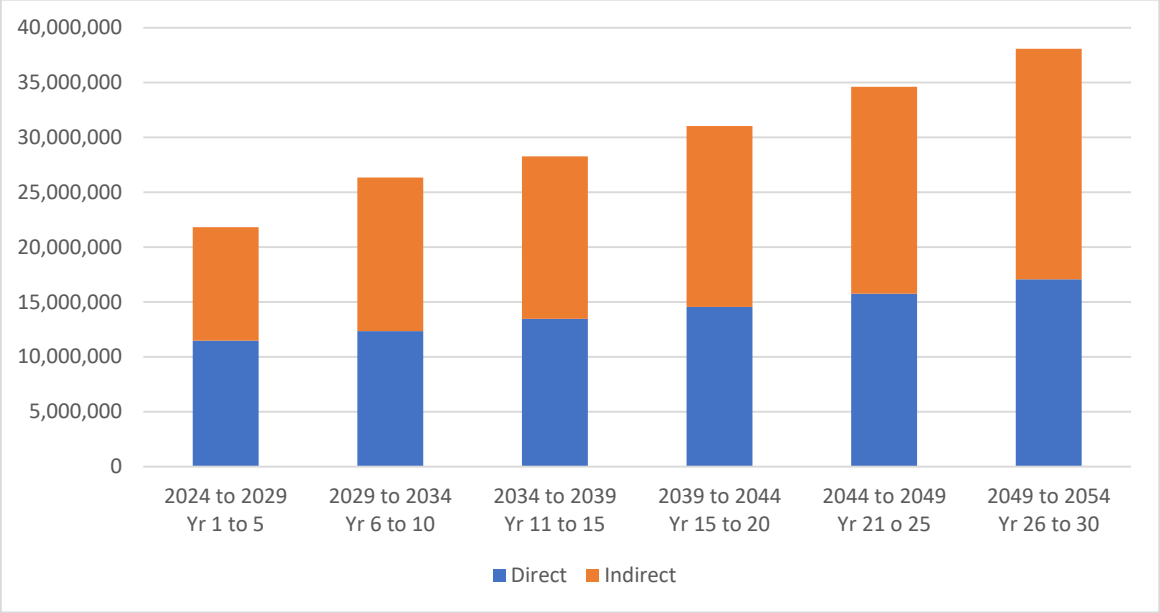


Figure 39: Five Yearly Operating Expenditure for Years 1-30 for Rivers and Flood Control

CAPITAL

We have planned to spend around $25 million on capital improvements over the next 10 years and around $61 million over the next 30 years. Of this, 99% 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.

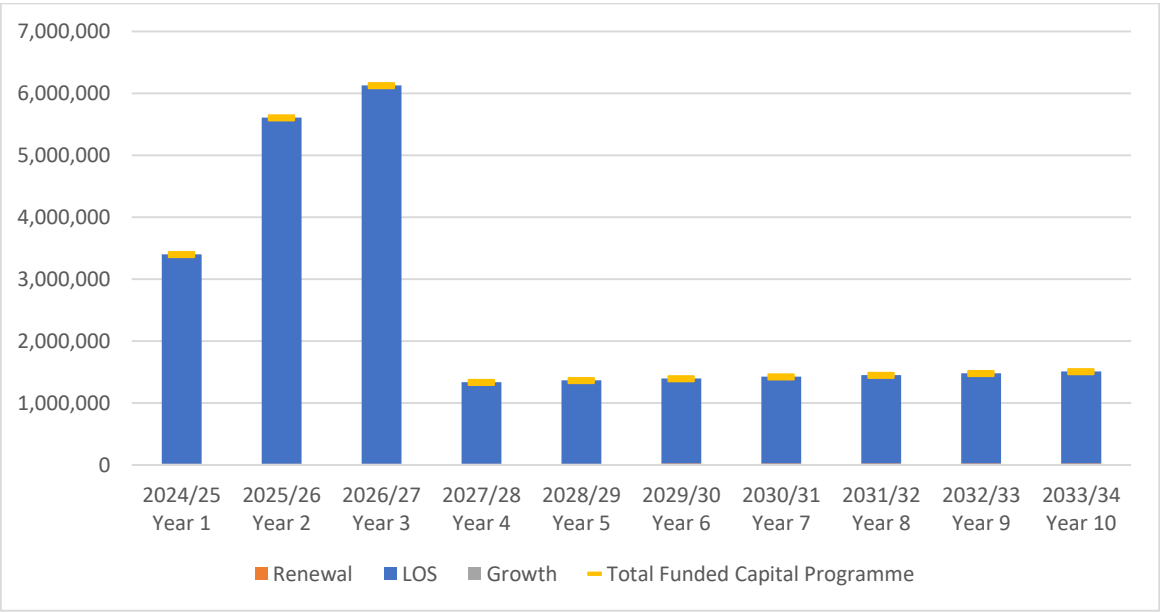


Figure 40: Annual Capital Expenditure for Years 1-10 for Rivers and Flood Control

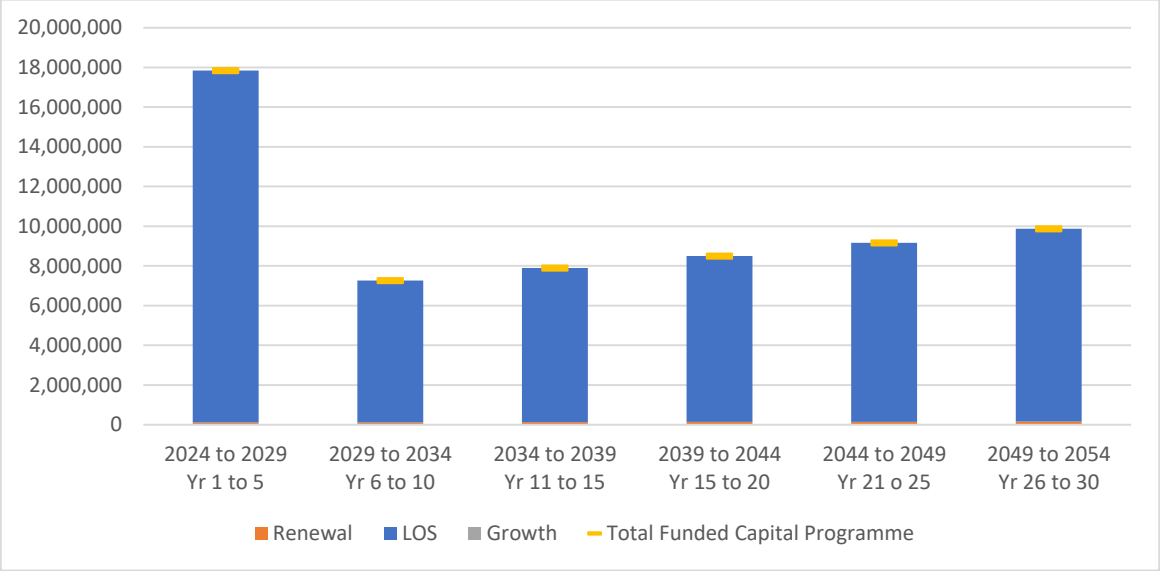


Figure 41: Five Yearly Capital Expenditure for Years 1-30 for Rivers and Flood Control:

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 10-Year Plan 2024-2025 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.

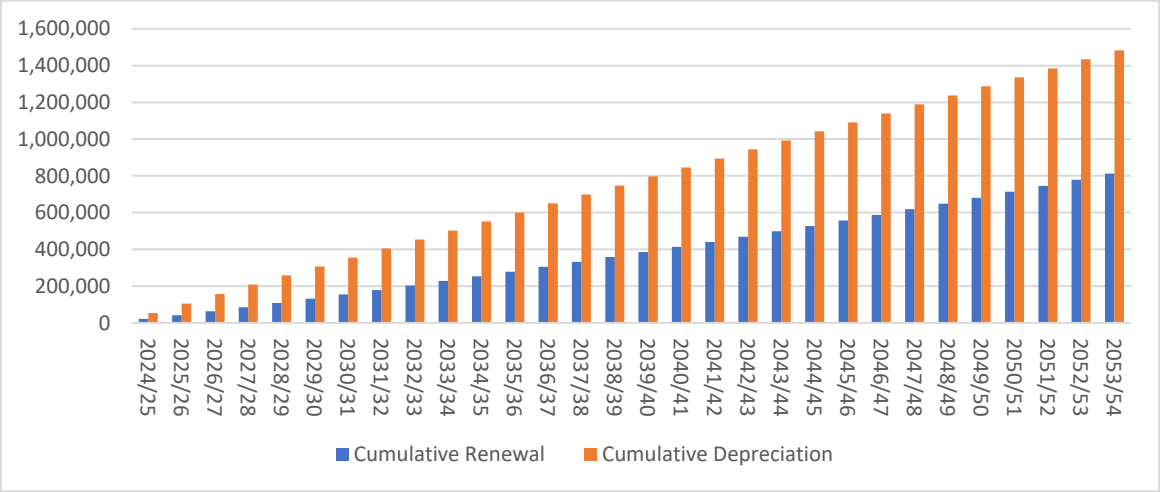


Figure 42: Capital Expenditure and Depreciation for Rivers and Flood Control

ASSUMPTIONS AND UNCERTAINTIES

In addition to the key assumptions identified earlier in this Strategy, we have 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 landowners and the 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 2024-2034.

www.tasman.govt.nz/link/activity-management-plans

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

INTRODUCTION

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.

STRUCTURE OF THE POLICY

This Policy is structured as follows:

- The Council's broad principles, including consideration of relevant factors and 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.

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 Policy4- 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

[4]Both policies are contained within a single document titled "Tasman District Council Treasury Risk Management Policy- Including Liability Management and Investment Policies."

those who cause the need for and benefit from the new or additional infrastructure, or infrastructure of increased capacity.

- 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.

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").

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/Waka Kotahi (NZTA) 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. 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 used by the Council 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.

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 that 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:

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.

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. The UAGC is set at 15% of the general rate income requirement.

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.

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.

ACTIVITIES

We have 12 groups of activities, noting that Support Services are not a 'Group of Activities' for the 10-Year Plan 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.

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.

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 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. 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. 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.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible, and sustainably managed.	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. 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.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		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. 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. We work to educate people and provide information to enable more sustainable and resilient living.
Social Well-being	Our communities have access to a range of social, cultural, educational, and recreational facilities and activities.	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. 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. 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.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	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.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		Development approvals can facilitate economic development opportunities. Compliance monitoring assists with ensuring the integrity of the regulatory framework. We actively encourage people to adopt best practice in relation to their use of land, water, air, and the coastal resources.
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. We make hazard information available to promote best practice design, development, and use of important utility services. 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.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	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. 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. 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.
Cultural Well-being	Our communities have opportunities to celebrate and explore their	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

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	heritage, identity, and creativity.	when planning decisions are made. 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.	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. 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. 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. We make information and advice available to applicants, landowners and community groups to help them make sound decisions. We advocate to Central Government and other public agencies where their actions will impact on the interests of our District.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
Environmental management is about safeguarding and protecting the environment while encouraging sustainable resource use over time. 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 sampling of private activities from which recoveries may be made. 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. 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. Successful resource consent applicants are able to use resources. The compliance function benefits all in the District,	Immediate through to long term (e.g. ongoing positive environmental outcomes).	A large portion of the activity is of public benefit, meaning user charging is not feasible for a significant part of this activity. Identifying separate funding where practical assists in the accountability and transparency of the Council's costs on this activity.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
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. Warm Tasman Homes specifically benefits properties who have had insulation or heat pumps put into their properties.		

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.

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.

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 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. Our civil defence and emergency management system promotes safety of people and a resilient community. 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.	We ensure buildings are well constructed, safe, and weather-tight, leading to living environments that are people-friendly, and accessible to all. 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.
Economic Well-being	Our region is supported by an innovative and sustainable economy.	The quality of our regulatory practices positively impacts to the economic well-being in our communities. Compliance monitoring can ensure fair and equal opportunities for all.
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.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed.	We have an effective education and dog control programme, limiting negative effects on native fauna. We remove abandoned vehicles, preventing damage to our environment. Compliance monitoring can ensure fair and equal opportunities for all.
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 events.
	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement.	We encourage residents to make civil emergency preparations, including arrangements to cope in the face of climatic or natural hazard events. 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
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.) The setting and enforcing of standards provides public health and safety for the wider community, meaning this activity has some public benefits. 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. 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. Successful resource consent applicants can use resources. 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.	Immediate through to longer term (e.g. from the construction of safe buildings).	Identifying separate funding assists in the accountability and transparency of the Council's costs on this activity, where possible and appropriate A portion of the activity is of public benefit, meaning user charging is not always feasible.

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 Medium-High
*General rates: Low-Medium
*Subsidies and grants: Low
*Local authorities fuel tax, fines, infringement fees, and other receipts: Low.

TRANSPORTATION

We manage a Transportation Network that has approximately 1,751 km of roads; (967 km sealed and 784 km unsealed), 557 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.

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 provide a safe and resilient transport network, including active recreation, which has associated health benefits. A reliable transport network also allows for emergency services to safely get to people in need.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed.	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.
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	We weigh up the immediate and long term costs and benefits when making investment decisions for the transport

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	and future needs.	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, NZTA, 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
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. The Council receives subsidies from NZTA that are funded through petrol taxes and road user charges which relate to individual users. 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. There are also direct beneficiaries or exacerbators in some parts of this activity (e.g. access crossings, road openings) etc. Development does create demand on Roading - see section four in this document on capital.	Ongoing benefits if infrastructure is maintained.	A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity. Identifying separate funding assists in the accountability and transparency of the Council's costs on a minor part of this activity.

FUNDING SOURCES AND RATIONALE

Subsidies from New Zealand Transport Agency/Waka Kotahi (NZTA) 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 cark 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.

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.

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 reactional 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.

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	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.
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
This public activity predominantly benefits members of the public who have the ability to utilise wharves, jetties, boat ramps etc. 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.	Ongoing benefits if infrastructure is maintained	A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity. Identifying separate funding assists in the accountability and transparency of the Council's costs for part of this activity.

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.

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.

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, accessible and sustainably managed	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 for firefighting consistent with the national firefighting standards.

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	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. In performing certain functions 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 security associated with the Waimea Community Dam. The Council considers that the Wai-iti Dam and the Tākaka Firefighting water supply are of benefit to the entire district. 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. 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. The public benefits from the affordability of drinking water and the community outcomes the provision of water provides. 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.	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 is of public benefit, meaning user charging is not feasible for this part.

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, and 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.

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 (see next section), 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.

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.

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.

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 (water account) and the Redwood Valley Rural Water supply and other users and are recovered from water users through water rates or charges.

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).

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.

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.

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).

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 a service that is safe for our communities. We provide quality treatment, minimise overflows, and ensure our infrastructure is resilient. We ensure wastewater is collected and treated without causing a hazard to public health or unpleasant odours.
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 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.
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.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	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
Those who are or will be connected to the wastewater schemes benefit from the ability to use the infrastructure. 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. Those who directly damage the infrastructure cause the need for repairs. Development does create demand for wastewater- see section four in this document on capital.	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.

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.

FUNDING SOURCES AND RATIONALE

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.

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 NZTA 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.

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 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 communities during wet weather.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	We convey stormwater without putting the public at risk or damaging property, businesses, or essential infrastructure. We ensure urban areas remain accessible by capturing and conveying rainfall.
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.
Economic Well-being	Our region is supported by an innovative and	Our stormwater system supports the economy by enabling homes and businesses to exist with a low exposure to

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	sustainable economy	flood risk and damage. We consider climate change in our designs to provide adequately for the future.
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	We provide properties within urban drainage areas with appropriate stormwater system size and capacity. Our stormwater infrastructure provides best value for ratepayers' money.
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.
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	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.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
The entire community benefits from safe and efficient discharge of stormwater. 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. 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. Development does create demand for stormwater - see section four in this document on capital.	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

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, Māriri, 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.

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	Rubbish and recycling collection services ensure our built urban and rural environments are functional, pleasant and safe. Our resource recovery centre facilities are convenient, clean and safe. We promote the sustainable use of resources and provide sustainable alternatives to landfill disposal.
Economic Well-being	Our region is supported by an innovative and	Our resource recovery centres provide sustainable waste disposal options for our Region.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	sustainable economy	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
Economic Well-being	Our infrastructure is efficient, resilient, cost effective and meets current and future needs	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. We plan to provide waste and recycling services that our community is satisfied with, now and for the future.
Environmental Well-being	Our unique natural environment is healthy, protected and sustainably managed	We protect our natural environment by providing and enabling waste disposal services for our communities. 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. 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. We provide services to manage illegal dumping on public land and manage closed landfills across the district.
Cultural Well-being	Our Council provides leadership and fosters partnerships including with iwi, fosters a regional perspective, and encourages community engagement	We work with NCC to promote waste minimisation actions and to provide regional services, including the Whakaarohia Rethink Waste programme. We advocate to Central Government for more sustainable waste management practices. Through our Rethink Waste programme, we promote waste minimisation actions that council can take to 'walk-the-talk' (e.g. through events and procurement). 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

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		region as kaitiaki. 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.

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. 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. Users of the facilities benefit from waste disposal and waste minimisation services.	Immediate to ongoing	Identifying separate funding assists in the accountability and transparency of the Council's costs for much of this activity. A portion of the activity is of public benefit, meaning user charging is not practical for this portion.

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

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low-Medium to Medium

*Targeted rates: Low

*General Rates: Low.

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.

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, accessible and sustainably managed	We engage with our communities in several River Care groups to ensure our community's feedback is considered in river catchment management.
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.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
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, property and livelihoods. Development of properties adjacent to the river networks means there are assets located in flood	Immediate to Indefinite	Identifying separate funding assists in the accountability and transparency of Council's costs for much of this activity.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
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. 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. There are some other direct beneficiaries/exacerbators in parts of activity including renters of river berms and users of gravel.		A portion of the activity is of public benefit, meaning user charging is not feasible for this part.

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 to High

*Local authorities fuel tax, fines, infringement fees, and other receipts: Low

*Fees and charges: Low

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.

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	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. 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. We provide good-quality, safe, and affordable community housing for people who meet the criteria of our Policy on Housing for Older Adults. Libraries provide safe spaces and equitable access to information for all in the community, enabling social interaction and community engagement.
Social Well-being	Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed	Our reserves, open spaces, and neighbourhood parks are accessible and within walking distance of homes. The Richmond Aquatic Centre is designed and managed to meet current and future needs of our communities. In partnership with the Community Infrastructure and Environment Assurance groups, we deliver environmental air quality,

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		water quality, and waste minimisation education to support sustainable management and lifestyles. We assist communities to create a unique sense of place through our events and the provision of community group funding and advice.
Social Well-being	Our communities have access to a range of social, cultural, educational and recreational facilities and activities	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. Libraries provide resources and programmes that support educational, creative, cultural, social, recreational and business activities. 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. We also provide assistance to various community-led facilities, projects and initiatives, to deliver benefits across our communities.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Libraries provide educational resources and support learning for all age groups. 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 provider assistance for people seeking employment. We work with Business unions, such as Richmond Unlimited and Our Town Motueka to increase the foot traffic in the town centers. We support young people who are not in education, employment or training through our Youth Pathways programme.

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	Community infrastructure (reserves, facilities and libraries) is efficiently and effectively managed, meeting the needs of our 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 help deliver environmental benefits to the broader community.
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	We provide recreation facilities that cater for and enable communities to celebrate their heritage and creativity. Cemeteries provide a location for remembrance. Libraries collect and preserve local heritage information and materials, and help people preserve their personal stories. 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. We deliver Welcoming Communities programme to identify the need of multicultural communities and work with Community groups to meet these needs.
	Our Council provides leadership and fosters partnerships	We provide libraries, reserves and facilities which enable community partnerships through management of our community facilities, reserves and halls by volunteers and

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
	including with iwi, fosters a regional perspective, and encourages community engagement	through working with schools, businesses, community groups and others who help with planting and other activities. We share regional facilities in association with Nelson City Council (e.g. Saxton Field, Suter Art Gallery, and Nelson Provisional Museum). Our libraries, reserves and facilities provide spaces which enable social interaction and community engagement. We take opportunities to partner with a range of community and user groups. We assist youth Councillors to participate in Council and Community Board decision-making.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
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. The Council also provides cemeteries. 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. The entire community benefits from access to museums and protection of heritage items, and from having a vibrant sense of community.	Immediate to ongoing	A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity. Identifying separate funding assists in the accountability and transparency of the Council's costs on a part of this activity.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
The community also benefits from the activity's community partnerships work which involves running community events, educational activities, provision of grants and managing the service delivery contracts for the Aquatic Centre and Council's facilities. 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. Development and population increases create demand for community facilities, libraries and parks - see section four in this document on capital expenditure.		

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

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)[5] 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
- a shareholder in the Local Government Funding Agency Limited (LGFA), and
- a shareholder in the Civic Financial Services Ltd (Civic Assurance).

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	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. 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

[5] Council Controlled Trading Organisations are operated for the principle purpose of making a profit.

COMMUNITY OUTCOMES		HOW OUR ACTIVITY CONTRIBUTES TO THE COMMUNITY OUTCOME
		groups. They are separately elected advisory bodies and are not Council Committees. 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. 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.
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	Everyone has the opportunity to participate in the community's major decisions and information is easy to obtain. The Governance activity ensures that democratic processes are undertaken and supports the work of elected members.

WHO BENEFITS/WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	RATIONALE FOR SEPARATE FUNDING
All citizens within Tasman District benefit from the democratic and governance processes, elections, and funding economic development. Residents in Golden Bay and Motueka benefit from their community board activities. Businesses in the Richmond and Motueka benefit from the business association activities.	Immediate	A significant portion of the activity is of public benefit, meaning user charging is not feasible for much of this activity. Identifying separate funding assists in the accountability and transparency of the Council's costs on part of this activity.

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

*Subsidies and grants: Low

*Local authorities fuel tax, fines, infringement fees and other receipts: Low.

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.

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 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.
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 communities.
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 of our communities, by balancing commercial and recreational use.
Economic Well-being	Our region is supported by an innovative and sustainable economy	Our commercial activities provide an income stream to reduce reliance on rates. We provide jobs for, and help develop, our local economy. 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. Our forestry assets provide a sustainable economic resource for our communities and a carbon offset for our activities.

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	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	We have gained Forestry Stewardship Council (FSC) certification. Our forests are sustainably managed within internationally recognised guidelines. Our forests store carbon to reduce the impact of climate change and meet obligations under climate change agreements.
Cultural Well-being	Our communities have opportunities to celebrate and explore their heritage, identity and creativity	Our commercial assets include sites that have historical significance and are available for historical reference and exploration. Historic places and iwi interests are respected and protected through planned Council development.
	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
There are a variety of direct beneficiaries in this activity including: users and tenants of our aerodromes, ports, holiday parks and commercial property. This activity also includes forestry which provides a return back to the Council.	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

*Subsidies and grants: Low

*General rates: Low

Noting- 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.

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.

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 utilitised 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. Other funding source for these activities include external debt, NZTA funding and other sources like community of Government contributions.

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.

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 encourages community engagement.	Y	Y	Y	Y	Y
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
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. 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.	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. 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. Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.	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. 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.

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.

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 NZTA 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
Users of current infrastructure benefit from the renewal of this infrastructure. In some cases the capital cost arises because of damage to infrastructure in climatic events or because of equipment failure.	Ongoing benefits over the assets' useful life	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. Other funding sources will also be considered.

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.

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
Users of assets would benefit from increased levels of service. 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. In other cases, the increase in the level of service is a community driven decision.	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.

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 10-Year Plan 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 riverbanks. New to the 10-Year Plan 2024-2034 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. Additionally, the UAGC is to be set at 15% of the general rates income requirement. 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 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.

SIGNIFICANCE AND ENGAGEMENT POLICY SUMMARY

PURPOSE

The purpose of this Policy is to identify the degree of significance of issues or decisions; to provide clarity about how and when communities can expect to be engaged in decisions; and, to inform the Council about the extent and form of public engagement that is expected before a particular decision is made.

WHAT IS SIGNIFICANCE?

Significance - means the degree of importance of the issue, proposal, decision, or matter, as assessed by the Council, in terms of its likely impact on:

- the current and future social, economic, environmental, or cultural well-being of the district or region
- any persons likely to be particularly affected by, or interested, and
- the capacity of the Council to perform its role, and the financial and other costs of doing so.

The level of significance is a continuum and determining the significance of a matter is an exercise of judgment. The Council uses the following to determine the level of significance:

- Does the decision relate to an asset that is a 'strategic asset [6].
- Is there, or likely to be, a substantial change in the level of service provided by Council.
- Is there, likely to be, or has there been:
- a high level of community interest in a proposal or decision; or
- controversy in the context of the impact or consequence of the change; or
- an impact on the social, economic, environmental or cultural well-being of the community in the present or for the future; or

[6] Strategic asset, means an asset or group of assets that the Council needs to retain to maintain the Council's capacity to achieve or promote any outcome that the local authority determines to be important to the future well-being of the community; and includes any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy; and any equity securities held by the Council in a port a company or an airport company.

- a specific area affected (e.g. geographic area, or area of a community by interest, age or activity); or
- an impact or consequence relating to the duration of the effect arising from a proposal, decision or activity.
- Will the decision substantially impact on the District's ability to mitigate or adapt to climate change.
- Will the decision substantially affect Council debt, rates on residents or the financial figures in any one year or more of the10-Year Plan.
- Does the decision involve the sale of a substantial proportion of, or controlling interest in, the Council's shareholding in any Council-controlled trading organisation or Council-controlled organisation.
- Does the decision involve entry into any partnership with the private sector to carry out a significant activity; or any new proposal to contract out the delivery of any Council group of activities.
- Does the decision involve Council exiting an existing activity or adding a new group of activities.

WHAT HAPPENS WHEN THE LEVEL OF SIGNIFICANCE HAS BEEN DETERMINED?

Once Council has decided what level of significance an issue has, it will consider how it should engage with its communities. In general, if a decision has a high level of significance the Council can be expected to make greater efforts to ensure it understands the views of interested and affected parties.

Enabling effective participation of individuals and communities in the decision-making of councils is the primary purpose of consulting with the community. This will enable elected representatives to make better-informed decisions on behalf of those they represent.

The exact form and extent of consultation and engagement will be determined by Council on a case by case basis, including considering the level of significance of the matter and any statutory requirements.

ENGAGEMENT WITH IWI/MAORI

Council will honour all engagement processes, agreements and memorandums of understanding developed with iwi/Māori as they relate to its decision-making policies. The Council's Fostering Māori Participation in Council Decision-Making through Ngā Iwi/Council Partnership statement is on page 259 of this document.

INFORMATION REQUIREMENTS

The Council typically engages at early engagement stage (i.e. prior to Council having decided on a draft plan, policy or proposed option) and/or when it has decided on a draft plan, policy or proposed option.

At either stage the Council will make information available about the issue being addressed; any options identified and their consequences; how participants can provide their views; the timeframe; and the likely subsequent stages in engagement and decision making.

COUNCIL DECISION MAKING

In making its decisions the Council will consider the views of interested or affected parties, along with a number of other relevant factors.
Once the decision has been made the Council will make available clear records, or descriptions of the decisions, where engagement has taken place.

The full Significance and Engagement Policy can be viewed on the Council's website
www.tasman.govt.nz/my-council/key-documents/more/governance-policies/

FOSTERING MĀORI PARTICIPATION IN COUNCIL DECISION-MAKING THROUGH NGĀ IWI O TE TAUIHU/COUNCIL PARTNERSHIP

KAUPAPA (PURPOSE)

This document outlines the actions Council intends to implement to support Iwi/Māori participation in the 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 Tauihu 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	Te Rūnanga o Ngāti Kuia	Ngāti Apa ki te Rā Tō	Te Rūnanga a Rangitāne o Wairau	Te Rūnanga o Ngāti Waewae
Name of Post Settlement Governance Entity	Te Ātiawa o Te Waka-a-Māui Trust	Ngāti Tama ki te Waipounamu Trust	Ngāti Rārua Settlement Trust	Ngāti Koata Trust	Toa Rangatira Trust	Te Rūnanga o Ngāti Kuia Trust	Ngāti Apa ki te Rā Tō Trust	Rangitāne o Wairau Settlement Trust	Te Rūnanga o Ngāi Tahu (TRONT)
Settlement Legislation	Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o 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

MANA KI TE MAHI (LEGISLATIVE REQUIREMENTS)

The Local Government Act (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
- Cultural Redress protocols
- Deferred Selection Properties
- Coastal and Maritime Instrument Areas
- Licensed Land property
- Settlement Iwi RFR land
- Statutory Acknowledgement Areas
- Relevant Fossicking Areas
- Vest and Gift back to the Crown for public use
- Specified area Right of First Refusal (RFR) land
- Conservation Kaitiaki Instruments
- 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 Resource Management Act, Local Government Act 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.

The 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.
- The 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.
- The Council have also recognised the expanding workload through creating Te Kāhui Hononga (Māori Partnerships and 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 Tauihu 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 Tauihu. The strategy is based around four key pou/priorities: employment, kai, housing and health.
- 'Te Kotahi o Te Tauihu 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 Tauihu have created Ka Uruora which is providing tools to support and empower whānau on their journey to secure housing opportunities through financial independence. The 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 Tauihu Intergenerational Strategy' (launched in November 2020).

In December 2023 Tasman District Council entered into a Strategic Partnership Agreement to with Ngā Iwi o Te Tauihu, Nelson City Council and Marlborough District Council. This Agreement outlines the high level values that the Partners should be working towards, this is to improve and align strategies councils to iwi, iwi to iwi and councils to councils.

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.

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/liaison 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 10-Year Plan, the Annual Plan, Reserve Management Plans, TEP, and other strategic documents or plans.
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	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: • 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 Tauihu, 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.
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.
Tuaiwa 9	Whakawhitiwhiti Whakaaro (Iwi Portal). Provides Iwi with a window to view and interact with past, present and future projects, undertaken by the Council in conjunction with Tāngata Whenua o Te Tauihu 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.

New actions Council intends to progress over the next 10 years

Iwi Cadetships in collaboration with the eight iwi of Te Tauihu, 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 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 Tauihu in the lead up to Te Matatini in 2027;

- 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.

VARIATIONS FROM WATER AND SANITARY SERVICES ASSESSMENT

The Council formally adopted the Water and Sanitary Services Assessments on 30 June 2005 following public consultation. The Water and Sanitary Services Assessment (WSSA) is an assessment of the water and sanitary services in the Tasman District. It covers both Council owned services and privately owned services relating to:

- water supply
- sewerage and sewage disposal
- stormwater disposal
- public toilets, and
- cemeteries and crematoria.

Brief comments have been included below to note key variations to the proposals since adoption of the WSSA in 2005.

- Sections 126 – 129 of the Local Government Act (LGA) have been repealed. This means that while Council still needs to undertake water and sanitary services assessments within the District, the process for undertaking the assessments and the extent of information required are no longer dictated.
- An amendment to Section 125 LGA now means that an assessment may be included in the Council's 10-Year Plan but, if it is not, Council must adopt the assessment using the special consultative procedure. The majority of information in the WSSA, in respect of Council owned and operated services, is now included in Council's relevant Activity Management Plans.

WATER SUPPLY

In 2005, the Council identified and prioritised communities without a fully reticulated public water supply in the WSSA. Priority ranking was determined based on water availability and reliability of supply, the water quality and fire-fighting capability.

- The WSSA identified Motueka as a Priority 1; a community that was considered to be the highest priority for an improved water supply. This was because of its size, public health risks and lack of adequate fire-fighting provisions.
- In response, Council has completed the construction of a new water treatment plant in Parker Street, Motueka, as well as providing new reticulation in streets within the area immediately surrounding the plant and new trunk mains to service the south-western quadrant of Motueka township. Council is also preparing to upgrade the existing facility at the Motueka Recreation Centre and adding operational storage capacity. Providing reticulation to other unserviced areas in Motueka is programmed beyond 2040.

- The WSSA identified several Priority 2 communities, where sources of water in the immediate area are unlikely to be of sufficient quality or quantity to meet the needs of those communities. Additionally, there are considered to be public health risks from these private water supplies that need to be addressed. Priority 2 communities included: Mārahau, Sandy Bay, Tasman/Kina, parts of Pōhara, Tākaka, Ligar Bay, Tata Beach, and Patons Rock.
- There is an existing public water supply that provides water to the Pōhara Valley area only (this includes properties in the Pōhara Valley Road, Haile Lane and Falconer Road area). The Council has completed upgrades to the water treatment plant, storage and pump station in Pōhara valley. Other residential areas in Pōhara do not have a water supply and at this stage, the Council is not planning to extend the existing supply or provide a new supply to these un-serviced areas.
- For the remaining communities including Sandy Bay, Ligar Bay, Tata Beach and Patons Rock), the Council has no plans to supply water.
- In August 2020, The Water Services Regulators Act established Taumata Arowai (Water Services Regulator) to oversee, administer and enforce a new drinking water regulatory system. The Council is committed to complying with the new regulations.
- The Water Safety Plans are required to specifically identify and address the risk for each water supply scheme.
- In order to comply with the Drinking Water Quality Assurance Rules, the Council needs to upgrade existing or build new Water Treatment Plants (WTP).
- Upgrades to existing Brightwater, Collingwood, Dovedale, Motueka, Murchison, Pōhara, Tapawera, Waimea, and Wakefield WTPs are already complete or underway.
- The next priority upgrades include, Redwood Valley, and Dovedale. New and upgraded WTPs will mean that the cost of providing water will increase in the future.
- The Council has included the Dovedale source and treatment plant upgrade project in its 10-Year Plan.
- There are planned solutions for Eight-Eight Valley and Redwood Valley.

WASTEWATER DISPOSAL

- The Council completed the upgrade of the Motueka and Tākaka Wastewater Treatment Plants (WWTPs) and will continue to undertake improvements to the Council's systems as identified in the Wastewater Activity Management Plan 2024.
- An 11-year project to relocate the Motueka WWTP is identified in the 10-Year Plan and will commence in July 2025. The previously upgraded WWTP's consent will expire in 2035. The consent was granted for 20 years allowing for time to plan and budget for a new site away from coastal and river hazards. The site has always been considered offensive to iwi due to its location near culturally sensitive areas.
- The 10-Year Plan also identifies funding for the Tākaka WWTP renewal and potential relocation. The consent for this plant expires in 2038 .

- The WSSA identified and prioritised non-reticulated communities. The priority ranking was based on the ability of the systems to treat and dispose of the wastewater into the environment in a manner that meets environmental compliance criteria; and minimises risk to public health, and the impact on the environment. The Council has made no provisions for reticulating any further settlements within the next 10 years.

VARIATIONS FROM WASTE MANAGEMENT AND MINIMISATION PLAN

The Tasman's 10-Year Plan 2024-2034 does not vary from the strategic direction set out in the 2019 Nelson-Tasman Waste Management and Minimisation Plan (WMMP). The Nelson Tasman WMMP was adopted by the Council in 2019, together with Nelson City Council. The Plan includes an ambition to "eliminate unnecessary waste to landfill" and a target to reduce waste to landfill by 10% per capita by 2030. It sets out the Council's goals, objectives, policies and methods for promoting effective and efficient waste management and minimisation in the District. The Council has therefore based the waste activities in Tasman's 10-Year Plan 2024-2034 on the strategic direction set out in the 2019 WMMP.

Under the Waste Minimisation Act 2008, the Council must adopt a WMMP and review it every six years. The current WMMP Plan was informed by a joint Waste Assessment Report which was completed in October 2017, and then finalised following public consultation in 2019. The Plan is currently under review, noting significant changes to waste and climate change legislation and policy have been implemented since the last plan was adopted in 2019, alongside ongoing impacts from the global pandemic, climate change and natural disasters. A Working Party with six elected members and up to three (yet to be appointed at time of writing) iwi representatives have the responsibility to oversee the current WMMP review process. A new plan is scheduled to go out for public consultation in 2025. Plans to engage with iwi, key stakeholders, and the wider community on a new WMMP are underway.

The WMMP's target to reduce waste to landfill (kg per capita) by 10% is one of the Council's levels of service performance indicators in the 10-Year Plan, along with monitoring illegal dumping incidences, and customer satisfaction rates relating to the Council's kerbside recycling service and Resource Recovery Centres. Waste disposed to landfill (per capita) has reduced since 2017/2018 and is on track to achieve a 10% reduction by 2030, however it is acknowledged the achievement of this target depends on numerous factors outside of the Councils' control (i.e. significant changes in economic conditions, impacts from natural disasters, changes in Central Government Policy). Income the Council receives from a national Waste Disposal Levy (administered by the Ministry for the Environment) has substantially increased since 2020, and the Tasman 10-Year Plan 2024-2034 has allocated these funds to a wide range of waste minimisation activities over the next ten year period. Further, in 2024/2025, the two Councils are undertaking a detailed business case to investigate a food scraps collection service for urban households. The business case is predominately funded by a $75,000 grant from the Ministry for the Environment and will inform the Council's decision-making on a new service and any additional budgets would be considered in the next 10-Year Plan.

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2024–2034

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 $162,437 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]

	Catchments			
Service	**Waimea**	**Motueka**	**Golden Bay**	**Rest of District**
Stormwater	$22,846	$3,129	N/A	N/A
Water	$13,839	$5,631	N/A	N/A
Wastewater	$16,163	$28,173	$40,000	N/A
Transportation	$1,298	$1,298	$1,298	$1,298
Total	$54,146	$38,231	$41,298	$1,298

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; or

[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.

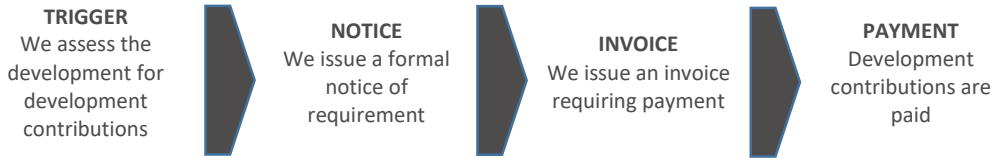
21. Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of Section 1 of this Policy.

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;

    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

[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.

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

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.

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.

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	20th 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)	20th 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 and will be assessed on the basis of bedrooms using the small homes assessment rates in Table 6 for water, wastewater, and stormwater.

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 1.0m3/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 5.0m^3 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. 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.	1 HUD 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 300m^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:

a) 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 $6m^2$.

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 $799 million (before interest costs) on network infrastructure capital projects over the next ten years. Of this cost, approximately 30% will be funded from development contributions. Including interest costs, the total amount to be funded is $253 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	Community Development	Total
Total Capex	146,573	358,562	90,837	202,751	83,933	882,656
DC / FC funded capex	43,649	109,198	72,651	12,517	52,783	290,798
Capex proportion funded by development or financial contributions	30%	30%	80%	6%	63%	33%
Capex proportion funded from other sources	70%	70%	20%	94%	37%	67%
Total amount to be funded by development or financial contributions (inc interest)	53,476	108,460	80,277	10,349	55,239	307,800

The growth portion of Water, Wastewater, Stormwater, and Transport is funded from Development Contributions. The growth portion of Community Development 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
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. 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.	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. 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. Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.	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.

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 it 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	In most cases, the Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth. 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: A is the current "HUD" population B is the estimated future "HUD" population. 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. 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. 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. Schedules 1 and 2 of this Policy outline the amount required to fund growth from development contributions for each project.

Step	Description / comment
4. Divide growth costs by estimated growth	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. 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.

** 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
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	6,663	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	3,362,174	43%	57%	1,433,295	0	1,433,295	0	1,433,295	0	0	0	0	70,143	1,363,152	0	0	0	0	0	4,717	304
46096	General District	Bus stop infrastructure improvements		1,218,423	10%	90%	116,163	3,242	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	9,582	12
46022	General District	New Footpaths and Shared Paths Years 1 to 10	Construction of new footpaths	4,007,837	16%	84%	621,481	108,771	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	10,910	38
46053	General District	Kerb and Channel – Years 1 to 10	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	382,314	16%	84%	69,009	38,335	107,345	152,705	-45,360	8,253	8,434	8,637	8,835	9,030	9,219	9,413	0	0	0	0	1,804	-25
46041	Richmond	Richmond Cycle Lanes	Creation of cycle lanes on key routes throughout Richmond	1,037,438	17%	83%	455,050	0	455,050	0	455,050	85,799	0	7,183	0	0	0	0	79,855	0	0	0	12,903	35
46103	Mapua/ Ruby Bay	Seaton Valley Road Improvements (Stage 1)	Stage 1 of road improvements in Seaton Valley to cater for new residential zone	3,193,122	35%	65%	1,126,534	0	1,126,534	0	1,126,534	0	0	0	0	0	0	111,907	1,014,626	0	0	0	12,903	87
46115	General District	New Residential Greenways	Create new slow speed residential areas in townships	19,348,994	16%	84%	3,145,936	145,564	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	11,907	241

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
46044	General District	District Land Purchase-Land under Roads	District wide land purchase to cover Notice of Requirements	16,245,644	16%	84%	2,600,109	379,961	2,980,070	424,481	2,555,588	66,620	68,086	69,720	71,324	72,893	74,424	75,986	77,506	79,056	80,558	1,890,747	10,910	234
46046	Richmond	McShane Road Upgrade	Road improvement to align with adjacent residential development	3,297,545	39%	61%	1,292,638	282,482	1,575,120	2,112,411	-537,291	0	0	0	0	132,532	1,160,105	0	0	0	0	0	10,910	-49
46124	General District	Rural Development Road Improvements	Improvements to rural roads to cater for rural residential growth	4,061,411	27%	73%	1,094,507	108,150	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
46084	Richmond	Lower Queen Street Widening Stage 1	Improvements to Lower Queen Street to cater for traffic associated with commercial and residential developments.	9,229,551	29%	71%	2,668,263	0	2,668,263	1,138,843	1,529,420	0	0	0	0	162,904	1,995,904	509,455	0	0	0	0	6,663	230
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	10,910	221
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	6,663	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
46088	Brightwater	Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the	0	15%	85%	0	161,027	161,027	22,642	138,384	0	0	0	0	0	0	0	0	0	0	0	10,910	13

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
			intersection without crossing the centreline																					
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		69,416,658			17,894,906	3,785,849	21,680,755	7,587,701	14,093,055	278,944	197,394	231,103	229,069	640,640	4,799,998	1,069,280	1,529,986	3,246,627	294,008	5,127,935		1,816
		DC Loan to Recover					-1,989,226																11,907	-167
		Loan Interest					-2,203,346																4,231	-521
		Total Development Contribution Expenditure					13,702,335																	1,128

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 $	Year10 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	103,000	30%	70%	170,810	1,092,011	1,262,821	96,871	1,165,949	30,900	0	0	0	0	0	0	0	0	0	0	1,420	821
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	1,979,065			1,859,268	1,957,290	3,816,558	400,236	3,416,322	30,900	0	0	0	0	155,337	1,533,122	0	0	0	0		3,660
			DC Loan to Recover				-148,316																1,511	-98
			Loan Interest				549,078																411	1,335
			Total Development Contribution Expenditure				2,260,030																	4,897

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
96020	Motueka	New Motueka WWTP - Construction	Construct new inland WWTP	173,143,348	20%	80%	34,408,126	220,543	34,628,670	0	34,628,670	0	0	215,585	220,543	450,790	460,257	469,922	4,793,208	12,222,680	12,454,911	3,340,774	1,677	20,647
96019	Motueka	New Motueka WWTP - Designations and Land Acquisition	Secure designations and land to develop a new inland Wastewater Treatment Plant site.	2,250,536	20%	80%	450,107	0	450,107	0	450,107	41,200	42,106	21,558	0	112,698	115,064	117,481	0	0	0	0	1,677	268
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%	4,175,394	936,958	5,112,352	764,117	4,348,235	0	0	0	0	0	0	0	0	0	0	0	1,491	2,916
96124		New Rising Main Motueka - Stage 3	Stage 3	1,839,636	38%	62%	301,962	0	301,962	0	301,962	699,062	0	0	0	0	0	0	0	0	0	0	1,677	180
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	177,233,520			39,335,589	1,158,355	40,493,943	827,006	39,666,938	740,262	42,106	237,143	220,543	563,488	575,321	587,403	4,793,208	12,222,680	12,454,911	3,340,774		23,937
			DC Loan to Recover				-291,337																1,584	-184
			Loan Interest				331,829																445	745
			Total Development Contribution Expenditure				39,376,081																	24,499

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%	2,885,371	273,749	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			3,059,060	273,749	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				-1,477,240																1,487	-993
			Loan Interest				225,682																393	574
			Total Development Contribution Expenditure				1,807,502																	2,720

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 contributio charge
96094	Takaka	New - Relocate Takaka WWTP	Replacement plant and location for the WWTP	88,799,310	20%	80%	17,759,862	0	17,759,862	0	17,759,862	0	0	0	0	45,079	46,026	117,481	1,150,370	1,173,377	2,490,982	12,736,547	476	37,314
96107	Takaka	New - Takaka WWTP - new disposal system & treatment upgrade	Replacement of existing basins	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
96105		New - Takaka - Increase capacity of pressure main	Connect properties to Peninsular Road or pump direct to the Tata beach Pumping station	2,281,702	24%	76%	329,271	218,338	547,608	0	547,608	0	0	45,273	218,338	283,998	0	0	0	0	0	0	476	1,151
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%	286,626	281,853	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	94,473,929			19,206,417	832,282	20,038,699	888,039	19,150,661	618,000	37,496	220,435	218,338	329,077	46,026	117,481	1,150,370	1,173,377	2,490,982	12,736,547		40,396
			DC Loan to Recover				-82,676																461	-179
			Loan Interest				-1,304,777																240	-5,435
			Total Development Contribution Expenditure				17,818,964																	34,782

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
86072	Richmond	Richmond South Reticulation - Low Level Water Main	New 350mm trunk main from Richmond WTP to Low Level Reservoir	1,575,591	88%	12%	1,386,520	218,563	1,605,083	846,623	758,460	135,960	1,250,560	0	0	0	0	0	0	0	0	0	5,952	127
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	6,358,798	88%	12%	5,595,742	669,503	6,265,245	2,743,530	3,521,716	181,280	2,568,743	2,845,719	0	0	0	0	0	0	0	0	3,512	1,003
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	6,647	101
86047	Richmond	Richmond WTP - Capacity Upgrade	Increase capacity of current WTP including new plant pipe work, pressure cylinder & controls.	813,283	100%	0%	154,908	694,711	849,620	51,206	798,413	0	0	118,572	694,711	0	0	0	0	0	0	0	3,512	227
86032	Richmond	Richmond Reticulation - Waimea WTP Upgrade	Replace tank, strengthen existing building and upgrade to DWSNZ for Mapua	15,450	28%	72%	4,326	728,031	732,357	251,838	480,519	4,326	0	0	0	0	0	0	0	0	0	0	5,952	81
86148	General District	Growth Allowance	Growth Allowance	0	100%	0%	27,527	0	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%	703,210	619,246	1,322,456	426,787	895,669	28,921	68,966	605,323	619,246	0	0	0	0	0	0	0	5,952	150
86051	Richmond	Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	Trunk water main replacement to provide increased capacity.	4,903,512	28%	72%	826,477	547,794	1,374,271	199,838	1,174,433	189,767	193,942	442,768	546,506	0	0	0	0	0	0	0	5,952	197
86008	Brightwater	Brightwater Reticulation - SH6 Main Renewal	Replacement of AC main from Ranzau Road to 3 Brothers Corner	3,943,492	24%	76%	978,150	0	978,150	82,444	895,706	251,682	694,756	0	0	0	0	0	0	0	0	0	6,647	135
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	5,952	15
89001	General District	WWL Share purchase (Annual)	Council's Share of Waimea Dam Capital Costs	0	3%	97%	367,324	9,896,536	10,263,860	1,816,934	8,446,925	0	0	0	0	0	0	0	0	0	0	0	5,952	1,419

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
86028	Richmond	Richmond Source - Waimea Bore Pump Upgrade	Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP	85,380	16%	84%	47,937	611,298	659,235	168,100	491,134	13,661	0	0	0	0	0	0	0	0	0	0	5,952	83
86123	Richmond	Waimea Water Strategy - Brightwater & Wakefield Water Retic,	New and upgraded infrastructure including source, treatment and reticulation to improve level of service and growth capacity to Wakefield and Brightwater	44,020,292	40%	60%	14,003,503	4,450,095	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	6,647	2,329
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	5,026	721
86178	Richmond	Richmond Reticulation	Upgrades to service growth	23,490,814	50%	50%	11,469,728	275,679	11,745,407	0	11,745,407	103,000	105,266	0	275,679	845,232	2,588,945	2,937,015	2,995,755	1,894,515	0	0	7,342	1,600
86184	Brightwater	Brightwater Reticulation	Upgrades to service growth	2,558,607	45%	55%	617,934	533,439	1,151,373	0	1,151,373	0	0	72,760	533,439	545,175	0	0	0	0	0	0	5,026	229
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	5,952	77
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	20,547	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	20,084	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	0	67%	33%	0	173,896	173,896	52,454	121,442	0	0	0	0	0	0	0	0	0	0	0	5,952	20
86137	Mapua/Ruby Bay	Mapua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m³	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	5,952	228
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	5,952	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
			Total Growth Expenditure	99,746,586			40,909,523	23,610,488	64,520,012	11,300,743	53,219,268	1,732,597	5,998,052	5,680,469	6,771,685	5,189,059	5,092,375	5,371,212	3,714,736	1,894,515	249,098	4,992,743		8,766
			DC Loan to Recover				-680,125																6,647	-102
			Loan Interest				7,533,661																2,236	3,370
			Total Development Contribution Expenditure				47,763,059																	12,034

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
96016		NRSBU Capital Growth		0	100%	0%	23,019,171	1,642,806	24,661,977	1,270,291	23,391,686	257,000	786,420	1,607,442	1,642,806	0	0	0	0	0	373,404	19,994,905	5,848	4,000
96065	General District	Growth Allowance	Allowance for the addition of smart technology to low pressure pump systems	246,903	100%	0%	244,650	35,287	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
96011	Mapua/Ruby Bay	Ruby Bay Pump Station Storage Upgrade	Install 68m³ of emergency storage capacity	805,536	37%	63%	30,741	445,306	476,047	229,129	246,918	0	0	30,741	267,308	0	0	0	0	0	0	0	3,449	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	3,449	154
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%	2,490,089	1,348,582	3,838,671	785,146	3,053,525	0	0	0	297,733	574,758	0	0	0	0	0	1,915,331	5,848	522
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	5,605,515	66%	34%	3,710,911	0	3,710,911	617,504	3,093,407	0	0	0	0	0	0	232,612	2,135,374	0	0	1,331,654	4,190	738
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%	37,383	1,953,460	1,990,843	1,116,908	873,935	0	0	0	0	0	0	0	0	0	0	0	3,449	253
96015	Brightwater	New Brightwater North Pump Station & Rising Main	New pump station and rising main connecting to existing pump	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	3,449	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
			station to accommodate growth																					
96047	Richmond	Richmond South - new pump stations and rising main	Staging of new pump station and rising main to accommodate growth in Richmond South	18,820,985	95%	5%	16,974,953	1,754,277	18,729,230	3,248,318	15,480,912	293,550	0	0	1,676,128	1,713,003	114,777	2,689,718	2,386,059	0	0	9,006,701	6,536	2,369
96080		Part B - New pump station at Wakefield and increase capacity	Pump station at Wakefield and rising main connecting gravity reticulation at Burkes Bank	24,290,429	62%	38%	12,325,330	2,734,736	15,060,066	0	15,060,066	63,860	65,265	200,494	2,734,736	6,288,525	5,707,186	0	0	0	0	0	7,223	2,085
96053	Brightwater	Part A Brightwater - Lord Rutherford Pump Station	New pump station with emergency storage capacity and new rising main (to Brightwater bridge)	9,745,002	62%	38%	5,694,228	569,829	6,264,057	5,202,750	1,061,307	63,860	65,265	0	341,842	2,717,342	2,853,593	0	0	0	0	0	6,536	162
96073	Mapua/Ruby Bay	Mapua Central - new gravity reticulation	New 200m gravity pipe connecting into Aranui Road trunk main	590,332	90%	10%	531,299	0	531,299	148,569	382,729	0	94,739	436,559	0	0	0	0	0	0	0	0	4,190	91
96081		Part C - New pressure main from Burkes Banks to Beach Road	Includes pipework from Burkes Bank to Richmond south and to Beach Road	36,860,642	62%	38%	22,853,598	0	22,853,598	0	22,853,598	63,860	65,265	0	0	0	214,019	3,641,898	7,429,472	7,578,061	3,861,022	0	7,223	3,164
96099		New - Richmond Intensification - new duplicate pipe	To increase capacity of pipe network	1,696,814	50%	50%	269,481	578,926	848,407	0	848,407	0	0	269,481	578,926	0	0	0	0	0	0	0	7,223	117
96097		New - Richmond Intensification	Increase capacity of reticulation	1,296,320	50%	50%	372,481	275,679	648,160	0	648,160	103,000	0	269,481	275,679	0	0	0	0	0	0	0	7,223	90
96098		New - Richmond Intensification - Oxford Street wastewater main	To increase the capacity of wastewater reticulation within the Oxford /Queen Street catchment.	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	7,223	87
96117		Richmond South - reticulation in Bateup and Whites Road Area	Reticulation for areas identified for growth	2,185,736	94%	6%	1,536,316	518,277	2,054,592	0	2,054,592	0	0	506,624	518,277	476,711	486,722	66,259	0	0	0	0	7,223	284
96118		Richmond West - reticulation to service commercial/ industrial	Upsize the pressure pipe reticulation	3,101,692	83%	17%	1,201,523	1,372,882	2,574,404	0	2,574,404	0	262,112	939,411	1,372,882	0	0	0	0	0	0	0	7,223	356

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
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	5,848	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	5,848	10
			Total Growth Expenditure	116,156,182			94,758,556	13,418,856	108,177,411	14,098,473	94,078,938	878,090	1,372,752	4,294,726	9,741,603	12,116,320	9,818,143	8,374,157	11,950,905	7,578,061	4,234,426	33,293,973		14,928
			DC Loan to Recover				-1,254,630																6,536	-192
			Loan Interest				-1,495,678																2,197	-681
			Total Development Contribution Expenditure				92,008,247																	14,055

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	15,861	100%	0%	48,894	333,753	382,647	818,373	-435,726	15,861	0	0	0	0	0	0	0	0	0	0	796	-547
66001	Richmond	Borck Creek Widening - Reed Andrews to SH6	Final section of Borck Creek to be upgraded	12,165,206	94%	6%	11,435,293	0	11,435,293	316,245	11,119,049	0	0	0	0	0	0	0	0	0	878,071	10,557,222	5,652	1,967
66016	Richmond	Reed / Andrews Drain Upgrade	Increase capacity of Reed/Andrews drain to cater for increased flows in Bateup Drain.	4,950,373	94%	6%	4,653,351	0	4,653,351	191,956	4,461,395	0	0	0	0	0	0	441,727	4,211,624	0	0	0	5,085	877
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%	3,815,494	0	3,815,494	91,501	3,723,994	716,880	1,373,721	1,406,691	0	0	0	0	0	0	0	0	5,652	659
66108		Mapua Seaton Valley Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	4,300,363	60%	40%	2,580,218	0	2,580,218	0	2,580,218	0	0	0	0	0	0	0	1,846,857	733,361	0	0	6,219	415

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
66059		Richmond Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	9,116,189	60%	40%	4,805,183	5,313,890	10,119,073	2,268,776	7,850,297	1,452,300	947,394	0	0	0	0	0	0	1,150,433	1,919,586	0	5,085	1,544
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	87,062	1,191,065	0	0	1,278,127	0	0	0	0	0	0	0	0	3,086	386
66037	Mapua/Ruby Bay	Seaton Valley Stormwater Detention Dam Construction	Stormwater detention dam to serve growth in north-western Mapua.	0	59%	41%	12,331	250,174	262,505	161,802	100,704	0	0	0	0	0	0	0	0	0	0	0	3,086	33
66048	Richmond	Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upgrade	Upgrade the Reed/Andrews drain and replace the existing culvert under SH6 with a bridge to match the increased flow capacity of the drain.	19,474,927	94%	6%	20,762,182	100,398	20,862,580	959,915	19,902,665	538,319	0	0	0	0	7,048,812	6,736,337	3,982,964	0	0	0	5,085	3,914
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%	8,248,631	4,058,520	12,307,151	1,527,978	10,779,173	0	0	253,312	3,474,526	3,550,966	0	0	0	0	0	0	5,085	2,120
66049	Richmond	Bateup Drain Paton Road Culvert Upgrade	Replacement of the existing culvert to provide increased capacity associated with adjacent developments.	2,456,613	93%	7%	2,284,650	0	2,284,650	69,549	2,215,101	0	0	0	0	0	0	218,514	2,066,136	0	0	0	5,085	436
66051	Richmond	Borck Creek Widening - Headingly Lane to Estuary	Upgrade the capacity of Borck Creek between Lower Queen Street and the estuary	5,585,891	64%	36%	4,630,203	1,395	4,631,597	429,197	4,202,401	58,917	2,136,310	1,379,743	0	0	0	0	0	0	0	0	5,085	826
66044	Richmond	SH6 Richmond Deviation Stormwater Improvements	Improve conveyance of stormwater under the deviation towards coast to prevent flooding. Upgrade the existing and	2,919,840	19%	81%	554,770	0	554,770	156,481	398,289	0	0	0	0	0	0	0	0	12,785	13,028	528,956	3,086	129

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
			construct a new culvert under SH 6 Richmond Deviation.																					
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.	7,920,647	60%	40%	6,060,635	43,186	6,103,821	971,701	5,132,120	3,236,558	1,515,830	0	0	0	0	0	0	0	0	0	5,085	1,009
66057	Richmond	Borck Creek Widening - SH60 to Reed/Andrews	Upgrade the capacity of Borck Creek between SH60 and Reed/Andrews for future flows.	6,028,951	94%	6%	6,092,113	54,494	6,146,607	1,505,827	4,640,780	242,050	0	0	0	0	0	276,079	2,549,052	2,600,033	0	0	5,085	913
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	131,127	1,661,956	0	0	0	0	0	0	1,793,083	0	0	0	0	3,708	448
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. This option allows for developers to excavate fill and Council to construct a 10m wide environmental channel	490,823	33%	67%	198,391	845,466	1,043,858	194,389	849,468	50,985	0	0	0	110,987	0	0	0	0	0	0	5,085	167
66099	Bright water	Brightwater Capacity Upgrade for Intensification T-002, T-103	Brightwater Capacity Upgrade for Intensification T-002, T-103	651,900	58%	42%	218,208	159,894	378,102	0	378,102	0	155,688	62,520	159,894	0	0	0	0	0	0	0	6,219	61
66090	Richmond	Richmond South Stormwater Channel Programme		4,061,411	54%	46%	2,133,615	59,547	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	6,219	353
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	6,219	662

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
66097	Richmond	Richmond Intensification Stormwater Capacity Upgrades (FDS T-22, T-23, T-112)		18,689,973	50%	50%	9,234,715	110,272	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	6,219	1,503
66101	Wakefield	Wakefield Church Land Capacity Upgrade for Development (FDS T-30)		126,319	64%	36%	80,844	0	80,844	0	80,844	0	80,844	0	0	0	0	0	0	0	0	0	4,330	19
66102	Wakefield	Wakefield Capacity Upgrades for Intensification (FDS T-029)		947,619	64%	36%	306,537	299,939	606,476	0	606,476	0	0	0	299,939	306,537	0	0	0	0	0	0	6,219	98
66100	Brightwater	Brightwater Business Area Capacity Upgrades (FDS T-105 and T-171)		352,442	51%	49%	179,745	0	179,745	0	179,745	0	0	0	0	0	0	179,745	0	0	0	0	4,330	42
66103	Wakefield	Edward Street Development Area Stormwater Upgrade (FDS T-107 and T-30)		288,884	100%	0%	288,884	0	288,884	0	288,884	0	0	288,884	0	0	0	0	0	0	0	0	6,219	46
66062	Richmond	Poutama Drain Widening Stage 2	Required more capacity for Washbourn Stormwater Diversion discharge	0	35%	65%	0	689,485	689,485	247,298	442,188	0	0	0	0	0	0	0	0	0	0	0	5,085	87
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	94,493	76,512	0	0	0	0	0	0	0	0	0	0	0	1,526	50
			Total Growth Expenditure	120,395,188			95,814,794	12,491,418	108,306,212	10,223,670	98,082,542	6,470,491	6,371,898	4,835,275	4,104,177	4,142,044	7,899,137	11,535,747	17,105,962	4,868,182	3,189,315	19,972,805	129,635	18,215
			DC Loan to Recover				-5,829,590																5,652	-1,031
			Loan Interest				5,400,692																2,013	2,683
			Total Development Contribution Expenditure				95,385,895																	19,866

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.

		2020/2021			2021/2022			2022/2023		
Description	**Catchment**	**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%

		2020/2021			2021/2022			2022/2023		
Description	**Catchment**	**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

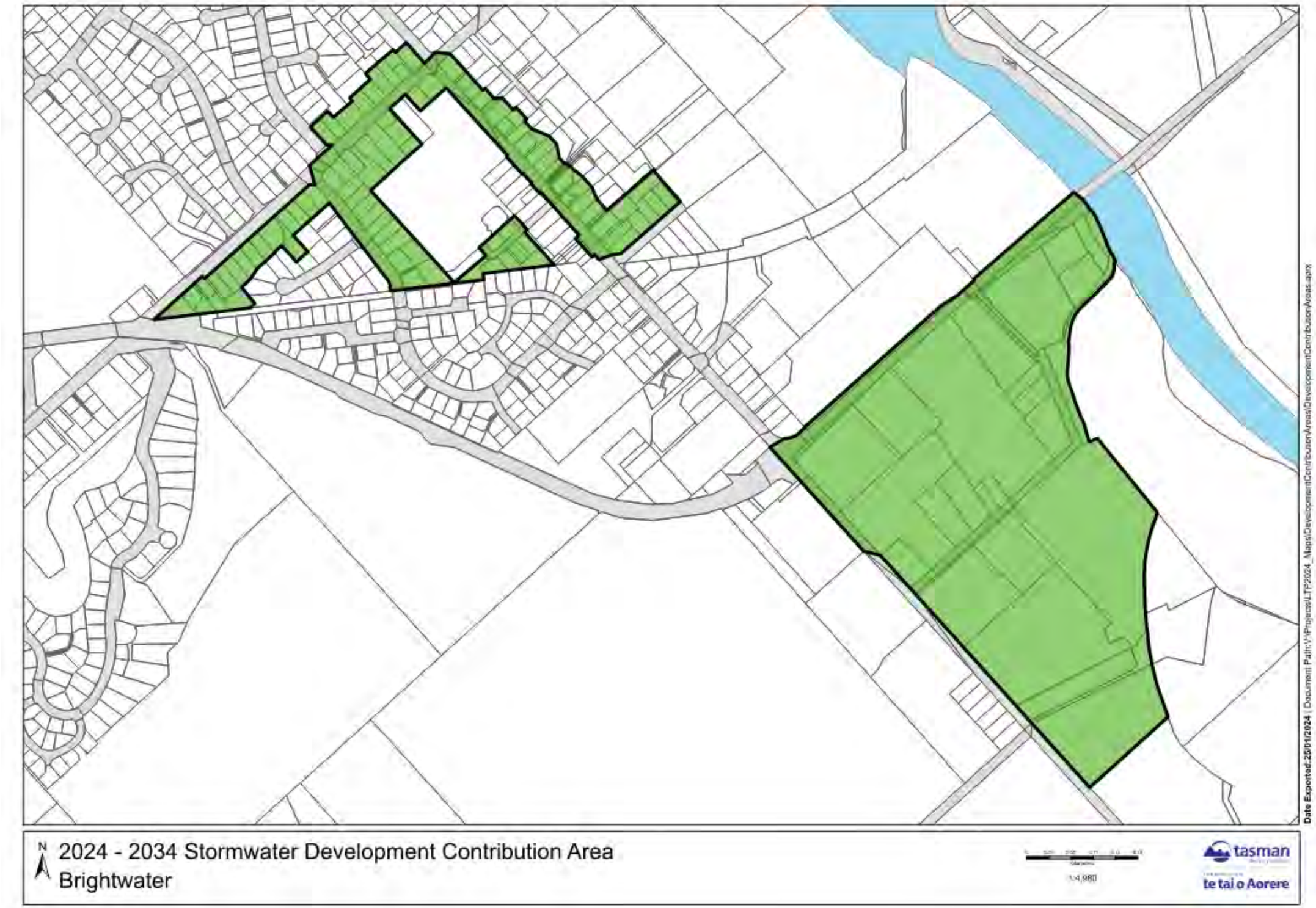
All expenditure in this schedule is 100% funded from reserve and community service financial contributions. Figures are inflation adjusted and exclude GST. Excludes interest on the accounts.

	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	1,290,681	608,484	498,048	533,812	369,698	50,679	103,486	52,778	53,834	109,713
Sportsfields	28,354	-	-	30,356	99,931	102,030	104,172	106,256	108,381	110,440
Playgrounds	175,757	81,136	178,036	84,994	86,864	88,688	90,551	197,919	94,209	95,999
Miscellaneous										
Waimea Plains Community Centre	-	301,540	1,029,000	1,053,000	-	-	-	-	-	-
Motueka Community Pool	-	-	320,613	710,001	725,694	-	-	-	-	-
Cemeteries	105,323	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	25,339	116,423	-	-	-
Gardens/Picnic Areas	165,262	94,864	69,638	123,659	126,379	167,042	202,889	107,989	110,148	112,241
New Reserve Land	490,410	-	970,131	1,306,167	428,251	1,093,110	-	1,366,064	-	-
RichmondAtletic Association FC	435,000	-	-	-	-	-	-	-	-	-
Joint Cemtetry	686,032	-	-	-	-	-	-	-	-	-
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	3,618,329	1,180,465	3,299,745	4,026,101	2,196,431	1,709,017	680,652	1,895,398	474,579	489,888
Waimea/Moutere and Lakes Ward Reserve										
PROJECTS										
Walkways/Cycleways	58,672	23,182	23,738	24,284	24,818	25,339	25,872	26,389	26,917	27,428
Sportsfields	354,098	-	-	-	62,046	253,396	-	-	-	-
Gardens/Picnic Areas	64,036	46,363	23,738	48,568	24,818	76,018	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	692,999	14,064	48,803	25,362	31,555	33,470	5,625	5,737	16,444	4,616
Toilets /General	170,120	-	23,738	109,279	-	-	25,872	118,752	-	-
Coastcare	63,875	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	391,000	-	-	-	-	-	-	-	-	-
Tapawera Community Centre	-	264,000	1,083,000	-	-	-	-	-	-	-
Waimea Plains Community Centre	-	704,073	2,402,000	2,457,000	-	-	-	-	-	-
Motueka Community Pool	-	-	854,197	1,893,361	1,935,185	-	-	-	-	-
Murch Sports Centre	-	-	-	-	110,359	1,352,120	1,380,515	-	-	-
Joint Cemtery	233,000									
New Reserve Land	1,302,782	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	3,434,269	1,906,102	4,674,522	4,677,786	3,857,111	2,153,147	1,582,919	404,372	194,240	185,790

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Motueka Ward Reserve										
PROJECTS										
Walkways/Cycleways	17,013	17,387	17,804	18,214	18,614	19,005	19,404	19,792	20,188	20,572
Toilets /General	22,683	104,319	-	-	24,818	114,029	-	-	26,917	123,428
Sportsfields	226,828	86,932	178,036	-	-	-	64,679	197,919	-	-
Gardens/Picnic Areas	-	40,568	12,744	-	37,227	-	52,866	-	-	41,142
Playgrounds	279,389	81,136	83,083	182,131	86,864	88,688	90,551	92,362	94,209	95,999
Cemeteries	18,266	-	14,243	19,427	24,818	-	20,697	-	-	-
Coastcare	17,013	17,387	17,804	18,214	18,614	19,005	19,404	19,792	20,188	20,572
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 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	624,627	392,086	1,223,344	2,184,357	2,200,113	295,799	315,161	378,345	210,874	351,993
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	63,539	-	-	97,136	-	101,358	-	-	-	-
Gardens/Picnic Areas	-	17,387	-	18,214	-	19,005	-	19,792	-	20,572
Cemeteries	7,215	-	-	-	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	121,551	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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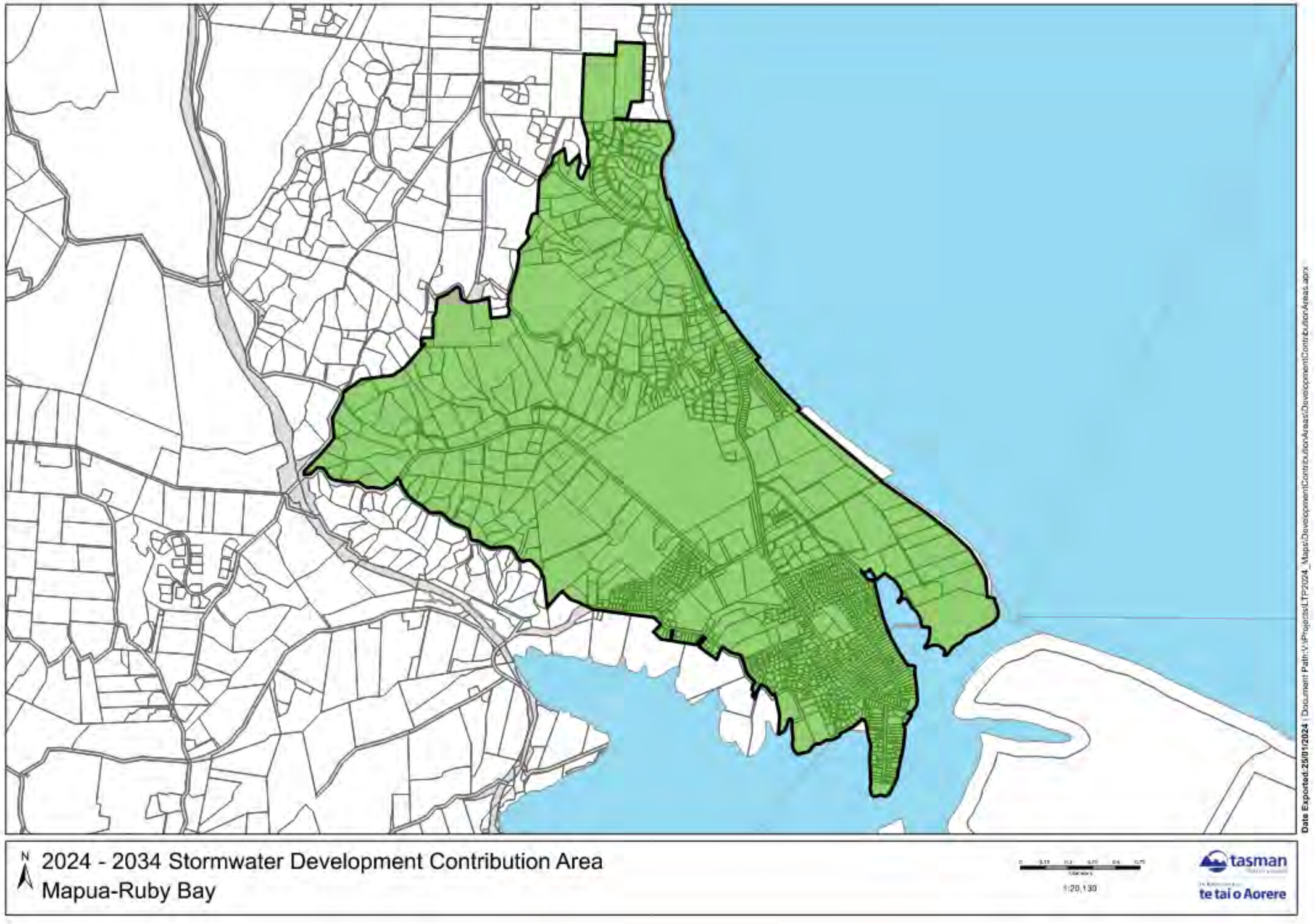
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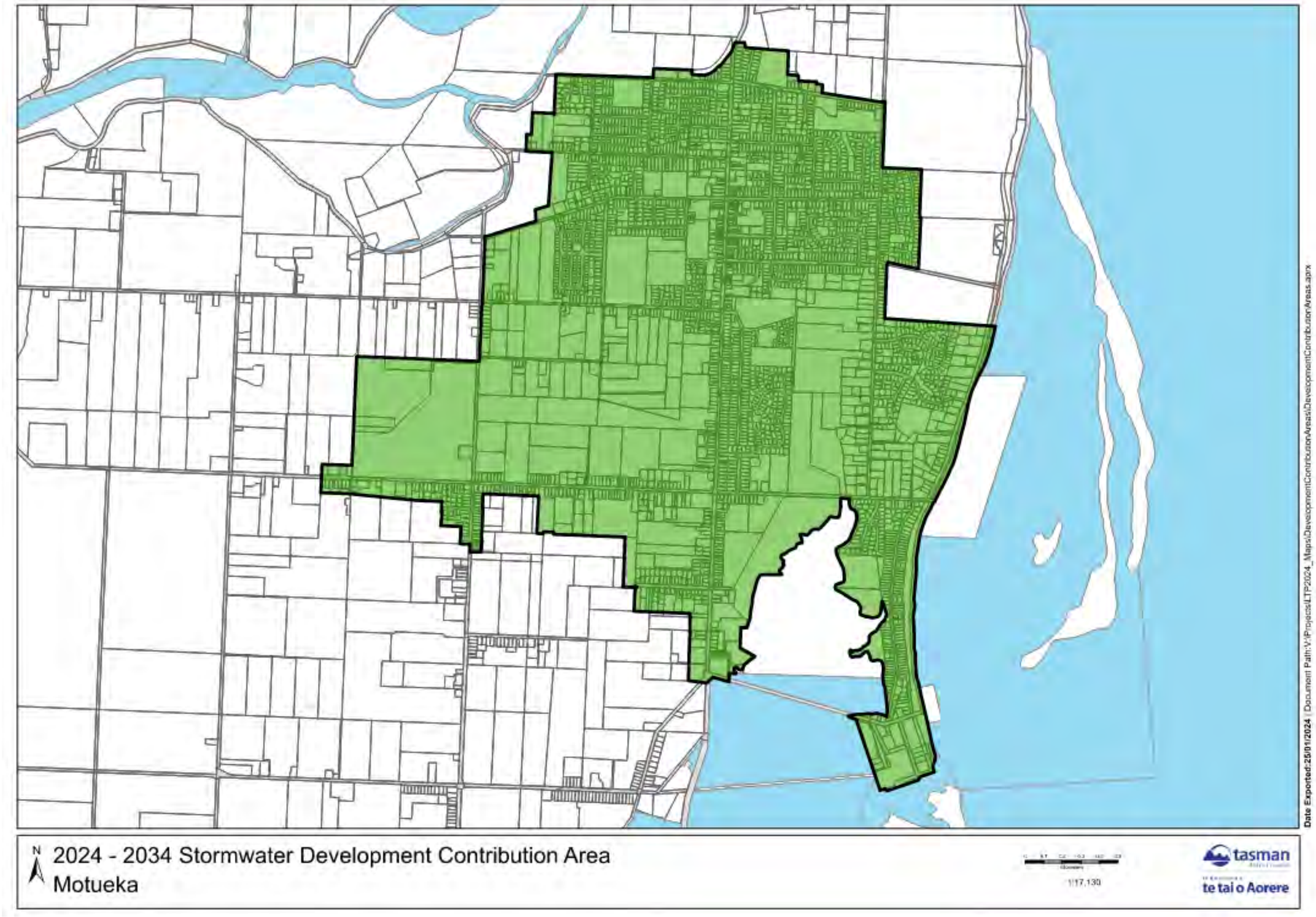
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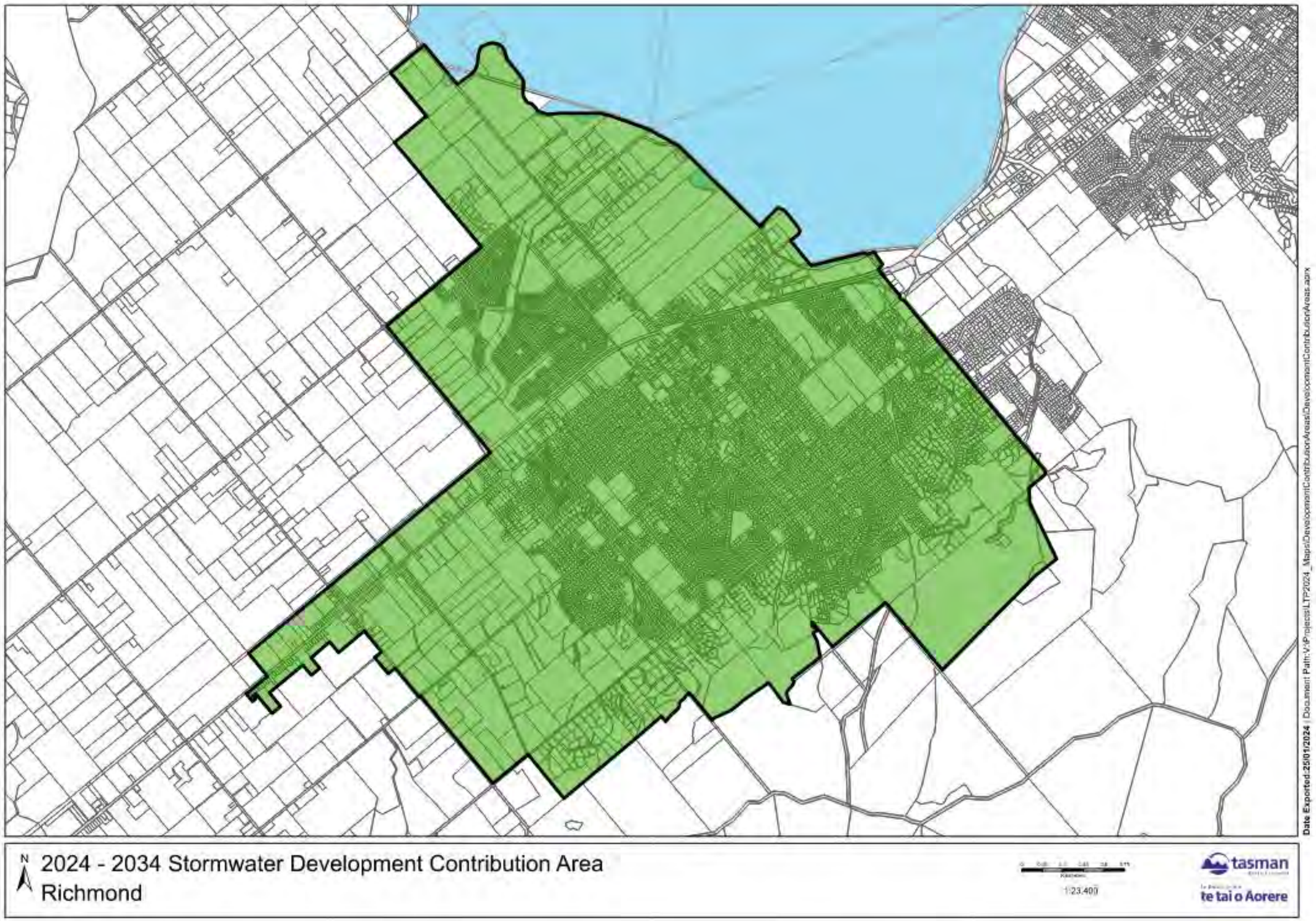
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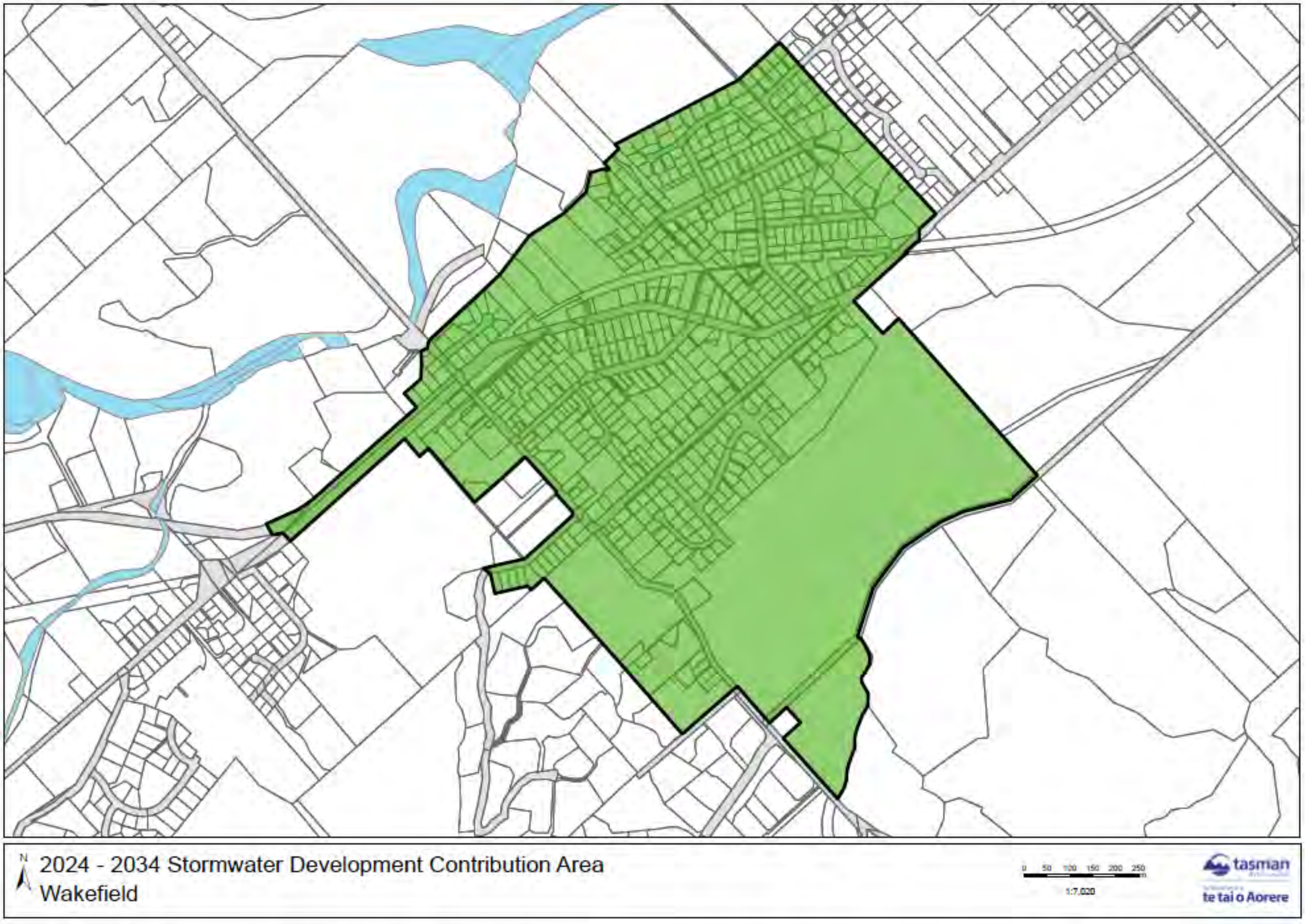
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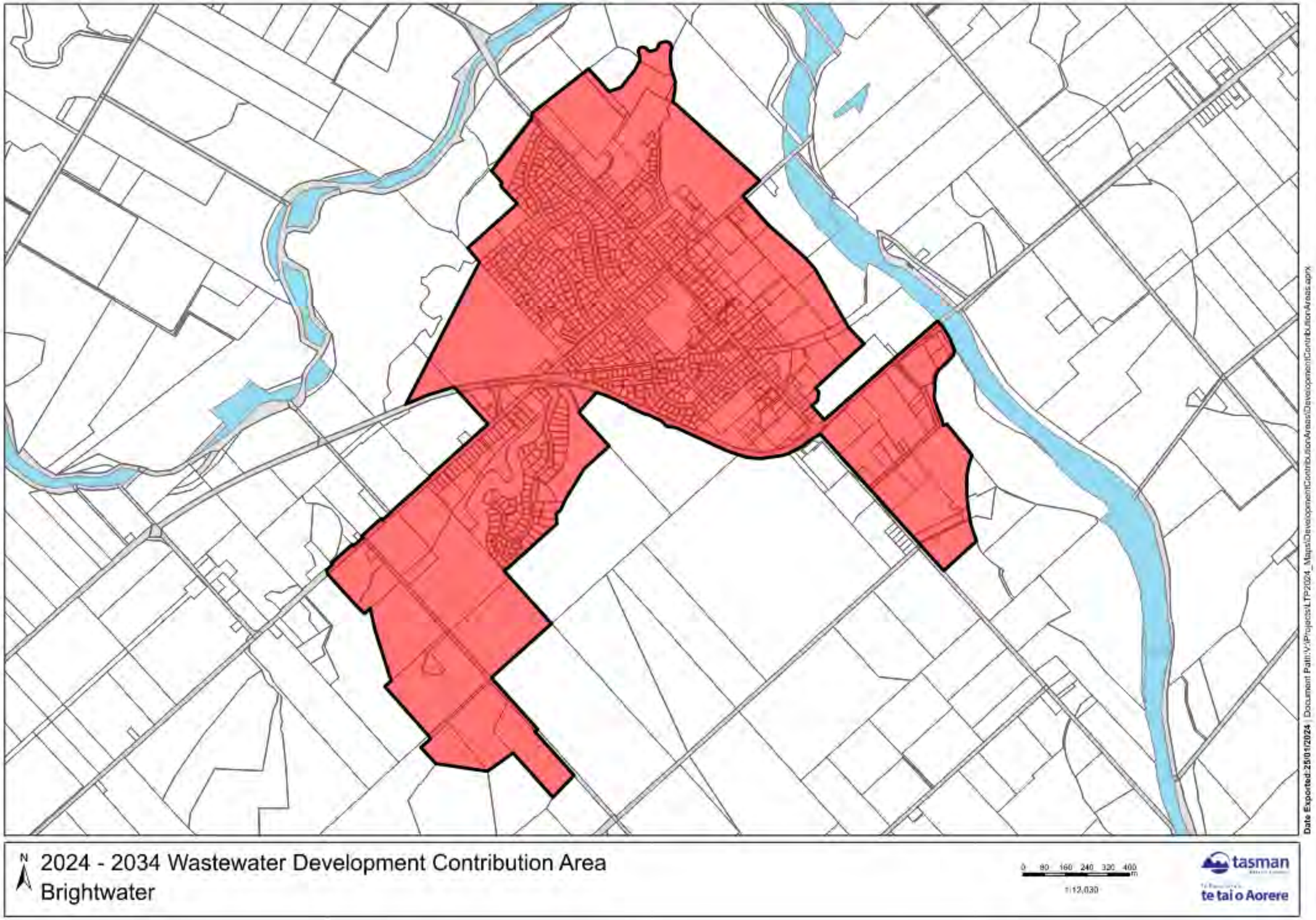
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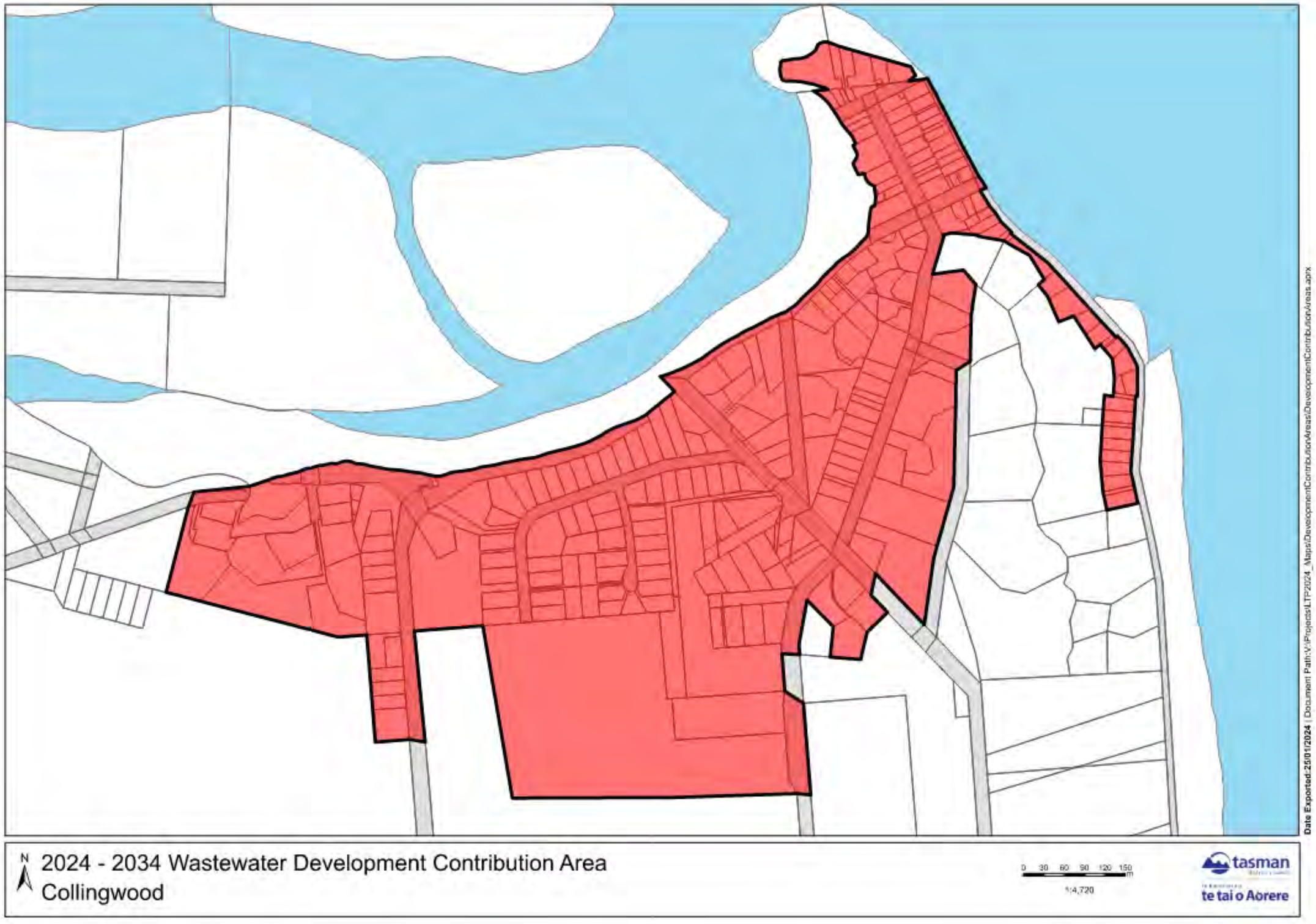
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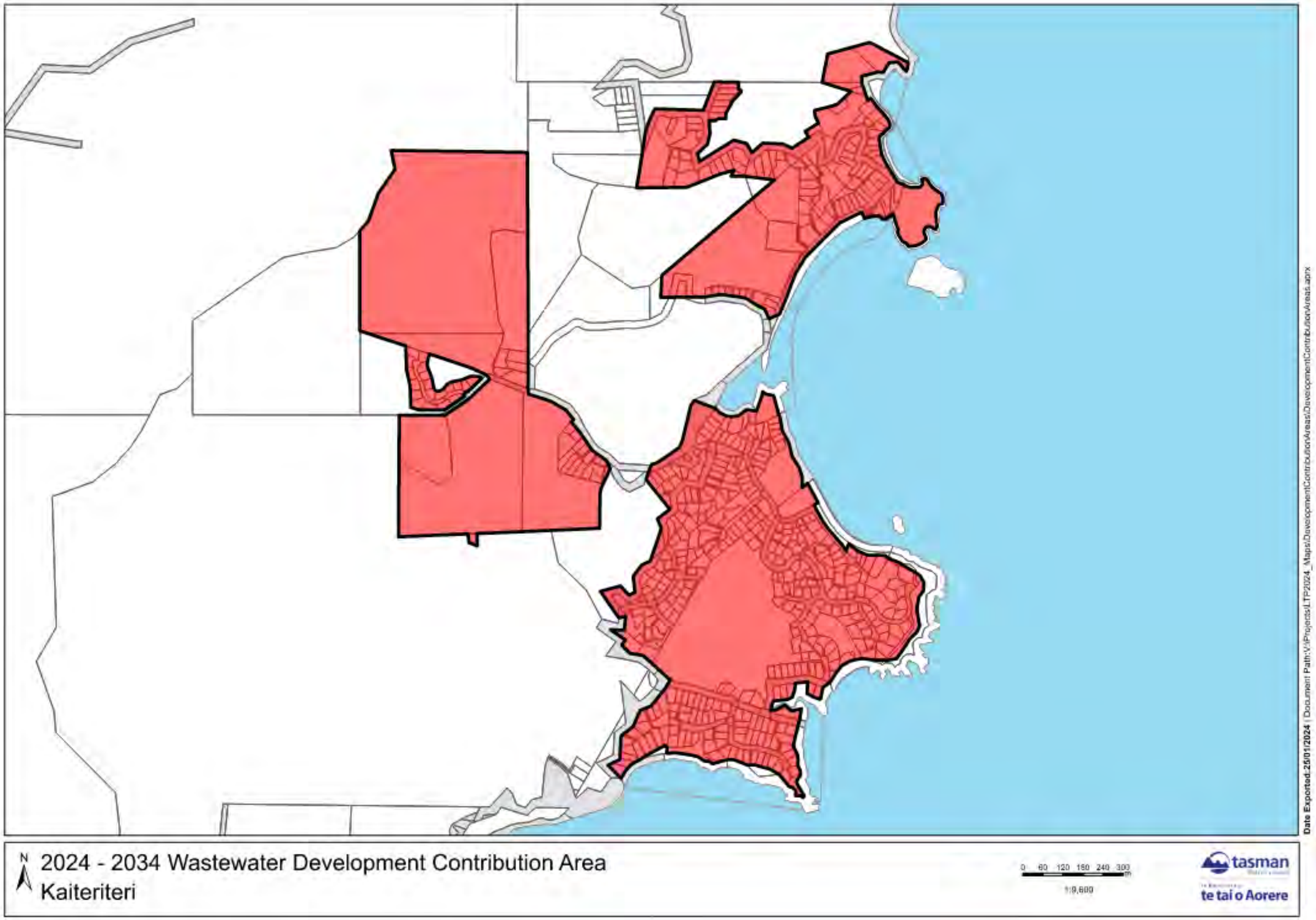
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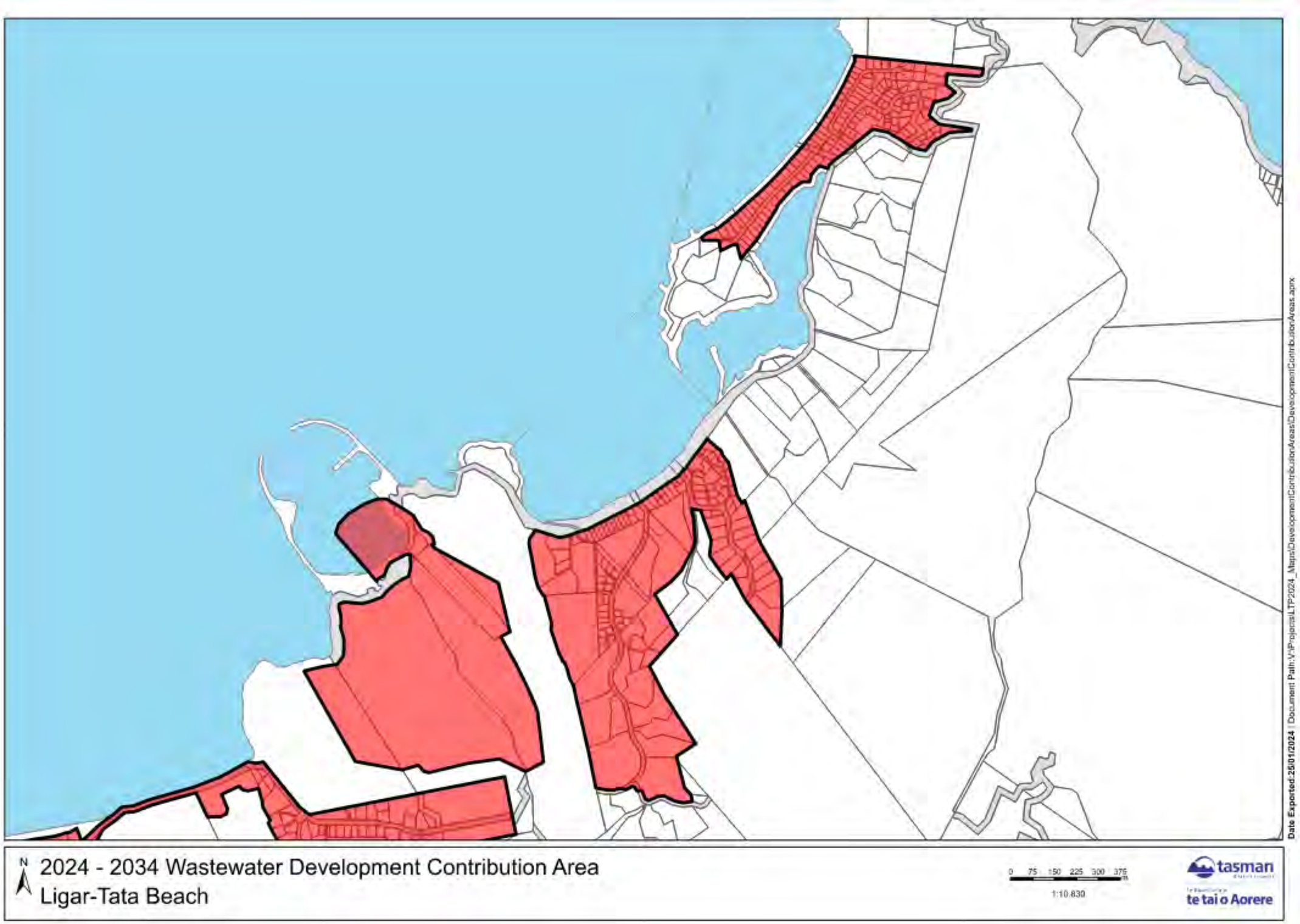
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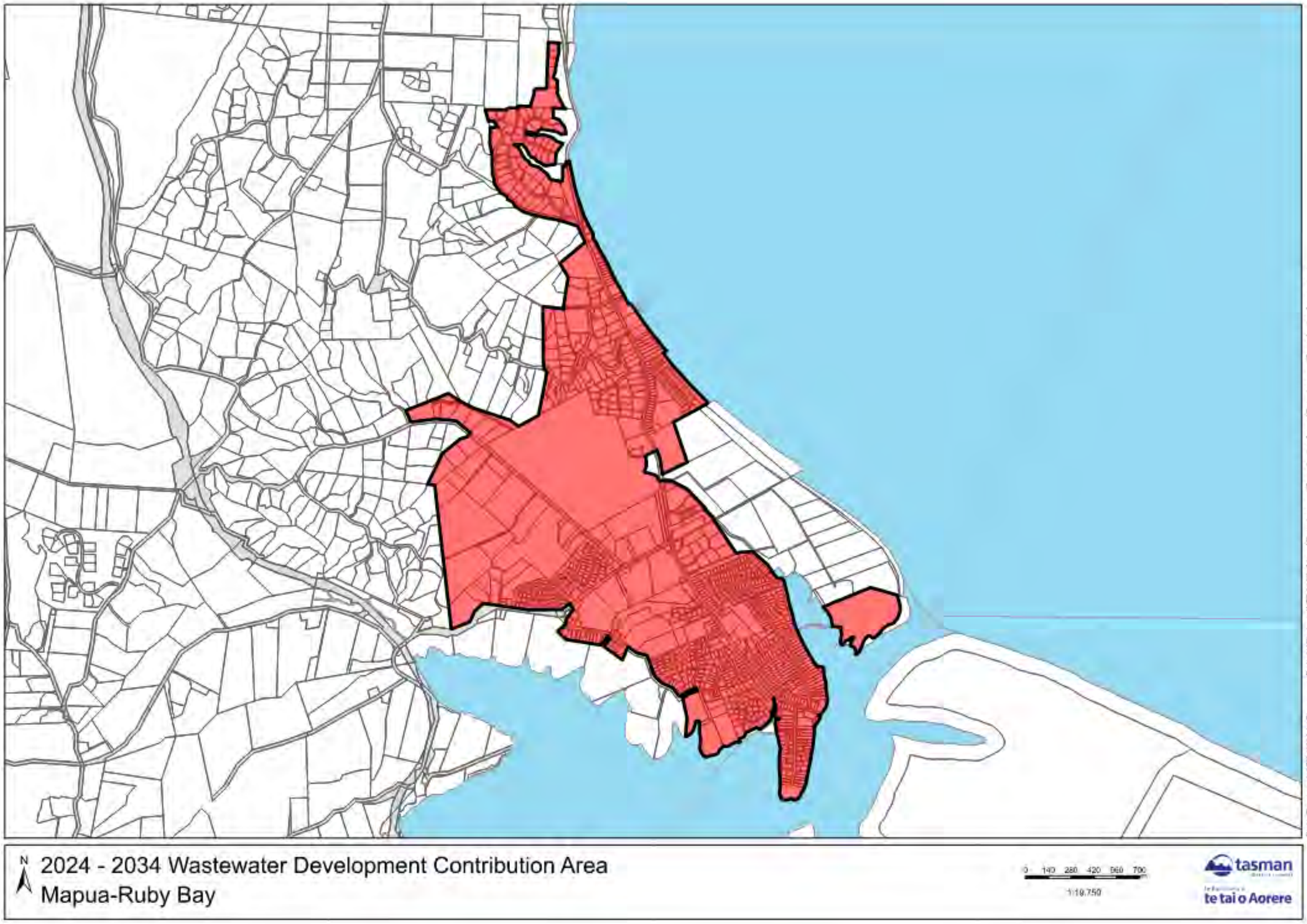
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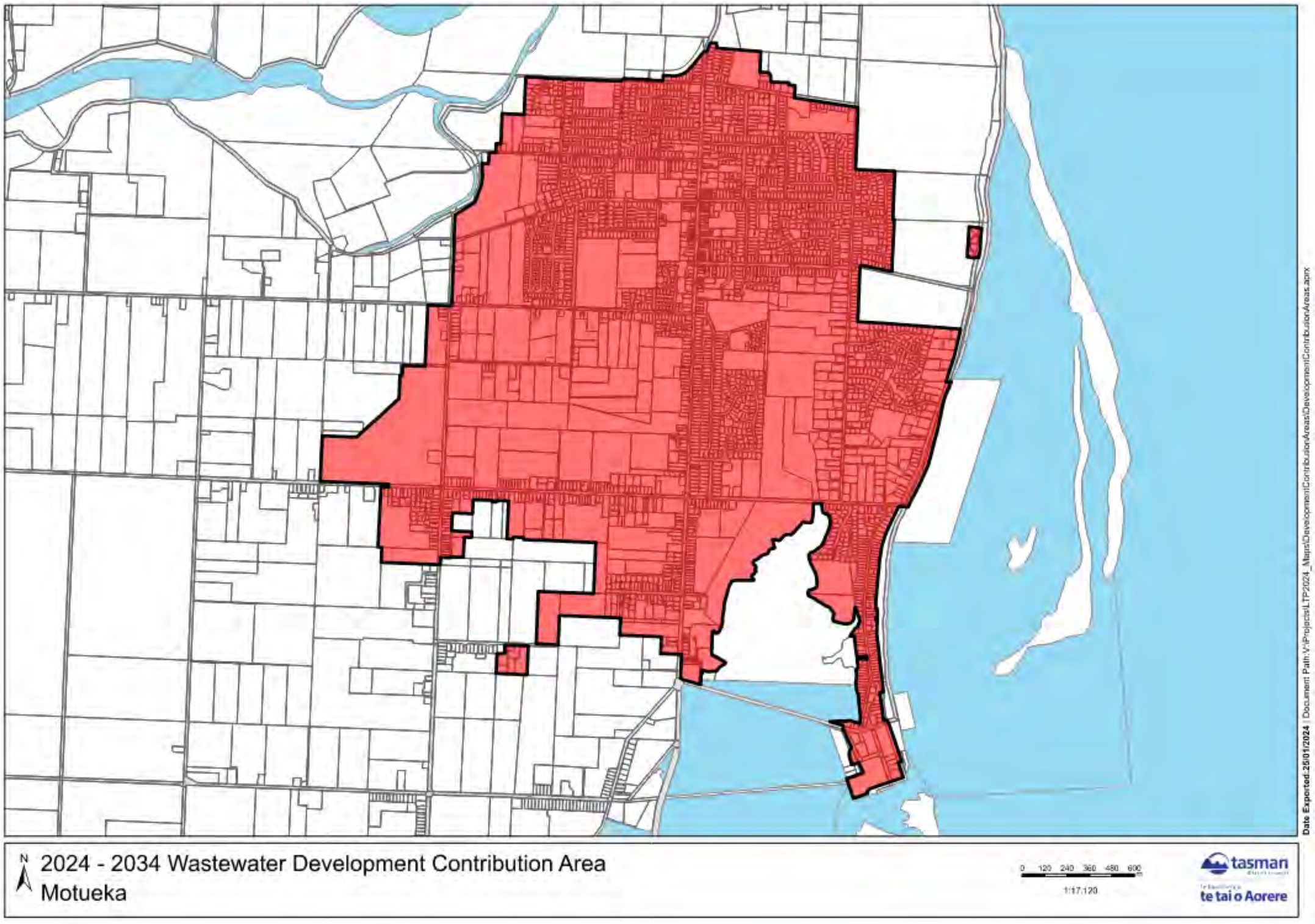
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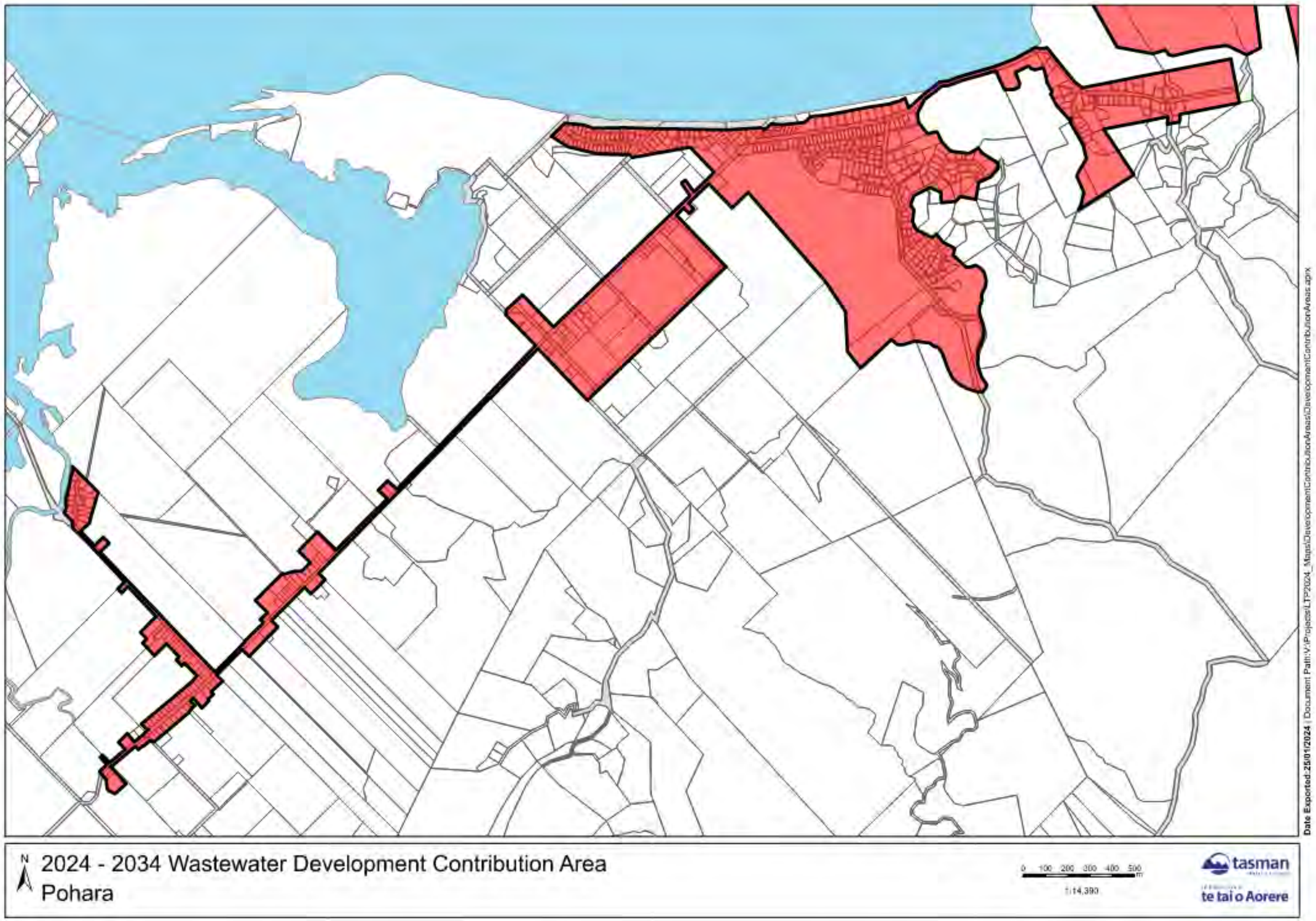
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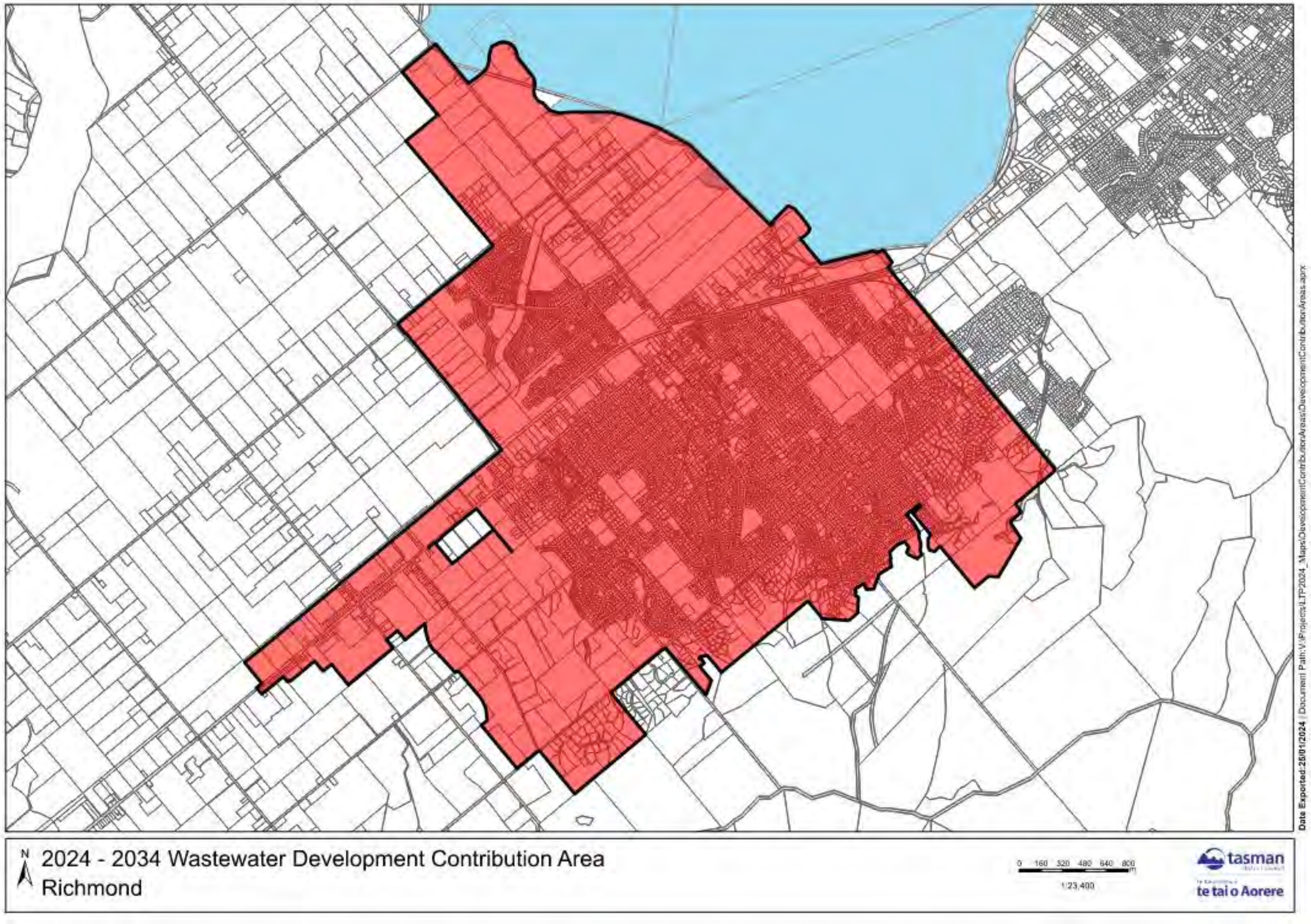
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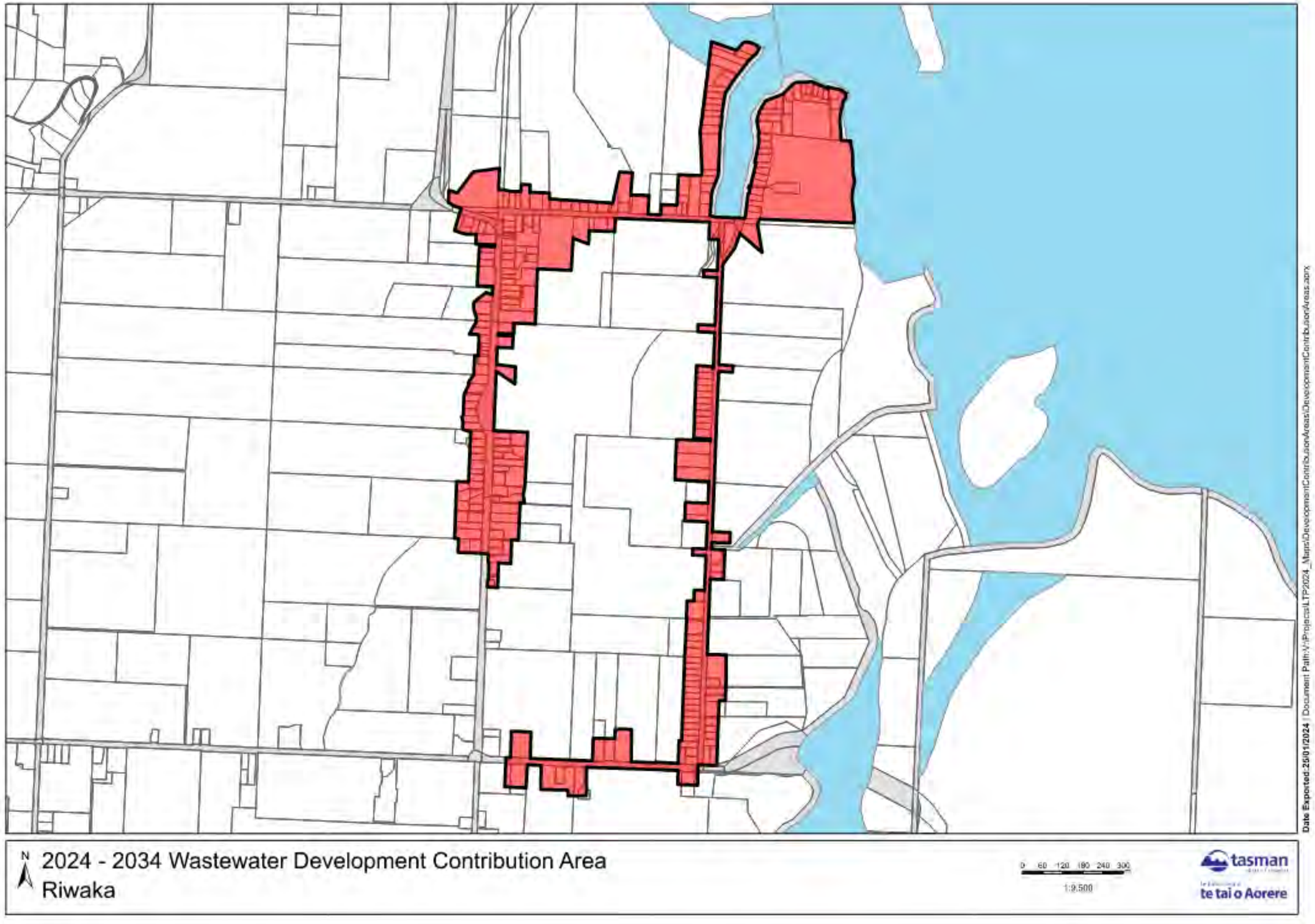
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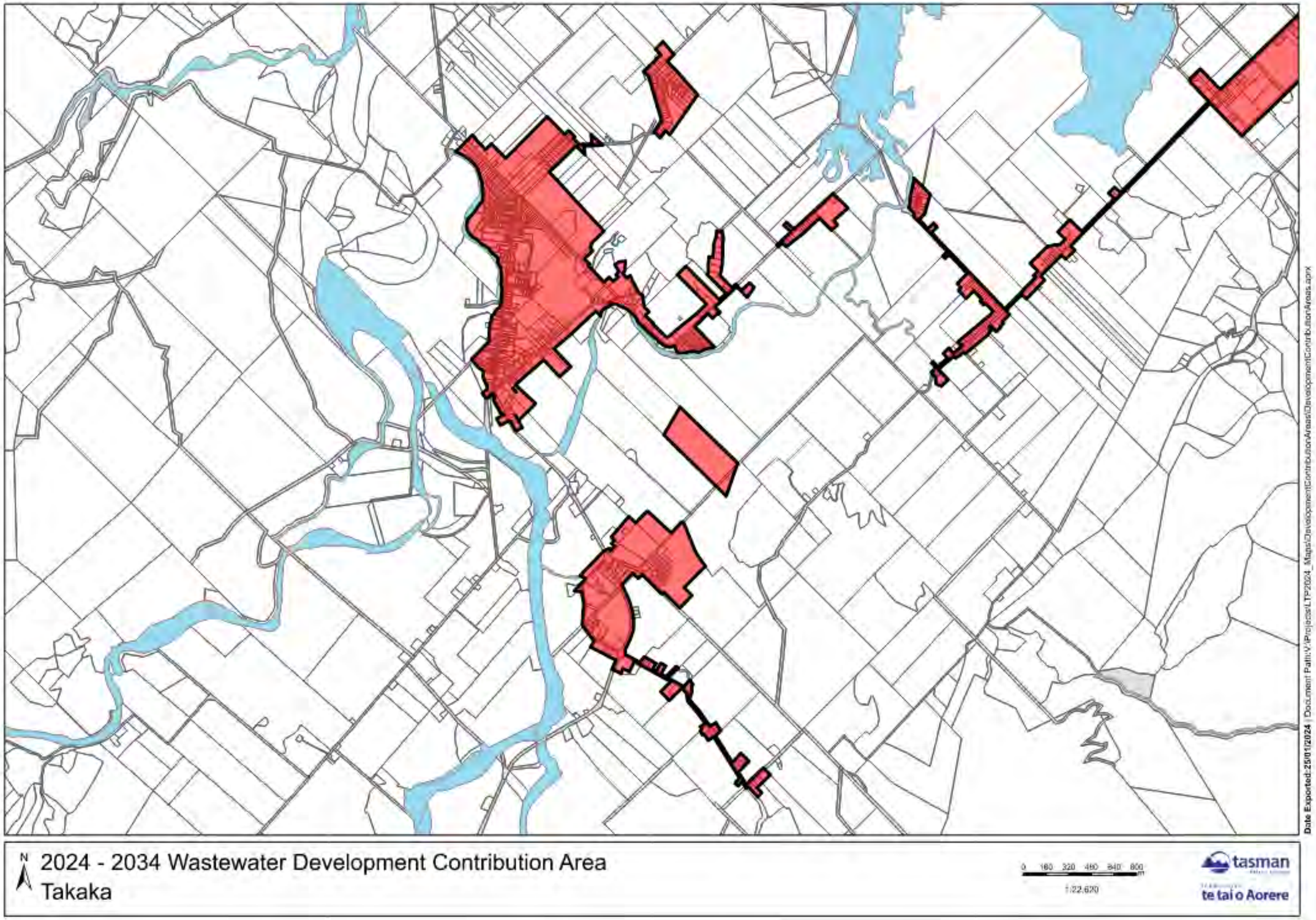
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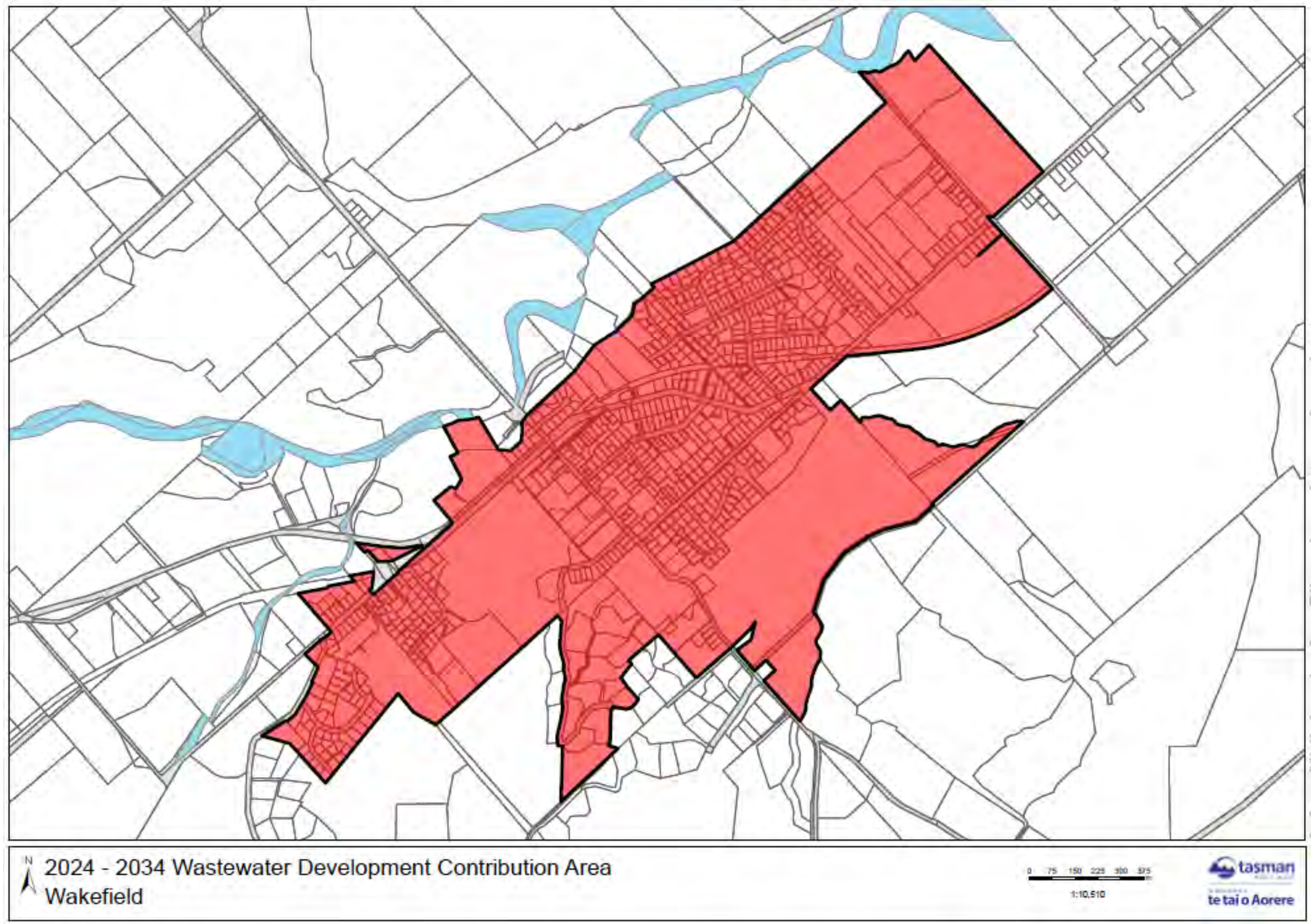
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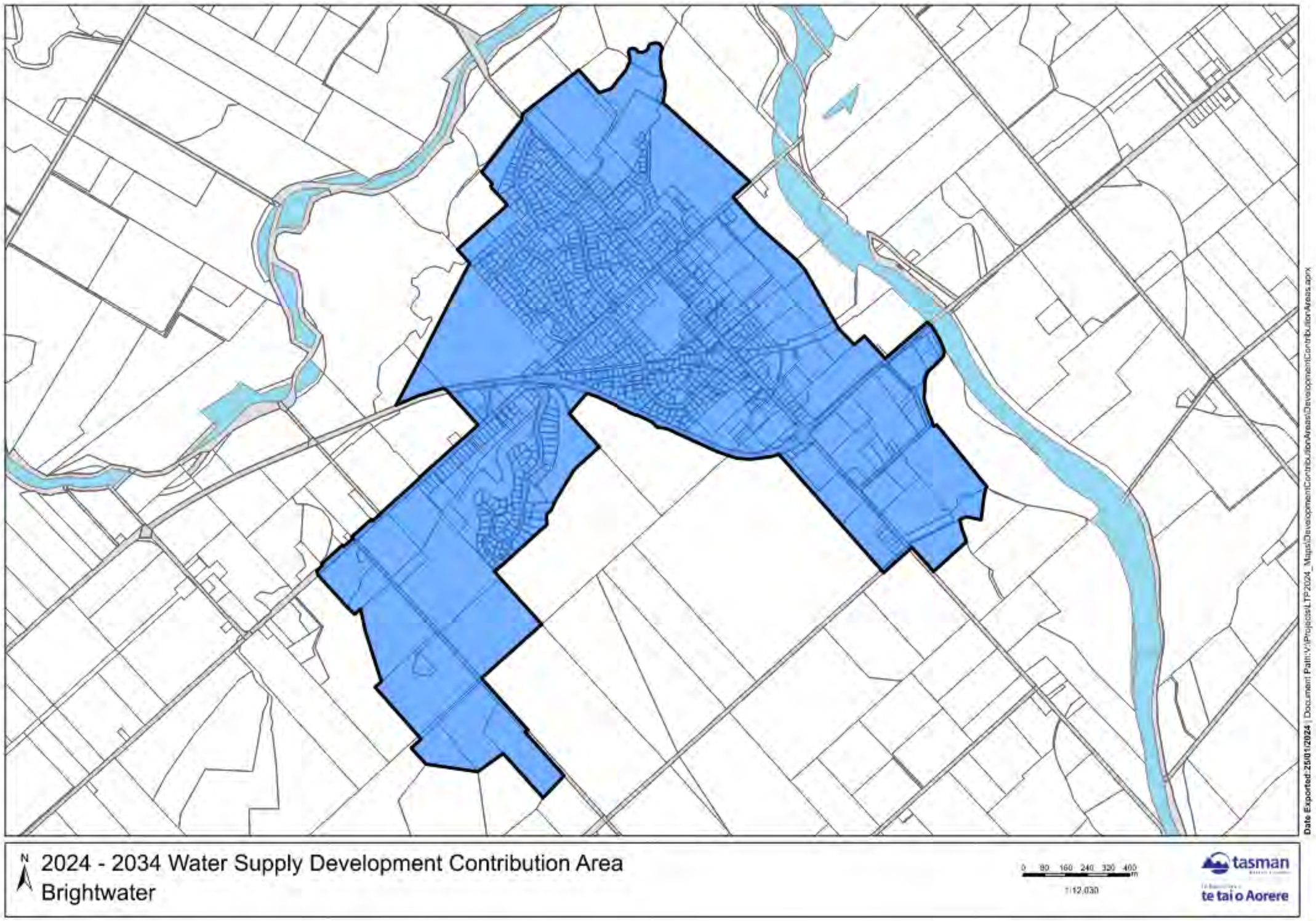
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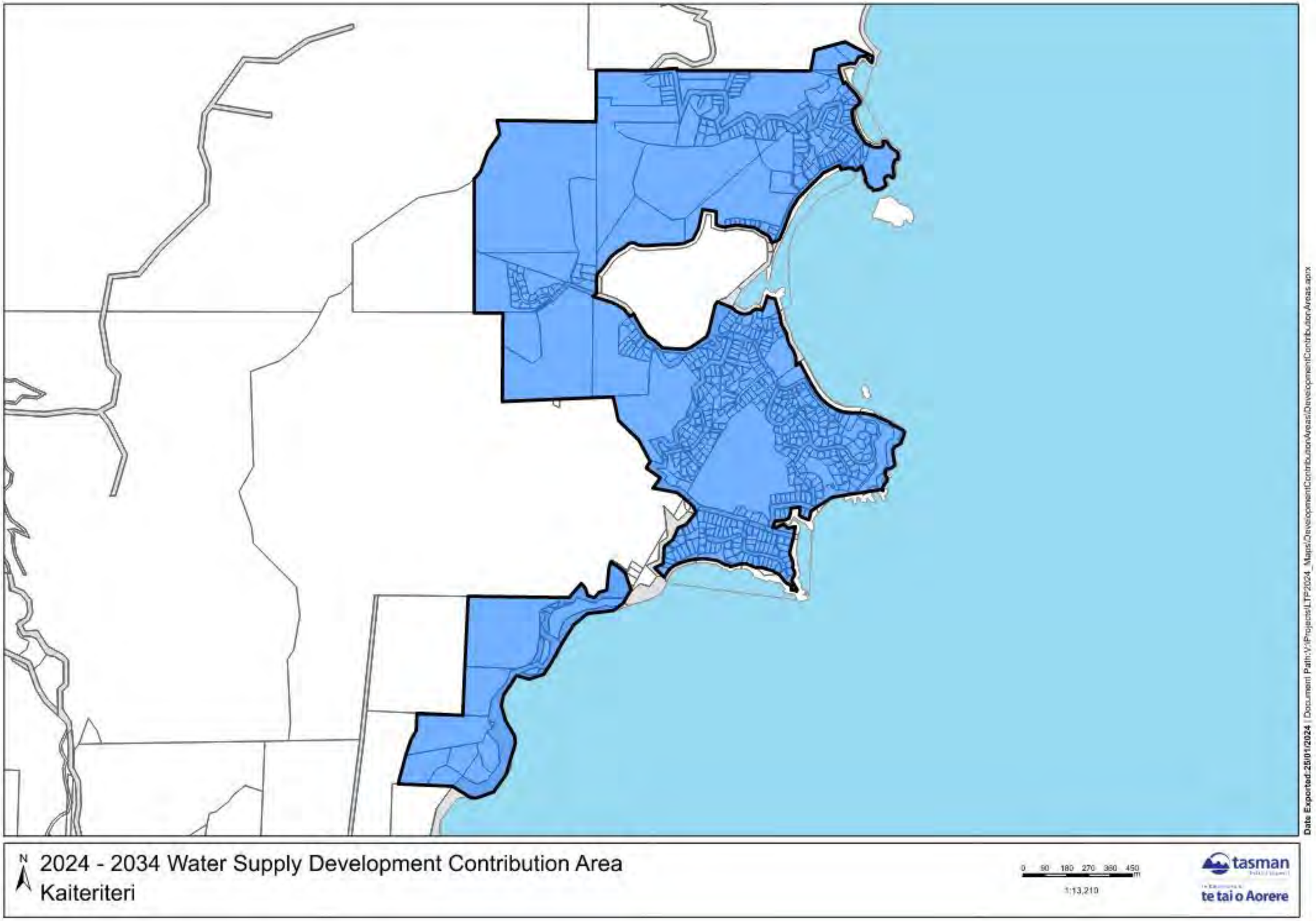
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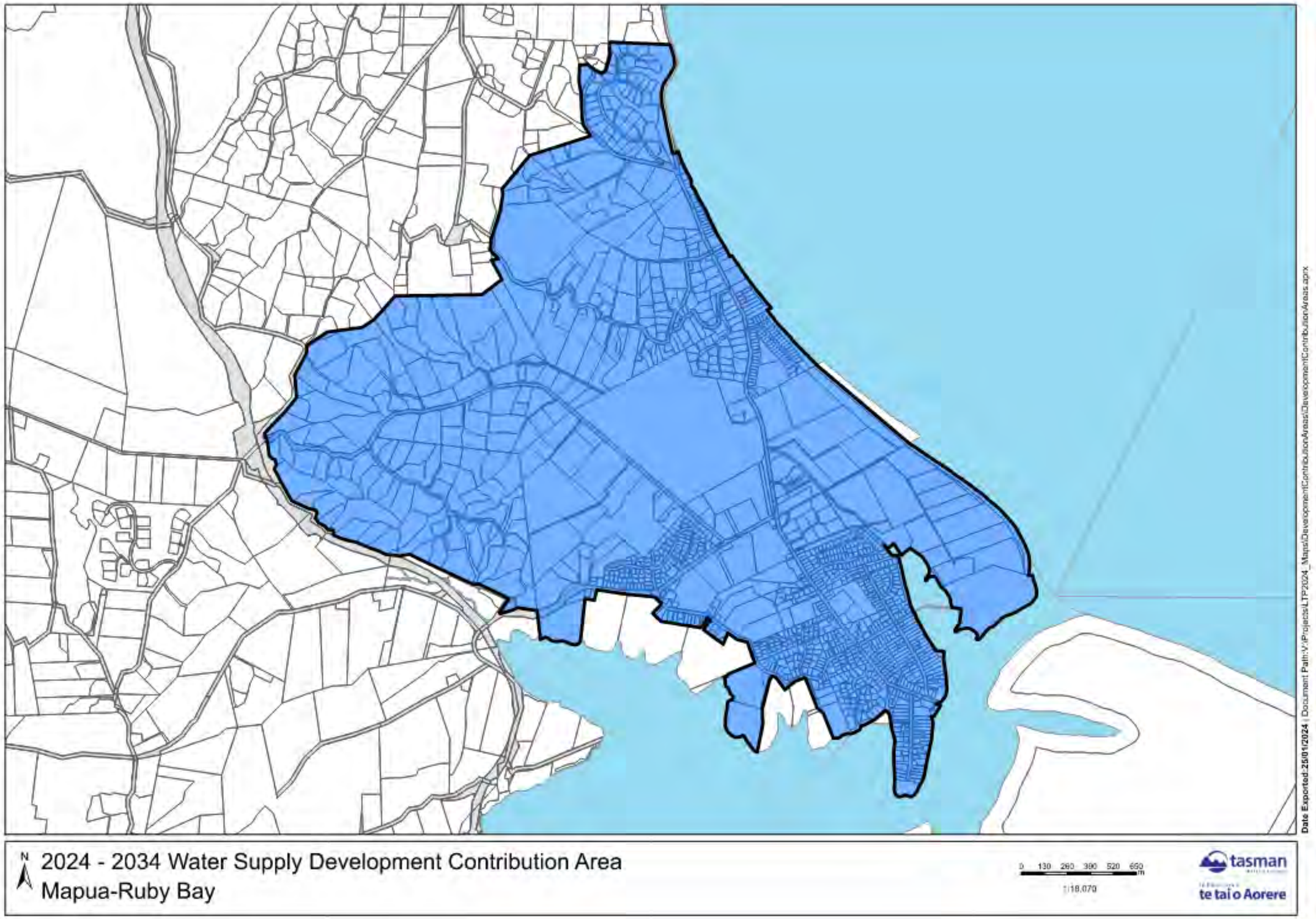
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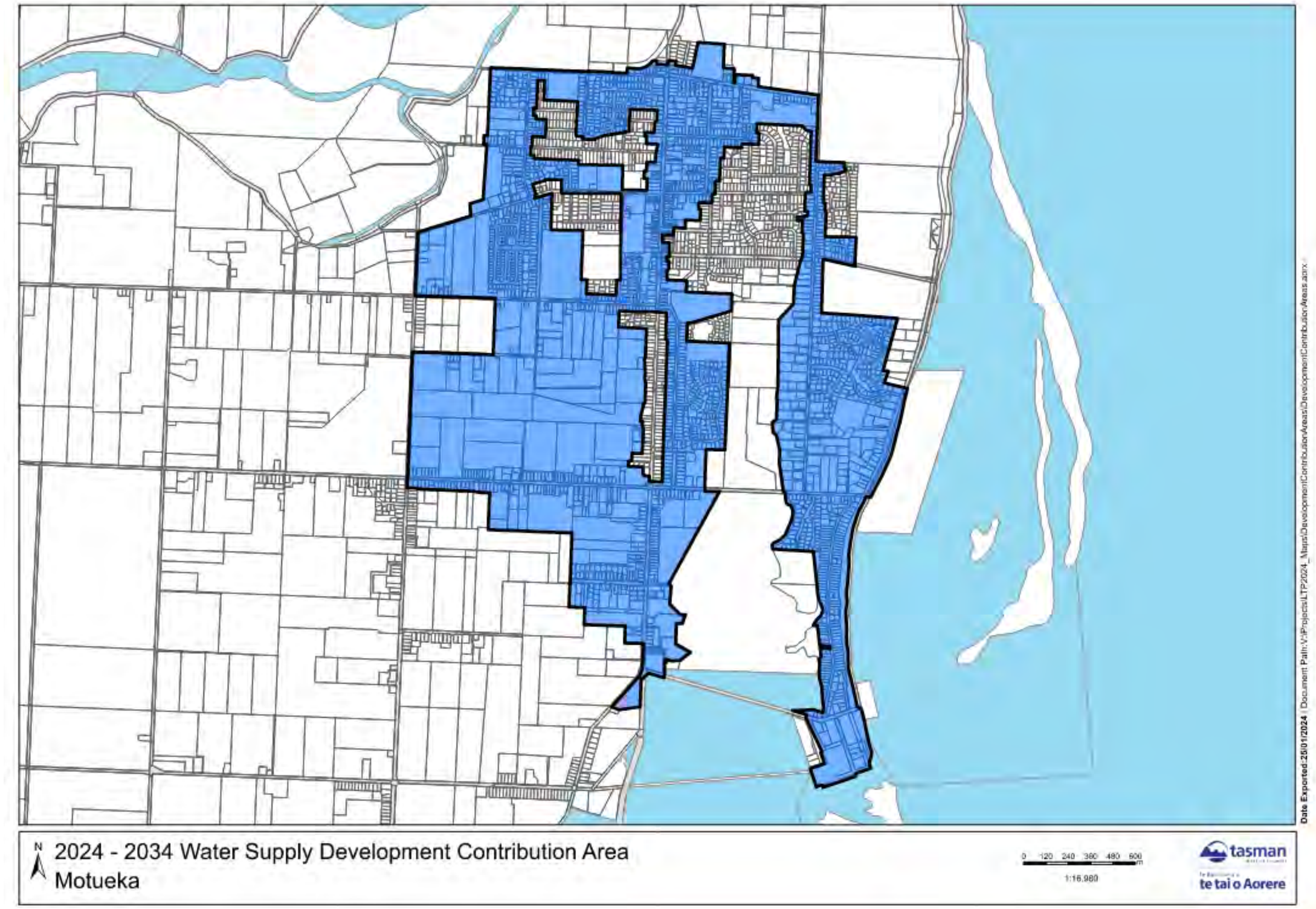
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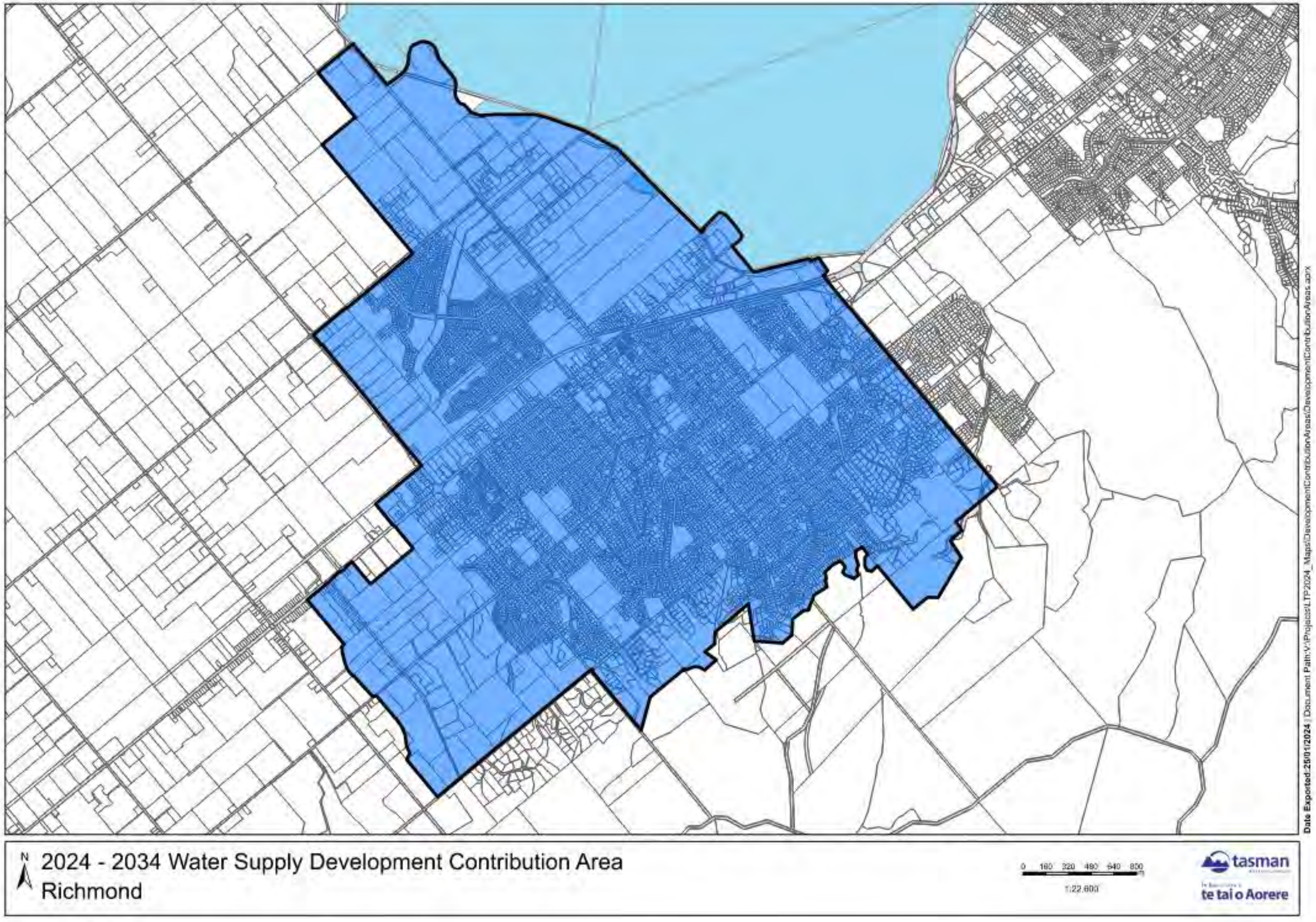
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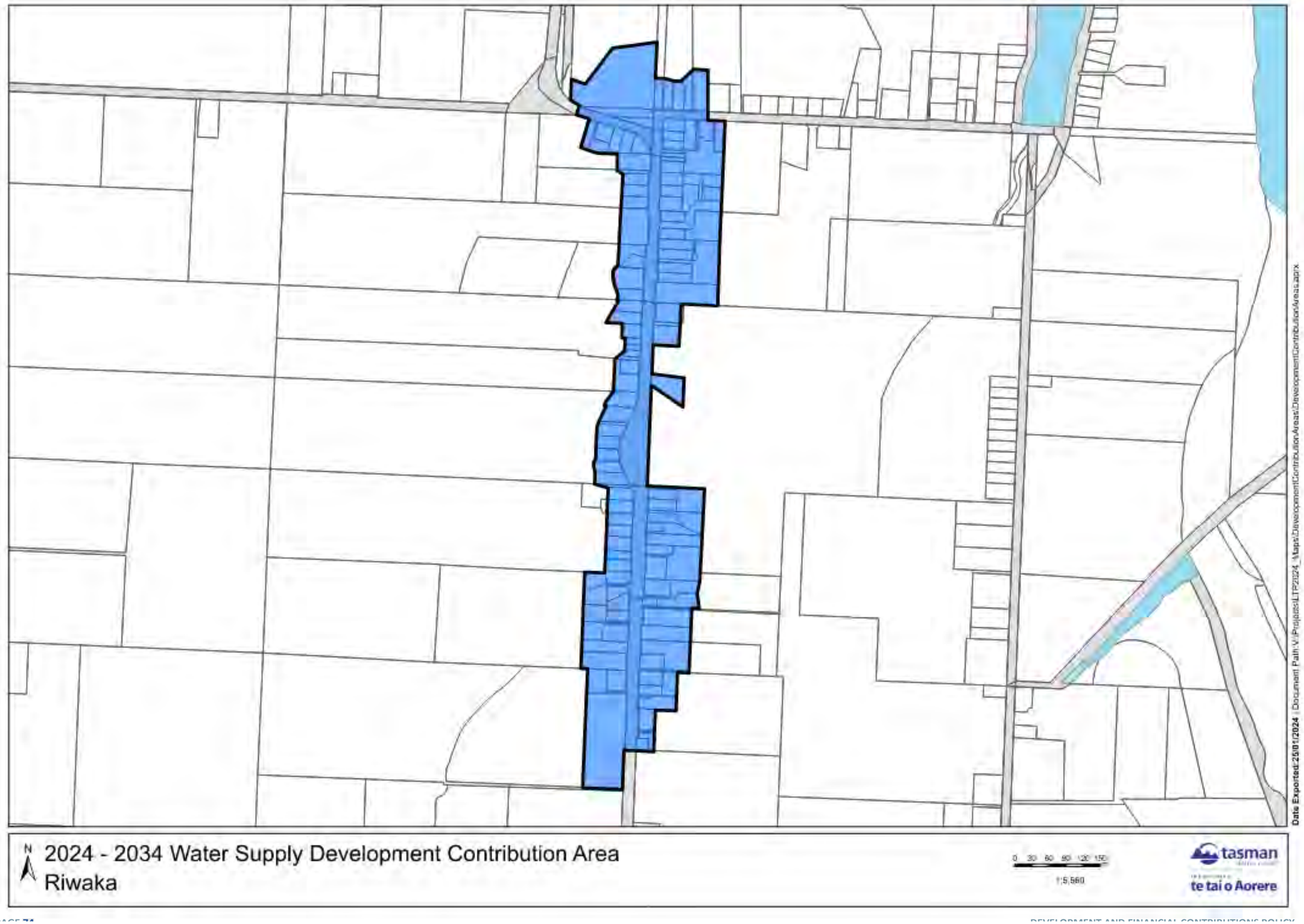
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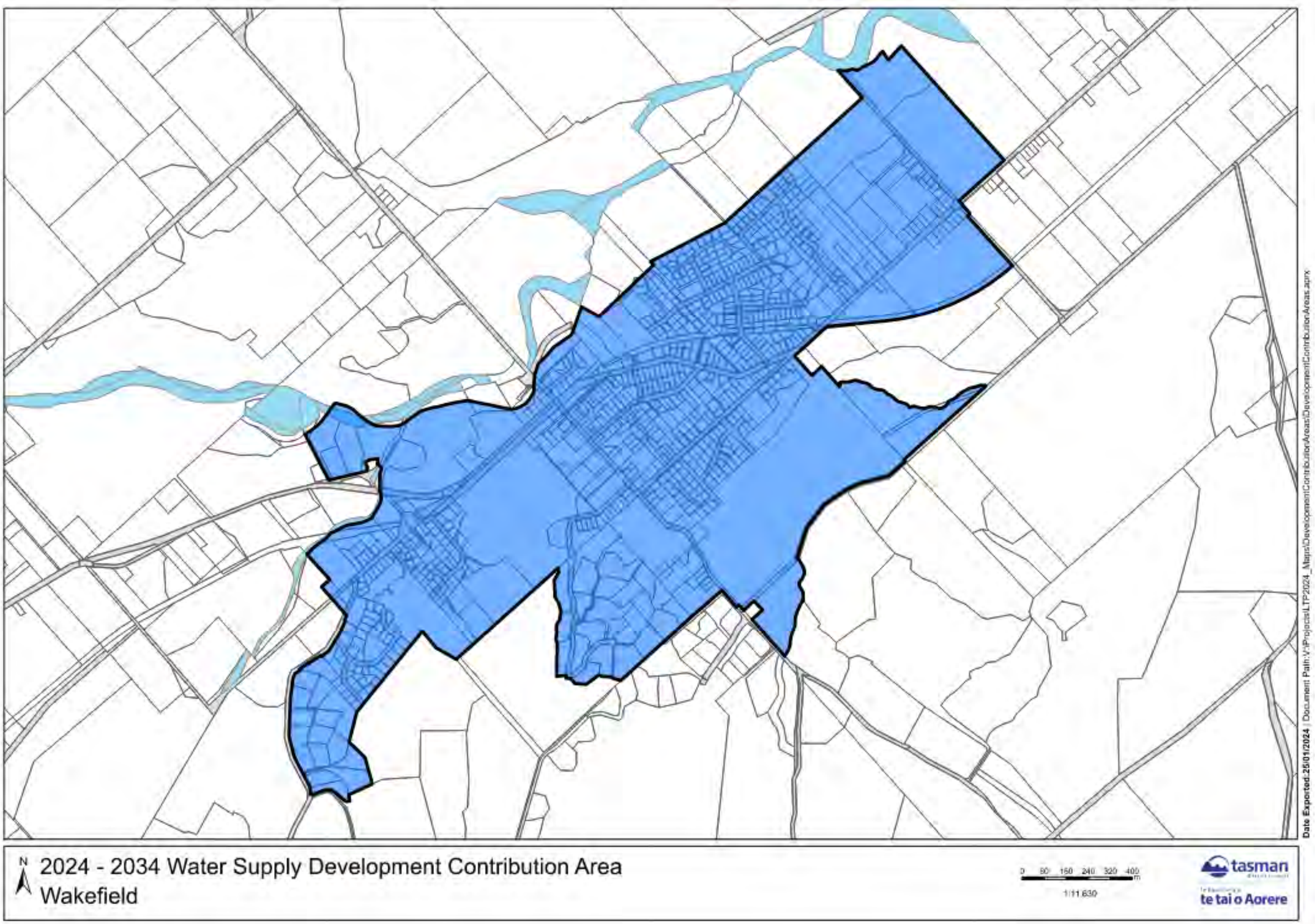
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RATES REMISSION POLICY

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.

CONTENTS

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 additional 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 $8,500 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 Mayin 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.

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 PAPAKĀINGA

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.

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 1967[1]; 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.

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COMMUNITY FACILITIES FUNDING POLICY 2024–2034

tasman district council
Te Kaunihera o te tai o Aorere

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[1] with a value of more than $500,000 as of 1 July 2024[2] 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.

[1] The Council may choose to fund all or part of facilities that are not included within the meaning of 'community facilities' in this Policy, on a case-by-case basis. In doing so the Council will determine the level of funding to apply to such facilities (or parts of), including applying the community contributions provisions in this Policy, where considered appropriate.

[2] This threshold figure will be inflated by the relevant Local Government Cost Index on an annual basis.

COMMUNITY CONTRIBUTIONS TO COMMUNITY FACILITIES

1. The Council will make decisions from time to time about which community facilities to fund, regardless of whether community fundraising has already commenced.
2. For new or renewal community facilities (excluding facilities at Saxton Field) which the Council decides to fund, the Council will require:
    - a minimum of one-third of the total project costs to be contributed by community-led fundraising[3] 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.
3. For new or renewal community facilities at Saxton Field which the Council decides to fund, the Council will require a minimum of 20% of the total project costs to be contributed by community-led fundraising)[4].
4. 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/or 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.

[3] Community led fundraising can include grants, donations and similar that have been generated by community applications and initiatives.
[4] Note: this level of contribution is consistent with the Nelson City Council policy position.

National Policy Statement on Urban Development:
Housing and Business Assessment for Tasman 2024

Contents

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
	Total demand: 7,245	
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
	Total demand plus margin: 8,460	
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
	Total plan enabled capacity: 8,640	
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
	Total plan enabled and infrastructure ready capacity: 8,645	
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
	Total RER capacity: 8,645	
Housing land development capacity surplus/deficit	**Short term**: -110	**Short term**: +295
	Overall surplus of 185 dwellings. Individual deficits in Motueka, Brightwater and Māpua, provided for in Richmond.	
	Medium term: -185 (-295 when include short term deficit)	**Medium term**: -365 (-70 when include short term surplus)
	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.	
	Long term: -440 (-735 when include medium term deficit)	**Long term**: +990 (+920 when include medium term deficit)
	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	

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
	Total demand: 19.72 ha	
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
	Total demand plus margin: 23.06 ha	
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
	Total plan enabled business land capacity: 134.8 ha	
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
	Total plan enabled and infrastructure ready capacity: 134.8 ha	
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
	Total suitable business land capacity: 134.8 ha	
Business land development capacity surplus/deficit	Short term: +30.69	Short term: +28.31
	Overall surplus of 59 ha	
	Medium term: +10.25	Medium term: -5.07 (+23.24 when short term surplus included)
	Overall surplus of 5.18 ha (64.18 ha when short term surplus included)	
	Long term: +28.56	Long term: +19.00 (+42.24 when medium term surplus included)
	Overall surplus of 47.56 ha (111.74 ha when medium term surplus included)	

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 Change 81, 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 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/backpacker facilities are smaller and fewer, but natural hazards and highly productive land continue to constrain significant addition of zoned residential land in Motueka. A significant number of such facilities have recently been purchased by growers. Plan change 81 to be undertaken in 2024, will 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 2021[3], 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**

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 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:

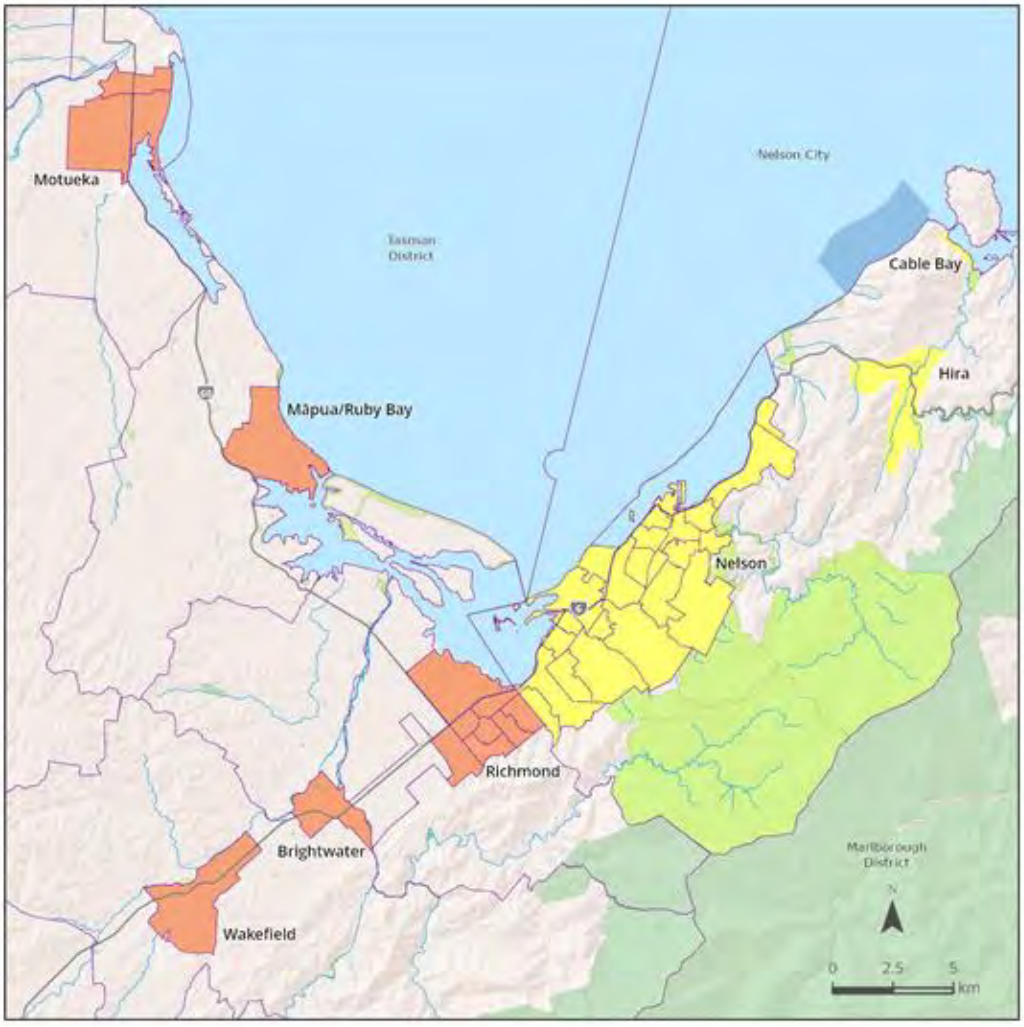


Figure 1: Map showing tier 2 Nelson Tasman urban environment, across both Districts

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):

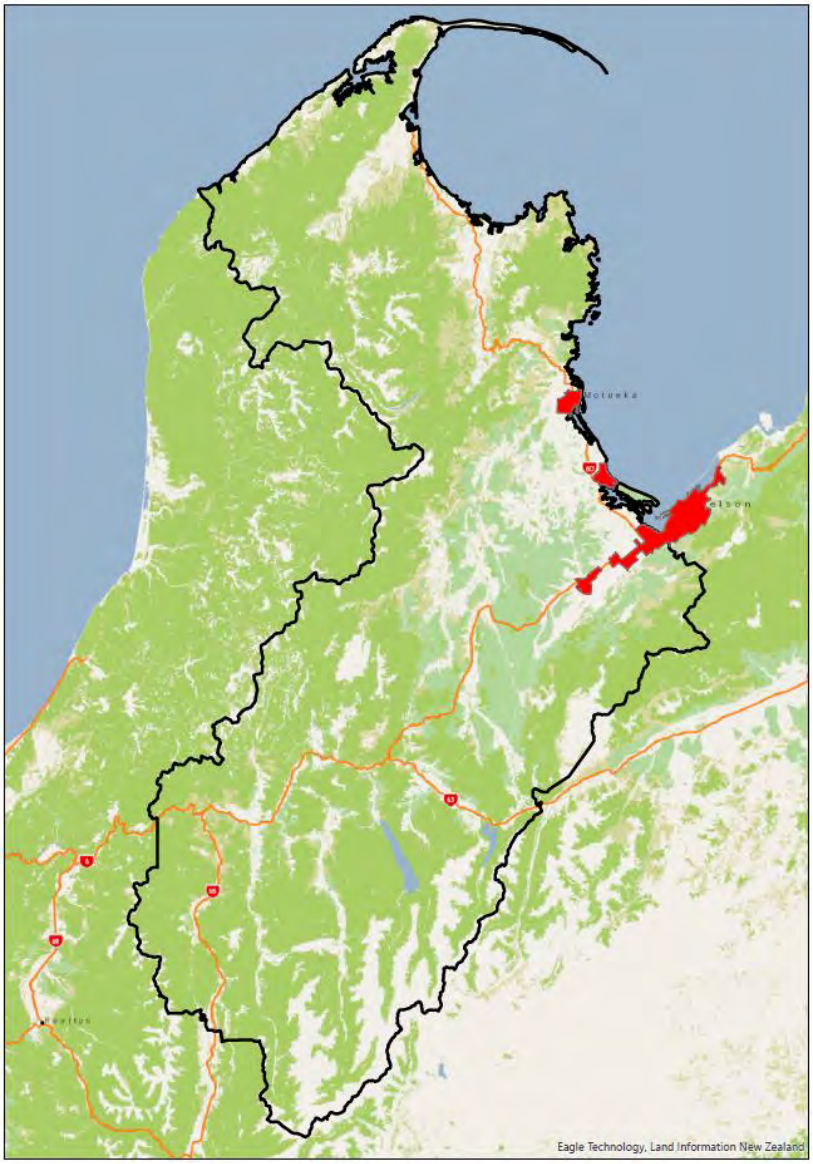


Figure 2: Map showing the urban environment within Tasman District as a whole

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.

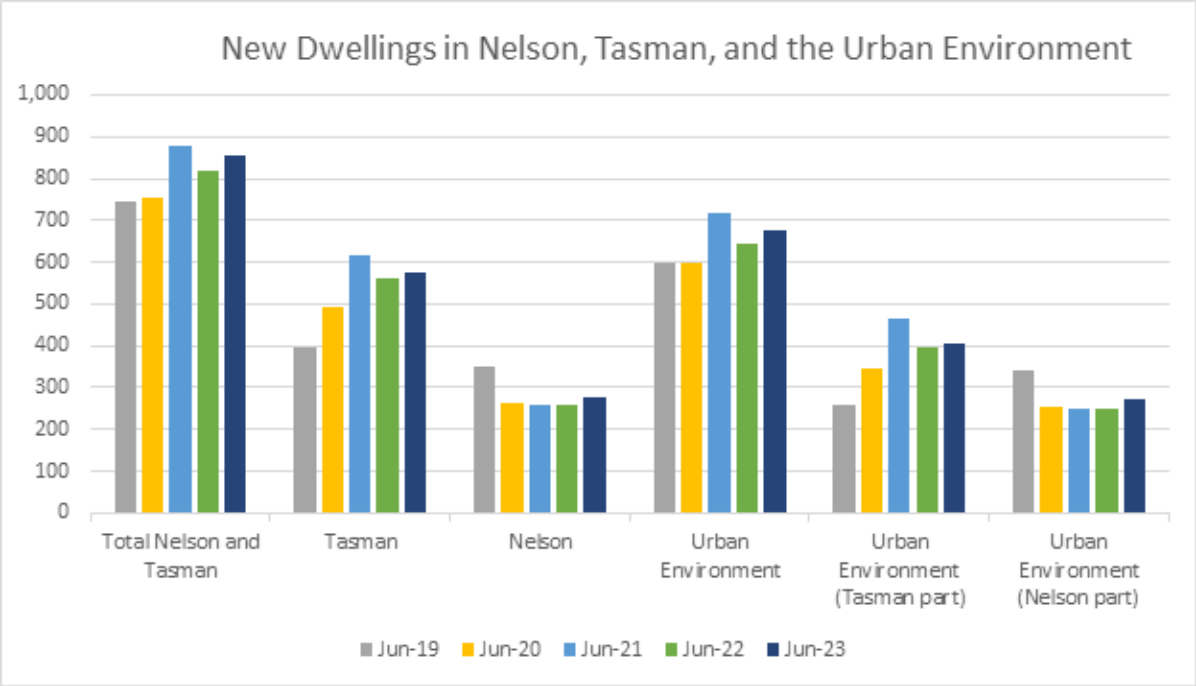


Figure 3: Annual number of new dwellings consented, 2019-2023

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).

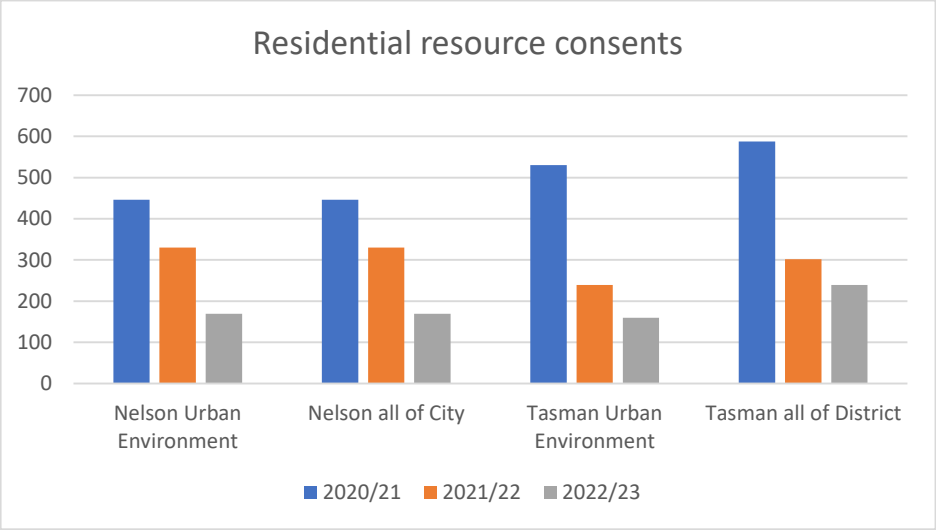


Figure 4: Residential resource consents (subdivision) 2020-2023

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 influences affordability of dwellings, it is clear there are other influencing factors at play, including those shown below.

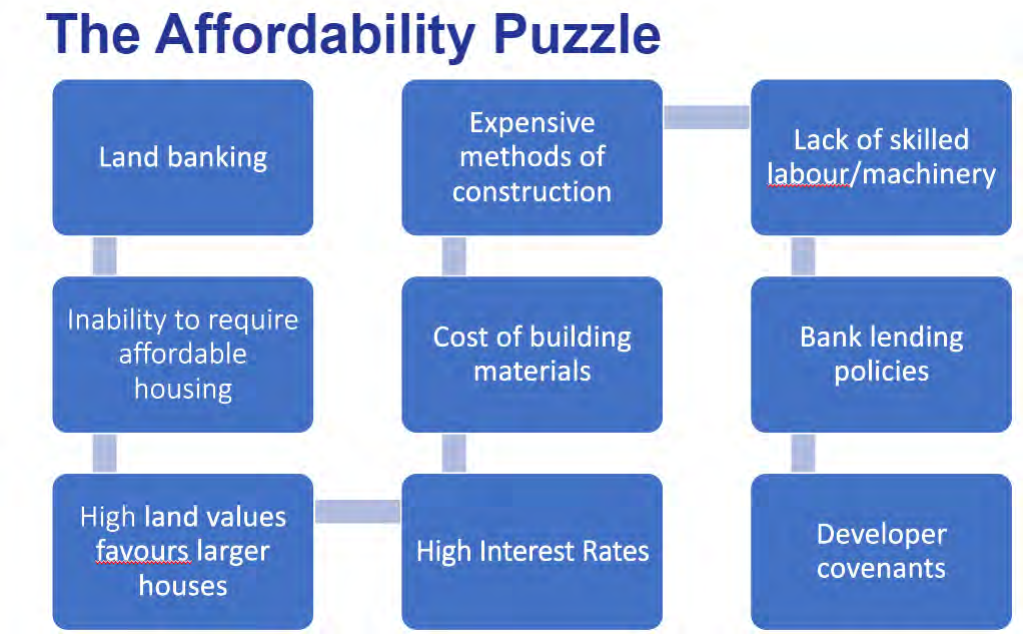


Figure 5: Factors affecting the affordability of housing apart from zoned, serviced land.

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 2019 [6] 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 Consulting[7] 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

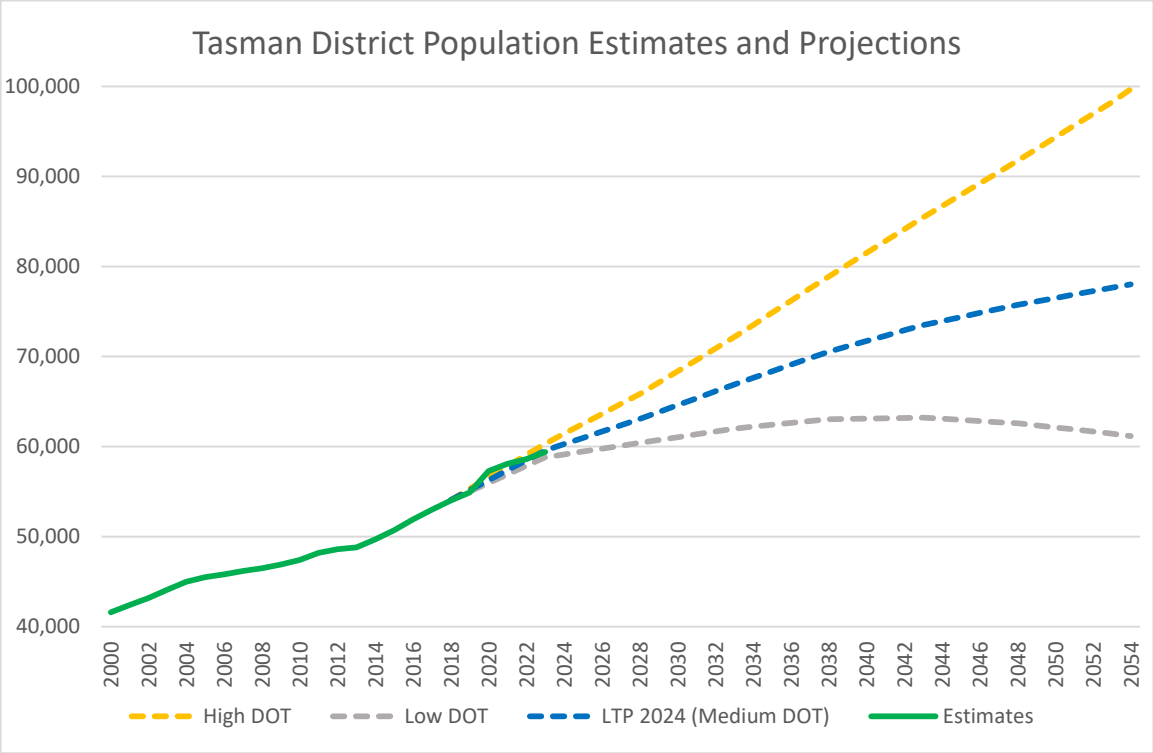


Figure 6: Estimated and projected population series, 2000-2054, Tasman District

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 Model[8] 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.

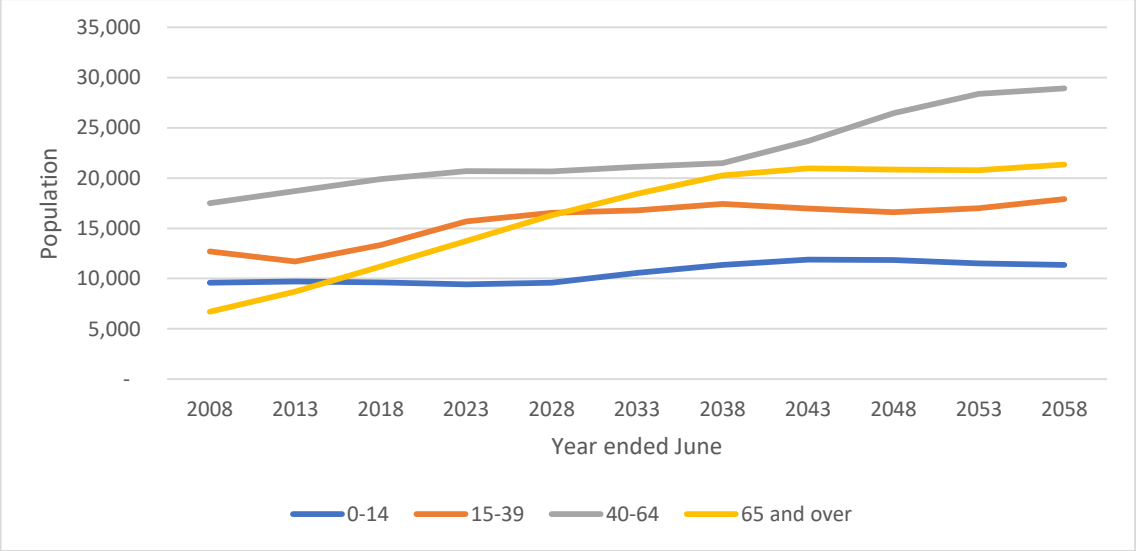


Figure 7 Estimated and projected population by age group, 2008-2053, Tasman District

[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 2053[10]. 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 Consulting[12] 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.

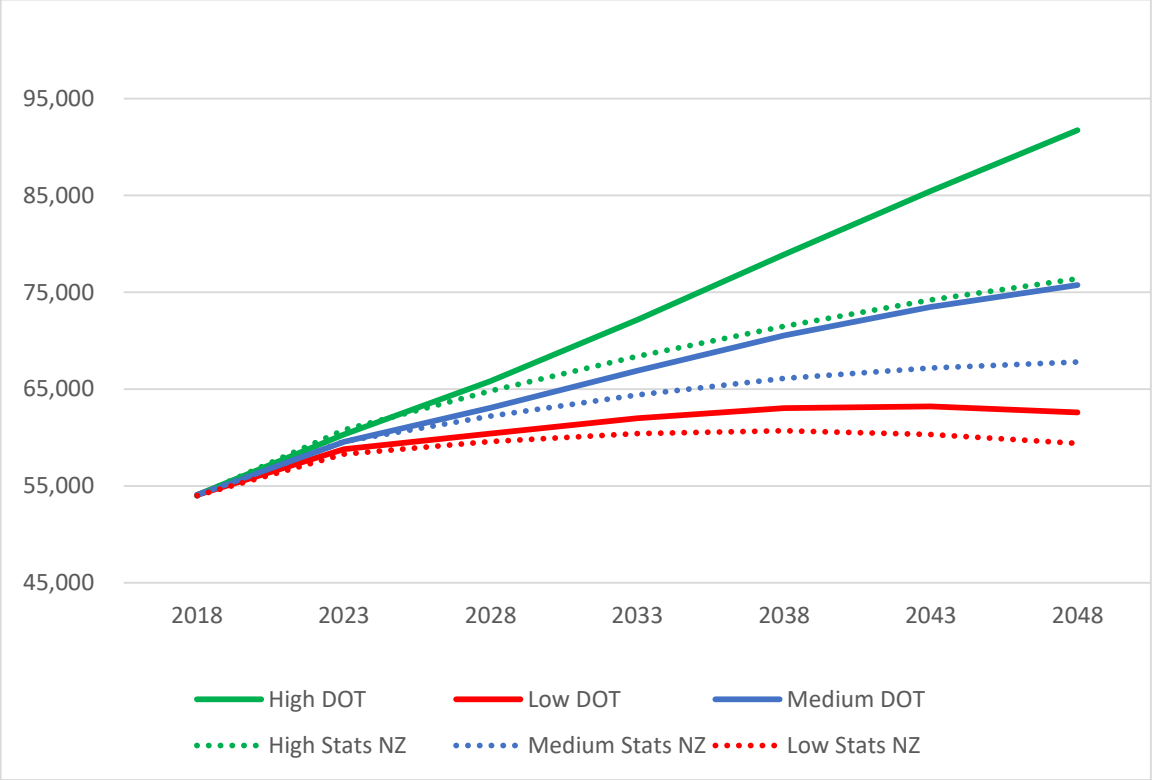


Figure 8: DOT population projections compared with Stats NZ Population Projections (2018 based), Tasman District

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.

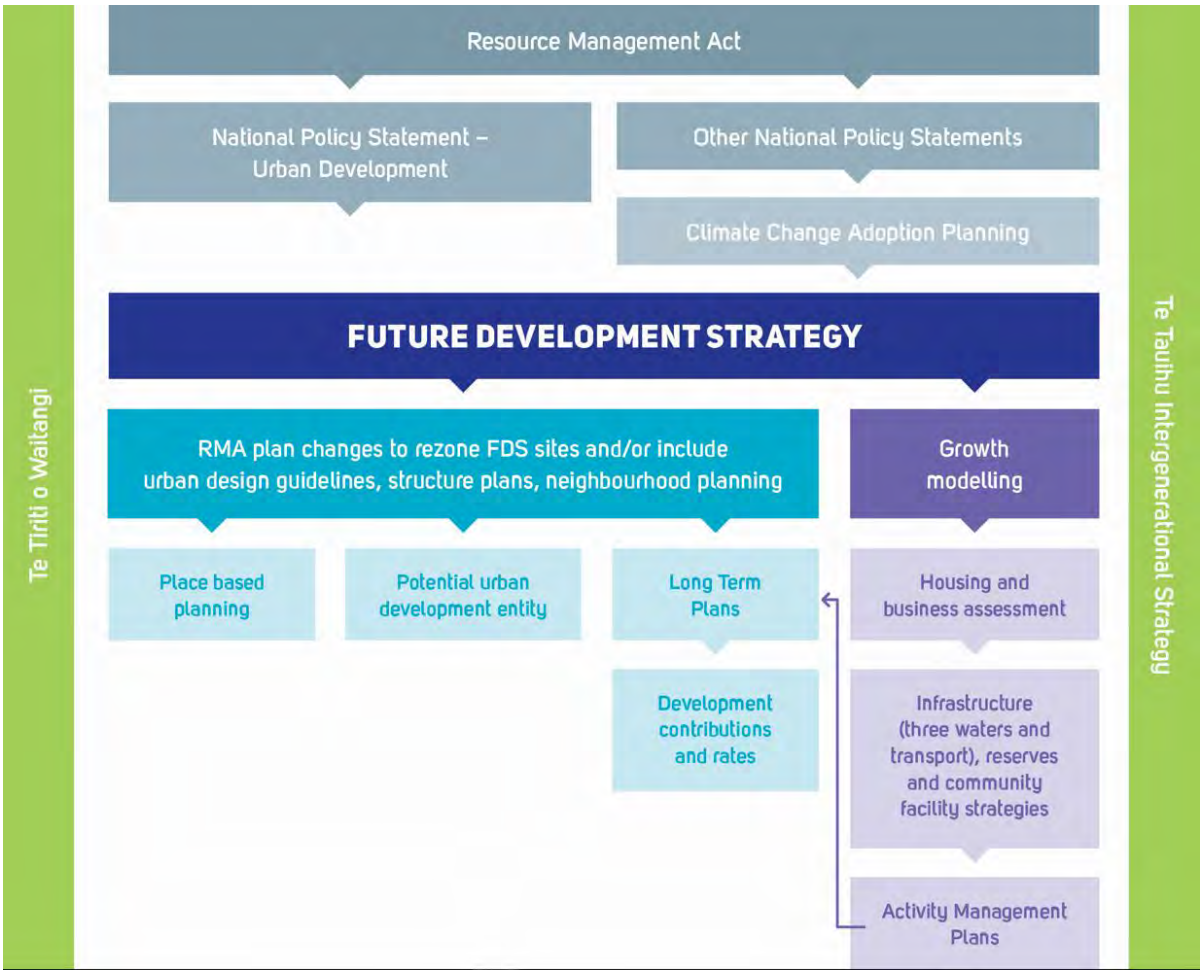
If population growth is lower than assumed, it may take longer for development contributions to pay off debt incurred to fund growth related infrastructure. Council may need to revise its capital works programme for growth related infrastructure. The forecast increases in rates and development contributions 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 Model[13] 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 industry[14]. 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.

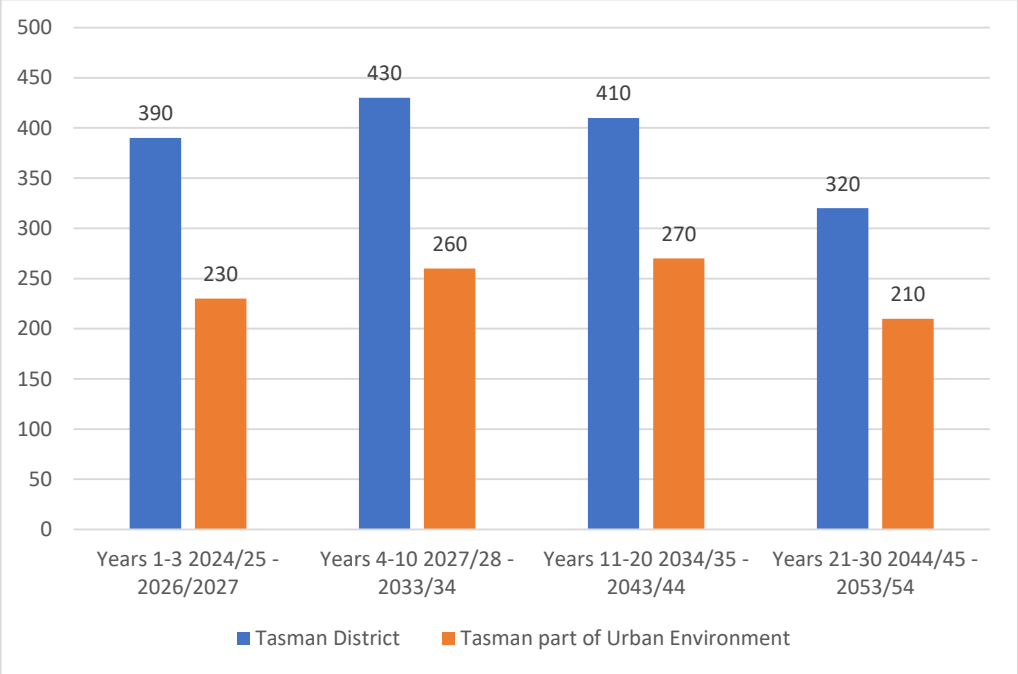
A survey of Tasman growers in 2021 found that 72% require additional accommodation in the future for seasonal workers, totalling 632 beds. There are 5,500 seasonal workers in Tasman in a given season and about 1,700 of these are RSE workers. The remainder are NZ citizens or European backpackers, many 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 scenarios[16], 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.

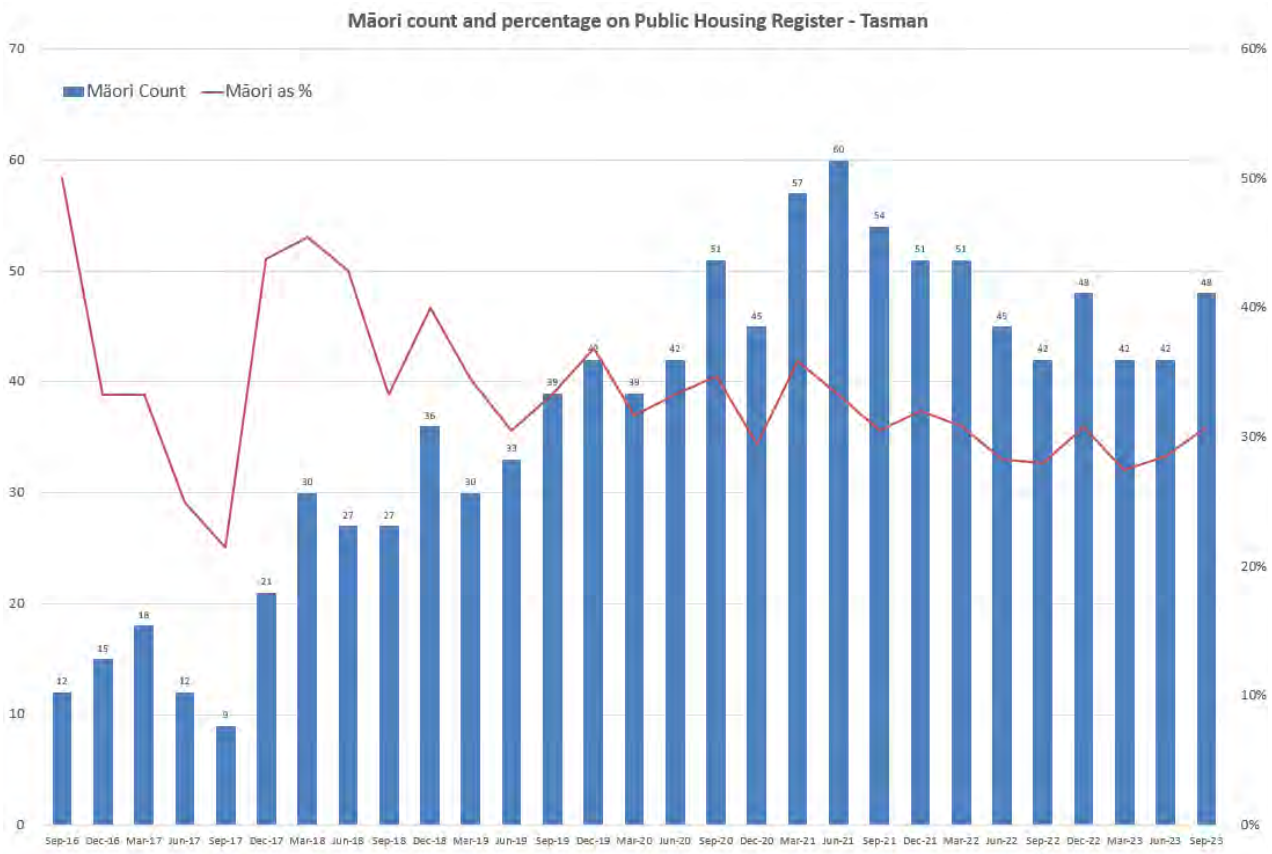
4.5 Demand for Dwellings by Different Household Groups

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 scenario[1] 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.

This data illustrates that it is particularly important for Motueka and Richmond to have housing options that meets the needs of Māori residents.

During preparation of the issues and options paper for Tasman's new Resource Management Plan – work on which has been paused due to the RMA reform - ngā iwi voiced concerns that the provision for papakāinga is too limited and complicated by complex land tenure requirements, restricting the ability of papakāinga to be built in the Tasman District. Outside of the Papakāinga Zone, the papakāinga rules are limited to Māori Land as defined in the Te Ture Whenua Māori Act 1993, which only relates to approximately 17 limited sites across the District.

In April 2023 during a hui, Te Tauihu iwi explained to policy officers that residential areas for kaumatua and rangitahi were needed, as well as a new Marae and opportunities for papakāinga in Richmond. These will be explored as part of the new resource management plan, once certainty over the latest RMA reform is provided by the new Government.

The FDS 2022-2052 was prepared in collaboration with Te Tauihu iwi and hapū. Figure 12 below shows the statement of iwi and hapū values and aspirations for urban development included in the FDS.

Figure 12 Statement of Iwi and hapū values and aspirations for urban development, FDS 2022-2052

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%.

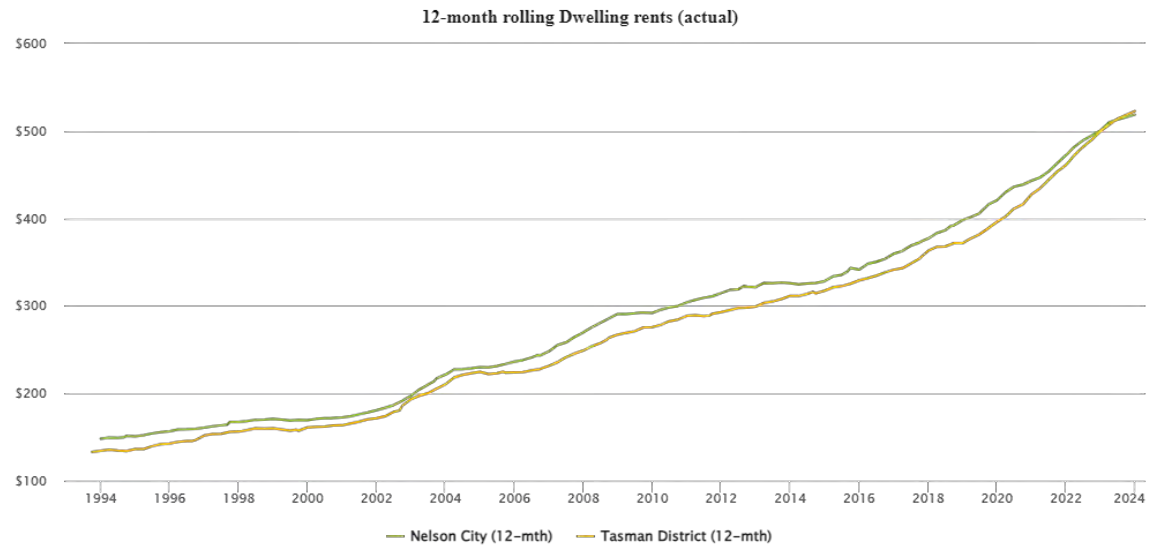
Conversely the income constrained demand in Tasman Rural and Waimea plains is higher than the unconstrained demand. These are therefore locations that people choose less often when unrestrained by their financial situation. The findings indicate that some of the urban demand may be driven to these more 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%.

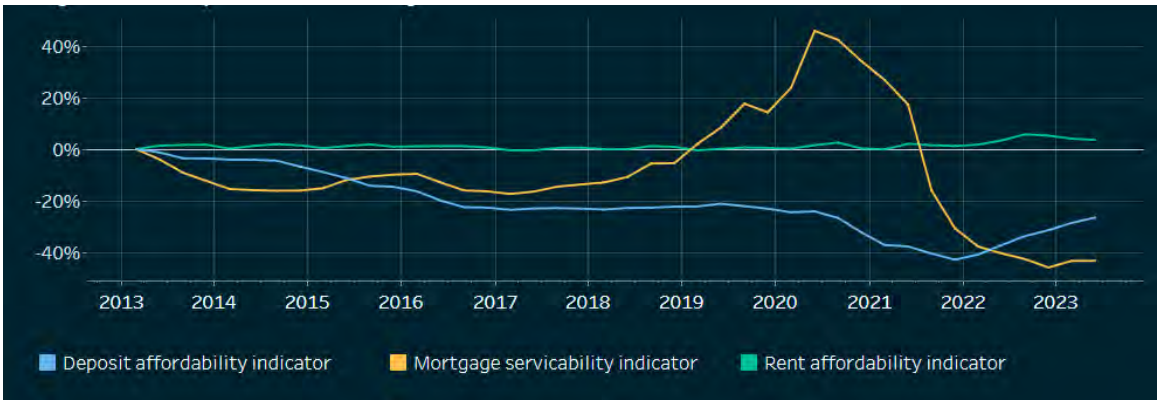
Data from MHUD provided in figure 13 shows a continuing rise in average rents in Nelson and Tasman. In June 2023, the average weekly rent in Nelson was $513, up 5% compared with a year ago, and 33% higher than five years ago. The average rent in Tasman was $514, up 7% and 40% respectively.

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)

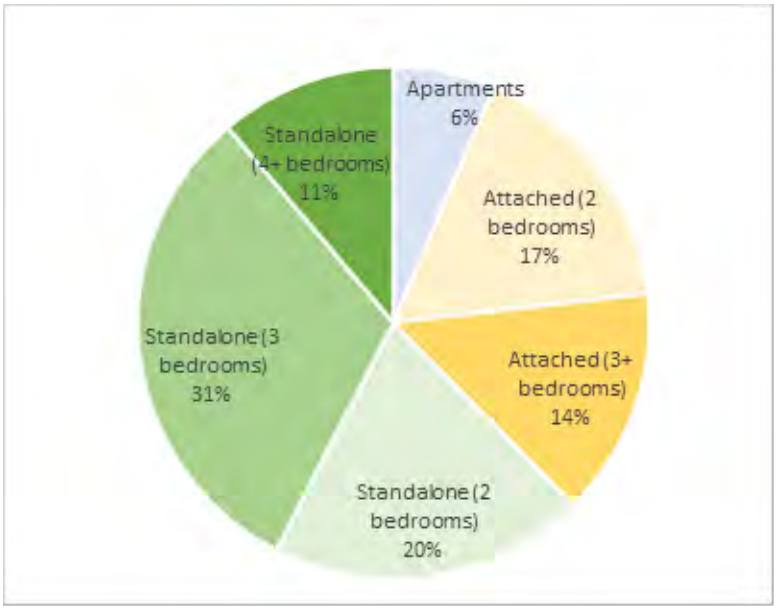
The Salvation Army's 'State of our Communities' 2023 report includes a survey of 396 participants from the local community and it found the key challenge in Motueka is around housing affordability but also availability, affecting low and middle income households. 59% of respondents cited availability 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.

4.5.5 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 Association[18], 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.

4.5.6 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

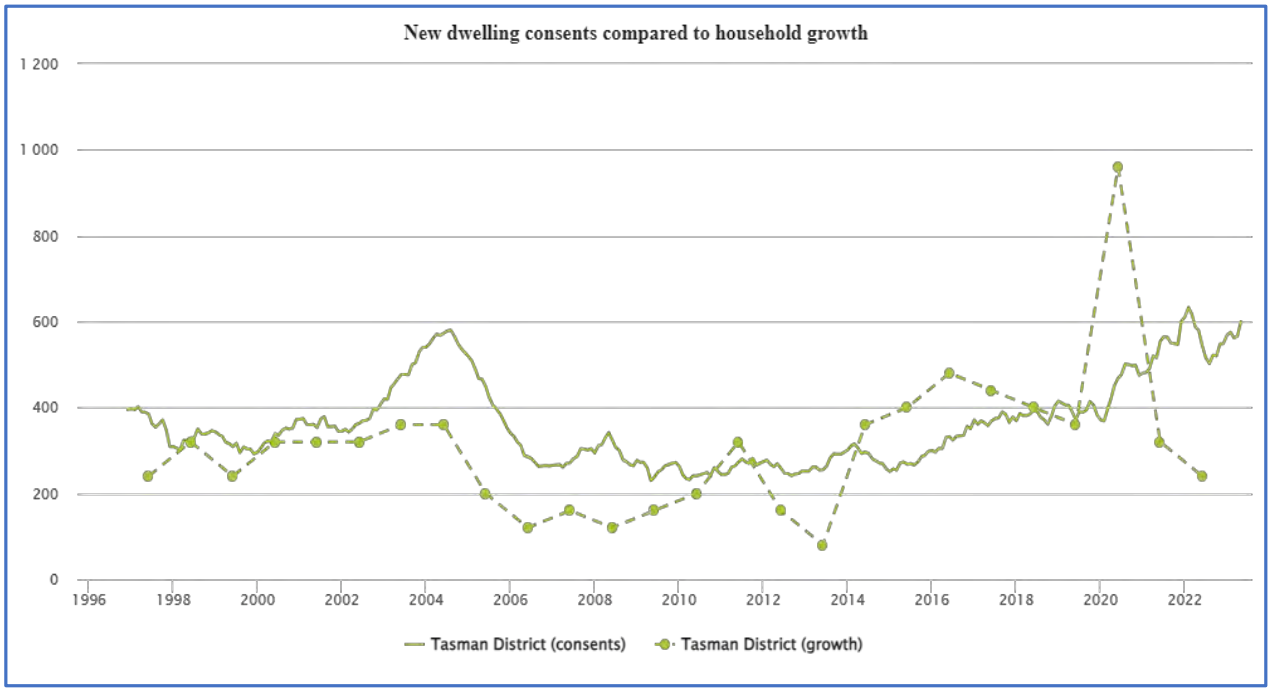
Tasman's growth model includes dwelling demand for seasonal workers who usually reside in Tasman, hence some capacity is provided. The growth model assumes that the proportion of workers' accommodation will stay the same, but this does not take into account unmet demand or growth in the horticultural 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 Tauihu 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 Rārua 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 change 81 will implement FDS sites and 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 contained within 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/backpacker facilities are smaller and fewer, with a significant number recently 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 plan change 81 in 2024 will 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:

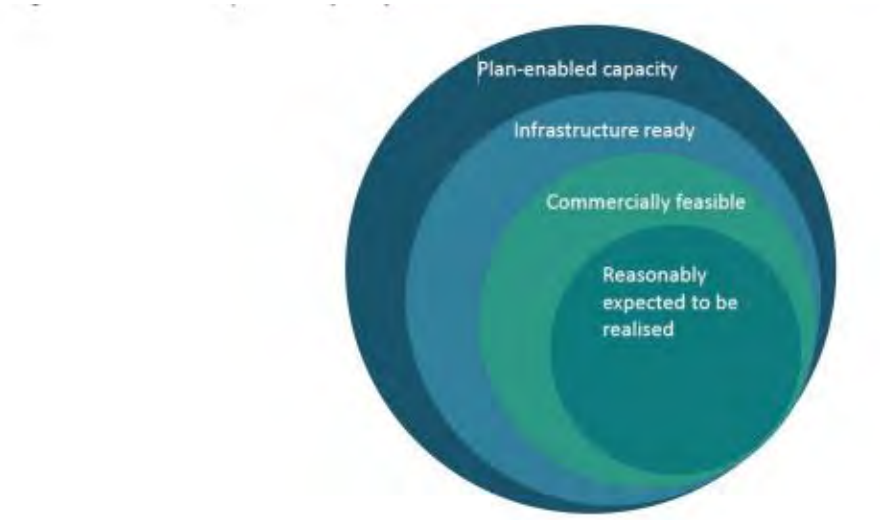
Time frame	Plan enabling and infrastructure ready requirements for Tier 2
Short term (1-3 years)	Zoned for housing or business use in an operative district plan and there is adequate existing development infrastructure
Medium term (4-10 years)	Zoned for housing or business use in an operative or proposed 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 NPS UD. 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**				
	Demand	Demand Plus 15%	Additional Development Capacity	Cumulative Development Capacity (adjusted any surplus/shortfall in Years 4-10)	Surplus or Shortfall
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 change 81 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

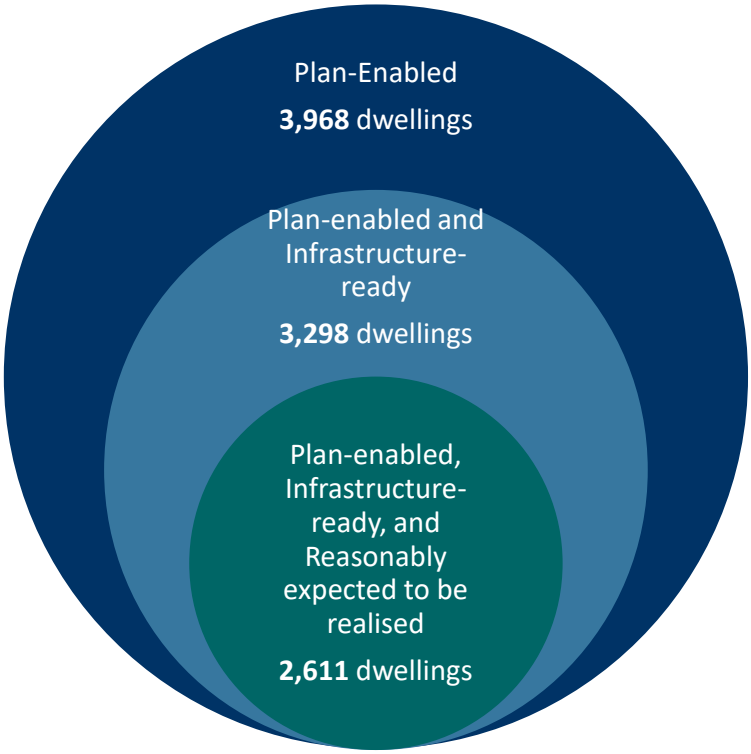
In the short and medium term, the Tasman urban environment has plan-enabled and infrastructure-ready capacity for approximately 3,300 new dwellings. However, for the same timeframe, only 2,600 of this capacity is reasonably expected to be realised. This is mainly due to the following factors and assumptions:

- Some infrastructure projects in the 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 NPS UD 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 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 Plan Change 79 to amend the deferred zone mechanism. This plan change was released for engagement in May 202. 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, work has commenced on Plan Change 81 in 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 the end of 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

- Moutere (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.

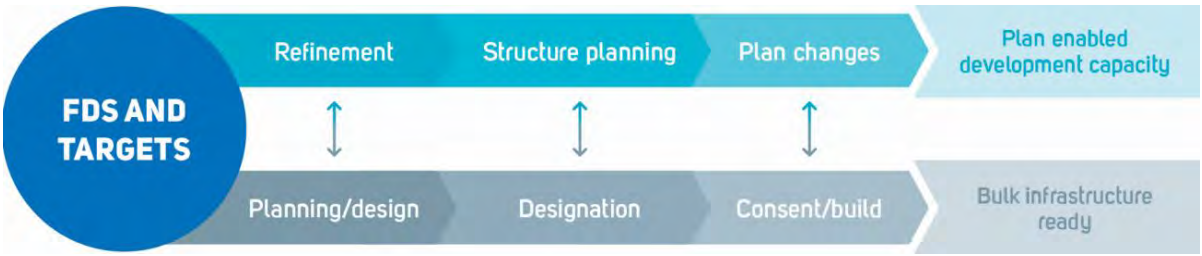
Location	Attached Dwellings	Detached Dwellings	Total
Short Term Years 1-3			
Motueka	57	310	367
Māpua/Ruby Bay	0	207	207
Richmond	98	981	1,079
Brightwater	40	119	159
Wakefield	24	240	264
Tasman urban environment	**219**	**1,857**	**2,076**
Medium Term Years 4-10			
Motueka	0	310	310
Māpua/Ruby Bay	0	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.

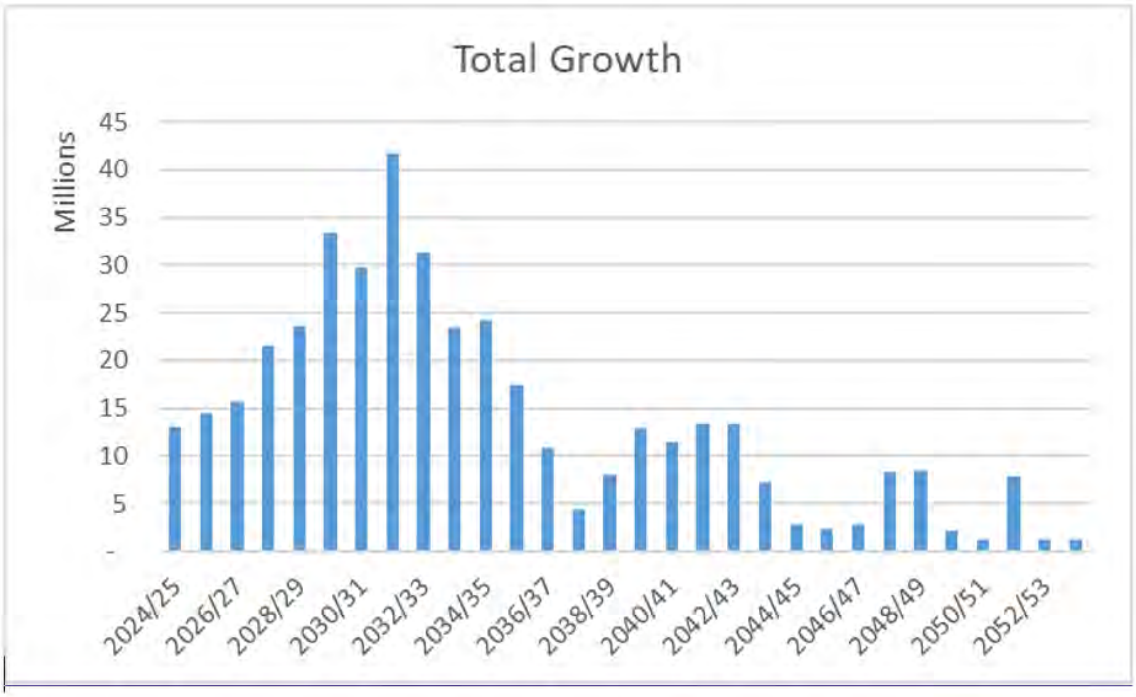
Figure 21 FDS implementation plan – relationship between FDS and Council's transport plans

5.4.3 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 previous legislation required the Council to exclude three waters from its LTP from 1 July 2026. The new Government's 100-day action plan has since repealed this legislation. Consequently, and on advice from the Auditor General, Council prepared its LTP on the basis of the best information available at the time and assumed 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 $409 million in growth related infrastructure over the next 30 years.

Figure 22 Total growth expenditure for infrastructure 2024-2054



5.4.4 Capex Development infrastructure in the 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 $54,146 in the LTP 2024-2034.

Major water infrastructure projects in the LTP 2024-2034 include:

- the growth of Richmond South
- enabling growth in 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, pump stations, reticulation and a water treatment plant.

Major wastewater infrastructure projects in the 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 (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)

The two new wastewater treatment plants are very large projects for Council and other capex projects are front loaded in the 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 LTP 2024-2034 include:

- Borck Creek extension/Richmond South programme (86% of total stormwater activity capex)
- Seaton Valley Māpua integrated stormwater solution
- Motueka West (1st stage) - new stormwater network outlet to Woodlands Drain
- FDS growth projects including capacity upgrades for intensification in Richmond, Brightwater, Wakefield

Developers are required to provide adequate detention and treatment of stormwater generated from new developments, with Council typically not required to provide significant infrastructure to enable development; the major projects noted above are required to provide new development areas with an adequate discharge pathway where none currently exists. In intensification areas where stormwater capacity is limited, on site detention can be used for stormwater.

Major transport projects in the 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 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 (the intersection of SH6, SH60, Richmond South).

Between the proposed LTP and deliberations, there were some minor changes to the programming of some infrastructure projects above but the projects remain within the same year groups (i.e. years 1-3, 4-10).

5.4.5 Additional Council infrastructure

In the 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 2024/25)
- 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 1-2)
- Murchison sport, recreation and cultural centre – extension to the existing facility improvement to recreation centre and cultural centre (year 5)

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.

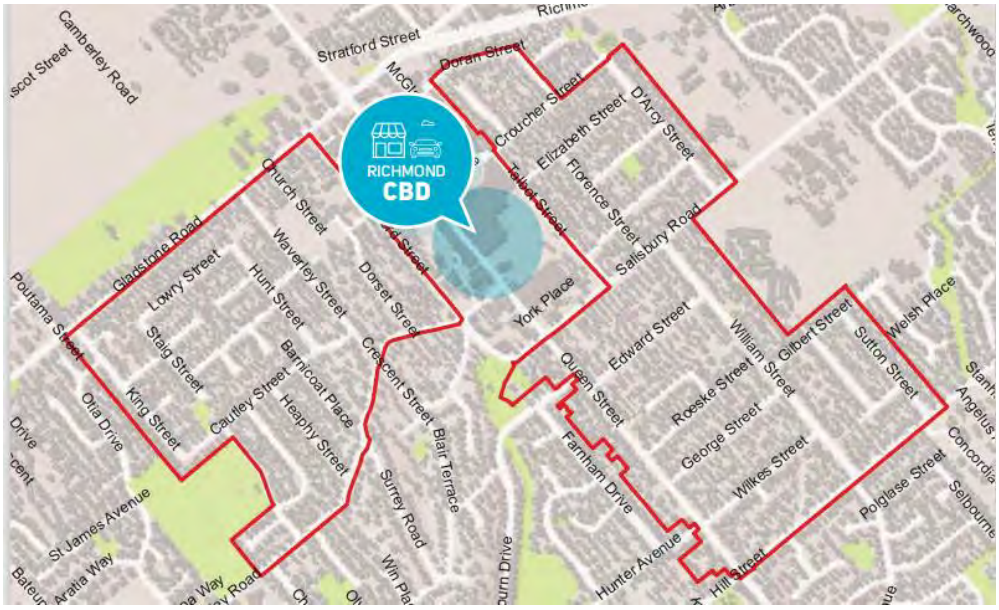
5.5 Commercial Feasibility of housing land capacity

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 2024



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. In October 2023 a further revaluation occurred and an updated map was prepared in April 2024. The LV: CV map analysis is provided in Appendix 5. This analysis shows that while LV:CV changes have been gradual over time (2014-2024), the most noticeable changes are:

- The development of houses in Richmond West (area 20)
- LV:CVs have increased in all of Richmond but are more marked within RIDA (character areas 2, 2A, 3, 4 and 5)

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."

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

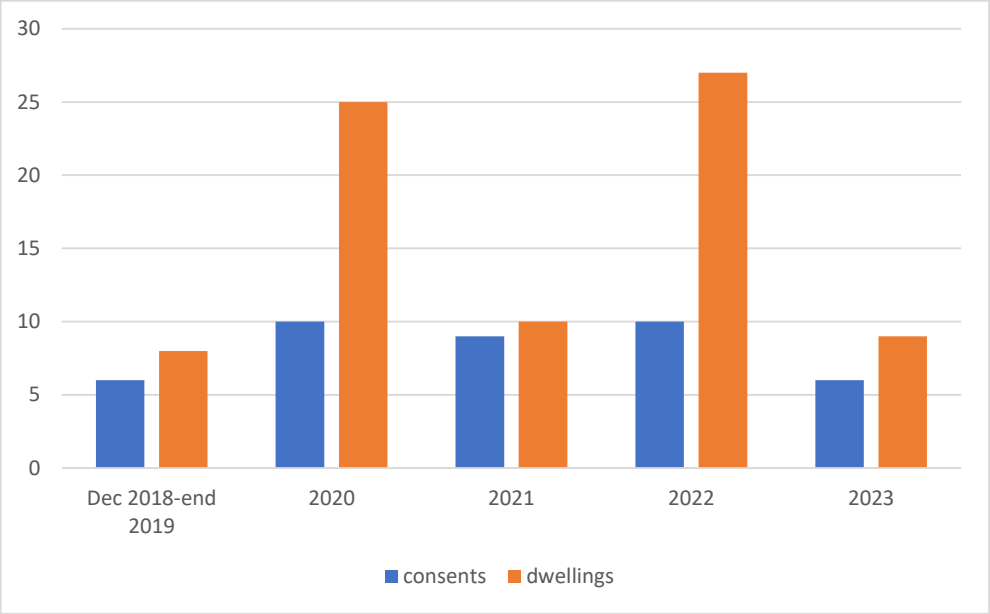
Of the six redevelopment consents in RIDA, four have a LV:CV ratio of 0.7 or higher. This is a greater proportion than for the developments 2018-2021 but too small a sample size to draw conclusions. However, it is the case that intensification by redevelopment is still occurring where the land represents 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

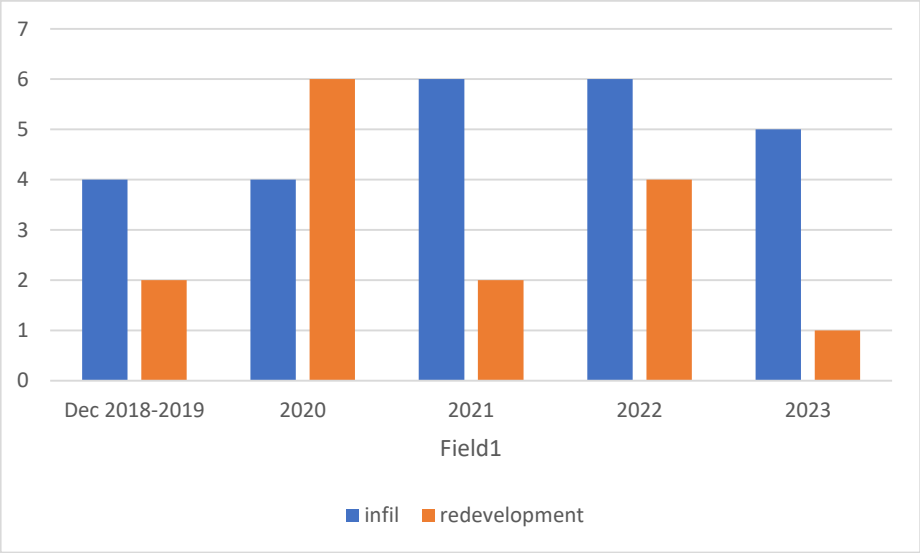


Figure 26 shows that infill accounts for a significant proportion of the intensification taking place in RIDA. 2020 and 2022 saw higher net gains in dwellings because there was more redevelopment of

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.

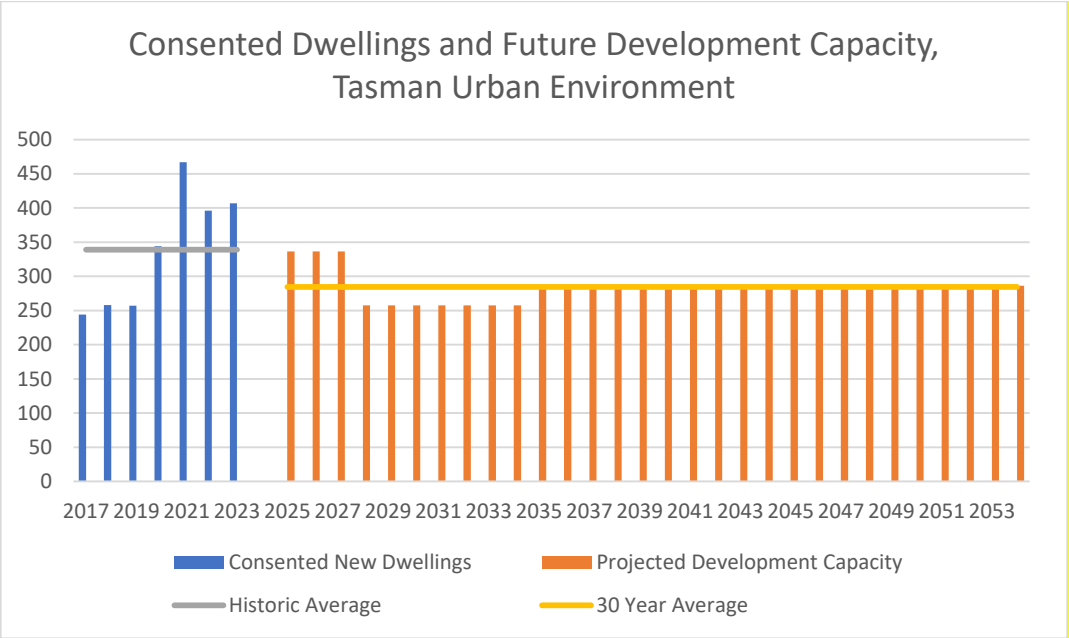
In accordance with implementation clause 3.26 (3) and (4) of the NPS UD, the following methodology has been used for commercial feasibility of greenfield housing -

- 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)	
Moutere[19]	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)
	The Lakes-Murchison Ward overall has enough development capacity to meet demand across all time periods. 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. 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.			
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 Tauihu have collaborated on a number of initiatives recently including 'Te Kotahi o Te Tauihu 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 Tau Ihu 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 Tauihu 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).

The existing rates remission policy has been updated, 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 remissions are now available 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 available 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.

The development contributions policy 2024 enables a remission for developments on Marae, 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 Tauihu 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. From 1 July 2024, Council will also offer partial rates remissions for CHPs and rating units that provide Papakāinga. 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 holidays 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 deductability 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 Change 81, 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 development[20].

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.

Other recent purchases of motels/backpackers and campgrounds for RSE worker accommodation in Motueka include:

- Abel Tasman motel, 45 High Street Motueka - now owned by Birdhurst
- Hat Trick Lodge backpackers, 25 Wallace Street Motueka – now owned by Fairfield Orchards
- Bakers Lodge backpackers, 4 Poole Street Motueka – now owned by Birdhurst
- The Park motel, 2 Avalon Court Motueka – now owned by Talleys for seasonal workers
- The Motueka Garden Motel at 71 King Edward Street in Motueka is currently on the market.

In addition a number of dwellings in Motueka have been purchased for seasonal worker accommodation.

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

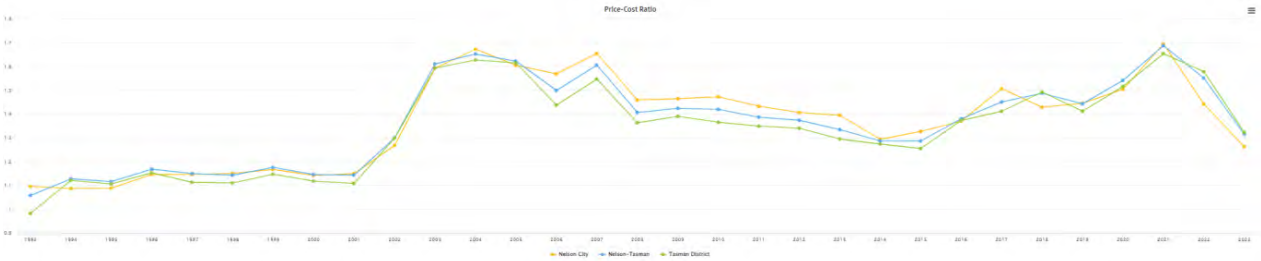
In TDC, land is proposed for zoning for housing when there is certainty over the infrastructure solution, in discussion with developers. Longer term potential capacity is identified in the FDS 2022-2052. The shortfall of capacity in the medium term in the urban environment may have an impact on affordability 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.

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 work programme, 'community adaptation plans' will be developed 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, likely Motueka 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 requirements[22], 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 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	
Business land demand in hectares	**2024 - 2034 (10 years)**	**2034 - 2054 (20 years)**	**2024-2034 (10 years)**	**2034-2054 (20 years)**
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

			(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	
Business demand in hectares	**2024 - 2034 (10 years)**	**2034 - 2054 (20 years)**	**2024-2034 (10 years)**	**2034-2054 (20 years)**
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 (unserviced). 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 change 81 to the TRMP proposes 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 now 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.

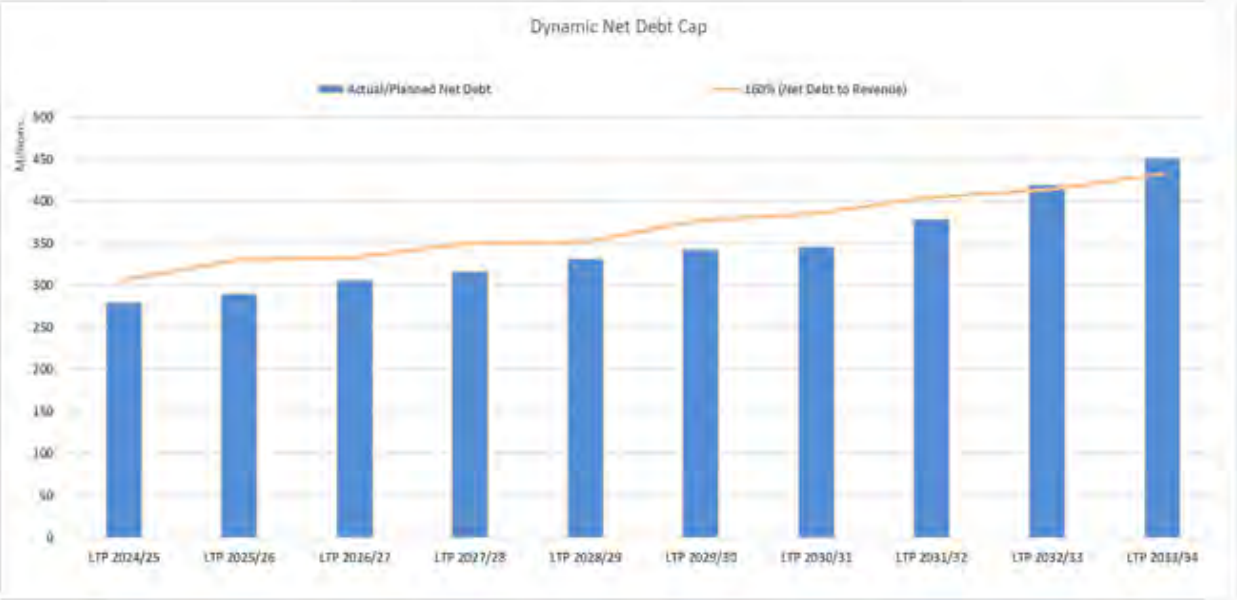
7.2 Implications of insufficiency of housing land capacity

Tension exists between prudent provision of infrastructure and the need to stay within the financial limits set out within Council's financial strategy. The cost of growth infrastructure is generally borne by development through the Council's development contributions and financial contribution funding mechanisms rather than through rates. It does however have a substantial impact on debt as it can take many years to fully recover the cost of this infrastructure as development takes place.

The 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 was included in the 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 LTP already includes for two additional project managers. The pressure on Council's finances and the limited capacity to deliver more means there is no scope to add further work to the infrastructure programme within the next five years.

Council plans to spend $409M on growth related infrastructure projects over the next 30 years. The LTP net debt figure increased between the proposed LTP and deliberations by $15 million and the dynamic debt cap (operating revenue compared with net debt) from 150% to 160%. Cost increases subsequent to the proposed LTP were due: to increased water supply operating costs; increases in the Waimea Community Dam operational costs (debt servicing and higher interest rates); a reduction in projected revenue from building consents for 2024/25 due to slowdown; increased insurance costs; and other minor budgetary changes. Across the ten years of the proposed LTP the net debt figure increases from $202 million as at 30 June 2023 to $452 million in 2033/2034. The dynamic net debt cap of 160% 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: LTP 2024-2054 net debt cap



During the LTP deliberations, officers advised against making changes to Council's proposed growth programme due to:

- very high growth in recent years meaning most of Council's networks are near or at capacity, and in some cases above capacity. Between 2019 and 2023 the Council experienced growth of 526 dwellings per annum, compared to a long run average since 2010 of approximately 390 per annum and forecast average of 400 per annum into the future;
- Council is already forecasting to modestly under-deliver against its National Policy Statement Urban Development servicing obligations over the period of the LTP;
- Council provided servicing playing a major role in determining competition in the supply of sections which ultimately impacts the affordability of housing; and
- infrastructure has long lead in times and delays mean Council is likely to frustrate development proposals when it does pick up and compete with these for the same contracting capacity, which would drive up costs for both parties and ultimately new homeowners.

Council accepted these recommendations.

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 in the region, including the appropriate competitiveness margin. 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) Plan change 81 to implement FDS sites in Moutere, Motueka, Richmond, Māpua, Wakefield, Brightwater, Tākaka, Murchison. This plan change 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 would for example, 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

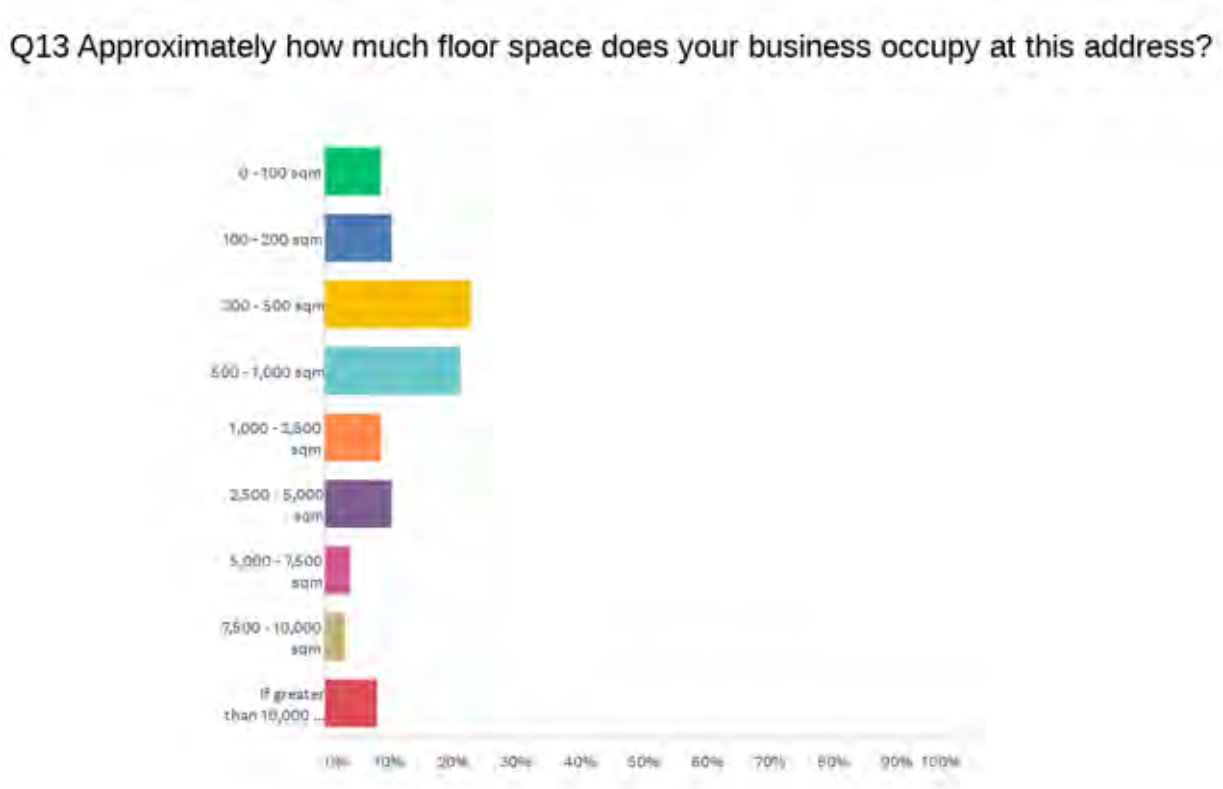
Appendices

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

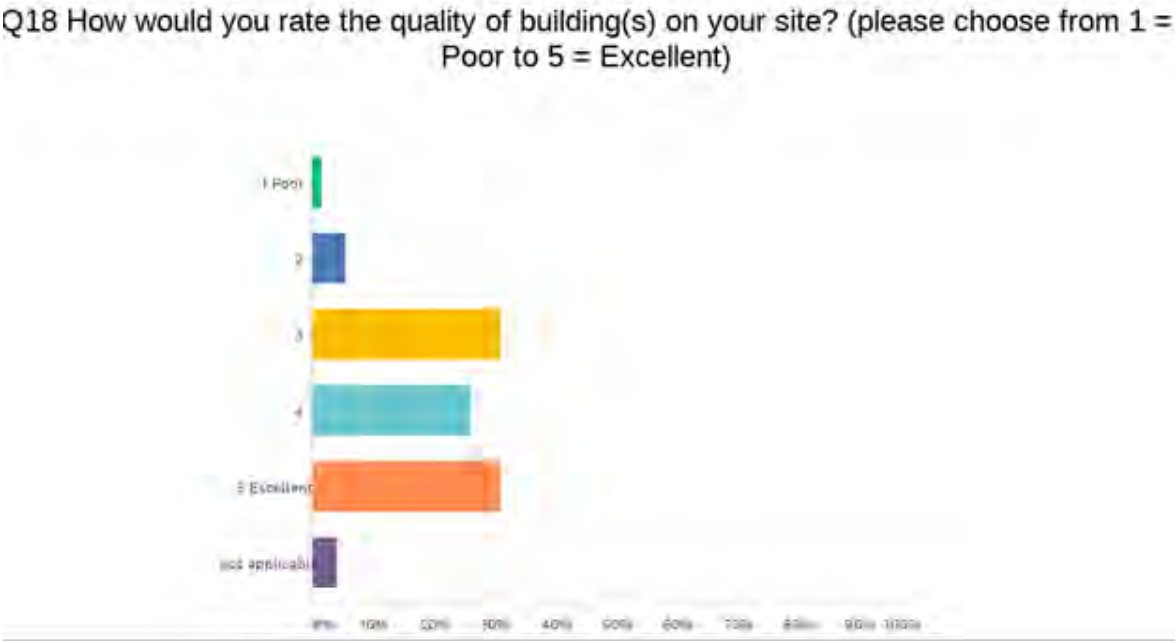
- 70% of businesses employ 10 or less people
- Amount of floorspace occupied is also small on average:



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



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

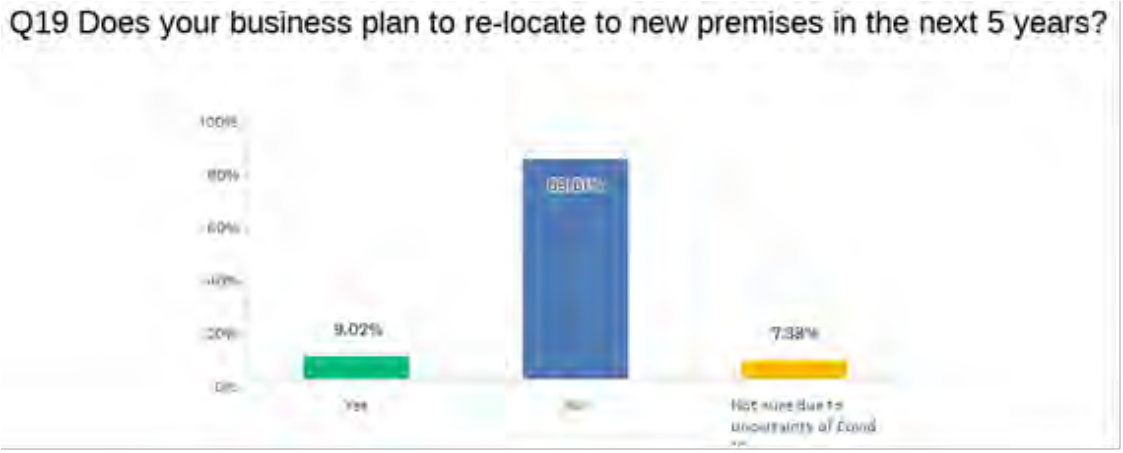
- 26 businesses require more floorspace
- 18 businesses require more land
- 7 businesses could not answer due to uncertainty over Covid-19
- Of those businesses that require more floorspace:
    - 7 respondents require 100 sq m or less
    - 8 respondents require between 100-500 sq m
    - 5 respondents 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.



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:

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.

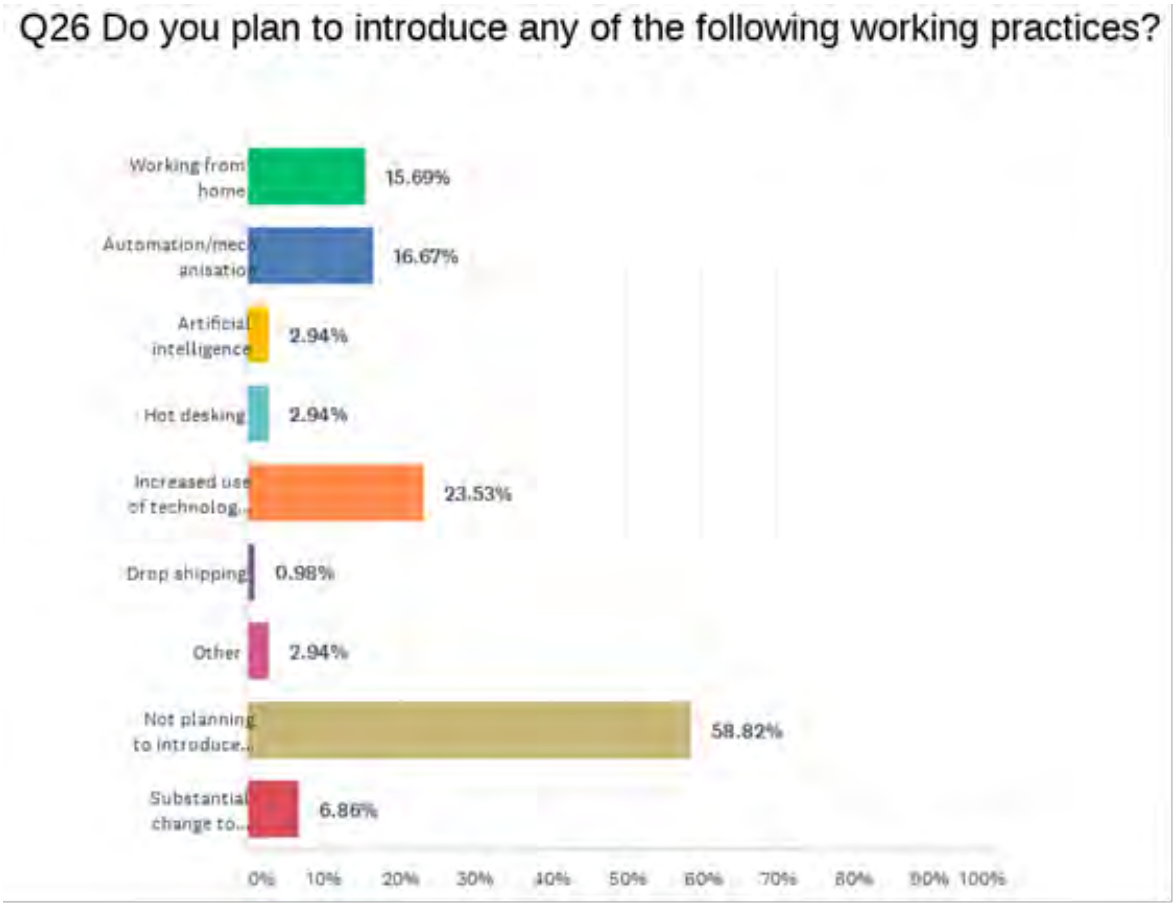
In terms of reasons for relocation, the businesses responded:

- *"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:



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.

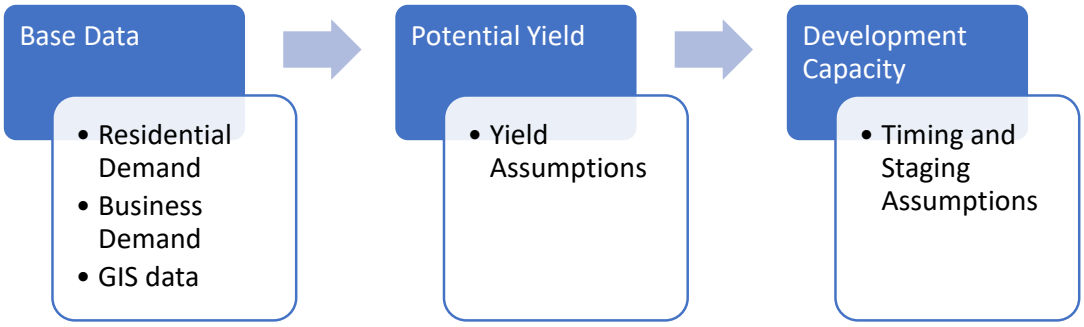
Appendix 3: Tasman District Council's Growth Model Methodology

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 Consulting[1] 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 industry[3]. 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.

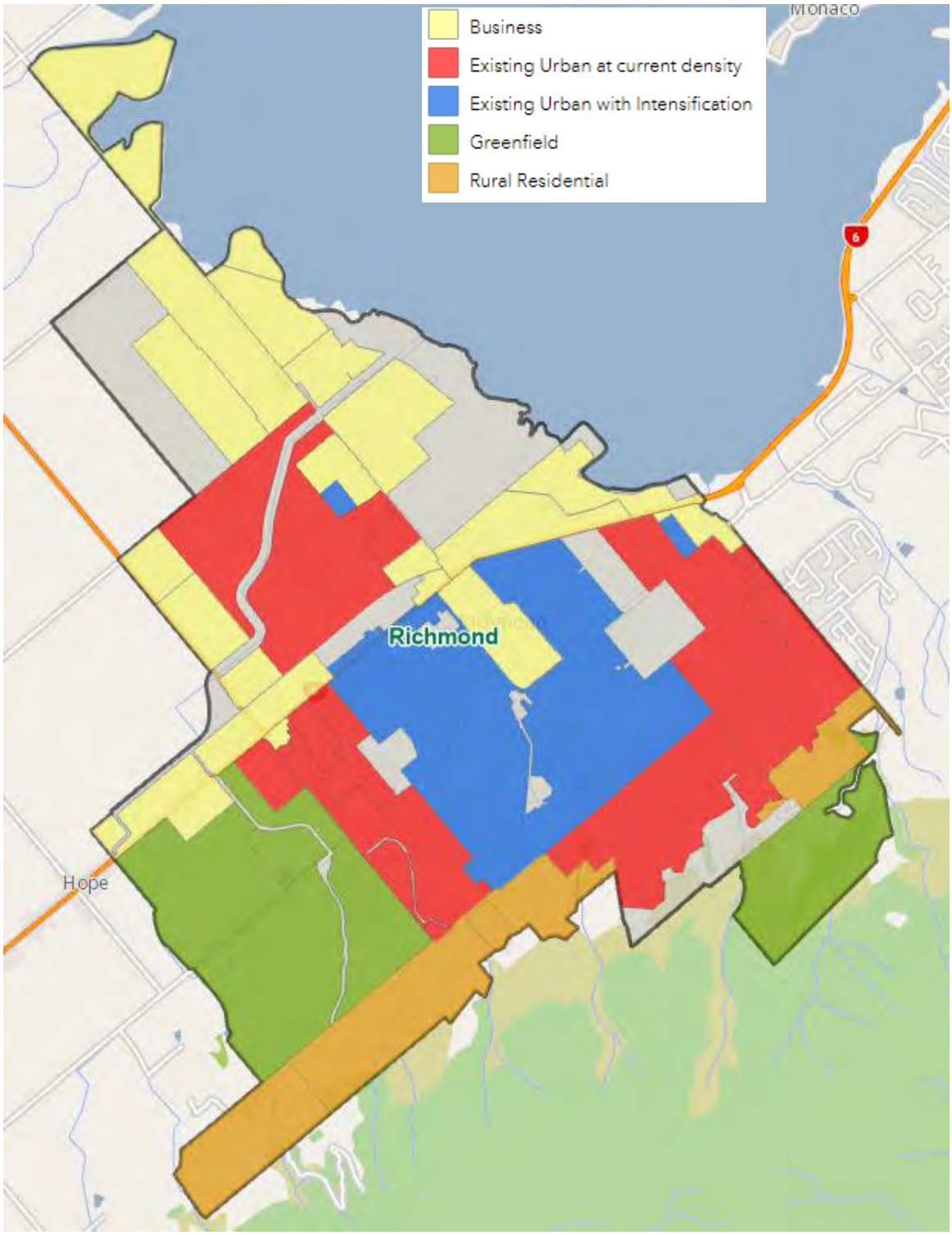
Capacity for attached dwellings is based on estimates for locations with existing intensive residential rules in the TRMP (Richmond Intensive Development Area (RIDA)), or with FDS intensification sites (Richmond, Motueka, Brightwater and Wakefield), where plan changes are proposed.

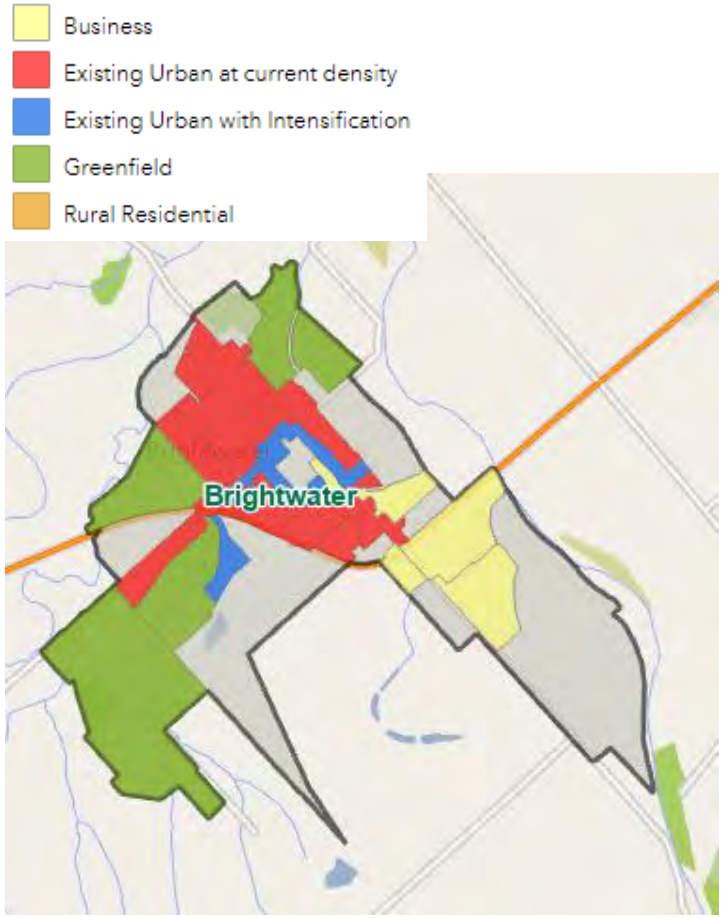
Quality Assurance

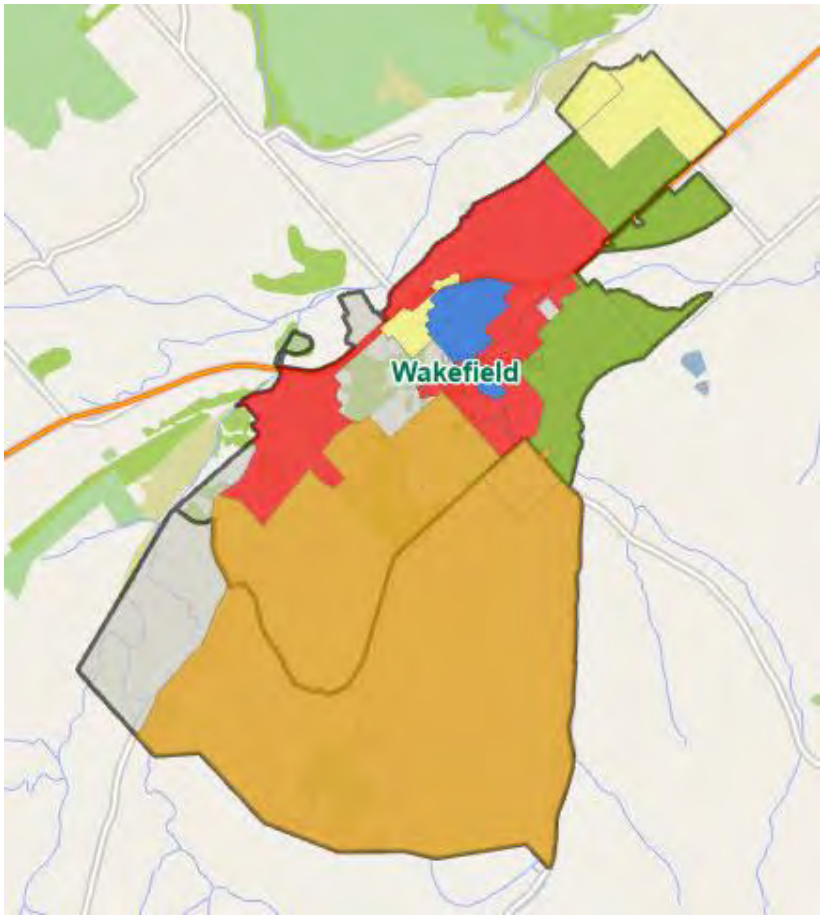
The model is based on the best information Council has at the time and is not intended to be an exact forecast of when and where development will actually occur. There are several factors which are difficult to predict such as population migration to, from and within the district; the proportion of dwellings used as holiday houses; developer and landowner activity fluctuating with market upturns and downturns; and natural hazard events.

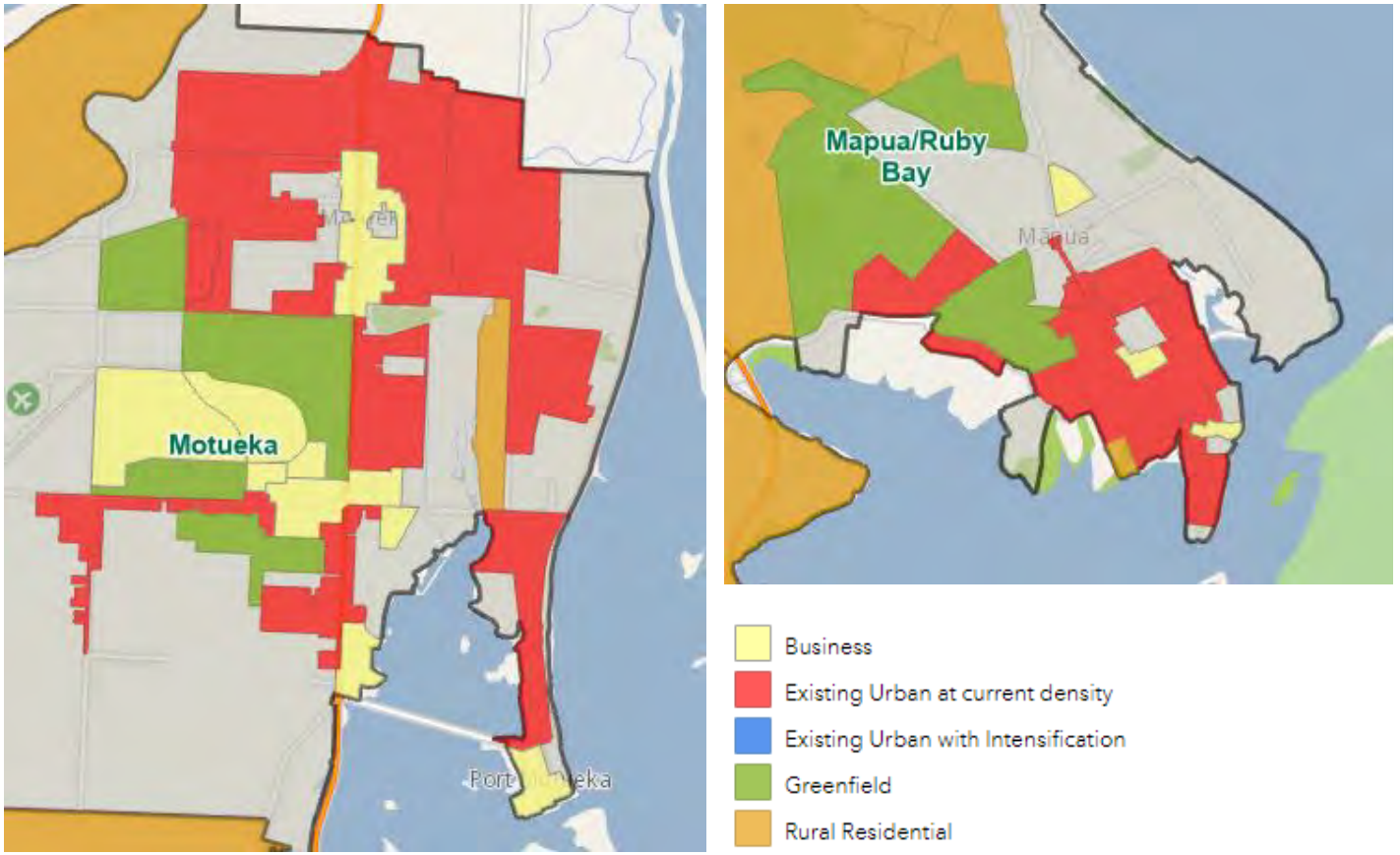
There is an internal quality assurance process of the pre-work calculations and inputs. The inputs and outputs of the growth model are checked against recent trends in population and dwelling growth. The business land yield estimates are groundtruthed using webmaps to visually check the model isn't including 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




Business
Existing Urban at current density
Existing Urban with Intensification
Greenfield
Rural Residential
Brightwater


Wakefield


Motueka
Mapua/Ruby Bay
Mapua
Business
Existing Urban at current density
Existing Urban with Intensification
Greenfield
Rural Residential

Appendix 4: NPS Urban Development - Requirements of Policy 5 for Tasman District Council

Policy 5

"Regional Policy Statement and District Plans applying to tier 2 ……urban environments enable greater heights and density of urban form commensurate with the greater of:

(a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or

(b) 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

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 1-4 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.

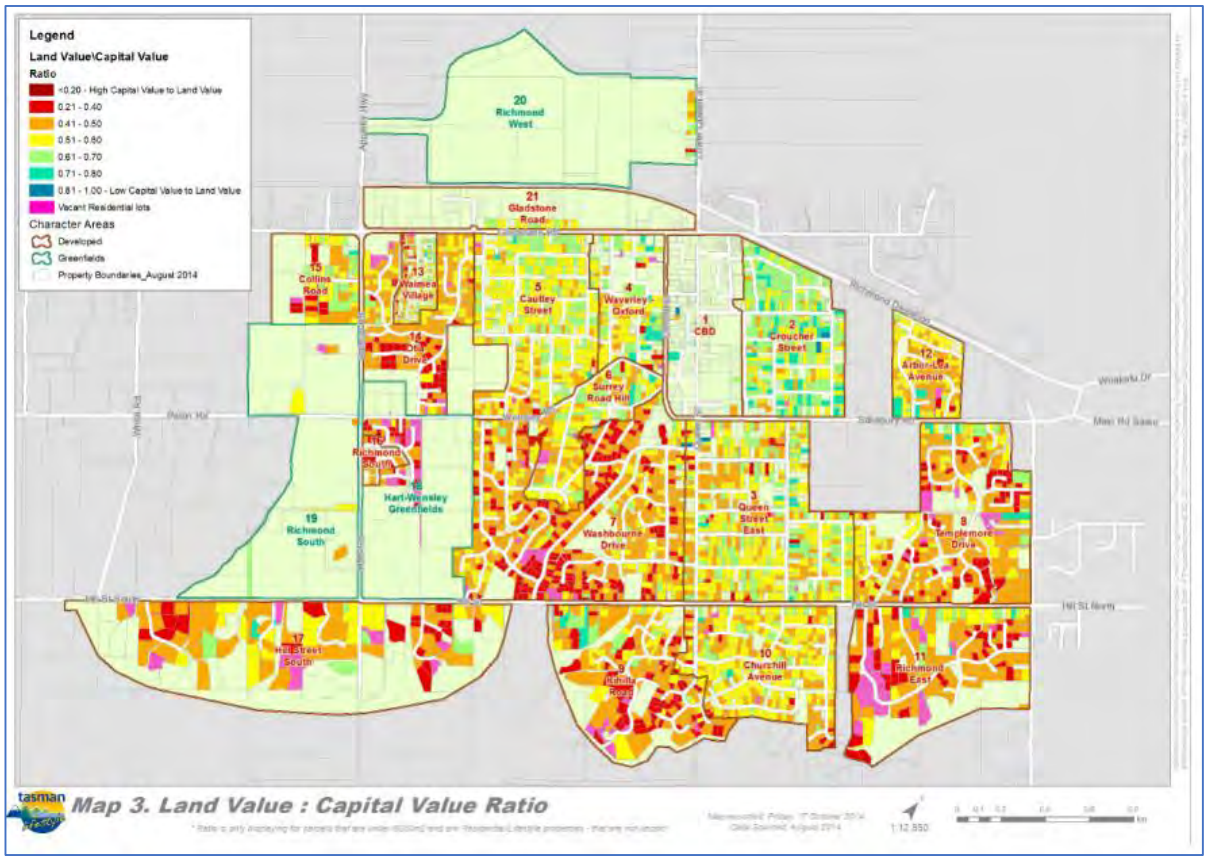


Figure 1: Land Value to Capital Value ratio, Richmond 2014.

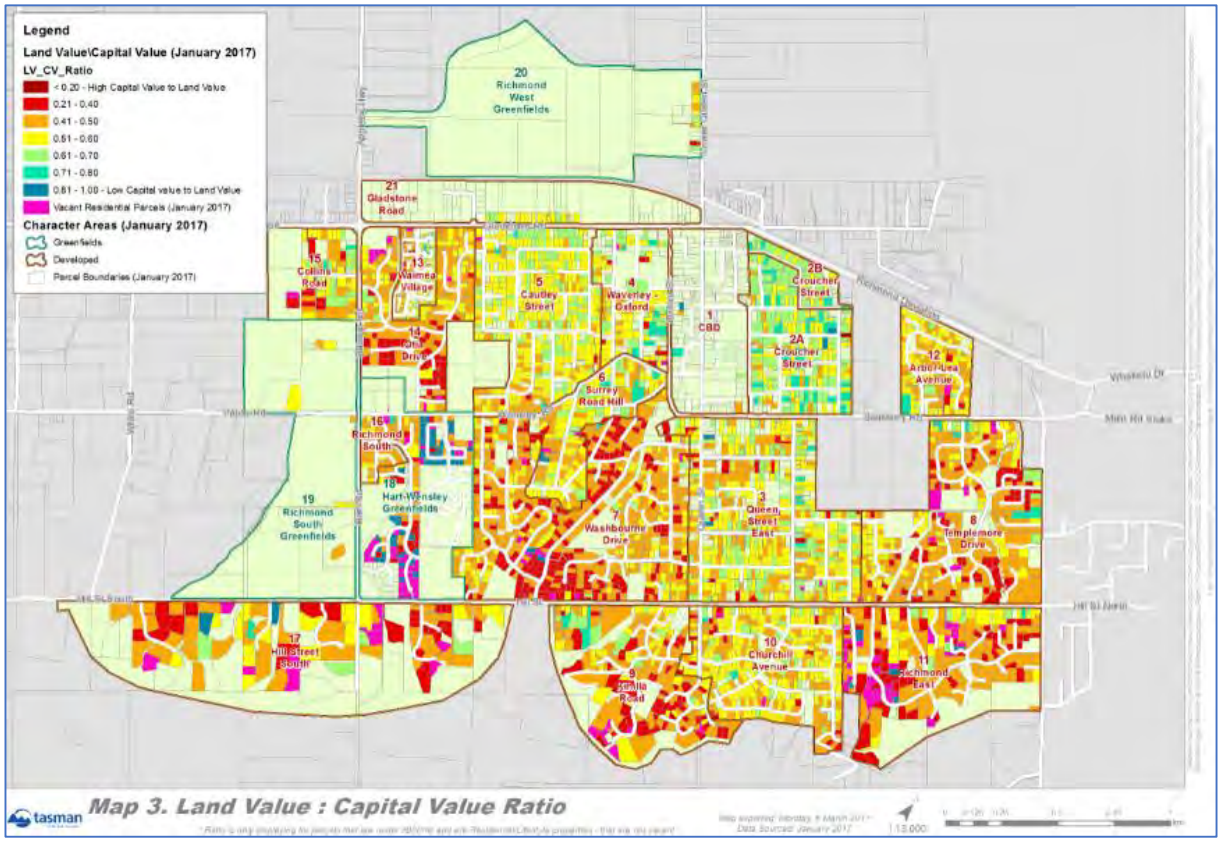


Figure 2: Land Value to Capital Value ratio, Richmond 2017. Note character areas 2, 2A, 3, 4 and 5 inside RIDA

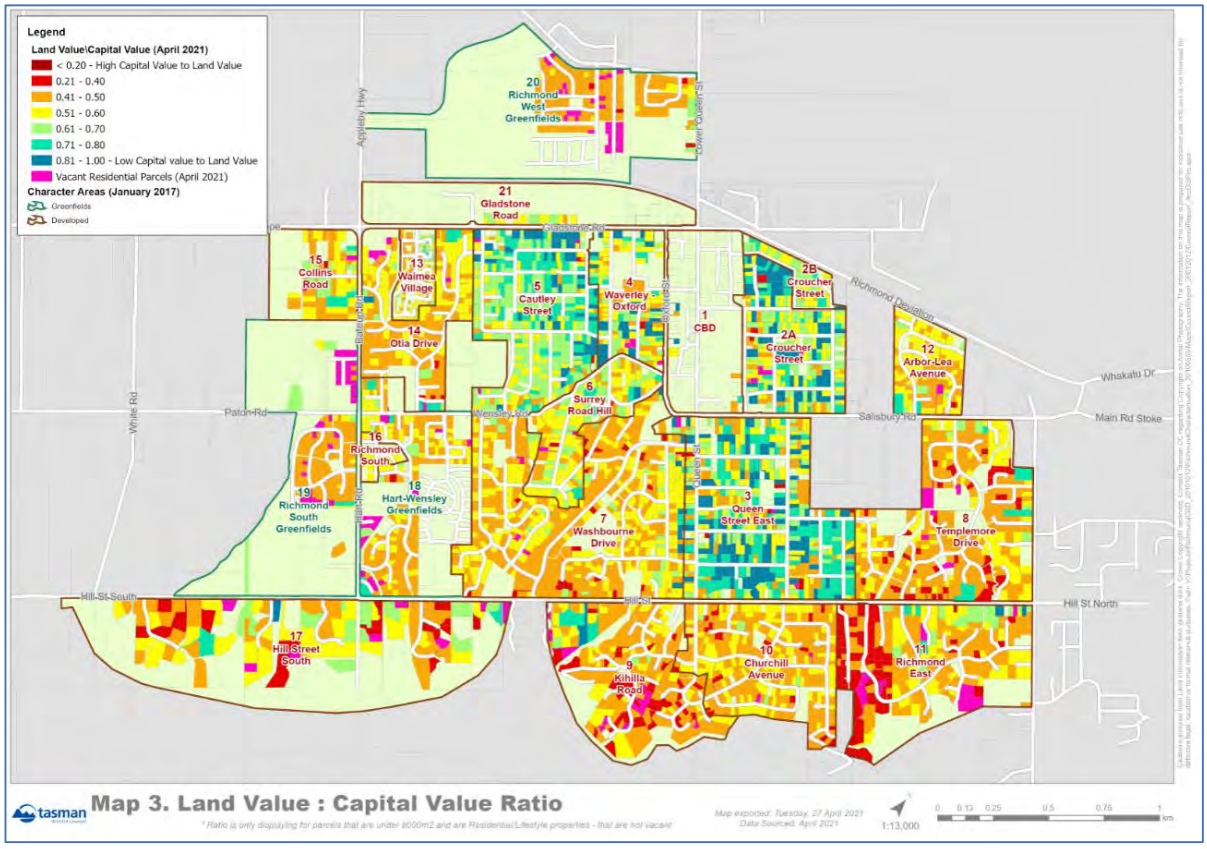


Figure 3: Land Value to Capital Value ratio, Richmond 2021. Note character areas 2, 2A, 3, 4 and 5 inside RIDA

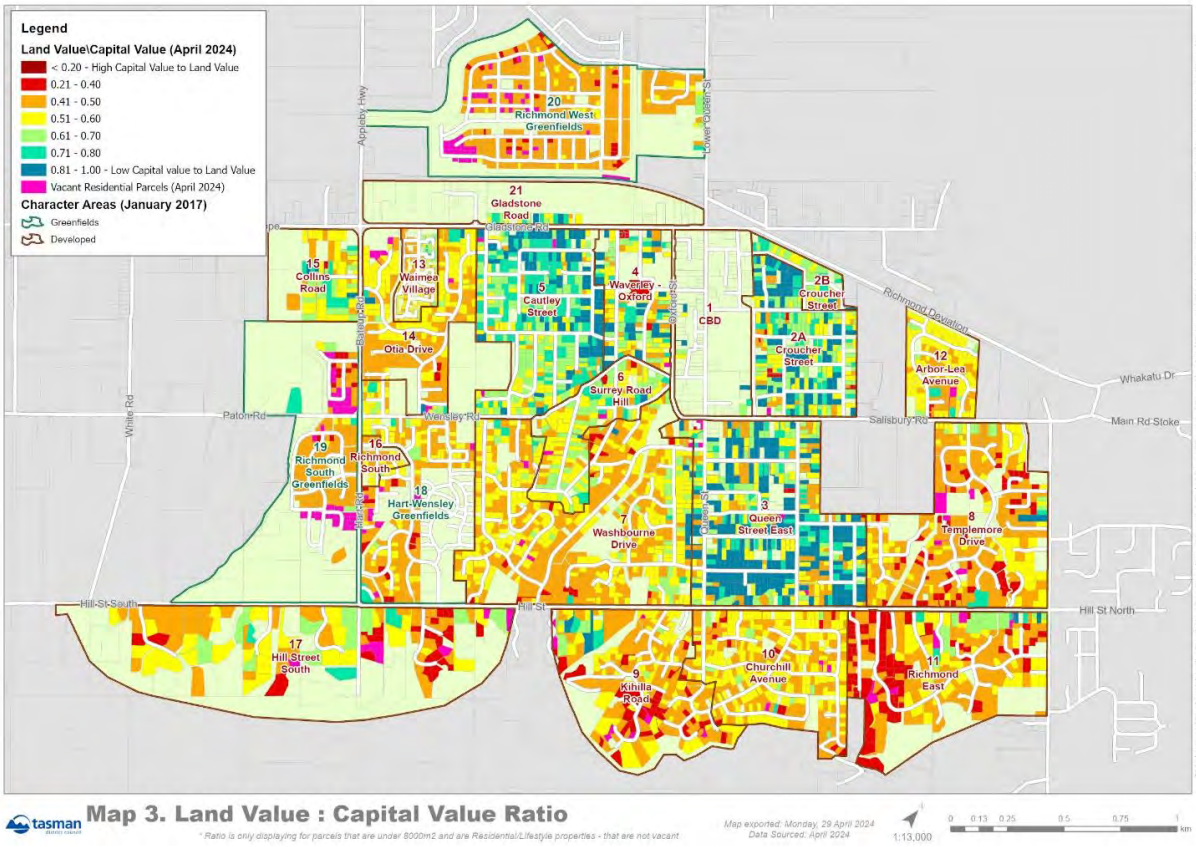
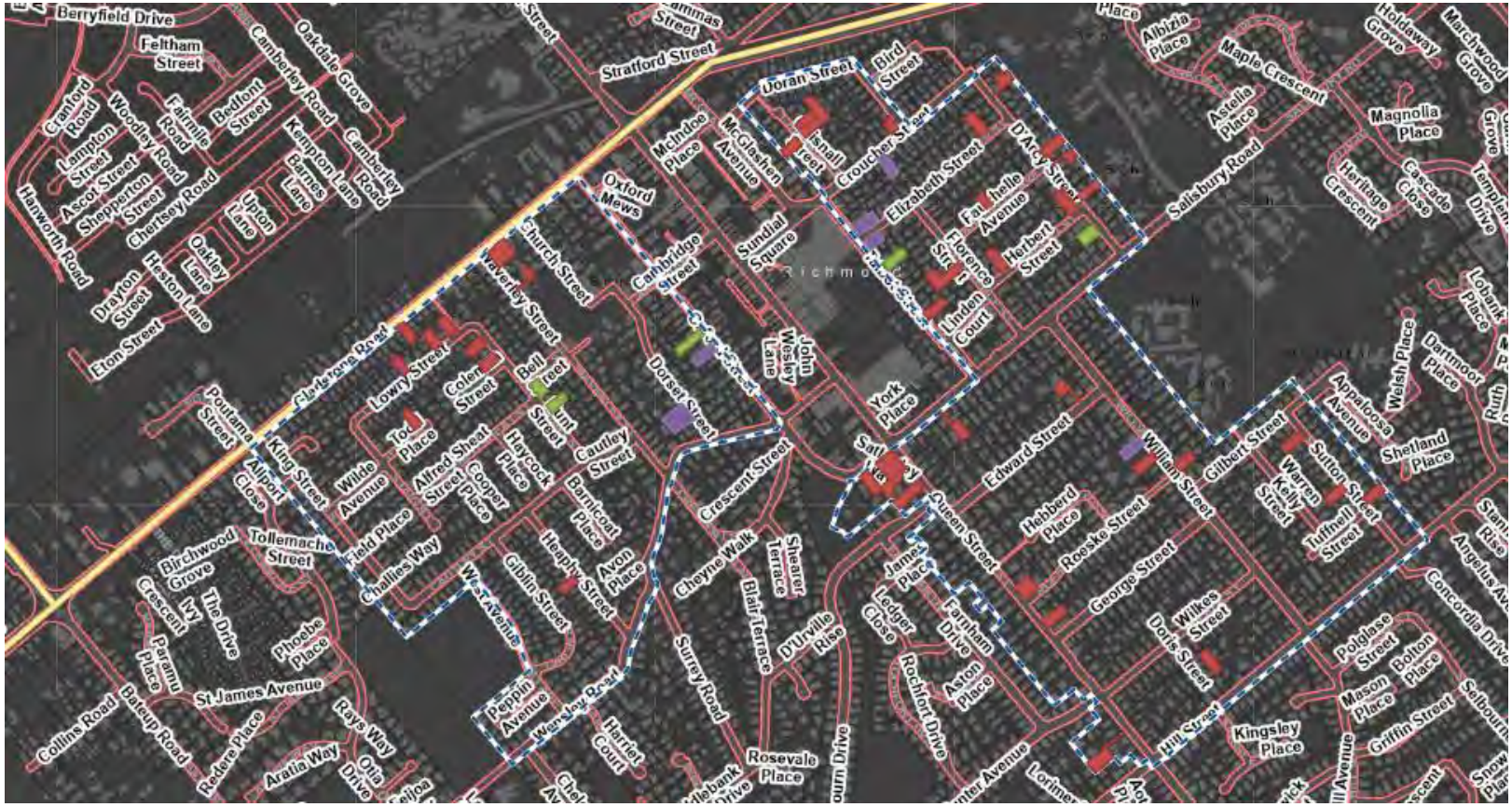


Figure 4: Land Value to Capital Value ratio, Richmond 2024. Note character areas 2, 2A, 3, 4 and 5 inside RIDA

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

Nelson and Tasman Tier 2 Urban Environment: Housing and Business Assessment

2024

Foreword

This combined Housing and Business Assessment for the Nelson Tasman Tier 2 urban environment forms part of a series of reports with the:

- Housing Business Assessment for Tasman (2024)
- 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.

Contents

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.

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
	Total demand: 13,710	
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
	Total demand with competitiveness margin: 16,054	
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
	Total plan enabled capacity: 88,140	
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
	Total plan enabled capacity and infrastructure ready: 17,741	
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
	Total RER capacity: 16,841	
Housing development capacity surplus/deficit	Short term: -72 deficit.	Short term: +1045
	Overall surplus of 973 dwellings	
	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).
	Overall deficit of -1,581 dwellings (reduced to 608 when short term surplus included)	
	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)
	Overall surplus of 1,395 dwellings (reduced to 787 when medium term deficit included)	

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
	Total business land demand 63.24 ha	
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
	Total business land demand with margin 74.09 ha	
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
	Total plan enabled business land capacity 149.3 ha	
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
	Total plan enabled and infrastructure ready business land capacity 149.3ha	
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
	Total plan enabled, infrastructure ready and suitable business land capacity 149.3ha	
Business land development capacity surplus/deficit	Short term: +32.83	Short term: +34.34
	Total surplus of 67.16ha	
	Medium term: +6.00 (+38.83 when include short term surplus)	Medium term: -18.13 (+16.21 when include short term surplus)
	Total deficit of -6ha (becomes a surplus of 27 ha when surplus of short term included)	
	Long term: +21.81 (+60.64 when include medium term surplus)	Long term: -1.64 (+14.57 when include medium term surplus)
	Total surplus of 20.17ha (becomes a surplus of 75.21 ha when surplus of medium term included)	

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
How do the relevant councils support the provision of infrastructure? (e.g. planning decisions)	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. 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. This action has been identified in the FDS Implementation Plan 2023 and is planned to commence in 2024.
How does the district plan meet the current and likely future demands for housing for Māori?	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. 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. 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. 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. 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

	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)	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. 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. 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. 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. 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.

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.

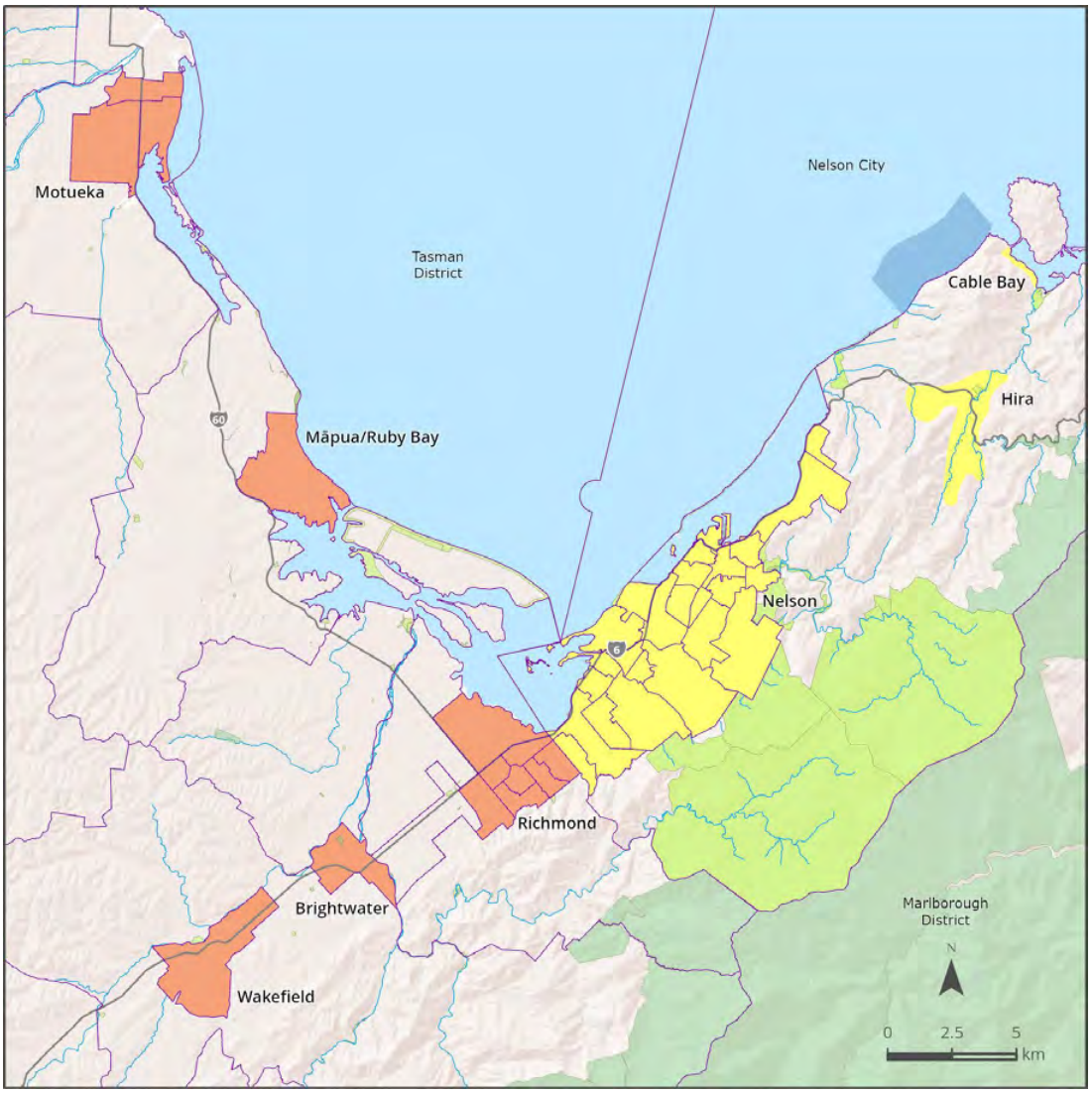
2.2 The Tier 2 urban environment and its geographic areas

"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.

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 for housing and business land 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

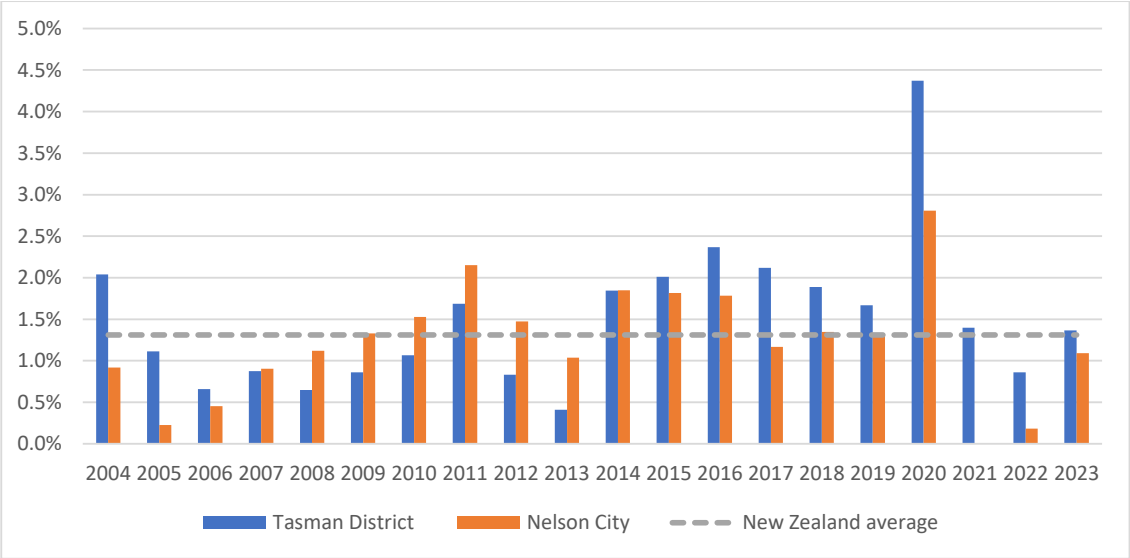
5.1.1 Tasman and Nelson Combined

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 Consulting[2] 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

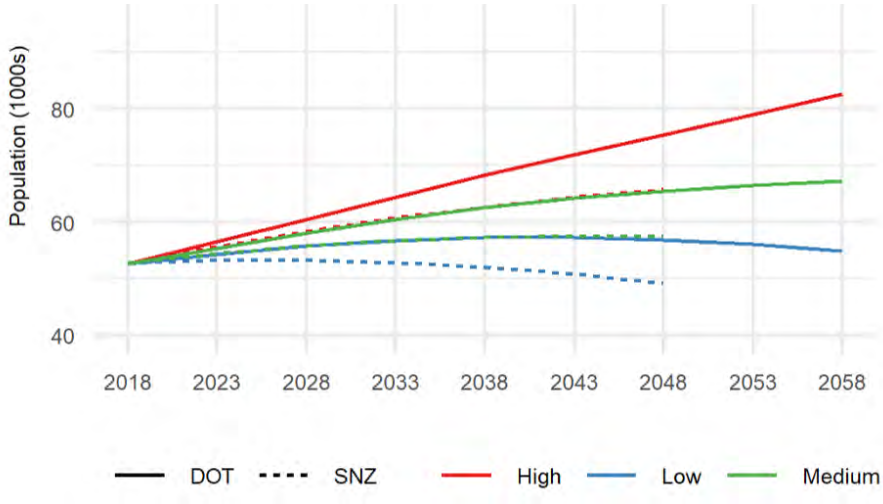
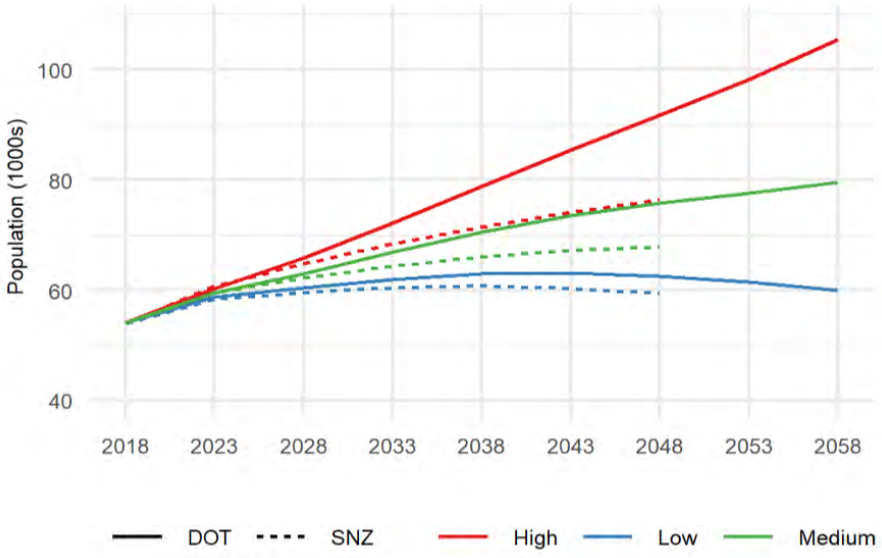


Figure 4 Comparison of total population projections for DOT and Statistics New Zealand, by variant, 2018-2058, Tasman District

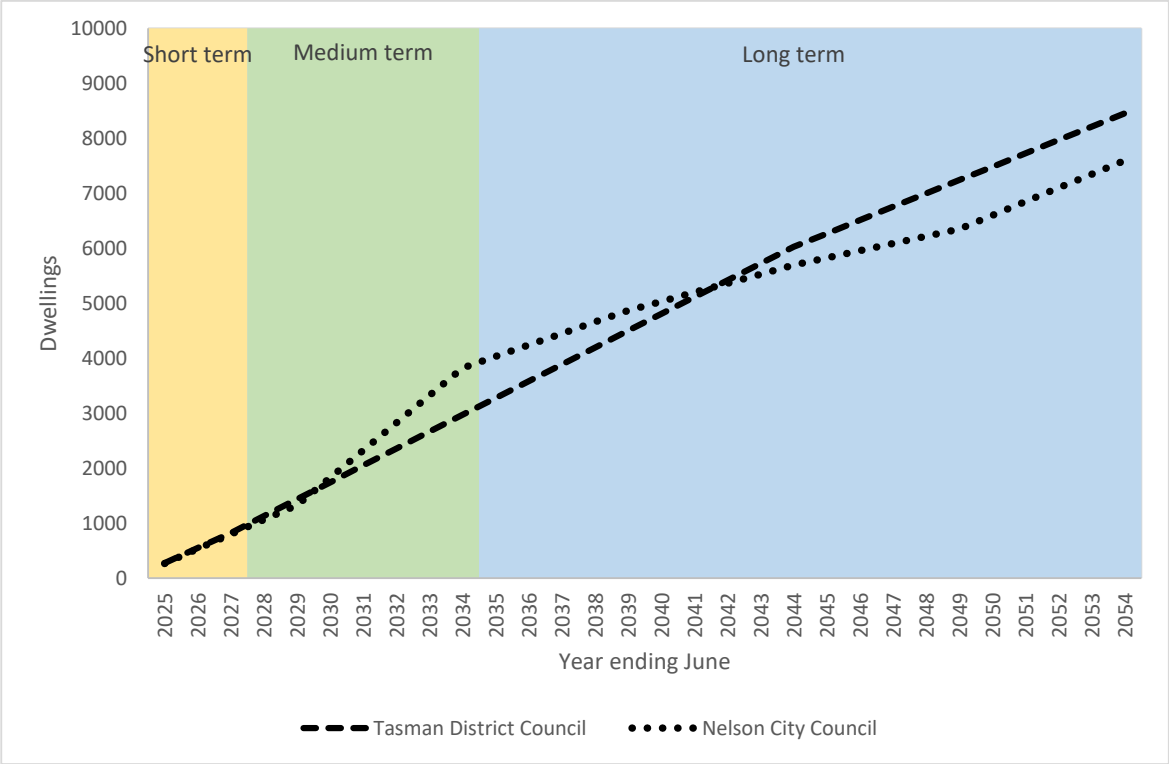


Both Councils have used the DOT medium population projection scenario to estimate residential and business demand between 2024 and 2054, with both Councils also using the same business land demand forecasting model provided by Sense Partners. However, each Council has used slightly different models for 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

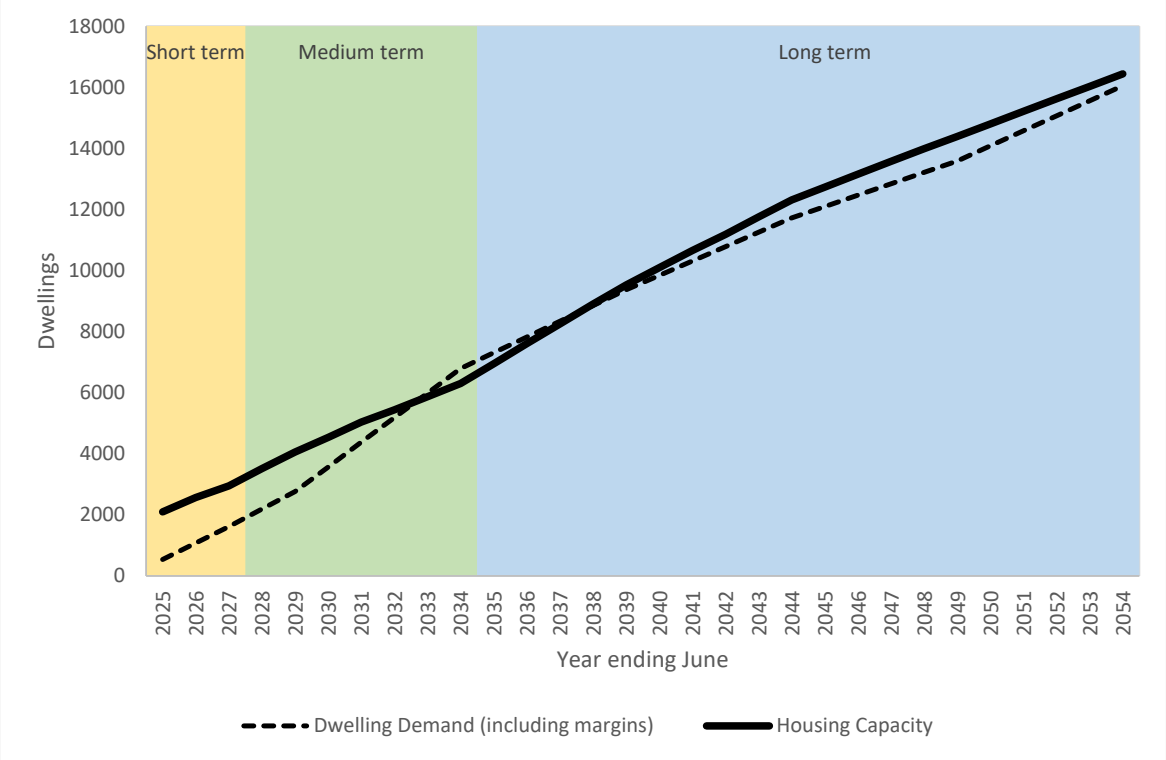
Table 6 below summarises the demand and capacity numbers for the Nelson-Tasman urban environment.

	Demand and capacity for housing		
Period	**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

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) Plan Change 81 - a large number of other changes to the TRMP to implement FDS sites in Moutere, Motueka, Richmond, Māpua, Wakefield, Brightwater, Tākaka, Murchison. This Plan Change 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

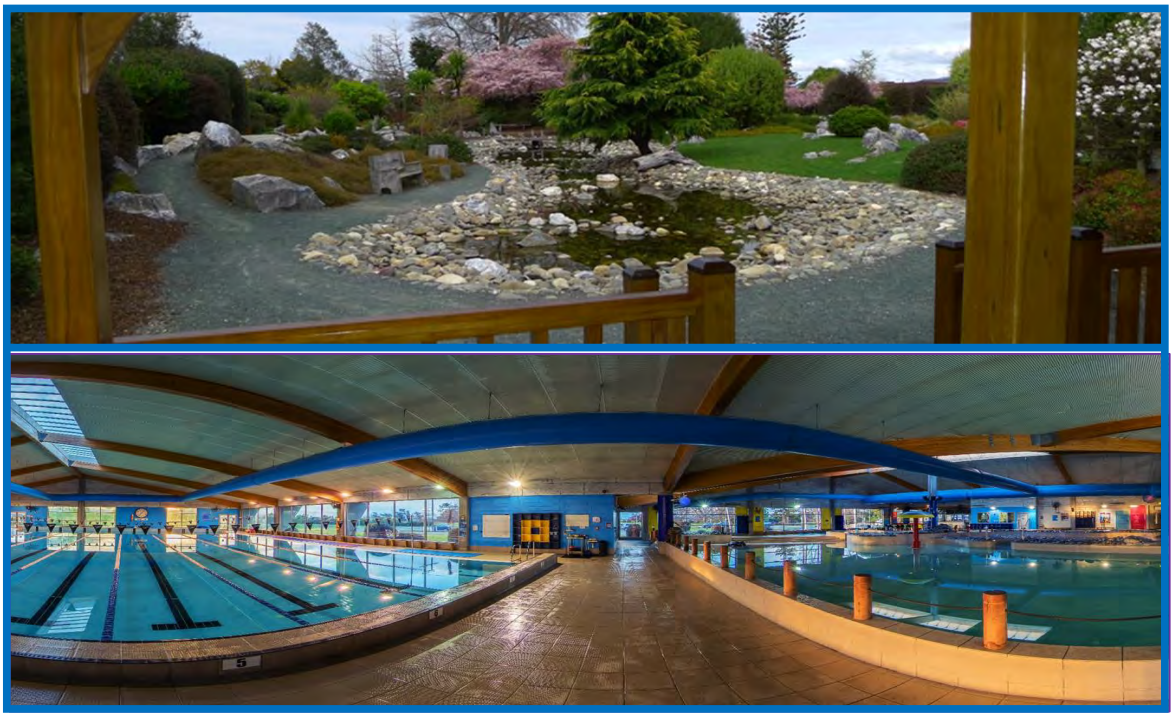
There is insufficient housing capacity in the Nelson urban environment in the medium term. Nelson City Council proposes:

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.

Parks and Facilities Activity Management Plan 2024-2054



Quality Assurance Statement		
Tasman District Council 189 Queen Street Private Bag 4 Richmond 7050 Telephone: (03) 543 8400 Fax: (03) 5439524	Version:	June 2024
	Status:	Final
	Project Manager:	Grant Reburn Reserves & Facilities Manager
	Prepared by: AMP Author	Richard Hollier
	Approved for issue by: Group Manager - Community Infrastructure	Richard Kirby

Contents

1 Executive Summary

This Activity Management Plan (AMP) provides an overview of how the Council manages the Parks and Facilities activity and associated assets in an effective, cost efficient and sustainable manner.

The plan outlines key issues, goals, objectives, and the levels of service that the Council will provide to its communities. The plan provides information on any new projects and expenditure that are required to meet future demand as well as detail about life cycle management and maintenance. It provides an overview of costs and how the Parks and Facilities activity is funded. The risks and uncertainties involved in undertaking the activity and how we manage those are also outlined in the plan.

1.1 What We Do

We provide and manage a wide variety of community facilities, parks and reserves throughout the District and associated services to the community:

Table 1: List of Community Facilities

Community Facilities	Parks and Reserves
Five multi-use community recreation centres	869 hectares of parks and reserves in total
11 sports facilities	150 esplanade strips
19 community halls	243 rural recreation and esplanade reserves
Two community centres	114 urban open space / amenity reserves
Three museums	61 playgrounds
Eight community housing complexes (101 individual units in total)	130 walkways
Three non-commercial campgrounds	20 sports grounds1
Richmond Aquatic Centre and three community swimming pools	14 special interest sites (including one Historic Reserve)
15 other community buildings	9 formal gardens
106 public toilet facilities	12 operating and three closed cemeteries

Refer to Appendices D and E for a more detailed description of the assets included in the Parks and Facilities activity.

We also provide a range of community partnerships activities including:

[1] Saxton Field is included in a separate Activity Management Plan jointly prepared with Nelson City Council.

- The provision of funding and advice for community initiatives and community organisations to enable them to achieve their objectives. Grants are predominately for 'not for profit' community and voluntary groups working for the benefit of Tasman District communities.
- The promotion and celebration of our history and diverse cultures through the support of organisations that preserve and display our region's heritage.
- Delivery of community and recreation activities and events funded either through rates or external sources, to promote a pride of place and community well-being; and
- Delivery of environmental and sustainability opportunities through environmental education programmes that influence community behaviours.

1.2 Why We Do It

The Parks and Facilities, and Community Partnerships activities contribute to the social, cultural and environmental well-being of Tasman's communities.

We directly provide and manage community and recreational facilities, for the people of the Tasman District to use. The provision of community facilities aims to promote community well-being and to meet community expectations. Community facilities are meeting points, providing indoor space for community gatherings, events, and recreational, educational, and social activities. They enable community-led development, with local people working together and bringing about changes in their environment. They help build neighbourhoods and settlements with strong identities. Our facilities offer Tasman residents the opportunity to engage socially in the places they live and work.

Our Richmond Aquatic Centre and community swimming pools enable people to learn to swim, provide opportunities for physical recreation and leisure, enabling improved community health and fitness, and opportunities for social interaction.

We help meet a specific need for low-cost, community-based housing for older adults on low incomes. The housing we offer is affordable, accessible and fit for purpose.

The provision of open spaces and recreational facilities contributes to the development of healthy, active, functioning communities. The Council recognises that it plays a key role in creating the environment in which communities can prosper and enjoy improved health and well-being. We therefore aim to ensure that adequate parks and reserves are provided for in the community and that these are managed and maintained in a way that meets community expectations and encourages community involvement.

We provide public toilets throughout our District to meet community, traveller and tourist needs.

Our cemeteries are attractive, peaceful and respectful environments for the memorial and remembrance of the deceased and are accessible to our communities. We are legally required to provide cemeteries, meeting the needs of our District now, and in the future. Cemeteries are also provided for public health reasons.

Our community partnerships activities include environmental education, Council-organised events, and community grants. This team helps build an inclusive community, enhance our environment, and celebrate our cultural identity and heritage.

Table 2: Activity Goals

Activity Goals
We aim to provide: Community facilities that assist in meeting the community demand for indoor activities and recreation spaces. Community housing for older adults on low incomes that is affordable, accessible and fit for purpose. Aquatic facilities that assist in meeting the community demand for swimming and aquatic recreation. Clean public toilet facilities to meet community and visitor needs, in appropriate locations. Parks, reserves and recreational facilities that promote the physical, psychological, environmental and social well-being of communities in the Tasman District and to provide amenities that meet the needs of residents and visitors. An attractive and peaceful environment for the burial, memorial and remembrance of the deceased; and Community recreation activities and events, grant funding, environmental education and community development activities to help build a sense of community and to develop capacity within Tasman's community groups.

1.3 Our Levels of Service

The allocation in the planned budget is largely sufficient to continue providing existing services primarily at current levels for the planning period.

The Council aims to provide the following levels of service for the Parks and Facilities activity:

An interconnected open space network and recreation facilities that provide a range of leisure opportunities and meet the needs of users and the community.	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.	Accessible and affordable housing to eligible people within the community.
Public toilets at appropriate locations that meet the needs of users, are pleasant to use and maintained to a high standard of cleanliness.	Cemeteries that offer a range of burial options and adequate space for future burial demand.	Support and deliver a range of social, educational and cultural activities.
	Richmond Aquatic Centre provides a safe environment that meets community needs for learn to swim, water based recreation, and fitness.	

Figure 1: Levels of Service

For the duration of this AMP, the Council will continue its focus on maintaining existing levels of service. There has been significant population growth in the Richmond and Moutere/Waimea Wards so further investment in community facility upgrades and improvements is planned. A new swimming pool is planned for the Motueka Ward and there will also be some improvement to community facilities in the Lakes/Murchison Ward. For further detail, including measures and targets for the levels of service, refer to Section 5.

1.4 Key Issues and response

The most important issues relating to the Parks and Facilities activity are listed in Table 3 and discussed in more detail in Section 3.6.

Table 3: Key Issues relating to Parks and Facilities

Key Issue	Response
The need to respond to our increasing, ageing population and ensure that facilities and recreational opportunities are fit for purpose.	Look to retrofit some existing buildings to make them fit-for purpose in the longer term.
Provide new and upgraded community facilities.	New community hub is planned for Tapawera starting in 2025/2026. A new community facility is planned in Wakefield and existing facilities in Brightwater will be upgraded commencing in 2025/2026. The Murchison Community Recreation Centre will be upgraded commencing in 2028/2029.
Increasing demand for community housing.	Continue to provide existing 101 units. Opportunities will be sought to add additional units on existing sites in partnership with other Community Housing providers
Provision and maintenance of public toilets throughout the District, to meet demand and maintain levels of service.	Review provision and maintenance schedules and increase number of toilets provided and/or their standard.
Increasing demand for aquatic facilities	A new six lane community pool will be built in Motueka commencing in 2026/2027
Increasing expectations and demand for community support and grants for community organization's	Continue to provide community grants and support to community organisations

1.5 Financial summary

1.5.1 Operational Programme

The Parks and Facilities maintenance and operational programme constitutes around $13 million in annual spending. The major projects in this programme and the forecast spend for the next 10 years are shown below.

Figure 2: Forecast Maintenance and Operational Spend

The Council's strategy for the delivery of the parks and reserves maintenance services is to outsource physical work, with a district-wide performance-based contract tendered on the open market, to achieve the most cost-effective option possible. Grounds maintenance, minor building repairs, and the cleaning, inspections and minor maintenance of public toilets are part of the parks and reserves grounds maintenance contract. Other minor or specialist tasks are undertaken by contractors on either a fixed quote or hourly rate basis. To achieve local community involvement and autonomy, many of the community halls, swimming pools and rural community reserves are operated and maintained directly by local Special Purpose Management Committees with Council staff support.

For the duration of this Activity Management Plan (AMP), the Council will focus on maintaining existing levels of service in the community partnerships area and is not planning to make significant changes.

1.5.2 Capital Programme

The Council plans to invest approximately $152 million (inflated) over the next 30 years on capital improvements. Table 4 outlines the key projects and investments that are planned. (values are uninflated):

Table 4: Major Parks and Facilities Programmes of Work (uninflated figures)

Site	Project Description	Years 1-3 ($)	Years 4-10 ($)	Type
Motueka Community Pool	Development of new community pool in Motueka	$3.39M	$14.66M	LOS
NCC/TDC Joint Cemetery development	Development of new cemetery for Nelson City and Tasman District Richmond & Moutere/Waimea wards	$0.32M	$0.53M	Growth
Brightwater/Wakefield Community Facility	Development of a multi-purpose community facility to serve Wakefield community and an upgrade to existing community facilities in Brightwater	$7.15M	$5.5M	LOS
Murchison Recreation Centre	Extension of the existing Murchison Recreation Centre	-	$4.50M	LOS
Tapawera Community Centre	Rebuild and extension of the Tapawera Community Centre.	$2.50M	-	LOS
Throughout District	Sports field Development	$0.64M	$1.09M	Growth/LOS
Throughout District	Purchase of new reserves (usually as a result of subdivision)	$0.84M	$5.27M	Growth/LOS
Throughout District	Provision of new playground equipment, walkways and public toilet facilities.	$1.89M	$4.54M	Growth/LOS

The Capital Development Programme also includes a range of projects (generally under $100,000) across the District for ongoing development of community facilities, parks, reserves and cemeteries, including walkways, landscaping, revegetation, sports field improvements and playgrounds.

The majority of the capital works programme for Parks and Facilities is currently funded from income received through Reserve Financial Contributions, while renewals are generally funded from rates. Capital and renewal projects are required as a result of; ongoing population growth, level of service improvements (particularly for older reserves) or replacement of existing assets due to wear and tear.

Other key projects to be undertaken in the Parks and Facilities work programme over the next 10 years include:

- Review and re-tender or extend the Parks and Reserves Asset Management contract by July 2025.
- Work on condition assessment and renewals.
- Review community facility provision (halls, etc).
- Prepare a Public Toilet Policy.
- Develop a Concessions Policy for commercial use of parks and facilities.
- Review and implement reserve management plans, (plans currently in progress are the Lakes/Murchison Ward and Richmond Ward reserve management plans).

1.5.3 Possible Cost Savings

There have been significant cost increases over the past 12 months, some areas where services could be reduced or cut have been identified in order to offset these increases. These cuts have not been incorporated into the budgets included in this plan as they will be topics for consultation as part of the draft Long-Term Plan.

1.5.3.1 Reduce Community Partnerships grants funding by $250,000 per annum

This reduction would result in a decrease in the activities and possible closure of community organisations, recreation and sports groups. Lower grants funding would lead to fewer volunteer hours in the community groups funded, decreasing their contributions to the community.

Community education, arts projects and active recreation opportunities would also become more limited.

1.5.3.2 Reduce Parks and Reserves maintenance funding by $300,000 per annum

This reduction would result in a decreased annual planting in prominent and visually significant areas. This includes sentimental settings like cemeteries and memorial gardens, where the impact of reduced funding would be notably felt.

It would also mean the removal of litter bins, dog doo bins and doggy doo bags and dispensers.

The conversion of one grass cricket wicket at Ben Cooper Park to artificial wickets would also be needed.

These changes require an initial investment but reduces ongoing maintenance and operating costs.

1.5.4 Key changes

Table 5 summarises the key changes for the management of the Parks and Facilities activity since 2021.

Table 5: Key Changes

Key change	Reason for change
The Council is developing new community facilities in partnership with community groups including new and upgraded multi-use community recreation facilities to service the Brightwater, Wakefield, and surrounding communities, an indoor Pool in Motueka, a new community hub in Tapawera and extensions to the Murchison Sports, Recreation and Cultural Centre. We will contribute a further $2 million for a new research and archives facility located adjacent to the Nelson Provincial Museum. We are also continuing with ongoing developments at Saxton Field	The Council has responded to community requests for new and upgraded community facilities.
Introduction of a new Concessions Policy for commercial uses of parks, reserves and community facilities is planned.	The Council are receiving requests from groups wanting a concession to carry out activities and events on Council land.

1.5.5 Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the medium term. However, if there is forecast work (operations, maintenance, renewal, acquisition or disposal) that cannot be undertaken due to available resources, there will be consequences to the levels of service for users.

The main risk consequences are:

Health and safety issues, particularly for users of community facilities and parks and reserves, and for community events.	Impacts from climate change (e.g., coastal erosion, storm damage to trees and facilities, flood events lead to multiple community housing units being uninhabitable).	Significant damage to community buildings/structures/facilities (including those located on parks and reserves) from earthquakes or other natural disasters.
Loss of contractor (if they cease trading).	Failure to manage significant historic buildings or sites in accordance with legislation.	

Figure 3: Key Risks

1.5.6 Key Assumptions

There are factors outside of the Council's control that can change having an impact on the Council's ability to do what it 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 any related uncertainty.

The recreational needs of our community are likely to change over time.	All current community facilities continue to be operated with no significant changes and current operation of some public halls and community facilities by volunteer committees will continue.	Ongoing capital development programme is based on funding from anticipated reserve financial contributions and funding from the District and Shared Facilities Rates.
That the school pools will still be available for public use.	Community housing will continue to be self-funding and continue at current occupancy rates.	Burial preferences between cremation and internment will continue in line with current trends.
Burial preferences between cremation and internment will continue in line with current trends.	Growth in the District is high for the Richmond, Wakefield, Brightwater, Māpua and Motueka and medium for the rest of the District over the next 10 years and then medium for the entire District the following 10 years.	

Figure 4: Key Assumptions

2 Introduction

The purpose of this Activity Management Plan is to outline and to summarise in one place, the Council's strategic management and long-term approach for the provision and maintenance of its Parks and Facilities activity. This is achieved through the planned management of assets, compliance with regulatory requirements, and the funding needed to provide the appropriate levels of service.

2.1 Rationale for Council Involvement

The provision of parks, reserves and community facilities is a core service of local government and is something that the Council has always provided. The Parks and Facilities activity provides many public benefits, and it is considered necessary and beneficial to the community and to enhancing the social, cultural and environmental well-being of Tasman's communities. Cemeteries are required to be provided for the burial of dead persons under Section 4 of the Burial and Cremations Act 1964.

2.2 Description of Assets and Services

2.2.1 Community Partnerships

The services provided under community partnerships activities include providing community recreation opportunities and events, providing grant funding, and educating and facilitating partnerships. Our activities include:

- The provision of funding and advice for community initiatives and community organisations to enable them to achieve their objectives. Grants are predominately for 'not for profit' community and voluntary groups working for the benefit of Tasman District communities.
- The promotion and celebration of our history and diverse cultures through the support of organisations, including museums that preserve and display our region's heritage.
- Delivery of community and recreation activities and events funded either through rates or external sources, to promote a pride of place, community well-being and to encourage the use of the Council's parks and facilities; and
- Providing an awareness of environmental and sustainability opportunities through environmental education programmes that influence community behaviours.

2.2.2 Community Facilities

The assets covered in this Activity Management Plan (AMP) include all the buildings owned by the Council that support the Parks and Facilities activity. Community facilities are varied in form and function and have been classified into eleven categories:

- community recreation centres
- sports facilities
- community halls
- community centres
- museums
- community housing
- non-commercial campgrounds
- Richmond Aquatic Centre
- community swimming pools
- other community buildings
- public toilets

The depreciated replacement value of our buildings at 30 June 2023 was $79 million. An overview of these assets is provided in Table 7 below. Details of individual assets are presented in Appendix D. We own most of these facilities directly, however there are a variety of management and operational arrangements, many with community groups and committees or Incorporated Societies.

Many Council-owned community buildings and swimming pools are funded from general rates and user charges. These assets include community halls, community centres, non-commercial campgrounds, outdoor community pools and other miscellaneous buildings. The Council's Community housing is largely funded from rental income. The Collingwood, Motueka and Tākaka museums are funded from the Museums Rate, as is the Council's contribution to the Nelson Provincial Museum. The facilities listed in Table 6 are funded from the District and Shared Facilities Rates.

Table 6: Community facilities funded from the District and Shared Facilities Rates

Facilities located on Council land	Shared facilities located on NCC land	Facilities located on private land within Tasman District
Saxton Field velodrome, Avery/Champion Green sports fields (including changing block/toilet)	Saxton Field: hockey, athletics, cricket, indoor stadium and other facilities	Māpua Hall
Multi-use recreation centres in St Arnaud, Murchison, Upper Moutere, Motueka, Golden Bay	Suter Art Gallery	
Maruia Hall (outside district)	Nelson Provincial Museum	
Grandstand at Sportspark Motueka		
Richmond Aquatic Centre		
Tasman Tennis centre at Jubilee Park, Richmond		
Tasman's Great Taste Trail (part contribution)		

Table 7: Community Facility Assets Overview

Asset Type	No.	Description	Asset Depreciated Replacement Value ($)	Annual Depreciation Requirement ($)
Community centres	2	Located in Motueka and Tākaka, these two small facilities provide opportunities for social interaction, activities, internet-based courses and meeting spaces and offices for community groups.	1,268,600	91,436
Community halls	19	Council-owned halls available for hire on a regular or casual basis for meetings, programmes, or community events. Local community halls are generally highly valued by the community, and many have significant history associated with them. The quality of community halls varies dependent on their age and past maintenance and improvement history. In most cases they are older facilities, maintained with the assistance of volunteer Hall Management Committees.	8,561,200	580,709
Community Housing	101	The Council provides housing units to meet a specific need for low cost, community-based housing for people on low incomes. Eligibility criteria are set out in Council's Housing for Older Adults Policy (2017). There are 101 units in 8 complexes: 34 units in Richmond, 7 units each in Brightwater and Wakefield, 45 units in Motueka and 4 units each in Tākaka and Murchison. Community housing is provided for at no cost to the ratepayers, as rental income covers the total operating costs.	14,886,100	1,040,752
Community Swimming pools	3	Two small community outdoor pools are provided at Rockville and Upper Tākaka, along with the Saltwater Baths in the coastal marine area at Motueka. Funding assistance is also provided to operate twenty school pools outside school hours for community use.	288,500	15,160
Multi-use community recreation centres	5	Each of these multi-purpose facilities provide for a wide range of community and recreation activities and events: Lake Rotoiti Community Hall (built 2004)	21,295,600	757,342

Asset Type	No.	Description	Asset Depreciated Replacement Value ($)	Annual Depreciation Requirement ($)
		Motueka Recreation Centre (built 1987) Moutere Hills Community Centre (built 2005) Murchison Sport, Recreation and Cultural Centre (built 2008) Rec Park Centre Golden Bay (built in 2017)		
Museums	3	The Council owns three museums in Collingwood, Motueka and Tākaka, which are operated by local community groups.	1,442,400	91,723
Non-commercial campgrounds	3	Low-key campground facilities are provided for campers at: McKee Recreation Reserve, Ruby Bay; Kina Beach Recreation Reserve, Tasman; and Owen River Recreation Reserve, Murchison. On-site caretakers collect fees from campers. Management of commercial campgrounds located on other Council-owned reserves in Collingwood, Pōhara, Motueka and Murchison is covered by the separate Commercial Activity Management Plan (AMP).	517,500	38,973
Other community buildings	15	The Council owns a range of other community buildings throughout the District, including the Jubilee Park ex-Information Office, Māpua Library, Imagine Theatre, former Dovedale church, Plunket rooms and clubrooms.	2,820,620	179,899
Public toilet facilities	106	The Council provides and maintains public toilet facilities throughout the District to meet community and visitor needs. Currently there are a total of 106 toilet buildings located throughout the District. This includes 21 in the Golden Bay Ward, 23 in the Motueka Ward, 42 in the Moutere/Waimea Ward, 7 in the Lakes/Murchison Ward, and 13 facilities in the Richmond Ward. Most of the facilities have modern sanitary systems with a mix of reticulation, septic tank or containment systems. Public toilet facilities have been divided into three categories, as outlined in the Sanitary Services Assessment 2005:	5,266,300	247,233

Asset Type	No.	Description	Asset Depreciated Replacement Value ($)	Annual Depreciation Requirement ($)
		toilet facilities in townships, predominantly to serve local shoppers; toilet facilities in parks and reserves, predominantly to serve local users of the sport and recreational facilities; and toilet facilities on main visitor routes or at visitor attractions, predominantly to serve visitor groups.		
Richmond Aquatic Centre	1	The Richmond Aquatic Centre is located at 161 Salisbury Road, Richmond. facilities include a 25m eight-lane competition pool, 20m five lane teaching pool, wave pool, lazy river, hydrotherapy pool, toddler's pool, family and adult spas, sauna, gym, fitness centre, fitness classroom, café and shop.	14,456,700	396,214
Sports Facilities	11	The Council provides sports building facilities at Saxton Field, Golden Bay Recreation Park, Sportspark Motueka, Wakefield, Dovedale & Lower Moutere Recreation Reserves, Brightwater Recreation Reserve, Lord Rutherford Park and Jubilee Park. Examples of these facilities include grandstands, pavilions, clubrooms, velodrome, toilet blocks and changing rooms.	8,284,000	327,939
TOTAL	269		$79,087,520	$3,767,380
Facilities not included in the Community Facilities Activity Management Plan		Commercial Campgrounds (included in the Commercial Property Activity Management Plan) Public Library Buildings (covered in the Library Services and Property Activity Management Plans) Facilities that are located on the Council's land but are owned and managed by other organisations (e.g. Riwaka Scout Hall, Canine Obedience Clubrooms at Hope etc).		

2.2.3 Parks and Reserves

The Council-owned parks and reserves provide a range of open spaces for sports, recreation, play and leisure activities and social opportunities for both residents and visitors. Parks and reserves section are grouped into 11 categories for budget and management effectiveness as outlined in Table 8.

Table 8: Parks and reserves budget/management categories

Category	Description
Asset Management	Provision of staff resources and other services to effectively manage the reserve assets and provide customer services.
Cemeteries	Includes open and closed cemeteries managed by the Council.
Formal Gardens	Land that is developed and maintained to provide high quality amenity open spaces. They range from large parks to small garden beautification areas.
Miscellaneous	Budget provision for a variety of miscellaneous activities and services that cover a range of reserve categories or are not directly related to reserve assets. These include Anzac services, Arbor Day plantings, doggy–do dispensers, war memorial maintenance and security cameras.
Moturoa/Rabbit Island	Three islands (Moturoa/Rabbit Island, Rough Island and Bird Island), with a total area of 1,200 ha, located between the Waimea Inlet and Tasman Bay. Recreation Reserve areas comprise 239 ha in total. The majority of the remaining area is in plantation forest and is covered in the Commercial Activity Management Plan.
Rural Recreation and Esplanade Reserves	Open space that may provide for general amenity, conservation, preservation, access, or casual recreation use. It is generally undeveloped with minimal facilities and low maintenance requirements.
Special Interest Sites	Areas of land provided to meet the open space and recreation needs throughout the District as well as the needs of visitors from neighbouring areas and tourists. These are often associated with a natural feature of some significance or are areas that have high recreational value.
Sportsgrounds	Reserves that are primarily used for organised sport and events. They are also used for unstructured recreation activities and provide large areas of open green space.
Trees, Plots & Verges	Provision and maintenance of trees on street berms and specimen trees within parks.
Urban Open Space and Amenity Reserves	Reserves that range in size from small neighbourhood parks to larger areas, which provide open space and amenity within the urban areas and townships. Typically used by local communities for casual recreation, play, relaxation, community activity, links to other areas, or quiet open space.

Category	Description
Walkways	Reserves that are principally provided for walkway and cycle tracks. They range from urban paths that provide linkages between destinations to longer tracks in rural areas designed for recreational walking and in some cases also cater for cycling.

While a number of reserves are actively managed for organised sport and recreational activity, many others are 'passive reserves' – i.e. reserves that help make our District attractive and provide places for informal or impromptu recreation activities. Esplanade reserves (land located along primary waterways) help reduce risk to private property from natural hazards (such as flooding) and protect conservation values. They can also promote or improve recreational opportunities by providing access to waterways for recreational purposes (such as kayaking or fishing).

The Council provides a total of 868 hectares of reserve land within the District (including 239 ha of Recreation Reserve at Moturoa/Rabbit Island), for a district population of 59,400 (2023 estimated resident population). This equates to 14. 61 ha per 1,000 residents, a reduction of 0.07 ha per 1,000 since 2021.

A number of strategies and reserve management plans have been produced to guide the management and operation of parks and reserves. These include the Council's Reserves General Policies (2015), Reserve Management Plans of various ages, and the Open Space Strategy 2015-2025. The latter document has identified that we had adequate parks and reserve space for our communities to use. The Council works to implement the recommendations from these documents to benefit our community.

A summary of the type and quantity of park and reserve assets provided by the Council is presented in Tables 9, 10 and 11.

Table 9: Proportion of land held in each park category

Park Category	Number of sites	Total land area (ha)
Formal Gardens	9	8.17
Special Interest Sites	14	94.84
Sportsgrounds	20	92.51
Urban Open Space and Amenity Reserves	114	77.07
Walkways	130	19.05
Rural Recreation and Esplanade Reserves	243	308.56
Moturoa/Rabbit Island (Recreation Reserve areas)	3 Islands	239.00
TOTAL	**548**	**868.64**

Table 10: Type and Quantity of other Parks and Reserves Assets

Parks and Reserves Assets	Quantity	Total area (ha)
Esplanade Strips	150	-
Number of operating cemeteries	12	28. 1
Number of closed cemeteries	3	1. 1
Number of sites containing heritage buildings / structures (8 on Council reserve land and eight on other Council-owned land)	16	-
Number of sites containing other cultural heritage assets (13 on Council reserve land and five on other Council-owned land)	18	-
Playgrounds	61	-
Public toilet facilities (at 78 locations[2])	106	-

Operational expenditure for the Parks and Reserves activity is funded from general rates and user charges. Other income sources include Reserve Financial Contributions (RFCs), which fund capital works.

Parks and reserves deliver a range of public good benefits, including:

- Open space within urban areas
- Beautification and amenity enhancement
- Opportunities for recreation, sport and children's play
- Protection of ecologically important areas
- Enhancement of the community's health and well-being.

The Council provides a total of 868 hectares of reserve land within the District, for a population of 59,400 (2023 estimated resident population): i.e. 14.61 ha per 1000 residents. Table 11 summarises the amount of land provided within each Ward for each park category.

2 Multiple toilet facilities are provided at some locations (e.g. 10 separate facilities at Moturoa/Rabbit Island).

Table 11: Amount and type of park and reserve land provided within each Ward

Park Category	Amount of land (ha) provided within each Ward					Total area (ha)
	Golden Bay Ward	Motueka Ward	Moutere/ Waimea Ward	Lakes – Murchison Ward	Richmond Ward	
Formal Gardens	0.42	2.21	3.65	-	1.89	8.17
Special Interest Sites		4.78	52.88	37.18		94.84
Sportsgrounds	10.73	17.33	34.83	10.48	19.14	92.51
Urban Open Space & Amenity Reserves	7.50	19.70	9.60	6.14	34.13	77.07
Walkways	0.40	1.60	8.65	0.57	7.83	19.05
Rural Recreation & Esplanade Reserves	125.89	41.85	72.75	44.22	23.85	308.56
Moturoa / Rabbit Island (Recreation Reserve areas)	-	-	239.00	-	-	239.00
Cemeteries	11.70	6.68	3.97	2.10	4.99	29.44
TOTAL	156.64	94.15	425.33	100.69	91.83	868.64

A total of 61 playgrounds are provided, equating to 6.5 playgrounds per 1,000 children under 15 years of age.

Sports parks owned by the Council comprise 92 hectares in total, equating to 1.55 ha per 1000 residents. Note that this figure does not include the 10 hectares of sports fields located at Saxton Field. Saxton Field is located within Nelson City boundaries, but services Tasman residents (particularly those living in Richmond and Moutere-Waimea Wards).

Tasman's large land area and number of separate settlements is likely to be a contributing factor to our District having higher numbers of parks and playgrounds than average across New Zealand.

A total of 12 operating cemeteries are provided across the District in the following locations:

- Bainham, Collingwood
- Collingwood
- Kotinga
- Rototai, Tākaka
- Motueka
- Fletts Road, Lower Moutere
- Foxhill
- Spring Grove
- Waimea West, Brightwater
- Murchison
- Marawera, Tapawera
- Richmond

Most burial activity occurs at the main cemeteries located in Richmond, Motueka and Tākaka. The Council manages cemeteries throughout the District providing accessible and appropriate sites for burial. All these cemeteries with the exception of Richmond have a significant number of plots available and, at current burial rates can meet demand for additional land for at least the next 20 years. There is a need to provide land for an alternative to the existing Richmond Cemetery, the Council's intention is to jointly with Nelson City Council acquire and develop land for a joint regional cemetery.

3 Strategic Direction

Strategic direction provides overall guidance to the Council and involves specifying the organisation's objectives, developing policies and plans designed to achieve these objectives, and then allocating resources to implement the plans.

3.1 Our Goal

Table 12: Parks and Facilities Activity Goal

Activity Goal
We aim to provide cost effective and sustainable parks and facilities services that meet community needs including: • community facilities that assist in meeting the community demand for indoor activities and recreation spaces; • indoor aquatic facility that meets community demand for indoor aquatic activities and provides the level of service that the customers want and are prepared to pay for • outdoor swimming pools that assist in meeting the community demand for aquatic activities; • community housing for older adults on low incomes that is affordable, accessible and fit for purpose; • clean public toilet facilities to meet community and visitor needs, in appropriate locations; • parks, reserves and recreational facilities that promote the physical, psychological, environmental and social well-being of communities in Tasman District and to also provide amenities that meet the needs of residents and visitors; and • an attractive and peaceful environment for the burial, memorial and remembrance of the deceased; and • community recreation activities and events, grant funding, environmental education and community development activities to help build a sense of community and to develop capacity within Tasman's community groups. The vision for the Parks and Facilities activity: • increase the number of users of Parks and Facilities; • provide Parks and Facilities that satisfy the needs of our community; • improve the sustainable management of Parks and Facilities; • provide sound forward planning through good asset management; • ensure our Parks and Facilities meet the changing needs of our community; and provide community events, community grants and environmental education activities to enhance social, cultural and environmental well-being.

3.2 Strategic Alignment

This Activity Management Plan (AMP) is a key part of the Council's strategic planning process. This plan supports and underpins the financial forecasts and work programmes contained in planning documents like Council's Long Term and Annual Plans.

The constraints that influence how the Council manages its activities can be internal or external and include legislation, policies, strategies and standards:

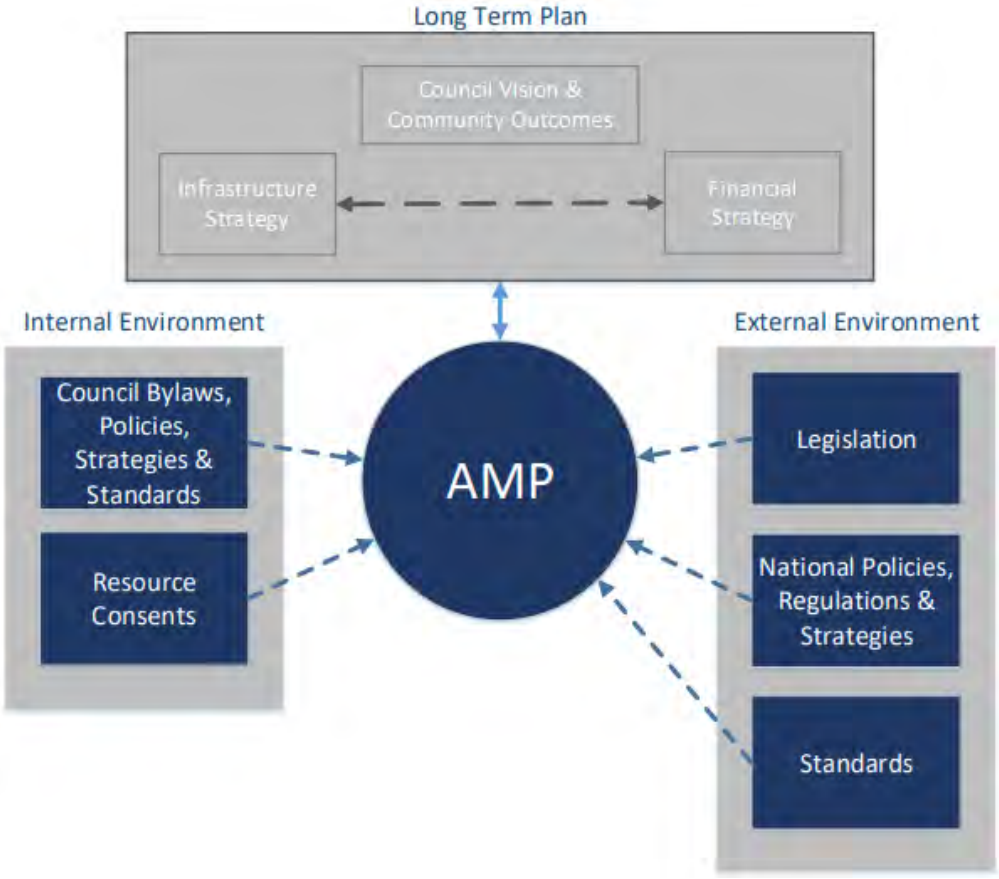


Figure 5: Council's Strategic Planning Process

Appendix C describes the key Council plans and policies with linkages to the Parks and Facilities Activity.

3.2.1 Financial Strategy

The Financial Strategy outlines the Council's financial vision for the next 10 to 20 years and the impacts on rates, debt, levels of service and investments. It guides the Council's future funding decisions and, along with the Infrastructure Strategy, informs the capital and operational spending for the Long Term Plan 2024-2034.

3.2.2 Infrastructure Strategy

The purpose of the Infrastructure Strategy is to identify the significant infrastructure issues for Tasman into the future and identify the principal options for managing those issues and implications of those options.

The key priorities in the strategy include:

- Providing services that meet the needs of our changing population;
- Planning, developing and maintaining resilient communities;
- Providing safe and secure infrastructure;
- Prudent management of existing assets and environment.

3.3 Key Legislation and Regulations

This activity is guided by Council Bylaws, Policy Statements and national legislation. Council Bylaws, Legislated Acts and the key National Policies and Standards that apply to the Parks and Facilities Activity are listed in sections by their original title for simplicity and they include any subsequent Amendments Acts.

Legislation is continually being amended and replaced, so for the current Act information, refer to https://www.legislation.govt.nz/

3.3.1 Legislation

This activity is guided by a range of national legislation. The Acts are listed in Appendix C, Table C1 by their original title for simplicity, however all Amendment Acts shall be considered in conjunction with the original Act, these have not been detailed in this document. For the latest Act information refer to www.legislation.govt.nz.

3.3.2 Key National Policies

The key national policy statements that impact on areas on areas of Reserves and Facilities are outlined in Appendix C, Table C2.

3.3.3 Key Industry Standards and Guidelines

There are a number of key industry standards and guidelines which impact on different areas of the activity particularly those relating to safety. A full list of New Zealand standards can be found at www.standards.co.nz.

Industry standards and guidelines affecting the Parks and Facilities activity include:

- BS 6465-4:2010 Sanitary installations. Code of practice for the provision of public toilets;
- NZS 4241:1999 Public Toilets (guidelines for service standards and design);
- NZS 3910:2023 Conditions of Contract for Building and Civil Engineering Construction;
- NZS 3917:2013 Conditions of Contract for Building and Civil Engineering - Fixed term
- NZS 4121:2001 Design for Access and Mobility: Buildings and Associated Facilities;
- NZS 4441:2008 Swimming Pool Design Standard;
- NZS 5826:2000 Pool Water Quality
- NZS 5826:2010 Pool Water Quality;
- NZS 5828:2015 Playground Equipment and Surfacing (and previous standards that applied at time of construction);
- NZS 8409:2021, Management of Agrichemicals;
- NZS 8603:2005 Design and Application of Outdoor Recreation Symbols;

- Poolsafe Quality Management Scheme (Poolsafe)
- Recreation Aotearoa Aquatic Facility Guidelines 2015; and
- SNZ HB 8630:2004 Tracks and Outdoor Visitor Structures;

3.3.4 Key Council Bylaws, Policies, Plans and Strategies

This Activity Management Plan (AMP) is a key component in the Council's strategic planning function. Among other things, this plan supports and justifies the financial forecasts and the objectives laid out in the Long Term Plan (LTP). It also provides a guide for the preparation of each Annual Plan and other forward work programmes. Table C3 in Appendix C describes the key Council plans and policies with linkages to the Parks and Facilities AMP.

3.4 Our Partners and Stakeholders

3.4.1 Partnerships with Te Tauihu iwi

The Council is committed to strengthening partnerships with iwi and Māori of Te Tauihu and providing opportunities for Māori involvement in Council decision-making processes in a meaningful way. There are nine iwi that whakapapa and have Statutory Acknowledgements to places within Te Tau Ihu (Top of the South Island) and Te tai o Aorere (Tasman District). They include representation by the following entities:

- Ngāti Apa ki te Rā Tō
- Ngāti Koata Trust
- Ngāti Tama ki te Waipounamu Trust
- Te Ātiawa o te Waka-a-Māui
- Te Rūnanga a Rangitāne O Wairau
- Te Rūnanga o Ngāti Kuia Trust
- Te Rūnanga o Ngāti Rārua
- Te Rūnanga o Toa Rangatira

Tasman District also covers the northern-western part of the Ngāi Tahu takiwā (tribal area/territory). Murchison is within the Ngāi Tahu takiwā and Ngāti Waewae iwi also have interests in this area.

Iwi Management Plans are lodged by iwi authorities and received by Council under the Resource Management Act 1991. Once lodged with Council, they are planning documents that Council is required to take into account when preparing or changing Resource Management Act Plans. Iwi Management Plans document iwi worldview and aspirations for the management of resources, and help Council and staff to better understand those factors.

The Te Tauihu Intergenerational Strategy is also a key strategic document that is influential in determining our community outcomes.

3.5 Stakeholder engagement

There are many individuals and organisations that have an interest in the management and operation of the Council's assets and services. The Council works alongside a variety of stakeholders and partners to share knowledge and views, make the most of resources, and achieve shared goals. The Council has a Significance and Engagement Policy which is designed to guide the expectations of the relationship between the Council and the Tasman community.

The stakeholders that the Council consults in relation to this activity include:

- District residents and ratepayers
- Community Associations
- Community, resident and environmental groups
- Reserve and hall management committees
- Recreation centre management and committees
- Lessees and tenants of Council facilities
- Sports clubs and associations
- Heritage New Zealand Pouhere Taonga
- Museums Aotearoa
- Nelson Provincial Museum and Tasman Bay Heritage Trust
- Tasman's District museums
- Sport Tasman
- Herenga ā Nuku Aotearoa, the Outdoor Access Commission
- Suter Art Gallery; and
- Nelson City Council.

3.6 Key Linkages

This Plan is to be read with consideration of other Tasman District Council planning documents, including the Activity Management Policy and Infrastructure Strategy, along with the following key planning documents:

- Long Term Financial Plan 2024-34
- Annual Plan 2023/24
- Risk Management Policy
- Infrastructure Strategy.

4 Key Issues and Response

4.1 Key issues

The Council has identified key issues specific to the Reserves and Facilities activity, which are discussed in Table 13 below. Key issues are interrelated and often, investing in solutions will likely help address other issues to varying degrees.

Table 13: Key Issues Summary

Key Issue	Response
Growth & capacity The need to respond to our growing population and increasing demand for facilities.	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 Parks 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 regional cemetery with NCC serving Richmond/Moutere-Waimea Wards in the Tasman District New/upgraded community facilities Wakefield & Brightwater New community hub Tapawera Extension to Murchison Sports, Recreation & 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.

Key Issue	Response
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 and Shared 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.
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. We 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.

5 Levels of Service

Activity Management Plans set out the levels of service the Council seeks to provide to the community. Stakeholder groups can often have different and sometimes conflicting expectations of these levels of service and these expectations need to be managed to achieve the best value overall outcomes for communities.

The levels of service set the standards the Council aims to meet when providing a service in support of community outcomes. They are the measurable effect or result of a Council service, and can be described in terms of quality, quantity, reliability, timelines, cost or other variables.

The Council aims to achieve these goals while being aware of the cost implications of any changes. This section defines the levels of service provision for the Reserves and Facilities activity, the current performance, and the measures and targets by which these will be assessed. Performance measures that are included in the Long Term Plan are assessed annually and reported through the Annual Report.

Levels of service can be strategic, tactical, or operational. They should reflect the current industry standards and be based on:

- Customer Research and Expectations: Information is obtained from customers and stakeholders on the expected types and quality of service provided.
- Statutory Requirements: Includes the relevant legislation, regulations, environmental standards and Council bylaws that impact the way assets are managed (resource consents, building regulations, health and safety legislation). These requirements set the minimum level of service to be provided.
- Strategic and Corporate Goals: Provide guidelines for the scope of current and future services offered and the manner of service delivery and define the specific levels of service the organisation aims to achieve.
- Best Practice and Standards: Specify the design and construction requirements to meet the levels of service and needs of customers.

5.1 Our Levels of Service

Table 14 summarises the levels of service and performance measures for the parks and facilities activity.

Shaded light blue rows are the levels of service and performance measures to be included in the Long Term Plan and reported in the Annual Plan. Unshaded white rows are technical measures that are only included in the Activity Management Plan.

Table 14: Levels of Service and Performance Measures

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	Year 2	Year 3	By Year 10
			2024/2025	2025/2026	2026/2027	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.	Percentage of Tasman residents rate their satisfaction with recreational facilities (which include playing fields and neighbourhood reserves) as satisfied or better in the annual residents' surveys. Target: 85%	Achieved 88% of residents and 92% of users were satisfied with our recreational facilities in 2023. 6% of residents and 6% of users were not satisfied in 2023.	85%	85%	85%	85%
	Percentage of properties zoned Residential are located within 500 metres of open space. Target: 85%	Achieved 97%	85%	85%	85%	85%
	The total area of parkland provided by the Council exceeds the minimum of 4ha per 1000 residents required by the Tasman Resource Management Plan. Target: 14.0 ha/1000 residents	Achieved The area of park land per 1000 residents in 2023 is 14.61 ha.	14.0 ha per 1000 residents	14.0 ha per 1000 residents	14.0 ha per 1000 residents	14.0 ha per 1000 residents
	Percentage of parks and reserves maintenance is delivered to the specified quality standards as measured through work audits. Target: 90%	Achieved 88% of parks and reserve maintenance was delivered to the specified quality standard for the year ended 30 June 2023.	90%	90%	90%	90%

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	Year 2	Year 3	By Year 10
			2024/2025	2025/2026	2026/2027	2027 -2034
	No justified complaints received about late, incomplete or poorly delivered interment services. Target: Nil justified complaints	No complaints received about interment services in 2023.	Nil complaints received	Nil complaints received	Nil complaints received	Nil complaints received
Public toilets at appropriate locations that meet the needs of users and are pleasant to use and maintained to a high standard of cleanliness.	Percentage of users satisfied with Council public toilets, as found in the Resident Satisfaction Survey. Target: 70%	Achieved In 2023 77% of users were satisfied and 22% of users were not satisfied with our public toilets.	70%	70%	70%	70%
	Public toilets are cleaned and maintained to 90% compliance with the appropriate contract specification, as measured in the monthly sample contract audit. Target: 90%	Achieved 89% compliance with specification for public toilet cleaning and maintenance for the year ended 30 June 2023.	90%	90%	90%	90%
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. Target: 75%	Achieved 78% of residents were satisfied with Council's public halls and community buildings in the 2023 residents' survey.	75%	75%	75%	75

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	Year 2	Year 3	By Year 10
			2024/2025	2025/2026	2026/2027	2027 -2034
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. Target: 80%	Not measured in 2022/23 (91% in 2023/24)	Not measured	80%	Not measured	80% (2027/28, 2029/30 2031/32 and 2033/34)
	All rentals are progressively increased up to 80% of the market rental (measured triennially by a registered valuer) by increments of $20 per year. Target: 100%	Achieved On 1 July 2023, all tenants of the 101 units (i.e. 100%) were paying 80% of the market rental set by a registered valuer in March 2020. 17 new tenants are paying 80% of the market rental set by a registered valuer in May 2023.	Not measured	Not measured	85%	85% (2029/30 and 2033/34)
Richmond Aquatic Centre provides a safe environment that meets community needs for learn to swim, water based recreation, and fitness.	Percentage of users rate their satisfaction with Aquatic Centre facilities as satisfied in the annual residents' survey. Target: 80%	Achieved In 2023, 95% of users were satisfied with the Aquatic Centre.	80%.	80%.	80%.	80.

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	Year 2	Year 3	By Year 10
			2024/2025	2025/2026	2026/2027	2027 -2034
The Richmond Aquatic Centre is a safe environment for staff and the public.	The facility maintains "Pool Safe" accreditation, this audits all health and safety regulations and staff training being meet. Target: Accredited	Achieved In 2023 the Pool Safe accreditation was retained.	Accredited	Accredited	Accredited	Accredited
	Free available chlorine average levels are maintained at 1.2mg/m^3 for the lane and wave pools. Target: Average free chlorine level maintained.	Achieved	Average free chlorine level maintained	Average free chlorine level maintained	Average free chlorine level maintained	Average free chlorine level maintained
Support and deliver a range of social, educational and cultural activities.	Activities that meet community needs are spread across the district. Target: 50% of activities are delivered outside Richmond.	New performance measure so no base data available.	50%	50%	50%	50%

5.1.1 Nelson Provincial Museum - Tasman Bays Heritage Trust Performance Targets

The Tasman Bays Heritage Trust (TBHT) is a Council Controlled Organisation (CCO), 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 TBHT provides for high-quality exhibition, preservation, educational, and research facilities, emphasising the history of our region. The Nelson Provincial Museum is located in Trafalgar Street, Nelson.

During the 2023/2024 financial year, we will make a grant to the Tasman Bays Heritage Trust (TBHT) of approximately $1,032,000 to assist with the operation of the Nelson Provincial Museum.

In addition we provide storage facilities at Wakatū Estate for the museums use at no cost to the TBHT but this will cost Council an additional $65,600 in 2023/2024.

The 2023/2024 Annual Plan includes funding of $1 million of a total $3 million contribution towards a new research and archives facility, to be located adjacent to the Provincial Museum. This will replace the old and inadequate facility at Isel Park. The remaining $2.0 million contribution is included in year 1 of the LTP (2024/2025). Nelson City Council are contributing a similar amount and the TBHT will fundraise to secure the balance required for this facility.

Total loans to the TBHT from the Tasman District Council at 30 June 2023 are $325,000, at 0% interest. Loan repayments are budgeted at $100,000 per annum.

The purpose of the TBHT, as detailed in their 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 entertain.*

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.*

5.2 Level of Service Changes

The Council reviews its levels of service every three years, as part of the Long Term Plan development Table 15 summaries the key changes the Council has made during development of the Long Term Plan 2024–2034.

Table 15: Summary of areas where we made changes to our levels of service

Level of Service	Summary of change
Public toilets at appropriate locations that meet the needs of users and are pleasant to use and maintained to a high standard of cleanliness.	The performance measure relating to user satisfaction has been reworded to improve readability
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.	The performance measure could make it difficult to decommission buildings which may have no value to the community. The wording change is already in the residents' survey and provides more meaningful information to both Council and the community.
Accessible and affordable housing to eligible people within the community.	The targets related to the percentage of residents paying market rentals have been adjusted to reflect the current payment statistics.
Richmond Aquatic Centre provides a safe environment that meets community needs for learn to swim, water-based recreation, and fitness.	The wording of the level of service has been altered to make it more outcome focused.
The Richmond Aquatic Centre facility is well used.	The level of service and performance measure are being removed as the measure is not a sustainable measure in the long term. We cannot continue to increase admissions indefinitely while maintaining a safe and enjoyable environment. This could also be at odds with the measure above (if the pool is overcrowded, users are less likely to be satisfied).
Support and deliver a range of social, educational and cultural activities.	The previous measure was reworded as residents may not have been aware that an event or programme was delivered by the Council. The proposed change to target delivery of 50% of activities outside Richmond ensures that other parts of the district benefit from Community Partnerships programmes and events.

5.3 Level of Service Performance and Analysis

The current performance in achievement of the levels of service is shown in Table 14 above.

5.4 Customer satisfaction

The most recent residents' survey was undertaken in 2023. This asked whether residents had utilised and how satisfied they were with different services provided by the Parks and Facilities activity. The results from this survey are summarised below.

This asked whether residents were satisfied with the District's recreational facilities, multi-purpose public halls and community buildings and public toilets.

Figure 6 shows that 88% of respondents are satisfied with the District's recreational facilities (such as playing fields and neighbourhood reserves). This indicates a high level of satisfaction for all categories surveyed. These results are very consistent with those from previous surveys. Results are fairly typical of similar surveys at other councils in New Zealand, where satisfaction with recreational facilities is very high.

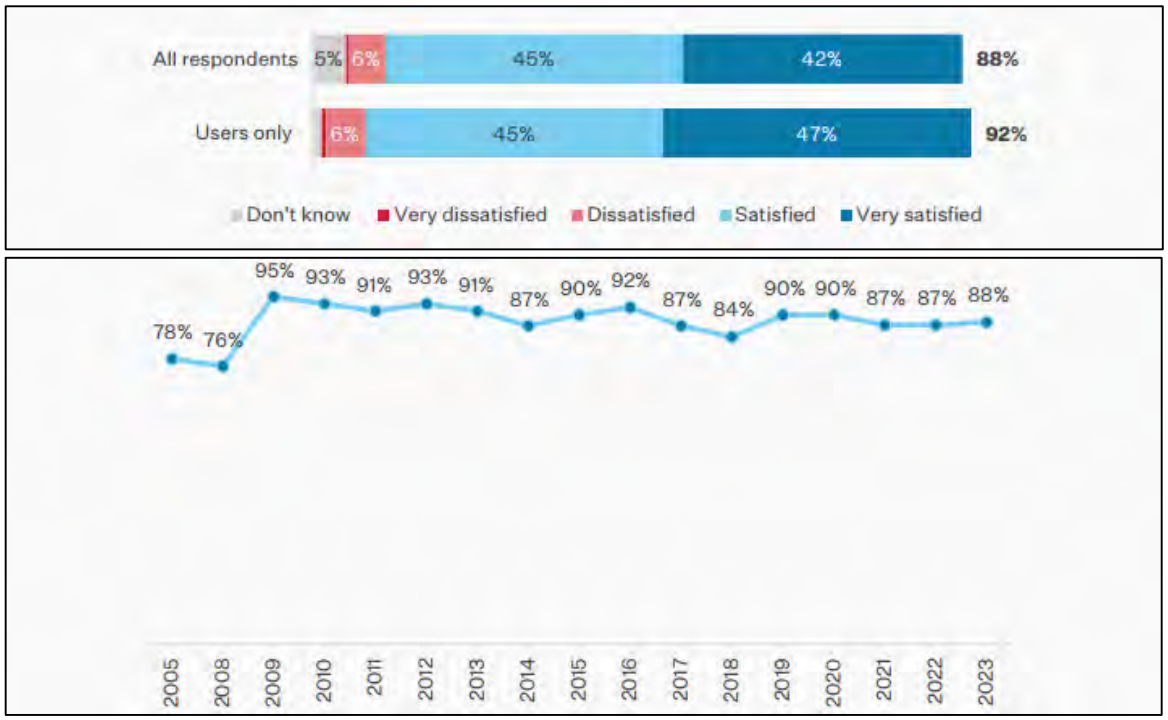


Figure 6: Satisfaction with the District's recreational facilities

5.4.1.1 Multi-purpose public halls and community buildings

Figure 7 shows that 78% of respondents are satisfied/very satisfied with the District's multi-purpose public halls and community buildings. This indicates a high level of satisfaction with these facilities. The percent not very satisfied (8%) is similar to the peer group and national average readings for public halls and previous results.

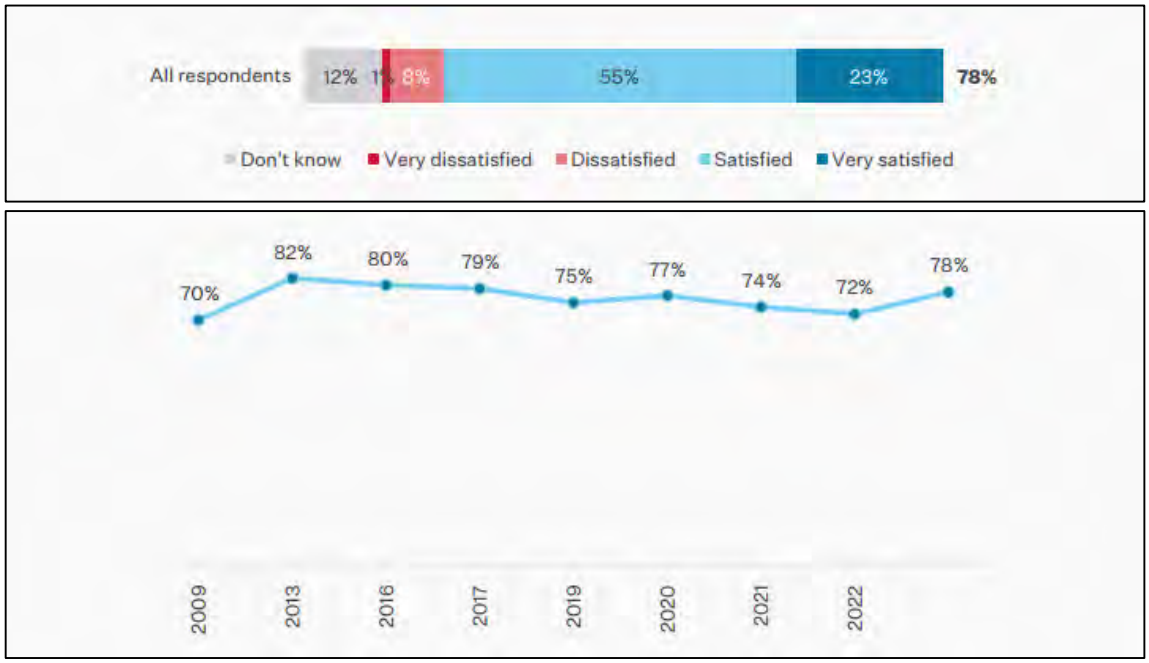


Figure 7: Satisfaction with multi-purpose public halls and community buildings

5.4.1.2 Public toilets

Figure 8 shows that 69% of all respondents (and 77% of respondents who used a public toilet in the previous 12 months) are satisfied/very satisfied with public toilets. The percent not very satisfied (18%) is similar to the peer group averages and similar with the 2022 results. Reasons given as to why respondents are not very satisfied with public toilets are the, the cleanliness, issues with smell and they need upgrading.

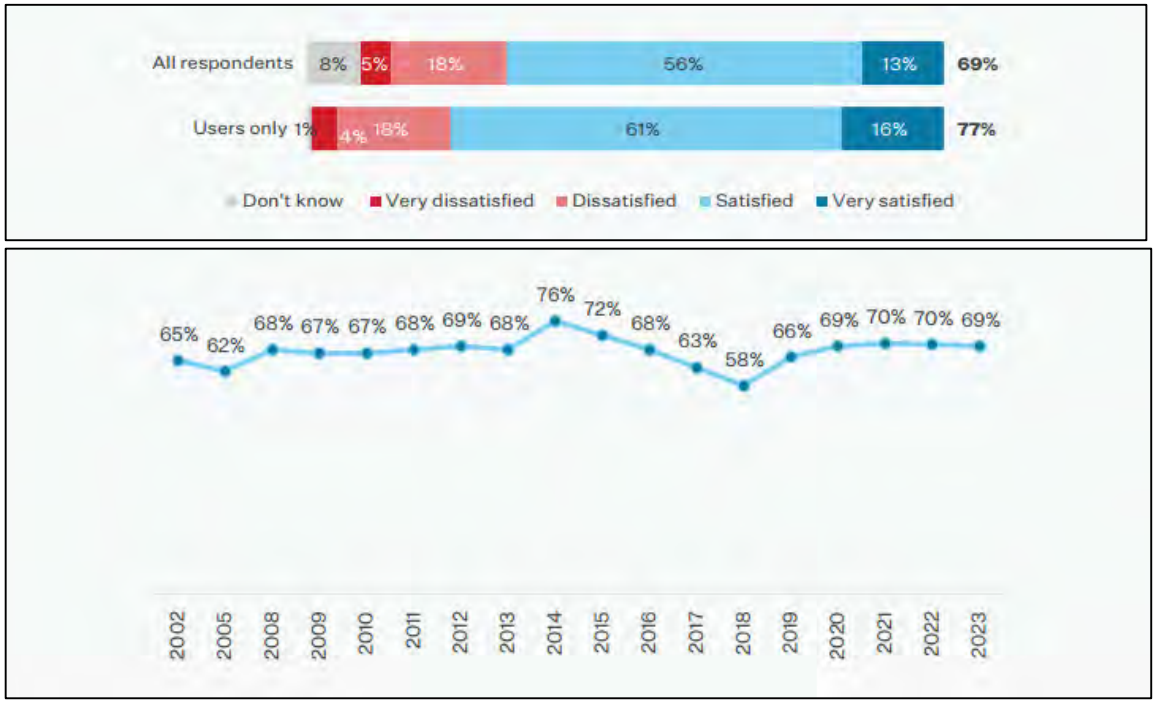


Figure 8: Satisfaction with public toilets

5.4.1.3 Richmond Aquatic Centre

Figure 9 shows that 75% of residents in the Richmond and Moutere/Waimea Wards are satisfied with the Centre. 35% of residents in these wards have used/or visited the Centre in the last 12 months with 95% of users being satisfied with the Centre in 2023. These results are reinforced by the number of visitors to the Centre which has grown steadily in recent years.

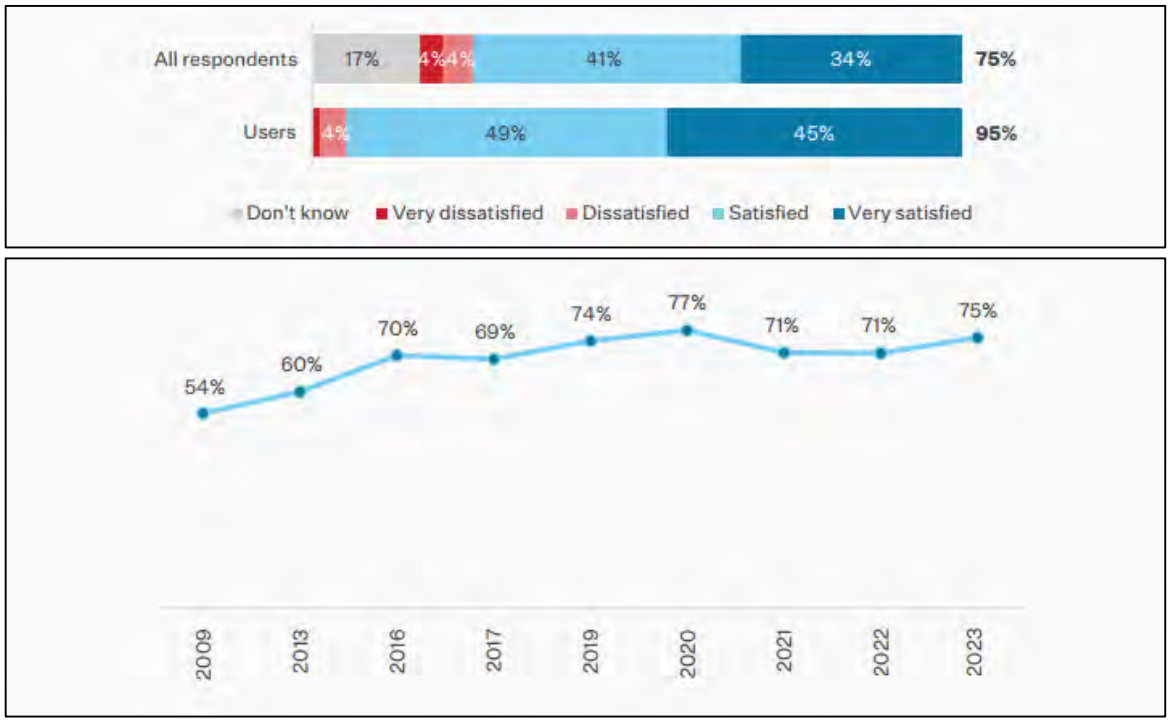


Figure 9: Satisfaction with Richmond Aquatic Centre

5.4.1.4 Survey of Community Housing tenant

Surveys of community housing tenants have been undertaken biennially by the Council staff since 2010, Figure 10 and Table 16 provide a summary of the results since 2015.

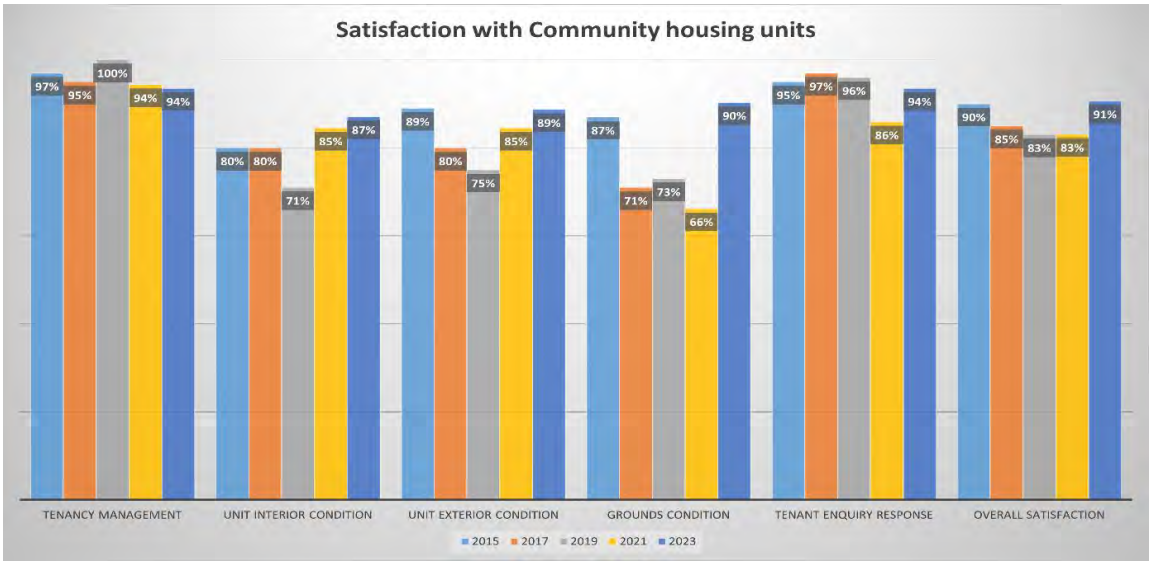


Figure 10: Tenants' satisfaction with community housing units

All tenants were posted an anonymous survey to fill in with an average response rate of 70%. The overall satisfaction with the units and service provided is 86% with the highest overall satisfaction being in the 2023 survey with overall satisfaction rate of 91%.

Areas where improvements are most commonly sought were related to interior decoration and a need for more carports.

Table 16: Tenant survey results with community housing units

Tenants satisfaction with:	Satisfied (%)					Not satisfied (%)					Not stated (%)				
	2015	2017	2019	2021	2023	2015	2017	2019	2021	2023	2015	2017	2019	2021	2023
Tenancy Management	97	95	100	94	94	1	5	0	6	8	1	-	-	-	-
Unit Interior Condition	80	80	71	85	87	17	20	11	11	13	3	-	19	4	2
Unit Exterior Condition	89	80	75	85	89	7	7	4	6	8	4	13	21	10	5
Grounds Condition	87	71	73	66	90	8	18	8	23	10	5	12	19	11	2
Tenant Enquiry Response	95	97	96	86	94	3	3	3	10	8	3	-	1	4	-
Overall satisfaction	90	85	83	83	91	7	11	5	11	9	3	12	12	6	2

5.4.1.5 Community programmes and events

The 2023 survey found that nearly two-thirds of all residents were satisfied with the community programmes targeted for Positive Ageing and youth, or events like Carols by Candlelight, Skatepark Tour, outdoor movies and Children's Day. Twenty-two percent said that they did not know enough to comment. Satisfaction increases to 84 percent when only looking at residents who provided a rating. A summary is shown in Figure 11.

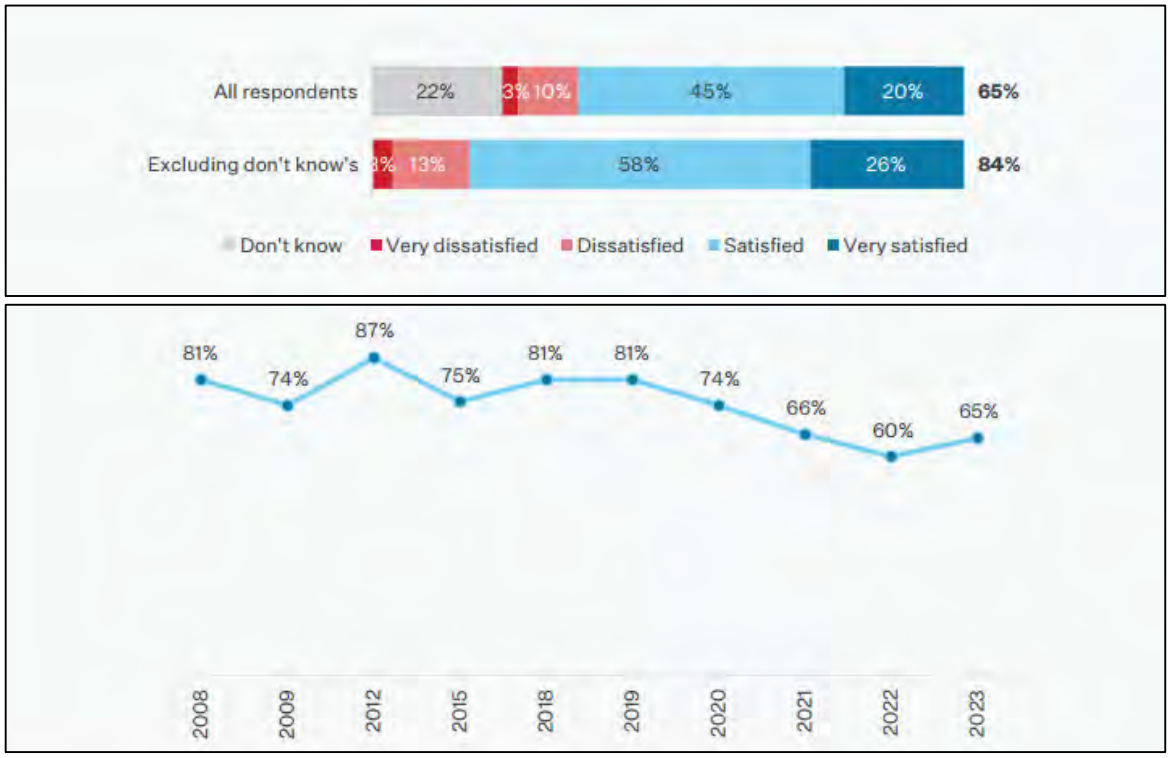


Figure 11: Resident satisfaction with community programmes and events

5.5 Risks to achieving Levels of Service

No significant risks to achieving levels of service were identified.

5.6 Risk Management and Assumptions

This Plan and the financial forecasts within it have been developed from information that has varying degrees of completeness and accuracy, creating some inherent uncertainties and assumptions with the potential to impact on the achievement of the Council's objectives.

5.7 Our Approach to Risk Management

The potential impact of a risk is measured by a combination of the likelihood it will occur, and the magnitude of its consequences on a Council objective. Significant risks for Council are managed through Council's risk management strategy, policy and registers.

The Council's Risk Management Framework is under ongoing development and spans the following areas of activity:

- service delivery
- financial
- governance and leadership
- strategic
- reputation
- legal
- regulatory
- health and safety

- security
- business continuity

Some features of the strategy include:

- table of consequences to help determine the risk appetite
- Enterprise Risk Register
- identifying risks
- assessing likelihood and consequence
- documenting controls, actions and escalation
- monitoring and reporting

The Council has adopted an approach to risk management that generally follows the Australian/New Zealand Standard ISO 31000:2009 Risk Management – Principles and Guidelines.

5.7.1 Activity Risks and Mitigation Measures

The key generic risks, assumptions and mitigations and more specific risks relevant to the Parks and Facilities activity are summarised in Table 17.

Table 17: Key Risks

Risk Event	Mitigation Measures
The greatest risks associated with the Parks and Facilities activity are health and safety issues, particularly for users of Richmond Aquatic Centre, community facilities, parks and reserves and for people attending events and environmental education programmes.	These risks are mitigated through compliance with standards and regular inspections and assessment. The Council (or our contractors) regular undertakes safety audits of equipment and facilities (e.g., play equipment). We maintain our assets to reduce likely harm from poorly maintained assets. Aquatic Centre risks are mitigated through supervision by qualified lifeguards, compliance with standards and regular inspections and assessment. The Council puts in place health and safety plans using good health and safety practices for events and education programmes we run.
Loss of contractor (if they cease trading)	This risk is mitigated by the existence of several contractors who have a local presence that we could temporarily engage to provide these services.

Risk Event	Mitigation Measures
A major potential risk is significant damage to community buildings/structures/facilities (including those located on parks and reserves) from earthquakes.	The Council mitigates this risk by meeting appropriate design standards for its buildings and facilities. Most buildings have been assessed for their earthquake risk and, where needed and appropriate, upgraded. We also have building evacuation plans in place.
Impacts from climate change (e.g. coastal erosion, storm damage to trees and facilities, flood events lead to multiple community housing units being uninhabitable).	During the 2022 flood event, tenants were put up in motels or with family members while units were repaired. Buildings have evacuation plans in place. Buildings are located where practical outside of areas subject to natural hazards. The Council has a policy of managed retreat for its assets subject to coastal erosion.
Failure to manage significant historic buildings or sites in accordance with legislation.	• Training. • Database. • Plaques on buildings. • Building inspections. • Consultants.
National and community funding agencies may change application criteria, inhibiting funding support for community initiatives.	The Council maintains good working relationships with funding agencies and an awareness of their funding criteria.

The specific risk mitigation measures that have been planned within the 20-year parks and facilities programme include:

- Monitoring potential hazards in all parks and facilities on a regular basis and taking appropriate action to reduce possible risks by eliminating, mitigating, or isolating the hazard as soon as any potential hazard is identified.
- Maintaining and ensuring compliance with up-to-date Health and Safety Plans for all staff and contractors and managing the contractors' response to new Health and Safety issues.
- Monitoring structures and public buildings and ensuring they are maintained in a safe and sound condition that complies with the Building Act, where required.
- Routine structural inspection.
- Ensuring compliance with NZS 5826:2010 Pool Water Quality
- A preventative maintenance programme.
- An allowance for routine inspection and maintenance of structures, playgrounds, street and park trees, buildings, tracks, and walkways.

- Maintaining good working relationships with agencies who contribute funding towards the services we deliver; and
- An allowance for emergency funds.

5.8 Assumptions and Uncertainties

This Activity Management Plan and the financial forecasts within it have been developed from information that has varying degrees of completeness and accuracy. In order to make decisions in the face of these uncertainties, assumptions have to be made.

Table 18 documents the uncertainties and assumptions that the Council consider could have a significant effect on the financial forecasts and discusses the potential risks that this creates.

Table 18: Generic Assumptions and Uncertainties

Type	Uncertainties	Assumption	Discussion
Financial	Unless stated it can be unclear whether financial figures include inflation or not, as well as whether GST has been included or not.	That all expenditure has been stated in 1 July 2024 dollar values and no allowance has been made for inflation and all financial projections exclude GST unless specifically stated otherwise.	The LTP will incorporate inflation factors. This could have a significant impact on the affordability of each activity if inflation is higher than allowed for the Council is using the best information available from Business and Economic Research Limited (BERL) to reduce this risk.
Asset data knowledge	Council has a regular inspection regime in place for assets. The Council's aim is to strike the right balance between adequate knowledge and what is practical.	That the Council has adequate knowledge of the assets and their condition so that planned renewal works will allow the Council to meet the levels of service.	There are several areas where the Council needs to improve its knowledge and assessments, but there is a low risk that the improved knowledge will cause a significant change to the level of expenditure required.
Growth forecasts	Growth forecasts are inherently uncertain and involve many assumptions. The Council commissioned population projections for the LTP 2024-2034 as the basis for its growth planning. However, growth will vary depending on actual birth and death rates, as well as net migration.	That the district will grow or decline as forecast in the Council's growth model. The overall population of Tasman is expected to increase 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 time. Based on these assumptions, the Council is planning a further 4,200 dwellings, and 13 hectares of business land will be required by 2034.	Growth forecasts are used to determine infrastructure capacity and when that capacity will be required. If actual growth varies significantly from what was projected, it could have a moderate impact on the Council's plans. If growth is higher than forecast, additional infrastructure may be required quicker than anticipated. If growth is lower, the Council may be able to defer the delivery of new or additional infrastructure.

Type	Uncertainties	Assumption	Discussion
Project timing	Multiple factors affect the actual timing of projects e.g. • Consents • Access to and acquisition of land • Population growth • Timing of private developments • Funding and partnership opportunities.	That projects will be undertaken when planned.	The risk of the timing of projects changing is high due to factors like resource consents, third party funding, and land acquisition and access. The Council tries to mitigate these issues by undertaking the investigation, consultation and design phases sufficiently in advance of when construction is planned. If delays occur, it could have an impact on the levels of service and the Council's financing arrangements.
Project funding	The Council cannot be certain that it will receive the full amount of anticipated subsidy or contribution. It depends on the funder's decision-making criteria and their own ability to raise funds.	That projects will receive subsidy or third-party contributions at the anticipated levels.	The risk of not securing funding varies and depends on the third party involved. If the anticipated funding is not received it is likely that the project will be deferred which may impact levels of service.
Accuracy of cost estimates	Project scope is often uncertain until investigation and design work has been completed, even then the scope can change due to unforeseen circumstances. Even if the scope has certainty, there can be changes in the actual cost of work due to market competition or resource availability.	That project cost estimates are sufficiently accurate enough to determine the required funding level.	The risk of large underestimation is low; however, the importance is moderate as the Council may not be able to afford the true cost of the project The Council tries to reduce this risk by undertaking reviews of all estimates and including an allowance for scope risk based on the complexity of the project.

Type	Uncertainties	Assumption	Discussion
Land access and acquisition	Land access and acquisition is inherently uncertain. Until negotiations commence, it is difficult to predict how an owner will respond to the request for access or transfer.	That the Council will be able to secure land and / or access to enable completion of projects.	The risk of delays to projects or changes in scope is high due to the possibility of delays in obtaining access. Where possible, the Council undertakes land negotiations well in advance of construction to minimise delays and scope change. If delays do occur, they may affect the level of service that the Council provides.
Legislation changes	Often Central Government changes legislation to respond to emerging national issues and opportunities. It is difficult to predict what changes there will be to legislation and their implications for the Council.	The Council assumes that it 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 the LTP 2024-2034 forecasting assumptions.	The risk of major changes that impact the Council is moderate. If major changes occur, it is likely to have an impact on the required expenditure The Council has not planned expenditure to specifically mitigate this risk. It may be necessary for the Council to reprioritise planned work to respond to future legislation.
Emergency reserves	It is impossible to accurately predict when and where a natural hazard event will occur. Using historic trends to predict the future provides an indication but is not comprehensive. The effects of climate change are likely to include more frequent emergency events.	That the level of funding reserves combined with insurance cover and access to borrowing capacity will be adequate to cover reinstatement following emergency events.	Funding levels are based on historic requirements. The risk of requiring additional funding is moderate and may have a moderate effect on planned works due to reprioritisation of funds.

Type	Uncertainties	Assumption	Discussion
Network capacity	The Council uses a combination of as built data, network modelling and performance information to assess network capacity. The accuracy of the capacity assessment is based on the accuracy of asset and performance data.	That the Council's knowledge of network capacity is sufficient to accurately programme works.	If the network capacity is higher than assumed, the Council may be able to defer works. The risk of this occurring is low, however it should have a positive impact on the community because the level of service can be provided for longer, before requiring additional capital expenditure. If the network capacity is lower than assumed, the Council may be required to advance capital works projects to provide the additional capacity sooner than anticipated. The risk of this occurring is low, however it could have a significant impact on expenditure.
Climate change	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. The full extent of the impacts of climate change and the timing of these impacts are uncertain.	The Council uses the latest climate predictions that have been prepared by the National Institute of Water and Atmospheric Research for the Tasman District. The Council assumes that it is not possible to reduce the mid-century warming, due to the amount of carbon dioxide already accumulated in the atmosphere. As a consequence of climate change, natural disasters will occur with increasing frequency and intensity. The weather-related and wildfire events the District has experienced in recent years are consistent with predictions of climate change impacts.	It is likely that risk of low-lying land being inundated from the sea, and damage to Council property and infrastructure from severe weather events, will increase. The Council will need to monitor the level of sea level rise and other impacts of climate change over time and review its budgets, programme or work and levels of service accordingly.

Type	Uncertainties	Assumption	Discussion
		For low lying coastal land there will be increasing inundation and erosion from sea level rise and storm surge. Adaptation can help reduce our vulnerability and increase our resilience to natural hazards. We assume that sea levels will continue to rise and are likely to rise at an accelerated rate over time in line with the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (2017).	The Council will continue to take actions to mitigate its own greenhouse gas emissions, to work with the community on responses to climate change and show leadership on climate change issues.

6 Current and Future Demand

The ability to predict future demand for services enables the Council to plan ahead and identify the best way of meeting that demand. That may be through a combination of demand management and investing in improvements.

This section provides and overview of key drivers of demand and what demand management measures the Council has planned to implement.

6.1 Demand Drivers

The future demand for parks and facilities services will change over time in response to a wide range of influences, including:

- population growth
- changes in demographics
- climate change
- local economic factors including industrial and commercial demand
- seasonal factors (tourism)
- land use change
- changing technologies
- changing legislative requirements
- changing regional and district planning requirement
- environmental awareness.

Key community trends likely to affect the long-term provision of parks, reserves, facilities and community partnership and recreational services include:

- Increasing public expectations for higher standards and a more diverse range of recreational opportunities and community events.
- Changing trends in recreation and sport participation, increasing casual, 'pay for play' and individual rather than organised, volunteer and group based.
- Development of new activities, often utilising new technology.
- Increasing cost of fuel (likely to increase demand for reserves, facilities and recreation opportunities that are close to home).
- The population is becoming more sophisticated and cosmopolitan.
- There are changing lifestyles among different generations.
- An increasing concern with obesity and associated health problems, resulting in initiatives to promote more active lifestyles; and
- Increasing public awareness of environmental issues may result in a greater demand to protect sensitive areas, upgrade damaged ones, preserve areas of open space and undertake environmental education activities.

6.2 Assessing demand

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 household.

6.2.1 Demand for Sport and Recreation

The Top of the South Island Regional Sport and Active Recreation Spaces and Places Strategy provides a high-level strategic overview of the current and projected facility needs. It also documents a number of facility issues and other key trends in the sport and recreation sector including:

- A growing population generating demand for more provision of active recreation and sports facilities.
- Changing age distribution with increased proportion in the 65+ age group who are active for longer and have significant free time.
- An increasingly ethnically diverse population.
- A shift in participation away from formal to casual and informal play, active recreation, and social sport.
- A nation-wide focus on embedding active lifestyles in our young people through active recreation and sport, particularly in girls and young women.
- Participation in informal outdoor active recreation activities is growing while many sports report stable or declining memberships.
- Being active is now "cool" and the value activity has on our mental, physical, and spiritual well-being is widely recognised; and
- Increasing awareness of the need to be multi-purpose and flexible with our built facilities, whenever possible.

6.2.2 Population Growth

Tasman District's population is currently estimated to be 59,400. and is projected to grow by around 18,000 between 2023 and 2053. This is based on the medium scenario of updated population projections which the Council commissioned in 2023 from DOT Data Ltd.

The key demographic assumptions affecting future demand are:

- Ongoing population growth over the next 30 years with the rate of growth slowing over time. The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900.
- An ageing population, with population increases in residents aged 65 years and over. The proportion of the population aged 65 years and over is expected to increase from 23% in 2023 to 28% by 2033.
- 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.

Most of the overall population growth will be driven by net migration gains (more people moving to Tasman District than leaving). Under the medium scenario, all age groups in Tasman are projected to experience growth.

Residential growth is measured in the number of additional dwellings. The Council in the Nelson-Tasman Future Development Strategy September 2022 has estimated over the next 30 years we will need to provide for an extra 21,000 homes under a medium growth scenario and 29,000 homes under a high growth scenario. 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.

The potential effects of population growth on the parks and facilities activity are:

- Increased use of reserves for outdoor recreation and leisure activities which creates a need for walkways and playgrounds.
- Need for further development of indoor recreation spaces, aquatic and leisure facilities including in Motueka, Brightwater, Wakefield, Moutere and other areas earmarked to accommodate future growth in the future development strategy.

Generally, population growth leads to intensification of existing facility use provided these facilities are flexible spaces able to cater for a variety of uses. Demand for fit-for-purpose community facilities is increasing, some existing facilities need to be upgraded and modified to cater for intensification and different uses.

Demand for open space and reserves is likely to continue to increase. For example:

- Increasing awareness of the environmental value of protecting wetlands, dunes and other areas of indigenous vegetation is likely to lead to greater emphasis on the acquisition and protection of natural areas in the future. However, protection of these areas can also be achieved through means other than direct Council ownership.
- Demand for sportsgrounds will continue during the next 10 years, particularly in the Moutere/Waimea ward; and
- Planning for services will need to be responsive to the recreational needs of elderly people, who will make up an increasing proportion of the population.

Otherwise, it is business as usual, with no other major changes apart from the acquisition and development of reserves, walk and cycle connections as required on land subdivision for residential use, and the ongoing maintenance, planting and development of existing parks and facilities.

The major challenge for the District is to keep pace with population growth in terms of provision of reserves, parks and facilities, in particular the development of new parks and facilities, while maintaining current assets at an acceptable level.

6.3 Demand Management

Demand management includes both asset and non-asset strategies to manage demand across the parks and facilities activity. The objective of demand management is to actively seek to modify customer demands for services in order to:

- optimise utilisation/performance of existing assets;
- reduce or defer the need for new assets;
- meet the Council's strategic objectives;
- deliver a more resilient and sustainable service; and
- respond to customer needs.

6.3.1 Council's approach to demand management

Demand for new or upgraded parks or facilities arises from the changing needs of the existing population (i.e. meeting the level of service standards, changing habits), and as a response to population growth.

The Council intends to maintain its awareness of these issues and plans to provide parks, reserves and community facilities which meet the community's expectations. Current practice is to undertake a robust needs assessment and feasibility study prior to undertaking any significant facility upgrade or providing a significant additional facility. This work has been undertaken over the last 2-3 years for the Motueka Aquatic Facility and provision of new/upgraded community facilities in the Wakefield, Brightwater and Tapawera communities. Some previous work on the Murchison Recreation Facility is also being reviewed.

Expenditure programmes need to be planned to fund the capital works and associated ongoing operational expenditure. Alternately, it may be possible to manage demand within the existing system capacity (e.g. via booking systems, etc.).

There are likely to be increasing conflicts between different park uses due to the diversification of leisure preferences and the trend towards informal recreation. For example:

- Sporting codes wishing to use the same land
- Youth orientated activities
- Higher demand for fit for purpose indoor recreation spaces (particularly for an ageing population)
- Demand for 'new' activities in competition with traditional sports
- Influence of technology on recreational participation
- Active and passive users of park land
- Protection of open space for environmental values versus development for more intensive recreation activities; and
- More demand for community events suitable for people with varying interests.

Progressive development of additional and renewal of existing public toilets will continue so that the needs of an increasing population and tourism demand plus the changing expectations of service quality can be met.

7 Lifecycle Management

Lifecycle cost is the total cost to the Council of an asset throughout its life including, creation, operations and maintenance, renewal, and disposal. The Council aims to manage its assets in a way that optimises the balance of these costs. This section summarises how the Council plans to manage each part of the lifecycle for this activity.

7.1 Asset Condition and Performance

The Council needs to understand the condition of its assets as this helps to inform asset management decision making. Condition monitoring programmes consider how critical an asset is, how quickly it is likely to deteriorate and the cost of data collection.

The Council generally engages independent contractors to undertake condition assessment work. Some of the work is also undertaken by the reserves maintenance contractor as part of their contractual reporting requirements.

A condition assessment of all community facility building assets is currently underway. In 2020 a survey of key components was undertaken for all Council Cottages. Playground condition was assessed against the NZ Playground Standards by an independent auditor in 2022.

Assets typically deteriorate over time and changes to condition are a key indicator of the level of renewal expenditure required to maintain the asset at an acceptable level service and ensure the timing of renewal and replacement is optimised. Each asset component is assessed on a 1 to 5 condition rating scale with: 1 = Excellent; 2 = Very good; 3 = Satisfactory; 4 = Poor; and 5 = Very Poor. Further details about the condition of parks and facility assets are outlined in sections 7.1.1 to 7.1.11.

The Council has undertaken seismic assessments of all community facilities that may potentially be classified as earthquake-prone buildings, as defined by Section 122 of the Building Act (2004). The results of these seismic assessments are included in Appendix D. Most of the Council's community buildings identified as being below 34% of new building standard have been upgraded over the last few years, there are only two buildings that have been assessed as being earthquake prone that have not been upgraded, these are the Wakefield Hall and the Rubber Bowls Building. Seismic strengthening works, or demolition, of earthquake-prone buildings need to be completed by various dates, depending on the building's location, seismic risk, and priority category. The Wakefield Hall is due to be replaced by a new Community Facility commencing in 2025/2026 and negotiations are continuing with the current tenant of the Rubber Bowls building to purchase the building and undertake the strengthening work, should this negotiation fail, this building is likely to be demolished.

All the Community Housing units have been upgraded to comply with the Healthy Home Standards. These standards were introduced in 2019 as a set of minimum requirements that all New Zealand rental homes must meet, these standards are spread across five categories – heating, insulation, ventilation, draught-stopping, and moisture/drainage. They require that for any new or renewed tenancy dated 1st July 2021 onwards, the rental properties must be compliant with the Healthy Homes Standards within 120 days of the tenancy beginning (previously 90 days). All rental properties throughout NZ must be compliant with these standards by 1st July 2025 (previously 2024) regardless of the type of tenancy in place and when it began.

Further details about the condition of the various asset types are included in Appendices D and E.

7.1.1 Condition of Multi-use Community Recreation Centres and Sports Facilities

Four of the five multi-use facilities are less than 20 years old and in excellent condition. The Motueka Recreation Centre is a repurposed packing shed so is an older building and in average condition. In 2002, the roof was replaced, and the building upgraded with improved insulation. A project to extend and upgrade wastewater facilities of the Motueka Recreation Centre is in the current year's programme. The condition reports mainly identify painting of various components of these facilities over the next three to five years.

The sports facilities are also generally in good condition with only painting in the programme for the next three years.

7.1.2 Condition of Community Halls and Community Centres

The quality of the community halls varies dependent on their age, level of use, past maintenance and improvement history. In most cases they are maintained to a good standard with the assistance of Hall Management Committees. Seismic strengthening work has been completed on the Motueka Memorial Hall, Riwaka Hall, Bainham Hall, Hope Hall and Richmond Town Hall. Wakefield Hall has considered earthquake prone and is operating at reduced capacity.

7.1.3 Condition of Museums

The quality of these buildings is generally considered to be adequate for their purpose. The condition inspections show some repainting requirements and some minor timber replacement at the Collingwood Museum.

7.1.4 Condition of Richmond Aquatic Centre

The condition inspection and monitoring at the Aquatic Centre is overseen by Council staff with input from external building surveyors, electrical and mechanical services engineers and support from CLM as the centre operator. A maintenance and renewals database has been developed to inform both this AMP and the entities involved in the management of the facility on asset condition.

The condition assessments shows the facility to be in good condition with renewals carried out when required. There is currently no backlog of renewals with the only items in the next three years being some replacement of floor coverings. In the next four to five year period there is some seal repairs and a roof repaint. Plant renewals are mainly related to electrical items and pump replacements.

7.1.5 Condition of Swimming Pools

Two of the three Council-owned swimming pools are older, school-style outdoor pools. Their condition is deteriorating over time and the Council is unlikely to replace these assets if they fail. The plan would be to fill in these pools at the end of their useful life. The Saltwater Baths at Motueka is in average condition, it is maintained by Nelmac, and dosing of the pool is undertaken by local volunteers.

7.1.6 Condition of Remote Campgrounds

Remote campgrounds are maintained in low key style, suitable for remote/coastal and riverside reserve areas. McKee Campground ablution blocks are older type facilities, a significant upgrade of the wastewater pump station was undertaken in 2017 following a storm event with some further work required after a subsequent storm several years later. The toilets at Kina Reserve were replaced in 2018. In the longer term there is a need to replace toilets/showers blocks at McKee, and the facilities block at Owen River.

7.1.7 Condition of Other Community Buildings

The quality of most buildings is generally considered to be adequate for their purpose. A major upgrade involving re-piling and other significant work to the framing has recently been undertaken at the Wakefield Toy Library to return this building to a serviceable condition. Work is also being carried out to flooring including bearers and floor panels in the Washbourn Gardens Orchid House.

7.1.8 Condition of Community Housing for Older Adults

A visual external inspection of all units was undertaken in 2019 by Stimpson & Co. as part of the Council's Community Housing Review, this confirmed that all units were in good condition.

The introduction of healthy homes standards saw the installation and upgrading of insulation and heat pumps to all units by 2019. Further changes to this legislation in 2020 required consideration of ventilation, moisture ingress, drainage and draught stopping. WSP Opus inspected all the units in December 2020 to identify the works required to meet these requirements. This work was completed in 2022.

Inspection of roading and carparks was progressively carried out by a Council Roading Engineer in 2021-2022 and a programme of reseals established.

A weathertightness issue was identified in a unit at a flat in Motueka, this required an extensive renovation to rectify the issue. Other units of a similar design were inspected, and no similar issues were identified in these units.

A comprehensive exterior painting programme is in place for all Council units this requires a full repaint every seven years and annual inspection and paint touch-ups in the intervening years.

An overall assessment of each of the community housing complexes is included in Appendix D, Table D7.

7.1.9 Condition of Public Toilets

Most of the public toilet facilities have sanitary wastewater systems with a mix of reticulated systems, septic tanks, or containment systems. Existing facilities appear to be meeting current demand and most are in good to excellent condition. Condition assessments are carried out on an ad hoc basis by Council staff from time to time. In addition, available capacity of containment tanks is checked monthly. Water meter readings are taken monthly where meters are fitted to assist with leak detection. An assessment of the overall condition of each public toilet facility is provided in Appendix D, Table D8. A number of the higher use toilet buildings are included in the long-term programme maintenance painting contract ensuring appropriate visual appearance.

7.1.10 Condition of Cemeteries

There are three main cemeteries located in each of the main urban centres of Richmond, Motueka and Tākaka. The asset condition in these cemeteries is very good, with well-developed roading, parking and other infrastructure, together with attractively landscaped grounds. An extension to the roading at Richmond Cemetery in 2022 provided access and additional parking to service burial areas in the lower part of the cemetery plus an exit to Otia Drive. The quality of the minor cemeteries tends to be lower, but this is considered appropriate given their rural location and low level of use.

Asset condition is generally very good, with facilities maintained to a high standard in the high-use cemeteries. The condition of individual cemeteries is outlined in Appendix E, Table E6.

7.1.11 Condition of Parks and Reserves

This section deals with the specific assets located on parks and reserves, rather than the overall reserve condition.

Assets in a poor or very poor condition have a high risk or failure and are a priority for renewal or replacement. Those identified as such will be prioritised for replacement or repair as part of the renewal programme.

The Parks and Reserves maintenance contract requires the contractor to carry out a programme of typically annual assessment of asset condition and to report details of condition and any repairs, maintenance and renewal works required. This information is reviewed by parks and facilities staff who then commission the contractor or others to undertake the required work. This ensures assets are maintained in a serviceable condition and are able to provide the required level of service. Details of the inspection requirements and their frequency is outlined in Table 19.

Table 19: Frequency of condition assessments for park and reserve assets

Asset	Frequency of condition assessments
Park and reserve land	Ad-hoc condition assessments are carried out by Council staff from time to time.
Sports fields	A seasonal renovation programme is carried out each year by Council contractors, which ensures that the field surfaces are playable, safe and generally in good condition. A safety inspection and report are completed for all goal posts (whether Council owned or not) annually in February to confirm integrity.
Playgrounds	Condition assessments are carried out by a certified playground auditor on a three-yearly basis. A full structural condition assessment of Council's playgrounds was undertaken in 2022. Annual inspections are carried out by a parks and facilities staff member qualified to carry out Playground Equipment Operational Audits and weekly maintenance checks are carried out by the Parks Contractor.
Carparks, driveways and Roads	A 6-monthly inspection and assessment of these assets is completed by the maintenance contractor and any required rectification work undertaken. A Council Roading Engineer also inspects these assets periodically on request to assess deterioration and programme any reseal work.
Paths & tracks	The Maintenance Contractor undertakes an annual inspection in October each year to identify any work required and these are added to maintenance or renewal programmes.
Park furniture, memorials and structures	An inspection is completed in March annually for these assets and maintenance works and renewals added to the work programme.
Barbeques	Wood barbeques are gradually being replaced with gas barbeques. These require an annual compliance inspection of the gas components. This is carried out annually in August to ensure any required work can be completed prior to the summer season.

In addition to the information provided in Table 19, a brief description of the general understanding of the condition of each group of Parks and Reserves assets is presented below.

Furniture: Furniture is considered to be in reasonable condition with a programme of ongoing painting, repair and renewal in place.

Signs: A consistent sign design is used across the District and their condition is considered reasonable. The need for additional signage, particularly information signs has been identified and steady progress is being made.

Gardens: The condition of gardens is variable as a result of no formal renewal programme being implemented. Some gardens have gaps or are overgrown. The contractor submits an annual programme of plant replacement each year in April for shrubs and November for roses so that this work can be undertaken in the following planting season.

Trees: The tree asset is considered to be in reasonable condition. Work is carried out an ad-hoc basis rather than in a cyclic programme and no formal assessment has been undertaken. Tree maintenance work is managed by Council staff and all work is undertaken by contractors using qualified arboriculture tradesmen. Protected Trees are assessed around 5-yearly by an arborist.

Playgrounds: An assessment of the playgrounds was undertaken by an external specialist consultant in 2022.

- The playgrounds were generally in good condition, with evidence of moderate to high levels of use.
- The playgrounds provided good facilities for local residents and visitors.
- Twenty three items of play equipment, particularly some equipment in rural areas, will need to be considered for replacement in the next 3 years.
- A good inspection and maintenance programme is essential to ensuring equipment is compliant with standards.

An assessment of remaining life of individual asset components of the playgrounds is included in Table 20.

Table 20: Expected Remaining Life of Council's playground assets

Playground Equipment Items		
Remaining Life	**Number of Items**	**Percentage**
>10 years	146	39%
5-10 years	192	51%
3-5 years	13	3%
1-3 years	23	6%
Total	374	

Compliance with Safety Standards: The playgrounds were measured against the standard NZ5828 if installed prior to 1996. If installed after this date, but prior to April 2005 the playgrounds were measured against ASNZ4486 and 4422. Equipment and surfacing installed after April 2015 was measured against NZS5828: 2015.

Each individual item of equipment was measured and results shown in Table 21. Of the 380 items of equipment inspected at the 47 reserves, 380 items were identified including issues that required monitoring but no immediate action. The required maintenance and vandalism items have been addressed as have most compliance issues.

Table 21: Playground Audit Results 2022

Type/Responsibility	Council	Contractor	Monitor	Total Items
Maintenance	60	82	22	164
Compliance	214			214
Vandalism		1		1
Not Inspected	1			1
Total	275	83	22	380

Replacement of older equipment occurs required following assessment on an annual basis. Painting is undertaken as part of the maintenance contract on an as required basis.

When condition rating is done, a 1-5 scale is used, as per the IPWEA PN 10.1 Parks Management: Inventories, Condition and Performance Grading Guidelines.

7.1.12 Performance of Parks and Reserves

The quality of development of new reserves is achieving a high standard. There is high demand from developers and residents of new residential areas to develop new reserves as soon as possible after handover to the Council. There has been lower resource allocation to renew assets and redevelop existing reserves to the standards being achieved in the newer reserves.

The performance of the contractors in the maintenance of reserves is considered to be good. The maintenance of reserves has been undertaken under contract for over 20 years which means that contract specifications, performance monitoring and control systems are well established. The contract document was reviewed, redrafted, and retendered in 2019/2020, the specifications were revised to address minor issues and the reporting and performance frameworks extensively revised to enable improved visibility of the contractor's achievement of their work programme. The maintenance level of service is considered to be meeting community expectations.

7.2 Operations and Maintenance

Operations includes the regular activities required to provide services. Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating.

There have been significant cost increases over the past 12 months, some areas where services could be reduced or cut have been identified in order to offset some of these increases. These cuts have not been incorporated into the budgets included in this plan as they were topics for consultation as part of the draft Long-Term Plan . These were:

7.2.1 Reduce Community Partnerships grants by $250,000 per annum

This reduction would result in a decrease in the activities and possible closure of community organisations, recreation and sports groups. Lower grants funding would lead to fewer volunteer hours in the community groups funded, decreasing their contributions to the public.

Community education, arts projects and active recreation opportunities would also become more limited.

7.2.1.1 Benefits and costs

- Reduces rates increase.
- Social, cultural and environmental wellbeing within the community reduced.
- Community members more likely to be marginalised, such as elderly, youth or low-income families may face a reduction or discontinuation of support from organisations that receive community grants.
- Lack of support for community organisations risks hindering local economic development and social cohesion

7.2.2 Reduce Parks and Reserves maintenance budgets by $300,000 per annum

This reduction would result in a decreased annual planting in prominent and visually significant areas. This includes sentimental settings like cemeteries and memorial gardens, where the impact of reduced funding would be notably felt.

It would also mean the removal of litter bins, dog doo bins and doggy doo bags and dispensers.

The conversion of one grass cricket wicket at Ben Cooper Park to artificial wickets would also be needed.

This requires an initial investment but reduces ongoing maintenance and operating costs.

7.2.2.1 Benefits and costs

- Reduction in maintenance costs.
- Less use of irrigation on grass cricket wicket.
- Reduced greenhouse gas emissions.
- Less aesthetic appeal and overall quality of gardens in prominent and sentimental areas. This may lower the appeal for tourists, having a negative impact on local businesses.
- Potentially higher litter and waste dumped in parks and public places and higher costs to clean this up.
- Increased cases on dog faeces left in parks and public places.

7.2.3 Maintenance Contracts

7.2.3.1 Community Facilities

The Council aims to maintain community facilities that are suitable for public use at the lowest long-term cost to ratepayers. For some facilities, the Council expects that a proportion of funds required for maintenance works are recovered from fees and charges from users of these facilities. However, charges and other income (such as leases) rarely match the total required expenditure.

The asset management contracts applicable to community facilities include building compliance such as, fire alarm testing, fire protection, air conditioning, electrical and building maintenance (interior and exterior). Contracts or service agreements are in place with preferred suppliers, which ensures a consistency of approach and the opportunity to utilise and build relationships with local contractors.

The community housing complexes, some public toilet buildings, Tākaka Museum, some halls and recreation centres are on individual contracts with Programmed Services for exterior painting. This involves a full exterior repaint of the buildings over the period of the contract and an annual wash and touch up at each anniversary until the expiry of the contract. Contracts vary from 6 to 8 years. There is a similar contract for a few buildings (e.g. recreation centres) to maintain the interior paintwork. Some of the major facilities buildings have contracts in place for cleaning and security services.

7.2.3.2 Richmond Aquatic Centre

Community Leisure Management Limited (CLM) manages the Aquatic Centre under contract to the Council. The contract was renewed, under a right of renewal, on 1 December 2020 and will expire on 30 November 2025, with no further right of renewal. The contract will be reviewed and tendered in 2025. CLM is responsible for ensuring the facilities are adequately maintained and safely operated.

CLM employs staff to meet the required levels of service and is required to report against those levels of service. The Parks and Facilities team manage the operations and service delivery components of the contract with CLM, and the Property Services team manage the physical assets.

The main service standards in the contract with CLM are:

- The contractor shall manage and operate the Centre so as to provide a high quality, efficient and effective service to the Council.
- The contractor shall have in place and implement a system of ongoing customer feedback. The contractor shall record and respond in a timely manner to comments, complaints and queries relating to the Centre and its operation.
- The contractor shall provide the Council with monthly and annual reports that meet the requirements of Clause 14 of the agreement.

The Contract requires CLM to operate the Centre in accordance with the following operational requirements and standards:

- The contractor shall ensure that appropriate levels of staffing are provided in order to meet the standards of supervision recommended in the Recreation Aotearoa Aquatic Facility Guidelines. All lifeguards shall hold a minimum qualification of a current first aid certificate and a current National Lifeguard Award (Pools).
- The contractor shall maintain water quality in all pools to the standards prescribed in NZS 5826:2010 Pool Water Quality. The contractor shall arrange and provide to the Council on a weekly basis, results of water testing completed by an independent registered laboratory approved by the Council, in order to demonstrate compliance.
- The contractor shall maintain environmental conditions to ensure the comfort of pool patrons and this shall include satisfactory levels of relative humidity and air temperature appropriate for the season. Water temperatures are maintained as follows:
    - 25 m lap pool 26°C ± 1°C
    - Tots pool 32°C ± 1°C
    - Wave pool 29°C ± 1°C
    - Hydrotherapy pool 32°C ± 1°C
    - Spa pools (Adult) 38°C ± 1°C
    - Spa pools (Family) 34°C ± 1°C

- The contractor shall maintain a high standard of cleanliness to ensure the Centre is maintained in a hygienic condition and is presented to a high standard.
- The contractor shall disclose to the Council, and keep detailed records of, all revenues received from admissions, charges and other sources together with details of all expenses.
- The contractor shall meet all the costs of operation of the Centre. The contractor shall disclose to the Council and keep detailed records of all such costs.

7.2.3.3 Parks and Reserves

The majority of the maintenance and operational service delivery is undertaken under a district wide contract with Nelmac. The contractor's performance is monitored by Council staff and an auditor, employed under contract by the Council.

The works covered in the contract were retendered in 2019 and awarded to Nelmac Limited in a contract that commenced on 1 July 2020 for a five-year term ending on 30 June 2025 with the opportunity for an extension of up to two years subject to performance as measured against a framework of key performance indicators.

The contracts are set up and administered through the Confirm Asset Management system. This includes all contract instructions, performance monitoring, variations, dayworks and payments. The tasks included in the contract include all normal activities associated with operating and maintaining park and reserves. These include:

- grass mowing
- garden maintenance
- toilet cleaning
- cemetery interments
- cemetery maintenance
- walkway maintenance
- sports field maintenance and renovation
- beach and esplanade reserve maintenance
- furniture and structure maintenance
- litter bin emptying
- loose litter and debris collection
- playground maintenance
- irrigation operation and minor maintenance
- building maintenance

The bulk of the contract involves regular tasks which are to be completed to a performance specification for a lump sum price. A number of other tasks are completed as required, or by instruction from the Council, and paid for at unit or hourly rates. Other work that is not included in the main contracts includes:

- Tree maintenance
- Irrigation pumps and pipe maintenance
- Electrical and lighting repairs
- Noxious weed and pest control; and
- Coastal planting and fencing.

These tasks are dealt with via the issue of specific instructions and an order number, on an as required basis.

Tree maintenance work is currently carried out as required at the direction of the Council staff. This work is undertaken by qualified arborist teams from local contractors listed on the Community Development Departments Supplier Panel for arboriculture work.

The Council's Engineering Standards and the Land Development Manual guide the provision of trees on street berms and their maintenance standards. In new subdivisions, the developer may or not provide trees (subject to approval of Council staff). The development of a tree policy is identified in the improvement programme.

The Council is also involved in maintaining trees on private land covered by the Tasman Resource Management Plan heritage tree register. The level of work undertaken is dependent on the category of protection of each tree:

- Category A trees –cost share between the Council and the owner.
- Category B trees – cost share between the Council and the owner; and
- Category C trees – advice only is provided by the Council.

Road and car park maintenance is currently managed by the Parks and Facilities team in collaboration with the Roading Team. Property transactions and leases are managed by the Property Services team.

Project work (new capital or major renewal projects) are undertaken using a range of contractors/solutions to suit the particular project. Competitive prices or tenders are required, as defined by the current Council Procurement Strategy. Small scale projects are usually carried out by the main maintenance contractor through a day work instruction, or else by specialist contractors through the issue of an order number or a project specific contract. All work is programmed to be completed within the financial year. Longer-term projects which will take more than 12 months to complete are budgeted over two (or more) financial years. Projects which are not completed within the financial year may be carried over into the next financial year.

A number of rural reserves are operated directly by local management committees. The members of the committees are elected by the local community, plus an appointed Councillor. Some of these committees also operate a community hall. The management and level of involvement of the Council varies. Some committees are highly independent and operate their own financial accounts. For others, the Council operates their financial affairs. Many reserves have some of their regular maintenance (e.g. grass mowing) undertaken directly by the Council, as part of the wider area maintenance contracts.

The committees are funded dollar for dollar, based on revenue earned. However, those with limited income receive a minimum of $1,000 per annum. Capital works and improvements are funded annually on application. Project work, such as new capital or major renewal projects, are either managed by the hall committees for smaller scale work or by Council staff for major projects. Ideally all significant capital works should be project managed by Council staff, to limit the Council risk and liability.

The cemeteries are operated directly by Council staff under the direction of the Parks and Facilities Manager. Bookings, record keeping, and other administration tasks are undertaken by Customer Service team at the Council service centres in the area where the cemeteries are located. The operation and administration of the cemetery and burial procedures is controlled by the Council's Cemetery Standard Operating Procedures (2018). The maintenance of the cemeteries and operation of burial services is carried out under contract as part of the reserves maintenance contract. There are also a number of small Trustee cemeteries in the District and the Council supports the operation of these through annual grants payments.

7.2.4 Maintenance Standards

7.2.4.1 Maintenance Standards for Community Facilities

Maintenance standards vary between different community facilities. Some of the older facilities are maintained to a lesser degree, to reflect the age and use of these buildings. Newer facilities (e.g. the multi-use recreation centres at Tākaka, Motueka, Upper Moutere, Murchison and St Arnaud) are maintained to a comparatively higher standard. Buildings are inspected at least annually and maintained to the minimum standard required for the occupiers use.

As asset knowledge improves, the amount of reactive maintenance will decrease, and scheduled maintenance will increase. There is a balance between reactive and scheduled maintenance that is necessary to keep costs in check. There are very few assets or asset components in this Activity Management Plan which must be maintained to a standard that ensures they are capable of functioning at all times as might be expected in a processing activity. For this reason, there is a preference to allow components to reach the end of their life before replacement - unless the earlier replacement is considered advantageous.

No defined or formal service standards have been developed for community halls, although there is a need to ensure compliance with standards for fire evacuation and building warrant of fitness (BWoF). The hall committees set their own informal maintenance and service standards. The main service issue for community halls, other than the general building and facility condition, relates to the cleanliness of the facility. Different standards are applied to different areas, and overall standards may be adjusted in response to community preferences and budgetary circumstances. At present, it is not considered that there is a need to develop more formal service standards.

No defined or formal service standards have been developed for community housing. There have been a number of changes to the Residential Tenancies Act over the past few years aimed at ensuring that all tenanted residential properties meet specific and minimum standards for heating, insulation, ventilation, moisture and drainage, and draught stopping. These have been fully implemented, the Council meets the requirements for ventilation, moisture and drainage, and draught stopping within 90 days of entering any new or renewed tenancy after 1 July 2021 and for all tenancies from 1 July 2024.

Maintenance of the grounds surrounding the eight community housing complexes is under the Parks and Facilities Maintenance Contract. Other maintenance and capital works, such as scheduled maintenance (e.g. exterior painting) and non-scheduled maintenance (e.g. faults, vandalism repair), are outsourced.

7.2.4.2 Maintenance Standards for Richmond Aquatic centre

The maintenance standards for the Richmond Aquatic Centre require the contractor CLM to:

- Maintain the interior of the building in the same clean order repair, condition as it is in at practical completion of the Building, taking account of accidents, damage from fire, flood, lightning storm, earthquake, and fair wear and tear (all without neglect or default of the contractor) expected.
- Operate and maintain all plant in good repair and working order, and in accordance with manufacturer's recommendations.
- Inspect and provide to the Council annually in December of each year a detailed evaluation of the condition of plant together with recommended revisions to the Council's asset renewal programme. The inspection shall be carried out by an appropriately qualified person having expertise in the plant being assessed.
- Take all practicable steps to ensure no breakdowns in plant occur that result in closure of the Centre.
- Minor repairs and operational servicing of the plant, cleaning and other minor maintenance is the responsibility of the contractor.

Maintenance works are scheduled in accordance with the following priorities:

- Safety or health of building users.
- Service to the users of the building is compromised or affected; and
- it is likely that the area of repair may expand or the method of repair change such that the cost of any repair may increase.

The Council is responsible for planned maintenance and renewals. The programme and priority for work is based on condition inspections and reporting. Monitoring of asset condition identifies emerging risks, the need for maintenance and repair work, plus current and predicted future failure. The priority of work is based on the consequences of asset failure on levels of service, costs, safety or corporate image. The planned maintenance programme is reviewed and updated every three years based on condition inspections, maintenance trends and risks.

7.2.4.3 Maintenance Standards for Parks and Reserves

Specifications for reserve maintenance work are defined in the performance-based maintenance contract. The maintenance contract specifies levels of service, performance criteria, work techniques and reporting requirements for:

- loose litter collection
- amenity mowing
- weed control
- gardening
- display house (plant displays)
- sports field maintenance
- building maintenance
- playgrounds and recreations equipment maintenance
- sports court maintenance
- roads and carpark maintenance
- tracks, trail and pathway maintenance
- pond, lake, beach and waterway maintenance

- sports field renovation
- furniture and structures maintenance (incl. litter bin emptying, BBQ cleaning)
- toilets, showers, and change rooms cleaning and maintenance
- Motueka salt-water baths cleaning
- graffiti removal
- cemetery interments and maintenance
- security Moturoa/Rabbit Island
-

Generally, the standards selected are associated with one or more of the following interrelated characteristics:

- Public safety (e.g. condition of playground equipment, large tree limbs)
- National or local significance (unique environmental areas or heritage features)
- Location (high or low profile areas)
- Specialised use, such as sport
- High value due to maturity or quality of feature (e.g. tree or landscape)
- High use; and
- High capital investment.

Different standards are applied to different areas, and overall standards may be adjusted in response to community preferences and budgetary circumstances. The Council's intention is to achieve a consistent standard of management for like facilities in similar locations. The following standards are in use:

- NZS 5828: 2015 Playground Equipment and Surfacing; and
- SNZ HB 8630: 2004 Tracks and Outdoor Visitor structures.

The Burial and Cremation Act 1964 also determines a number of operational requirements.

7.2.5 Maintenance Strategies

Three categories of maintenance are performed on community facilities, aquatic facilities, parks and reserves, community housing: non-scheduled (reactive), scheduled/cyclic (routine) and planned maintenance.

7.2.5.1 Non-scheduled (Reactive) Maintenance

Non-scheduled maintenance encompasses unplanned call outs and maintenance caused by vandalism, asset failure or user needs. It also includes repair of assets required to correct faults identified by routine inspections and notification from users of the buildings, reserves, or services.

Reactive maintenance works are scheduled in accordance with the following priorities:

- Safety or health of building/facility users, reserve users or adjacent property owners may be compromised.
- Service to the users of the building/facility or reserve is compromised or affected.
- It is likely that the area of distress may expand or the method of repair change such that the cost of any repair may increase; and
- Subsequent work may depend upon the completion of the work.

For multi-use community recreation centres, Incorporated Societies manage these facilities under a service contract. The Motueka Recreation Centre and Richmond Town Hall are managed by Sport Tasman.

For community halls, the responsibility for undertaking reactive maintenance and the scheduling of regular or service maintenance lies with the hall committees (where present), or Council staff.

For the swimming pools run by rural committees, all repairs and maintenance are either undertaken or arranged by the committee. The committees regularly test the water and treat accordingly.

For the Richmond Aquatic Centre, reactive maintenance is generally the responsibility of CLM for minor items and the Council for significant plant or building repair.

For community housing, the responsibility for organising reactive maintenance is with Council staff, who arrange the necessary work with appropriate contractors.

For public toilets, the responsibility for undertaking reactive maintenance varies depending on the work required. Cleanliness, vandalism, graffiti, minor plumbing and building maintenance issues are responded to in the first instance by the Parks and Facilities contractor.

7.2.5.2 Scheduled/Cyclic (Routine) Maintenance

The scheduling of regular or service maintenance (i.e. where business risks associated with failure to perform are low) is the responsibility of the contractors, who programme and prioritise the work to meet service standards specified in the contracts. For parks and reserves, such works include grass mowing, garden maintenance, playground inspections and maintenance, weed control, walkway maintenance, etc. Scheduled or cyclic maintenance of buildings includes regular operating costs such as:

- Heating, ventilation and air conditioning systems
- Fire protection services
- Cleaning
- Building Warrant of Fitness assessments; and
- Maintenance of painted surfaces.

7.2.5.3 Planned Maintenance

Planned maintenance (also referred to as preventative or programmed maintenance) is undertaken to maintain an asset to ensure it achieves its useful life. Typical work includes repainting of furniture, structures, buildings and external surfaces; repainting and redecoration of interiors; sanding and recoating of wooden floors; minor repairs and replacement of building components that are failing or will fail but do not require immediate repair; replacement or refurbishment of minor furniture and structures (not included in the capital renewal plan); periodic cleaning of building exteriors; replanting of shrub gardens; and tree pruning. Work is planned on a regular cyclical basis over a medium to long-term (typically five to 10 years), to ensure that assets are maintained in their optimum condition.

Maintaining building components on a regular basis extends their life and provides better knowledge of life expectancy. The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work, both current and predicted future failure. The priority of work is based on the consequences of asset failure on levels of service, costs, safety or corporate image. The planned maintenance programme will be reviewed and updated every five years, based on condition inspections, maintenance trends and risks.

A comprehensive survey of significant buildings is underway, and the information will be used to update the asset inventory stored in the Confirm system. The survey also identified the asset condition and required maintenance work for the next ten years to 2034.

The responsibility to implement the building maintenance plan lies with the Council staff. Depending on the nature of the work, tasks may be delegated to the hall committee or arranged centrally by Council staff.

The Council has not previously developed a planned maintenance work programme for the reserves. The work has been undertaken as identified and required, from general maintenance, as provisional sum work within the contracts.

7.2.5.4 Inspection and Reporting

An inspection and reporting programme is a critical aspect of ensuring that managers are aware of the condition of assets and services are provided to the required standard on a reliable basis. The inspection programme requires the preparation of a detailed report confirming whether service specifications are being achieved, identify any asset defects, safety issues and suggested improvements.

Three general categories of inspection and reporting apply to community buildings, parks, and reserves:

- Routine maintenance inspections and report.
- Safety systems inspections and issue of Building WOF (where required) by independent contractors.
- Formal periodic condition inspections and report.

As buildings generally do not deteriorate rapidly, other than from vandalism or storm damage, and the only service issue is likely to relate to cleanliness following use, the need for frequent or formal routine inspections is not considered necessary.

For community halls, the routine maintenance inspections are undertaken by the hall committees. Hall committees are sent a request in August each year to submit a list of maintenance requirements for the hall, the works are reviewed and prioritised by the Council staff and approved works included in the maintenance programme for the following financial year. The prioritisation will consider factors such as safety, facility usage and other issues relevant to the individual hall.

For community housing, the Council staff are responsible for inspections and responding to service requests from tenants. Each unit is visited at least once a year by staff to examine its condition and to identify any maintenance works which may be required.

Buildings with Compliance Schedules identified under their Building Warrant of Fitness require the systems to be inspected and checked monthly so that they are operating as designed, and if not, repairs must be undertaken. For most basic systems, such as emergency lighting and manual alarms, this can be tested by the building or facility manager/hall committee. In addition to the monthly checks, a formal inspection by a registered Independent Qualified Person (IQP) must be undertaken and an annual Building Warrant of Fitness issued.

The formal periodic condition inspections should be undertaken every five years by qualified personnel with expertise in building structures and maintenance, the development of long-term building maintenance programmes and an understanding of buildings service requirements.

The overall inspection programme for community buildings, parks and reserves is outlined in Table 22.

Table 22: Condition Inspection Programme

Inspection Type	Frequency	Inspector	Checks
Routine maintenance	As required	Hall committees Contractor/Operator Council Staff	Damage / breakage Cleanliness Other failures/problems
Formal periodic condition and long-term maintenance plan	Annual Five yearly	Parks and Facilities staff Structural and Maintenance Engineer	Structural issues Water tightness Cladding condition Paint surfaces Defects/problems – current Predictive failure/defects
Community Housing inspections (identify any internal upgrades required)	Annual	Parks and Facilities Administrator	Contractor performance/cleanliness Damage / breakage Vandalism/Graffiti Other failures/problems
Building Compliance inspections	Monthly/3 monthly Annual	Hall Committees/Registered Electrician Registered IQP	Compliance schedules
Richmond Aquatic Centre	Annual	CLM Nelmac Council Staff	Contractor performance/cleanliness Compliance Schedules Damage/breakage Vandalism/Graffiti Other failures/problems

Inspection Type	Frequency	Inspector	Checks
Public toilet inspections	Two monthly (or when in the area, as part of other tasks)	Parks and Facilities staff or contract auditor	Contractor performance/cleanliness Damage/breakage Vandalism/Graffiti Other failures/problems
Reserves hard assets	Three yearly on a rotational basis	Contract Auditor and Parks and Facilities staff	Condition rating of all assets based on NAMS guidelines Review of remaining life
Sports fields.	Twice per year	Parks and Facilities staff	Turf quality, drainage, surface evenness.
Play Equipment	Three yearly Annual Weekly	Play equipment Accredited Auditor. Parks and Facilities staff qualified to carry out Playground Equipment Operational Audits Contractors staff accredited to ROSPA level 1	Compliance with Playground Equipment Standards.
Street and Park Trees	Annual	Parks and Facilities staff	Appearance, structure, health, clearance from overhead lines and safety

The following is the planned maintenance inspection and reporting programme for the District's parks and reserves assets. The approach for routine inspections is a monthly audit of a sample of reserves by a staff member in the Parks and Facilities team. Their role is to confirm that the contractor is meeting the specifications and required standards. A summary is included as Table 23.

The monthly audits sample approximately 5% of all reserves. These include a mix of whole of park audits plus an audit of a particular work type which varies according to the time of year e.g. mowing and garden maintenance would a focus during the spring and autumn growth flushes. The aim is to cover most reserves in the district over a 12-month period. The audit records are recorded in Confirm.

Any issues raised by the auditor, contractor or members of the public are also followed up by staff.

Playground inspections are undertaken weekly by the reserves contractor to check for safety, other hazards, maintenance, and vandalism/graffiti. An annual inspection by a Parks and Facilities staff member is undertaken and a three-yearly audit by an accredited playground specialist is undertaken to determine compliance with the relevant NZS standard, structural integrity and to update the condition information.

For the public toilets, the Parks and Facilities maintenance contractor is responsible for regular inspections as part of the cleaning and servicing schedule.

Table 23: Routine Maintenance Inspection Programme for Parks and Reserves

LOS/Reserve Group	Frequency	Inspector	Checks
High profile reserves and walkways	Two monthly	Auditor	General condition of reserves. Mowing and garden maintenance Vandalism Standard of work
Medium use reserves	At least once over a six-month period	Auditor	General condition of reserves. Vandalism Standard of work
Isolated or low use reserves	At least once over a 12-month period	Auditor	General condition of reserves Standard of work
Play equipment	Weekly	Contractor	Vandalism, graffiti, damage, obstructions, safety, security.
Public toilets	As per cleaning frequency	Toilet cleaning contractor	Damage / breakage Cleanliness Other failures/problems

7.2.5.5 Customer Service

Customer calls are logged as service requests by customer services staff. Requests relating to specific community facilities are logged as part of the Confirm system. Once logged and allocated, the Parks and Facilities staff member receives an email alert that a call has been logged. Customer service staff are trained to deal with simple issues directly and may answer a number of calls on behalf of the Parks and Facilities staff. If the relevant staff member is not available, and it is not appropriate to log the call onto the Confirm system a message can be left on the voice mail answering service, an email can be sent, or the operator can refer the caller to another staff member. After hours calls are handled by a separate corporate contractor who will refer items requiring urgent action direct to the maintenance contractor who has authority to take appropriate action (within defined contract limits).

7.2.6 Forecast Operations and Maintenance Expenditure

Figure 12 shows the forecast operations and maintenance expenditure for the next 10 years (see Appendix A for more detail). The expenditure in 2028/2029 includes a contribution of $2.0 million for the Nelson Provincial Museum storage facility and $231,000 for development and renewals at Saxton Field which is treated as an operating expense rather than a renewal or capital cost in accounting terms as the asset is owned by Nelson City Council and we pay them a grant for our share of the cost.

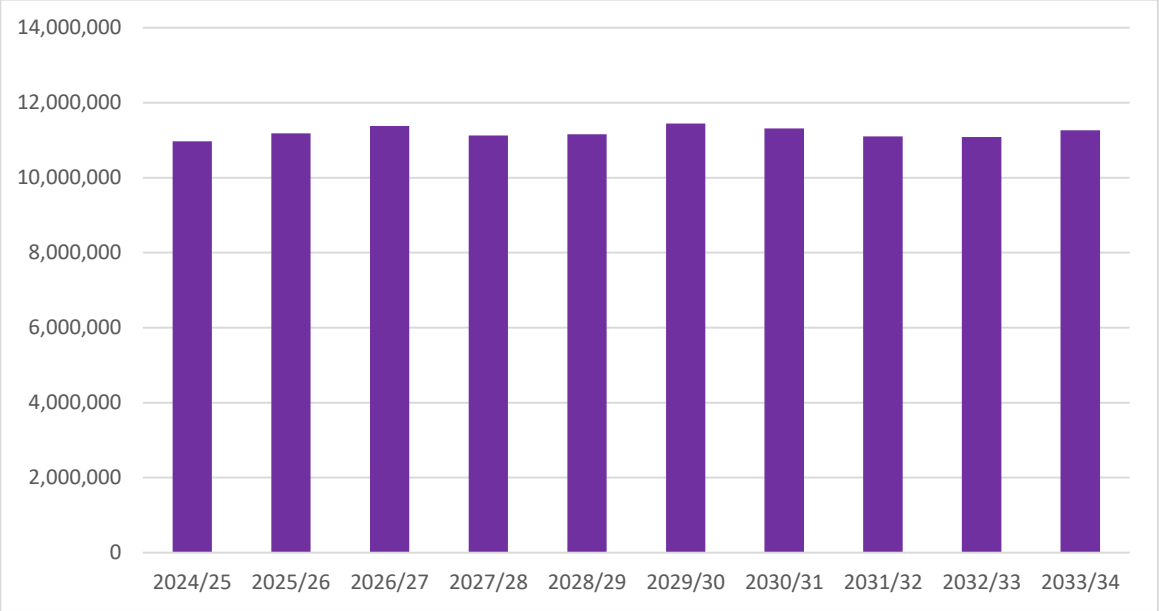


Figure 12: Parks and Facilities forecast operations and maintenance expenditure

7.3 Asset Renewal/Replacement

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an acquisition resulting in additional future operations and maintenance costs.

7.3.1 Key Renewal Themes

Specific key themes relevant to the development of this renewal programme include renewal of component aquatic and facility assets, replacement of playground equipment and renewal programmes for halls, toilets, miscellaneous buildings, pensioner cottages, walkway surfaces, tennis court surfaces, boardwalks, bridges, and reserve carparks.

7.3.2 Renewal Strategies

Assets are considered for renewal when:

- They near the end of their effective useful life.
- The cost of maintenance becomes uneconomical and the whole-of-life costs are less to renew the asset than keep up maintenance.
- The risk of failure of critical assets is unacceptable e.g. aquatic facility plant.

The renewal programme is developed as follows:

- Taking into account asset age and remaining life predictions, calculating when the remaining life expires and converting that into a programme of replacements based on valuation replacement costs.
- Reviewing and justifying the renewals forecasts using the accumulated knowledge and experience of asset operations and asset management staff. This incorporates the knowledge gained from tracking asset failures and performance through the asset management system.

In addition to the replacement of assets due to age, wear and tear and to avoid structural failure, assets in older parks need to be renewed to ensure that they are fit for purpose and meet current design standards.

Works are prioritised and programmed using the following criteria:

- Public safety risk
- Statutory obligation
- Environmental risk
- Intensity of use
- Importance/criticality of the asset function; and
- Low customer satisfaction.

7.3.3 Delivery of Renewals

All physical works and services (including most renewals) are outsourced through external contracts for operations and maintenance, and in some instances, management.

Assets are considered for renewal as they near the end of their effective life or where the cost of maintenance becomes uneconomical and when the risk of failure of assets is sufficiently high. Renewal of existing community facilities, parks and reserves is undertaken to ensure that service standards are achieved consistently across the District and key assets are kept up to date and relevant to meet the needs of users.

Renewal of assets involves the removal and replacement of an asset with a modern equivalent providing a similar level of service; or a major refurbishment that restores the asset to an excellent condition and extends its life significantly.

Removal and replacement is normally undertaken for:

- Smaller assets such as pumps, filters, park furniture, fences, signs, etc.
- Playground equipment, although refurbishment may be an option for some items.
- Concrete or cobblestone surfacing; and
- Underground services - while refurbishment of some pipes is possible with the insertion of a liner, the general approach in parks is to install new pipes and services. This may or may not involve the removal of existing pipes and services.
- Gardens - generally all the shrubs are removed although larger shrubs and trees may be retained if in good condition. Depending on its condition the top layer of soil may be removed or else conditioned with the addition of compost.

Refurbishment may be undertaken for larger or more complex assets such as:

- Sports turf where the surface is fully cultivated, re-levelled and re-sown. Extra services such as irrigation and drainage may also be installed; and
- Road, carpark, and path asphalt and chipseal. Generally, the sub-base is retained, and the top layer only is replaced.

For the purposes of this AMP, an estimated figure has been used. Financial predictions are based on known asset condition, an estimate of renewal expenditure and affordability considerations. The estimated amount will be amended once an updated renewal programme has been developed.

Renewal of complete building assets is relatively rare, due to the long life of most buildings. However, public toilet buildings are the most likely to be replaced in entirety, due to their comparatively shorter lives and in some cases the construction materials used (e.g. fibreglass units in remote areas).

7.3.4 Deferred Renewals

Deferred renewal is the shortfall in renewals required to maintain the service potential of the assets. This can include:

- Renewal work that is scheduled but not performed when it should have been, and which has been put off for a later date (this can often be due to cost and affordability reasons).
- An overall lack of investment in renewals that allows the asset to be consumed or run-down, causing increasing maintenance and replacement expenditure for future communities.

Figure 13 compares Council's cumulative renewal expenditure and cumulative depreciation for this activity. If the renewals expenditure starts falling behind the accumulative depreciation it can indicate that the assets may not be being replaced or renewed at the rate at which they are being consumed. If this continues unchecked for too long, future communities will inherit a run-down asset, high maintenance costs and high capital costs to renew failing infrastructure.

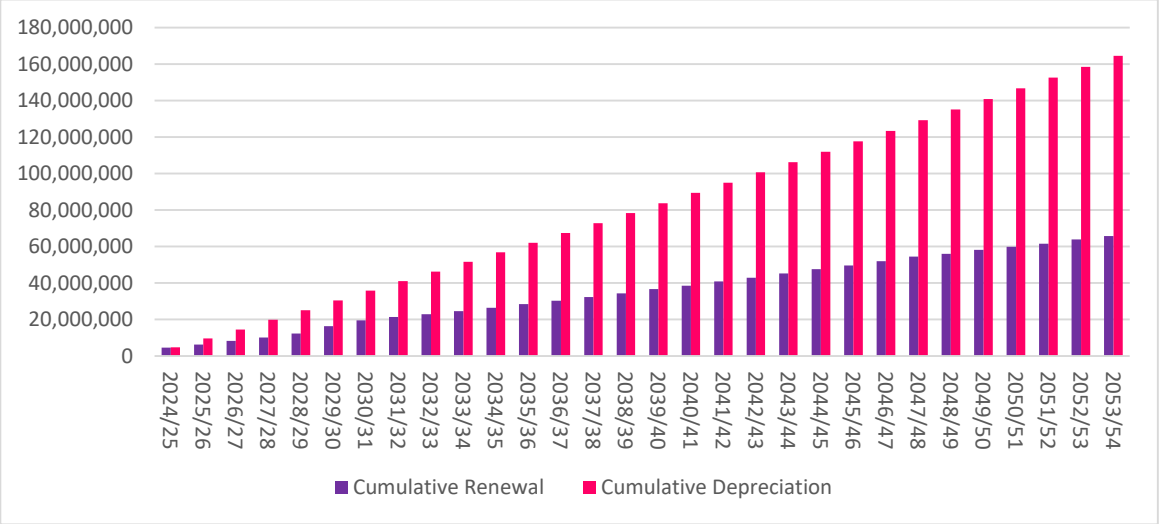


Figure 13: Comparison of Cumulative Renewal Expenditure and Cumulative Depreciation (note these figures are inflated)

7.3.5 Forecast Renewal Expenditure

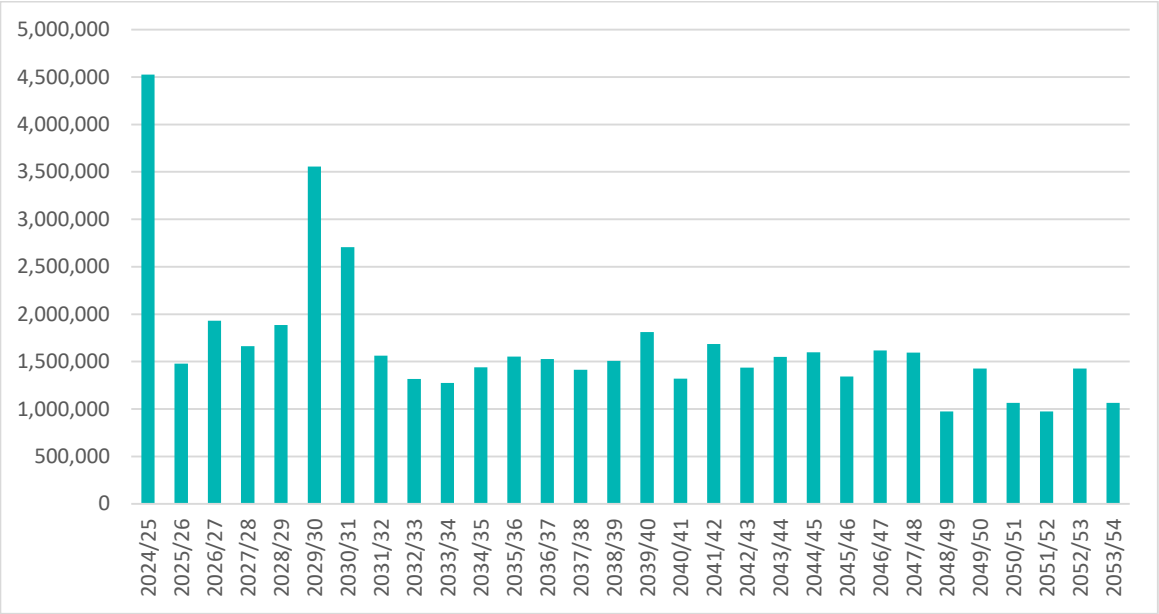


Figure 14: shows the forecast renewals expenditure for the next 30 years.

7.4 Asset Development

Expenditure used to create new assets, expand or upgrade existing assets, or increase the capacity of existing assets beyond their original design capacity or service potential. This section summarises future new capital work requirements for this activity.

7.4.1 Key Asset Development Issues

The relatively high rate of population growth in the District is likely to continue at a strong rate over the next ten years, meaning the Council will obtain additional parks and reserves through subdivision and need to progressively provide new playground equipment, walkways, community facilities and public toilet facilities to retain the currently provided level of service.

7.4.2 Key Projects to Support Increasing Levels of Service and Growth

Key projects that will support increasing LOS and growth are presented in Table 24.

The capital development programme also includes a range of projects (generally under $100,000) across the District for the ongoing development of community facilities, parks, reserves and cemeteries, including walkways, landscaping, revegetation, sports field improvements and playgrounds.

Table 24: Major Parks and Facilities Programmes of Work

Site	Project Description	Years 1-3 ($)	Years 4-10 ($)	Type
Motueka Community Pool	Development of new six lane community pool in Motueka	$3.38M	$14.67M	LOS
Cemetery land purchase	Initial development for new joint cemetery for Richmond & Moutere/Waimea ward	$0.32M	$0.40M	Growth/LOS
Brightwater/Wakefield Community Facility	Development of a multi-purpose community facility to serve Brightwater & Wakefield communities	$7.15M	$5.5M	LOS
Tapawera Community Hub	Development of a new multi-purpose community hub to replace the existing facility	$2.5M	-	LOS
Murchison Sports, Recreation & Cultural Centre	Extension to existing facility with scope to be confirmed by feasibility study	-	$4.5M	LOS
Throughout District	Sports field Development	$0.65M	$1.09M	Growth/LOS
Throughout District	Purchase of new reserves (usually as a result of subdivision)	$0.8M	$5.27M	Growth/LOS
Throughout District	Provision of new playground equipment, walkways and public toilet facilities.	$3.3M	$4.8M	Growth/LOS

7.4.3 Forecast New Capital Expenditure

The following figure shows the forecast capital expenditure for the next 10 years. The peaks in Years 2026/2027 to 2028/2029 (years 3-5) include $18 million for a new swimming pool in Motueka, $11 million for a cultural and recreation facility servicing the Wakefield and Brightwater communities and $2 million for a community hub in Tapawera (these three projects require a community contribution through fundraising).

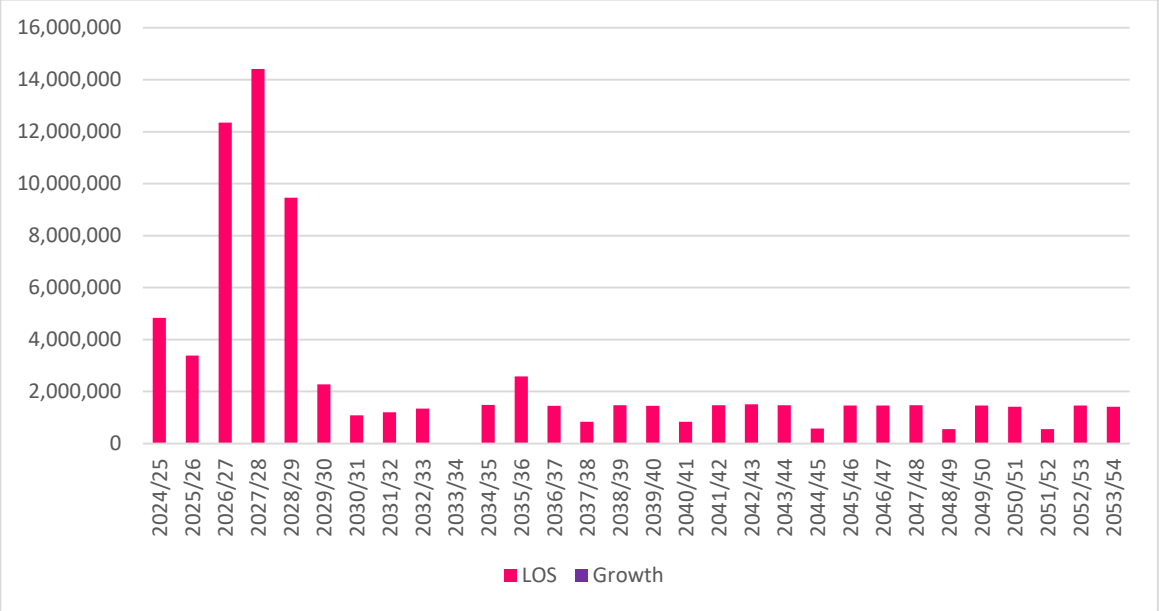


Figure 15: Parks and Facilities New Capital Expenditure Forecast

7.5 Asset Disposal

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation.

7.5.1 Asset Disposal Strategy

The Council does not have a formal strategy on asset disposals and as such it will treat each asset individually on a case-by-case basis when it reaches a state that disposal needs to be considered. Asset disposal is generally a by-product of renewal or upgrade decisions that involve the replacement of assets. Assets may also become redundant for any of the following's reasons:

- Underutilisation
- Obsolescence
- Provision of the asset exceeds the required level of service
- Uneconomic to upgrade or operate
- Policy change
- The service is provided by other means (e.g. private sector involvement); or
- Potential risk of ownership (financial, environmental, legal, social, vandalism).

Depending on the nature, location, condition and value of an asset it is either:

- Made safe and left in place
- Removed and disposed of
- Removed and sold; or
- Ownership transferred to other stakeholders by agreement.

In most situations assets are replaced at the end of their useful lives and are generally in poor physical condition. Consequently, the asset will be disposed of to waste upon its removal. In some situations, an asset may require removal or replacement prior to the end of its useful life. In this circumstance, the Council may hold the asset in stock for reuse elsewhere on the network. Otherwise, if this is not appropriate it could be sold off, transferred, or disposed of.

When assets sales take place, the Council aims to obtain the best available return from the sale and any net income will be credited to that activity. The Council follows practices that comply with the relevant legislative requirements when selling off assets, including meeting the requirements of the Reserves Act 1977 and the Local Government Act 2002.

The manner in which the Council acquires a building may influence the methodology for disposal. If a community group hands a building on reserve land back to Council because it has wound up its activity, the options available to Council are limited to finding another community use that is compatible with reserve classification of the land or remove the building.

7.5.2 Disposal of buildings and structures

Where demand analysis identifies that a building is surplus to the Council and community requirements, disposal options may be explored. Disposal of built assets generally only occurs when they have been replaced, reached the end of their useful life and/or are not considered safe for ongoing public use and/or the cost of restoring the community facility is not cost effective. Disposal options include:

- Removal from site
- Demolition; and
- Revocation of reserve status and sale of land and building/s.

7.5.3 Disposal of building elements

Where assets within buildings (i.e. appliances, fittings etc.) are identified as surplus to requirements or at end of life, the Council may explore the following disposal options:

- Sale of asset
- Reuse or recycling of asset component; and
- Destruction of asset component.

7.5.4 Disposal of surplus reserve land

Due to the difficulty of disposing of reserve land, identification and disposal of surplus land is not currently a high priority. A comprehensive review to identify surplus reserve land has not been undertaken, but this is taken into consideration during the review of each of the Ward Reserve Management Plans. Where land is identified for disposal or land swap, a formal public consultative process will be undertaken. Disposal of cemetery land and assets is generally not possible; they are maintained in perpetuity by the Council. Older closed cemeteries are managed as reserve open space.

The Council's Open Space Strategy (2014) recommends that Council staff take action to identify surplus areas of open space from which resources can be redirected to priority developments. "*In some cases, existing urban reserves are providing very little amenity due to land quality, their small size and poor location. Such parcels of land were acquired by Council as a reserve contribution when subdivision occurred, often in the 1970s and 1980s when less consideration was given to the real value of the land for recreation or ecological values. The sale of these parcels may provide funds for the development of other areas of open space in the same residential area. Such options should be explored in consultation with relevant local communities.*"

The Council's Reserves General Policies document identifies protocols for the exchange and disposal of reserve land, in accordance with sections 15, 24 and 24A of the Reserves Act 1977. Relevant policies and methods are presented in Table 25.

Table 25: Policies and methods relating to the disposal of reserve land

Policy/Method #	Policy wording (extract from Council's Reserves General Policies document)
Policy 3.1.2.5	Reserve management plans for each ward shall identify areas managed as reserve but not protected and recommend disposal, transfer, gazettal or retaining their current legal status, in accord with the provisions of policy section 3. 2.
Expectation 3.2.1.8	The public, including mana whenua and tangata whenua iwi, are engaged in the decision-making process when reserve disposal and exchange options are considered.
Policy 3.2.2.6	The Council may revoke reserve status where it is considered that the land is no longer required for reserve purposes or change the classification of a reserve if the primary purpose or use of the reserve has changed. In making that decision the Council will take account of the original purpose of reservation and consult with the original donor of the land if appropriate.
Policy 3.2.2.7	The Council may dispose of reserve land where it is surplus to requirements and provides no significant long-term benefit to the community or makes no significant contribution to biodiversity or cultural values.
Policy 3.2.2.11	The Council will explore the history of reserve acquisition prior to consultation over disposal options and identify and honour any legally recognised commitments made to previous owners or interests under the Public Works Act 1981.
Policy 3.2.2.12	Public consultation shall occur where there is any proposed change of reserve status.
Method 3.2.3.3	Full exploration of reserve acquisition history for disposal considerations.
Method 3.2.3.7	Omnibus reserve management plans for each ward shall identify areas managed as reserve but not protected, and recommend disposal, transfer, or gazettal.

7.5.5 Forecast asset disposals

The only existing community facility identified for disposal during the term of this Activity Management Plan is the Matakitaki Hall. In this instance the building is derelict and not fit for habitation/use therefore the likely disposal methodology will be by demolition.

The Wakefield Hall is identified as earthquake prone, a project is planned to replace this facility with a new multi-use community cultural and recreational building. The future of this building is still to be confirmed but the options are to demolish the building and sell the land or sell the building and land as is.

There are currently no plans to dispose of any existing parks or reserves during the term of this Activity Management Plan.

8 Financials

The Council has planned a prudent financial approach to managing its assets and services. This section provides a summary of the total value of the activity and the investment that the Council has planned to make over the next 30 years.

8.1 Funding Sources

The Parks and Facilities Activity is currently funded through a mixture of sources:

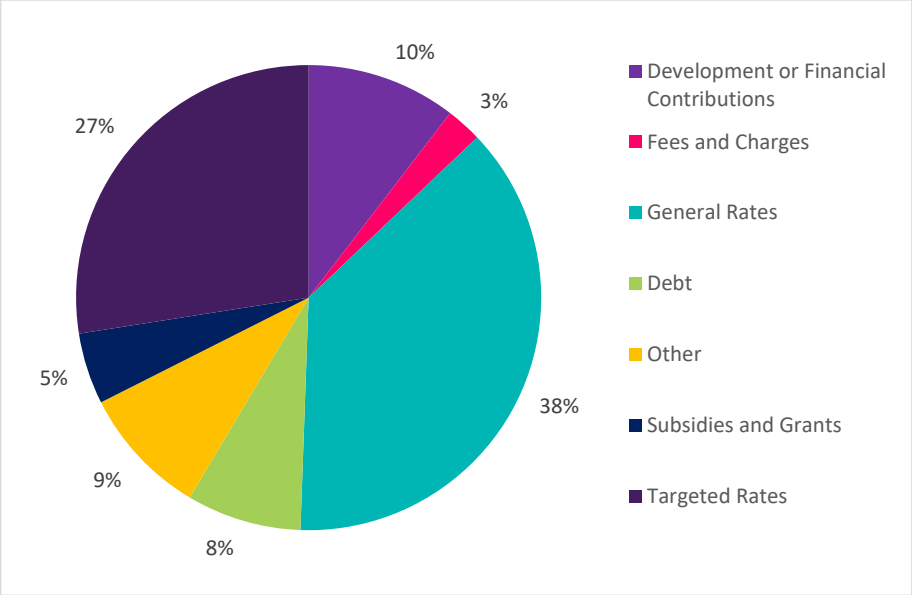


Figure 16: Funding sources for the Parks and Facilities Activity (2024-2034)

8.1.1 Development and Financial Contributions

Development and Financial Contributions are levied to ensure that those people developing properties and who directly benefit pay their share of the growth related costs of that infrastructure. Council intends to achieve this by using:

- Financial Contributions under the Resource Management Act 1991 (RMA) 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 for water, wastewater, stormwater, and transportation infrastructure.

The Council's current Development and Financial Contributions Policy can be found on our website at www.tasman.govt.nz. Development contributions are not currently used to fund parks, reserves or community facilities in Tasman District.

8.1.1.1 Reserve and Community Services Financial Contributions - How funds are received

The Tasman Resource Management Plan (TRMP) requires that all new subdivisions, from one new lot up to hundreds of new lots, are required to pay Reserve Financial Contributions (RFCs) for reserves and other Community Services.

RFCs are based on 5.62% of the total market 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).

The Council holds all RFCs received in five separate accounts as follows:

- Golden Bay Ward
- Motueka Ward
- Moutere/Waimea Ward
- Lakes/Murchison Ward; and
- Richmond Ward.

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. Due to the minor nature of the Lakes/Murchison Ward account, it is managed together with the Moutere/Waimea Ward account.

8.1.1.2 What the Reserve Financial Contributions can be used for

Financial contributions are provided specifically for the purpose of mitigating the adverse effects of growth. RFCs provide a significant source of funding for the acquisition of land, capital improvement on reserves, other capital works for recreation activities and to repay loans on existing facilities. This includes funding for 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.

RFCs are also used to help fund major renewals of reserve and community service assets. The rationale for this is that often existing parks or facilities reach the end of their lives more quickly with additional use brought about by increasing population than they would otherwise.

8.1.1.3 Allocation of Reserve Financial Contributions Funds

Each year as part of the Council's Long Term Plan review or Annual Plan process, a list of works in each of the four Reserve Financial Contributions (RFC) accounts is produced by staff. These projects are considered by the Community Boards in Golden Bay and Motueka, and the Ward Councillors for each of the four ward groupings listed previously. Recommendations are then forwarded to the Council for approval, before being included in the Long Term Plan or Annual Plan.

8.1.1.4 Current TRMP Provisions for collection of financial contributions

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:

a) 5.62 percent 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 2500 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.

e) 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. ”

8.1.2 Schedule of Fees and Charges

Fees and charges are set at a level to recover some of the costs associated with specific aspects of the Parks and Facilities activity (e.g. use of sports grounds, leasing of community buildings, etc).

The Schedule of Fees and Charges is published on the Council's website and reassessed annually. The Council is currently consulting on the Schedule of Fees and Charges for the 2024/2025 financial year.

8.1.3 User Charges

Community housing is largely funded from user charges (i.e. rentals received from tenants).

8.1.4 General Rates

Many Council-owned community buildings and swimming pools are funded from general rates and user charges and are operated under a variety of management arrangements. These assets include, community halls, community centres, non-commercial campgrounds, outdoor community pools and other miscellaneous buildings.

8.1.5 Targeted Rates

Two separate targeted rates help to fund aspects of the Parks and Facilities activity: the museum facilities rate and the district and shared facilities rate. Each is discussed in more detail below.

8.1.5.1 Museum Facilities Rate

The Nelson Provincial Museum, Collingwood, Motueka and Tākaka museums are funded from the Museums Rate.

8.1.5.2 District and Shared Facilities Rates

The District and Shared Facilities Rate includes facilities located in and primarily benefiting Tasman residents and visitors. It also includes a wide range of facilities which provide regional benefits and are located within the Tasman District or Nelson City. Facilities funded by the District and Shared Facilities Rates are listed in Table 26.

Table 26: Community facilities funded from the District and Shared Facilities Rates

Facilities located on Council land	Shared facilities located on NCC land	Facilities located on private land within Tasman District
Saxton Field velodrome, Avery/Champion Green sports fields (including changing block/toilet)	Saxton Field: hockey, athletics, cricket, indoor stadium and other facilities	Māpua Hall
Multi-use recreation centres in St Arnaud, Murchison, Upper Moutere, Motueka, Golden Bay	Suter Art Gallery	
Maruia Hall (outside district)		
Grandstand at Sportspark Motueka		
Richmond Aquatic Centre		
Tasman's Great Taste Trail (part contribution)		

8.1.6 Subsidy from commercial forestry activity

On 7 September 1979, the 'Waimea County Council Empowering Act 1979' came into effect. This Act authorised the Waimea County Council to expend the proceeds of afforestation activities on certain reserve land and to validate certain earlier expenditure. This Act requires the Council to apply 10% of the net profit from the sales of forest products and associated activities of the Council conducted on Moturoa/Rabbit and Rough Islands in each financial year, or such greater proportion of it as it considers necessary, for the purposes of adequate maintenance and improvement of the reserves on the Islands for recreational purposes, or for the purposes set out in section 80 of the Reserves Act 1977. The remainder of the profits may be transferred to the general funds of the Council and used for the general purposes of the Council.

8.2 Asset Valuation and Depreciation

The Local Government Act 2002 and subsequent amendments contain a general requirement for local authorities to comply with Generally Accepted Accounting Practice ("GAAP").

The Council requires its infrastructure asset register and valuation to be updated in accordance with Financial Reporting Standards and the AMP improvement plan.

The valuations summarised below have been completed in accordance with the following standards and are suitable for inclusion in the financial statements for the year ending June 2023.

- NAMS Group Infrastructure Asset Valuation Guidelines – Edition 2.0.
- Property, Plant and Equipment (PBE IPSAS 17) and PBE IPSAS 21 (Impairment of Non-Cash Generating Assets).

8.2.1 Asset Valuation 2023

Assets are valued every three to five years, however if the fair value of a revalued asset differs materially from its carrying amount an early revaluation may be necessary. The Parks and Facilities assets were last revalued in June 2023[3]. Key assumptions in assessing the asset valuations are described in detail in the valuation report. The next revaluation is expected to be in 2026.

The current valuation information is based on an assessment of the parks and facilities improvements prepared as part of the Building Valuation undertaken by the Council during 2023. The asset depreciated value (as at 30 June 2023) and annual depreciation applying to each group of community facility assets and parks and reserves assets is summarised in Table 27. Asset values (as at 30 June 2023) for individual community facilities and community housing complexes are presented in Table 28 and Table 29. Asset Values for Cemeteries (as at 30 June 2023) are presented in Table 30.

Economic lives and residual lives have been defined for all community facilities. As structures near the end of their theoretical lives, minimum residual lives have been adopted to reflect the remaining base value still existing prior to any renewal or upgrading. Lives used in the valuation are presented in Table 28 and Table 29.

Table 27: Community Facilities, Parks and Reserves Asset Valuation Summary (as at 30 June 2023)

Asset	Land Value ($)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Multi-use community recreation centres		21,295,600	757,342
Sports facilities		8,284,000	327,939
Community halls		8,561,200	580,709
Community centres		1,268,600	91,436
Museums	397,000	1,442,400	91,723
Community housing	6,796,000	14,886,100	$1,040,752
Non-commercial campgrounds		517,500	38,973
Swimming pools		288,500	15,160
Richmond Aquatic Centre	4,166,000	14,456,700	396,214
Other community buildings		2,820,620	179,899
Public toilets		5,266,300	247,233
General parks and reserves assets and minor structures	59,800,860	7,976,700	553,150
▪ Cemeteries	1,891,500	260,200	27,025
TOTAL	**$ 73,051,360**	**$ 87,324,420**	**$ 4,347,555**

[3] 'Tasman District Council Property Portfolio Asset Valuation for Financial Reporting Purposes - Valuation Report as at 30 June 2023': report prepared by QV Valuations.

Table 28: Community Facilities Asset Lives and Asset Valuation (as at 30 June 2023)

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Multi-Use Community Recreation Centres				
Golden Bay Rec Park Centre	80	74	5,949,400	157,785
Lake Rotoiti Community Hall	82	62	1,474,500	68,356
Motueka Recreation Centre	50-75	6-57	6,409,900	265,507
Moutere Hills Community Centre	60-80	43-70	3,346,300	119,898
Murchison Sport Recreation Cultural Centre	75	61	4,115,500	145,796
Sports facilities				
Brightwater Recreation Reserve - Skyline Garage, store & hangar shed	65	15-90	110,800	9,522
Dovedale Recreation Reserve - pavilion & equipment shed	50	7-22	44,900	5,675
Golden Bay Rec Reserve - Brownies Inn				
Golden Bay Recreation Park - Grandstand	80	7	260,100	48,209
Jubilee Park - Pavilion & maintenance shed	50-70	5-17	627,500	32,296
Lord Rutherford Park - amenities building and toilet block	65	42-50	579,200	33,373

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Lower Moutere Recreation Reserve - Pavilion & equipment shed	65	17	42,100	6,331
Saxton Field – Avery Pavilion	80	72	524,800	16,262
Saxton Field – Velodrome	70	65	3,253,700	50,706
Sportspark Motueka - Grandstand, changing rooms and ticket gate	60	45	2,615,200	97,342
Wakefield Recreation Reserve- Soccer Clubrooms and ex Rifle Range building	65	7-22	225,700	28,224
Community Halls				
Bainham Hall	85	32	180,400	16,308
Brightwater Hall	80	27	286,200	22,404
Collingwood Community Hall and Squash Court	80	42-55	1,309,400	81,566
Hope Hall, storage shed and Maitai Lodge	50-80	17-47	1,167,400	59,657
Kotinga Community Hall	80	32	192,700	15,108
Lower Moutere Memorial Hall & Scout Hall	70-80	5-10	214,900	33,714
Matakitaki Hall, Murchison	80	5	35,800	6,936
Motueka Memorial Hall	75	32	1,421,300	67,264

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Ngatimoti Hall	75	12	145,600	19,955
Onekaka Community Hall	90	47	157,000	3,647
Pakawau Community Hall	80	27	213,800	18,975
Pōhara Community Hall & Other Facilities	65	14	406,900	55,460
Richmond Town Hall and offices	65-80	27-42	1,126,800	59,816
Riwaka Memorial Hall and storage shed	50-75	34-37	450,300	26,559
Spring Grove Drill Hall & Storage Shed	60-105	7-33	212,000	22,585
Stanleybrook Hall, Motueka Valley Highway	80	17	62,800	7,816
Tapawera Community Hall	80	25	132,900	14,092
Waimea West Hall	100	32	207,600	16,418
Wakefield Hall (Whitby Way)	80	47	637,400	32,429
Community Centres				
Golden Bay Community Centre	90	64	982,100	60,126
Community House – Decks Reserve, Motueka	75	38	286,500	31,310
Museums				
Golden Bay Museum	90	47	780,000	47,001

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Motueka District Museum	80	47	592,600	39,681
Collingwood Museum	100	57	69,800	5,041
Community Housing				
101 units (excluding land value - see Table 30 for more detail)	50-90	15-57	14,886,100	1,040,752
Non-commercial campground facilities				
McKee Memorial Recreation Reserve	50-65	5-29	412,100	28,921
Kina Beach Recreation Reserve	20-50	5-29	41,100	5,217
Owen River Recreation Reserve	20-60	5-37	64,300	4,835
Swimming Pools				
Richmond Aquatic Centre	80	66	14,456,700	396,214
Saltwater Baths, Motueka	50	12	109,000	9,083
Rockville Pool	70	27	108,700	3,258
Upper Tākaka Pool	70	21	70,800	2,819
Other community buildings				
Brightwater Recreation Reserve - Ex Plunket rooms	65	12	88,300	8,880

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Former Dovedale Church	90	12	67,600	9,152
Jubilee Parks - Ex Richmond Information Centre	70	37	47,800	3,374
Māpua Library Building	80	59	426,300	20,792
Memorial Park - Ex Library Building	80	57	868,220	39,415
Memorial Park -Rubber Bowls Building	65	22	104,200	10,979
Motueka Beach Reserve - former camp amenities building	50	5	50,800	10060
Motueka Recreation Centre - Band & cadets buildings	50-65	32-36	194,100	9,889
Murchison Plunket and community rooms	65	17	56,100	7,140
Ngatimoti Recreation Reserve - fire station & community room	70	53	498,400	18,790
Richmond Senior Citizens Building	75	32	188,100	14,983
Riwaka Memorial Rec Reserve -tennis pavilion & pottery shed	50	5	58,700	11,740
Thorps Bush - Imagine Theatre & store				
Wakefield Former Library Building (Hall), Edward Street.	80	12	60,900	8,447
Washbourn Gardens - Grounds Shed, shade house, orchid	50-65	7-38	111,100	6,258

Asset	Structure Economic Life (years)	Structure Residual Life (years)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
house				
Public Toilets				
106 public toilet facilities across Tasman District	Various	Various	5,266,300	247,233
TOTAL	-	-	$79,087,520	$3,767,381

Table 29: Community Housing Asset Lives and Asset Valuation (as at 30 June 2023)

Community Housing (number of units per complex)	Structure Economic Life (years)	Structure Residual Life (years)	Land Value ($)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Aotea Flats, Hill St, Richmond (24)	50-80	17-47	1,620,000	3,406,200	225,125
Galley Court Flats, Commercial St, Tākaka (4)	80	57	265,000	590,400	21,857
Hollis Hills Flats, Starveall St, Brightwater (7)	50-75	15-51	614,000	1,107,000	63,652
Maling Flats, Croucher St, Richmond (10)	80	52	1,043,000	1,379,200	82,703
Mearshaven Flats, Greenwood St, Motueka (18)	60-75	33-46	1,121,000	2,772,100	180,453
Murchison Flats, Fairfax St, Murchison (4)	60-90	27-52	225,000	929,900	61,361
Pearless Flats, Pearless Place, Wakefield (7)	75	42-48	469,000	1,339,400	110,216
Vosper Street Flats, Vosper St, Motueka (27)	80	37	1,439,000	3,361,900	295,385
TOTAL (101 units)			**$6,796,000**	**$14,886,100**	**$1,040,752**

Table 30: Cemeteries Asset Valuation (as at 30 June 2023)

Cemetery Name	Location	Land Value ($)	Asset Depreciated Replacement Value ($)	Annual Depreciation ($)
Bainham Cemetery	Bainham Rd, Collingwood	95,000	9,000	1,800
Clifton Cemetery	Collingwood, Closed	Crown land	0	0
Collingwood Cemetery	Bainham Rd, Collingwood	Crown land	16,500	2,063
Flett Rd Cemetery	Flett Rd, Lower Moutere	41,000	0	0
Foxhill Cemetery	SH6 Foxhill	108,000	5,600	800
Kotinga Cemetery	Cemetery Rd, Kotinga	Crown land	0	0
Mararewa Cemetery	Main Rd, Tapawera	Crown land	0	0
Motueka Cemetery	Memorial Drive, Motueka	432,000	148,800	8,147
Murchison Cemetery	Chalgrave St, Murchison	71,000	7,700	1,540
Pioneer Park Cemetery	Motueka, Closed	274,000	7,700	1,540
Richmond Cemetery	Wensley Rd, Richmond	747,500	52,800	10,560
Rototai Cemetery	Rototai Rd, Tākaka	123,000	4,000	286
Sandy Bay Cemetery	Marahau, Closed	Crown land	0	0
Spring Grove Cemetery	Mt Heslington Rd	Crown land	8,100	289
Waimea West Cemetery	Waimea West, Brightwater	Crown land	0	0
TOTAL	15	$1,891,500	$260,200	$27,025

8.2.2 Depreciation

Assets must be depreciated over their useful life. Council calculates depreciation on a straight line basis on most community facility assets at rates which will write off the cost (or valuation) of the assets to their estimated residual values, over their useful lives. The total useful lives for the Parks and Facilities assets have been summarised in Section 8.2.1 above. Land is not depreciated.

Due to the nature of parks and reserves assets, a substantial value of assets is not included in the depreciated asset value or funded for depreciation. Assets with a replacement value under $1,000 are not included in the reported depreciated asset valuation. The following assets are also not depreciated and are excluded from current and future asset valuations (their maintenance and renewal will be dealt with from within the operational budget): grass surfaces including sports field surfaces; trees; metal and earth tracks; gardens; plus assets that Council staff consider will not be replaced when they reach the end of their useful lives.

8.3 Financial Summary

8.3.1 Project Drivers

All expenditure must be allocated against at least one of the following project drivers.

- Operation and Maintenance: operational activities that do not involve the renewal or upgrade of assets, or work that is necessary in order to provide on-going services at the agreed levels.
- Renewals: significant work that restores or replaces an existing asset towards its original size, condition or capacity.
- Increase Level of Service works to create a new asset, or to upgrade or improve an existing asset, beyond its original capacity or performance.
- Growth: works to create a new asset, or to upgrade or improve an existing asset, beyond its original capacity or performance to provide for the anticipated demands of future growth.

This is necessary for two reasons as follows:

- Schedule 13(1) (a) and section 106 of the Local Government Act require the Council to identify the total costs it expects to have to meet relating to increased demand resulting from growth when intending to introduce a Development Contributions Policy.
- Schedule 10(2)(1)(d)(l)-(iv) of the Local Government Act requires the Council to identify the estimated costs of the provision of additional capacity and the division of these costs between changes to demand for, or consumption of, the service, and changes to service provision levels and standards.

All new works have been assessed against these project drivers. Some projects may be driven by a combination of these factors and an assessment has been made of the proportion attributed to each driver.

8.3.2 Scope Risk and Funded Capital Programme

When developing this work programme, the Council needs to estimate how much to budget for each project. Often, the Council cannot be certain what the actual costs or scope of the project will be because the design is yet to be completed. Typically, the Council has more confidence in the cost and scope of projects that are planned within the first three years. After this, estimates are usually based on simple concept designs.

To address this uncertainty, the Council has incorporated funding of scope risk into capital project budgets. The amount of scope risk included is approximately 10% of the project estimate, depending on the expected complexity of the individual project. Based on history, it is unlikely that all individual projects will need the full amount of allocated scope risk funding, in reality there will be some under and overspending.

8.3.3 Total Expenditure

The total expenditure for the Parks and Facilities Activity for the 10-year period 2024 -2034 is included in Figure 17; these figures include inflation:

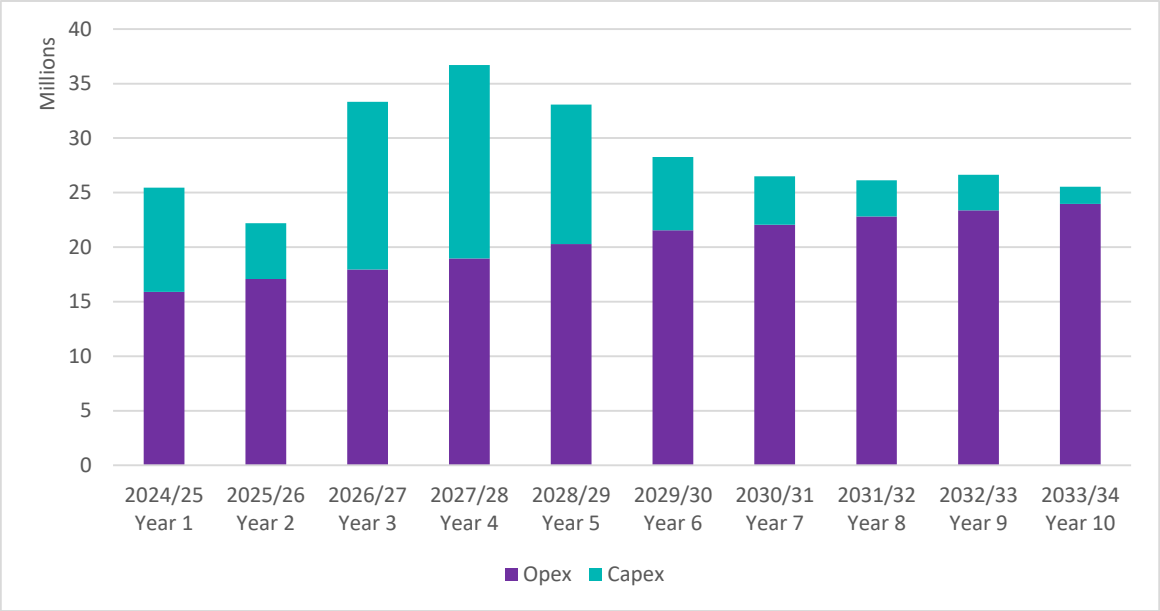


Figure 17: Total Expenditure for the Parks and Facilities Activity (2024-2034) Inflated

8.3.4 Total Income

The income for the Parks and Facilities Activity for the 10-year period 2024 -2034 are provided in Figure 18 below, these figures include inflation.

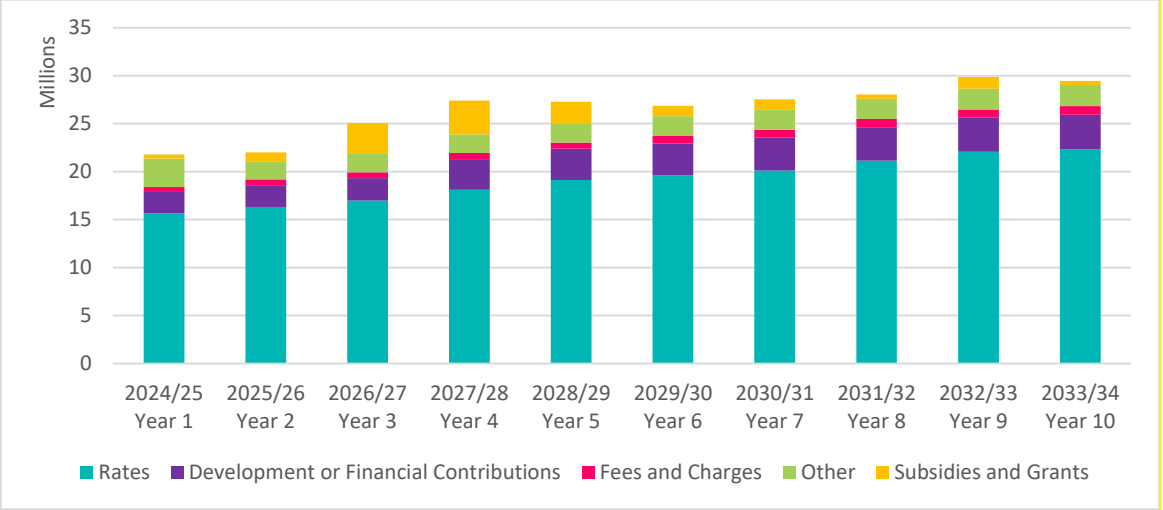


Figure 18: Total Income for the Parks and Facilities activity (2024-2034) Inflated

8.3.5 Operating Expenditure

The estimated total operating expenditures for the Parks and Facilities Activity have been prepared for the next 10 years and are included in Figure 19 below, these figures include inflation.

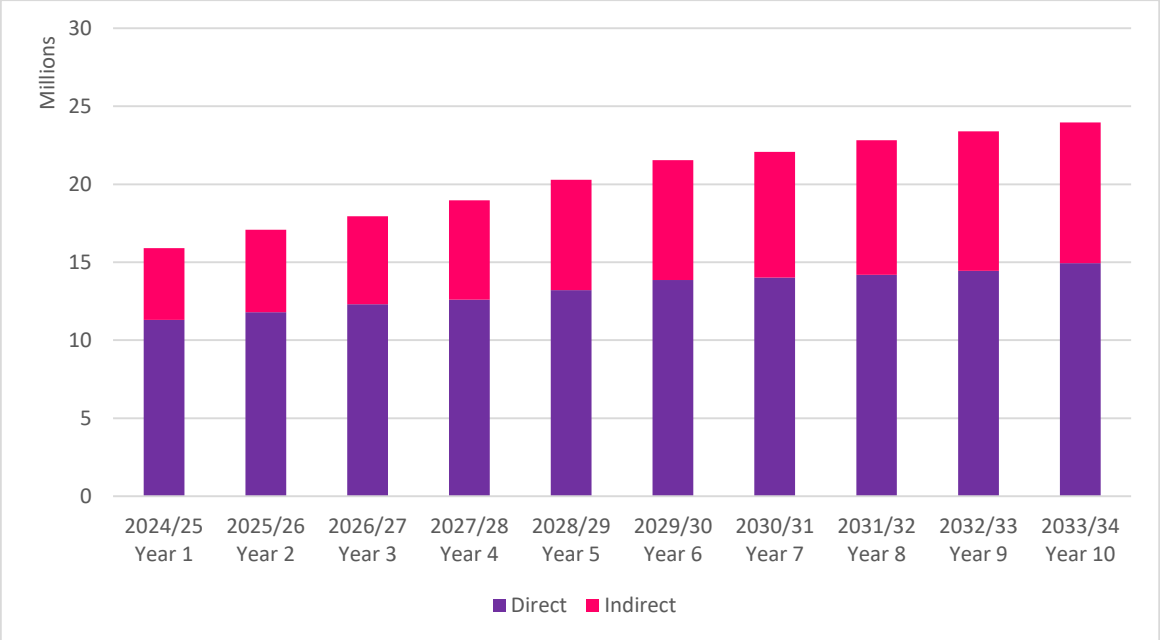


Figure 19: Total Operating Expenditure for the Parks and Facilities activity (2024-2034) Inflated

8.3.6 Capital Expenditure

The estimated capital expenditure needs for the Parks and Facilities activity have been prepared for the next 10 years, are inflated, include a scope risk adjustment and shown in Figure 20.

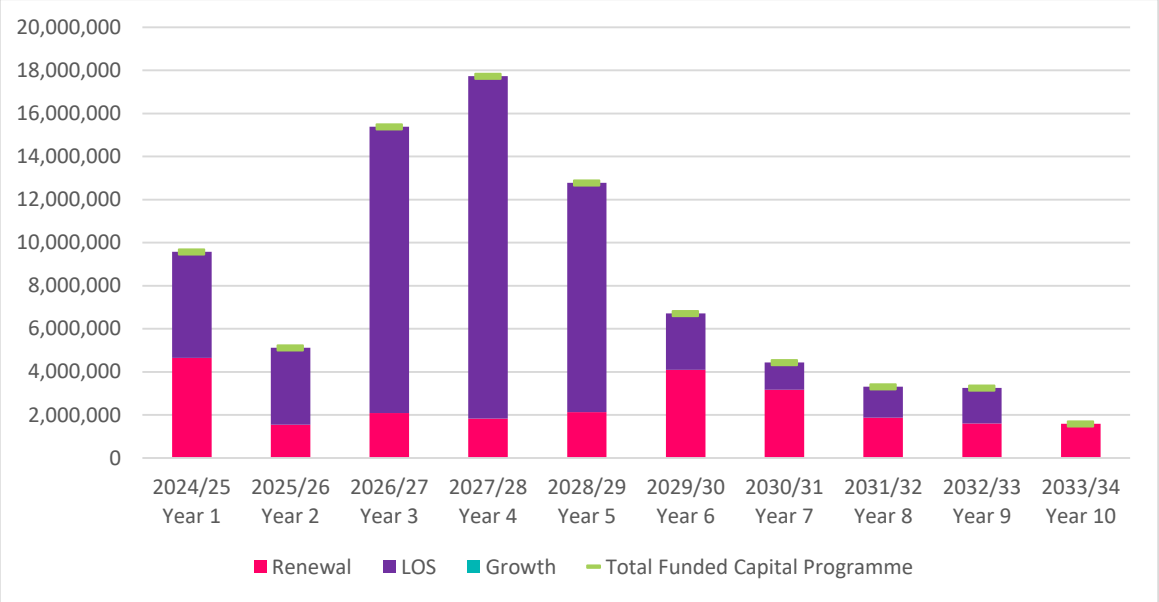


Figure 20: Total Capital Expenditure for the Parks and Facilities activity (2024-2034) Inflated

9 Climate Change, Natural Hazards and Environment

The Tasman region is susceptible to a wide range of natural hazards, some exacerbated by climate change, and the Council needs to plan for these hazards and determine whether adaptation, mitigation, or retreat is appropriate.

The Council needs to ensure it has robust planning in place and provides infrastructure that is resilient. The Council is taking a long term strategic approach by undertaking risk, resilience and recovery planning to provide better information on infrastructure resilience requirements.

The Council will also continue to focus on planning and managing its critical assets and lifelines networks to ensure that the appropriate level of effort is being made to better manage, maintain and renew critical assets.

As well as ensuring its assets are resilient, the Council has a range of financial provisions to assist with response to and recovery from major damaging events. These include:

- annual emergency funding;
- an established Emergency Fund;
- ability to reprioritise the Council's capital programme;
- insurance cover for recovery of a portion of costs of a catastrophic disaster event; and
- Central Government support of up to 60% through the Local Authority Protection Programme.

The Local Government Act 2002 requires local authorities to take a sustainable development approach while conducting their business, taking into account the current and future needs of communities for good-quality local infrastructure, and the efficient and effective delivery of services.

Sustainable development is a fundamental philosophy that is embraced in the Council's Vision, Mission and Objectives, and is reflected in the Council's community outcomes. The levels of service and the performance measures that flow from these inherently incorporate the achievement of sustainable outcomes.

Sustainability is measured against the triple bottom line framework that aims to create a balance between the three dimensions of performance, often referred to as people, planet and profit (3P's).

The Council operates, maintains and improves the parks and facilities assets on behalf of its ratepayers. The Council uses its Financial Strategy to guide the development of an affordable work programme. The Council's finances are managed within the set debt limits and rates income rises to ensure economic viability for current and future generations.

9.1 Climate Change

Embedding climate change, natural hazards and building risk and resilience into core business is an important focus across Council activities.

The Council has a key role to play in reducing its own corporate emissions, supporting and providing leadership on mitigation actions across the community, including understanding and accounting

for risks and resilience-building associated with climate change and natural hazards, including in the following areas:

- **Sea level rise**: sea level rise is a significant climate challenge for Tasman as a large proportion of its urban infrastructure is coastal or low lying. These areas will become more vulnerable to coastal erosion and inundation over time.
- **Heavy rainfall and flooding events**: higher intensity rainfall events mean Tasman will experience more regular and extensive flooding from streams, rivers and stormwater overflows, with an associated increase in land instability.
- **Droughts and high temperatures**: with a warmer climate, the temperature of the water within our rivers and streams will increase and affect habitats. Droughts will result in a higher risk of fires.

9.1.1 Responding to Climate Change

9.1.1.1 Mitigation

Mitigation is about reducing greenhouse gas (GHG) emissions and enhancing carbon sinks and Council is committed to emissions reduction targets for its own activities in line with government targets.

9.1.1.2 Adaptation

Adaptation is the process of responding to current and future climate related impacts and risks. To manage these impacts and risks, Council is following the Ministry for the Environment guidance and is using the Dynamic Adaptive Pathways Planning (DAPP) approach. This means managing our assets in a way that makes them more resilient, or in some instances, it may mean moving those assets.

How the Council delivers its services will play a key role in meeting emissions reduction targets and building community resilience.

The Council is working with Nelson City Council on a regional climate change risk assessment, which will build a comprehensive picture of how climate change will impact the region.

How climate change impacts our assets will vary depending on the location and the type of services provided, as will the way in which we respond and manage those impacts. As a minimum we consider how to manage our existing assets given potential climate change impacts for our region.

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

- assets will withstand the impacts of climate change;
- services can be sustained; and
- assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint.

9.2 Potential Negative Effects

Schedule 10 of the Local Government Act 2002 requires an outline of any significant negative effects that an activity may have on the local community. Potential negative effects associated with the parks and facilities activity are outlined in Table 31.

Table 31: Negative Effects

Effect	Description	Mitigation Measures
The main negative effect from this activity is the cost on ratepayers associated with delivering the activity.	The District has an extensive suite of parks, reserves and community facilities, located across a large geographical area, along with a relatively small ratepayer base. 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.	The Council has worked hard to adjust its overall capital expenditure programme in order to keep rates and debt affordable over the long-term. However, the Council cannot afford to meet all community requests for additional infrastructure and services.
Parks and reserves may be under- or over-utilised.	Due to population growth or their location and distribution, some parks and reserves may be crowded at peak times or rarely used.	Provision of parks and reserves is guided by the Open Space Strategy 2015-2025. The Council purchases reserves to meet growth needs on an ongoing basis. Community facilities are constructed subject to an identified need and support from the local community.
A negative impact from ongoing population growth and resulting asset growth is the increasing operations and maintenance costs.	The Council makes strategic choices regarding the purchase/vesting of new reserves.	The Council has slowed the rate at which new reserves are obtained but still will achieve an adequate level of provision to satisfy community expectations. Playgrounds are not typically installed within subdivision development areas until the local community indicates there is a need for such assets in the newly formed reserve areas.

Effect	Description	Mitigation Measures
Location and design of parks, recreation facilities, playgrounds and public toilets may result in anti-social behaviour (such as vandalism, graffiti and bullying). Injuries arising from the use of recreational assets (e.g., sports injuries).	Potential for safety risks from our facilities and services.	The Council is able to mitigate to varying degrees most of these potential negative effects through a mix of good operational management, incorporating CPTED4 principles in new and renewal works, rapid response to graffiti and vandalism, public education, the incorporation of features sympathetic to amenity demand management initiatives, etc. There is a regular review schedule of maintenance records and safety monitoring programmes to ensure potential issues are dealt with in a systematic manner.
Declining use of parks and reserves due to extreme weather events.	Parks, reserves, and community facilities may become restricted in their use or unattractive if they are not adequately managed during extreme weather events (such as drought or ongoing rain).	We will try to use drought resistant species for all new and replacement plantings and use micro-irrigation systems to minimise water wastage.

9.3 Potential Positive Effects

Potential positive effects are outlined in Table 32.

[4] Crime Prevention through Environmental Design (CPTED) studies can assist Council to identify improvements that can be made to reduce anti-social behaviour and increase safety.

Table 32: Positive Potential Effects

Effect	Description
Community value	The most significant positive effects from this activity are the opportunities available for residents to enjoy Council-owned community facilities, parks and reserves, events and environmental education programmes. Open space, reserves and recreation facilities cater for, and promote, active healthy lifestyles. Our Parks and Facilities offer Tasman residents the opportunity to engage socially in the places they live and work. They: • are meeting points, providing indoor/outdoor space for community gatherings, events, recreational, educational and social activities; • enable community-led development, with local people working together and bringing about changes in their environment; and • help build neighbourhoods and settlements with strong identities. Provision of a wide range of Parks and Facilities also makes the District more attractive and encourages more people to visit and spend money here. We provide a good-quality, safe, and affordable community housing option for people who meet the criteria of our Policy on Housing for Older Adults. 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. We assist communities to create a unique sense of place through our events and the provision of community group funding and advice. 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. We also provide assistance to various community-led facilities, projects and initiatives, to deliver benefits across our community. 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. We assist Youth Councillors to participate in the Council and Community Board decision-making.
Health benefits	Parks and Facilities provide health benefits by providing spaces for people to play sports and participate in active recreation. Open space, reserves and recreation facilities cater for, and promote, active healthy lifestyles.

Effect	Description
Protection of natural areas and resources	Maintenance and enhancement of the existing natural features and significant vegetation in our parks and reserves (including riparian margins and coastlines) helps to protect natural areas and resources. Our community is aware and involved in conservation and restoration work. Our environmental education initiatives help deliver environmental benefits to the broader community.
Public conveniences	Public toilet facilities are provided for the convenience of residents and visitors to the District.
Spaces for remembrance of loved ones	Cemeteries provide benefits to the community through enabling burials to occur in a safe environment which protects public health and through providing spaces for remembrance of loved ones.

9.4 Environmental Management

9.4.1 Resource Consents

The statutory framework defining what activities require resource consent is the Resource Management Act (RMA) 1991 and subsequent amendments. The RMA is administered locally by the Council, as a unitary authority, through the Tasman Resource Management Plan.

9.4.2 Resource Consent Reporting and Monitoring

An ongoing programme is required of "consent renewals" for those components of the Council's activities, as well as a monitoring programme for compliance with the conditions of permitted activities or resource consents. Consent renewals have been programmed in the Capital programme. Use of the Council's monitoring databases allows the programming for consent renewal including renewal prior to expiry.

9.4.3 Auditing

Regular inspections of key sites are completed and recorded to ensure the Council's maintenance contractor is operating in accordance with a number of key performance indicators including performance measures required under any consent conditions or other legislative requirements.

9.4.4 Environmental Reporting and Monitoring

In addition to audit assessments, non-compliance incidents are recorded, notified to the Council's Compliance Monitoring team and mitigation measures put in place to minimise any potential impacts.

10 Asset Management Processes and Practices

Good quality data and asset management processes are the heart of effective planning. This section outlines our approach to asset management, our processes, and provides an overview of our data management systems and strategies that underpins the Parks and Facilities Activity.

10.1 Appropriate Practice Levels

The Office of the Auditor General (OAG) uses the International Infrastructure Management Manual (IIMM) as the benchmark against which New Zealand councils measure their activity management practices. There are five maturity levels in the IIMM; Aware, Basic, Core, Intermediate and Advanced. The IIMM sets out what the requirements are for each level against each area of the activity management system.

In 2020, the Council reviewed its Activity Management Policy and adopted an updated version. The Policy sets out the Council's activity management objectives and appropriate levels of practice. For the Parks and Facilities' activity the Council has determined that the appropriate level of practice is 'core'.

10.2 Service Delivery Reviews

10.2.1 Activity and asset management teams

The Council has an organisational structure and capability that supports effective asset management planning. Multiple teams across the Council have responsibility for the different aspects of activity and asset management. The focus of the teams ranges from a strategic focus at a Long Term Plan/Infrastructure Strategy level, which involves a cross-Council team, through to a focussed delivery of the capital projects programme and a detailed operational focus at the Operational team level.

The activity management planning function, operations and some capital delivery is managed by the Parks and Facilities team, Larger Facilities Development Projects are managed by the Programme Delivery team.

10.2.2 Staff Training

The Council allows for continued development of staff to ensure that best practice is maintained and that the Council retains the skills needed to make improvements in asset management practices.

10.2.3 Service Delivery Reviews

In 2014, Section 17A was inserted into the Local Government Act which requires the Council to review the cost effectiveness of its current arrangements for providing local infrastructure, services, and regulatory functions at regular intervals. Reviews must be undertaken when service levels are significantly changed, before current contracts expire, and in any case not more than six years after the last review.

Table 33 below summarises the reviews that have been completed to date and when the next review is required for this activity.

Table 33: Summary of Reviews

Scope of Review	Summary of Review	Review Date	Next Review
Parks and Facilities	The review found that the most cost-effective option at the current time is to continue with a publicly tendered delivery contract, and with the Council continuing to govern and fund the services. There are two alternatives, the first would be for the Council to invest in its own contracting capability at considerable expense; and the second would be to undertake parks and reserve maintenance jointly with Nelson City Council (NCC) through a negotiated agreement with the NCC Council-controlled Trading Organisations, Nelmac. The review determined that: • Delivery of maintenance services for parks and reserves continues on a contract basis, and • The two existing contracts for Golden Bay and Tasman Bay be amalgamated into a single contract, and • The contract be competitively tendered in order to ensure the most cost-effective provision of the services.	2018	2024
Housing for Older Adults (Community Housing)	An initial review found that the status quo is the most cost-effective option as community housing is self-financing, and because it provides a surplus (15% of net income) to Council. Staff recommended that a full s.17A review not be undertaken for the delivery of Housing for Older Adults in 2017.	2017	2024
Richmond Aquatic Centre	An initial review found that the most cost-effective option at the current time is to continue with a publicly tendered delivery contract and with the Council continuing to govern and fund the Centre's activity. The only practical alternative would be for the Council to invest in its own contracting capability at considerable expense. The contract at the Centre is to: 1 December 2025. A further s.17A assessment will be carried prior to then.	2018	2024

Previous reviews have noted that:

- Existing arrangements for halls and community facilities and centres with local groups and volunteers allow them to access external funds. Alternative delivery is likely to more expensive than leveraging community involvement and funding. These arrangements also enable a sense of community ownership, pride and buy-in into the facilities and centres that these groups manage on Council's behalf.
- The status quo for Community Housing is self-financing. The current model is in line with the Council's Community Outcomes around well-being, and there is public interest in retaining them.
- The most cost effective option for the operations and maintenance delivery of reserves maintenance was to continue with a publicly tendered delivery contract, and with the Council continuing to govern and fund the services. This was implemented in October 2019 with the tendering of a service delivery contract for a five-year term commencing on 1 July 2020. The tender process resulted in Nelmac being awarded the contract. The contract will fall due for re-tendering within the 2024-27 activity period.

In addition to the Section 17A reviews, the Council is reviewing its current capability and capacity against the requirements of the future programmes of work set out in its activity management plans. To enhance the department's ability to deliver the capital and operational works programme the following actions are to be undertaken:

- a review of the capital programme for the next five years to better understand project complexities and delivery requirements
- Investigate a new project management system to track and report project delivery progress
- Increase the number of Project Managers to enable the project delivery requirements

10.2.4 Delivery

The Parks and Facilities activity is the responsibility of the Parks and Facilities Manager, who reports to the Group Manager – Community Infrastructure, who reports to the Chief Executive. Staff in the Parks and Facilities team in the Richmond office manage this activity – both contracts and relationships. All physical works and services are outsourced through external contracts for operations and maintenance, and in some instances, management. The Community Partnerships team (reporting to the Group Manager – Service and Strategy), delivers work relating to community grants, community events and environmental education.

10.2.4.1 Parks and Facilities Maintenance contract

The District wide contract for parks and reserves operations and maintenance was publicly tendered in October 2019. The current contractor is Nelmac, a Council Controlled Trading Organisation of Nelson City Council. The scope includes litter control, maintenance of grass, vegetation control, provision of planting and irrigation of sports facilities, playground equipment, parks, and walkways, waterways and water bodies, toilet and changing facilities, grounds maintenance at community housing complexes and cemetery services.

The term of the current contract is from 1 July 2020 to 30 June 2025, with potential extension to 30 June 2027 at Council's sole discretion. Renewal is subject to performance (as defined by the contract) with the opportunity for an annual cost adjustment.

10.2.4.2 Management Committees

Many of the community facilities, halls and some reserves are operated by voluntary groups through local management committees, with Council support. The Committees can access other sources of funding (e.g. grants) not available to the Council.

10.2.4.3 Community Housing

Parks and Facilities staff oversee the delivery of this service (tenancy management, requests for repairs etc.). Approximately 40% of one FTE is spent managing the community housing. From investigations into outsourcing costs, this is substantially lower than delivering this service through an external contractor. Maintenance of the grounds is included in the Parks and Facilities Maintenance Contract. Other maintenance and capital works, such as scheduled maintenance (e.g. exterior painting) and non-scheduled maintenance (e.g. faults, vandalism repair), are outsourced.

10.3 Asset Management Systems and Data

10.3.1 Information Systems and Tools

The Council has a variety of systems and tools that support effective operation and maintenance, record asset data, and enable that data to be analysed to support optimised life-cycle management. These are detailed below and summarised graphically in Figure 21. There is a continual push to incorporate all asset data into the core asset management systems where possible; where not possible, attempts are made to integrate or link systems so that they can be easily accessed.

Confirm (a specialised Asset Management Application) holds a database of all land, assets and building information relating to the Parks and Facilities activity. The asset information currently records base details relating to:

- Asset type
- Measurement information – (how many and size)
- Asset creation date
- Location description
- Maintenance contract and area, if any
- Ward
- Customer responsible for asset; and
- Attribute detail about asset.

It also may record the following additional information:

- some detail relating to scanned as built plan links; and
- asset notes and description.

Confirm is used to manage all ground maintenance contract management functions. Confirm has a customer service enquiry functionality that is used to log and manage customer calls.

Plans and as built information are contained within the Council's document management system (Digital Office and Record Information System (DORIS)). This is a scanned image repository system. It is not yet a complete record of all plans. Some documents and images are also stored on the network drive and are linked to Confirm e.g. plaques and signs photos and management plans. Some plans and records are held in hard copy form.

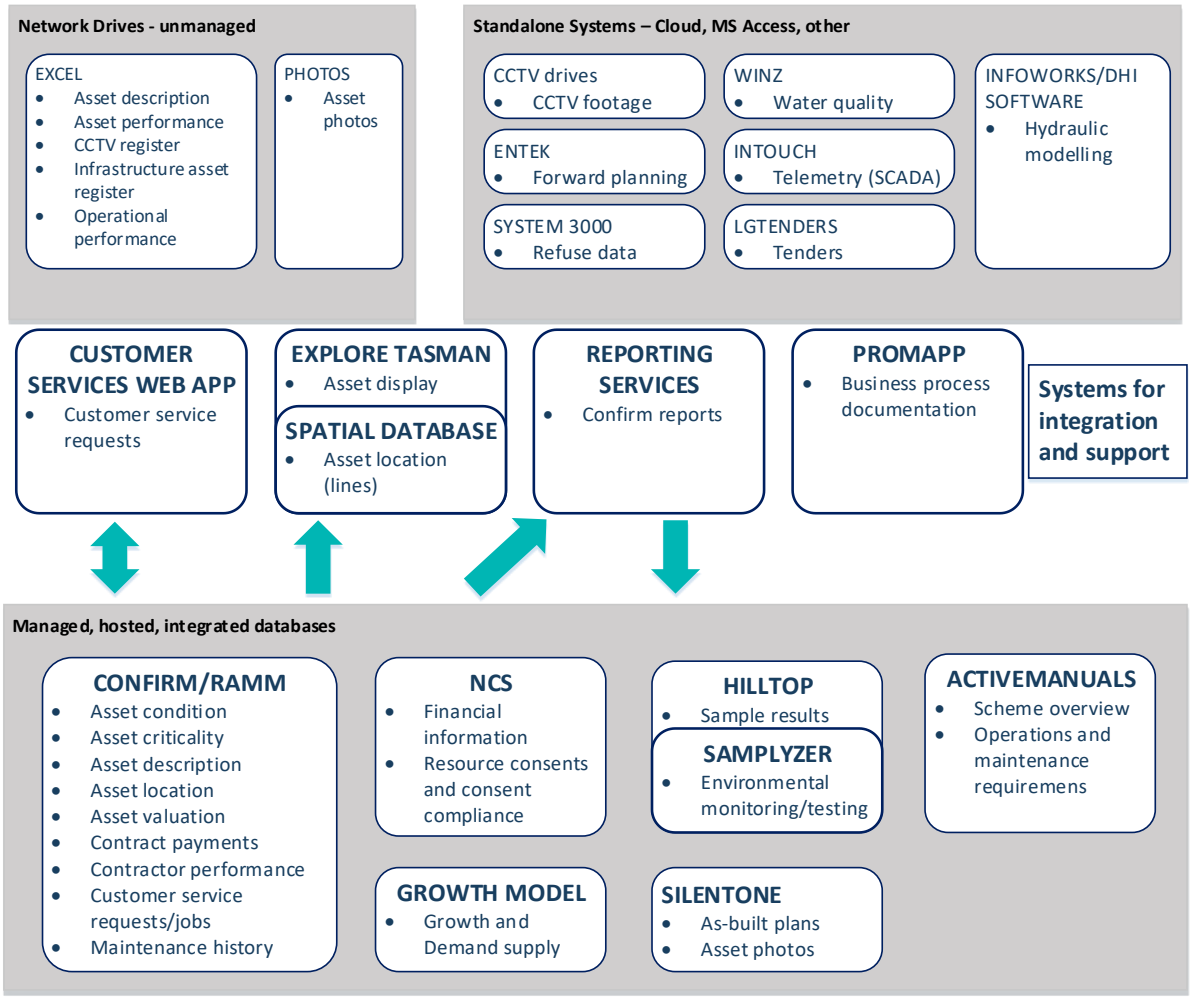


Figure 21: Council's Information Systems and Tools

10.3.2 Asset Data

Section 10.3.1 and Appendix E Table E1 summarises the various data types, data source and how they are managed within the Council. Appendix E, Table E2 provides a grading on data accuracy and completeness where appropriate. The Council is implementing a staged alignment to the NZ Asset Metadata Standards.

10.4 Quality Management

The Council has not implemented a formal Quality Management system across the organisation. Quality is ensured by audits, checks and reviews that are managed on a case by case basis. Table 34 below outlines the quality management approaches that support the Council's asset management processes and systems.

Table 34: Quality Management Approaches

Activity	Description
Process documentation	The Council uses Promapp software to document and store process descriptions. Over time, staff are capturing organisational knowledge in an area accessible to all, to ensure business continuity and consistency. Detailed documentation, forms and templates can be linked to each activity in a process. Processes are shown in flowchart or swim lane format, and can be shared with external parties
Planning	The Long Term Plan (LTP) and associated planning process are formalised across the Council. There is a LTP project team, LTP governance team, and Asset Management Plan (AMP) project team that undertakes internal reviews prior to the Council approval stages. Following completion of the AMPs, a peer review is done, and the outcomes used to update the AMP improvement plans.
Programme Delivery	This strictly follows a gateway system with inbuilt checks and balances at every stage. Projects cannot proceed until all criteria of a certain stage have been completely met and formally signed off.
Asset Creation	As-built plans are reviewed on receipt for completeness and adherence to the Engineering Standards and Policies. If anomalies are discovered during data entry, these are investigated and corrected.
Asset Data Integrity	Regular reports are run to ensure data accuracy and completeness. parks and facilities assets are shown on the corporate GIS browser and viewers are encouraged to report anomalies to the Activity Planning Data Management team.
Operations	Audits of a percentage of contract maintenance works are done every month to ensure that performance standards are maintained. Failure to comply with standards is linked to performance for the contractor.
Levels of Service	Key performance indicators are reported annually via the Council's Annual Report. This is audited by the Office of the Auditor General.
Reports to the Council	All reports that are presented to the Council by staff are reviewed and approved by the Leadership Team prior to release.

11 Improvement Planning

The activity management plans have been developed as a tool to help the Council manage their assets, deliver on the agreed levels of service and identify the expenditure and funding requirements of the activity. Continuous improvements are necessary to ensure the Council continues to achieve the appropriate level of activity management practice along with delivering services in the most sustainable way while meeting the community's needs.

Establishment of a robust, continuous improvement process ensures that the Council is making the most effective use of resources to achieve an appropriate level of asset management practice. Assessment of our Activity Management Practices

11.1 Peer Reviews

The Council staff reviews and prioritises the feedback received in the peer review reports and incorporates improvements in the activity management plan where possible.

11.2 Improvement Plan

Establishment of a robust, continuous improvement process ensures that the Council is making the most effective use of resources to achieve the appropriate level of asset management practice. The continuous improvement process includes:

- identification of improvements;
- prioritisation of improvements;
- establishment of an improvement programme;
- delivery of improvements; and
- ongoing review and monitoring of the programme.

All improvements identified are included in a single improvement programme encompassing all activities. In this way opportunities to identify and deliver cross-activity or generic improvements can be managed more efficiently, and overall delivery of the improvement programme can be monitored easily.

11.2.1 Summary of Recent Improvements

Based on the internal evaluations and reviews, the Council has made improvements to its activity management plan and specific asset management processes.

11.2.2 Summary of Planned Improvements

A list of the planned activity specific improvement items is in Table 35.

Table 35: Parks and Facilities Improvement Items

Improvement Item	Further Information	Priority	Status	Expected Completion Date	Staff Member Responsible	Cost / Resource Type
Community Housing review	Continue review of the Council's provision of community housing to determine the long-term future needs and direction for the provision of this service area.	High	In Progress	June 2025	Grant Reburn / Jane Park	Staff time
Concessions Policy	Preparation of a concessions policy for use of the Council parks, reserves and community facilities is needed, due to increasing demand for paid activities to take place in these areas.	High	Not started	June 2025	Grant Reburn	Staff time
Asset Data	Review existing data structure and redefine categories and reapply to parks and reserves assets.	High	Not started	March 2025	Grant Reburn/Rob Coleman	Staff time
Cemetery SOP	Review and update existing Cemetery Standard Operating Procedures (SOP).	Medium	In progress	June 2025	Grant Reburn / Richard Hilton	Staff time
Community Facilities review	Preparation of a strategy is required to address a range of issues to better determine future requirements and specific levels of service and govern future use of community facilities.	Medium	Not started	December 2024	Grant Reburn / Jane Park	Staff time
Public Toilet Policy	Develop a public toilet policy that will cover levels of service, design and construction standards, future toilet development needs and a renewal plan for replacement of toilets.	Medium	Not started	July 2025	Grant Reburn	Staff time
Renewals	Use updated condition assessment information to prepare a renewal programme for future years.	Medium	Not started	December 2024	Grant Reburn	Staff time

Improvement Item	Further Information	Priority	Status	Expected Completion Date	Staff Member Responsible	Cost / Resource Type
Playgrounds Policy	Develop play policy to guide future development of play spaces and agree a level of service.	Medium	Not Started	December 2025	Grant Reburn	Staff time
Refine data confidence table	Data confidence is included but limited. Suggest it can be improved by stating confidence on quantity, attributes, cost life, condition and performance.	Low	Not started	December 2024	Rob Coleman	Staff time
Asset disposal	Statements around asset disposal need to be aligned with the management strategies for halls and old pools.	Low	Not started	December 2024	Grant Reburn	Staff time

Appendices

Appendix A Detailed Operating Budgets

ID	Name	Total Budget	Financial Year Budget ($)										Total Budget	
		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
14012513	COMMUNITY & REC PROMOTION	358,800	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	11,880	120,000	120,000
14012517	COMMUNITY & REC SUNDRY EXPS	504,700	16,812	16,812	16,812	16,812	16,812	16,812	16,812	16,812	16,812	16,812	168,290	168,290
14012526	COMMUNITY ARTS PARTNERSHIP	1,801,030	22,103	22,103	22,103	22,103	22,103	22,103	22,103	22,103	22,103	22,103	790,000	790,000
14042203	RECREATION MURCH RESOURCE CN	425,590	12,559	12,559	12,559	12,559	12,559	12,559	12,559	12,559	12,559	12,559	150,000	150,000
14042404	RECREATION MOT REC CENTER	732,070	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	250,000	250,000
1404240401	RECREATION RICHMOND	554,710	15,471	15,471	15,471	15,471	15,471	15,471	15,471	15,471	15,471	15,471	200,000	200,000
1404240406	RECREATION MOUTERE	510,640	11,064	11,064	11,064	11,064	11,064	11,064	11,064	11,064	11,064	11,064	200,000	200,000
1404240407	RECREATION WAKEFIELD/TAPAWERA	483,730	8,373	8,373	8,373	8,373	8,373	8,373	8,373	8,373	8,373	8,373	200,000	200,000
1404251705	G BAY COMMUNITY WORKER CONTR	732,070	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	23,207	250,000	250,000
1406251205	Hummin in Tasman	377,440	7,744	7,744	7,744	7,744	7,744	7,744	7,744	7,744	7,744	7,744	150,000	150,000
14062526	RECREATION FESTIVAL EVENTS	2,408,860	64,886	64,886	64,886	64,886	64,886	64,886	64,886	64,886	64,886	64,886	880,000	880,000
1406252601	RECREATION YOUTH COUNCIL	629,970	20,997	20,997	20,997	20,997	20,997	20,997	20,997	20,997	20,997	20,997	210,000	210,000
1406252603	RECREATION DATA BASE	730,540	23,054	23,054	23,054	23,054	23,054	23,054	23,054	23,054	23,054	23,054	250,000	250,000
1406252604	Kaituitui Ahurea role funding	835,528	33,882	33,882	33,882	33,882	0	0	0	0	0	0	350,000	350,000
1406252605	RECREATION FOUND MAGAZINE	140,000	0	0	0	0	0	0	0	0	0	0	70,000	70,000
1406252607	Recreation Youth Strategy	175,260	5,526	5,526	5,526	5,526	5,526	5,526	5,526	5,526	5,526	5,526	60,000	60,000
1406252608	REC CONNECTIONS YOUTH LINK	350,510	11,051	11,051	11,051	11,051	11,051	11,051	11,051	11,051	11,051	11,051	120,000	120,000
1406252612	Youth Development Projects	445,210	14,521	14,521	14,521	14,521	14,521	14,521	14,521	14,521	14,521	14,521	150,000	150,000
14252517	POOL SUB - SECONDARY & AREA	2,126,700	70,890	70,890	70,890	70,890	70,890	70,890	70,890	70,890	70,890	70,890	708,900	708,900
1451252601	POSITIVE AGEING PROJECT	556,980	15,698	15,698	15,698	15,698	15,698	15,698	15,698	15,698	15,698	15,698	200,000	200,000
15012505	COMMUNITY HOUSING ELECTRICIT	19,020	634	634	634	634	634	634	634	634	634	634	6,340	6,340
1512240701	Takaka Flats - Exterior Maintenance	234,000	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	78,000	78,000
1512240702	Takaka Flats Interior Maintenance	30,960	3,096	3,096	3,096	3,096	3,096	3,096	3,096	3,096	3,096	3,096	0	0
1512240801	Takaka Flats - Mowing & Sweeping	58,800	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	19,600	19,600
15122505	Takaka Flats - Electricity	34,440	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	11,480	11,480
15122508	Takaka Flats - Rates	157,590	5,253	5,253	5,253	5,253	5,253	5,253	5,253	5,253	5,253	5,253	52,530	52,530
1521240701	Murchison Flats - Exterior Maintenance	135,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	45,000	45,000
1521240702	Murchison Flats - Interior Maintenance	15,000	3,000	0	3,000	0	3,000	0	3,000	0	3,000	0	0	0
1521240801	Murchison Flats - Mowing & Sweeping	73,260	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	24,420	24,420
15212508	Murchison Flats - Rates	180,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	60,000	60,000
1521250801	Murchison Flats - Water Charges	5,710	571	571	571	571	571	571	571	571	571	571	0	0
1531240701	Hollis Hill (Bgw) Flats - Exterior Mntce	144,000	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	48,000	48,000
1531240702	Hollis Hill (Bgw) Flats - Interior Mntce	139,320	4,644	4,644	4,644	4,644	4,644	4,644	4,644	4,644	4,644	4,644	46,440	46,440
1531240801	Hollis Hill (Bgw) Flats - Mowing & Sweeping	121,080	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036	4,036	40,360	40,360
15312508	Hollis Hill (Bgw) Flats - Rates	259,500	8,650	8,650	8,650	8,650	8,650	8,650	8,650	8,650	8,650	8,650	86,500	86,500
1531250801	Hollis Hill (Bgw) Flats -Water Chgs	60,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	20,000
1532240701	Pearless (Wkfld) Flats - Exterior Mntce	263,160	8,772	8,772	8,772	8,772	8,772	8,772	8,772	8,772	8,772	8,772	87,720	87,720
1532240702	Pearless (Wkfld) Flats - Interior Mntce	61,920	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	0	0
1532240801	Pearless (Wkfld) Flats - Mowing & Sweeping	195,000	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	65,000	65,000
15322508	Pearless (Wkfld) Flats - Rates	225,000	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	75,000	75,000

ID	Name	Total Budget	Financial Year Budget ($)										Total Budget	
		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
1532250801	Pearless (Wkfld) Flats - Water Charges	4,570	457	457	457	457	457	457	457	457	457	457	0	0
1541240701	Vosper St Exterior Maintence	741,000	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	247,000	247,000
1541240702	Vosper St Flats - Interior Mntce	811,140	27,038	27,038	27,038	27,038	27,038	27,038	27,038	27,038	27,038	27,038	270,380	270,380
1541240801	Vosper St Mowing & Sweeping	399,000	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300	13,300	133,000	133,000
15412508	Vosper St Flats - Rates	258,000	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	0	0
1541250801	Vosper St Water Charges	27,400	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	0	0
1542240701	Mears-Haven External Mntce	123,840	12,384	12,384	12,384	12,384	12,384	12,384	12,384	12,384	12,384	12,384	0	0
1542240702	Mears-Haven - Interior Maintenance	185,760	18,576	18,576	18,576	18,576	18,576	18,576	18,576	18,576	18,576	18,576	0	0
1542240801	Mears-Haven - Mowing & Sweeping	279,000	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	93,000	93,000
15422508	Mears-Haven - Rates	456,000	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	152,000	152,000
1551240701	Aotea Flats Exterior Maintenance	236,810	23,681	23,681	23,681	23,681	23,681	23,681	23,681	23,681	23,681	23,681	0	0
1551240702	Aotea Flats Interior Maintenance	743,040	24,768	24,768	24,768	24,768	24,768	24,768	24,768	24,768	24,768	24,768	247,680	247,680
1551240801	Aotea Flats Mowing & Sweeping	365,850	12,195	12,195	12,195	12,195	12,195	12,195	12,195	12,195	12,195	12,195	121,950	121,950
15512508	Aotea Flats - Rates	600,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000	200,000
1551250801	Aotea Flats - Water Charges	110,970	3,699	3,699	3,699	3,699	3,699	3,699	3,699	3,699	3,699	3,699	36,990	36,990
1552240701	Maling Flats Exterior Maintenance	204,000	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	68,000	68,000
1552240702	Maling Flats Interior Maintenance	74,700	2,490	2,490	2,490	2,490	2,490	2,490	2,490	2,490	2,490	2,490	24,900	24,900
1552240801	Maling Flats Mowing & Sweeping	168,000	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	56,000	56,000
15522508	Maling Flats - Rates	109,590	10,959	10,959	10,959	10,959	10,959	10,959	10,959	10,959	10,959	10,959	0	0
1552250801	Maling Flats Water Charges	10,910	1,091	1,091	1,091	1,091	1,091	1,091	1,091	1,091	1,091	1,091	0	0
17002202	LEGAL FEES	286,299	8,867	8,877	8,598	8,563	8,571	8,563	8,563	8,571	8,563	8,563	100,000	100,000
17002203	P/R CONTRACT DOCUMENTATION	120,000	50,000	10,000	0	0	0	50,000	10,000	0	0	0	0	0
1700220301	GENERAL CONSULTANCY	2,850,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	950,000	950,000
17002401105	CONTRACTOR REPORTS RICHMOND	450,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000	150,000
17002404	PARKS INSPECTION SERVICES CONT	450,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000	150,000
17002505	P&R Electricity	686,520	22,884	22,884	22,884	22,884	22,884	22,884	22,884	22,884	22,884	22,884	228,840	228,840
17002508	P/R RATES PAYMENT	4,410,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	1,470,000	1,470,000
1700250802	P/R Water Rates	1,575,000	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	525,000	525,000
17012401	B/Esp Richmond General Maintenance	6,000,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000	2,000,000
1701240103	B/Esp WAIMEA RIVER PARK	675,000	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	225,000	225,000
170124011	B/Esp Waimea/Moutere/Murch Maintenance	5,162,520	172,084	172,084	172,084	172,084	172,084	172,084	172,084	172,084	172,084	172,084	1,720,840	1,720,840
170124012	B/Esp Motueka Maintenance	5,138,790	171,293	171,293	171,293	171,293	171,293	171,293	171,293	171,293	171,293	171,293	1,712,930	1,712,930
1701240133	Beach & Esp Reserve Golden Bay	4,515,000	150,000	155,000	160,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,500,000	1,500,000
17022401	Cemeteries Richmond Maintenance	2,337,000	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900	779,000	779,000
170224011	Cemeteries Waimea/Moutere/Murch/Maintenance	1,122,000	37,400	37,400	37,400	37,400	37,400	37,400	37,400	37,400	37,400	37,400	374,000	374,000
17022401110	RICHMOND BURIALS	876,000	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	292,000	292,000
170224012	Cemeteries Motueka Maintenance	2,430,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	810,000	810,000
17022401210	WAIMEA/LAKES BURIALS	97,500	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	32,500	32,500
170224013	Cemeteries Golden Bay Maintenance	1,572,000	52,400	52,400	52,400	52,400	52,400	52,400	52,400	52,400	52,400	52,400	524,000	524,000
17022401310	MOTUEKA BURIALS	636,000	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	212,000	212,000

ID	Name	Total Budget	Financial Year Budget ($)										Total Budget	
		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
17022401410	GOLDEN BAY BURIALS	195,000	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	65,000	65,000
17022401510	Joint Cemeteries Maintenance	708,284	25,000	31,901	34,202	36,502	52,641	105,388	105,498	105,608	105,717	105,827	0	0
17032401	P/C Richmond Maintenance	2,430,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	810,000	810,000
170324011	P/C Waimea/Moutere/Murch Maintenance	5,877,000	195,900	195,900	195,900	195,900	195,900	195,900	195,900	195,900	195,900	195,900	1,959,000	1,959,000
170324012	P/C Motueka Maintenance	3,918,000	130,600	130,600	130,600	130,600	130,600	130,600	130,600	130,600	130,600	130,600	1,306,000	1,306,000
170324013	P/C Golden Bay Maintenance	3,693,600	123,120	123,120	123,120	123,120	123,120	123,120	123,120	123,120	123,120	123,120	1,231,200	1,231,200
17032404	P/C RENTOKIL HYGIENE	1,680,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	560,000	560,000
17042401	P/G Richmond Maintenance	11,340,000	378,000	378,000	378,000	378,000	378,000	378,000	378,000	378,000	378,000	378,000	3,780,000	3,780,000
170424011	P/G Waimea/Moutere/Murch Maintenance	7,650,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	2,550,000	2,550,000
170424012	P/G Motueka Maintenance	5,184,000	172,800	172,800	172,800	172,800	172,800	172,800	172,800	172,800	172,800	172,800	1,728,000	1,728,000
170424013	P/G Golden Bay Maintenance	3,564,000	118,800	118,800	118,800	118,800	118,800	118,800	118,800	118,800	118,800	118,800	1,188,000	1,188,000
17042401312	P/G MOTUEKA REC CENTRE MTCE	177,000	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	59,000	59,000
17042401582	P/G FENC/FURN/SIGNS	1,341,000	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	447,000	447,000
17052401180	TREES PLOTS VERGES RICHMOND	375,000	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	125,000	125,000
17052401280	TREES PLOTS VERGES WAIMEA	138,000	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	46,000	46,000
17052401380	TREES PLOTS VERGES MOTUEKA	975,000	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	325,000	325,000
17052401480	TREES PLOTS VERGES GOLDEN BAY	19,500	650	650	650	650	650	650	650	650	650	650	6,500	6,500
1705252601	TREES PROTECTED TREES	966,000	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	322,000	322,000
1705252603	ARBOUR DAY	60,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	20,000
17072401	Sports Grounds Richmond Maintenance	7,710,000	257,000	257,000	257,000	257,000	257,000	257,000	257,000	257,000	257,000	257,000	2,570,000	2,570,000
170724011	Sports Grounds Waimea/Moutere/Murch Maintenance	8,748,000	291,600	291,600	291,600	291,600	291,600	291,600	291,600	291,600	291,600	291,600	2,916,000	2,916,000
170724012	Sports Grounds Motueka Maintenance	10,530,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	3,510,000	3,510,000
170724013	Sports Grounds Golden Bay Maintenance	2,100,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	700,000	700,000
17072534	Grant	88,500	0	0	0	88,500	0	0	0	0	0	0	0	0
1708240101	MISC FENCING	714,736	25,000	23,784	23,784	23,784	23,784	23,784	23,784	23,784	23,784	23,784	237,840	237,840
1708240102	MISC VANDALISIM	1,500,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	500,000
17082526101	MISC RICHMOND MEMORIALS	210,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	70,000	70,000
17082526302	MISC MOTUEKA SALTWATER BATHS	45,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	15,000
17082526304	MISC MOTUEKA CAMERA MONITORING	150,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000	50,000
17092401	Moturoa/Rabbit Island Maintenance	5,760,000	192,000	192,000	192,000	192,000	192,000	192,000	192,000	192,000	192,000	192,000	1,920,000	1,920,000
1709240102	R/I TOILET BLOCK MONITORING	327,300	10,910	10,910	10,910	10,910	10,910	10,910	10,910	10,910	10,910	10,910	109,100	109,100
1709240105	R/I TREES & SHRUBS	1,440,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	480,000	480,000
1709240108	R/I HOUSING MTCE - INTERIOR	48,040	7,000	7,000	4,255	4,255	4,255	4,255	4,255	4,255	4,255	4,255	0	0
17092404	R/I ROADS & PARKS CONTRACT	8,130,000	271,000	271,000	271,000	271,000	271,000	271,000	271,000	271,000	271,000	271,000	2,710,000	2,710,000
17092504	R/I TELEPHONE	6,910	691	691	691	691	691	691	691	691	691	691	0	0
17092505	R/I ELECTRICITY	27,000	900	900	900	900	900	900	900	900	900	900	9,000	9,000
17102401	Walkways Richmond Maintenance	2,454,000	81,800	81,800	81,800	81,800	81,800	81,800	81,800	81,800	81,800	81,800	818,000	818,000

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		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
171024011	Walkways Waimea/Moutere Maintenance	2,106,000	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	702,000	702,000
171024012	Walkways Motueka Maintenance	1,734,000	57,800	57,800	57,800	57,800	57,800	57,800	57,800	57,800	57,800	57,800	578,000	578,000
171024013	Walkways Golden Bay Maintenance	714,000	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	238,000	238,000
17112401116	FPG RICHMOND	7,104,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	2,452,000	2,452,000
17112401205	FPG MOUTERE WAIMEA	213,000	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	71,000	71,000
17112401304	FPG MOTUEKA	1,848,000	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	616,000	616,000
17112401480	FPG GOLDEN BAY	519,000	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	173,000	173,000
17122401286	SIS MOUTERE WAIMEA	714,000	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	238,000	238,000
17122401287	SIS FAULKNER BUSH/EDWARD BAIGE	2,370,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	790,000	790,000
17122401288	SIS TAPAWERA	69,000	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	23,000	23,000
17122401307	SIS MOTUEKA	648,000	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	216,000	216,000
17122401580	SIS LAKES/MURCHISON	255,000	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	85,000	85,000
1801252601	PHYSICAL ACTIVITIES INITIATIVE	271,830	7,183	7,183	7,183	7,183	7,183	7,183	7,183	7,183	7,183	7,183	100,000	100,000
18032534	COUNCIL GRANTS ISSUES	8,411,980	241,198	241,198	241,198	241,198	241,198	241,198	241,198	241,198	241,198	241,198	3,000,000	3,000,000
1803253401	COUNCIL ART & CULTURE POLICY E	99,480	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	3,316	33,160	33,160
1803253402	COMMUNITY CONSULTATION GRANTS	876,280	27,628	27,628	27,628	27,628	27,628	27,628	27,628	27,628	27,628	27,628	300,000	300,000
1803253408	WAITANGI DAY CELEBRATIONS	144,240	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	48,080	48,080
18062534	CREATIVE COMM GRANTS PAID	2,069,340	68,978	68,978	68,978	68,978	68,978	68,978	68,978	68,978	68,978	68,978	689,780	689,780
18082534	Youth Leadership Grant	145,200	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	48,400	48,400
18092534	Sport NZ Rural Travel Grant Issue	867,790	41,833	41,833	41,833	41,833	41,833	41,833	41,833	41,833	41,833	41,833	224,730	224,730
1810253401	Way to Go Trailer and Local Trailer 2116e	41,060	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	15,000	15,000
1810253402	GET MOVING ACTIVE COMMUNITIES PROJECT	473,970	15,799	15,799	15,799	15,799	15,799	15,799	15,799	15,799	15,799	15,799	157,990	157,990
19002401	HALLS REPAIRS /MAINTENANCE	953,080	95,308	95,308	95,308	95,308	95,308	95,308	95,308	95,308	95,308	95,308	0	0
1900240101	Building Warrant of Fitness	960,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	320,000	320,000
1900250502	SPC Electricity	62,410	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	0	0
19002508	Special Purposes Committees - Rates	579,270	57,927	57,927	57,927	57,927	57,927	57,927	57,927	57,927	57,927	57,927	0	0
1900250801	WATER ON BEHALF	114,160	11,416	11,416	11,416	11,416	11,416	11,416	11,416	11,416	11,416	11,416	0	0
19002534	$1 FOR $1 SUBSIDIES	415,090	41,509	41,509	41,509	41,509	41,509	41,509	41,509	41,509	41,509	41,509	0	0
19032505	GB COMMUNITY CENTRE ELECTRIC	60,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	20,000
19032509	GB COMMUNITY CENTRE CLEANING	252,000	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	84,000	84,000
19032517	GB COMMUNITY MATERIALS PURCH	270,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	90,000	90,000
19052505	Electricity	8,720	872	872	872	872	872	872	872	872	872	872	0	0
19052517	Materials	60,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	20,000
19062401	KOTINGA HALL REPAIRS & MAINT	30,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	10,000
19062505	KOTINGA HALL ELECTRICITY	21,000	700	700	700	700	700	700	700	700	700	700	7,000	7,000
19062517	KOTINGA HALL MATERIALS PURCH	15,000	500	500	500	500	500	500	500	500	500	500	5,000	5,000
19072505	LOWER MOUTERE HALL ELECTRICI	25,830	861	861	861	861	861	861	861	861	861	861	8,610	8,610
19072517	LOWER MOUTERE HALL MATERIALS	18,430	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	0	0
19082404	MOT MEMORIAL HALL CONTRACTS	126,190	12,619	12,619	12,619	12,619	12,619	12,619	12,619	12,619	12,619	12,619	0	0

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		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
19082505	MOT MEMORIAL HALL ELECTRICIT	261,300	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	87,100	87,100
19082517	MOT MEMORIAL HALL MATERIALS	83,160	2,772	2,772	2,772	2,772	2,772	2,772	2,772	2,772	2,772	2,772	27,720	27,720
19102505	NGATIMOTI HALL ELECTRICITY	15,850	1,585	1,585	1,585	1,585	1,585	1,585	1,585	1,585	1,585	1,585	0	0
19112505	ONEKAKA HALL ELECTRICITY	15,000	500	500	500	500	500	500	500	500	500	500	5,000	5,000
19112517	ONEKAKA HALL MATERIALS PURCH	36,850	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	3,685	0	0
19122505	ELECTRICITY	93,750	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	31,250	31,250
19122517	POHARA HALL MATERIALS PURCHA	18,780	626	626	626	626	626	626	626	626	626	626	6,260	6,260
19132401	PAKAWAU HALL REPAIRS & MAINT	24,000	800	800	800	800	800	800	800	800	800	800	8,000	8,000
19132505	PAKAWAU HALL ELECTRICITY	6,290	629	629	629	629	629	629	629	629	629	629	0	0
19132517	PAKAWAU HALL MATERIALS PURCH	19,200	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	0	0
19142404	RICHMOND TOWN HALL CONTRACTS	450,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000	150,000
19142505	RICHMOND HALL ELECTRICITY	84,120	8,412	8,412	8,412	8,412	8,412	8,412	8,412	8,412	8,412	8,412	0	0
19142517	RICHMOND HALL MATERIALS PURC	72,010	7,201	7,201	7,201	7,201	7,201	7,201	7,201	7,201	7,201	7,201	0	0
19152505	RIWAKA HALL ELECTRICITY	63,420	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	21,140	21,140
19152517	RIWAKA HALL MATERIALS PURCHA	74,400	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	24,800	24,800
19162306	McKee Eftpos	21,000	700	700	700	700	700	700	700	700	700	700	7,000	7,000
19162408	McKee Domain Caretaker	1,232,430	41,081	41,081	41,081	41,081	41,081	41,081	41,081	41,081	41,081	41,081	410,810	410,810
19162505	MCKEE DOMAIN ELECTRICITY	11,240	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	0	0
19162508	McKee Domain Rates Payments	216,000	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	72,000	72,000
19162517	MCKEE DOMAIN MATERIALS PURCH	1,800,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	600,000	600,000
19172505	Electricity Mapua Library	69,150	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	23,050	23,050
19172517	Mapua Memorial Library Materials	69,120	56,412	1,412	1,412	1,412	1,412	1,412	1,412	1,412	1,412	1,412	0	0
19312505	ELECTRICITY	25,360	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	0	0
19312508	Brightwater rec reserve rates	165,390	5,513	5,513	5,513	5,513	5,513	5,513	5,513	5,513	5,513	5,513	55,130	55,130
19312517	BRIGHTWATER REC RES MATERIAL	12,110	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	0	0
19342517	EAST TAKAKA REC RES MATERIAL	2,290	229	229	229	229	229	229	229	229	229	229	0	0
19352404	GB REC RESERVE CONTRACTS	1,920	192	192	192	192	192	192	192	192	192	192	0	0
19352505	GB REC RESERVE ELECTRICITY	121,530	12,153	12,153	12,153	12,153	12,153	12,153	12,153	12,153	12,153	12,153	0	0
19352517	GB REC RESERVE MATERIALS PUR	52,930	5,293	5,293	5,293	5,293	5,293	5,293	5,293	5,293	5,293	5,293	0	0
19372505	LOWER MOUTERE REC ELECTRICIT	5,770	577	577	577	577	577	577	577	577	577	577	0	0
19452306	Tasman Rec (Kina) Eftpos	21,000	700	700	700	700	700	700	700	700	700	700	7,000	7,000
19452404	TASMAN REC RES CONTRACTS	101,570	10,157	10,157	10,157	10,157	10,157	10,157	10,157	10,157	10,157	10,157	0	0
19452505	ELECTRICITY	62,100	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	20,700	20,700
19452517	TASMAN REC RES MATERIALS PUR	1,050,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	350,000	350,000
19462401	Rec Centre Maint. Theatre	13,300	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	0	0
19462505	Rec Centre Electricity (Theatre)	405,000	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	135,000	135,000
19462508	Rec Centre Rates (Theatre only)	38,070	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	3,807	0	0
19472505	WAKEFIELD REC RES ELECTRICIT	31,000	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	0	0
19502505	RICHMOND INF ELECTRICITY	7,160	716	716	716	716	716	716	716	716	716	716	0	0
28012203	Consulting	368,050	36,805	36,805	36,805	36,805	36,805	36,805	36,805	36,805	36,805	36,805	0	0
28012401	Mot Pool Maintenance	3,005,000	0	0	0	170,000	410,000	410,000	410,000	535,000	535,000	535,000	0	0
28032401	Rotoiti Hall - Maintenance	150,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000	50,000

ID	Name	Total Budget	Financial Year Budget ($)										Total Budget	
		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
28032404	Rotoiti Hall Operations contract	570,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	190,000	190,000
28032508	Rotoiti Hall Rates Payments	189,000	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	63,000	63,000
28062402	SF Maintenance Costs (General) (50%)	4,580,578	461,782	425,363	425,363	426,444	426,445	426,445	426,445	439,512	696,334	426,445	0	0
28062404	SF Operations Contract (Stadia) (50%)	4,451,548	435,772	475,949	444,030	435,375	455,806	439,030	435,375	455,806	439,030	435,375	0	0
28062408	Saxton Field - Grounds Maint.	5,446,580	191,000	191,000	191,000	191,000	191,000	191,000	191,000	191,000	191,000	191,000	1,768,290	1,768,290
28062505	SF Electricity	53,040	1,768	1,768	1,768	1,768	1,768	1,768	1,768	1,768	1,768	1,768	17,680	17,680
2806253401	SF Tree Planting (Alliance &Champion) (50%)	75,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,000	25,000
2806253402	SF Alliance Green development (50%)	911,483	0	225,000	26,420	0	0	52,839	550,000	0	42,271	14,953	0	0
2806253403	SF Athletics Track Resurface (50%)	195,505	0	0	0	10,568	184,937	0	0	0	0	0	0	0
2806253404	SF General Development (50%)	1,676,295	78,265	206,672	132,926	150,994	15,426	324,172	47,926	318,494	7,926	393,494	0	0
2806253407	SF Hockey (50%)	464,984	26,420	0	211,356	15,852	211,356	0	0	0	0	0	0	0
2806253408	SF Netball Courts (50%)	119,428	0	0	0	119,428	0	0	0	0	0	0	0	0
2806253409	SF Cricket Block Renewal (50%)	142,839	10,000	0	40,000	40,000	0	52,839	0	0	0	0	0	0
2806253410	SF Oval Development (50%)	325,813	13,210	0	0	10,000	0	302,603	0	0	0	0	0	0
2806253411	SF Saxton Stadium (50%)	552,325	28,500	86,750	303,500	13,500	13,500	13,500	22,575	28,500	28,500	13,500	0	0
2806253412	SF Saxton Pavilion (50%)	93,376	1,691	1,691	1,691	15,000	20,666	1,691	1,691	25,000	1,691	22,564	0	0
28072401	Murch Sports Centre Maintenance	1,060,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	65,000	155,000	300,000	300,000
28072404	Murch Sports Cntr - Operations Contract	1,284,000	42,800	42,800	42,800	42,800	42,800	42,800	42,800	42,800	42,800	42,800	428,000	428,000
28072508	Murch Sports Cent Rates Payments	92,470	9,247	9,247	9,247	9,247	9,247	9,247	9,247	9,247	9,247	9,247	0	0
28082401	U/Moutere General Maintenance	1,260,120	42,004	42,004	42,004	42,004	42,004	42,004	42,004	42,004	42,004	42,004	420,040	420,040
2808240101	Tapawera Community Hub General Maintenance	659,000	0	0	23,000	33,000	98,000	98,000	98,000	103,000	103,000	103,000	0	0
28082404	U/Moutere Operations Contract	433,800	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	43,380	0	0
28112203	Consulting	199,510	19,951	19,951	19,951	19,951	19,951	19,951	19,951	19,951	19,951	19,951	0	0
28112401	Waimea South Facility Maintenance	990,000	0	0	35,000	125,000	125,000	125,000	145,000	145,000	145,000	145,000	0	0
28122401	Aquatic Centre - Maintenance	2,362,470	78,749	78,749	78,749	78,749	78,749	78,749	78,749	78,749	78,749	78,749	787,490	787,490
28122404	Aquatic Centre Operations Contract	8,307,000	276,900	276,900	276,900	276,900	276,900	276,900	276,900	276,900	276,900	276,900	2,769,000	2,769,000
28122508	RR POOL RATES	1,365,000	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	455,000	455,000
28132401	GB Comm Fac - Maintenance	774,000	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	258,000	258,000
28132404	GB Comm Fac Operations contract	1,554,000	51,800	51,800	51,800	51,800	51,800	51,800	51,800	51,800	51,800	51,800	518,000	518,000
28132508	GB Community Facility Rates	95,450	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	0	0
28292401	Mot Rec Centre - Maintenance	2,476,800	82,560	82,560	82,560	82,560	82,560	82,560	82,560	82,560	82,560	82,560	825,600	825,600
28292404	Motueka Rec Centre Operations contract	2,694,000	89,800	89,800	89,800	89,800	89,800	89,800	89,800	89,800	89,800	89,800	898,000	898,000
28292508	Mot Rec Centre Rates Payments	225,000	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	75,000	75,000
29012401	Museums Maintenance	1,042,810	131,427	31,427	31,427	31,427	31,427	31,427	31,427	31,427	31,427	31,427	314,270	314,270
29012508	DISTRICT MUSEUM RATES	170,490	5,683	5,683	5,683	5,683	5,683	5,683	5,683	5,683	5,683	5,683	56,830	56,830
29012527	Nelson Provincial Museum	31,618,890	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	1,053,963	10,539,630	10,539,630
2901252706	Museum Storage Costs	1,967,340	65,578	65,578	65,578	65,578	65,578	65,578	65,578	65,578	65,578	65,578	655,780	655,780
29012534	Research Facility Grant	2,000,000	2,000,000	0	0	0	0	0	0	0	0	0	0	0
2901253401	Local Museum Grants	6,831,360	227,712	227,712	227,712	227,712	227,712	227,712	227,712	227,712	227,712	227,712	2,277,120	2,277,120
2902253401	Suter Art Gallery Funding	2,634,390	87,813	87,813	87,813	87,813	87,813	87,813	87,813	87,813	87,813	87,813	878,130	878,130

ID	Name	Total Budget	Financial Year Budget ($)										Total Budget	
		2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
30012203	DILS Consulting	146,556	24,426	24,426	24,426	24,426	24,426	24,426	0	0	0	0	0	0
30012534	RFC Library Funding (BOOKS)	368,430	12,281	12,281	12,281	12,281	12,281	12,281	12,281	12,281	12,281	12,281	122,810	122,810
30312205	DILS GB VALUATION FEES	64,020	5,900	5,900	5,900	6,000	6,000	6,000	6,000	6,000	6,000	6,000	2,160	2,160
3031253440	Onetahau Marae	1,000,000	0	0	0	0	0	0	0	0	0	0	500,000	500,000
30332205	DILS WAIMEA VALUATION FEES	164,080	12,600	12,600	12,600	9,700	9,700	9,700	9,700	9,700	9,700	9,700	29,190	29,190
30342205	DILS MOT VALUATION FEES	450,740	29,700	29,700	29,700	35,600	35,600	35,600	35,600	35,600	35,600	35,600	56,220	56,220
3034253409	DILS MOT KEEP MOT BEAUTIFUL	15,430	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	0	0
30352205	DILS RICHMOND VALUATION EXPENS	419,720	25,300	25,300	25,300	31,000	31,000	31,000	31,000	31,000	31,000	31,000	63,410	63,410
36272203	Environmental Eductn Consultan	1,800,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	600,000	600,000
36272517	Environmental Eductn Materials	900,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000	300,000
36272526	Enviroschools project funding	780,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	260,000	260,000

Appendix B Detailed Capital Budgets

ID	Name	Project Driver %			Total Budget	Financial Year Budget ($)										Total Budget	
		Growth	IncLOS	Renewals	2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
15126102	Takaka Cottages - Furn & Fittings	0	0	100	33,053	0	11,011	0	0	11,011	0	0	11,031	0	0	0	
15216102	Murchison Flats - Cap Furn & Fittings	0	0	100	26,427	0	8,809	0	0	8,809	0	0	8,809	0	0	0	
15216106	Murchison - Cap - Bldgs	0	0	100	205,521	10,000	0	15,000	15,000	0	0	0	0	0	0	118,230	47,29
15316102	Housing - Hollis Hill(Bgw) - C	0	0	100	285,285	25,000	0	25,000	0	25,000	0	25,000	0	0	0	132,346	52,93
15316106	HOLLIS HILL - CAPITAL WORK	0	0	100	18,000	0	18,000	0	0	0	0	0	0	0	0	0	
15326102	CAP PEARLESS FURN & FITTGS	0	0	100	88,000	22,000	0	22,000	0	22,000	0	22,000	0	0	0	0	
15416102R	Vosper St Flats- Cap - Furn/Fttgs	0	0	100	270,285	3,500	13,500	3,500	13,500	3,500	13,500	3,500	13,500	3,500	13,500	132,346	52,93
15416106	Vosper St Flats Cap - Buildings	0	0	100	105,000	0	40,000	0	40,000	0	25,000	0	0	0	0	0	
15426102	Mears-Haven Cap - Furn/Fttgs	0	0	100	80,000	20,000	0	20,000	0	20,000	0	20,000	0	0	0	0	
15426106	Mears-Haven Cap - Buildings	0	0	100	40,000	10,000	0	10,000	0	10,000	0	10,000	0	0	0	0	
15516102R	Aotea Flats Cap -Furn/Fittings	0	0	100	634,203	27,528	0	27,528	0	27,528	0	27,528	0	27,528	0	354,689	141,87
15526102	Maling Flats Cap -Furn/Fttgs	0	0	100	40,000	20,000	20,000	0	0	0	0	0	0	0	0	0	
17016106	Rural Rec & Esp Res Capital	0	0	100	283,751	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	118,230	47,29
17026106	Cemeteries Capital	0	0	100	999,174	35,911	72,711	232,286	120,911	145,911	151,353	29,853	29,853	73,182	24,442	59,115	23,64
170262011	Joint Cemetery Capital	0	100	0	1,993,000	1,993,000	0	0	0	0	0	0	0	0	0	0	
17036106	Capital - Public Conveniences	0	0	100	325,000	65,000	0	65,000	0	65,000	0	65,000	0	65,000	0	0	
17046106	P/G -Cap -Miscellaneous	0	0	100	4,800,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	1,600,000	1,600,00
1704610602	P/G Capital	0	0	100	1,500,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	500,00
17076106	Sportsgrounds - Capital	0	0	100	945,840	0	0	0	0	0	0	0	0	0	0	472,920	472,92
1710610605	W/Ways - Cap - Waimea/Moutere	0	0	100	65,000	0	13,000	0	13,000	0	13,000	0	13,000	0	13,000	0	
17116106	FPG Capital work	0	0	100	240,521	15,000	0	15,000	0	15,000	0	15,000	0	15,000	0	118,230	47,29
17126106	SIS Capital	0	0	100	240,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	80,000	80,00
19006102	HALL CAPITAL FURN/FITTINGS	0	0	100	283,751	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	11,823	118,230	47,29
19006103	Plant & Equipment	0	0	100	25,000	5,000	0	5,000	0	5,000	0	5,000	0	5,000	0	0	
19006106	Hall - Cap - Buildings Dist	0	0	100	2,837,509	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	1,182,296	472,91
28016106	Motueka Community Pool	0	100	0	18,051,796	0	0	3,384,712	7,333,542	7,333,542	0	0	0	0	0	0	
2806610602G	Saxton Development	0	100	0	1,727,440	150,000	0	0	0	0	0	0	62,829	1,349,445	0	82,583	82,58
28076106	Murch Sports/Rec Center	0	50	50	4,736,459	0	0	0	0	180,000	2,160,000	2,160,000	0	0	0	177,344	59,11
28086102	Tapawera Community Hub	0	100	0	2,500,000	0	500,000	2,000,000	0	0	0	0	0	0	0	0	
2808610603	Moutere Hills Community Centre Sewer System Upgrade	0	0	100	55,000	55,000	0	0	0	0	0	0	0	0	0	0	
28116106	Waimea South Facility	0	100	0	12,650,000	0	1,650,000	5,500,000	5,500,000	0	0	0	0	0	0	0	
28126103	Aquatic Centre - Plant	0	0	100	1,133,376	260,199	71,572	48,449	33,033	36,336	646,349	37,438	0	0	0	0	
28126106	Aquatic Centre - Cap - Building	0	0	100	1,209,941	4,000	0	0	0	0	0	0	70,938	70,938	70,938	709,377	283,75
2812610603	TCAP - Energy Efficiency upgrades	0	0	100	200,000	0	0	0	0	0	0	0	0	0	0	100,000	100,00
281261061	Aquatic Centre - Retiling	0	0	0	35,000	35,000	0	0	0	0	0	0	0	0	0	0	
28136106I	Golden Bay Community Facility	0	50	50	145,422	0	0	0	0	0	0	0	0	0	0	106,407	39,01

ID	Name	Project Driver %			Total Budget	Financial Year Budget ($)										Total Budget	
		Growth	IncLOS	Renewals	2024-54	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	3030/31	2031/32	2032/33	3033/34	2034-44	2044-54
28296106	CFR - Motueka rec Cntr - Bldg Cap	0	0	100	86,671	86,671	0	0	0	0	0	0	0	0	0	0	
2901610601	Museums Capital	0	0	100	70,000	0	30,000	0	0	0	0	40,000	0	0	0	0	
30316105	Land - Reserves - Golden Bay	0	100	0	144,000	0	0	144,000	0	0	0	0	0	0	0	0	
30316106	Walkways/Esplanades	0	0	100	307,390	17,734	17,734	17,734	17,734	11,823	11,823	11,823	11,823	11,823	11,823	118,226	47,29
3031610602	Picnic Area/Gardens General	0	0	100	231,235	0	16,517	0	16,517	0	16,517	0	16,517	0	16,517	82,584	66,06
3031610604	Cemeteries	0	0	100	40,040	7,005	0	0	0	5,506	0	0	0	0	5,506	11,012	11,01
3031610633	Coastcare	0	0	100	660,663	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	220,221	220,22
3031610634	GB Sportsfields Upgrade	0	0	100	165,166	0	0	0	0	0	0	0	0	33,033	0	132,133	
3031610638	Playgrounds General	0	0	100	237,864	61,688	0	0	88,088	0	88,088	0	0	0	0	0	
3033610504	Land Purchases	0	100	0	12,042,932	1,264,837	700,000	0	0	1,371,600	250,000	0	0	0	0	4,228,247	4,228,24
3033610603	Cemeteries	0	0	100	838,274	672,815	13,360	45,275	23,000	28,000	29,088	4,788	4,788	13,454	3,706	0	
3033610606	DILS - Waimea - Walkways Cap W	0	0	100	695,603	56,963	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	220,221	220,22
3033610608	Coastcare	0	0	100	381,335	62,015	11,011	11,011	11,011	11,011	11,011	11,011	11,011	11,011	11,011	110,110	110,11
3033610640	Playground General	0	0	100	2,752,760	77,077	77,077	165,166	77,077	77,077	77,077	77,077	165,166	77,077	77,077	946,950	858,86
3033610643	Picnic Area/Gardens General	0	0	100	462,463	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	22,022	110,110	132,13
3033610649	Toilets General	0	0	100	935,940	165,165	0	22,022	99,100	0	0	22,022	99,100	0	0	264,266	264,26
3033610676G	DILS WAIMEA WAIMEA RIVER PARK	0	0	100	392,502	40,149	22,022	0	22,022	0	44,044	0	0	0	0	132,132	132,13
3033610682	Sportsfields/Tennis Courts	0	0	100	1,444,890	343,784	0	0	0	55,055	220,221	0	0	0	0	275,277	550,55
30346105	Land - Reserves - Motueka	0	100	0	4,404,425	0	0	0	0	0	0	0	0	0	0	2,752,766	1,651,65
3034610605	Walkways General	0	0	100	495,504	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	165,168	165,16
3034610607	Cemeteries	0	0	100	88,205	17,734	0	13,213	17,618	22,022	0	17,618	0	0	0	0	
3034610611	Coastcare	0	0	100	495,504	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	165,168	165,16
3034610650	DILS MOT TOILETS GENERAL	0	0	100	968,975	22,022	99,100	0	0	22,022	99,100	0	0	22,022	99,100	242,244	363,36
3034610672I	Sportsfields General	0	0	100	1,436,943	220,221	82,583	165,166	0	0	0	55,055	165,166	0	0	330,331	418,42
3034610673	Picnic Area/Gardens General	0	0	100	359,627	0	38,539	11,823	0	33,033	0	45,000	0	0	33,033	99,099	99,10
3034610675	Playgrounds General	0	0	100	2,664,671	77,077	77,077	77,077	165,166	77,077	77,077	77,077	77,077	77,077	77,077	858,861	946,95
30346106751	Decks Reserve Playground Enhancement	0	0	100	200,000	200,000	0	0	0	0	0	0	0	0	0	0	
30356105	Land - Reserves - Richmond	0	100	0	18,534,096	898,456	0	900,000	1,184,500	380,000	950,000	0	1,140,000	0	0	7,267,300	5,813,84
3035610601	Walkways General	0	0	100	1,956,324	679,044	44,044	44,044	44,044	44,044	44,044	44,044	44,044	44,044	44,044	440,441	440,44
3035610612	Kingsland Forest development	0	100	0	2,299,638	530,000	534,000	418,000	396,000	284,000	0	0	0	0	0	104,605	33,03
3035610617	Cemeteries	0	0	100	2,109,701	102,255	53,440	181,100	92,000	112,000	116,354	19,154	19,154	53,817	14,825	695,344	650,25
3035610621	Rich Walkway Dellside Tracks	0	0	100	440,441	44,044	0	0	44,044	0	0	44,044	0	0	44,044	132,132	132,13
3035610626	DILs-Rich - Washbourn Gardens	0	0	100	1,068,077	27,528	27,528	27,528	27,528	27,528	27,528	88,088	27,528	27,528	27,528	335,839	396,39
3035610638	Playgrounds General	0	0	100	3,022,498	170,638	77,077	165,166	77,077	77,077	77,077	77,077	165,166	77,077	77,077	946,950	1,035,04
3035610640	Toilets General	0	0	100	1,266,272	198,199	0	0	33,033	165,166	22,022	99,100	0	0	0	627,630	121,12
3035610644	Picnic Area/Gardens General	0	0	100	1,497,477	121,098	33,033	33,033	55,055	55,055	88,088	55,055	33,033	33,033	33,033	462,463	495,49
3035610650	Rich Waimea River Park	0	0	100	843,462	11,823	29,557	4,043	29,557	29,557	29,557	29,557	29,557	29,557	29,557	295,570	295,57
3035610651	Sportsgrounds general	0	0	100	2,202,873	27,528	0	0	27,528	88,672	88,672	88,672	88,672	88,672	88,672	886,720	729,06

Appendix C Key Legislation and Regulations

C.1 Key Legislation

Key legislation referred to in Section 3.3.1 of the plan is included as Table C1 below.

Table C1: Key Legislation

Key Legislation	How it Relates to the Parks and Facilities Activity
Biosecurity Act 1993	The Council is required to prepare a Pest Management Strategy under this Act. Pests and weeds located in parks and reserves must be managed in accordance with both the Strategy and the Act.
Building Act 2004	As the owners of community facilities and other buildings, the Council has responsibilities under this Act for ensuring that: • building work complies with the Building Code; and • people who use buildings can do so safely and without endangering their health; and • buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them; and • people who use a building can escape from the building if it is on fire; and • Buildings are designed, constructed, and able to be used in ways that promote sustainable development.
Burials and Crematoriums Act 1964	Sets the requirement for the Council to establish and maintain cemeteries.
Children's Act 2014	Specifies requirements for agencies to develop and implement child protection policies and safety checking for those working with children. Also details obligations regarding information sharing and reporting of concerns about vulnerable children.
Civil Defence Emergency Management Act 2002	Sets an expectation that the Council's services will function at the fullest possible extent during and after an emergency, even though this may be at a reduced level of service.
Fencing Act 1978	This Act sets out requirements for adjoining occupiers to share fencing costs and provide adequate fences around swimming pools.
Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018	The Council, as the owner of community facilities and other buildings, must have a procedure in place (evacuation procedure) for the safe, prompt, and efficient evacuation of the building's occupants in the event of a fire emergency requiring evacuation.

Key Legislation	How it Relates to the Parks and Facilities Activity
Hazardous Substances and New Organisms Act 1996.	The Act provides for protection of the environment, and the health and safety of people and communities, by preventing or managing the adverse effects of hazardous substances and new organisms. This applies in particular to the storage of hazardous substances such as chlorine and other chemicals used in water disinfection and treatment at the Richmond Aquatic Centre.
Health and Safety at Work Act 2015 and associated regulations	Health and Safety legislation and associated regulations (e.g. Asbestos Regulations 2016) requires that staff and contractors are kept safe at work. Ongoing legislative changes to the Act and development of new regulations, will mean improved health and safety measures will be required.
Heritage New Zealand Pouhere Taonga Act 2014	The Act defines an archaeological site as a place associated with pre-1900 human activity. Any excavation works carried out in parks and reserves, or associated with work relating to community facilities, must comply with the requirements set out in this Act.
Local Government Act 2002	Sets out the obligations of Councils and Council-Controlled Organisations in regard to public services and controls their regulatory and enforcement powers. Section 10 outlines the purpose of local government, which includes meeting "the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses". Section 11A(e) outlines that libraries, museums, reserves, and other recreational facilities and community amenities are core services of local authorities. Other parts of the Act require Councils to undertake various processes, reporting requirement, etc., relating to their activities.
Public Works Act 1981	The Public Works Act provides the statutory authority to acquire land for a public infrastructure.

Key Legislation	How it Relates to the Parks and Facilities Activity
Reserves Act 1977	Section 3 of the Act outlines its purpose which is "the preservation and management for the benefit and enjoyment of the public" areas possessing " recreational use or potential, whether active or passive; or wildlife; or indigenous flora or fauna; or environmental and landscape amenity or interest; or natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value" and to ensure "as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores, and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development. " The Act applies to reserve land gazetted under the Act.
Reserves and Other Lands Disposal Act 1959	Contains special provisions relating to the lands and buildings within the Golden Bay Recreation Park (section 18).
Resource Management Act 1991	Sets out obligations to protect New Zealand's natural resources such as land, air, water, plants, ecology, and stream health. Resource consents draw their legal authority from the Resource Management Act 1991.
Te Tiriti o Waitangi – Treaty of Waitangi	The Treaty of Waitangi is an agreement between Māori and the Crown. However, under section 4 of the Local Government Act 2002 local authorities are required to 'recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes.' Further sections of the Act, particularly 77 and 81, detail the scale of requirement for local authorities to seek contributions and involvement from Māori in consultation and decision-making processes.

Key Legislation	How it Relates to the Parks and Facilities Activity
Waimea County Council Empowering Act 1979	This Act confirmed that the Waimea County Council was the administering body of the reserves held for plantation and recreation purposes on Moturoa/Rabbit, Rough and Bird Islands. It also confirmed that the areas on Moturoa/Rabbit and Rough Island reserved for plantation purposes are vested in the Council in trust for plantation purposes subject to certain conditions contained in the said Orders in Council. This Act requires Council to apply 10% of the net profit from the sales of forest products and associated activities of the Council conducted on Moturoa/Rabbit, Bird and Rough Islands in each financial year, or such greater proportion of it as it considers necessary, for the purposes of adequate maintenance and improvement of the reserves on the three Islands for recreational purposes, or for the purposes set out in section 80 of the Reserves Act 1977. The remainder of the profits may be transferred to the general funds of the Council and used for the general purposes of the Council.

C.2 Key National Policies

The key national policy statements discussed in section are listed in Table C2.

Table C2: Key national policies that relate to the Parks and Facilities Activity

Document	How it Relates to the Parks and Facilities Activity
National Policy Statement for Freshwater Management 2020 (Freshwater NPS)	Provides direction to local authorities to set objectives for the state of freshwater bodies and to set limits on resource use to meet these objectives.
New Zealand Coastal Policy Statement 2010 (NZCPS)	Guides local authorities in their day-to-day management of the coastal environment. Highlights declining coastal water quality because of contamination through stormwater and wastewater discharges.
National Policy Statement for Highly Productive Lands 2022	Provides guidance to local authorities on how to map and zone highly productive land, and manage the subdivision, use and development of this non-renewable resource.

C.3 Key Council Bylaws, Policies, Plans and Strategies

Table C3 describes the key Council strategies, policies and bylaws referred to in Section 3.

Table C3: Key Council bylaws, policies, plans and strategies

Plans, Policies and Strategies	Discussion
Cemetery Standard Operating Procedures	The operating procedures outline the operational and management rules for the Council's cemeteries and provide the foundation for the effective running and operation of these services.
Community Grants Policy	To encourage and support the community to find ways to improve the delivery of services or infrastructure and to deliver services in a cost-effective way to local communities
Concessions Policy	To be developed, this policy will apply to people who wish to carry out commercial activities within parks and reserves.
Control of Alcohol in Public Places Bylaw	This Bylaw specifies the areas and times where the consumption of Liquor is banned or restricted for periods of time in the Tasman District. The Council is able to issue infringements (fines) to people who do not comply with the Bylaw.
Dog Control Bylaw	This Bylaw includes requirements for the control of dogs in public places (including parks and reserves). There are maps indicating prohibited areas, leash control areas and dog exercise areas. The Bylaw points out the requirement to remove dog faeces, and places limitations on the number of dogs that can be kept.
Earthquake Prone, Dangerous and Insanitary Buildings Policy	Section 131 of the Building Act 2004 requires territorial authorities to adopt a policy on earthquake-prone, dangerous, and insanitary buildings. This reflects the government's broader concern with the life safety of the public in buildings and, more particularly, the need to address life safety in the event of an earthquake. It is a requirement that the policy be developed in consultation with the Council's ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.
Flying Unmanned Aircraft over Council Land	This policy outlines where you can and cannot fly drones, model aircraft and other unmanned aircraft over Council land.

Plans, Policies and Strategies	Discussion
Freedom Camping Bylaw	This Bylaw was reviewed in 2017 and further amended in 2020. It specifies a number of reserves where freedom camping is prohibited, restricted or permitted in Tasman District. The Council is able to issue infringements (fines) to people who do not comply with the Bylaw. In other reserves, the Council relies on the Reserves Act provisions to deal with illegal camping.
Housing for Older Adults Policy (2017)	This policy outlines who is eligible to apply for a housing unit and how the units will be allocated.
Leadership Grant Policy	Provides support to young people in development of leadership capability.
Nelson-Tasman Regional Pest Management Plan 2019-2029	There are many plants and animals in the Tasman-Nelson region (including within some Council parks and reserves) that are considered undesirable. The purpose of this Strategy is to provide a framework for efficient and effective pest management in the Tasman-Nelson region so as to: • minimise actual and potential unintended effects associated with these organisms; and • maximise the effectiveness of individual pest management action by way of a regionally coordinated response.
Nelson-Tasman Future Development Strategy 2022-2052	A 30-year high-level strategic plan that outlines areas in our region where there is potential for future housing and business growth.
Open Space Strategy (2014)	This strategy aims to improve the management and provision of Tasman's parks, reserves, natural areas and other types of open space.
Regional Sport and Active Recreation Spaces and Places Strategy for the Top of the South Island 2020	These strategic plans have been referenced in the preparation of this plan. These strategies and plans need to be taken into account when planning, developing and operating reserves and community facilities. The focus of the RLTP will be on supporting economic and population growth; improving safety; improving travel choice and resilience.
Reserves General Policies	This document sets out objectives and policies for all reserves administered by the Council.

Plans, Policies and Strategies	Discussion
Reserve Management Plans	These plans are required to be prepared for all reserve land with a Reserves Act classification. They may be prepared for a single reserve or a group of reserves and provide detailed information on specific reserve development and management.
Special Grants Policy	To encourage and support new significant events and projects within the Tasman District.
Swimming Pool Subsidy Policy	To support schools to open their swimming pools to the public during the summer school holiday period.
Tasman Regional Policy Statement	A regulatory document produced under the Resource Management Act 1991 which sets the high-level policy for environmental management of the region, with which Council activities have to comply.
Waimea Inlet Management Strategy and Action Plan	This strategy brings together the communities of Tasman and Nelson and the many groups who have an interest in, and a commitment to, the Waimea Inlet and its sustainable future. It is an inter-agency strategy that includes the Tasman and Nelson councils, statutory agencies, non-statutory groups and organisations, businesses, and residents. The Action Plan is under development and will identify specific actions aimed at achieving the goals and objectives of the Strategy.

Appendix D Detailed Inventory – Community Facilities

D.1 An Overview of the District's Community Facilities

Due to limited commercial opportunity and isolation, the private sector is unlikely to provide a comprehensive range of community facilities across the district. Community facilities are therefore provided by Council to deliver a range of public good benefits, including:

- Meeting space for community organisations
- Meeting space for community gatherings
- Indoor space for community events; and
- Indoor space for sport, recreation, and arts activities.

There is an expectation that distribution and availability of community facilities should be reasonably equitable across the district, within the constraints of what is affordable.

The assets covered in this Activity Management Plan (AMP) include all the buildings owned by the Council that support the Community Facilities activity[5]. Community facilities are varied in form and function and have been classified into the following categories:

- Multi-use community recreation centres
- Sports facilities
- Community halls
- Community centres
- Museums and cultural facilities
- Non-commercial campgrounds
- Swimming pools
- Miscellaneous community buildings
- Community housing; and
- Public toilets.

A summary of these assets is provided in Section 2.2 of this AMP, with details of individual assets presented in this Appendix.

5 This AMP covers the provision, management and maintenance of all Council-owned community facilities with the exception of public libraries, commercial campgrounds and the Richmond Aquatic Centre, which are covered by other AMPs.

Table D1: Inventory of Community Facility Assets owned by the Council (Excluding Public Toilets)

Category	Valuation No.	Asset ID	Building Name	Address
Multi-Use Community Recreation Centre	19180-39300	520017176	Lake Rotoiti Community Hall	Main Road, St Arnaud
Multi-Use Community Recreation Centre	19550-31713	520017025	Motueka Recreation Centre	Old Wharf Rd, Motueka
Multi-Use Community Recreation Centre	19360-12500	520017106	Moutere Hills Community Centre	Moutere Highway
Multi-Use Community Recreation Centre	19150-52200	520017061	Murchison Sport, Recreation and Cultural Centre	82 Waller St, Murchison
Multi-Use Community Recreation Centre	18710-34500	520017103	Rec Park Centre Golden Bay	2032 Tākaka Valley Highway, Tākaka
Sports facility	19390-37000	520017035	Brightwater Recreation Reserve - Skyline Garage/store and Hangar Shed	Lord Rutherford Rd, Brightwater
Sports facility	19360-28900	520017070	Dovedale Recreation Reserve pavilion & equipment shed	Dovedale Road, Woodstock-Wakefield
Sports facility	18710-34500	520017103	Golden Bay Recreation Park, Brownies Inn	State Highway 60, Lower Tākaka Valley
Sports facility	18710-34500	520017103	Golden Bay Recreation Park, grandstand & courts	State Highway 60, Lower Tākaka Valley
Sports facility	19570-5000	520017019	Jubilee Park - Pavilion & Amenities Building	22 Gladstone Road, Richmond
Sports facility	19390-43836	520017096	Lord Rutherford Park - changing rooms & social room.	49A Malthouse Crescent, Brightwater

Category	Valuation No.	Asset ID	Building Name	Address
Sports facility	19280-31100	520017104	Lower Moutere Recreation Reserve - pavilion	40 Ching Road, Lower Moutere
Sports facility	19620-78300	520017040	Saxton Field – Avery Pavilion & car park	Champion Rd, Richmond
Sports facility	19620-78500	520017238	Saxton Field – Velodrome	Champion Rd, Richmond
Sports facility	19560-23500	520017021	Sportspark Motueka - covered grandstand, changing rooms and ticket gate	12 Manoy St, Motueka
Sports facility	19370-29700	520017088	Wakefield Recreation Reserve - Soccer Clubrooms, Rifle Range building & Tennis Pavilion	Clifford Rd, Wakefield
Community hall	18620-33000	520017052	Bainham Hall	James Rd, Bainham
Community hall	19390-37000	520017035	Brightwater Hall	Lord Rutherford Rd, Brightwater
Community hall	18620-09700	520017027	Collingwood Community Hall and Squash Court	Tasman St, Collingwood
Community hall	19430-37200	520017036	Hope Hall, storage shed, car park and Maitai Lodge	Main Rd, Hope
Community hall	18700-13501	520017045	Kotinga Community Hall	Long Plain Rd, Kotinga
Community hall	19280-30800	520017028	Lower Moutere Memorial Hall	Moutere Highway
Community hall	19150-63300	520017074	Matakitaki Hall, Murchison (closed – due for removal)	Maruia Saddle Rd, Murchison
Community hall	19560-15200	520044001	Motueka Memorial Hall	Pah St, Motueka

Category	Valuation No.	Asset ID	Building Name	Address
Community hall	19280-57600	520017030	Ngatimoti Hall	Motueka Valley Highway
Community hall	18620-46500	520017031	Onekaka Community Hall	State Highway 60, Onekaka
Community hall	18600-08200	520017032	Pakawau Community Hall	Collingwood- Pūponga Rd, Pakawau
Community hall	18710-06501	520017020	Pōhara Community Hall	Abel Tasman Drive, Pōhara
Community hall	19580-39300	520017043	Richmond Town Hall and offices	Cambridge St, Richmond
Community hall	19330-46400	520017033	Riwaka Memorial Hall and storage shed	Main Rd, Riwaka
Community hall	19370-48901	520017039	Spring Grove Drill Hall	Lord Rutherford Road South, Spring Grove
Community hall	19250-07300	520017138	Stanley Brook Hall, Motueka Valley Highway	Motueka Valley Highway
Community hall	19250-50200	520017101	Tapawera Community Hall	Main Rd, Tapawera
Community hall	19390-27400	520017107	Waimea West Hall / Tennis Club	Waimea West Rd
Community hall	19370-35204	520017034	Wakefield Hall (Whitby Road)	10 Whitby Rd, Wakefield
Community Centre	19550-21500	520017085	Community House, Decks Reserve, Motueka	Greenwood St, Motueka
Community Centre	18740-20601	520025013	Golden Bay Community Centre	88 Commercial St, Tākaka
Museum	18620-08400	520017122	Collingwood Museum	Tasman St, Collingwood
Museum	18740-18301	520029002	Golden Bay Museum	73 Commercial St, Tākaka
Museum	19560-26801	520029001	Motueka District Museum	140 High St, Motueka

Category	Valuation No.	Asset ID	Building Name	Address
Non-commercial campground	19280-84700	520017098	Kina Beach Recreation Reserve	Cliff Road, Tasman
Non-commercial campground	19280-78200	520017044	McKee Memorial Recreation Reserve	Coastal Highway, Ruby Bay
Non-commercial campground	19180-10600	520017007	Owen River Recreation Reserve	Junction Buller/Owen Rivers
Swimming Pool	19580-501	520017121	Richmond Aquatic Centre	141 Salisbury Road, Richmond
Swimming pool	18620-24500	520017023	Rockville Pool	Collingwood-Bainham Rd
Swimming pool	19280-48000	520017016	Saltwater Baths, Motueka	North St, Port Motueka
Swimming pool	18700-34200	520017022	Upper Tākaka Pool	Aaron Creek Rd, Upper Tākaka
Other community building	19390-37000	520017035	Brightwater Recreation Reserve ex Plunket Rooms,	Lord Rutherford Rd, Brightwater
Other community building	19360-29000	520017097	Former Dovedale Church	Dovedale Road, Woodstock-Wakefield
Other community building	19570-05000	520017019	Jubilee Park - ex Richmond Information Centre building	Gladstone Rd, Richmond
Other community building	19380-38700	520017046	Māpua library building (on Moutere Hills RSA site)	cnr Aranui Rd and Toru St, Māpua
Other community building	19560-15200	520044001	Memorial Park, Motueka - ex Library Building	Pah St, Motueka
Other community building	19560-14900	520017018	Memorial Park, Motueka - Rubber bowls buildings	Pah St, Motueka

Category	Valuation No.	Asset ID	Building Name	Address
Other community building	19280-48000	520017016	Motueka Beach Rec. Reserve - former camp amenities building	10 Everett St, Motueka
Other community building	19550-31713	520017025	Motueka Recreation Centre - Band & cadets buildings	Old Wharf Rd, Motueka
Other community building	19150-49200	520017050	Murchison Plunket and community rooms	5 Hampden St, Murchison
Other community building	19280-52502	520017196	Ngatimoti Recreation Reserve - fire station & community room	1425 Motueka Valley Highway
Other community building	19580-48400	520017048	Richmond Senior Citizens Building	62 Oxford St, Richmond
Other community building	19330-23200	520017068	Riwaka Memorial Rec Reserve - Tennis Pavilion & pottery shed	526 Main Rd Riwaka
Other community building	19550-29000	520017086	Thorps Bush - Imagine Theatre and Storeroom	Woodland Ave, Motueka
Other Community building	19370-32800	520017001	Wakefield Toy Library Building, Edward Street.	61 Edward St, Wakefield
Other Community building	19600-60700	520017092	Washbourn Gardens - Grounds Shed, Nursery Shade house, Orchid house, old jail	15 Oxford St, Richmond
Community housing complex	19610-75000	520015001	Aotea Flats, Richmond (24 units)	Hill St/Aotea Place, Richmond
Community housing complex	18740-15317	520015009	Galley Court, Tākaka (4 units)	189 Commercial St, Tākaka
Community housing complex	19390-35224	520015004	Hollis Hills Flats, Brightwater (7	18 Starveall St, Brightwater

Category	Valuation No.	Asset ID	Building Name	Address
			units)	
Community housing complex	19580-16000	520015008	Maling Flats, Richmond (10 units)	67 Croucher St, Richmond
Community housing complex	19550-25300	520015007	Mears Haven Flats, Motueka (18 units)	47 Greenwood St, Motueka
Community housing complex	19150-38800	520015002	Murchison Flats (4 units)	101 Fairfax St, Murchison
Community housing complex	19370-32311	520015003	Pearless Flats, Wakefield (7 units)	Pearless Place, Wakefield
Community housing complex	19550-9003	520015006	Vosper Street Flats, Motueka (27 units)	30-32 Vosper St, Motueka

D.2 Condition of Community Facilities

The Council needs to understand the current condition of its assets. Monitoring programmes should be tailored to consider how critical the asset is and how quickly it is likely to deteriorate. The Council engages an independent contractor to undertake building condition assessments and to undertake condition assessments for critical park and reserve assets (see Section 7.1.9 for more details about the latter).

A condition assessment of all community facility assets is being undertaken in 2023/2024. The results from this condition survey are being incorporated into this plan where available.

Asset condition typically deteriorates over time and is a key indicator of the amount of renewal expenditure required. Each building element is assessed on a 1 to 5 condition rating scale with: 1 = Excellent; 2 = Very good; 3 = Satisfactory; 4 = Poor; and 5 = Very Poor.

An improvement action for this Activity Management Plan is to document the data collection processes, the process for updating information and the capture of information for those assets within this plan that data is currently not available for other community facilities.

D.3 Seismic Rating Capacity of Community Facilities

The Council commissioned Aurecon Group to undertake seismic assessments of community facilities that may potentially be classified as an earthquake-prone building, as defined by Section 122 of the Building Act (2004). The Building (Earthquake-prone Buildings) Amendment Act 2016 required that non-residential buildings be assessed by May 2021 for priority buildings or 10 years for other buildings. Seismic strengthening works, or demolition, of all earthquake-prone buildings need to be completed by various dates, depending on the building's location, seismic risk, and priority category.

Initial seismic assessments of several community halls were completed between 2012 and 2016. A further detailed seismic assessment of buildings with an estimated seismic rating capacity of less than 34% was undertaken. The results of these seismic assessments are included in Appendix D. Most of the Council's buildings on our parks and reserves identified as being below 34% of new building standard have been upgraded over the last few years. There are two earthquake buildings that have not been upgraded, the Wakefield Hall and the rubber bowls building. The results of the seismic assessments are included in Table D3.

D.4 Multi-use Community Recreation Centres and Sports Facilities

D.4.1 Overview and Asset Description

Multi-use community recreation centres are provided in Murchison, St Arnaud, Motueka, Upper Moutere and Tākaka. With the exception of the Motueka Recreation Centre, all of these facilities have been built within the previous 15 years. A range of other sports facilities are provided across the district, including grandstands, pavilions, club rooms and changing rooms. An inventory and description of multi-use community recreation centres and sports facilities is presented in Table D2:s below.

D.4.2 Asset Condition

Many of the multi-use facilities are newer and in excellent condition. No major upgrades are planned for the other older buildings. During 2020/2021 we have undertaken work on the older part of the Motueka Recreation Centre to replace the roof, insulate and replace the lighting. This work has extended the life of the building and made it more fit for purpose. We received a contribution from the Government to assist with this work.

D.4.3 Current and Future Demand

At present, there is a medium to high demand for most community recreation centres and sports facilities. Changing demographic patterns and community expectations affect use of community facilities. The trend towards an ageing population is likely to increase demand for these higher quality indoor meeting and recreational spaces. The change from formal Saturday sports to more pay-for-play evening twilight sports is likely to result in an increasing demand for this type of facility.

D.4.4 Strategic Management Approach

The Council will attempt to meet these demands by continuing to work with the community in the planning and management of these facilities. The Council's intention is to continue to provide, fund and maintain these facilities to a high standard over the term of the Activity Management Plan.

Table D2: Asset Inventory and Description of Multi-Use Community Recreation Centres and Sports Facilities

Building Name	Description	Management	Condition	Demand Issues	Maintenance/ Op Issues	Strategic Objectives
Golden Bay Rec Park Centre	Constructed in 2017, on Golden Bay Recreation Park (near Tākaka). Multi-use: indoor gymnasium, squash courts, meeting rooms/clubrooms, changing facilities/toilets.	Incorporated Society	Overall, the facility is in a good to very good condition	Steady use for a variety of sports and community recreation activities.	No significant renewals planned next 5 years.	Has been designed to cater for future growth if required
Lake Rotoiti Hall	Built in 2004 to replace the old Council Hall on the school ground. It is located on the Main Rd (SH63), St Arnaud, directly opposite the school. The building has a sports hall, meeting room, commercial kitchen, toilets, storage facilities and large entrance foyer. The sports hall is a multipurpose facility, which provides a venue for a wide range of social activities including weddings and school concerts.	Local Hall Management Committee	Overall, the facility is in a good condition	Steady use with a number of regular bookings. Higher winter use.	Minimal Maintenance required next 5 years includes : 2028 - Internal Floor Polyurethane Finish; 2029 - Internal Wall Paint Finish.	Continue to maintain the hall
Motueka Recreation Centre	A multipurpose facility providing for a wide range of activities, including: office space, fitness lounge, cinema, stadium, games room, skating rink, netball courts and climbing wall. This was a former packing shed and over the years the Council has provided funds for the upgrading the roof, insulation, and lighting in the older part of the building. Council received a	Operated under annual lease by Tasman Regional Sports Trust The cinema is operated by a business under a separate lease.	Overall this property is in a good to very good condition. The components in poor and very poor condition of note include the metal water tank and the external wall paint finish. The building has a	Netball, gym, aerobics, martial arts, cinema, skating rink, sports hall, basketball.	Works required in the next 5 years include 2028 - Asphalt /Sealed Areas; 2029 - Internal Wall Paint Finish.	Continue to operate under lease to Trust with Cinema to continue under separate lease arrangement.

Building Name	Description	Management	Condition	Demand Issues	Maintenance/ Op Issues	Strategic Objectives
	contribution from the Government towards this work, which was undertaken in late 2020 and early 2021.		seismic rating of 100% NBS.			
Moutere Hills Community Centre	Built in 2005 to replace the old Upper Moutere Hall and to provide better facilities for the Upper Moutere sports fields. The 970m2 facility comprises a 150-seat function centre including a commercial kitchen, a 40 seat meeting room, changing facilities and a general purpose sports hall with a stage. There is also a room for the local playgroup. A gymnasium was added in 2014 from community fundraising.	Moutere Hills Community Centre Incorporated manage the facility under contract to Council	Overall this property is in a good condition. The components in poor and very poor condition of note include the external timber fascia.	Good ongoing use	Project to upgrade undersized wastewater system in progress. Water supply is an issue for the centre. Extra water tanks will ease the situation but long term a water right for the complex needs to be investigated. Works required over the next 5 years include: 2028 - Asphalt /Sealed Areas; 2029 - External Roof Paint Finish.	Continue to maintain the facility
Murchison Sport Recreation and Cultural Centre	Situated on the Murchison Recreation Reserve near the Hampden Street entrance. The facility opened in 2008.	Murchison Sport Recreation Cultural Incorporated manage the facility under contract to Council	Overall this property is in a good to very good condition. The components in poor and very poor condition of note include the external timber weatherboard wall, internal gib-board ceiling, and the internal ceiling paint finish.	Steady use since it opened with regular bookings.	Works required over the next 5 years include: 2025 - Loose Metal; 2028- Asphalt; 2029 - Ceiling Paint in the Courts	Maintain the centre. The community would like to add additional facilities to the centre including squash courts and a playground.

Building Name	Description	Management	Condition	Demand Issues	Maintenance/ Op Issues	Strategic Objectives
Brightwater Recreation Reserve - various buildings	Several buildings are located on the reserve in addition to the Brightwater Hall and public toilets, storage sheds.	The Brightwater Recreation Reserve Management Committee assists with the management of the reserve.	Fair	Low - medium use	Ongoing maintenance of buildings not fully utilised.	Continue to maintain the buildings.
Dovedale Recreation Reserve cricket pavilion and tennis pavilion	Dovedale Road, Woodstock-Wakefield two small pavilions for cricket and tennis club use. The cricket pavilion is approximately 100m2 and in fair condition the tennis 35m2 and similar.	Management Committee	Fair	Low use	Maintenance required, painting, minor repairs to building etc.	Continue to maintain.
Golden Bay Rec Park - Brownies Inn	Building adjacent to the St John's Building currently leased to Toy Library	Leased to Toy Library	Fair	Low	None	Continue to maintain the building.
Golden Bay Rec Park - grandstand & courts	The grandstand is located on Golden Bay Recreation Park, close to Tākaka township. The original part of this building was constructed in 1899, which makes it a historic building.	Council	Excellent Restoration of the building was completed in 2022.		Grandstand for public use during events. Lower area used for equipment storage by clubs	Continue to maintain
Jubilee Park - pavilions & sheds	The groundsman's shed is utilised by the maintenance contractor for storage of plant & equipment used for sports field maintenance	Council	Good		Maintenance by grounds contractor	Continue to maintain
Lord Rutherford Park Amenities	Lord Rutherford Park, Brightwater Recreation Reserve.	Management Committee	Excellent	High winter use and increasing summer use	Minimal required as buildings are new.	Continue to maintain

Building Name	Description	Management	Condition	Demand Issues	Maintenance/ Op Issues	Strategic Objectives
building and changing rooms/toilet block						
Lower Moutere Recreation Reserve pavilion	40 Ching Road, Lower Moutere a small pavilion building with approximately 55m2 with a small gathering area/kitchen and a single toilet.	Management Committee	Fair	Low use	Minimal required Does currently require some minor maintenance and painting	Continue to maintain
Saxton Field - Pavilion and carpark	Pavilion with change rooms and toilets and carpark	Council	Very Good	Average use	Shared operating and maintenance with NCC.	Continue to maintain
Saxton Field - Velodrome	Asphalt velodrome	Council	Excellent	High	Shared operating and maintenance with NCC. Moderate levels of vandalism damage	Continue to maintain
Sportspark Motueka Grandstand -	These facilities are located on the Sportspark Motueka grounds. Concrete & Steel structure constructed in 2008	Managed by Sportspark Motueka Committee and Council staff	Velodrome	High winter use.	Due to recent construction, minimal maintenance required	Continue to maintain
Wakefield Recreation Reserve Soccer Clubrooms and Rifle Range building	Wakefield Recreation Reserve.	Local Reserves Management Committee	Fair	Used as club rooms for local sports clubs	Older building, requires ongoing maintenance	Continue to Maintain until replacement facility built

D.5 Community halls and Community Centres

D.5.1 Overview and Asset Description

Community halls are provided in most small settlements throughout the district. This is a result of historic development and past community needs. In most cases the halls are well used, performing an important community function and are a valued asset in the community. The Council currently provides a community hall within a 20 km drive for 99.8% of the district's population. Small community centres are also provided in Tākaka and Motueka. An inventory and description of community halls and community centres is presented in Table D3.

D.5.2 Asset Condition

The quality of the community halls varies dependent on their age and past maintenance and improvement history. In many cases they are maintained to a good standard with the assistance of Hall Management Committees. The Council engaged consultants to undertake a seismic assessment of most of the halls between 2013 and 2016. Following those assessments, the Council undertook seismic strengthening work on the Motueka Memorial Hall, Riwaka Hall, Bainham Hall, Hope Hall, and Richmond Town Hall. Wakefield Hall has had the capacity reduced and is managed as an earthquake prone building.

D.5.3 Current and Future Demand

Data on community hall usage was last collected in 2013. This data indicated that some halls were underutilised. Use rates are expected to stay similar over time, with little increased demand. Although usage is generally low, these halls particularly those outside the urban centres are highly valued by their community.

The Council is currently reliant on the Hall Committees ad-hoc reporting on usage issues. This may be through informal feedback or formal requests for additional funding to cover reducing revenue as a result of declining use or to improve facilities in an effort to attract more usage. Alternatively, high demand may be reflected by requests for building extension or other improvements/changes to cater for changing demands.

D.5.4 Strategic Management Approach

The future development and demand for community facility assets is linked to changing preferences for leisure and recreational activities, population growth and changes to the district's demographics. It is likely that the demand for indoor meeting spaces and recreational activities will increase. Existing facilities which meet current demands may not be able to satisfy future demands. It is likely that some existing halls, particularly those in remote areas, will not be well located to cater for growth. This AMP recognises the need for an on-going review of provision of community facilities across the district (see Section 11 Improvement Planning).

Both community centres (in Motueka and Tākaka) are highly valued and well used by their communities, the Motueka Centre has been significantly upgraded over the past 3-4 years and some significant work will be required on the Tākaka over the next3-5 years.

Table D3: Asset Inventory and Description of Community Halls and Community Centres

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
Bainham Hall	Built 1932 it has considerable historic significance to the local community, particularly because Bainham is named after two of the original owners of the allotment on which the hall is built. The hall is a multi-purpose facility, which has good supporting facilities within the building: domestic kitchen, raised stage, ladies rest room, and storage room and toilet facilities. The hall has a rated capacity of up to 100 persons. The hall area within the building measures about 12. 2m long x 7. 6m wide. In addition, at the North end of the hall there is a raised stage area about 4. 9m wide x 2. 75m deep.	Local Hall Management Committee.	The Hall was upgraded in 1997/98 so that it was in excellent condition for the Bainham Centennial Celebrations. Currently in good condition. Wiring replaced 2023.	Upgrade works undertaken in 2016, current strength is 40% NBS.	The Bainham Hall is in the centre of a very small remote rural community. Although minimal use is made of the hall it is a very important facility in the community.	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Brightwater Public Hall	Built 1968, located in Brightwater Recreation Reserve, off Lord Rutherford Road in Brightwater. A multi-purpose facility, which provides for a wide range of sporting and social activities. A rated capacity for up to 590 persons. The hall has very good supporting facilities including a large domestic kitchen, supper/meeting room, large stage with changing rooms, a mezzanine viewing gallery, storage, and toilet facilities. The hall area is 19.3m long and 14.3m wide.	Local Hall Management Committee	Hall is well maintained and in very good condition.	This building has a seismic rating 60% NBS, IL 2.	Plunket rooms, drama, church group, meetings, courses, flower shows, weddings, school	No current issues.	Continue to maintain the hall	2023
Collingwood Memorial Hall	Built in 1972 it is the third public hall to be built in this locality in Collingwood, the previous two both having burned down. As a memorial hall the building has considerable significance to the local community, in addition to its functional uses. The Collingwood Memorial Hall is located on the Southwest side of Tasman Street in the centre of Collingwood township. The hall has good supporting facilities including a portable stage (stored on site), storeroom, foyer, kitchen, and toilet facilities. The Collingwood Squash Club clubrooms and squash court were constructed in 1996 as an addition to the southwest end of the memorial hall building. The hall area is 26. 2m long and 18. 8m wide . The public memorial hall is a multi-purpose facility, which is frequently used and provides a venue for a wide range of social activities.	Local Hall Management Committee	Hall is in very good condition. Maitai Lodge had significant exterior renovation including replacement of some cladding and repainting in 2023.	Seismic rating of 72% NBS.	Badminton, bowls, basketball, library, wedding, funerals. More winter use than summer.	No current issues.	Continue to maintain the hall	2023
Hope Recreation Hall	Built in 1963, extended in 1970 with further alterations in 2005. Located on Main Road, Hope, this multi-purpose facility provides for a wide range of sporting and social activities and has a rated capacity for 360 persons. The hall has substantial supporting facilities including two separate kitchen areas, a supper/meeting room, two storerooms and toilet facilities. The hall area is large enough to	Local Hall Management Committee.	Excellent	Seismic rating of 67% NBS.	Dancing. Many regular users with indoor bowls being exceptionally strong.	No current issues.	Continue to maintain the hall without any further development of the asset.	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
	accommodate four badminton courts. The Maitai Lodge Building is over 100 years old and was relocated to Hope Reserve over 30 years ago from Ranzau School for use by the Scouts, Cubs, Guides and Brownies. Scouts surrendered their lease, the lodge became available to other users, the Maitai Lodge group use the building on a regular basis. The Lodge was relocated to its present site in 2010.							
Kotinga Hall	The building is a single storey, timber construction situated in Long Plain Road, Kotinga on Local Purpose Reserve.	Local Hall Management Committee	The hall is in good condition.	Seismic rating 50% NBS, IL 2.	Good use for a variety of activities	No current issues.	Continue to maintain the hall	2023
Lower Moutere Memorial Hall	The Hall is a large rural community hall located on the Moutere highway 5km from Motueka and has great historic significance to the local community. The hall is a multi-purpose facility, which provides for a wide range of sporting and social activities and has a rated capacity for up to 360 persons under the New Zealand Building Code. The hall has good supporting facilities, including a domestic kitchen, small supper/meeting room, large stage, storage, and toilet facilities.	Local Hall Management Committee	Hall is well maintained and in very good condition.	Seismic rating of 67% NBS.	Limited use but an important facility in the community.	No current issues.	Continue to maintain the hall without any further development of the asset	2023
Matakitaki Hall	Murchison	Council staff	Condemned. Closed to the public Due for removal	NA	None identified	No longer serviceable	Hall to be demolished or removed from reserve.	Nil
Motueka Memorial Hall	Built in 1953 with an extension providing dressing room facilities in 1962. Seismic upgrade works were undertaken in 2015 with major redevelopment of the hall in 2002. The hall is located on the north western side of the Motueka township at 12 Pah Street, within easy walking distance from the central shopping area. The Memorial Hall is located on Memorial Park which the Council jointly owns with Wakatu Incorporation along with other public buildings including the Library, Senior Citizens, Tennis Pavilion and Laura Ingram Kindergarten. The Plunket rooms are attached to the facility. The hall had a rated capacity for up to 450 persons under the New Zealand Building Code in 1996. It is a multipurpose facility, which provides for a wide range of activities.	Council staff	Hall is well maintained and in a moderate condition. Carpark resurfaced in 2023.	Seismic rating of 34% NBS.	The hall has been and is still today a good facility and asset to the community and is well used by the community including church groups, bowls, schools, and drama.	No current issues. Work planned in next 5 years includes 2029 - External Roof Paint Finish.	Continue to maintain the hall	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
Ngatimoti Memorial Hall	Built in 1952 to commemorate the men and women from the district who served in WWII. The hall is located on the corner of the Motueka Valley Highway and Orinoco Road. It is a small rural community hall and has a rated capacity for up to 250 persons under the New Zealand Building Code. It has a large kitchen and supper room and good toilet facilities. There is limited storage space under the stage, which is difficult to access. The hall has the potential to cater for a wide range of sporting and social activities.	Local Hall Management Committee	The hall is well maintained. A complete repaint of both interior and exterior was undertaken in 2022.	Seismic rating of 55% NBS, IL 2.	The hall is underutilised but is an important facility in this isolated rural community.	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Onekaka Hall	The existing single storey timber hall building was originally built in Lower Rockville in 1911 for the Education Board and was relocated to Onekaka in 1924. The building was used as a schoolroom at Onekaka until 1947 when the school was closed. It was later taken over by the Golden Bay County Council and used as a community hall. The Onekaka Hall is located on the Northeast side of State Highway 60 between Tākaka and Collingwood, towards the Northwest end of Onekaka settlement. The hall is a multi-purpose facility, which provides a venue for a wide range of social activities. The hall area itself has supporting facilities including a small domestic kitchen, entry porch with storage cupboard, plus accessory toilet facilities and an accessory stage structure (roofed over). The hall area is 6.6m long and 5.9m wide and has a rated capacity for up to 50 persons under the New Zealand Building Code. A small accessory toilet block was built on the property near the hall in 1983. A deck was built onto two sides of the hall building in 1992, part of the deck being roofed to form a veranda and another part being partially closed-in to form a woodshed. An accessory stage structure was built on the property a short distance to the Northeast of the hall in 1993, and in 1997 was partially upgraded.	Local Hall/Reserve Management Committee	The hall is in good condition and is well maintained by the Management Committee.	Seismic rating of 80% NBS, IL 2.	Frequently used	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Pakawau Memorial Hall	Built on part of land owned, and donated by Charles (Charlie) Flowers and was opened in 1935. The more recently constructed men's toilet has been built partly on neighbouring private land.	Local Hall Management Committee	The hall is in good condition and is well maintained by the Management Committee. Full interior and	Seismic rating of 40% NBS, IL 2.	Minimal use is made of the hall. However, it is another hall that is valued by the local rural community.	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
	The Pakawau Memorial Hall is a single storey timber framed building located on the Northwest corner of the junction of Pakawau Bush Road and Collingwood-Puponga Main Road. The hall is a multi-purpose facility, which provides a venue for a wide range of social activities. The hall area itself has good supporting facilities within the building including a domestic kitchen, utility room for pool, darts, meetings, etc., a raised stage, library, storage room and toilet facilities. The hall area is 15.1m long and 8.9m wide and has a rated capacity for up to 235 persons under the New Zealand Building Code. In addition, the raised stage is 5.0m wide and 3.0m deep.		exterior repaint over period 2021-2023. The kitchen will be replaced in 2024.					
Pōhara Hall	Built 1971 for the Golden Bay Cement Company and is the second hall to be built on the site. The land, the hall and other buildings on the property were exchanged with the Tasman District Council in return for property development of the Pōhara Valley settlement. The Pōhara Hall is located on the Southeast side of Abel Tasman Drive, to the East of the Pōhara store and campground. It is a multi-purpose facility, which provides a venue for a wide range of social activities. The hall area itself has good supporting facilities within the building including a large, raised stage, domestic kitchen, storeroom, bar, toilet facilities, men's, and women's dressing rooms. The hall area is 21.6m long and 11.1m wide and has a rated capacity for up to 495 persons under the New Zealand Building Code. In addition, the raised stage is 11.1m wide and 6.9m deep.	Local Hall Management Committee	Overall, the building is the good condition. It was re-roofed in 2007 with further work in 2023 and it has recently been painted outside.	Seismic rating of 36% NBS, IL 3.	Moderate use is made of the hall, and it is valued by the community.	No current issues Work required over the next 5 years includes: 2025 - external metal roof; 2027 - external roof paint finish; 2028 - metal framed windows; 2029 - internal Formica kitchen bench.	Continue to maintain the hall but without any further development of the asset.	2023
Richmond Town Hall	The original brick building was erected in 1922 to commemorate the men and women who lost their lives during the First World War and are now the offices used by Sport Tasman. This building was known as the YMCA War Memorial building. Additional offices were added to the southern end in 1967. The current Town Hall was built on the rear of the YMCA building in 1936. Extensions to house a new kitchen, toilets and meeting room were completed in 1975. Substantial alterations and additions were carried out to the hall in 1983 including refurbishment of the hall, a new front entrance, and addition of a combined backstage work room/dressing room. The Town Hall is designed to accommodate up to 300	The hall is leased to the Tasman Regional Sports Trust (known as Sport Tasman). Seven offices within the building are leased to other parties.	Overall this property is in a good to very good condition. 0) have been evaluated as being in moderate condition. The components in poor and very poor condition of note include the internal carpet flooring and a shower slide and handset.	Seismic rating of 34% NBS.	Good regular use is made of the hall and meeting room.	The hall lacks a second dressing room to provide single sex change facilities for mixed gender groups. Maintenance work required over the next 5 years includes: 2028 - Internal Carpet Flooring; 2029 - External	Due for interior upgrade	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
	persons and has a large stage with a good, combined work room/dressing-room to the rear. A major renovation of the interior was undertaken for the recreation centre. A meeting room, toilets and foyer were added, and the interior of the building has been renovated.					Roof Paint Finish.		
Riwaka Memorial Hall	Built in the 1950s with seismic strengthening in 2017. The hall is located on State Highway 60 on the Southern side of Riwaka township. The hall is an average sized multi-purpose hall facility, which provides for a wide range of sporting and social activities and has a rated capacity for up to 290 persons under the New Zealand Building Code. It has good supporting facilities including a large domestic kitchen, a raised stage area, storage, and toilets. It is a large rural community hall that has the potential to cater for a wide range of sporting and social activities.	Local Hall Management Committee	The hall is in good condition and is well maintained by the Management Committee. Facility has in the period 2021-2023 had a new kitchen, toilets upgrades, and both the interior and exterior have been repainted.	Seismic rating of 34% NBS.	Well utilised dancing group and gymnastics.	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Spring Grove Drill Hall	Henry Baigent built the Spring Grove Drill Hall in 1900. The hall is located on Lord Rutherford Road (South), 4km from Brightwater. The large hall area has the potential to cater for sporting and social activities. The hall has good toilet facilities, a meeting room and kitchen.	Local Hall Management Committee	The hall is in good condition and is well maintained by the Management Committee. Roof replaced in 2021 and kitchen replaced in 2022	Seismic rating of 50% NBS, IL 2.	High demand in summer months for weddings	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Stanley Brook Hall	The hall located on the corner of Sunday Creek Road and the Motueka Valley Highway is a single storey, timber framed building built in the early 1900s as a school building, it is small but well-loved in the community. Is on the reserve with a war memorial.	Local Hall Management Committee	Is in good condition and maintained by the Management Committee	Seismic rating of 60% NBS, IL2.	Low use	No current issues.	Continue to maintain the hall but without any further development of the asset	2023
Tapawera Memorial Hall	Situated on the main road Tapawera is this 1960s single storey, timber-framed building (formerly a dwelling). Nelson Playcentre Association Inc. hire space in the facility from the Hall Management Committee for a Playcentre.	Local Hall Management Committee	Parking area was resurfaced in 2023.	Seismic rating of 100% NBS.	Regular users, occupancy not high	No current issues.	Continue to maintain the hall but without any further development of the asset.	2023
Waimea West Hall	Originally constructed in 1884 as the local school and served this purpose until 1938. The hall is located on Waimea West Road, 3km from Brightwater and 13 km from Richmond. The hall has important heritage significance and is listed in the District Plan.	Local Hall Management Committee	Ian Bowman (architectural conservator) 2020 condition and remedial action report by and	Seismic rating of 68% NBS, IL2.	1996 report indicated that the hall is generally underutilised but adequate for the	Hall needs repiling	Continue to maintain the hall in accordance with heritage conservation	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
	The hall has a separate small kitchen, unisex toilet, and library room. Under the New Zealand Building Code, it is rated to accommodate up to 95 persons.		recommend on whether the hall should be listed in the District Plan. Building structure is generally in reasonable condition considering its age but has significant damage from borer.		current needs of the community		requirements identified in the Bowman Report but without any further development of the asset	
Wakefield Village Hall	Built in 1971 to replace the earlier hall destroyed by fire. The hall is located on Whitby Road in Wakefield. The Wakefield Village Hall is a multipurpose facility, which provides for a wide range of sporting and social activities. The hall has the following supporting facilities: large supper/meeting room, self-contained domestic kitchen, dressing room, small storage room, toilets, and a stage. The kitchen, storage and stage facilities however are not adequate and will require improving. The present hall floor area is relatively small measuring 14m x 12m. In the main hall there is a mezzanine viewing gallery, which accommodates approximately 55 persons. The hall has a restricted capacity. The narrow permanent stage can be temporarily extended or retracted as required and can double its size but when this is done it reduces the effective usable hall floor area and thus restricts some activities and the number of people the hall can accommodate. The loose laid flooring panels on the extended section of the stage are noisy to walk over which is unsatisfactory during performances.	Local Hall Management Committee	The hall is classified as earthquake prone, is in a moderate condition and while still in use is well maintained by the Management Committee.	Seismic rating of 33% NBS, IL 3. Notices erected to indicate earthquake prone building	Regularly used .	Facility will be replaced with new Brightwater/Wakefield Community Facility	Dispose of hall and site following commissioning of new Wakefield Community Facility.	2023
Golden Bay Community Centre	A single storey timber-framed building situated off the main street in Tākaka. Leases of areas to Golden Kids preschool and Mohua Social Services. Hall common area with Mohua SS managing hireage for Hall Committee.	Local Hall Management Committee	The hall is in good condition to very good and is well maintained by the Management Committee. Components in a poor to very poor condition include roof paint finish and internal floor coverings.	Seismic rating of 85% NBS, IL3.	Frequently used	No current issues. Roof repaint due 2034 and carpet in offices a tenant responsibility.	Continue to maintain the centre but without any further development of the asset.	2023
Motueka Community House	This single storey timber-framed building built in 1910 is situated on Decks Reserve at the Northern side of the carpark near Greenwood Street. It was the old courthouse	Local Hall Management Committee	Roof replaced 2020-2021, kitchen upgraded 2022.	Seismic rating of 85% NBS, IL 3.	Well used		Continue to maintain the house but without any	2023

Building Name	Description	Management	Condition	Seismic assessment	Demand Issues	Maint./Op Issues	Strategic Objectives	Date of condition assessment
	moved onto Decks Reserve. It houses up to 10 community workers in offices, a meeting room, and Red Cross shop.						further development of the asset.	

D.6 Museums

The major focus for museum services is the regional facility, which is located in central Nelson. The Council supports the operation of the Nelson Provincial Museum through an annual grant of approximately $1,054,000 and contributes approximately $65,600 per year to pay for a storage facility for the Museum at Elm Street. The Provincial Museum was opened in October 2005 and is managed by Tasman Bays Heritage Trust. A new storage facility is planned to replace the existing substandard facility at Isel Park. The Council's contribution to this facility is $1.0 million in the 2023/2024 Annual Plan with a further $2.0 million in the LTP 2024-2034.

Smaller local museums are provided in Collingwood, Tākaka and Motueka, operated by local societies. Museums are provided to deliver a high-quality preservation, educational and research facility emphasising the history of the region.

An inventory, description and overall assessment of museums is presented in Table D4. The quality of most buildings is generally considered to be adequate for their purpose. Seismic strengthening works on the Motueka Museum were recently carried out, after an audit identified that the building did not meet building standards for earthquakes.

Provision of museums is based on a historic provision and no further museums in the district are planned. The museums are popular and well used facilities. The Golden Bay Museum is particularly well used during the summer holiday period. The Council will continue to maintain these facilities in the medium term.

Table D4: Asset Inventory and Description of Museums

Building Name	Size (m^2)	Description	Management	Condition	Demand Issues	Maintenance/operation Issues	Strategic Objectives
Collingwood Museum	65 45	Collingwood Museum is housed in the former 1910 Council office in Collingwood (2 Tasman St) and was established as a museum in 1969. A second building (Aorere Centre) was built in 1980. The buildings are owned by the Council on land it leases from the Fire & Emergency NZ, the Council then sub leases it to the Museum.	Lease to Incorporated Society Funded by a grant from the Council plus other income sources.	Constructed in 1910, the buildings overall are in good to very good condition. Components requiring attention are replacement of a handrail and some timber on fascia with an external repaint on the old Council building. The building has a seismic rating of 60% NBS.	Minimal usage information as only record is a visitor book.	No major issues	Continue to operate under lease to Incorporated Society. No further development of the asset planned.
Golden Bay Museum	570	The Golden Bay Museum is located in the centre of the Tākaka Township on Commercial Street and the building consists of a museum, office staff facilities, archive room and other storage rooms as well as a local craft shop that is leased out by the Museum Society. The Golden Bay Museum provides cultural, historical, educational, and archival information to tourists, residents, and students. A centrepiece exhibit is Abel Tasman's encounter at Wainui Bay in 1642. Other exhibits include Golden Bay's natural history, Māori Taonga, settler history, war history, industrial history as well as recent history of the area.	Leased to Incorporated Society. Funded by a grant from the Council plus other income sources.	The building is well maintained both internally and externally. Part of the building has recently been re-roofed. The seismic rating of the original part of the building (built in 1899) is 60% NBS and the 1990 extension is 100% NBS.	The Museum keeps records of usage.	No major issues. Repainting of roof required 2026.	Continue to operate under lease to Incorporated Society. No further development of the asset planned.
Motueka District Museum	420	The Motueka Museum is located in the centre of the Motueka Township on High Street and the building consists of a museum, office staff facilities and archive room as well as a café that is leased out by the Museum Society. The building, an old school building was built in 1913 and is clad in concrete and brick block. The museum holds and displays a collection of artefacts relating to local history. In terms of its function in providing wide community benefits and outcomes, the Motueka District Museum aims to provide efficient preservation, research, and display of collections, in order to share the region's unique history with visitors and community.	Incorporated Society Funded by a grant from the Council plus other income sources.	The overall condition of the building is good. The components in poor and very poor condition of note include the external roof paint finish and the internal wall paint finish. The seismic rating is 40% NBS.	The Museum keeps records of usage.	No major issues	Continue to operate under lease to Incorporated Society. No further development of the asset planned.

D.7 Swimming pools and Remote Campgrounds

D.7.1 Swimming Pools

Overview and Asset Description

Swimming pools are provided to deliver a range of public good benefits including:

- Good quality aquatic-based recreation and sport opportunities
- Health (resulting from physical activity); and
- Learn to swim (safety).

The Council operates one major aquatic facility at Richmond. Two small ex-primary school pools are operated by the local reserve committees at Rockville and Upper Tākaka. Another outdoor pool is provided at Motueka (Saltwater Baths). Funding is also provided to local groups to operate twenty school pools outside school hours for community use.

Informal camping is permitted at three sites on the Council reserve land: at Tasman Recreation Reserve, McKee Memorial Recreation Reserve and Owen River Recreation Reserve. Campground caretakers are present at each of these sites. Basic camping facilities are provided for the public to use for a small fee.

An inventory and description of swimming pools is presented in Table D5.

Asset Condition

The Richmond Aquatic Centre has been operating constantly for approximately 15 hours a day for 360 days per annum since opening. Plant and equipment has been renewed as required and before there is any disruption to the operation of the facility. The planned renewals for the term of this Activity Management Plan have been determined by the maintenance contractor in conjunction with the facility manager and the Council's property officer for maintenance and facilities. There is ongoing assessment of all plant and equipment during routine maintenance activities to ensure that the planned renewals are undertaken at the most appropriate time. Given the age of the facility, it is expected that the level of maintenance and renewals will increase in the future.

The swimming pools are older, school-style outdoor pools. Their condition is deteriorating over time and the Council is unlikely to replace these assets if they fail. The plan would be to fill in these pools at the end of their useful life.

Current and Future Demand

Existing demand for the outdoor community pools and Owen River campground is relatively low, and likely to remain so in future. The other two campgrounds have high summer use and medium use year-round.

Strategic Management Approach

Due to the high cost of constructing and operating pools, the strategy for provision is based on providing indoor/all year facilities only in the major population centres.

The current Aquatic Centre is located in Richmond, and this serves as the main regional facility. The Council's strategy is to maintain the Centre to provide aquatic and fitness facilities to the community in an efficient and cost-effective manner. The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work, both current and predicted future failure. The priority of work is based on the consequences of asset failure on levels of service, costs, safety or corporate image.

The Council has worked with a community group to complete a feasibility study for provision of a second indoor facility in Motueka to serve current and future needs of the Motueka community and residents in the surrounding areas. The feasibility study confirmed the need for a six lane pool.

Provision has been made in this plan for the construction of the pool from 2026/2027, at a cost of $18 million. A community contribution to this facility is required.

The Council provides grants to schools and to local organisations to operate school pools outside school hours for public use, where the demand and local community support warrants this input.

The Council owns two ex-school pools, as a result of the schools' closure. Local committees operate these pools with some financial support from the Council to assist with maintenance costs. As the pools and the plant ages, considerable capital renewal expenditure will be needed and the justification for undertaking this will be debateable. As such their long-term viability is questionable. No financial provision for any capital renewal works have been included within the twenty-year period of this Activity Management Plan.

D.7.2 Remote Campgrounds

Overview and Asset Description

Informal camping is permitted at three sites on the Council reserve land: at Tasman Recreation Reserve, McKee Memorial Recreation Reserve and Owen River Recreation Reserve. Campground caretakers are present at each of these sites. Basic camping facilities are provided for the public to use for a small fee.

An inventory and description of campgrounds is presented in Table D5.

Asset Condition

Campground ablution blocks are older type facilities, although a new toilet facility has recently been installed at the McKee Memorial Reserve campground and new toilets were installed at Kina Reserve in 2019. All ablution blocks will require maintenance during the term of this AMP. The campgrounds are maintained in low key style, suitable for remote/coastal and riverside reserve areas.

Current and Future Demand

Existing demand for the Owen River campground is relatively low, and likely to remain so in future. The other two campgrounds have high summer use and medium use year-round.

Strategic Management Approach

Continue to operate in the same manner as done currently.

Table D5: Asset Inventory and Description of Swimming Pools and Campgrounds

Building Name	Size	Description	Management	Condition	Demand Issues	Maintenance/operation Issues	Strategic Objectives
Richmond Aquatic Centre	3,800m2	The Centre is located at 161 Salisbury Road, Richmond. The Centre's facilities provide a modern aquatic facility in Richmond. The Centre services Richmond and surrounding areas including Nelson South. The pool is open year-round offering supervised swimming, aquatic fitness classes, gym classes, recreation and leisure uses. The facilities include a 25 m eight-lane competition pool, 20m five lane teaching pool, wave pool, lazy river, hydrotherapy pool, toddler's pool, family and adult spas, sauna, gym, fitness centre, fitness classroom, café, and shop.	Managed and operated under a contract with Community Leisure Management.	Overall this property is in a good to very good condition. The components in poor and very poor condition of note include the internal vinyl floor, internal carpet flooring and an internal solid door.	Utilisation of the facility is very high and nearing capacity.	Building maintenance required over the next 5 years includes: 2028 - Asphalt /Sealed Areas; 2029 - External Roof Paint Finish.	Continue to maintain for the life of the asset
Rockville Pool	350m2	An old primary school pool that was purchased by the Council when the school closed. A 20m x 5m heated outdoor pool.	Operated by local committee which manages the school reserve.	Good condition but showing its age.	Meeting current demand of the small local community.	Future maintenance/ renewal costs will be an issue. Use is by key access - no lifeguards could be a potential liability to the Council.	Continue to maintain for the reasonable life of the asset i.e. no major expenditure will be incurred.
Saltwater Baths	485m2	The pool was installed when sharks were regularly present in the Bay. The original pool was built in 1938 with three concrete walls and a fourth wall built in 1950. The concrete floor was added to the baths in 1992, with steps at both ends and a paddling pool was included. A floodgate, childproof gates in the fence around the pool, decking on the shore side and a walkway to the beach were also added at this time. The changing rooms and toilets in the adjacent reserve were replaced in 2022.	Operated by the Council. Local volunteers and the Council contractor continue to maintain pool, change water once per week etc.	Good condition. Boardwalk replaced in 2021 and main deck replaced in 2023. Two lower decks to be replaced in 2024.	Seasonal use by local community and visitors	Future maintenance/ renewal costs will be an issue. No lifeguards are present – could be a potential liability to the Council.	Review future of facility, including an analysis of risks and liabilities associated with continued operation.
Upper Tākaka Pool	250m2	An old primary school pool that was purchased by the Council when the school closed. A 20m x 5m unheated outdoor pool.	Operated by local committee that manages the reserve.	Reasonable condition but showing its age.	Limited use by very small local community.	Future maintenance/ renewal costs will be an issue. Use is by key access – no lifeguards could be a potential liability to the Council.	Continue to maintain for the reasonable life of the asset i.e. no major expenditure will be incurred.
Kina Beach Recreation Reserve	2.43 ha	Basic self-contained toilets are provided at this campground.	Operated by the Council with caretaker on site.	Good	High use by locals and visitors.	Toilets require ongoing maintenance, toilets replaced in 2019.	Continue to provide a low-cost, authentic kiwi camping experience.

Building Name	Size	Description	Management	Condition	Demand Issues	Maintenance/operation Issues	Strategic Objectives
McKee Memorial Recreation Reserve	6.11 ha	Several toilets and shower facilities are provided, along with a playground.	Operated by the Council with caretaker on site.	Good	High use by locals and visitors.	Toilets and ablution block require ongoing maintenance. Sewerage system was repaired after cyclone Fehi with number of campers restricted. Toilet/Shower blocks need replacement.	Continue to provide a low-cost, authentic kiwi camping experience until the site is no longer fit for this use.
Owen River Recreation Reserve	2.41 ha	Basic showers and self-contained toilets are provided at this campground.	Operated by the Council with caretaker at the adjacent Owen River Tavern.	Good	Limited use by kayakers, families, and tourists.	Toilet/shower require ongoing maintenance. Toilet/Shower need replacement and maintenance required on shelter building.	Continue to provide a low-cost, authentic kiwi camping experience.

D.8 Other Community Buildings

The Council owns a number of other community buildings that are used for various purposes that do not fall within the other categories of community facilities. These buildings have been classified as 'other community buildings' for Activity Management Plan purposes. An inventory, description and overall assessment of other community buildings is presented in Table D6. The quality of most buildings is generally considered to be adequate for their purpose. Provision of other community buildings is based on a historic provision and no further buildings in the district are planned. The Council will continue to maintain these facilities in the medium term.

Table D6: Asset Inventory and Description of Other Community Buildings

Building Name	Size (m^2)	Description	Management	Condition	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Brightwater Recreation Reserve ex Plunket Rooms,	113	Old Plunket rooms, now being managed by Hall Committee	Brightwater Hall Committee	Good	Low	None	Continue to maintain the building.
Dovedale Recreation Reserve – Former Dovedale Church	110 approx	This Church was constructed in 1911 to replace a simple weatherboard chapel that was the original church constructed in 1878. The current church is built of weatherboard with a corrugated iron roof. All the windows are Gothic topped and of gold glass. The interior is lined with tongue and groove native timber.	Dovedale Recreation Reserve Management Committee.	Good This building has a seismic rating of 75% NBS IL2.	Low	Need to keep the building weather tight and maintained.	Continue to maintain the building.
Jubilee Park, Ex Richmond Information Centre	65	The former Information Centre is located at Jubilee Park, Richmond.	Utilised by Rotary for Days for Girls project	Fair	Medium	Need to keep the building weather tight and maintained.	Continue to maintain the building.
Māpua community library building (on Moutere Hills RSA site)	80	A permanent, purpose-built shared facility was constructed in 2002 on Council land occupied by Moutere Hills RSA, on the corner of Toru Street and Aranui Road, Māpua.	Māpua Community Library volunteers.	Very good	High	None	Continue to maintain the building.
Memorial Park, Motueka – Ex Library Building	455	The property located at 12 Pah Street, Motueka is a single storey structure with a lightweight metal roof supported on timber trusses and was originally constructed around 1958 with two stages of extensions in 1986 and 2001-2003.	Council	Seismic rating <30% NBS IL2	Not in current use		Continue to confirm future use of the building
Memorial Park, Motueka -Rubber bowls buildings	120	The building was constructed in the mid 1970's as the clubrooms for the Rubber Bowling Club. This club went defunct in the mid 1990's. The clubrooms are used as a first aid training room.	Leased	Fair Seismic rating of 19% NBS IL2. The building will be upgraded by the lessee or demolished.	Used for community first aid training.		If the building becomes surplus with no tenants remove the building from the park to allow for extra parking spaces.
Motueka Beach Rec. Reserve – former camp amenities building	135	The building is an old amenities building that contained showers, toilets, storage and kitchen facilities.	Council	Fair	Current use storage for saltwater baths equipment	Need to keep the building weather tight and maintained.	Continue to maintain the building.
Motueka Recreation Centre – Band & cadets buildings	290 70		Leased	Good	Medium	None	Continue to maintain the building.

Building Name	Size (m^2)	Description	Management	Condition	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Murchison Community Rooms	100	The building was constructed in 1935 for use as public restrooms. The interior has been reconfigured, with the building now leased by Plunket and the Murchison Toy Library.	Managed by Plunket and Women's Division of Federated Farmers.	Overall the building is in a good to very good condition. Components in a poor to very poor condition include the external roof paint finish, external metal roofing and the external window & door paint. This building has a seismic rating of 67% NBS IL2.	High	Need to keep the building weather tight and maintained.	Continue to maintain the building.
Ngatimoti Recreation Reserve – fire station & community room	245	Fire station building with community room. Used by FENZ as fire station.	Managed by FENZ	Good	High	None identified.	Divest building to FENZ with continued community access.
Richmond Senior Citizens Building	290		Leased	Good	High	None identified.	Continue to maintain the building.
Riwaka Memorial Rec Reserve -tennis pavilion & pottery shed	50 120	Building old and have been built by others. In Council maintenance by default.	Council	Average	Low	None identified.	Continue to maintain the building.
Thorps Bush – Imagine Theatre and Storeroom	65 35	This former Scout building is now leased to Imagine Theatre for drama productions. The Skyline garage is used for storage of props.	Leased	Good This building has a seismic rating of 56% NBS IL2 .	High	None identified.	Continue to maintain the building.
Wakefield Toy Library Building, Edward Street.	160	This building is located on Edward Street in Wakefield. It is a historic building with a C rating and was gifted to Waimea County Council in 1955 by the Wakefield Library Trustees for the purposes of a public library and currently houses the Wakefield Toy Library.	Leased	The building had a significant upgrade including replacement of piles and some framing in 2023. This building has a seismic rating of 45% NBS, IL2.	Low	None identified.	Continue to maintain the hall in accordance with heritage conservation requirements.
Washbourn Gardens – Grounds Shed, Nursery shade house, Orchid house, old gaol, pavilion	98	These buildings within Washbourn Gardens have mixed origin, some built by community groups.	Council	Average	Average	Work currently being undertaken on orchid house.	Continue to maintain these buildings

D.9 Community Housing for Older Adults

D.9.1 Overview and Asset Description

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.

The Council provides housing predominantly for older people in need of publicly provided rental housing. A total of 101 community housing units are provided: 34 in Richmond, seven each in Brightwater and Wakefield, 45 in Motueka and four each in Tākaka and Murchison. An inventory and description of community housing assets is presented in Table D7.

Central Government previously granted the Council subsidies and low-cost loans to meet a specific need for low-cost, community-based housing for people on low incomes. Although Government support ended in 1992, the Council has continued to provide community housing to meet this need.

D.9.2 Asset Condition

A visual external inspection of all units was undertaken in 2019 as part of the Council's Community Housing Review, this confirmed that all units were in good condition. The upgrading of units to meet the requirements of the Healthy Homes legislation was completed in 2022, all units are fully compliant. A comprehensive condition assessment is being carried out in the 2023/2024 financial year. An overall assessment of each of the community housing complexes is included in Table D7.

D.9.3 Current and Future Demand

Our District is seeing increasing numbers of older people living longer than ever before. At the same time and largely as a consequence of population growth, there has been a decline in the affordability of housing across our District. As a result we are likely to see an increased demand for housing for older people on low incomes.

There is currently a long waiting list for people wanting to access a unit, but without the Government subsidy or low-cost loans, the Council is not able to fund significant development of new units to meet this demand.

D.9.4 Strategic Management Approach

Central government's recent social housing reform includes a new income-related rent subsidies (IRRS) scheme. Under the IRRS scheme, housing providers can set rents at market levels and the Government pays them the difference between what a tenant is able to pay and the market rent. Although Councils are not directly eligible for the IRRS scheme, the Council is investigating how it could work with housing providers to tap into the benefits of this scheme (options include partnering with a registered community housing provider or creating a stand-alone entity). Tasman District Council intends to consider such options during a review of this activity. The review commenced in 2019 and was put on hold in late 2020 due to workload and other pressures. A revised programme for completion of the review will be considered by the Council in 2024.

Table D7: Asset Inventory and Description of Housing for Older Adults

Community housing complex	Location	Number of units	Condition	Maintenance/Operation Issues
Aotea Flats	Richmond	24	Very good overall, with four units built in 2011.	Older units harder to maintain due to age.
Hollis Hills Flats	Brightwater	7	Very Good	Minimal maintenance required
Maling Flats	Richmond	10	Very Good	Minimal maintenance required
Mears Haven Flats	Motueka	18	Very Good	Minimal maintenance required
Murchison Flats	Murchison	4	Moderate	Older units harder to maintain due to age. Issues with getting trades people to Murchison. Roof repaint required year 3.
Pearless Flats	Wakefield	7	Very Good.	Minimal maintenance required
Galley Court Flats	Tākaka	4	Excellent – all built in 2000	Minimal maintenance required
Vosper Street Flats	Motueka	27	22 units very good	

D9.5 Public Toilets

Overview and Asset Description

The Council provides public toilets throughout the District to meet community, traveller and tourist needs. This delivers a range of public good benefits including:

- Compliance with the Health Act 1956, to provide sanitary conveniences for use by the public.
- Convenience to users of parks and reserves.
- Convenience to visitors to shopping/business areas and the travelling public, and
- Support of tourist operations.

The Council provides and maintains 106 public toilet facilities throughout the District, including 21 in the Golden Bay Ward, 23 in the Motueka Ward, 42 in the Moutere/Waimea Ward, seven in the Lakes/Murchison Ward, and 13 facilities in the Richmond Ward. An inventory of these public toilet facilities is presented in Table D8.

D9.6 Asset Condition

Most of the public toilet facilities have modern sanitary systems with a mix of reticulation, septic tank or containment systems. Existing facilities appear to be meeting current demand and most are in good to excellent condition. Ad-hoc condition assessments are carried out by the Council staff from time to time, as an interim assessment. A general assessment of the overall condition of each public toilet facility is provided in Table D8. A regular programme of upgrading interior surfaces and serviceability has improved both the condition and performance. A number of the higher profile toilets are included in a long-term painting maintenance programme contract.

D9.7 Performance

Quality of public toilets is driven by three factors. One is the quality of the building, which is determined by its age, design, and level of maintenance. The overall quality of public toilets is generally considered to be adequate by staff. The second and probably major factor is cleanliness. The frequency of toilet cleaning is matched to the level of use of the toilet and balanced against the cost of cleaning more than necessary. The effectiveness of the toilet cleaning service can also be a factor. The third factor is vandalism and graffiti, which is a particular problem for public toilets. Combating vandalism occurring or reducing its impact is a combination of good design, location and rapid responsiveness to any incidents. Quality or performance from a customer perspective is measured via the annual residents' survey. The overall satisfaction of residents with public toilets appears to be increasing over time (see Section 5, Figure 7).

D9.8 Current and Future Demand

The provision of public toilets has been divided into three categories in the Sanitary Services Assessment 2005. These are:

1. Toilet facilities in townships, predominantly to serve local shoppers;
2. Toilet facilities in parks and reserves, predominantly to serve local users of the sport and recreational facilities; and
3. Toilet facilities on main tourist routes or at tourist attractions, predominantly to serve tourist groups.

Existing toilets appear to be meeting demand in the main townships. New public toilets will be required to meet future needs arising from development of new parks and reserves and increasing population and/or tourism activity.

D9.9 Strategic Management Approach

The Council's strategy is to:

- Provide toilet facilities only where a real need can be demonstrated.
- Locate toilets strategically to give adequate coverage without undue overlap.
- Consider non-asset solutions, such as portable toilets by others to meet peak demand; and
- Minimise the risk of vandalism.

Table D8: Asset Inventory and Description of Public Toilets

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Golden Bay Ward							
Anatori	Crown Road Mangarakau	Good		Containment	Average use year-round	High cost of clearing tank	No change required
Awaroa Beach	Next to walkway to Lodge at coast	Average		Containment	High summer use	High cost of clearing tank	No change required
Awaroa Carpark	Awaroa Road, Awaroa	Average		Containment	High summer use	Cleaning by DoC	No change required
Bainham Hall	Cooks Road, Bainham, Golden Bay	Fair		Septic Tank	Low		No change required
Collingwood Memorial Hall	Tasman Street, Collingwood	Good	Fully Accessible	Reticulated	High		No change required
Golden Bay Information Centre toilets & showers	Willow Street, Tākaka	Good	Fully Accessible	Reticulated	High	Showers new in 2019. Programme maintenance painting contract	No change required
Golden Bay Recreation Park	Main Road, Tākaka	Fair/Good		Reticulated	Average	Older block due for upgrade. The Council constructed new toilets in the Rec Park Centre on this site in 2017	Review
Ligar Bay Reserve	Ligar Beach, Golden Bay	Good		Reticulated	High summer use		No change required
Miles Reserve	Parapara Road, Golden Bay	Fair		Containment	Average summer use	Review within 3 years	No change required
Milnthorpe	Kendall Street, Milnthorpe	Good	Fully Accessible	Containment	Average		No change required
Patons Rock Reserve	Patons Rock, Golden Bay	Good		Septic Tank	High summer use		No change required
Pōhara Recreation Reserve	Abel Tasman Drive, Golden Bay	Good		Reticulated	Average		No change required
Rockville School Reserve	Collingwood Bainham Main Road, Collingwood	Fair		Containment	Low		No change required
Rototai Cemetery	Rototai Road, Golden Bay	Fair		Containment	Low		No change required
Rototai Reserve	Nees Road, Golden Bay	Good		Containment	High Summer use	New in 2014	No change required
Salisbury Bridge Picnic area	Quartz Range Road, Bainham	Average		Containment	High summer use	Possible infiltration, needs inspection	Review
Tākaka Memorial Reserve	Commercial Street, Tākaka	Good	Fully Accessible	Reticulated	High	Programme maintenance painting contract	No change required
Tata Beach Reserve	Tata Beach, Golden Bay	Very Good		Reticulated	High summer use	Renovated 2005	No change required
Tomatea Point Reserve	Pakawau, Golden Bay	Good		Containment	Average summer use		No change required

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Uruwhenua Reserve	SH60, Golden Bay	Average		Containment	High summer use	Needs further consideration for replacement	Review
Lakes/Murchison Ward							
Gowan Bridge	Gowan Bridge	Fair		Containment	Low	Requires upgrading	No change required
Lake Rotoiti Hall – public toilets	St Arnaud	Good	Fully Accessible	Reticulated	Average	New in 2019	No change required
Mangles River	Mangles River	Fair		Containment	Average		No change required
Murchison Public Toilets	Fairfax Street, Murchison	Very good	Fully Accessible	Reticulated	High	A New 2005. Programme maintenance continuing	No change required
Murchison Recreation Reserve Public Toilets	Waller Street, Murchison	Good		Reticulated	High	Require upgrade	Review
Owen River Recreation Reserve	SH 6, Owen River	Fair		Septic Tank	Low	Require upgrading/replacement	Review
Tapawera Public Toilets	Main Road, Tapawera	Good	Fully Accessible	Reticulated	High	Programme maintenance continuing	No change required
Motueka Ward							
Alexander Bluff	Motueka Valley Highway	Good	Fully Accessible	Containment	High summer use	New in 2019, double Norski	No change required
Alex Ryder Memorial Reserve	Rowling Road, Little Kaiteriteri	Good	Fully Accessible	Reticulated	High summer use		No change required
Breaker Bay	Breaker Bay	Good		Reticulated	Average summer use		No change required
Brooklyn Rec Reserve	Brooklyn Valley, Brooklyn	Good		Containment	Low		No change required
Decks Reserve	Wallace Street, Motueka	Excellent	Fully Accessible	Reticulated	High demand, next to info centre	Due to be upgraded or replaced 2025	Upgrade/replace
Goodman Recreation Reserve	Old Wharf Road, Motueka	Excellent	Fully Accessible	Containment		New in 2023	No change required
Motueka Cemetery	Old Wharf Road, Motueka	Fair			Low		No change required
Motueka Skate Park	Old Wharf Road, Motueka	Good		Containment	Average		No change required
Mārahau	Main Road, Mārahau	Poor	Fully Accessible	Containment	High, use has increased	Replacement in 2021 abandoned due to lack of alternate site	No change required
Mārahau	Otūwhero Spit	Average		Containment	High summer use	Issues with coastal erosion future relocation required	No change required
Memorial Hall	Pah Street, Motueka	Good	Fully Accessible	Reticulated	High		No change required
Richards Reserve	Wildmans Road, Motueka	Good		Containment	Average		No change required
Riwaka Memorial Reserve	Main Road, Riwaka	Good		Reticulated	High		No change required

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Riwaka Recreation Reserve	Main Road, Riwaka	Good		Containment	Average		No change required
Saltwater Baths	North Street, Motueka	Excellent	Fully Accessible	Reticulated	Average	New in 2022 with outdoor showers	No change required
Split Apple Rock	Split Apple Rock	Good		Containment	Average		No change required
Kumaras Car Park	Off Staples Street, Motueka	Good		Containment	Average	Due for replacement	Review
Stephens Bay	Anarewa Crescent	Good		Reticulated	High summer	Programme maintenance painting contract	No change required
Tapu Bay Reserve	Tapu Place, Stephens Bay	Excellent	Fully Accessible	Reticulated	High summer use	New in 2021	No change required
Tasman Recreation Reserve	Rush Lane, Tasman	Good		Containment	Low		No change required
Thorps Bush	Woodland Avenue, Motueka	Good	Fully Accessible	Reticulated	Average		No change required
Torrent Bay	Camping Ground	Good		Containment	High summer use	High cost of clearing tanks	No change required
Torrent Bay	Wharf area	Good	Fully Accessible	Septic Tank	High summer use	New in 2022	No change required
Moutere/Waimea Ward							
Appleby Recreation Reserve	SH 60, Appleby	Good	Standard	Septic Tank	Low	Requires maintenance and bird proofing	No change required
Brightwater Ex-a-loo	Ellis Street, Brightwater	Good	Fully Accessible	Reticulated	Average	High maintenance required	No change required
Brightwater Hall	Lord Rutherford Road, Brightwater	Good		Reticulated	Low use		No change required
Dovedale Recreation Reserve	Dovedale Road Woodstock Wakefield	Good		Septic Tank	Low use		No change required
Edward Baigent Memorial Scenic Reserve	SH6 Wakefield	Good		Containment	Average		No change required
Edward Baigent Memorial Scenic Reserve	SH6 Wakefield	Good		Containment	Average		No change required
Faulkner Bush Scenic Reserve	SH6 Wakefield	Good	Fully Accessible	Reticulated	High		No change required
Firestone Reserve	Lee Valley	Good		Containment	High summer use		No change required
Grossi Point	Tahi Street, Māpua	Good	Fully Accessible	Reticulated	Average		No change required
Hoddy Memorial Estuary Park	SH 60, Appleby	Very good	Fully Accessible	Containment	Low use		No change required
Kina Beach Recreation Reserve	Cliff Road, Tasman	Excellent	Fully Accessible	Containment	High summer use	New in 2018	No change required
Kina Beach Recreation	Cliff Road, Tasman	Excellent	Fully Accessible	Containment	High summer use	New in 2019	No change required

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Reserve							
Lee Valley Recreation Reserve (ex DoC)	Lee Valley	Good		Septic tank	High in summer		No change required
LEH Baigent Memorial Recreation Reserve	Kina Peninsula Road, Kina	Good	Fully Accessible	Containment	High summer use	New 2018	No change required
LEH Baigent Memorial Recreation Reserve	Kina Peninsula Road, Kina	Fair		Containment	Average		No change required
Māpua Recreation Reserve	Aranui Road, Māpua	Good	Fully Accessible	Reticulated	Average	Programme maintenance painting contract	No change required
McKee Memorial Recreation Reserve	Stafford Drive, Ruby Bay	Fair		Reticulated	High summer	Monitoring of sewer pumps in place and camper numbers are limited to a maximum of 250 people due to the system capacity constraints. Older units with showers require upgrade/replacement	Review
McKee Memorial Recreation Reserve	Stafford Drive, Ruby Bay	Fair		Reticulated	High summer	Monitoring of sewer pumps in place and camper numbers are limited to a maximum of 250 people due to the system capacity constraints. Older units with showers require upgrade/replacement	Review
McKee Memorial Recreation Reserve	Stafford Drive, Ruby Bay	Good		Reticulated	High summer	Monitoring of sewer pumps in place and camper numbers are limited to a maximum of 250 people due to the system capacity constraints	No change required
McKee Memorial Recreation Reserve	Stafford Drive, Ruby Bay	Good		Reticulated	High summer	Monitoring of sewer pumps in place and camper numbers are limited to a maximum of 250 people due to the system capacity constraints	No change required
McKee Memorial Recreation Reserve	Stafford Drive, Ruby Bay	Very good	Fully Accessible	Reticulated	High summer	Monitoring of sewer pumps in place and camper numbers are limited to a maximum of 250 people due to the system capacity constraints	No change required
McLeans Beach	Motueka Valley Highway, Woodstock	Excellent	Fully Accessible	Containment		New in 2022	No change required
Meads Reserve	Lee Valley	Good		Containment	Average summer use		No change required

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Moturoa / Rabbit Island - Boat Ramp	Ken Beck Drive, Appleby	Good	Open daytime only	Containment	High weekend use		No change required
Moturoa / Rabbit Island - Eastern End of Equestrian Park	Ken Beck Drive, Appleby	Good	Open daytime only	Containment	High use all year		No change required
Moturoa / Rabbit Island - Eastern End Toilets	Ken Beck Drive, Appleby	Good	Open daytime only	Septic Tank	High summer use	Disposal fields upgraded 2010	No change required
Moturoa / Rabbit Island - Equestrian Park Dressage No 1	Ken Beck Drive, Appleby	Very good	Fully Accessible	Containment	High weekend use		No change required
Moturoa / Rabbit Island - Equestrian Dressage No2	Ken Beck Drive, Appleby	Fair	Fully Accessible	Containment	High weekend use	To be replaced 2024 with two cubicle, fully accessible unit	No change required
Moturoa / Rabbit Island - Greenslade Park Longdrop	Ken Beck Drive, Appleby	Good	Fully Accessible	Containment	High use all year	Replaced 2022, two cubicles	No change required
Moturoa / Rabbit Island - Hunter Brown	Ken Beck Drive, Appleby	Good		Containment	High weekend use		No change required
Moturoa / Rabbit Island - Main Toilet Block	Ken Beck Drive, Appleby	Good	Open daytime only	Septic Tank	High summer use	Disposal fields upgraded 2010. Painted 2020 Programme Maintenance	No change required
Moturoa / Rabbit Island - Rough Island Traverse	Ken Beck Drive, Appleby	Excellent	Fully Accessible	Containment	High use all year	New in 2023, two cubicles	No change required
Moturoa /Rabbit Island – Tic Toc Road cycle trail area	Ken Beck Drive, Appleby	Very Good	Fully Accessible	Containment	High use all year	Installed 2019	No change required
Moturoa / Rabbit Island - Taj Toilet Block	Ken Beck Drive, Appleby	Good	Open daytime only	Septic Tank	High summer use		No change required
Moturoa / Rabbit Island - Western End Block	Ken Beck Drive, Appleby	Good	Open daytime only	Septic Tank	High summer use	Disposal fields upgraded 2010	No change required
Ngatimoti Recreation Reserve	Motueka Valley Highway	Good		Septic Tank	Average	Located on side of Fire Service building	No change required
Pinehill Reserve	Stafford Drive, Ruby Bay	Good	Fully Accessible	Reticulated	High		No change required
Upper Moutere Recreation Reserve	Moutere Highway	Good		Septic Tank	Average	Management committee cleans etc	No change required
Wai-iti Recreation Reserve	Main Road South, Wai-iti	Good		Containment	Low		No change required
Wai-iti Recreation Reserve	Main Road South, Wai-iti	Good		Containment	Low		No change required
Wakefield Recreation Reserve	Whitby Road, Wakefield	Fair		Reticulated	Average		No change required
Whitby Green	Whitby Road, Wakefield	Excellent	Fully Accessible	Reticulated	High	New in 2023	No change required
Richmond Ward							

Location	Address	Condition	Accessibility	Sewer System	Demand Issues	Maintenance/ operation Issues	Strategic Objectives
Busch Reserve	Aniseed Valley	Good	Fully Accessible	Septic Tank	High summer use		No change required
Easby Park	Marlborough Crescent, Richmond	Excellent	Fully Accessible	Reticulated		New in 2023	No change required
Estuary Place Reserve	Estuary Place Richmond	Excellent	Fully Accessible	Reticulated		New in 2022	No change required
Fittal Street Toilets	Richmond	Good	Fully Accessible	Reticulated	High summer use	New 2018	No change required
Hope Hall	Hope Recreation Reserve	Good		Reticulated	High summer use	Cleaned by Nelmac	No change required
Jubilee Park	Gladstone Road, Richmond	Good	Fully Accessible	Reticulated	High use all year	Programme maintenance painting contract. Floor resprayed 2021	No change required
Jubilee Park (Soccer Grounds)	Gladstone Road, Richmond	Good		Reticulated	Average	Upgraded 2020 spray flooring/ new cisterns and lights etc	No change required
Twin Bridges Reserve	Aniseed Valley	Good		Septic Tank	High summer use		No change required
Richmond Public Toilets	Warring Car Park, Richmond	Good	Fully Accessible	Reticulated	High use all year	Programme maintenance painting contract. Floors resprayed 2020/21	No change required
Sandeman Reserve	Sandeman Road	Excellent	Fully Accessible	Reticulated	High use all year	New in 2023	No change required
Saxton Field – Avery Toilet/Changing Block	Champion Road	Very Good	Fully Accessible	Reticulated	Average use all year	New in 2017	No change required
Washbourn Gardens	Oxford Street, Richmond	Very good	Fully Accessible	Reticulated	High use all year	Floors resprayed 2020	No change required
White Gate Reserve	Aniseed Valley	Good		Containment	High summer use		No change required

Appendix E Detailed Asset Inventory – Parks and Reserves

E.1 Detailed Inventory of Parks and Reserves

E.1.1 An Overview of the District's Parks and Reserves

The Council-owned parks and reserves provide a range of open spaces for sports, recreation, play and leisure activities and social opportunities for both residents and visitors. Parks and reserves have been grouped into 8 categories for budget and management effectiveness (see Table 9: Proportion of land held in each park Table 7). These groupings each reflect a different level of service and purpose. Reserve locations can be viewed on the Top of the South Maps website: www.topofthesouthmaps.co.nz.

While a number of reserves are actively managed for organised sport and recreational activity, many others are 'passive reserves' – i.e. reserves that help make our District attractive and provide places for informal or impromptu recreation activities. Esplanade reserves (land located along primary waterways) help reduce risk to private property from natural hazards (such as flooding) and protect conservation values. They can also promote or improve recreational opportunities by providing access to waterways for recreational purposes (such as kayaking or fishing). A few reserves are leased for grazing, while others provide a 'land bank' that we can use for future recreation spaces if required.

The Council provides a total of 868 hectares of reserve land within the District (including 239 ha of Recreation Reserve at Moturoa/Rabbit Island), for a district population of 59,400 (2023 estimated resident population). This equates to 14. 61 ha per 1,000 residents, a reduction of 0.07 ha per 1,000 since 2021.

A number of strategies and reserve management plans have been produced to guide the management and operation of parks and reserves. These include Council's Reserves General Policies (2015), Reserve Management Plans and the Open Space Strategy 2015-2025. The latter document has identified that we have currently have a good amount of space for our communities to use as reserves. The Council works to implement the recommendations from these documents to benefit our community. An inventory of Council-administered parks and reserves is contained in Appendix 1 of Council's Reserves General Policies document.

E.1.2 Condition of Park and Reserve Assets

The Council needs to understand the current condition of its assets. Monitoring programmes consider how critical the asset is, how quickly it is likely to deteriorate and the cost of data collection.

Table E1: Frequency of condition assessments for the Council's Park and reserve assets

Asset type	Frequency of condition assessments
Park and reserve land	Ad-hoc condition assessments are carried out by Council staff from time to time. A programme of inspection and reporting of built assets is undertaken on an annual basis by the maintenance contractor.
Sports fields	Seasonal condition assessments are carried out by Council staff and the maintenance contractor at the change of seasons (autumn & spring) including inspection of goal posts and irrigation systems. A programme of sports field renovation and maintenance is based on this information and ensures the asset is kept in a safe and serviceable condition.

Asset type	Frequency of condition assessments
Playgrounds	Condition assessments are carried out by a certified playground auditor on a three yearly basis. A full structural condition assessment of Council's playgrounds was undertaken in 2022. Annual inspections are carried out by a Parks and Facilities staff member qualified to carry out Playground Equipment Operational Audits and weekly maintenance checks are carried out by the Parks Contractor.
Cemeteries	Ad hoc condition assessments are carried out by Council staff from time to time, as an interim assessment.

This section deals with the specific assets located on parks and reserves, rather than the overall reserve condition. A formal asset condition survey was last completed in 2014. Where condition rating is done, a 1-5 scale is used, as per the NZ Parks and Recreation Asset Condition Grading Standards Manual, as shown in Table E2. Condition of the assets is generally very good with only a small percentage recording poor or very poor grading. The breakdown of the results is as follows:

Table E2: Condition ratings of Council's Park and reserve assets

Grade	Condition	General Meaning	Result 2014
0	Non-existent	Asset absent or no longer exists	0
1	Excellent	Sound physical condition. No work required	27%
2	Good	Sound physical condition; minimal short-term failure risk but potential for deterioration. Only minor work required (if any)	39%
3	Average	Significant deterioration evident; failure unlikely in near future but further deterioration likely. Work required but asset is still serviceable	23%
4	Poor	Failure likely in short term. Substantial work required in short term, asset barely serviceable	7%
5	Very Poor	Failed or failure imminent/safety risk. Major work or replacement required urgently.	4%

The general objective is to have no assets being in poor or very poor condition. Those identified as such will be replaced or repaired as part of the coming year's renewal programmes.

A brief description of the general understanding of the condition of each group of Parks and Reserves assets is presented below.

Furniture: Furniture is considered to be in reasonable condition with considerable renewal having been undertaken over recent years.

Signage: A consistent sign design is used across the District and their condition is considered reasonable. The need for additional signage, particularly information signs has been identified and steady progress is being made.

Gardens: The condition of gardens is variable as a result of no formal renewal programme being implemented. Some gardens have gaps, the contractor is required to annually submit a schedule of plant requirements which is then undertaken where budget is available.

Trees: Trees in all areas are considered to be in reasonable condition. Work is carried out on an ad-hoc basis rather than in a cyclic programme and with the exception of Protected Trees, no formal assessment has been undertaken. Tree maintenance work is managed by staff assisted as necessary by an arboriculture consultant. All tree work is undertaken by contractors using qualified arborists.

Tracks/Walkways: These are considered to be in reasonable condition, a programme of regular inspection to identify maintenance and upgrade works will assist Council to make progress towards meeting Track Standards (SNZ HB 8630: 2004).

Playgrounds: An assessment of the playgrounds was undertaken by an external specialist consultant in 2022.

- The playgrounds were generally in good condition, with evidence of moderate to high levels of use.
- The playgrounds provided good facilities for local residents and visitors.
- Twenty three items of play equipment, particularly some equipment in rural areas, will need to be considered for replacement in the next 3 years.
- A good inspection and maintenance programme is essential to ensuring equipment is compliant with standards.

An assessment of remaining life of individual asset components of the playgrounds is included in Table E3.

Table E3: Expected Remaining Life of Council's playground assets

Playground Equipment Items		
Remaining Life	**Number of Items**	**Percentage**
>10 years	146	39%
5-10 years	192	51%
3-5 years	13	3%
1-3 years	23	6%
Total	374	

Compliance with Safety Standards: The playgrounds were measured against the standard NZ5828 if installed prior to 1996. If installed after this date, but prior to April 2005 the playgrounds were measured against ASNZ4486 and 4422. Equipment and surfacing installed after April 2015 was measured against NZS5828: 2015.

Each individual item of equipment was measured and results shown in Table 21 Of the 380 items of equipment inspected at the 47 reserves, 380 items were identified including issues that required monitoring but no immediate action. The required maintenance and vandalism items have been addressed as have most compliance issues.

Table E4: Playground Audit results 2022

Type/Responsibility	Council	Contractor	Monitor	Total Items
Maintenance	60	82	22	164
Compliance	214			214
Vandalism		1		1
Not Inspected	1			1
Total	275	83	22	380

Replacement of older equipment occurs required following assessment on an annual basis. Painting is undertaken as part of the maintenance contract on an as required basis.

When condition rating is done, a 1-5 scale is used, as per the IPWEA PN 10.1 Parks Management: Inventories, Condition and Performance Grading Guidelines.

E.1.3 Performance

The quality of development of the new reserves is considered to be achieving a high standard. On older reserves and even newer reserves over five or more years old, the quality is considered to be of a lower standard.

As a result of the growth of reserve land and the resultant demand to develop new land, the majority of resource has been committed to these areas. There has been lower resource allocation to renew assets and redevelop existing reserves to the standards being achieved in the newer reserves.

E.1.4 Strategic Management Approach

Key issues for reserve provision in Tasman District include:

- Continuing population growth and increases in demand for additional urban reserve land and sports parks across the District and the need for this to be managed cost effectively.
- The number of retired people is forecast to increase significantly in the next 20 years and this will increase demand for some types of Council services. By contrast, the proportion of young people as a percentage of the total population is predicted to decline significantly over time.
- The demand for both walking and cycling tracks is expected to continue to grow as Tasman's population ages.
- Coastal erosion and the impact of projected sea level rise may impact on the Council's walkways and reserves.
- There is likely to be increased expectation that the Council will undertake coastal protection works on its reserves to protect adjacent private land and to retain public access to coastal areas, which needs to be balanced against the protection of wildlife habitats, retention of natural process, and the affordability of coastal protection works.
- Damage to park and reserve assets from storm and heavy rainfall events.
- The focus on catering for growth and on development of new reserves has resulted in a decline in quality of older reserves, with some variance in service levels between new and older reserves.
- Renewal of existing park facilities e.g. play equipment to maintain level of service targets.

- Long-term provision and management of cemetery reserves.
- Management of public toilets throughout the District; and

The 'Reserves General Policies (2013)' document and Parks and Reserves Management Plans (Table E5) set out the objectives and policies for all reserves administered by the Tasman District Council.

The Reserves General Policies document has been prepared to consolidate policies that apply to all reserves. This allows a consistent approach to reserve management and removes the need for policies to be repeated in omnibus or site-specific management plans. This policy document is a 'living document' setting out the policies which shall direct the use and management of the District's reserves for the next 10 years.

The purpose of the reserve management plans is to ensure that both the management and development of reserves in the District are compatible with the purposes of their reservation. The plans identify the appropriate uses for each reserve, state how conflicting uses are to be managed and outline any development proposals. Reserve management plans are reviewed on a rolling basis, as summarised in the following table.

Table E5: Reserve management plan development and review schedule

Reserve Management Plan (RMP)	Development date	Proposed review year
Abel Tasman Foreshore Scenic Reserve (joint with Department of Conservation)	2012 (partially reviewed in 2015)	Yet to be decided
Motueka Ward Reserves	2019	-
Saxton Field (joint with Nelson City Council)	2021	-
Memorial Park Management Plan (joint with Wakatū Incorporation)	1997, updated 2003	Yet to be decided
Moutere/Waimea Ward Reserves	2022	-
Richmond Ward Reserves	1999, with later amendments for Hope Reserve	2024 – review in progress
Lakes/Murchison Ward Reserves	2005	2024 – review in progress
Golden Bay Ward Reserves	2003	2025
Tata Beach Reserves	1996, updated 2001 and 2007	2025
Waimea River Park	2010	2024 – review in progress
Moturoa / Rabbit Island	2016	2025/2026

A summary of strategic objectives for individual reserves is identified in a separate document on the Council's website (Reserve Management Plans section).

The Council has also prepared an Open Space Strategy (2014) to help improve the management and provision of parks, reserves, natural areas and other types of open space within the Tasman District. The Strategy is not a statutory document, but is used to advise other plans that the Council is required to develop, such as this Activity Management Plan and the LTP. The Strategy, along with the companion document '*Summary of Existing Provision - A background document for the development of a Tasman District Open Space Strategy*' (April 2014), collates all available information about the quality and quantity of Tasman's open spaces.

E.1.5 Cemeteries

Overview and Asset Description

The Council provides cemeteries that create an attractive, peaceful, and respectful environment for the memorial and remembrance of the deceased. Cemeteries are also provided for the following reasons:

- Public health
- To ensure compliance with the requirements of the Burial and Cremation Act 1964; and
- To provide a burial location within close proximity to communities.

The Council operates 12 cemeteries and maintains three closed cemeteries, covering a total land area of 29.44 hectares. An inventory of these cemeteries is presented in Table E6. The distribution of cemeteries is uniform across the District, with all townships within 20km of a cemetery and most within 10km.

Asset Quality and Condition

There are three main cemeteries located in each of the main urban centres of Richmond, Motueka and Tākaka. The quality of these cemeteries is very good, with well-developed roading, parking and other infrastructure, together with attractively landscaped grounds. The Richmond Cemetery was extended in 2020 with additional roading, park and entrance to Otia Drive added in 2022. The quality of the minor cemeteries tends to be lower, but this is considered adequate for their location and use. Asset condition is generally very good, with facilities maintained to a high standard in the high-use cemeteries. The condition and capacity of individual cemeteries is outlined in Table E6.

Current and Future Demand

Most interment activity occurs at the Richmond, Motueka and Tākaka cemeteries. All of the 12 cemeteries have a significant number of plots available with the exception of Richmond Cemetery which has an estimated remaining life of 6-10 years. There is significant cemetery capacity within the other three wards in the Tasman District that will provide capacity for at least 50 years.

A Cemetery Strategy developed jointly with Nelson City Council in 2020 confirmed that Richmond Cemetery is likely to reach capacity within 10 years and that Nelson Cemeteries would reach capacity in less than 20 years. The Strategy was undertaken jointly so that the option of developing a regional cemetery could be considered.

Following completion of the strategy, provision was made in the LTP 2021-2031 for the purchase of land for a regional cemetery. A Joint Cemetery Working Group was established with a mandate to oversee the development of a Business Case for a Joint Regional Cemetery. The Business Case is currently being finalised and is likely to be presented to the Councils in early 2024. Budgets for land purchase are included in the 2023-2024 Annual Plans for both Councils and budgetary provision for the development of a joint regional cemetery is included in the LTP 2023-2034.

Strategic Management Approach

Council's intention is to continue to operate cemeteries in the most part without significant change except for the development of a Joint Regional Cemetery with Nelson City Council to serve the burial needs of Nelson City and the Richmond and Moutere/Waimea Ward of Tasman District.

Table E6: Cemetery Inventory

Cemetery Name	Size (ha)	Location	Interments Jan-Dec 2023		Condition	Estimated remaining life	Maintenance & operation issues	Strategic Objectives
			Burials	Ashes				
Golden Bay Ward								
Bainham Cemetery	2.3136	Bainham Rd, Collingwood	0	1	Good	50 years +	None	Continue to operate without significant change
Clifton Cemetery	0.8853	Closed	0	0	Good	Nil		
Collingwood Cemetery	6.074	Bainham Rd, Collingwood	1	5	Good	50 years +	None	Continue to operate without significant change
Kotinga Cemetery	0.4059	Cemetery Rd, Kotinga	0	0	Good	50 years +	None	Continue to operate without significant change
Rototai Cemetery	2.0234	Rototai Rd, Tākaka	7	3	Good	50 years +	None	Continue to operate without significant change
Motueka Ward								
Flett Rd Cemetery	0.2016	Flett Rd, Lower Moutere	1	1	Good	50 years +	None	Continue to operate without significant change
Motueka Cemetery	5.9685	Memorial Drive, Motueka	20	35	Good	50 years +	None	Continue to operate without significant change
Pioneer Park Historic Cemetery	0.2929	Closed	0	0	Good	Nil	None	
Sandy Bay Cemetery	0.2182	Closed	0	0	Good	Nil	None	
Moutere/Waimea Ward								
Foxhill Cemetery	1.1446	SH6 Foxhill	3	3	Good	50 years +	None	Continue to operate without significant change
Spring Grove Cemetery	2.0234	Mt Heslington Rd	2	1	Good	10 years +	None	Steep capacity 10 years
Waimea West Cemetery	0.8006	Waimea West, Brightwater	0	0	Good	50 years +	None	Continue to operate without significant change

Cemetery Name	Size (ha)	Location	Interments Jan-Dec 2023		Condition	Estimated remaining life	Maintenance & operation issues	Strategic Objectives
			Burials	Ashes				
Lakes/Murchison Ward								
Murchison Cemetery	1.295	Chalgrave St, Murchison	0	2	Good	50 years +	None	Continue to operate without significant change
Mararewa Cemetery	0.8041	Main Rd, Tapawera	1	1	Good	50 years +	None	Continue to operate without significant change
Richmond Ward								
Richmond Cemetery	4.9902	Wensley Rd, Richmond.	27	52	Very good	6-10 years	None	Continue to operate without significant change. Now burying at single depth due to high water table
Total	29.4413		62	104				