

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

Date: Thursday 2 April 2026
Time: to follow Environment Regulatory & Operations Committee
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street, Richmond
YouTube Link: [Tasman District Council Meetings - YouTube](#)

Tasman District Council

Kaunihera Katoa

AGENDA

MEMBERSHIP

Mayor	Mayor T King	
Deputy Mayor	Deputy Mayor B Maru	
Councillors	Councillor C Butler	
	Councillor J Ellis	Councillor K Maling
	Councillor K Ferneyhough	Councillor D McNamara
	Councillor M Greening	Councillor P Morgan
	Councillor J Gully	Councillor T Neubauer
	Councillor M Hume	Councillor T Walker
	Councillor M Kininmonth	Councillor D Woods

(Quorum 8 members)

Contact Telephone: 03 543 8400
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Website: www.tasman.govt.nz

AGENDA

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

Recommendation

That the apologies be accepted.

- 3 PUBLIC FORUM

Nil

- 4 DECLARATIONS OF INTEREST

- 5 LATE ITEMS

- 6 CONFIRMATION OF [MINUTES](#)

That the minutes of the Tasman District Council meeting held on Thursday, 12 March 2026, be confirmed as a true and correct record of the meeting.

That the minutes of the Extraordinary Tasman District Council meeting held on Thursday, 19 March 2026, be confirmed as a true and correct record of the meeting.

That the confidential minutes of the Tasman District Council meeting held on Thursday, 12 March 2026, be confirmed as a true and correct record of the meeting.

- 7 REPORTS

- 7.1 Annual Plan 2026/2027 Consultation 4
- 7.2 Statement of Proposal - Draft Schedule of Fees and Charges 2026/2027 54

- 8 CONFIDENTIAL SESSION

Nil

- 9 CLOSING KARAKIA

7 REPORTS

7.1 ANNUAL PLAN 2026/2027 CONSULTATION

Decision Required

Report To:	Tasman District Council
Meeting Date:	2 April 2026
Report Author:	Amy Smith, Community Policy Advisor; Chris Choat, Communications & Change Manager; Dwayne Fletcher, Strategic Planning & Enterprise Manager
Report Authorisers:	Sue McLean, Kaiwhakahaere ā Rōpū – Te Pae Rautaki Ahumoni Group Manager - Strategy & Finance
Report Number:	RCN26-04-11

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

- 1.1 The purpose of this report is to adopt the Annual Plan 2025/2026 consultation document.
- 1.2 The report is in response to the Council's decisions made at the 19 March 2026 meeting regarding the Annual Plan 2025/2026 with specific reference to the Consultation Document.
- 1.3 This report also seeks the Council's agreement to delegate the approval of minor editorial changes to the Mayor and the Chief Executive.

2. Summary / Te Tuhinga Whakarāpotō

- 2.1 There are a range of pressures that are increasing the Council's costs for 2026/2027 compared with those in Year 3 of the Long Term Plan (LTP) 2024-2034, as detailed at the Council meeting on 19 March 2026 (RCN26-03-14).
- 2.2 These costs were recognised as having a significant and material impact on the required rate revenue forecast in Year 3 of the LTP 2024-2034. As a result, the Council is required to consult with its community.
- 2.3 At the 19 March 2026 meeting, the Council agreed to produce a consultation document supporting a consultation period opening 2 April to 3 May 2026.
- 2.4 A submissions hearing will be held on 14 May and the Council will deliberate on 28 May 2026, before adopting the Annual Plan 2026/2027 on 25 June 2026.
- 2.5 The purpose of the consultation process is to highlight the proposed changes to operational and capital programmes and budgets. It is seeking submissions on:
 - 2.5.1 the options to recover the \$14.6m costs (debt) incurred from the June-July 2025 weather events;
 - 2.5.2 operational budget movements;
 - 2.5.3 changes to the capital programme;
 - 2.5.4 the next steps options for the three community facility projects; and

2.5.5 changes to Council's fees and charges.

3. Recommendation/s / Ngā Tūtohunga**That the Tasman District Council**

- 1. receives the Annual Plan 2026/2027 Consultation RCN26-04-11; and**
- 2. adopts the following supporting information for the Annual Plan 2026/2027 consultation document as required by section 95A(4) of the Local Government Act 2002:**
 - 2.1 prospective financial information (financial accounts, funding impact statement, financial regulations benchmarks and reserve funds (attachment 3 under separate cover);**
 - 2.2 prospective funding impact statement (rates) (attachment 4 under separate cover);**
 - 2.3 assessment of options for the proposed 2025 Weather Events Recovery Rate (Attachment 1 of the agenda report) and amended Revenue and Financing Policy to include the proposed rate (attachment 5 under separate cover); and**
- 3. agrees that the consultation document in Attachment 2 to the agenda report provides a fair representation of the changes from Year 3 of the Long Term Plan 2024-2034 and as proposed in the Annual Plan 2026/2027; and**
- 4. adopts the consultation document in Attachment 2 to the agenda report incorporating any minor amendments at the meeting for release as the basis for community consultation during the period 2 April to 3 May 2026 in accordance with sections 82, 82A, 95 and 95A of the Local Government Act 2002; and**
- 5. delegates authority to the Mayor and the Chief Executive Officer approval of any minor edits to the supporting information and consultation document prior to them being published and made available for public consultation.**

4. Background / Horopaki

- 4.1 The Long Term Plan ('LTP') 2024-2034 established the Council's plan for the services it intends to provide, the projects it intends to undertake, the costs of carrying these out and how they will be funded in for the period 2024/2025 to 2033/2034.
- 4.2 The Council adopted an LTP 2024-2034 that contained a higher level of financial risk than in the past. This was done to keep rates increases in the first three years (in particular) at a manageable level for Tasman ratepayers at a time of general cost increases and cost of living pressures.
- 4.3 The LTP anticipated an overall rates revenue increase of 5.2% (excluding growth) and for net debt at \$306m for Year 3 (2026/2027).
- 4.4 Since the adoption of the LTP 2024-2034 there have been some substantial upward cost pressures, which directly impacted last year's Annual Plan and continue to affect Council's business operations and increase costs.
- 4.5 Some of these are driven externally and are largely outside the Council's control. The primary drivers of these increased costs are:

- 4.5.1 The impacts of the June/July 2025 weather events;
- 4.5.2 New costs resulting from water supply and resource management regulation from central government;
- 4.5.3 Higher than anticipated interest rates, loan repayment and depreciation funding (as a result of increased asset valuations);
- 4.5.4 Higher than anticipated operating costs for the Regional Sewerage Business Unit, resulting from Council's increased use of the scheme due to growth and wet weather events;
- 4.5.5 Higher than anticipated reactive maintenance costs in Three Waters, Transportation and Reserves and Facilities activities; and
- 4.6 These pressures challenged the previously signalled rates increases (5.2% in the LTP or 7.2% indicated in the last Annual Plan process). Budgets continue to be under intense pressure and carry a high level of risk. Tight programme and financial management remains essential, as there is little to no capacity to absorb unexpected costs or new requests.
- 4.7 We are unable to maintain our current Levels of Service within the planned (LTP) rates increase or indicative rates increase identified in the last Annual Plan process. A forecast rates rise of 11.2% (excluding growth) for the Annual Plan 2026/2027 was identified in November 2025.
- 4.8 Staff were requested to present opportunities to limit the impact of the increasing costs on rate increases for 2026/2027 at workshops on 17 December 2025 and 18 February 2026. At its 19 March 2026 meeting, the Council agreed in-principle to a range of changes to reduce the impact on rates. The net outcome of these changes is that the rates revenue increase will be 9.9% (excluding growth) for 2026/2027 comprising:
- 2.3% for the costs of the June/July 2025 weather events.
 - 5.3% for Three Waters cost increases.
 - 2.3% for cost increases to the rest of Council business (i.e. non-Three Waters).
- 4.9 The proposed rates increase of 9.9% reflects the resulting cost to maintain current business. Net debt will be \$320m by the end of 2026/2027.

5. Analysis and Advice / Tātaritanga me ngā tohutohu

- 5.1 The Council is required to adopt the information that it relied on upon in developing the content of the consultation document, before adopting the consultation document. The following documents are attached for adoption:
- 5.1.1 prospective financial information (financial accounts, funding impact statement, financial regulations benchmarks and reserve funds (**attachment 3 under separate cover**));
- 5.1.2 prospective funding impact statement (rates) (**attachment 4 under separate cover**); and
- 5.1.3 assessment of options for the proposed 2025 Weather Events Recovery Rate (**Attachment 1**) and amended Revenue & Financing Policy to support setting a new rate (**attachment 5 under separate cover**).

2025 Weather Event Recovery Rate

- 5.2 At the meeting on 19 March 2026 the Council decided to consult on the introduction of a 2025 Weather Event Recovery Rate. The Council also resolved that the proposed rate will be:
- a District-wide targeted rate; and
 - assessed as a uniform amount per rating unit; and
 - set at a level to fund the Council’s 2025 weather event recovery costs over five years;
- 5.3 Staff have drafted changes to the Revenue and Finance Policy to include this new proposed rate (**attachment 5 under separate cover**) and seek approval for these draft changes for consultation.
- 5.4 The proposal to introduce the 2025 Weather Event Recovery Rate is included in the Annual Plan consultation document (**Attachment 2**) with the other shortlisted options for the rate.

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

- 6.1 Consultation on the draft Annual Plan 2026/2027 does not have any material financial or budgetary implications for the Council and is funded from existing Strategic Policy budgets.
- 6.2 Proposed budgets changes and financial implications for the Annual Plan were considered at the 19 March Council meeting.

7. Options / Kōwhiringa

- 7.1 The options in relation to adopting the Annual Plan 2026/2027 Consultation Document are outlined in the following table:

Option		Advantage	Disadvantage
1.	Adopt the Consultation Document (Attachment 2) for release	Enables the consultation process to proceed.	There is no disadvantage.
2.	Do not adopt the Consultation Document for publication	No advantage.	<p>This will compromise the Annual Plan timeline, risking striking the rates by 1 July 2025.</p> <p>This would have a very significant impact on the Council’s Finances for 2025/2026 as our system would require expensive and difficult changes to enable retrospective application of rates increases.</p> <p>This process would likely impact the Council’s reputation.</p>

- 7.2 **Option 1 is recommended.** The Council has undertaken a review of its work programmes and budgets for 2026/2027 to get to today’s decisions, and there is no scope in our timeline

to make further significant changes. Any further changes are also likely to more seriously impact levels of service and/or core Council functions.

8. Legal / Ngā ture

- 8.1 Under section 95 of the LGA the Council must prepare an Annual Plan for each financial year and consult in a way that meets the requirements of section 82 before adopting the Annual Plan.
- 8.2 The purpose of an Annual Plan is to:
- 8.2.1 contain the proposed annual budget and funding impact statement for the year to which the annual plan relates; and
 - 8.2.2 identify any variation from the financial statements and funding impact statement included in the local authority's long-term plan in respect of the year; and
 - 8.2.3 provide integrated decision making and co-ordination of the resources of the local authority; and
 - 8.2.4 contribute to the accountability of the local authority to the community.
- 8.3 Under section 95(2) the Council must consult in a manner that gives effect to section 82, unless the proposed annual plan does not include significant or material differences from the LTP for the financial year concerned.
- 8.4 Section 95A(5) of the LGA states that a difference, variation or departure is material if it could, itself or in conjunction with other differences, influence the decisions or assessments of those reading or responding to the consultation document.
- 8.5 Section 82(1) contains several principles for consultation that the Council is required to meet summarised below:
- 8.5.1 Interested or affected persons should be provided with reasonable access to relevant information in a form that is appropriate for their preferences.
 - 8.5.2 Interested or affected persons should be encouraged to present their views.
 - 8.5.3 Interested or affected persons should be given clear information about the purpose of the consultation and scope of decisions.
 - 8.5.4 Persons invited or encouraged to present their views should be given a reasonable opportunity to do so in a manner and format that meets their preferences and needs.
 - 8.5.5 The views presented should be received by the Council with an open mind and should be given due consideration.
- 8.6 Section 82(3) provides discretion to the Council about how it observes these principles.
- 8.7 In this case several of the proposed changes will have an impact on services but don't affect levels of service that are formally stated in the LTP 2024-2034. At least some of these will be in significant activities but staff do not consider them to be significant changes and therefore do not trigger the need to amend the LTP.

9. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori

- 9.1 Staff will approach Iwi directly to discuss the changes in the Annual Plan and will provide any feedback they have to Council at its deliberations meeting.

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

- 10.1 At the Council meeting on 19 March 2026 the significance and materiality of the proposed Annual Plan was considered. It was agreed that, as the significance of the changes is high and the changes are material, consultation is required.
- 10.2 A public consultation period will run from 2 April to 3 May 2026, including Easter and ANZAC holidays. The consultation document will be published online and in hardcopy version in Council offices and libraries.
- 10.3 A Shape Tasman page will be developed where people can access the consultation document and other related information. People will be encouraged to make their submission via Shape Tasman, but submissions will also be accepted via email, post, or hand delivered to Council offices.
- 10.4 The Annual Plan consultation will be publicised via Newslite, newspaper advertising and online channels.
- 10.5 Hearings and deliberations meetings are planned for May.
- 10.6 It was agreed that consultation feedback is sought on:
- 10.6.1 Funding the costs of the 2025 weather events (options and Council's preference);
 - 10.6.2 Proposed significant budget movements;
 - 10.6.3 Community facilities projects (options and Council's preferences);
 - 10.6.4 Draft Schedule of Fees and Charges 2026/2027.
- 10.7 Staff have prepared the Annual Plan Consultation Document (**Attachment 2**) to support the above engagement process.
- 10.8 The significance of the changes in the proposed Annual Plan are considered to be significant.

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	High	There are multiple changes proposed in the Annual Plan relating to different topics; it is likely that one or more of them will be of higher public interest to a reasonable proportion of the community, particularly the proposed 2025 Weather Event Recovery Rate. The rates revenue increase level is also likely to be of high public interest, particularly those receiving Three Waters services.
2.	Are there impacts on the social, economic, environmental or cultural	Medium	There are multiple changes in the Annual Plan that could have a range of wellbeing impacts; in general the scale of the changes are not

	Issue	Level of Significance	Explanation of Assessment
	aspects of well-being of the community in the present or future?		considered likely to have high impact on wellbeing.
3.	Is there a significant impact arising from duration of the effects from the decision?	Medium	For most of the changes proposed in the Annual Plan the Council could choose to reverse them at any point. There are a minority of changes that once implemented, reversing them would be very difficult e.g. selling property or ETS credits. The proposed 2025 Weather Event Recovery Rate is a five year commitment.
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	Low	A number of the proposed changes impact strategic assets, but there is no proposal to change the control or ownership of these assets.
5.	Does the decision create a substantial change in the level of service provided by Council?	Low	The changes have minor or negligible impacts on current levels of service.
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	High	The proposed changes are designed to reduce the rates revenue requirement by several percent for the 2026/2027 year. The proposed rates increase of 9.9% is higher than planned for Year 3 of the LTP. Funding the costs of the 2025 Weather Event over five years means borrowing and servicing the loan over this period.
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	N/A	
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	N/A	
9.	Does the proposal or decision involve Council	N/A	

	Issue	Level of Significance	Explanation of Assessment
	exiting from or entering into a group of activities?		
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW)?	N/A	

11. Communication / Whakawhitiwhiti Kōrero

- 11.1 The Annual Plan consultation will have a dedicated Shape Tasman page to access the consultation document and related information. It will be publicised in Newline, newspaper advertising and through online channels.
- 11.2 The Community Boards and Community Associations will be contacted directly and informed about the Annual Plan consultation.

12. Risks / Ngā Tūraru

- 12.1 The recommendation to carry out a 32 day consultation period, with provision for hearings, helps moderate the legal risk that the Council's decisions on the Annual Plan will be challenged through a judicial review.
- 12.2 There is potential reputational risk regarding Council's preference to pause the Tapawera Community Hub project and defer it to LTP discussions. The two options considered by the Council – to either continue the project as planned, or to pause and defer the project – will be presented in the Annual Plan consultation document, so that people can share their views for elected members to consider and deliberate on in May.

13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi

- 13.1 The overall impact on climate resilience and adaptation of the decisions regarding proposed budgets for 2026/2027 will be minimal.

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

- 14.1 The Council is attempting to deliver on its vision Thriving and Resilient Tasman and the strategic priorities in the LTP 2024-2034, whilst avoiding the cost of rates being unaffordable.
- 14.2 The Council has considered some changes to help reduce the burden on ratepayers. Some of these are not proposed for inclusion in the Annual Plan because of the perceived substantial impact they will have on this vision and strategic priorities.
- 14.3 The proposed method of funding the costs of the 2025 weather events is consistent with the Council's current Financial Strategy and approach to unplanned events. Setting a new targeted rate requires an amendment to the Council's Revenue and Financing Policy, which will be consulted on with the Annual Plan.

15. Conclusion / Kupu Whakatepe

- 15.1 The Council has had to confront considerable cost increases in the development of the Annual Plan 2026/2027. A range of changes and initiatives have been identified to provide some savings, but these have not been enough to offset the cost increases. As a result, the rates revenue requirement and debt for 2026/2027 is higher than planned in the LTP.
- 15.2 To keep the Annual Plan process progressing in time to strike rates by 30 June 2025, Council is asked to adopt the attached draft consultation document

16. Next Steps and Timeline / Ngā Mahi Whai Ake

- 16.1 Submissions on the Annual Plan 2026/2027 consultation will be accepted between 2 April 2026 and 3 May 2026, with hearings to be held on 14 May 2026. The Council will meet to deliberate on the consultation feedback on 28 May 2026.
- 16.2 The final Annual Plan 2026/2027 is due to be adopted on 25 June 2026.

17. Attachments / Tuhinga tāpiri

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|-----|--|----|
| 1.↓ | Recovery Rate Options and Local Government Act Analysis | 13 |
| 2.↓ | Draft TDC Annual Plan 2026/2027 Consultation Document | 34 |
| 3.⇒ | Finance Information (<i>Under Separate Cover</i>) | |
| 4.⇒ | Funding Impact Statement (<i>Under Separate Cover</i>) | |
| 5.⇒ | Draft Amended Revenue and Financing Policy 2024 to introduce Recovery Rate (<i>Under Separate Cover</i>) | |

Recovery or Emergency Event Financial Resilience Rate – Options and S101(3) Analysis

Executive Summary and Recommendations

Staff Recommendation: Introduce a new District-wide targeted rate to fund the Council’s costs of the 2025 weather event

1. Develop a new, specific rate

We recommend creating a new targeted rate to fund the recovery from the 2025 weather event rather than changing existing rates.

A new, clearly defined rate is more transparent for ratepayers. It makes it clear what the money is for, ensures the funding is only used for this purpose, and helps explain the overall rates increase shown in the Annual Plan 2026/2027.

Current targeted rates are structured around established activities, not recovery from major weather events, so they do not align well with the pattern of benefits. A new rate avoids trying to fit the funding into existing categories that don’t match the situation.

2. Apply the rate district-wide

Although the largest benefits of the 2025 recovery work are in specific locations, there are wider benefits for the District as a whole.

Asking all ratepayers to contribute is consistent with a community-wide approach to emergency recovery, where collective responsibility helps ensure that those most affected are not left to shoulder the burden alone.

Future natural hazard events could affect different areas of the District and ratepayers.

Targeting the rate only to the most affected areas would place extra financial pressure on those already dealing with significant impacts from the 2025 weather events. Under section 101(3)(b) of the Local Government Act, we consider that this would negatively affect the social, economic, environmental, and cultural wellbeing of those communities.

For these reasons, we propose that all ratepayers across the District contribute to the rate.

3. Create a recovery rate to solely fund the recovery costs of the 2025 weather events, rather than it also to function as an ongoing emergency event financial resilience rate.

The Council’s current Financial Strategy is to maintain available debt headroom to be able to borrow for the costs of recovery from emergency events. This Strategy identifies that rates revenue would need to increase to service this additional debt. Creating a recovery rate to solely fund the recovery costs of the 2025 weather events is consistent with this direction in the Financial Strategy.

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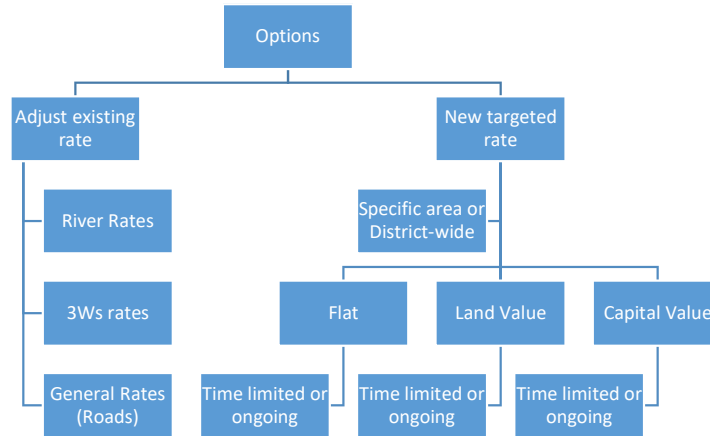
Attachment to Annual Plan 2026/2027 Report – 26 March 2026

4. Levy the rate as a fixed amount per property

Modelling shows that charging a uniform amount per rateable property would equate to around \$125 per year—a modest annual cost that is easy to explain and apply consistently.

Using capital value instead would mean that some high-value properties would pay several hundred dollars more each year. This is difficult to justify particularly for high value properties not receiving the greatest benefit in the shorter term at least and does not align with the distribution of benefits.

Options Analysis



Adjust General Rates (either Uniform Annual General Charge (UAGC) or based on capital value)

Advantages	Disadvantages
<ul style="list-style-type: none"> • Procedurally simple – no/limited change to Revenue and Financing Policy (RFP) • Lower costs to administer • Costs of recovery shared by all ratepayers – recognises that these events can hit a wide range of areas in the District¹. • Lower financial impact on any individual ratepayer as costs shared by all ratepayers. • The UAGC can be used as a lever to moderate rates movements 	<ul style="list-style-type: none"> • Doesn't send any economic signals about the costs of living in riskier areas • Less transparent – increased rates for this purpose harder for public to identify.

Adjust one or more Targeted Rates

Advantages	Disadvantages
<ul style="list-style-type: none"> • Procedurally simple – no/limited change to RFP • Costs of recovery borne by those paying the targeted rates for the activities affected and aligns with the principle of beneficiaries/exacerbators pay² 	<ul style="list-style-type: none"> • Costs shared by fewer ratepayers resulting in higher impact on a subset of ratepayers. • Some of the targeted rates concerned may not closely match those ratepayers receiving disproportionate benefits from the weather events recovery.

¹ More justifiable for an ongoing Emergency Event Financial Resilience Rate than a rate specific to the 2025 weather events recovery.

² Only applies to a rate specific to the 2025 weather events recovery.

<ul style="list-style-type: none"> Sends economic signals about the costs of living in riskier areas³. 	<ul style="list-style-type: none"> Some of those paying the increased targeted rates will disproportionately also be those directly affected by the weather events⁴. Less transparent – increased rates for this purpose harder for public to identify May require a review of rating map boundaries
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Introduce New Targeted Rate – regardless of rating basis

Advantages	Disadvantages
<ul style="list-style-type: none"> Transparent – increased rates for this purpose easier for public to identify. 	<ul style="list-style-type: none"> More procedurally complex – change to RFP and additional admin to collect new rate.

Introduce New District-Wide Targeted Rate – Uniform targeted⁵ rate for all ratepayers

Advantages	Disadvantages
<ul style="list-style-type: none"> Transparent – increased rates for this purpose easier for public to identify. Costs of recovery shared evenly across all ratepayers. Those in areas affected by the weather event don't have to pay disproportionately more than other ratepayers. Natural hazard events are likely to hit multiple areas in the District in the future and sets precedent that recovery costs will be shared by all ratepayers. Lower financial impact on any individual ratepayer as costs shared by all ratepayers – (than targeted rate not applied District wide) 	<ul style="list-style-type: none"> Procedurally complex requiring a change to RFP. Doesn't send any economic signals about the costs of living in riskier areas. Disproportionately impacts ratepayers in lower value properties – who are generally less able to pay. Those ratepayers that receive little or no benefit from the recovery expenditure pay the same as those who receive substantial benefits. More administratively intense to implement than adding to existing rates

Introduce New District-Wide Targeted Rate – based on capital value

Advantages	Disadvantages
<ul style="list-style-type: none"> Transparent – increased rates for this purpose easier for public to identify. The impact on ratepayers is proportionate to the value of their property – arguable that those with higher value properties get more benefit. 	<ul style="list-style-type: none"> Procedurally complex requiring a change to RFP. Doesn't send any economic signals about the costs of living in riskier areas. Those ratepayers that receive little or no benefit from the recovery expenditure pay

³ But note potential mismatch between targeted rates areas and riskier areas.

⁴ Applies more directly to a rate specific to the 2025 weather events recovery.

⁵ See consideration of rates liability factors for the recovery rate [Recovery Rate - liability factor options.docx](#)

<ul style="list-style-type: none"> • Does not disproportionately impact ratepayers in lower value properties – who may generally be less able to pay. • Those in areas affected by the weather event don't have to pay disproportionately more than other ratepayers. • Natural hazard events are likely to hit multiple areas in the District in the future and sets precedent that recovery costs will be shared by all ratepayers. • Lower financial impact on any individual ratepayer as costs shared by all ratepayers (than targeted rate not applied District wide). • Capital value more appropriate than land value because it takes account of how large the level of investment of the ratepayer on the land is, as well as value of the land 	<p>the same as those who receive substantial benefits – particularly for those with higher property values in urban areas.</p> <ul style="list-style-type: none"> • More administratively intense to implement than options than to add to existing rates • Any potential volatility in property revaluations will impact the distribution of the rate • Higher CV in urban areas may be perceived as cross-subsidising rural areas, even when hazard exposure differs.
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Introduce New District-Wide Targeted Rate – based on land value

Advantages	Disadvantages
<ul style="list-style-type: none"> • Transparent – increased rates for this purpose easier for public to identify. • The impact on ratepayers is proportionate to the value of their property – arguable that those with higher value properties get more benefit with having more to protect • Does not disproportionately impact ratepayers in lower value properties – who may generally be less able to pay. • Those in areas affected by the weather event don't have to pay disproportionately more than other ratepayers. • LV can resonate where the hazard/event relates to location rather than improvements • Natural hazard events are likely to hit multiple areas in the District in the future and sets precedent that recovery costs will be shared by all ratepayers. • Lower financial impact on any individual ratepayer as costs shared by all ratepayers – than targeted rate not applied District wide). 	<ul style="list-style-type: none"> • Procedurally complex requiring a change to RFP. • Doesn't send any economic signals about the costs of living in riskier areas. • Those ratepayers that receive little or no benefit from the recovery expenditure pay the same as those who receive substantial benefits – particularly for those with higher property values particularly in urban areas. • Land value less appropriate than capital value because it does not take account of the level of investment of the ratepayer on the land. • More administratively intense to implement than options than to add to existing rates • High-land-value but low-income ratepayers (e.g., some rural/farm properties) can face heavier burdens. • Ratepayers with lower land value but high capital investment have more to protect but will pay less.

Time Limited Rate

Advantages	Disadvantages
<ul style="list-style-type: none"> • Clear and transparent that this rate is to fund the known costs of recovery from the 2025 weather events only. • Ratepayers know the period over which the rate will apply. • Potential for a lower % rates increase in the year after this rate finishes. • No risk that the relative interest and inflation rates means that funds collected for future recovery lose real value over time. • Our recent direction uses dynamic rates caps and acknowledges emergency recovery may sit outside normal caps; a time-limited rate dovetails with that policy stance. • Consistent with the Council’s Financial Strategy. 	<ul style="list-style-type: none"> • Risk of further natural hazard events that require rates funding for recovery before the time period for this rate is complete. • No opportunity for proactive build-up of funds for recovery prior to future natural hazard events. • Makes applying the rate to all ratepayers less justifiable as (arguably) they don’t all benefit equally from the effects of future natural hazard events. • When the rate ends, we may still have residual costs

Ongoing Recovery and Emergency Event Financial Resilience – used to fund recovery from the 2025 weather events and then build a fund for resilience and recovery work in the future.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Makes applying the rate to all ratepayers more justifiable as (arguably) they all could benefit in the future. • A one-time only increase in rates to fund recovery costs and future financial resilience – and before rates capping is introduced (although recovery rates may be an exclusion from the cap). • Provides opportunity for proactive build-up of funds for recovery prior to future natural hazard events. • Makes applying the rate to all ratepayers more justifiable as (arguably) they could all benefit equally through recovery from the effects of future natural hazard events. 	<ul style="list-style-type: none"> • Use of the funds are less transparent. • Leads to a permanent increase in the amount of rates people pay. • Risk that the relative interest and inflation rates means that funds collected for future recovery lose real value over time. • Over time, scope creep can erode clarity on “what the rate pays for” unless we lock in ring-fencing and annual reporting. • Not consistent with the Council’s Financial Strategy.

Period over which to fund the recovery costs of the weather event:**Longer recovery period**

Advantages	Disadvantages
<ul style="list-style-type: none"> • Lower rates increase/lower rates in the next few years 	<ul style="list-style-type: none"> • Rates stay at increased level to fund the weather event for a longer period (by the end

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<ul style="list-style-type: none"> • Cost of living pressures may be lower in the future 	<p>of this it may have dropped out of public consciousness).</p> <ul style="list-style-type: none"> • Increases the likelihood that there will be other natural hazards events that require funding before the weather event recovery has been fully funded.
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Shorter recovery period

Advantages	Disadvantages
<ul style="list-style-type: none"> • Costs of weather event recovery get funded more quickly (while it is in public consciousness) • Reduces the likelihood that there will be other natural hazards events that require funding before the weather event recovery has been fully funded. 	<ul style="list-style-type: none"> • Higher rates increase at a time of cost of living increases.

From the options available we have focused on four for further analysis, being:

1. Targeted Recovery Rate District-wide for five years to repay the costs of the weather events only - uniform amount
2. Targeted Recovery Rate District-wide for five years to repay the costs of the weather events only - Capital value
3. Targeted Recovery and Emergency Event Financial Resilience Rate - District-wide ongoing to repay the costs of the weather events initially and then be used to build a fund to respond to future natural hazard events – uniform amount
4. Targeted Recovery and Emergency Event Financial Resilience Rate - District-wide ongoing to repay the costs of the weather events initially and then be used to build a fund to respond to future natural hazard events – Capital value

The options involving adjusting existing rates, rather than creating a new recovery or resilience rate have not been analysed further because we consider there to be a strong case for the transparency of a separate rate. This will make communication with the public clearer, and the intended use of the funds will be transparent – both when they are collected and when they are utilised.

Consideration of RFP Principles for Options 1-4

RFP Principle	Application to Recovery/Recovery and Emergency Event Financial Resilience Rate
<p>Non rates funding: Subsidies, grants and other income options are fully explored prior to rates funding being used.</p>	<p>The Council has fully explored and exhausted the options for non-rates funding for the weather events recovery. External funding has been received from NZTA, MfE, MBIE, DIA, and MPI. This has reduced the recovery costs that need to be funded through rates.</p>
<p>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.</p>	<p>Fees and charges are not an appropriate funding source for the 2025 weather-event recovery. This is because there are no identifiable “users” who created the need for the recovery work or who receive solely private benefit from it. While some residents and businesses were more affected than others and may benefit more directly from specific recovery projects, the benefits are not limited to clearly identifiable individuals or properties.</p>
<p>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.</p>	<p>Some communities located close to damaged areas will experience greater benefits from the recovery work than the wider District. However, the wider population will also benefit. This means targeted rates could be used to fund some recovery costs because they can reflect different levels of benefits for different ratepayers.</p> <p>Existing targeted rates could be increased, or a new targeted rate could be created. The challenge with using existing targeted rates, however, is that the boundaries of these targeted rating areas may not align well with the areas that benefit most.</p> <p>Some of the damaged assets—such as roads—are normally funded through general rates.</p> <p>If a targeted rate were introduced to fund both the 2025 recovery and future resilience work, it would be difficult to accurately identify who will benefit from the resilience component in the future. This makes targeted rates (other than a targeted rate applied District-wide) less suitable for resilience funding unless applied District-wide.</p>
<p>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</p>	<p>General rates are a suitable funding option for part of the recovery costs because the benefits of recovery work are shared to some extent across the District. This is particularly relevant where the assets involved (such as roads) are funded from general rates.</p>

<p>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.</p>	<p>General rates may also be more appropriate for an ongoing Emergency Event Financial Resilience Rate, as future beneficiaries could be located anywhere in the District.</p> <p>However, this approach may reduce transparency for the public because the funding purpose is less visible.</p>
<p>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.</p>	<p>A District-wide targeted rate has similar advantages and disadvantages to using general rates with the advantage (over general rates) that it makes the funding more transparent. Both District-wide targeted rates and area-specific targeted rates would be consistent with the principles of the Revenue and Financing Policy for funding recovery from the 2025 weather events, given that some benefits are local and some District-wide.</p> <p>However, this may result in unacceptable consequences for affordability and the current and future social, economic, environmental, and cultural well-being of parts of the community.</p> <p>A district-wide targeted rate would be particularly suitable for an Emergency Event Financial Resilience Rate as it is transparent, and the future beneficiaries could be located anywhere in the District.</p> <p>The Policy currently describes a District-wide targeted rate as a <i>fixed charge per rating unit</i>. This remains an option. Another option is a District-wide targeted rate based on capital value. If this option is selected, a minor amendment to the Policy’s definition of District-wide targeted rates would be needed.</p>
<p>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,</p>	<p>Recovery costs associated with the club approach relate mainly to the three-waters activities. If the club approach is used for these costs, all ratepayers within the relevant “club” should contribute in line with the way that rate is normally levied. However, it may be less justified to charge other users of three waters services who were unaffected by the weather events and rather than ratepayers in the District as a whole.</p> <p>River rates currently operate in a way that resembles a club.</p>

<p>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.</p>	<p>Some assets damaged in the weather events—such as road structures —are funded through general rates.</p>
<p>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.</p>	<p>A resilience fund reduces the need for Council to rely on debt to fund emergency repairs or early renewals. This improves intergenerational equity by ensuring today’s ratepayers contribute to the emergency risks they are exposed to and to the assets they currently benefit from. Without a resilience fund, the cost of replacing assets destroyed in an event is often passed to a future rating base that did not experience the event and did not receive the full benefit of the original asset.</p> <p>In general, debt funding emergency reinstatement is not appropriate when assessed against principles of intergenerational equity, as it shifts the cost of past events to future ratepayers. There may be specific circumstances in which a small portion of reinstatement could theoretically qualify for borrowing, such as where the repair work results in a material extension of an existing asset life, but these situations are uncommon in practice. The resilience fund therefore provides a more equitable and stable mechanism than relying on borrowing for most emergency reinstatement activity.</p>

	<p><i>Note: This discussion is based on an idealised asset lifecycle and funding model. In practice, historical financial decisions, legacy depreciation approaches, and earlier policy settings mean that actual funding treatment has varied across assets and time. Policy can only establish a consistent forward-looking approach and cannot retrospectively correct historical differences.</i></p>
<p>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.</p>	<p>The Council’s dividend income is already fully allocated. If the Council was to use dividend income to help fund the recovery costs, it would have to reduce the dividend funding of other activities.</p>
<p>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.</p>	<p>Similarly, as for dividends, income from the Enterprise activity is already allocated to other activities.</p>
<p>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.</p>	<p>Funding from the sale of major assets could potentially be used to repay debt associated with the recovery costs. Note the Council already has a programme to selling surplus property to fund costs not associated with recovery from the weather events.</p>

Recovery Rate Options – Local Government Act s101(3) Consideration

Purpose

Assess funding options for recovery from the **2025 weather events** (and, for ongoing options, future natural hazard events) against **LGA s101(3)**. Four options are considered:

1. **Targeted Recovery Rate** (District-wide, **5 years**, **Uniform** per rating unit)
2. **Targeted Recovery Rate** (District-wide, **5 years**, **Capital Value** based)
3. **Targeted Emergency Event Financial Resilience Rate** (District-wide, **ongoing**, **Uniform** per rating unit)
4. **Targeted Emergency Event Financial Resilience Rate** (District-wide, **ongoing**, **Capital Value** based)

A. s101(3)(a) Factors — Common Assessment (applies to all options)

(a)(i) Community outcomes primarily supported

Activities funded include roading/transport, waste collection and disposal, three waters repairs, rivers works, and parks/reserves repairs. These contribute to outcomes as follows:

- **Our unique natural environment is healthy, protected and sustainably managed**
 - Wastewater repairs protect waterways and ecosystems.
 - Waste/silt recovery reduces pollution and biosecurity risks.
- **Our urban and rural environments are people-friendly, well planned, accessible and sustainably managed**
 - Clearing/repairing roads (including **Great Taste Trail**) restores access to rural/urban areas and amenities.
- **Our infrastructure is efficient, resilient, cost effective and meets current and future needs**
 - **Roads:** clearing/repairs to roads, bridges, and approaches
 - **Three waters:** restoring services, minor asset repairs
 - **Rivers:** repairing/replacing stopbanks and other river works
 - **Parks/reserves:** repairing parks and on-park assets
- **Our communities are healthy, safe, inclusive and resilient**
 - Safe travel and access to healthcare enabled by cleared roads.
 - River works protect people, buildings, and land from flooding.
 - Three waters services support safe drinking water and wastewater disposal.
- **Our communities have access to a range of social, cultural, educational and recreational facilities and activities**
 - Restored transport access supports participation beyond local neighbourhoods.

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- **Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and encourages community engagement**
– Transparent recovery funding supports trust and engagement.
- **Our region is supported by an innovative and sustainable economy – Repaired roads enable production to reach markets and supplies to be received.**
– River assets protect productive land and businesses.

(a)(ii) Distribution of benefits: whole community vs parts vs individuals

Common position:

Benefits are **graduated by proximity and use**: those in/near affected areas benefit most (direct access and protection), frequent users next, less frequent users least. District-wide benefits also arise (visitation, business continuity, multiplier effects), even for those who do not visit affected areas.

Option-specific nuances are set out in Section B (well-being impacts) and Section C (option assessments).

(a)(iii) Period over which benefits occur

- **Immediate/short-term**: operations, waste and silt collection/disposal, urgent repairs.
- **Medium/long-term**: asset renewals (e.g., roads, stopbanks, three waters) with multi-year useful lives benefiting **current and future ratepayers**.

(a)(iv) Extent of actions/inaction contributing to the need

- For 2025 events, **locational choices** (e.g., locating homes/businesses near rivers) may be viewed as contributing to risk exposure (noting most such activities were **consented by Council**).
- For **future events** (in ongoing options), contributors are **uncertain and location-specific** (e.g., coastal, hillside, or top-of-slope locations).

(a)(v) Costs/benefits of funding distinctly from other activities

- **Transparency/accountability**: A separate targeted rate clearly shows recovery costs on rates bills, helping the public distinguish **event-driven costs outside Council control** from other rate drivers.
- **Administrative cost**: There are **policy/process costs** (RFP change, consultation, decision-making) whichever new targeted rate option is chosen; **system setup costs are small**.
- **Conclusion**: Net transparency benefits outweigh modest setup/administration costs across all options.

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B. s101(3)(b) Overall impact on current and future well-being — Cross-cutting principles

Equity and affordability:

- **Uniform charges** treat every rating unit the same dollar amount; simpler, but can **disproportionately impact lower-income households** (Council has no direct income-based rating tool; **property value** is the best available proxy).
- **Capital value (CV) charges** scale with property value; those with **lower-value properties pay less**, a closer proxy for ability to pay. Those with **higher-value properties pay more**, including some not directly affected by the 2025 events.

Intergenerational balance and debt risk:

- Prolonged borrowing for renewals can **accumulate recovery debt**, crowding out future borrowing and **eroding capacity** for other priorities if events occur more frequently than debt is repaid.
- This supports **shorter funding horizons** for recovery costs (including renewals), rather than long-term debt.

Targeting by exposure:

- Loading most costs onto the directly affected could **undermine recovery and well-being** for those already adversely impacted.
 - **District-wide sharing** better spreads shock costs; **ongoing resilience funds** spread costs across time and space but extend payment duration.
-

C. Option Assessments (differences only)

Option 1 — Targeted Recovery Rate, District-wide, 5 years, Uniform amount

- **Distribution/affordability:** Equal charge per rating unit; simple and predictable. Estimated **~\$124 per property p.a. for 5 years** (modest for many, but proportionally heavier for lower-income households).
- **Rates profile:** Rates rise in 2026/27, then **drop after ~5 years** when fully repaid (subject to no overlapping events).
- **Pros:** Transparent; **even sharing** avoids over-burdening directly affected areas; **lower per-household peak** than more targeted, locality-only rates; straightforward messaging; consistent with the Council's Financial Strategy.

- **Cons:** **Regressive effect** on lower-value properties; does **not signal risk** of high-hazard locations; some pay the same despite receiving less direct benefit; more admin than simply reprioritising existing rates.

Option 2 — Targeted Recovery Rate, District-wide, 5 years, Capital Value

- **Distribution/affordability:** Payments **vary with CV**; illustrative range **\$48 to \$800 p.a.** across example properties for 5 years (excluding an outlier utility property).
- **Equity:** Better **aligns with ability-to-pay proxy** (property value); some high-CV owners **unaffected by the event** would pay substantially more.
- **Rates profile:** Rise in 2026/27, then **drop after ~5 years** when repaid.
- **Pros:** Transparent; **more equitable** than uniform on ability-to-pay; avoids over-burdening directly affected households; higher-CV ratepayers may be **better placed to absorb** increases; consistent with the Council's Financial Strategy.
- **Cons:** No direct **risk-pricing signal**; some high-CV households outside affected areas face **material increases**; still more admin than adjusting existing rates.

Option 3 — Emergency Event Financial Resilience Rate, District-wide, ongoing, Uniform amount

- **Scope over time:** Funds **first five years** of 2025 recovery, **then continues** to build a **future events fund**.
- **Distribution/affordability:** Equal dollar charge per rating unit; shares 2025 and **future** event costs **across all**.
- **Rates profile:** Increases in 2026/27 and **does not reduce** after 5 years (fund continues).
- **Pros:** Transparent; **predictable, stable funding** for future events; **any location** could benefit later; **lower per-event shock** by pre-funding.
- **Cons:** **Regressive** vs ability to pay; **no rates reduction** post-2025 recovery; **no risk signal**; ongoing payment could affect those already impacted (though impact may lessen over time); not consistent with the Council's Financial Strategy.

Option 4 — Emergency Event Financial Resilience Rate, District-wide, ongoing, Capital Value

- **Scope over time:** As Option 3, but **CV-based**.

- **Distribution/affordability:** Scales with property value; **lower-CV pay less, higher-CV pay more** (including some unaffected by 2025 events).
- **Rates profile:** Increases in 2026/27 and **no reduction** after 5 years; fund continues to build and be drawn down as events occur.
- **Pros:** Transparent; **more equitable proxy** for ability to pay; **spreads future event costs**; may **avoid repeated creation** of new targeted recovery rates.
- **Cons:** **No risk signal**; high-CV, unaffected ratepayers can face **substantial increases**; if events occur frequently, reductions may be delayed or not occur; admin costs above status quo; not consistent with the Council's Financial Strategy

D. Comparative summary (at a glance)

Criterion	Opt 1 Recovery 5yrs Uniform	Opt 2 Recovery 5yrs CV	Opt 3 Resilience Ongoing Uniform	Opt 4 Resilience Ongoing CV
Transparency	Clear, separate line	Clear, separate line	Clear, separate line	Clear, separate line
Equity (ability to pay)	Regressive	Progressive (proxy)	Regressive	Progressive (proxy)
Direct vs wider benefit alignment	Same \$ for all	Same % of value for all	Same \$ for all, future events too	Same % of value for all, future events too
Rates profile	Up now, down after ~5yrs	Up now, down after ~5yrs	Up now, continues (no drop)	Up now, continues (no drop)
Administrative effort	RFP change; low setup	RFP change; low setup	RFP change; low setup	RFP change; low setup
Risk signalling	None	None	None	None
Debt/capacity risk	Lower (short horizon)	Lower (short horizon)	Lower if build fund; depends on event frequency	Lower if build fund; depends on event frequency
Illustrative annual impact	~\$124 per property x 5 years	\$48–\$800 p.a. x 5 years (examples)	~\$124 per property (continuing, adjustable)	Scaled by CV (continuing, adjustable)

Notes: Illustrative figures are from your modelling examples. Actual incidence will depend on final rating base and any policy levers adopted.

E. Conclusion (how this meets s101(3))

- **(a) Factors:** The community outcomes, beneficiaries, timing of benefits, contributors to need, and transparency considerations are **clearly identified** and—where common—stated once to avoid duplication.
- **(b) Well-being:** Options that **spread costs District-wide** avoid overburdening those already affected; **CV-based** options better reflect ability to pay. Options with **shorter repayment horizons** mitigate debt accumulation risk. **Ongoing resilience** options enhance preparedness but extend payment duration (with equity differences between uniform vs CV).

Rates Modelling of the Short-Listed Options

Rating Property Description	CV as at 2023	LV as at 2023	Capital Value Rate	Land Value Rate	Fixed Fee
Residential - Takaka	\$620,000	\$255,000	\$ 70.40	\$ 53.03	\$ 124.01
Residential - Murchison, with 131m ³ of water, Urban Water Supply Metered Connections	\$420,000	\$140,000	\$ 47.69	\$ 29.11	\$ 124.01
Residential - Mapua (no Council supplied wastewater/metered water)	\$940,000	\$570,000	\$ 106.74	\$ 118.53	\$ 124.01
Residential - Mapua, with 153m ³ of water, Urban Metered Water Supply	\$720,000	\$500,000	\$ 81.75	\$ 103.98	\$ 124.01
Residential - Kaiteriteri, with 149m ³ of water, Urban Water Supply Metered Connections	\$1,330,000	\$560,000	\$ 151.02	\$ 116.46	\$ 124.01
Residential - Brightwater, with 117m ³ of water, Urban Water Supply Metered Connections	\$750,000	\$380,000	\$ 85.16	\$ 79.02	\$ 124.01
Residential - Wakefield, with 185m ³ of water, Urban Water Supply Metered Connections	\$780,000	\$350,000	\$ 88.57	\$ 72.78	\$ 124.01
Residential - Motueka, with 87m ³ of water, Motueka Water Supply Metered Connections	\$640,000	\$430,000	\$ 72.67	\$ 89.42	\$ 124.01
Residential - Richmond (Waimea Village), with 29m ³ of water, Urban Water Supply Metered Connections	\$430,000	\$250,000	\$ 48.83	\$ 51.99	\$ 124.01
Residential - Richmond, with 103m ³ of water, Urban Water Supply Metered Connections	\$880,000	\$445,000	\$ 99.92	\$ 92.54	\$ 124.01

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Residential - Richmond, with 181m ³ of water, Urban Water Supply Metered Connections	\$1,630,000	\$590,000	\$	185.08	\$	122.69	\$	124.01
Dairy Farm - Collingwood-Bainham	\$7,020,000	\$5,490,000	\$	797.11	\$	1,141.68	\$	124.01
Forestry - Lakes Murchison	\$1,910,000	\$1,840,000	\$	216.88	\$	382.64	\$	124.01
Horticultural - Richmond with 177m ³ of water, Urban Water Supply Metered Connections	\$1,335,000	\$805,000	\$	151.59	\$	167.40	\$	124.01
Horticultural - Ngatimoti	\$1,470,000	\$850,000	\$	166.92	\$	176.76	\$	124.01
Horticultural - Hope in WCD EURA	\$3,390,000	\$2,070,000	\$	384.93	\$	430.47	\$	124.01
Pastoral Farming - Wakefield, with Water Supply Dams, Wai-iti Valley Community Dam	\$3,210,000	\$2,070,000	\$	364.49	\$	430.47	\$	124.01
Pastoral Farming - Upper Moutere	\$1,485,000	\$1,080,000	\$	168.62	\$	224.59	\$	124.01
Lifestyle - Hope in WCD EURA with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$1,350,000	\$980,000	\$	153.29	\$	203.80	\$	124.01
Lifestyle - Hope in WCD EURA with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$1,460,000	\$710,000	\$	165.78	\$	147.65	\$	124.01
Lifestyle - Wakefield, with 3m ³ /day restrictor, Eighty-Eight Valley Rural Water Supply	\$2,970,000	\$1,350,000	\$	337.24	\$	280.74	\$	124.01
Lifestyle - East Takaka	\$1,130,000	\$450,000	\$	128.31	\$	93.58	\$	124.01
Lifestyle - Neudorf, with 2m ³ /day restrictor, Dovedale Rural Water Supply	\$680,000	\$455,000	\$	77.21	\$	94.62	\$	124.01
Lifestyle - Tasman with 2m ³ /day restrictor, Rural Water Extension to Urban Water Scheme	\$1,230,000	\$820,000	\$	139.66	\$	170.52	\$	124.01

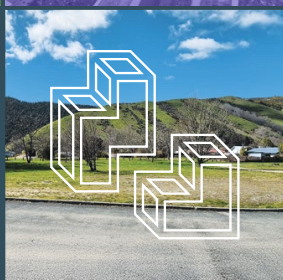
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Lifestyle - Bronte, with 3m ³ /day restrictor, Redwood Valley Rural Water Supply	\$2,140,000	\$1,480,000	\$ 242.99	\$ 307.78	\$ 124.01
Commercial - Queen St, Richmond, with 343m ³ of water, Urban Water Supply Metered Connections	\$1,630,000	\$930,000	\$ 185.08	\$ 193.40	\$ 124.01
Commercial - High St, Motueka	\$1,750,000	\$600,000	\$ 198.71	\$ 124.77	\$ 124.01
Industrial - Cargill Place, Richmond, with 51m ³ of water, Urban Water Supply Metered Connections	\$1,290,000	\$500,000	\$ 146.48	\$ 103.98	\$ 124.01
Utility	\$133,210,000	\$0	\$ 15,125.74	\$ -	\$ 124.01

ANNUAL PLAN 2026/2027

Year 3 of Tasman's 10-Year Plan 2024–2034



Community Consultation Document

Submissions close at 5.00 pm on
Sunday 3 May 2026. You can submit
online at shape.tasman.govt.nz



Te Kaunihera o
te tai o Aorere

MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE



Welcome to Tasman District Council's draft Annual Plan and budget for 2026/2027.

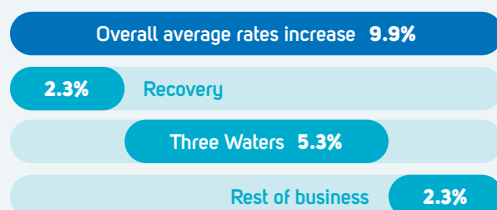
The coming year represents a time of significant change for local government. Councils everywhere are navigating new expectations, major sector reforms, and increasing financial pressures. The Tasman District also continues to recover from the June/July 2025 weather events, which placed added strain on our communities, infrastructure, and on the Council's work programmes and budgets.

The Council is facing considerable financial challenges arising from interest rates, depreciation requirements (due to updated asset valuations), insurance costs, the impacts of the 2025 weather events, Government-mandated compliance changes to the supply of water and resource management, and increased costs to maintain the Three Waters and roading networks and our parks and reserves.

These cost escalations or reductions in funding since the adoption of Tasman's 10-Year Plan 2024–2034 continue to affect the cost of business operations and service delivery. Last year's Annual Plan signalled a 7.2% rates increase for 2026/2027 and we saw a challenge to this figure in November 2025, when a forecast rate rise of 11.2% was identified.

In response, we undertook a thorough review of our work programme and budgets for 2026/2027. The Mayor and Councillors have been working with staff to minimise the cost to ratepayers. A range of changes and efficiencies have been identified enabling us to propose a rates increase of 9.9% while maintaining our current service levels and business operations.

Councils are now providing two rates figures – 'Three Waters' and 'Rest of Council Business' – to reflect the changes to water delivery services. This distinction could become more important in coming years, as the Government's proposed rates cap applies to non-water rates. Recovering the costs from the June/July 2025 weather events in Tasman also adds a 'Recovery' rate figure to our total rates breakdown.



We acknowledge that as we address these economic pressures, they are also impacting households and businesses within our District. We are dedicated to finding an approach that balances affordability with the need to keep delivering the important services you expect and value. As we've heard from our residents already, doing the basics well is a good benchmark.

PROPOSED CHANGES AND OPTIONS

This Annual Plan is about managing the immediate pressures and adapting our plans and budgets accordingly. The review process aimed to find ways of minimising the increase to rates, while continuing to deliver on our obligations and the expectations of our residents and ratepayers. We also considered the services and capital improvements needed by our Tasman community and recovery of some costs through user-paid fees and charges.

To address the financial pressures, we are proposing several changes including:

- A new rate to recover the costs of the June/July 2025 weather event
- Adjusting operating budgets and rephasing parts of the capital work programme
- Slowing the funding of depreciation for our roading network
- Increasing most fees and charges by 7%

To ensure we are delivering value, restoring confidence, and reflecting the different needs of different places, we believe that the inclusion of local voices and community connection is essential to this process. This document outlines the changes we are proposing to reduce the impact of a higher rates increase and we invite you to read it and share your views.



LOOKING FURTHER AHEAD

Elected members and staff remain committed to moving the organisation towards greater financial sustainability over this triennium and maintaining current levels of service into the future may not achieve this.

Planning for our future requires some serious discussions with our community, as the Council will make decisions over the next year that will shape tomorrow's Tasman – how we fund and deliver essential services, respond to environmental pressures, and foster communities that are liveable, sustainable, and future-ready.

Work is well underway on the 10-Year Plan 2027–2037, which provides the opportunity for a deeper, more comprehensive look at our services, assets, and financial settings. This process will be informed by community input, and we encourage you to participate and share your views to help shape Tasman's future.

Thank you for engaging with this Annual Plan, we look forward to your contribution.

Tim King
Mayor

Leonie Rae
Chief Executive Officer

“

**OUR VISION IS
TO CREATE A**

**Thriving
Resilient
Tasman**

**We work to nurture a
Tasman District that
has a healthy environment,
a strong economy, and a
vibrant community.**

WHAT IS AN ANNUAL PLAN AND WHY DOES IT MATTER?



The Annual Plan is our programme and budget for the year. It sets out the activities, services, and capital projects we intend to deliver and how we will fund them, including the rates required. It also highlights any significant changes from what we agreed in Tasman's 10-Year Plan 2024–2034.

The Council will make final decisions on the Annual Plan 2026/2027 in June 2026 and the final plan will be available at tasman.govt.nz in July 2026.

Under the Local Government Act, councils must consult on an Annual Plan when proposed changes are significant or materially different from what is in the 10-Year Plan. Because the proposed changes for 2026/2027 are substantial, we want to be transparent about them and give you the opportunity to provide feedback on the things that affect you.



The purpose of this document is to:

- Explain how we calculated the rates revenue increase and how we plan to fund our work.
- Outline the key challenges the Council is currently facing.
- Ask for your feedback on the proposed changes that may affect you.

COUNCIL PLANNING CYCLE



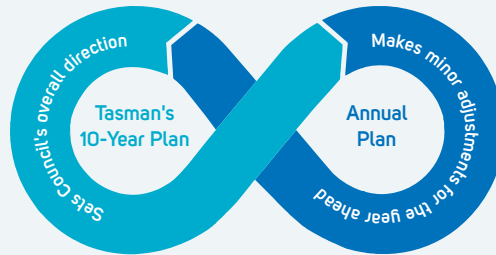
WHAT IS THE 10-YEAR PLAN AND HOW DOES THIS ANNUAL PLAN RELATE?

This Annual Plan represents Year 3 of Tasman’s 10-Year Plan 2024–2034. Annual Plans allow councils to adjust activities, budgets, and priorities set in the 10-Year Plan without changing the overall strategic direction.

Tasman’s 10-Year Plan is formally reviewed every three years to ensure it remains relevant and financially sustainable. The current plan is now being reviewed and the draft 10-Year Plan 2027–2037 will be consulted on in early 2027.

The 10-Year Plan provide a multi year view of the Council’s work programme. This long-term approach reflects the lifespan of infrastructure, the complexity of environmental and economic planning, and the need to coordinate community outcomes over time. Because of their broader scope, 10-Year Plan reviews are where more fundamental changes to strategy, priorities, or levels of service are made.

The Annual Plan is used to make adjustments based on what has changed since the 10-Year Plan was adopted. This Annual Plan is a clear example of this process. It proposes modest changes to Tasman’s 10-Year Plan 2024–2034 to respond to the 2025 weather events, current economic challenges and legislative changes. Any major shifts will be considered through the 10-Year Plan 2027–2037 process.



SUPPORTING INFORMATION



We have used the following list of supporting documents to inform this consultation document.

These are available online at shape.tasman.govt.nz/annual-plan.

- Prospective financial statements
- Full set of rates example properties
- Prospective funding impact statement
- Analysis of the options for the 2025 Weather Events Recovery Rate
- Proposed changes to the Revenue and Financing Policy, to include the 2025 Weather Events Recovery Rate
- Draft schedule of fees and charges for 2026/2027

BEYOND THE ANNUAL PLAN SHAPING TASMAN'S FUTURE, TOGETHER

Tasman is a special place – valued for its natural beauty, thriving communities, and strong spirit of innovation and resilience. Like many regions, we are facing a growing set of complex challenges including climate adaptation, ageing infrastructure, housing pressures, regional growth, and a changing landscape of central government reform.

Looking beyond the Annual Plan 2026/2027, our challenge is to navigate these shifts while planning for Tasman's long term future. The choices we make now will influence the wellbeing of our communities, our economy, and our environment for many years.

LOOKING FURTHER AHEAD

Over the coming year, a number of key strategic discussions will help shape Tasman's future.

These include work on regional transport planning, our long-term water services strategy, Tasman's regional spatial plan and the development of our 10-Year Plan 2027 – 2037.

Elected members will guide this work and community input will be essential. To help inform these conversations, we want to understand your aspirations for Tasman's future and what you see as priorities for services, investment and community wellbeing.

As we plan for the future, the Tasman District faces several important and interrelated challenges and opportunities:

- Managing growth while protecting our natural environment
- Funding and maintaining essential infrastructure
- Responding to climate change and natural hazards
- Navigating national reforms in water, planning and local government
- Strengthening community engagement and trust in decision-making

The choices we face and how we respond to these challenges will remain central to our planning and decision making and will shape the legacy we leave for future generations.

These are significant discussions and your voice will help shape the decisions that guide Tasman for the next decade and beyond.

What does a sustainable, vibrant and prosperous future look like for Tasman?

Over the coming years we will be making important choices about:

- Spatial planning, growth and land-use
- Infrastructure needs
- Resilience and climate adaptation
- Investment priorities
- Our role and direction within the wider local government context

As we begin updating our guiding strategies, we want to hear your views on what matters most for Tasman's future and what Council could keep doing or stop doing to support this.

Want to join the conversation?

Share your aspirations for Tasman's future and where Council should focus its efforts at shape.tasman.govt.nz/lets-talk-tasman.



WHAKATAUKĪ

Kia whakatōmuri te haere whakamua.
I walk backwards into the future
with my eyes fixed on my past.

PART ONE OUR OPERATING ENVIRONMENT

The Annual Plan 2026/2027 focuses on finding the right balance – continuing progress towards our long-term vision for future generations, while keeping rates fair and as affordable as possible.

We are preparing this budget in a challenging environment. Key pressures include the Districts' ongoing recovery from the June/July 2025 weather events, new national expectations and sector reforms (including potential rates capping requirements), and increasing financial constraints across the organisation.

This Annual Plan responds to these immediate pressures by adjusting our work programme and budget accordingly. Current economic conditions are affecting households and businesses across the District, and we remain mindful of the need to balance essential investment with what our community considers an affordable level of rates.

OUR PROPOSED PLAN

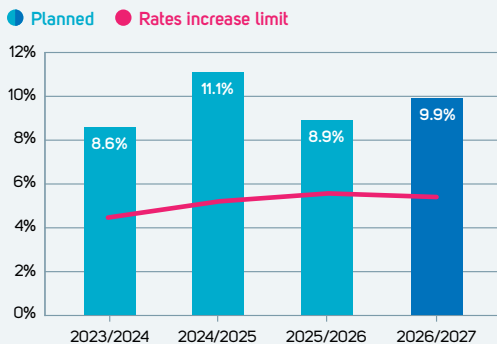
In our 10-Year Plan 2024–2034, we projected a 5.2% rates revenue increase in Year 3.

After reviewing our work programme, responding to cost pressures and reassessing what is needed for the year ahead, the Annual Plan 2026/2027 now proposes an average rates revenue increase on 9.9% across all ratepayers – including residential, business and rural properties. See page 2 for a breakdown of the rates increase.

RATES INCOME INCREASE

Tasman is a diverse district with urban, rural, and commercial properties. Because of these differences, the proposed rates changes vary significantly – from 1.91% to 13.28% – depending on where you live, the services you receive, and whether your property is connected to water and wastewater services.

For more detail on how these changes affect different types of properties, see pages 10 and 11 which outline the impact on a selection of example properties

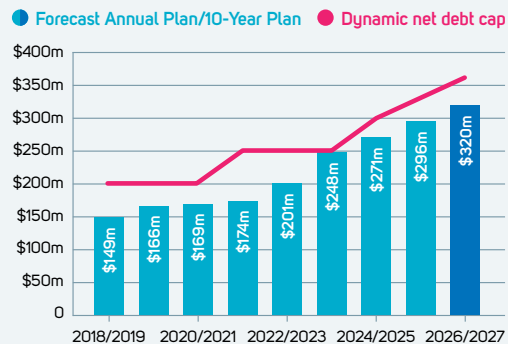


How our rates compare against other councils in New Zealand

Rates per capita	
Tasman: \$1,673	Total revenue difference: \$13,451,400
Average: \$1,898	
Rates per rating unit	
Tasman: \$3,668	Total revenue difference: \$5,668,900
Average: \$3,876	

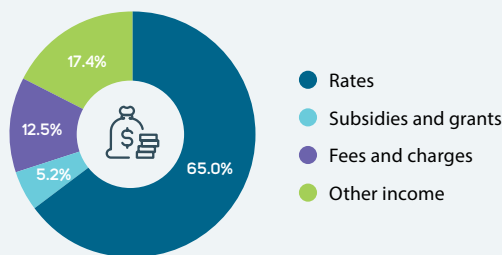
COUNCIL DEBT

The Annual Plan changes are forecast to increase our debt level to \$320 million, which remains within the Councils' dynamic debt ratio, but is \$14.0 million higher than planned in Tasman's 10 Year Plan.



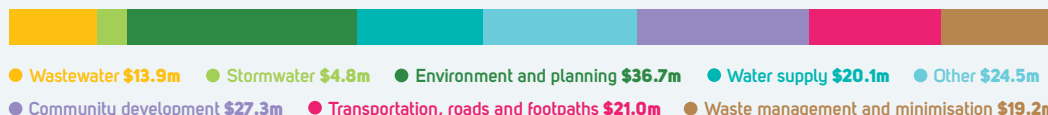
HOW THE COUNCIL IS FUNDED

Councils fund operations through a combination of rates, fees and charges, subsidies and grants from central government, and our investments.

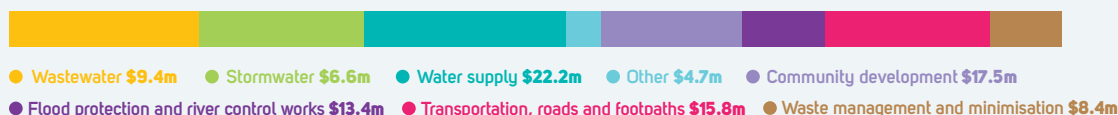


WHERE THE MONEY GOES

Operational expenditure (the costs of providing ongoing services)



Capital expenditure (to purchase or create assets)



WHAT'S IMPACTING RATES?



Our plans for the 2026/2027 financial year were originally set out in Tasman's 10-Year Plan 2024–2034, adopted in mid-2024. At that time, we forecast a rates revenue increase of 5.2% for 2026/2027.

Since then, rising costs and reduced external funding have continued to affect the cost of delivering services and running Council operations. During the Annual Plan 2025/2026 process, the indicative rates increase for 2026/2027 was signalled at 7.2% and by November 2025 it had further increased to a forecast rate rise of 11.2%.

The Civil Defence Emergency Management Act 2002 requires councils to provide resourcing for emergency events. Our staff contributed approximately 15,000 hours at the Emergency Operations Centre to support the response to the June/July 2025 Weather Event.

Over the past two years we have undertaken a thorough review of our work programmes and budget for 2026/2027. The Mayor and Councillors have worked closely with staff to identify savings and efficiencies that reduce costs to ratepayers, while still meeting our obligations and community expectations.

This work has shifted the dial considerably on operational costs. Last year's Annual Plan introduced several changes to lower rates, including reprioritising our asset insurance saving \$700,000, reducing external consultancy budgets by \$794,000, reducing staff costs by \$1.4 million, and selling surplus Council property to reduce debt.

We have continued to focus on opportunities to avoid or reduce costs, while managing the impacts of the June/July 2025 weather events. Further changes include bringing several externally contracted consulting services in-house, slowing digital asset replacement, maintaining a freeze on non-critical recruitment and undertaking an organisational restructure.

As a result of this work, we are now proposing a 9.9% rates revenue increase for 2026/2027, while maintaining current service levels and core business operations.

To see what these changes mean for your rates, see the example properties breakdown on pages 10 and 11 or visit tasman.govt.nz/rates-search.



7.2%
WHERE WE STARTED

What had we budgeted for in the Long Term Plan?

- ▼
- Funding future asset renewals (depreciation) \$4.7m
- Inflationary pressures \$1.2m
- Three Waters maintenance \$400,000

- Impacts of the June/July 2025 weather events \$14.6m
- Central government water levies \$325,000
- Professional fees relating to Three Waters compliance requirements \$1.1m
- Three Waters maintenance \$4.1m
- Reserves and facilities maintenance \$1.5m
- Higher RSBU* costs due to growth and wet weather events \$700,000
- Additional funding for future asset renewals (depreciation) as a result of their increased valuation \$3.9m

These increases contributed to higher-than-expected costs

THIS TOOK THE FORECAST INCREASE TO
11.2%

What have we done to bring rates down?

- ▼
- Rephasing \$14.2m of water supply and wastewater projects
- Increasing most fees and charges by 7% \$105,000
- Council property sales of \$1m resulting in \$100,000 savings on rates
- Slowing the funding of depreciation for our roading network by 3% saving \$650,000 on rates
- Selling Emission Trading Scheme (ETS) carbon credits \$350,000



9.9%
WHERE WE LANDED

*Regional Sewerage Business Unit

EXAMPLE PROPERTIES

The Council uses example properties with different rating mixes and a range of property values to provide a general indication of the impact of the proposed rates across the District under our proposal. A selection of 15 properties have been set out here to demonstrate rates changes between the 2025/2026 year and the rates for the 2026/2027 year. The overall rates change for these example properties ranges from 1.91% to 13.28%.



PASTORAL FARMING WAKEFIELD

% change for 2026/2027 **+1.91%**

CV: \$3,210,000
2025/2026 Actual rates: \$11,205
2026/2027 Proposed rates: \$11,419

Wai-iti Dam supply

Weekly increase **\$4.12**

COMMERCIAL AND RURAL RATES EXAMPLES

COMMERCIAL HIGH STREET, MOTUEKA

% change for 2026/2027 **+9.36%**

CV: \$1,750,000
2025/2026 Actual rates: \$8,764
2026/2027 Proposed rates: \$9,584

No metered water

Weekly increase **\$15.77**

HORTICULTURAL RICHMOND

% change for 2026/2027 **+6.19%**

CV: \$1,335,000
2025/2026 Actual rates: \$5,333
2026/2027 Proposed rates: \$5,663

Metered water – uses 177m³ (not affiliated with Dam)

Weekly increase **\$6.35**

LIFESTYLE WAKEFIELD

% change for 2026/2027 **+8.79%**

CV: \$2,970,000
2025/2026 Actual rates: \$9,970
2026/2027 Proposed rates: \$10,845

Eighty-Eight Valley rural water supply –
3m³/day restrictor

Weekly increase **\$16.84**

LIFESTYLE HOPE

% change for 2026/2027 **+3.93%**

CV: \$1,460,000
2025/2026 Actual rates: \$6,725
2026/2027 Proposed rates: \$6,990

Affiliated with Dam*

Weekly increase **\$5.08**

*Waimea Community Dam affiliated water consent holders

DAIRY FARM COLLINGWOOD, BAINHAM

% change for 2026/2027 **+4.09%**

CV: \$7,020,000
2025/2026 Actual rates: \$17,527
2026/2027 Proposed rates: \$18,245

No metered water

Weekly increase **\$13.80**

INDUSTRIAL CARGILL PLACE, RICHMOND

% change for 2026/2027 **+10.33%**

CV: \$1,290,000
2025/2026 Actual rates: \$6,265
2026/2027 Proposed rates: \$6,912

Metered water – uses 51m³

Weekly increase **\$12.44**

RESIDENTIAL RATES EXAMPLES



RESIDENTIAL MURCHISON

% change for 2026/2027 **+13.28%**

CV: \$420,000

2025/2026 Actual rates: \$4,002

2026/2027 Proposed rates: \$4,533

Metered water – uses 131m³

Weekly increase **\$10.22**

RESIDENTIAL TĀKAKA

% change for 2026/2027 **+12.31%**

CV: \$620,000

2025/2026 Actual rates: \$3,851

2026/2027 Proposed rates: \$4,325

No metered water

Weekly increase **\$9.12**

RESIDENTIAL WAKEFIELD

% change for 2026/2027 **+10.90%**

CV: \$780,000

2025/2026 Actual rates: \$5,343

2026/2027 Proposed rates: \$5,925

Metered water – uses 185m³

Weekly increase **\$11.20**

RESIDENTIAL MOTUEKA

% change for 2026/2027 **+12.99%**

CV: \$640,000

2025/2026 Actual rates: \$4,273

2026/2027 Proposed rates: \$4,828

Metered water – uses 87m³

Weekly increase **\$10.67**

RESIDENTIAL MĀPUA (with water services)

% change for 2026/2027 **+11.00%**

CV: \$720,000

2025/2026 Actual rates: \$5,173

2026/2027 Proposed rates: \$5,741

Metered water – uses 153m³

Weekly increase **\$10.94**

RESIDENTIAL MĀPUA (without water services)

% change for 2026/2027 **+7.38%**

CV: \$940,000

2025/2026 Actual rates: \$3,178

2026/2027 Proposed rates: \$3,413

No metered water or Council wastewater connection

Weekly increase **\$4.51**

RESIDENTIAL BRIGHTWATER

% change for 2026/2027 **+10.57%**

CV: \$750,000

2025/2026 Actual rates: \$5,262

2026/2027 Proposed rates: \$5,818

Metered water – uses 117m³

Weekly increase **\$10.70**

RESIDENTIAL RICHMOND

% change for 2026/2027 **+11.09%**

CV: \$880,000

2025/2026 Actual rates: \$5,352

2026/2027 Proposed rates: \$5,946

Metered water – uses 103m³

Weekly increase **\$11.41**

To see how these changes impact your property, see our rates calculator at tasman.govt.nz/rates-search.

PART 2 HOW TO HAVE YOUR SAY

This proposal document sets out how we have responded to the context in which we are operating and the decisions we have made to balance affordability with delivering the essential, important services you expect and value.



We welcome your feedback.

- What is your preferred option for the 2025 Weather Event Recovery Rate?
- Do you have any feedback on any of the proposed budget movements outlined below (numbered 1 to 4)? Each includes a brief description of what it is and the associated budget increase or decrease.

See submission form on page xx.

OUR PROPOSED CHANGES

NEW 2025 WEATHER EVENTS RECOVERY RATE

Severe weather in June and July 2025 caused significant damage across parts of the District. The Council has been running an extensive response and recovery programme, which is still underway. The current estimated net recovery cost is approximately \$14.6m, although this figure is not yet final.

Most recovery costs sit within the Transportation, Waste Management and Minimisation, Rivers, Three Waters, and Parks and Reserves activities. Funding contributions have been received or are expected from New Zealand Transport Agency/Waka Kotahi, the Ministry for the Environment, Ministry of Business, Innovation and Employment, Department of Internal Affairs, National Emergency Management Agency, and AON insurers.

Tasman's 10-Year Plan 2024 – 2034 and Council's Financial Strategy provide that emergency events will be paid for through borrowing and that it may be necessary to increase rates in subsequent years to service the loans used to fund the recovery.

Non-rates funding sources for the 2025 weather events recovery have now been exhausted and the Council must recover its share of the remaining costs through rates.

There are a wide range of options for the Council to consider in establishing a rate to fund these recovery costs, including:

- Increasing selected existing rates;
- Creating a new targeted rate;
- Charging specific parts of the District or all ratepayers;
- Choosing the duration over which to fund the recovery costs; and
- Deciding how liability is calculated (e.g. uniform amount, capital value, land value).

The Council has also considered whether to take the opportunity to establish an ongoing rate to initially fund the 2025 weather event costs and subsequently to fund recovery from future natural hazard events.

The Council has also considered whether to take the opportunity to establish an ongoing rate that would initially fund the 2025 weather event costs and then provide a funding source for future natural hazard events.

We have shortlisted four options, outlined on the following page.

1 Targeted District-wide Recovery Rate for five years to repay the costs of the 2025 weather events only, charged at a uniform amount (\$125)

This is the Council's preferred option.

Benefits and weaknesses of this option

- Transparency: Simple to understand and ensures funds are used solely for recovery.
- Fairness: All ratepayers contribute evenly, weather events are district wide risks.
- Equity: Residents in the most affected areas will not pay more than others, supporting community wellbeing.
- Affordability: High-value property owners do not face disproportionately higher rates. Lower-value property owners may have less ability to pay the new rate but face the same level of rates as other property owners.
- Time limited impact: Rates will increase from 2026/2027, but the rate will end after five years once the recovery costs are fully repaid.

2 Targeted District-wide Recovery Rate for five years to repay the costs of the 2025 weather events only, charged by capital value.

Benefits and weaknesses of this option

- The transparency, equity and time limited benefits and weaknesses are similar to Option 1.
- Fairness: All ratepayers contribute, recognising that weather events are district wide risks. But ratepayers contribute in proportion to the capital value of their property.
- Affordability: High-value property owners, who may have more ability to pay the new rate, face higher rates. Lower-value property owners, who may have less ability to pay the new rate, pay at lower levels.

3 Targeted District-wide Recovery and Emergency Event Financial Resilience Rate – ongoing to repay the costs of the weather events initially and then be used to build a fund to respond to future natural hazard events charged at a uniform amount.

Benefits and weaknesses of this option

- The transparency, fairness, equity and affordability benefits and weaknesses are similar to Option 1.
- Ongoing impact: Rates will increase from 2026/2027 and the new level will be ongoing. After the first five years the revenue will be used to create a fund for recovery from future natural hazard events.

4 Targeted District-wide Recovery and Emergency Event Financial Resilience Rate – ongoing to repay the costs of the weather events initially and then be used to build a fund to respond to future natural hazard events charged by capital value.

Benefits and weaknesses of this option

- The transparency, fairness, equity and affordability benefits and weaknesses are similar to Option 2.
- Ongoing impact: Rates will increase from 2026/2027 and the new level will be ongoing. After the first five years the revenue will be used to create a fund for recovery from future natural hazard events.



Extending the period over which we repay the debt for recovery from the 2025 Weather Events would reduce the level of the rate each year, but it would also increase the number of years that the rate is charged for and increase the total costs to both the Council and the community higher than a shorter period. A longer repayment period would also increase the risk that another natural hazard events could occur before the debt for the 2025 Weather Events is fully paid off, requiring additional borrowing and further recovery costs.

The following material about the proposed 2025 Weather Events Recovery has been prepared to support this consultation document and can be accessed at shape.tasman.govt.nz/annual-plan.

- Consideration of options and Local Government Act 2002 provisions (including rating impact modelling information).
- The Council's Revenue and Financing Policy showing changes to introduce the proposed new rate.

PROPOSED BUDGET MOVEMENTS

The Council is facing financial challenges. These cost pressures or reductions in funding since the adoption of Tasman's 10 Year Plan 2024 – 2034 in July 2024 continue to affect the cost of business operations and service delivery.

A thorough review of work programmes and budgets for 2026/2027 has taken place to manage the immediate financial pressures and identify changes and initiatives to minimise the cost to ratepayers. The significant changes are set out below.

1 Operating budget movements

Operational expenditure for the draft Annual Plan is proposed to increase by \$10.2m to \$102.4m, compared with Year 3 of Tasman's 10 Year Plan 2024 – 2034.

Indicative key changes (increases and decreases) are outlined below. Minor changes are not listed.

Fees and recoveries

Higher revenue is expected than forecast in the LTP due to increased activity following the 2025 weather events – particularly in Rivers and Roading – and greater gravel extraction volumes. Building and resource consent revenue is also tracking above earlier assumptions.

Maintenance

Maintenance budgets have increased by \$7.0m. Of this, \$4.1m relates to Three Waters, driven by new central government regulatory requirements. Some maintenance budgets that were reduced in Tasman's 10 Year Plan 2024 – 2034 now need to be reinstated due to actual demand, particularly for reactive maintenance.

Additional increases relate to Roading (slip response and tree work), Kingsland Forest (following the end of DIA funding), and management of Council's reserves and ageing facilities.

General operating costs

New central government levies – Taumata Arowai (\$250,000) and the Commerce Commission (\$75,000) – were not known when Tasman's 10 Year Plan 2024 – 2034 was prepared.

The cost to Council of using the Regional Sewerage Business Unit scheme has increased by \$700,000 due to ongoing growth in areas connected to the system, including parts of Richmond, and higher wastewater flows during wet weather events.

The planned \$3m museum grant for a new facility has been rephased from 2025/2026 to 2026/2027, as the work was delayed last year.

Professional fees

Professional fees have increased by \$1.3m, with \$1.1m relating to Three Waters compliance activity. An additional \$500,000 is sought to support the development of strategic plans required under new legislation. Further funding is included to respond to resource management system changes, including preparation for a Regional Spatial Plan.

Operations

Council-wide insurance has risen above the assumed level in Tasman's 10 Year Plan 2024 – 2034. Although some recent reductions in premiums have been reflected in the draft Annual Plan, overall costs remain higher than previously planned. This has also been felt in both the commercial and private sector.

Employee benefits

Inflation and higher-than-expected premiums for staff health insurance, along with associated Fringe Benefit Tax, have contributed to increased employee benefit costs.

Loan repayments (unfunded depreciation)

There has been an increase of \$3.2m. Council continues to move towards fully funding depreciation; however, asset revaluation impacts were underestimated in the LTP. Higher valuations, particularly for roading and three waters assets, have materially increased depreciation funding requirements and associated rates impacts. We are looking to be more conservative in Tasman's 10 Year Plan 2027 – 2037.

Sale of assets

The draft Annual Plan includes \$2.5m of asset sales, consistent with decisions made during the Annual Plan 2025/2026 process. This is \$1m higher than planned for in Tasman's 10 Year Plan 2024 – 2034.

Net interest costs

Net interest costs have increased by \$500,000. Higher borrowing has increased the level of liquid assets required under our Treasury policy, generating more interest revenue than assumed in Tasman's 10 Year Plan 2024 – 2034. The interest we receive offsets the below interest costs.

Overall interest rates have risen since adopting Tasman's 10 Year Plan 2024 – 2034, increasing interest expenses above earlier expectations.



2a Changes to the capital programme

Capital expenditure in the draft Annual Plan is proposed to decrease by \$600,000 to \$73.0m, compared with Year 3 of Tasman's 10 Year Plan 2024 – 2034, reflecting project rephasing and updated priorities.

Several projects have been deferred beyond 2026/2027 and the upcoming 10 Year Plan 2027 – 2037 process will further manage timing and prioritisation.

Indicative key changes to the capital programme (increases and decreases) are outlined below. Joint Venture capital expenditure is not included and minor changes are not listed.

Water supply

- Reticulation upgrades, growth projects and compliance work **(+\$14.4m)**
- Lower Queen St upgrade deferred, other growth projects rescheduled **(-\$8.8m)**

Wastewater

- Growth projects, sludge disposal upgrades and renewals **(-\$5.4m)**
- Motueka Wastewater Treatment Plant membrane replacement **(+\$1m)**

Waste management

- Upgrades to ensure the facilities are fit for purpose **(+\$2.3m)**

Community facilities

- Motueka Community Pool **(+\$2.1m)**
- Saxton Green play space **(+\$1.2m)**

Rivers

- Rebuilding riverbanks washed out from the 2025 weather events and additional flood protection for Motueka **(+\$7.2m)**

2b The three community facilities projects

Progressing three community facilities projects was planned and budgeted for in Year 3 of Tasman's 10 Year Plan 2024 – 2034, as well as the current financial year (2025/2026). The Council has considered the next steps for each project and rating impacts and its preferences.

We are seeking feedback on progressing or pausing these projects.



Tapawera Community Hub

Should we continue the project as planned, OR pause and defer to Tasman's 10 Year Plan 2027 – 2037 discussions?

The facility needs of the Tapawera community are not yet clear. As a consequence, the Council's preference is to pause this project and defer it to Tasman's 10 Year Plan 2027 – 2037 discussions to further explore how best to support the Tapawera community's ambitions for a new Community Hub.

2026/2027 rating impact: 0.02% or \$34,384.



Waimea South Facilities

The proposed Wakefield Hub

Should we continue the project as planned, OR pause and defer to Tasman's 10 Year Plan 2027 – 2037, with further investigation to support discussions?

The Brightwater facilities upgrades

Should we continue the project as planned, OR undertake some weatherproofing work this financial year then pause and defer to Tasman's 10 Year Plan 2027 – 2037 discussions?

The Councils' proposal is to continue these projects.

2026/2027 rating impact: 0.03% or \$45,331.



Motueka Pool

Should we continue the project as planned, progressing through the design stage, OR pause and defer to Tasman's 10 Year Plan 2027 – 2037 discussions?

The Council's proposal is to continue this project.

2026/2027 rating impact: 0.16% or \$204,106.

3 Slowing planned funding of depreciation for roading assets

We have been progressively moving toward fully funding depreciation (i.e. the cost of the assets wearing out over time) and plan to have completed this by 2030. Fully funding depreciation means that we do not need to borrow to replace existing assets when they reach the end of their life.

We are transitioning towards funding the roading/transport assets and had planned to reach 24% funding in 2026/2027. To help reduce the rates increase, we are proposing to slow this transition and instead reach 21% by the end of 2026/2027. This will reduce the rates increase by 0.5% (approximately \$650,000), but it would also increase net debt by the same amount.

There are options for us to move to fully funding the roading/transport depreciation at the planned rate, more quickly or more slowly.

4 Changes to Council's fees and charges

Council sets fees and charges to recover some of the costs of delivering functions, services, and activities where there are private benefits, in accordance with our Revenue and Financing Policy.

A standard increase of approximately 7% has been applied where appropriate to reflect inflation and service cost pressures. Some fees differ from the standard increase due to legislative settings, affordability considerations, or the need to achieve appropriate cost recovery.

Overall, we forecast raising \$35m from fees and charges in 2026/2027. This revenue helps reduce the amount we need to collect through rates.

The Council's proposed Schedule of Fees and Charges for 2026/2027, along with the Statement of Proposal, sets out all the proposed changes.

Specific proposed changes to charges of note

Staff charge-out rates increasing by 3.5%

Staff charge-out rates are proposed to increase by 3.5% from \$226.00 to \$234.00, reflecting updated service delivery costs.

Building assurance: PIM fee

The Project Information Memorandum (PIM) fee is proposed to change from \$544 to \$1,000, an increase of 87% to fully recover costs and reduce the subsidy from rates.

Property information: Property files

Property information files are proposed to be charged at \$60 per file with a 50% reduction for homeowners. A bulk users discount of 60 files for \$3000 will also be available.

Building assurance: Section 72 and section 75 decision and removal fees

19% increases to these fees are proposed to reflect higher costs associated with delivering this service (including a 35% increase in Land Information New Zealand (LINZ) lodgement fees).

Animal control: Stock impounding fees

Stock impounding fees are proposed to increase above the standard 7%. The increased fees align with other councils and account for the actual cost of the service.

Environmental health: Ministry of Primary Industries (MPI) Domestic Food Business Levy

The Council collects the Domestic Food Business Levy for MPI. This fee is proposed to increase by 40%, from \$80.00 to \$111.80 reflecting changes from MPI.

More information on these changes can be found in the **Summary of Key Changes in the Statement of Proposal, along with the entire draft Schedule of Fees and Charges, at shape.tasman.govt.nz/annual-plan.**

It is important that you have your say on these proposals so please take the opportunity to share your views with us.



A short-term option to further reduce the rates increase in 2026/2027 would be for the Council to borrow to fund some of the day-to-day costs of providing services. This approach is not included in the proposal because it would require deeper expenditure reductions and/or collecting more revenue from rates in the future. This would have to be planned for in the 10-Year Plan 2027 – 2037.



HOW TO GIVE FEEDBACK



Complete the submission form online at shape.tasman.govt.nz/annual-plan



Email us at haveyoursay@tasman.govt.nz



Post the submission form back to us using Freepost (included within the form)



Deliver the submission form to any Tasman District Council office or library

Regardless of the method you use to give feedback, your submission must include your full name, email address and/or postal address.

Submissions can be made from Thursday 2 April 2026 until 5.00 pm Sunday 3 May 2026.

TALK TO YOUR MAYOR OR A COUNCILLOR

Your Mayor and Councillors are available during the time we're consulting on the Annual Plan. If you'd like to talk directly with the Mayor or a Councillor you can find details at tasman.govt.nz/your-mayor-and-councillors.



SUBMISSION FORM

YOUR DETAILS

Name _____ Organisation (if applicable) _____

Address _____

Email _____ Phone _____

We are collecting submitters' demographic information to help understand who in our community is participating in this consultation and to help us improve our processes in the future. If you do not feel comfortable providing these details, leave them blank.

What gender do you identify as? Female Male Gender diverse Prefer not to say

What year were you born? _____ What ethnicities do you identify with? _____

PRIVACY

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on the Annual Plan 2025/2026 and so we can contact you about your submission and the Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to the Mayor and Councillors and the public on our website. Your contact details and demographic information will only be accessed by Council staff.

A summary of submissions may also be made publicly available and posted on our website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.



OPTIONS FOR A NEW RECOVERY RATE

Which is your preferred option for a new 2025 Weather Events Recovery Rate?
Please share any feedback you wish to provide.

1 2 3 4 Comments: _____

PROPOSED BUDGET MOVEMENTS

Do you have feedback on the proposed budget movements (see pages 14–16)?

1. Operational budget movements

2a. Capital programme





2b. Progressing or pausing the community facility projects

Tapawera Community Hub

Waimea South Facilities: The proposed Wakefield Hub

Waimea South Facilities: The Brightwater facilities upgrades

Motueka Pool

3. Slowing funding depreciation for roading assets



7.2 STATEMENT OF PROPOSAL - DRAFT SCHEDULE OF FEES AND CHARGES 2026/2027

Decision Required

Report To:	Tasman District Council
Meeting Date:	2 April 2026
Report Author:	Emily Garland, Graduate Community Policy Advisor
Report Authorisers:	Sue McLean, Kaiwhakahaere ā Rōpū – Te Pae Rautaki Ahumoni Group Manager - Strategy & Finance
Report Number:	RCN26-04-12

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

- 1.1 This report seeks the Council's approval of the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 (the Schedule) (**Attachment 1**), which will form the basis for public consultation in accordance with Sections 83 and 87 of the Local Government Act 2002 (LGA).

2. Summary / Te Tuhinga Whakarāpoto

- 2.1 This report seeks the Council's approval to adopt the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027.
- 2.2 The Statement of Proposal outlines the Draft Schedule for the 2026/2027 year, including changes from the current 2025/2026 Schedule.
- 2.3 Most fees and charges have been increased by 7%. This increase accounts for the significant rising costs of delivering Council services. The increase helps maintain the share of costs met by fees and charges, as outlined in the Revenue and Financing Policy. Increasing fees and charges reduces the impact of cost increases on ratepayers but increases the costs to users of Council services.
- 2.4 The Council must undertake public consultation to set certain fees and charges using the Special Consultative Procedure (SCP) under the LGA. In previous years, the Council has consulted on the entire Draft Schedule to meet this legislative requirement and staff propose to do the same this year.
- 2.5 Staff propose that public consultation on the Draft Schedule occur with a submission period of 2 April to 3 May 2026 (in parallel with the Annual Plan). Hearings and deliberations will take place in May 2026 (also in parallel with the Annual Plan) and adoption of the Schedule on 25 June 2026.

3. Recommendation/s / Ngā Tūtohunga

That the Tasman District Council

- 1. receives the Statement of Proposal - Draft Schedule of Fees and Charges 2026/2027 RCN26-04-12; and**

2. **agrees to include the proposed rubbish bag charges of \$xx for a small bag and \$xx for a large bag to the Draft Schedule of Fees and Charges 2026/2027; and**
3. **adopts the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 in Attachment 1 to the agenda report as the basis for public consultation, in accordance with Sections 83 and 87 of the Local Government Act 2002, incorporating any minor amendments at the meeting; and**
4. **notes that an outline of the key changes to the Draft Schedule of Fees and Charges 2026/2027 is included in the Summary of Changes in the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027; and**
5. **agrees that a separate Summary of Information for the Draft Schedule of Fees and Charges 2026/2027 is not necessary to enable public understanding of the proposal; and**
6. **delegates authority to the Chief Executive Officer approval of any further minor editorial amendments to the documents prior to them being published and made publicly available; and**

Consultation process

7. **agrees that the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 will be consulted in parallel with the Annual Plan 2026/2027 consultation; and**
8. **agrees that the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 be made available at Council offices, libraries and on the Council’s website; and**
9. **agrees that the submission period for consultation on the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 will open on 2 April 2026 (or before) and close at 5:00 pm, 3 May 2026; and**
10. **notes that the Council will hear submitters, deliberate on submissions, and make decisions in parallel with the Annual Plan, to be reflected in the final Schedule of Fees and Charges 2026/2027 to be adopted on 25 June 2026.**

<h4>4. Background / Horopaki</h4>
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- 4.1 The Council can set fees and charges to recover costs associated with its functions, services and activities. Setting fees and charges aligns with the Council’s Revenue and Financing Policy.
- 4.2 Fees and charges are a mechanism for service users to fund some of the costs of Council services, rather than ratepayers, where there are private benefits of the service to specific individuals.
- 4.3 Some fees and charges are set by statute, and others by the Council using the general powers of competency under Section 12 of the LGA. Staff review fees and charges annually and recommend changes, additions or deletions.
- 4.4 The Council must consult on fees and charges set under the Resource Management Act 1991 and the Food Act 2014 using the SCP as set out under the LGA. The Council has previously chosen to consult on **all** its fees and charges using the SCP to ensure all legal obligations are met in a single process. Staff recommend continuing with this approach.

- 4.5 As per Section 83(1)(a)(ii) of the LGA, staff propose that a Summary of Information (SOI) is not required for community consultation, as the information in the Statement of Proposal is already summarised and an SOI is not necessary to enable further public understanding of the proposal. Changes to the Draft Schedule will also be referenced in the Annual Plan 2026/2027 consultation document.

Fees and Charges

- 4.6 Most fees and charges have been increased by 7% and, where appropriate, rounded up or down to the nearest dollar. This increase is currently higher than consumer price inflation. This increase reflects underlying cost increases of providing services and the need to lessen the burden of those cost increases on rates in the Annual Plan 2026/2027.
- 4.7 The proposed staff hourly charge-out rate is \$234 per hour, an increase from \$226 per hour in 2025/2026, representing a 3.5% increase. Where fees and charges are predominantly calculated based on staff time, they have been increased by 3.5%.
- 4.8 Some other fees and charges have been introduced, removed, or are increasing at a rate different from the general 7% increase.
- 4.9 Fees and charges that are proposed to increase above or below 7%, reflect the actual cost to provide the service. These changes are summarised in the Statement of Proposal.

Changes and Clarifications Following 18 February Workshop

- 4.10 During the 18 February Council Workshop on the Annual Plan and Draft Schedule 2026/2027, Elected Members sought clarification on some fee areas and changes to the Draft Schedule. These clarifications and changes are noted in the following section.
- 4.11 Elected members discussed waste fees and requested clarification on the following matters:
- 4.11.1 Why were there no proposed rubbish bag charges – Wholesale bag prices cannot be confirmed until proposed disposal fees are publicly released and shared with the contractor. Indicative prices could be consulted on, but cost recovery cannot be guaranteed and changes may be required. Proposed disposal fees are included in Attachment 2 and were made public in the 12 March council meeting in order for staff to be able to request a wholesale price from the contractor. At the time of writing this report, the wholesale bag prices had not yet been confirmed and therefore are not included in Attachment 2. Staff intend to table the proposed rubbish bag charges at the meeting so they can be incorporated into the Draft Schedule prior to consultation.
 - 4.11.2 Proposed 5% increase to waste fees – Waste activities are intended to be funded through user charges. Waste fees are calculated by dividing total operating costs (including routine and reactive maintenance, transport of waste, site staffing, and landfill disposal fees) by expected tonnage. Increases in operational costs and the Landfill Disposal Levy paid by Regional Landfill Business Unit to the Council have resulted in a required 5% increase to most waste fees to achieve cost recovery.
 - 4.11.3 Tyre limits – A limit of five tyres per transaction is required under the Council's agreement with Tyrewise. Truck tyres were unintentionally not capped at five in the Draft Schedule discussed at the 18 February workshop. This has been amended.
 - 4.11.4 Clean concrete – The Council does not currently accept clean concrete, but plans to do so in the coming year, particularly for households and small

customers unable to access commercial facilities. As the Council currently lacks the ability to sort clean concrete, it is charged at the mixed refuse rate. This will be reviewed once appropriate handling and processing capability is in place.

- 4.12 Staff were given direction from Elected Members at the 12 February Annual Plan and Schedule of Fees and Charges 2026/2027 workshop to review the Property File fee structure, particularly the frequent user discount and cost recovery. Property files are official Council records and are provided free to property owners, while other users are charged a fee for the administration time required. Council currently charges \$59 per file, with a frequent user discount of \$2,750 per year for unlimited files requested.
- 4.13 In 2025, approximately 4,700 property files were distributed, with around 60% requested by real estate companies using the frequent user discount. Depending on usage, these users effectively paid between \$4 and \$40 per file, resulting in a significant proportion of service costs being subsidised by general ratepayers. Preparing a property file requires 30–60 minutes of staff time, and despite partial digitisation, files must still be manually reviewed and redacted, contributing to ongoing administrative costs.
- 4.14 Staff recommend consulting on changes to the current Property File fee structure to recover a greater proportion of service costs from users, while retaining discounted access for property owners. Key considerations informing this recommendation include the actual cost of service delivery, equity between commercial users and ratepayers, and alignment with elected member direction to reduce reliance on general rates funding.
- 4.15 Staff recommend Option 1 (outlined in Attachment 3, as presented at the 19 March Council meeting), which would charge \$60 per property file prepared, give homeowners a 50% discount, and a bulk users discount of 60 files for \$3,000, which is to be paid for in batched lots of 60. This charge has been included in the Statement of Proposal for consultation.
- 4.16 Elected members questioned the need for specific staff mentions in the Schedule where staff have the discretion to alter set fees. Staff have since sought legal advice and amended the Draft Schedule to reference the delegations register and not the specific staff titles where appropriate. Mentions of the Port Manager have remained.
- 4.17 Further information for the charging of the Building Assurance travel fee in the Draft Schedule was requested. This further information has been included into the Building Assurance notes in the Draft Schedule. We charge a travel fee to Golden Bay and Lakes-Murchison ward areas. This is because building inspections must recover the actual cost of delivering the service across the Tasman District. This includes staff time, travel time, and vehicle running costs. Fees are set by ward area to reflect the differing travel distances and time required to carry out inspections in each part of the district. This ensures costs are recovered fairly and transparently, based on where the inspection takes place, rather than being subsidised by other customers or ratepayers.
- 4.18 Following the workshop on 18 February it was identified by staff that the paid parking fee, which was approved by the Council as part of the Annual Plan deliberations on the 4th of June 2025, had not been included in the Draft Schedule. This fee has been added to the Draft Schedule in the Statement of Proposal.
- 4.19 The Council will be introducing paid parking for all-day parks in the Harkness-Petrie, Papps and Warring carparks. The proposed charge is \$1 an hour up to a maximum of \$4 a day. This fee is slightly lower than our current eBus Beecard fare (one zone) of \$4.32 (return). The first hour will be free. There will be no charges on Saturday, Sunday or public holidays.

5. Analysis and Advice / Tātaritanga me ngā tohutohu

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

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

- 6.1 Fees and charges reduce the amount required to fund activities from rates. The proposed charges are reflected in the activity budgets and are aligned with the proposed budgets for the Annual Plan 2026/2027.
- 6.2 The proposed changes to fees and charges align with the Council's Revenue and Financing Policy.
- 6.3 Where appropriate, the financial impacts of activity budgets and fees and charges have been presented to Councillors during the Annual Plan 2026/2027 workshops.
- 6.4 The costs involved in carrying out public consultation on the proposed Schedule will be funded from existing budgets for 2025/2026.

7. Options / Kōwhiringa

- 7.1 The options are outlined in the following table:

Option	Advantage	Disadvantage
1. Approve the Statement of Proposal for the Draft Schedule.	Enables the consultation process to commence on 2 April 2026, with final adoption of the Schedule of Fees and Charges by 25 June 2026 and implementation from 1 July 2026. Minor wording amendments may be made at the meeting and incorporated prior to consultation.	There are no significant disadvantages. Fees may be modified in May following public consultation where deemed necessary.
2. Amend the Statement of Proposal for the Draft Schedule (minor changes).	Provides the Council with the opportunity to make minor amendments to proposed charges before public consultation.	Any major changes may delay the commencement of consultation, reduce the time available to analyse submissions, or result in financial impacts.

Option		Advantage	Disadvantage
3.	Seek substantive changes to the Statement of Proposal for the Draft Schedule.	Enables the Mayor and Councillors to seek additional information on proposed fees and make substantive changes to specific charges before approving the Statement of Proposal for consultation.	The proposed consultation timetable is unlikely to be achieved, and the Schedule may not be adopted prior to the start of the new financial year. If a new Schedule is not adopted, some activities may experience a shortfall in income, as the Council would continue to charge the 2025/2026 fees.

7.2 Option 1 is recommended.

8. Legal / Ngā ture

8.1 The Council can set charges and fees:

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

8.2 The Council is required to consult on most fees in a manner that meets the general requirements of section 82 of the LGA, which grants the Council flexibility in choosing the most effective way to engage with the community. However, the Council must consult on some charges using the Special Consultative Procedure (SCP) as set out in section 83 of the LGA. This includes Resource Consent fees (section 36(3) of the RMA91). Consequently, the Council has previously chosen to consult on all its fees and charges using the SCP to ensure all legal obligations are met in a single process. Staff recommend continuing with this approach.

8.3 As the Statement of Proposal of the Draft Schedule includes an overall summary and summaries by activity, staff recommend that a separate Summary of Information of the Statement of Proposal is unnecessary to enable public understanding. The Draft Schedule is detailed, and different fees and charges will be important to different businesses and residents.

9. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori

9.1 Staff will approach Iwi directly (in parallel with the Annual Plan) to discuss the changes in the Schedule and will provide any feedback they have to Council at its deliberations meeting.

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

- 10.1 Fees and charges in the Draft Schedule have a low/medium level of significance to most members of the public, while some fees and charges may have a high level of significance to others, for example residents who use specific services that the Council charges for.
- 10.2 As noted above, the Council must undertake consultation on the Draft Schedule using the SCP under section 83 and 87 of the LGA for some of its fees. Consequently, staff recommend using the SCP for all the proposed fees and charges to ensure all legal obligations are met in a single process.

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	Low-Medium	There may be some level of public interest due to the standard 7% increase to fees and charges. Specific fees will be of interest to service users. There is unlikely to be significant interest in fees and charges that have been added or removed.
2.	Are there impacts on the social, economic, environmental or cultural aspects of well-being of the community in the present or future?	Low-Medium	There may be an economic impact on some members of the community, depending on their ability to pay. Charging for specific services delivered to users means that the Council does not need to recover these costs through rates.
3.	Is there a significant impact arising from duration of the effects from the decision?	Low	The Council reviews the Schedule annually to ensure charges are set accordingly.
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	N/A	The fees and charges include those associated with strategic assets but no change in ownership or control is required.
5.	Does the decision create a substantial change in the level of service provided by Council?	N/A	No change in level of service.
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	Medium	Fees and charges are an important component of the Council's income. If the Council does not adopt a new Schedule, there may be a shortfall in the Council's revenue budget.

	Issue	Level of Significance	Explanation of Assessment
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	N/A	
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	N/A	
9.	Does the proposal or decision involve Council exiting from or entering into a group of activities?	N/A	
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to freshwater or particular consideration of current legislation relating to water supply, wastewater and stormwater infrastructure and services?	N/A	

11. Communication / Whakawhitiwhiti Kōrero

- 11.1 The Statement of Proposal will be made available to the public on or before 2 April 2026.
- 11.2 Copies of the Statement of Proposal for the Draft Schedule of Fees and Charges 2026/2027 will be made publicly available on the Council's website and hard copies at the Council's libraries and offices. Media releases will be made via social media, Shape Tasman, and Newsline.
- 11.3 Council staff will contact affect parties where appropriate to invite them to consult on the Draft Schedule, including;
- The Building Team will include information on the Draft Schedule's consultation in their activity newsletter; and
 - Resource Consents will email the distribution list of regular contacts; and
 - Due to the significant change in the structure and charging of the Property File fee, staff will contact bulk users directly to notify them of the proposed change and invite their feedback.

12. Risks / Ngā Tūraru

- 12.1 There is a risk that the Council's consultation processes might be challenged. This is mitigated through:
- 12.1.1 incorporating in the Draft Schedule the legislation under which these fees and charges can be prescribed;

- 12.1.2 providing a consultation period of one month. This helps ensure the community has sufficient time to understand the information and make submissions, and is required in the SCP process;
 - 12.1.3 communicating the availability of the consultation documents, the options and the associated rates revenue increases through a range of methods and media; and
 - 12.1.4 using the SCP for all fees and charges.
- 12.2 If the Council does not adopt the Statement of Proposal at this meeting, there is a significant risk that the Schedule of Fees and Charges 2026/2027 will not be adopted before 1 July 2026. This may lead to a shortfall in the Council's income as the Council's budgets plan for the Schedule to come into effect at this time.

13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi

- 13.1 The Draft Schedule attached to this report was considered by staff in accordance with the process set out in the Council's 'Climate Change Consideration Guide 2024'.
- 13.2 Some fees help incentivise behaviours that contribute to reducing greenhouse gas emissions (e.g. recycling products instead of disposing them to landfills).
- 13.3 Staff are not aware of any fees that might detract from the goals of the Tasman Climate Response and Resilience Strategy and Action Plan 2024-2035.

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

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

15. Conclusion / Kupu Whakatepe

- 15.1 The Council can set a fees and charges to recover some of the costs associated with its services in a way that is consistent with its Revenue and Financing Policy.
- 15.2 This report outlines the proposed new Schedule of Fees and Charges 2026/2027 and requests that the Council approves the Statement of Proposal for public consultation.
- 15.3 The Statement of Proposal for the Schedule of Fees and Charges 2026/2027 is provided in **Attachment 1**. Any fees that have been added, removed, or differ significantly from the standard 7% increase are highlighted in the summary of the Draft Schedule.

16. Next Steps and Timeline / Ngā Mahi Whai Ake

- 16.1 The Statement of Proposal will be made available to the public on or before 2 April 2026.
- 16.2 Copies of the Statement of Proposal for the Schedule of Fees and Charges 2026/2027 will be made publicly available on the Council's website and hard copies at the Council's

libraries and offices. Media releases will be made via social media, Shape Tasman, and Newsline.

16.3 Consultation will be open from 2 April 2026 until 3 May 2026.

16.4 Hearings will take place on 14 May 2026, and deliberations will occur on 28 May 2026.

16.5 The final Schedule of Fees and Charges 2026/2027 (including any amendments recommended following public consultation) will be reported back to the Council at its meeting on 25 June 2026 for adoption.

16.6 Once adopted, the Schedule of Fees and Charges 2026/2027 will come into effect from 1 July 2026.

17. Attachments / Tuhinga tāpiri

1. ↓	Statement of Proposal - Draft Schedule of Fees and Charges 2026/2027	64
2. ↓	Proposed Waste Management Fees 2026/2027	141
3. ↓	Property File Fee Analysis	148



Statement of Proposal

Draft Schedule of Fees and Charges 2026/2027



Overview of the Draft Schedule of Fees and Charges

The Tasman District Council is seeking feedback on its Draft Schedule of Fees and Charges for 2026/2027, which sets out proposed changes to the fees that users pay for a wide range of council services and activities.

Fees and charges help the Council recover some of the costs of delivering services, while minimising the impact on rates and ensuring fairness between users and the wider community. This document is supporting material for the Council's Annual Plan 2026/2027 consultation.

Why do we charge fees and charges?

The Council aims to ensure that those who directly benefit from a service, or whose activities create costs, contribute appropriately to those costs.

For example:

- Users of council facilities such as ports, marinas, and aerodromes contribute through user charges.
- Applicants for consents, licences, and permits pay fees that reflect the staff time and resources required to process those applications.

This approach supports fairness and helps reduce the burden on ratepayers.

Why is the Council consulting on the Draft Schedule?

The Council reviews its fees and charges each year to make sure they are fair, reasonable, and reflect the current cost of providing services. Costs can change over time due to factors such as inflation, material prices, staff costs, contractor prices, or legislative changes. Regular reviews help ensure that people who use or benefit from a service contribute an appropriate share of the cost, rather than those costs being passed on to all ratepayers.

What sort of feedback can you give?

We want your feedback on the proposed changes in this Draft Schedule. Do you agree or disagree with the proposed changes? Please be specific about what fee area you are giving feedback on.

Council is particularly interested in feedback on:

- Our overall user pays approach to fees and charges
- The proposed standard 7% increase
- The proposed 3.5% increase to staff hourly rates
- Specific fees that may have a significant impact on you, other individuals, businesses, or the community as a whole

We invite you to comment on any part of the Draft Schedule of Fees and Charges.

How to give feedback

The consultation with run from 30 March to 3 May 2026.

You can give feedback by heading to the Annual Plan 2026/2027 consultation page at www.shape.tasman.govt.nz/annual-plan. You can provide feedback on any or all of the proposed changes in the Annual Plan and the Draft Schedule of Fees and Charges 2026/2027.

Alternatively, you can email HaveYourSay@tasman.govt.nz or provide your feedback in writing by dropping it in to any Tasman District Council office or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

Submitters have the opportunity to present their feedback on the Draft Schedule verbally to elected members. These hearings will take place on 14 May 2026.

Timeline

Consultation Period	Monday 30 March to Tuesday 3 May 2026
Hearings	14 May 2026
Deliberations	28 May 2026
Adoption	25 June 2026
In effect	1 July 2026

Summary of Key Changes From the 2025/2026 Schedule

The entire Draft Schedule for 2026/2027 is comprised in this document by Activity. There are some key changes summarised below but submitters are invited to give feedback on any of the changes proposed.

A standard increase of 7%

The proposed changes have been developed on the basis that a standard 7% increase across most fees is required to help offset the financial pressures facing Council, reflecting the underlying cost pressures addressed through the Annual Plan 2026/2027 process. For more information, read the Annual Plan 2026/2027 Consultation Document.

Though a 7% increase to fees and charges has been modelled, each activity and each of the approximately 600 fees has been assessed individually to evaluate what is the appropriate charge, considering the amount of staff time involved, materials needed, contractors charge, and costs determined by third parties such as central government levies.

Staff Charge-Out Rates increasing by 3.5%

Staff charge rates are proposed to increase by 3.5%, not the standard 7%. This 3.5% increase has also been applied to fees calculated on staff time, reflecting average movements in staff salaries and overhead costs. This change would increase the standard staff charge-out rate from \$226.00 to \$234.00.

Building Assurance: PIM fee

The Project Information Memorandum (PIM) fee is proposed to change from \$544 to \$1,000, an increase of 87% to fully recover costs. Previously, PIMs were subsidised by rates to encourage applicants to get a PIM prior to their Building Consent, which identifies planning issues early and preventing delays of building consents. With the introduction of private building consent authorities (BCAs), PIMs are now being requested by private BCAs and it is no longer appropriate to use rate payer funding for this. The increase has been calculated to help cover the costs of the service, noting that \$219.80 is still rate payer funded for the 2026/2027 year. This subsidy will be removed in the 2027/2028 year.

Property Information: Property File bulk user discount

It is proposed that the bulk user discount for property files change from an annual fee of \$2,750 for unlimited access to \$3,000 for up to 60 files. Additional payments of \$3,000 could be made for each further batch of 60 files, up to a maximum of \$15,000. This change is intended to shift the cost of providing the service from being largely funded by rates to being funded by users. Preparing a property file takes an average of 30-60 minutes of staff time, and more than half of the 4,700 files requested last year were for commercial purposes. In 2025/2026, the standard charge for non-homeowners was \$59 per file, but the current bulk discount resulted in an effective cost of \$40 to \$4 per file for bulk users depending on how many they had requested. The proposed change would provide bulk users with a 17% discount, while ensuring costs are more fairly shared.

Building Assurance: Section 72, Section 75 decision and Section 72, Section 75 removal

The proposed 19% increase reflects higher costs associated with delivering this service. In particular, Land Information New Zealand (LINZ) has increased its lodgement fee by 35%. The revised fee ensures costs continue to be appropriately recovered.

Animal Control: Stock impounding fees

Stock impounding fees are proposed to increase above the standard 7%. The increased fees align with other councils and account for the actual cost of the service. They are often not required as the farmers are typically contacted first. The charges are now \$30 for a sheep, goat, or pig and \$60 for a horse, mule, donkey, bull over 9 months, all other cattle, alpaca, llama, or deer.

The charge for impounded stock sustenance is also proposed to change \$5.50 per day to at cost as these animals are impounded so infrequently and require specialty stock feed that the Council does not always have.

There are also two new fees for stock control callout fees. The instances where it would be required to charge this fee are rare but should be charged to the stock owner when appropriate.

Resource Management: Non-notified applications for resource consents

The deposit fee for non-notified resource consents is proposed to increase by 40%, from \$2,000 to \$2,800. This increased deposit fee is a better reflection of the final cost paid by customers but is still at the lower end of the average cost. This gives customers a better expectation of the cost of the service, noting that this is a deposit only and the final cost may be higher or lower.

Environmental Health: Ministry of Primary Industries (MPI) Domestic Food Business Levy

The MPI Domestic Food Business Levy is proposed to increase by 40%, from \$80.00 to \$111.80. This fee is collected on behalf of MPI which sets the charge and the exact amount that the Council can recover for the time administering the charge. This levy has been phased in by MPI over a three-year period.

Property Information: LIM - Land Information Memorandum (LIMs)

LIM fees are proposed to increase by 10%, from \$421 to \$465 for residential and \$607 to \$670.00 for commercial/industrial. This above-standard increase will still not fully recover the cost of preparing a LIM but is closer to the actual cost of the service. LIMs take a significant amount of staff time due to historic record management and changes in legislation (i.e. natural hazards).

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Draft Schedule of Fees and Charges 2026/2027

A summary of the proposed changes for each activity is provided ahead of the relevant fee table.

Council sets fees and charges to help recover some of the costs associated with delivering its functions, services, and activities, in accordance with the Revenue and Financing Policy.

How to read the Draft Schedule

The Draft Schedule has been structured to show the current 2025/2026 fee and the proposed 2026/2027 fee alongside it.

Within the full draft schedule, fees have been highlighted and colour-coded for ease of reference:

Key	
Yellow	Fees increasing by more than 7%
Green	Fees increasing by less than 7%, or with no change from the 2025/2026 level.
Purple	New fees and charges.

Note:

1. Not all Waste Management fees have been proposed for 2026/2027. This is due to some fees relying on contractor pricing which is not yet available.
2. **Red wording** within the document indicates new wording from the previous Schedule.

Aerodromes

All aerodrome fees are proposed to increase by the standard 7%.

Motueka and Tākaka Aerodromes	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p><i>Fees and charges set in accordance with S12 LGA</i></p> <p>For general aviation user landing charges:</p> <ul style="list-style-type: none"> - Recreational user landing charges capped at \$176 per day. - A final stop (or if no final stop, then the first touch and go) for any registered aircraft for each 60-minute period, is charged as a landing fee. - Unpaid landings will be invoiced and will incur an administration charge of \$150 per invoice. - No Cash payments are allowed. Any non-prepaid landings will be invoiced on a monthly basis to the registered owner of the aircraft. - If unpaid after three months debt will be passed to debt collection agency - additional collection charges to apply. - Long-term parking agreements will be negotiated individually with commercial operators. - Hangar application fees are non-refundable. Hangar Application fees will credit against future rental for any hangar that progresses. <p>The charges may be varied by the Property & Enterprises Strategic Planning & Enterprise Manager where special circumstances exist.</p>		
Single Aircraft movement – applies to everyone not covered by a User Agreement	\$16.00 Per aircraft movement (or/day for recreational users)	\$17.00 Per aircraft movement (or/day for recreational users)
Hangar Application fee (this will be credited against rental accounts once completion of Hangar(s))	\$1,900.00 Per application	\$2,000.00 Per application
Regular recreational user landing charges (via annual invoice):		
Single User Aircraft (per annum)	\$400.00/aircraft Per annum	\$425.00/aircraft Per annum

Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Animal Control

Dog registration fees are proposed to remain unchanged this year, following the increase applied last year to achieve cost recovery. The registration fee categories have been renamed to improve clarity. Other dog control fees are proposed to increase by the standard 7%, unless the current fee is already considered appropriate.

Stock impounding fees are proposed to increase by more than 7% to better reflect the actual cost of providing the service and to align with fees charged by other councils. However, these fees are often not applied, as farmers are typically contacted first to resolve the issue.

Two new animal control call-out fees are also proposed, reflecting that these services should be paid for by animal owners rather than ratepayers.

Animal Control	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Dog Control		
Registration Fees <i>Fees and charges as per S37 Dog Control Act 1996 (DCA)</i>		
Category 1 Dog (All properties <1Ha) Urban Dog (Includes all properties <1Ha in rural areas)	\$90.00	\$90.00
Category 2 Dog (All properties ≥ 1Ha) Rural Dog (Large Properties >1Ha)	\$70.00	\$70.00
Working Dog <i>Those kept solely or principally for the purposes of herding or driving stock</i>	\$50.00	\$50.00
Disability Assist Dogs	No charge	No charge
Search and Rescue Dogs	No charge	No charge
Late payment fee – if registration paid after 1 August	Additional 50%	Additional 50%
Dangerous dogs <i>Fees and charges as per S32(1)(e) DCA</i> Fees are 150% higher than the applicable fee that would apply if the dog was not classified as a dangerous dog.		
Impounding Fees <i>Fees and charges as per S68 DCA</i>		
1st impounding	\$80.00	\$85.00
2nd impounding	\$110.00	\$117.00
3rd impounding	\$165.00	\$176.00
Sustenance	\$22.00	\$23.00
Drop Off or Pick Up Fee (where dogs are not impounded)	\$54.00	\$57.00
Fee for the euthanizing of impounded dogs	Actual Cost	Actual Cost

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Key: = More than 7%, = Less than 7% or no change, = New fee

Animal Control	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Micro-chipping		
<i>Fees and charges as per S69A DCA</i>		
Micro-chipping impounded dogs if required	\$35.00	\$35.00
<i>Fees and charges as per S12 LGA</i>		
Micro-chipping on request (when available)	\$20.00	\$20.00
Micro-chipping first registered dogs under 6 months	No charge	No charge
<i>Fees and charges as per Dog Control Bylaw 2024 s22.3</i>		
Kennel Licence; Initial Application (plus any additional costs associated with staff time, hearings and inspections)	\$220.00	\$235.00
<i>Fees and charges as per S37 DCA</i>		
Replacement registration tag or disk	\$5.00	\$5.00
Stock Control		
<i>Fees and charges set as per S14 Impounding Act 1955</i>		
Impounding Fees (per animal)		
Sheep or goat	\$18.00	\$30.00
Horse, mule, donkey	\$36.00	\$60.00
Bull over the age of 9 months	\$36.00	\$60.00
All other cattle	\$30.00	\$60.00
Pig	\$36.00	\$36.00
Alpaca, llama or deer	\$30.00	\$60.00
Any other impounded stock animal will be charged at rate determined fair and reasonable for that animal;		
Sustenance per animal per day or part thereof;	\$5.50	Actual cost
Other fees for droving, hire of equipment, necessary medical treatment etc. will be charged at actual cost. These fees are in addition to any allowed for under the Impounding Act 1955.	Actual cost	Actual cost
Stock Control Callout Fees		
Council Animal Control Officer callout	New fee	\$120.00/hr
Contractor callout	New fee	Actual cost
Biosecurity		
<i>Fees and charges set under S128(3), S135, and S154 Biosecurity Act 1993</i>		

Key: = More than 7%, = Less than 7% or no change, = New fee

Animal Control	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Hourly staff charge-out rate that will apply when undertaking Council’s responsibilities under the Biosecurity Act 1993, associated with inspection and administration when issuing Notices of Direction under the Act. Further fees may be incurred to cover actual costs such as mileage and follow-up inspections.	\$226.00/hr	\$234.00/hr

Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Building Assurance

Building Assurance hourly rates are proposed to increase marginally this year, with only the Building Support and Residential Building Technical Officer charge-out rate increasing by \$2 per hour. As a result, fees calculated on staff time are proposed to increase by less than the standard 7%.

Fees have been reviewed to ensure they better reflect the actual time required to deliver each service. This has resulted in some fee increases where current charges do not fully recover costs.

The Project Information Memorandum (PIM) fee is proposed to increase by 87%. While this represents a significant change, the current fee does not recover the cost of providing the service and is being subsidised by rates. With PIMs now also being used by private Building Consent Authorities (BCAs), it is no longer appropriate for ratepayers to fund this service. The subsidy will therefore be phased out over time.

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>The majority of fees and charges in this section, unless specified, have been set in accordance with Sections 219, 240, 243, 281 (A) and (B) – Building Act 2004 (BA).</i>		
Building Consents		
<p>All applications for building consents shall be accompanied by a \$2,000.00 deposit, this excludes solid fuel heater and some minor works applications, where in this case the fixed fee amount will be requested as a deposit. Your deposit is a payment towards costs incurred and additional fees may apply.</p> <p>Where charges are listed as a deposit only, actual charges will be invoiced at the appropriate hourly rate or part thereof. These projects will receive invoices during the stages of the building consent process.</p> <p>All project information memorandum, building consent, amendment, Schedule 1 (2) discretionary exemption, certificate of acceptance and certificate for public use building applications will incur a separate system application fee (unless it is specified as included).</p> <p>Additional charges such as a Project Information Memorandum (PIM), Resource Management Check (RMA), Ministry of Business Innovation and Employment (MBIE) Levy, Building Research Association New Zealand (BRANZ) Levy, Quality Levy, Insurance Levy, Section 72 decision, Section 75 decision, Reserve Financial Contributions and Development Contributions may apply, see our full schedule for further details.</p> <p>BRANZ and MBIE Levies, along with a portion of S72, S76 (Building Act 2004) decision are collected on behalf of Government Departments.</p>		

Key: = More than 7%, = Less than 7% or no change, = New fee

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>Travel fees may will apply for Golden Bay Ward and Lakes Murchison Ward. This is charged as building inspections must recover the actual cost of delivering the service across the Tasman District. This includes staff time, travel time, and vehicle running costs. Fees are set by ward area to reflect the differing travel distances and time required to carry out inspections in each part of the district. This ensures costs are recovered fairly and transparently, based on where the inspection takes place, rather than being subsidised by other customers or ratepayers. This will be charged at our hourly rate. If boat access is required to access the building site, this will be recovered based on the cost incurred.</p> <p>Legislative changes that occur during the fee schedule period and require the Building Consent Authority or Territorial Authority to complete additional work will be charged at the applicable current hourly rate.</p> <p>By submitting your application, you are agreeing to our terms and conditions:</p> <ul style="list-style-type: none"> - Council reserves the right to assess individual cases as required and additional reasonable charges may be requested by virtue of Section 281B of the Building Act 2004. <p>All Invoices are due to be paid by the 20th of the following month. The Council reserves the right to charge any expenses incurred in the course of recovering outstanding debts, which will be payable by the applicant.</p>		
Hourly charge-out rate for Staff		
Building Support and Residential Building Technical Officers	\$226.00	\$228.00
Commercial Building Technical Officers	\$250.00	\$250.00
Building Leadership Team	\$270.00	\$270.00
Pre-Lodgement Meetings		
First 30 minutes	Free	Free
30 minutes or more	As per hourly rate depending on project	As per hourly rate depending on project
Solid Fuel Heater Application (Inclusive of Application Fee)		
Freestanding	\$600.00	\$624.00

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Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Inbuilt	\$826.00	\$852.00
Minor Works Application		
The fee includes the average time spent by relevant staff and no more than four Inspections and the system application fee. (Levies, Specialist input or Additional requests for information will be charged additionally per hour or part thereof).		
On-site Wastewater applications	\$1,665.00	\$1,650.00
Swimming pool and or fence applications (Pool fence only applications will be time tracked)	\$2,100.00	\$2,280.00
Kitset/unlined carports, garages and sheds	\$2,300.00	\$2,600.00
Minor Internal Alterations to a Residential Dwelling		
The fee includes the average time spent by relevant staff with limited inspections and the system application fee. (Levies, Specialist input or Additional requests for information will be charged additionally per hour or part thereof)		
Minor internal alteration to a residential building with no more than 2 inspections	New Fee	\$1,680.00
Minor internal alteration to a residential building with 3 inspections	New Fee	\$2,100.00
Minor internal alteration to a residential building with 4 inspections	New Fee	\$2,600.00
Residential Dwellings		
New Dwellings		
Value up to \$400,000	\$4,650.00	\$4,980.00
Value - \$400,001 to \$600,000	\$5,000.00	\$5,350.00
Value - \$600,001 to \$800,000	\$5,650.00	\$6,050.00
Value - \$800,001-\$1,000,000	\$6,780.00	\$7,255.00
Value - \$1,000,001 or more	\$226.00/hr	\$228.00/hr
Multi-Dwelling Consents (Consents for two or more dwellings)	\$226.00/hr	\$228.00/hr
Relocated Dwellings (Not including alterations)	\$3,160.00	\$228.00/hr
All Other Building Work Including commercial will be charged as per hourly rate depending on the project.	\$2,000.00 deposit	\$2,000.00 deposit
Building Consent Changes		

Key: = More than 7%, = Less than 7% or no change, = New fee

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Formal Amendments are charged per hour. Related additional charges may apply, e.g. System application fee, PIM rechecking, Additional inspections.	\$400.00 non-refundable deposit	\$400.00 non-refundable deposit
Minor variations	As per hourly rate depending on project	As per hourly rate depending on project
Associated Building Costs (GST inclusive)		
System Application Fee		
Applications for project information memorandum and/or building consent (including amendments) - Value of work equal to or less than \$124,999 *Amendments with a decreased value of work will incur the minimum fee \$97.00 Building Consent, Amendment and Certificate of Acceptance Applications valued under \$124,999	\$92.00	\$97.00
Applications for project information memorandum and/or building consent (including amendments) - Value of work equal to or over \$125,000 up to and including \$2,499,999 Building Consent and Amendment Application valued Between \$125,000 and \$2,500,000	0.078% of the value of the work	0.087% of the value of the work
Applications for project information memorandum and/or building consent (including amendments) - Value of work equal to or over \$2,500,000 Building Consent Applications valued over \$2,500,000	\$2,146.25	\$2,266.00
Application for certificate of acceptance - value of work equal to or less than \$124,999 Building Consent, Amendment and Certificate of Acceptance Applications valued under \$124,999	\$92.00	\$97.00
Application for certificate of acceptance - value of work equal to or over \$125,000 Certificate of Acceptance valued over \$125,000	\$360.00	\$370.00
Application for Schedule 1(2) discretionary exemption Project Information Memorandum, Schedule 1(2) discretionary exemptions	\$92.00	\$97.00
Application for certificate for public use	New Fee	\$97.00
Project Information Memorandum (PIM) (Including System Application Fee) New Construction, additions and alterations, additions/alterations	\$544.00	\$1,000.00

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Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Resource Management Act Check (Not applicable if PIM application has previously been made. See PIM/RMA Rechecking fee)	\$452.00	\$452.00
PIM/RMA Rechecking fee (Note: further charges may apply if changes other than minor have been made requiring planning re-assessment)	\$226.00	\$228.00/hr
Insurance Levy		
< \$20,000 assessed value	Nil	Nil
> \$20,000 assessed value	\$3.00/\$1,000.00 value of project	\$1.70/\$1,000.00 value of project
Quality Levy		
< \$20,000 assessed value	Nil	Nil
> \$20,000 assessed value	\$3.60/\$1,000.00 value of project	\$2.50/\$1,000.00 value of project
BRANZ Levy <i>Fees and charges set in accordance with Building Research Levy Act 1969</i>		
< \$20,000 assessed value	Nil	Nil
> \$20,000 assessed value	\$1.00/\$1,000.00 value of project	\$1.00/\$1,000.00 value of project
MBIE Levy <i>Fees and charges set in accordance with S53 BA</i>		
< \$65,000 assessed value	Nil	Nil
> \$65,000 assessed value	\$1.75/\$1,000.00 value of project	\$1.75/\$1,000.00 value of project
Building Code Waiver	\$350.00 deposit plus hourly rate if time exceeded	\$355.00 deposit plus hourly rate if time exceeded
Assessment of Alternative plans, specifications or product certificates provided with the building consent application		
- Residential	\$226.00 base fee, incurs hourly charge	\$228.00 base fee, incurs hourly charge

Key: = More than 7%, = Less than 7% or no change, = New fee

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
- Commercial	\$250.00 base fee, incurs hourly charge	\$250.00 base fee, incurs hourly charge
Consultancy Specific design peer reviews (unless provided by applicant)	At cost plus *10%	At cost plus *10%
Specialist input When a PS2 design is provided this fee may not be applicable	At cost plus *10%	At cost plus *10%
Section 72, Section 75 (Building Act 2004) decision, plus legal disbursements	\$589.00 deposit	\$700.00 deposit
Section 72, Section 75 (Building Act 2004) removal, plus legal disbursements	\$589.00 deposit	\$700.00 deposit
Refuse, lapse and withdraw of building consent administration fee	\$226.00 plus hourly rate depending on project	\$228.00 plus hourly rate depending on project
Work Start Extension Request or Work Completion Request Building Act Time Extensions	\$300.00 fixed	\$310.00 fixed
Failed or Additional Inspection Fee To cover additional inspections required (one hour per inspection) Inspections are charged per required inspection, not by site visit.	As per hourly rate depending on project	As per hourly rate depending on project
Inspection Cancellation Fee (For cancellations after 2 pm the day prior to the day of inspection)	\$226.00/hr	\$228.00/hr
Travel Fee to Lakes-Murchison and Golden Bay Wards Fee is per site visit	\$100.00	\$107.00
Certificate for Public Use (CPU) – Section 363A Building Act 2004 (New or Renewal) (Includes system application fee)	\$500.00 deposit plus hourly rate if time exceeded.	\$572.00 deposit plus hourly rate if time exceeded.
Building Code Durability Modification	\$300.00	\$305.00
Certification Charge For historic consents older than 5 years	As per hourly rate depending on project	As per hourly rate depending on project

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Key: = More than 7%, = Less than 7% or no change, = New fee

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Building Act Schedule 1(2) Exempted Work (BC80) Applicants will be charged a \$370.00 deposit; applications will be charged per hour for the processing of the applications. Levies and Application Fee will be charged additionally.	\$350.00 non-refundable deposit	\$370.00 non-refundable deposit
Application for Certificate of Acceptance (COA) (Section 97 of the Building Act 2004) Applicants will be charged a \$1,250.00 application fee, charged per hour for the processing of the application, and any levies that would have been payable had building consent been applied for before carrying out the work. The deposit will be a down-payment towards these costs.	\$2,000.00 deposit	\$2,000.00 deposit
Swimming Pool Audit Fee	\$226.00/hr	\$342.00 plus hourly rate if time exceeded
Swimming Pool Re-inspection Fee (calculated in 15-minute intervals)	\$226.00/hr	\$228.00/hr
Swimming Pool Cancellation Fee (includes when access is denied)	\$226.00	\$228.00
Swimming Pool Audit conducted by IQPI lodgement	\$220.00/hr	\$228.00/hr
Compliance Schedule - New or Amended New application, whether or not associated with Building Consent	\$570.00 plus hourly rate if time exceeded.	\$500.00 plus hourly rate if time exceeded.
Compliance Schedule Amendments	\$345.00 plus hourly rate if time exceeded.	Deleted
Building Warrant of Fitness – Before due date	\$226.00	\$228.00
Building Warrant of Fitness – After due date	\$452.00	\$456.00
Building Warrant of Fitness for back flow preventer ONLY	\$113.00	\$114.00
Building Warrant of Fitness Audit Fee (including where a Form 11 amendment applies)	\$250.00/hour	\$250.00/hour
Change of Use Change of use of a building notification charge e.g. commercial to residential (calculated in 15-minute intervals).	\$375.00	\$250.00/hour
Notice to fix (NTF) Issue and administration where NTF is issued	\$500.00	\$505.00

Key: = More than 7%, = Less than 7% or no change, = New fee

Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Building Infringement Notice <i>Infringement fees are set out in the Building (Infringement Offences, Fees and Forms) Regulations 2007</i>	Charges depending on the degree of the offence	Charges depending on the degree of the offence
Section 124 Dangerous and Insanitary and Affected Building Notice	\$630.00 plus hourly rate depending on project.	\$640.00 plus hourly rate depending on project.
Lodgement of unauthorised building reports (pre Building Act only – pre June 1991)	\$226.00	\$228.00
Lodgement of Building Act Schedule 1 (BC74) Exempt work reports with owner's declarations	\$226.00	\$228.00
Building Certificates required under other legislation (e.g. Sale & Supply of Alcohol Act 2012); Plus inspection charge (if required).	\$250.00 plus hourly rate if time exceeded	\$250.00 plus hourly rate if time exceeded
Documents requiring Council resolution, certification or Council seal; Plus actual cost (over 60 minutes) and any legal disbursements	\$226.00/hr (+\$226.00/ hr)	\$228.00/hr (+\$228.00/ hr)
Dam safety regulations Lodgement of documents relating to dam safety regulations	\$250.00 base fee and \$250.00/hr	\$250.00 base fee and \$250.00/hr
Earthquake Prone Building Application fees for exemptions or extensions of time are to be paid at the time of lodgement. Additional fees may be incurred for assessment of information or other requirements and will be charged at an hourly rate of \$250.00/hour . NB: At cost is work outsourced to suitably qualified persons.		
To obtain an Engineering assessment s133A(3)(c) by the Territorial Authority	At cost* plus \$250.00/hr	At cost* plus \$250.00/hr
Application for Exemption to carry out Seismic work s133AN(2)	\$660.00	\$660.00
Application for an extension of time to complete seismic work for Heritage buildings s133AO(3)	\$660.00	\$660.00
Council to erect hoarding or fence for an EQP Building s133AR(1)(a)	At cost* plus \$250.00/hr	At cost* plus \$250.00/hr
Territorial Authority may carry out seismic work s133AS	At cost*	At cost*
Issue of Earthquake Prone Building notice s133AL (5 copies)	\$457.00	\$458.00

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Building Assurance	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Additional or replacement earthquake-prone building notice s133AL	\$130.00 each	\$130.00 each
Earthquake-prone building site visit (To confirm EQB notices are displayed or other reasons)	\$250.00/hr	\$250.00/hr
Assessment of information related to a Building's EQP status s133AH and s133AK	\$250.00/hr	\$250.00/hr
Disputes and Investigations (where Council deemed not in fault)	\$270.00/hr	\$270.00/hr
Territorial Authority Document Management Fees		
Territorial Authority Document Management Fee Plus, additional document storage fee costs set out below	New Fee	As per hourly rate plus document storage fee
Document Storage Fees		
New residential build (file size approximately 200MB)	New Fee	\$112.80
Residential alterations (file size approximately 100MB)	New Fee	\$58.09
Commercials, multi-unit residential or residential consents above 2 storeys (file size approximately 300MB)	New Fee	\$169.20
Determination Charge (Unless Council is the applicant of the determination)	\$270.00/hr	Deleted
NB * At cost refers to work outsourced to a suitably qualified person(s), and the additional hourly charge-out rate is to cover internal costs. ** Costs to be established with Building (Dam Safety) Regulations 2022 coming into force on 13 May 2024.		

Key: = More than 7%, = Less than 7% or no change, = New fee

Cemetery

Cemetery fees are proposed to increase by the standard 7%. While this increase does not fully recover the cost of providing the service, it reflects the importance of keeping cemetery charges accessible.

Cemetery	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Plot – purchase right of burial		
RSA in designated areas	No fee	No fee
New Plot – 13 years and over	\$2,035.00	\$2,175.00
Natural Burial	\$2,035.00	\$2,175.00
Out of District Fee		
Out of District Fee on any Burial Plot – extra to above	\$2,035.00	\$2,175.00
Children’s areas where set apart		
Child 1-12 years – children’s area single plot	\$330.00	\$350.00
Stillborn – 0-1 years – children’s area single plot	No fee	No fee
Ashes – purchase right of burial		
RSA	No fee	No fee
Rose Garden – all ages	\$695.00	\$745.00
Tree Shrub Garden – all ages	\$695.00	\$745.00
Ash Berm – all ages	\$695.00	\$745.00
Stillborn	No fee	No fee
Out of District Fee on any Ash Plot – extra to above	\$695.00	\$745.00
Richmond Memorial Wall Plaque Space	\$330.00	\$350.00
Burial interment fees		
RSA	\$1,200.00	\$1,285.00
Interments – 13 years and over	\$1,200.00	\$1,285.00
Child – 1-12 years	\$330.00	\$350.00
Stillborn	No fee	No fee
Disinterment/Reinterment	Actual cost	Actual cost
Weekend – additional fee on any burial (Saturday and Sunday 10 am to 2 pm with agreement from the operator)	\$450.00	\$485.00
Public holiday additional fee on any burial with agreement from the Operator	\$800.00	\$850.00
Ash Interment Fees		
All ash plots in all cemeteries – all ages	\$280.00	\$300.00
Disinterment/Reinterment – ashes	Actual cost	Actual cost

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Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Cemetery	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Weekend additional fee on any ash interment (Saturday and Sunday 10am to 2pm) with agreement from the operator	\$280.00	\$300.00
Public holiday – additional fee on any ash interment with agreement from the operator	\$400.00	\$425.00
Miscellaneous		
Concrete cutting when required	Actual cost	Actual cost
Late fee applies where a burial or ashes interment extends on-site after 4:30pm on a weekday or after 2:00 pm on a Saturday or Sunday (per hour)	\$350.00	\$375.00

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Collingwood Holiday Park




Sites at Collingwood Holiday Park are proposed to remain unchanged this year, as cost pressures mean that increasing site rental charges may result in increased vacancies. Cabin charges, however, are proposed to increase by the standard 7%. In addition, three new charges are proposed for additional services provided.

Collingwood Holiday Park				
<i>Fees and charges set in accordance with S12 LGA</i>				
Peak season is 1 December to end of March, plus all holiday weekends. Off-peak season is 1 April to 30 November, excluding holiday weekends. All reservations require a 20% non-refundable deposit. Reservations are only confirmed on receipt of the 20% deposit with the balance being due on arrival. No reduction in fees for early departures or late arrivals. Minimum tariffs and stay periods may apply. Any damages or loss costs may be recovered from the registered guest/s. These may be passed to a debt recovery service and may include additional collection fees.				
A 10% discount is offered to all Super-Gold card holders on the non-peak season rates. Not offered in conjunction with any other offer. A 10% discount is offered to all Tasman District Council Ratepayers in the non-peak season, who presents a rating notice in their name. Not offered in conjunction with any other offer. A 10% discount is offered to members of NZMCA with presentation of their current membership card or App that is in their name, during off- peak season only. Not in conjunction with any other offer. Photographic identification may be requested for verification purposes. Availability and bookings can be completed on the following website: https://collingwoodholidaypark.co.nz/ Staff hold delegations recorded in the delegations register to vary charges the charges may be varied within guidelines approved by the Property Services Manager . A 75% refund will apply to cancellations 72 hours or more before the date of arrival. No refund will apply to cancellations within 72 hours of the date of arrival.				
PEAK SEASON (1 December – 31 March, plus all holiday weekends) Low season all other times				
Sites (Tent/Caravan/Mot orhome)	Charges from 1 July 2025 incl. GST <i>Peak season</i>	Charges from 1 July 2025 incl. GST <i>Low season</i>	Proposed Charges from 1 July 2026 incl. GST	Proposed Charges from 1 July 2026 incl. GST

Key: = More than 7%, = Less than 7% or no change, = New fee

Collingwood Holiday Park				
			<i>Peak season</i>	<i>Low season</i>
Waterfront (1 or 2 persons)	\$75.00	\$65.00	\$75.00	\$65.00
Powered (1 or 2 persons)	\$65.00	\$55.00	\$65.00	\$55.00
Unpowered (1 or 2 persons)	\$55.00	\$40.00	\$55.00	\$40.00
Extra Adult	\$25.00	\$20.00	\$25.00	\$20.00
Extra Child 2-14 years	\$10.00	\$10.00	\$10.00	\$10.00
Extra Child under 2 years	Free	Free	Free	Free
Cabins	Charges from 1 July 2025 incl. GST <i>Peak season</i>	Charges from 1 July 2025 incl. GST <i>Low season</i>	Proposed Charges from 1 July 2026 incl. GST <i>Peak season</i>	Proposed Charges from 1 July 2026 incl. GST <i>Low season</i>
Ensuite Cabin (1 or 2 persons)	\$165.00	\$130.00	\$170.00	\$140.00
Waterfront Cabin (1 or 2 persons)	\$170.00	\$140.00	\$180.00	\$150.00
Standard Cabin (1 or 2 persons)	\$130.00	\$110.00	Deleted	Deleted
New Standard Cabin (1 or 2 persons)	\$160.00	\$130.00	\$170.00	\$140.00
Basic (1 or 2 persons)	\$120.00	\$95.00	Deleted	Deleted
Extra Adult	\$25.00	\$25.00	\$25.00	\$25.00
Extra Child 2-14 years	\$15.00	\$15.00	\$15.00	\$15.00
Extra Child under 2 years	Free	Free	Free	Free
Extras	Charges from 1 July 2025 incl. GST		Proposed Charges from 1 July 2026 incl. GST	
Linen hire (per bed)	New charge		\$15.00	
Towel hire	New charge		\$4.00 per towel	
Washing powder (Note: \$2 coins may be purchased via EFTPOS from reception)	New charge		\$2.00 per sachet	

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Corporate Services

Printing charges are proposed to remain unchanged, as they are currently set at an appropriate level. The LGOIMA half-hourly charge (after the first hour) is proposed to increase by 3.5%, consistent with increases applied to other staff charges.

Corporate Services	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
GIS Map Prices (per copy)		
A4	\$5.50	\$5.50
A3	\$11.00	\$11.00
A2	\$16.50	\$16.50
A1	\$22.00	\$22.00
A0	\$33.00	\$33.00
Subsequent copies		
A4	\$2.20	\$2.30
A3	\$5.50	\$5.90
A2	\$8.50	\$9.10
A1	\$11.00	\$11.80
A0	\$16.50	\$17.70
Electronic files (e.g. Maps and GIS data in electronic format)	\$226.00	\$234.00
Official Information Requests		
<i>Fees and charges set in accordance with S13 LGOIMA 1987</i>		
The first hour of staff time and the first 20 pages of photocopying are free.		
Staff time will be charged out at a rate of \$ 620 .00 per half hour. Copying will be charged out at the normal rate applicable.	\$60.00/half hour	\$62.00/half hour
Charges will be payable in full in advance of the release of the information.		
See Council's LGOIMA Policy for further information		
Photocopying		
<i>Fees and charges set in accordance with S12 LGA</i>		
All photocopying will be charged at the rates below plus staff time.		
A4 black and white		
Single sided	\$0.30	\$0.30
Double-sided	\$0.60	\$0.60
A3 black and white		
Single sided	\$0.60	\$0.60
Double-sided	\$1.20	\$1.20

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Corporate Services	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Colour copies A4	\$3.00	\$3.00
Colour copies A3	\$3.60	\$3.60
Customer Services		
<i>Fees and charges set in accordance with S12 LGA</i>		
Scanning of Minor Building Consent applications for electronic processing	\$3.00/page Maximum 20 pages	\$3.00/page Maximum 20 pages

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Development Contributions Administration

Development Contribution Administration charges are increasing by 3.5%, as per the increase in staff hourly charge-out rates.

Development Contribution Administration Fees	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Deposit for Development Contributions Objection Hearing	\$2,075.00	\$2,148.00
Application for Reconsideration	\$510.00 plus \$226.00/hr when time exceeds	\$528.00 plus \$234.00/hr when time exceeds
Application for Special Assessment	\$680.00 plus \$226.00/hr when time exceeds	\$704.00 plus \$234.00/hr when time exceeds

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Environmental Health

Environmental Health fees are predominantly based on the amount of staff time required and are therefore proposed to increase by 3.5%, in line with changes to staff charge-out rates. Additional compliance visits undertaken as part of enforcement action are proposed to be separated into a standalone fee. This will better reflect the cost of these activities, particularly where a visit is less than one hour. The Domestic Food Business Levy is proposed to increase by 40%. This levy is collected by Council on behalf of the Ministry for Primary Industries, which has set the three-year charging guidance for this fee.

Environmental Health	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Food Businesses		
<i>Fees and charges set in accordance with S205 Food Act 2014 (FA)</i>		
Note that section 205(5) of the Food Act 2014 requires the Council when fixing fees under that section, to take into account the criteria in section 198(2) and have the options provided by sections 198(6) and (7) and 199 (other than paragraph (g)). Also note clause 5 of the Food (Fees and Charges) Regulations 2015, which provides for TAs to exempt waive or refund fees.		
Pre-registration guidance (under LGA)	\$226.00 per visit	\$234.00 per visit
New Template Food Control Plan registration	\$365.00 (+ \$226.00/hr over 60 minutes)	\$378.00 (+ \$234.00/hr over 60 minutes)
Renewal of template Food Control Plan registration	\$170.00 (+ \$55.00 per each additional site (for multi-site registrations))	\$176.00 (+ \$57.00 per each additional site (for multi-site registrations))
New National Programme registration	\$365.00 (+ \$226.00/hr over 60 minutes)	\$378.00 (+ \$234.00/hr over 60 minutes)
Renewal of National Programme registration	\$170.00 (+ \$55.00 per each additional site (for multi-site registrations))	\$176.00 (+ \$57.00 per each additional site (for multi-site registrations))
Amendment of Food Control Plan or National Programme registration	\$155.00 (+ \$55.00 per each additional site (for multi-site registrations))	\$160.00 (+ \$57.00 per each additional site (for multi-site registrations))
Voluntary suspension of Registration of Food Control Plan or National Programme	\$55.00	\$55.00

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Environmental Health	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Ministry of Primary Industries (MPI) Domestic Food Business Levy <i>Collected by Council on behalf of MPI</i>	\$80.00	\$111.80
Verification (audit) of Food Control Plan including site visit, correspondence, report, following up corrective actions	\$226.00/hr +disbursements	\$234.00/hr +disbursements
Verification appointment cancellation fee within one week of agreed time	\$150.00	\$160.00
Verification appointment cancellation fee within 48 hours of agreed time	\$290.00	\$310.00
Other Registered Premises		
<i>Fees and charges set in accordance with Section 7 Health (Regulations of Premises) Regulations 1966</i>		
New premises application fee	\$215.00	\$222.00
Camping ground registration fee – basic fee (plus 50c for each campsite)	\$365.00	\$378.00
Funeral director registration fee	\$365.00	\$378.00
Hairdresser registration fee-	\$310.00	Deleted
Offensive trade	\$363.00	\$376.00
Transfer of Registration Fee	\$136.00	\$141.00
Registered premises application for exemption (new or renewal) fee (plus any costs associated with staff time, hearings, and inspections)	\$385.00	\$412.00
Noise <i>Fees and charge set under S336 RMA Return of property seized under S.323 and S.328 RMA</i>	\$220.00	\$235.00
Enforcement		
<i>Fees and charges set in accordance with Food Action 2014, RMA 1991, Health Act 1956</i>		
Enforcement Action including improvement notices, notice of directions, infringements, warning letters, prosecutions, follow-up visits.	\$330.00 (+ \$226.00/hr over 60 minutes Additional visits to check compliance charged at \$226.00/hr)	\$341.00 (+ \$234.00/hr over 60 minutes +disbursements)

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Environmental Health	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Additional visit to check compliance	New Fee	\$234.00 per visit (plus \$234.00/hr over 60 minutes)
Application for review of Enforcement Action based on fixed fee, and processing fee after 30 minutes	\$240.00 (+ \$226.00/hr over 30 min)	\$248.00 (+ \$234.00/hr over 30 min)
SALE OF ALCOHOL		
<i>Fees and charges set under Sale and Supply of Alcohol Act 2012</i>		
Special Licences The definition of event size for special licences is: large event is for more than 400 people; medium event is for between 100 and 400 people; and small event is for fewer than 100 people.		
Special Licence: class 1 (1 large event: or, more than 3 medium events: or, more than 12 small events).	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
NB There is provision for applications by not-for-profit fundraising and community events to be reduced by one class depending on circumstances.		
Special Licence: class 2 (3 medium events: or, 3 to 12 small events)	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Special Licence: class 3 (1 or 2 small events)	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Managers Certificate - application fee or renewal fee	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Temporary Authority application	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Temporary Licence application	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Extract from Register	Fixed by legislation – see table below to calculate fees	Fixed by legislation – see table below to calculate fees
Public Notice Advertising		
<i>Charge set as per S12 LGA</i>		
Per application	\$110.00	\$110.00

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Environmental Health	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Refer to the table below to calculate fees for club, on or off licenses. A number of factors influence the final cost for any particular licence application or renewal fee, or annual licence fees.		

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How to calculate your cost / risk rating and fees

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

Definitions

- Class 1 restaurants** – restaurants with a significant separate bar area which, in the opinion of the relevant TA, operate that bar at least one night a week in the manner of a tavern
- Class 2 restaurants** – restaurants that have a separate bar but which, in the opinion of the relevant TA, do not operate that area in the nature of tavern at any time.
- Class 3 restaurants** – restaurants that only serve alcohol to the table and do not have a separate bar area.
- Class 1 clubs** – clubs which has at least 1,000 of purchase age) and which, in the opinion of the relevant TA, operate in the nature of a tavern at any time
- Class 2 clubs** – clubs which are not class 1 or class 3 clubs
- Class 3 clubs** – clubs has fewer than 250 members of purchase age and operates a bar for no more than 40 hours each week
- Enforcement Holding** – has the same meaning as a "Holding" under section 288 of the Act, or a previous offence for which a holding may have been issued if the offence had occurred before 18 December 2013.

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Gravel and Shingle Extraction

Gravel and shingle charges are not proposed to increase this year, except for the hourly staff charge, which is increasing by 3.5%. The gravel extraction programme is generally self-funding and maintaining lower charges helps incentivise contractors to collaborate on gravel management in key areas.

Gravel/Shingle Extraction	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p><i>Fees and charges set in accordance with S36 of RMA</i></p> <p>Gravel/Shingle Extraction Fees – collected for the purpose of part funding the management (including monitoring, administration, and supervision) of the state the wider river environment, including, but not limited to, any specific effects of gravel extraction. Volume is based on solid measure (m³) or weight 2.0 tonne = 1m³ solid measure.</p> <p>Note: No discounts are applicable for gravel extraction.</p>		
<p>Council held land or crown land managed by Council</p>		
<p>For land owned or controlled by Council (including land administered by the Crown) in and adjacent to all rivers in the district excluding those in the Aorere and Buller catchments:</p> <ul style="list-style-type: none"> - For stopbanked rivers, extraction between the stopbank and the centre of the river. - For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10yr return period flood (10% Annual Exceedance Probability) and the centre of the river. 	\$7.50/m ³	\$7.50/m ³
<p>For land owned or controlled by Council (including land administered by the Crown) in and adjacent to rivers in the Aorere and Buller Catchments:</p> <ul style="list-style-type: none"> - For stopbanked rivers, extraction between the stopbank and the centre of the river. - For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10yr return period flood (10% Annual Exceedance Probability) and the centre of the river. 	\$6.00/m ³	\$6.00/m ³
<p>For privately held land where the payment of a gravel extraction fee is a condition of a resource consent:</p> <ul style="list-style-type: none"> - For stopbanked rivers, extraction between the stopbank and the centre of the river - For non-stopbanked rivers, extraction between the edge of the modelled or observable area inundated by up to a 10 year return period flood (10% Annual Exceedance Probability) and the centre of the river. 	\$4.50/m ³	\$4.50/m ³

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Gravel/Shingle Extraction	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Coastal Marine Area	\$4.50/m ³ *Plus any Crown royalties due	\$4.50/m ³ *Plus any Crown royalties due
Management of gravel extraction on private land outside those areas covered above.	Actual and reasonable monitoring charges at \$226.00/hr	Actual and reasonable monitoring charges at \$234.00/hr
Gravel extraction in river reaches specified by the Group Manager (as per the delegations register) Information, Science & Technology where extraction is shown to have particular river management or environmental benefit. Proposed reaches will be reported to the Environment and Regulatory Committee prior to being specified.	\$4.50/m ³	\$4.50/m ³

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Library Services

Most Library Services fees are proposed to remain unchanged from 2025/2026. This is because there is community benefit in keeping these services accessible. A new fee is proposed for Holiday Memberships. Commercial hire charges for library rooms are proposed to increase by the standard 7%.

Library	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Loans		
New adult books – three-week loan	\$1.50	\$1.50
All magazines in adult section – two-week loan	\$0.50	\$0.50
DVDs – two-week loan	\$4.00	\$4.00
Holds and Requests		
Holds within Tasman District Libraries	\$2.50	\$2.50
Requests (inter-loan) outside Tasman District – minimum charge (further charges will apply if a fee is charged by the lending library)	\$8.00	\$8.00
Requests (inter-loan) outside Tasman District – child members	No charge unless a fee is charged by the lending library	No charge unless a fee is charged by the lending library
Miscellaneous		
Holiday Membership - temporary library membership for visitors to the district	NEW FEE	\$12.00 per month
Replacement Membership Card	\$4.00	\$4.00
Lost and Damaged Books	Replacement cost + administration fee	Replacement cost + administration fee
Lost Book Administration Fee (non-refundable)	\$10.00/item	\$10.00/item
Damaged Book Administration Fee (if charged)	\$6.00	\$6.00
Library room hire charges (Meeting rooms and Learning Suite)		
Non-profit Use - 1 hour	\$10.00	\$10.00
Non-profit Use - half day (4 hours)	\$30.00	\$30.00
Commercial Use - 1 hour	\$33.00	\$35.00
Commercial Use - per day	\$165.00	\$175.00

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Maritime

Most maritime fees are proposed to increase by 7%. Fees that are based on staff time are proposed to increase by 3.5%, while some charges are proposed to remain unchanged where the current fee is considered appropriate when compared with market rates.

Maritime	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set under S33R MTA or S12 LGA</i>		
Mooring Licence		
Application and renewal of existing mooring licence. For new applications or renewal of expiring mooring licences with substantial changes or lack of inspection report	\$372.00	\$398.00
Annual monitoring and administration fee	\$153.00	\$164.00
Renewal of existing mooring licence. A renewal application where there are no substantial changes required to the mooring licence conditions and with all inspection reports	\$125.00	\$134.00
Late payment fee (for annual renewal)	Additional 20%	Additional 20%
Additional costs. Reimbursement of any reasonable and necessary additional costs incurred by Council in assessing an application or enforcing compliance	\$226.00/hr	\$234.00/hr
Waitlist administration cost	\$63.00	\$67.00
Anchoring		
The following navigation safety levies will be applied to all vessels 500 gross tonnage or greater, or 40 metres LOA or greater, that anchor within regional waters with the exemption of any vessel berthing at Port Nelson facilities within 48 hours of anchoring off the Nelson anchoring sites: for the costs of chart updates, operation and maintenance of navigation aids, and operation and maintenance of Safety Management Systems, per vessel call based on gross tonnage or length overall		
Anchoring off the Abel Tasman coastal anchoring sites (charge per metre of vessel per visit)	\$20.00	\$20.00
Anchoring off Nelson anchoring sites (charge per gross tonnage per visit)	\$0.15	\$0.15
Extended anchoring (in addition to the appropriate per visit charge, charge is per gross tonnage per week or part thereof)	\$0.10	\$0.10
Navigation aid levy		
Port Motueka only (annual charge per vessel)	\$150.00	\$160.00
Kaiteriteri to Tarakohe inclusive (annual charge per vessel)	\$400.00	\$428.00

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Key: = More than 7%, = Less than 7% or no change, = New fee

Maritime	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Motueka to Tarakohe inclusive (annual charge per vessel)	\$500.00	\$535.00
Separation Point to Tarakohe inclusive (annual charge per vessel)	\$100.00	\$107.00
Lake Rotoiti (charge based on contractor fee and number of operators)	At cost	At cost
Late payment fee	Additional 20%	Additional 20%
Miscellaneous		
Trans-shipping (per tonne trans-shipped). For compliance monitoring and increased navigation safety.	\$1.00	\$1.00
Application fee	\$250.00	\$267.00
Harbourmasters Navigation Lights (charge per light, per week or part thereof)	\$100.00	\$100.00
Harbourmaster Navigation Buoy (charge per buoy, per week or part thereof)	\$150.00	\$150.00
Vessel time (per hour, or part thereof)		
Sentinel or other large Harbourmaster vessel (includes two crew)	\$450.00	\$465.00
Pūkāea or other smaller Harbourmaster vessel or vehicle (includes one operator)	\$350.00	\$375.00
Staff time (per hour, or part thereof)		
Harbourmaster	\$235.00	\$250.00
Deputy Harbourmaster	\$150.00	\$160.00
Maritime Officer	\$130.00	\$140.00
Administrator/Coordinator	\$130.00	\$140.00
Regional On-Scene Commander Service		
Review or approval of an operator's Tier 1 Marine Oil Spill Response Plan, including initial audit (charge per review)	\$1,800.00	\$1,930.00
Attendance at Tier 1 Plan site visit, exercise or audit (charge per hour)	\$236.00	\$250.00

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Port Taroakohe

The majority of Port Taroakohe penalty, wharfage, and berthage charges are proposed to increase by the standard 7%. Some exceptions apply where higher increases are required to recover costs, such as additional staff time associated with Health and Safety Plan requirements, or lower increases where the current fee already adequately recovers costs. A mooring live-aboard fee is also proposed to be reinstated, as this charge had previously been removed from the Schedule.

Port Taroakohe	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p><i>Fees and charges set in accordance with S33R MTA and S12 LGA</i></p> <p>Charges are based on a fee per metre Length Overall (LOA) of the vessel, or part thereof, or berth size, whichever is the greater (incl. GST). The LOA is measured from the vessels bow tip at deck level to the outer edge of the transom or stern, not including the rudder, outboard or fittings.</p> <p>All vessels on the Marina must be insured and hold a current EWOFF.</p> <p>Port Taroakohe has cameras located around the Port to monitor activity, health & safety and security risks. The footage from these cameras will be used to support enforcement of charges for the use of facilities at the port.</p> <p>Cargo transferred between vessels within the Port is liable to standard wharfage charges.</p> <p>All charges for berths, moorings, storage and leased areas are payable in advance. For any overdue payments the penalty/default interest within the agreement will apply. If none specified, then a penalty interest charge of 1% per month will be payable.</p> <p>All berth, mooring, storage and leased area users are required to sign a current port-user-agreement when requested by the Port Manager. Berth and mooring users without a port-user-agreement will incur a 10% surcharge.</p> <p>No storage is permitted on wharf structures unless specifically authorised by the Port Manager in writing. Storage rates apply after 24 hours of cargo/material arriving (allowance to be made for extenuating circumstances such as bad weather). Storage to be in the assigned areas only. Bulk cargo in transit may have extended demurrage with approval of the Port Manager.</p> <p>A fixed marine fuelling site, or any mobile fuelling where oils are transferred by way of a hose or similar between shore-and-ship, or ship-to-ship, is required to have a Tier-1 Fuel Transfer Site Oil Spill Contingency Plan approved in advance by the Council’s Regional On-</p>		

Key: = More than 7%, = Less than 7% or no change, = New fee

Port Tarakohe	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>Scene Commander. This does not apply to the transfer of self-contained fuel containers (tote tanks, sealed drums or similar) from shore-to-ship or ship-to-ship. The Council as Port Operator has full control over any activities conducted within the Port and therefore approval in writing is required before any fuel transfer is permitted – any approvals will also be subject to per litre charges.</p> <p>Staff hold delegations recorded in the delegations register for discounts for to long-term bulk contracts and long-term wharf berthage can be approved by the Property & Enterprises Manager.</p>		
Wharfage		
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Fish and shellfish Includes all marine animals	\$34.20/tonne	\$36.50/tonne
Fuel and oil Other than fixed facility, and fuel transfer only – no storage	\$0.13/litre	\$0.15/litre
General cargo	\$16.00/tonne	\$17.00/tonne
Passengers Where no vessel berthed	\$11.80/person	\$15.00/person
Boat movements Includes refloating etc.	\$43.00/tonne	\$50.00/tonne
Weighbridge All truck movements > 1.5 tonne	\$9.60/entry/exit	\$10.30/entry/exit
Berthage		
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Wharf berthage per day	\$9.90/metre	\$11.00/metre
Wharf berthage ancillary services – security, line charges and all other services	\$198.00/hr	\$225.00/hr
Marina/mooring berthage per day	\$6.00/ metre or \$66.00/ vessel, whichever is greater	\$6.00/ metre or \$66.00/ vessel, whichever is greater
Berthage - Annual Rates		
Plastic Marina - Berth length:	Per Annum	Per Annum
8 metre – restricted access	\$3,638.00	\$3,900.00
8 metre	\$4,601.00	\$4,900.00
10 metre	\$5,671.00	\$6,100.00
12 metre	\$6,741.00	\$7,200.00
14 metre	\$7,918.00	\$8,500.00
16 metre	\$10,700.00	\$11,400.00

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Port Tarakohe	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
18 metre	\$12,305.00	\$13,200.00
20 metre	\$14,980.00	\$16,000.00
Concrete Marina - Berth length:	Per Annum	Per Annum
12 metre – restricted access	\$9,095.00	\$9,700.00
12 metre	\$11,770.00	\$12,600.00
15 metre	\$14,445.00	\$15,500.00
25 metre	\$32,100.00	\$34,300.00
Marina Live-Aboard Charge		
Marina Berth live-aboard charge (additional to berthage)	Per Month	Per Month
	\$170.00/month	\$180.00/month
Mooring Charges at Port Tarakohe		
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Mooring- charge to moor a vessel at Port Tarakohe	Per Annum	Per Annum
	\$2,461.00	\$2,600.00
Mooring live-aboard charge (additional to mooring charges)	Per Month	Per Month
	New charge	\$90.00/month
Storage (Maritime)		
<i>Fees and charges set in accordance with S12 LGA</i>		
Boat Storage Compound		
Weekly	\$69.50	\$70.00
Monthly	\$235.00	\$250.00
Annually	\$1,819.00	\$1,950.00
20' TEU container		
Monthly	\$407.00	\$440.00
Annually	\$4,066.00	\$4,350.00
40' FEU container		
Monthly	\$802.00	\$860.00
Annually	\$8,025.00	\$8,590.00
Boat Ramp		
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Port Tarakohe boat ramp barrier arm	\$14.50	\$15.00
Boat ramp access card	\$230.00 (plus \$15.00 for each access card)	\$245.00 (plus \$15.00 for each access card)
Pōhara Boat Club Members boat ramp access card – fees collected and paid by Pōhara Boat Club prior to issue of card	\$160.00 (plus \$15.00 for each access card)	\$170.00 (plus \$15.00 for each access card) (\$30 for all replacement access cards)

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Port Tarakohe	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Penalty Charges		
<i>Fees and charges set in accordance with S33R MTA and S12 LGA</i>		
Debt recovery invoice	\$150.00	\$160.00
Avoidance of weighbridge	\$100.00 Administration charge and \$900.00 weighbridge avoidance charge	\$110.00 Administration charge and \$960.00 weighbridge avoidance charge
Incorrect entering of information into the weighbridge system	\$75.00	\$80.00
Penalty fee for not notifying the Port Manager 24 hours before arrival to pre-arrange berthage requirements	\$150.00	\$160.00
Penalty storage charge	\$600.00	\$650.00
Penalty fee for not removing non-permitted storage within 48 hours	\$600.00(+ removal fees)	\$650.00(+ removal fees)
Penalty fee for not seeking approval and/or not complying with fuel transfer requirements	\$2,500.00 (+ costs of repair + costs of activity)	\$2,650.00 (+ costs of repair + costs of activity)

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Property Information

LIM fees are proposed to increase by 10% to move closer to full cost recovery while ensuring LIMs remain affordable for users. Property file fees are proposed to increase by 7%. General property enquiry fees are proposed to remain unchanged, as current charges are considered appropriate.

Property Information	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
LIM - Land Information Memorandum requested under S44A of the Local Government Official Information and Meetings Act 1987		
Residential	\$421.00	\$465.00
Commercial/Industrial	\$607.00	\$670.00
Cancellation Fee LIMs cancelled within 2 working days of payment received are eligible for a refund but will incur a cancellation fee.	50% of LIM fee	50% of LIM fee
Property Files Enquiries – access to Council records		
Files sent via Sharefile (amount per file)	\$59.00	\$60.00
Homeowners discount	New fee	\$30.00
Frequent user discount is available as follows–		
Frequent user discount A lump sum for up to 60 property files (maximum of \$15,000 per year) A lump sum payable annually in advance for a company giving access to an unlimited number of files-	\$2,750.00	\$3,000.00
General Property Enquiries		
Record of Title	\$27.50	\$27.50
Survey Plan	\$27.50	\$27.50
Historic Titles	\$27.50	\$27.50

Property Services

Most Property Services fees are proposed to increase by the standard 7%. Some fees, such as the 'community-based licence to occupy minimum rental fee', are proposed to increase by 5%, as a 7% increase is not required to recover costs. The road stopping application fee is proposed to increase by 9%. This better reflects the amount of staff time involved in processing these applications.

Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Property Services	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 and S150 LGA</i>		
Grazing License		
Grazing land - application for license to occupy	\$255.00	\$273.00
Grazing land license to occupy documentation fee	\$255.00	\$273.00
Grazing land annual license to occupy rental fee	By negotiation with a minimum \$630.00/pa	By negotiation with a minimum \$674.00/pa
Retail/Community License to Occupy		
Retail - application for license to occupy (This is for vending carts, outdoor dining, market operator etc.)	\$255.00	\$273.00
Retail license to occupy documentation fee	\$255.00 plus disbursements	\$273.00 plus disbursements
Retail license to occupy temporary retail cart rental fee	\$110.00/week	\$118.00/week
Retail license to occupy area for outdoor dining (Note: More than 30m ² will be determined by the Transportation manager)	\$61.90 per week up to 15m ² , then \$5.50 per week per additional m ²	\$66.00 per week up to 15m ² \$72.00 per week per up to 30m ²
Market operator license to occupy	On a case-by-case basis by negotiation	On a case-by-case basis by negotiation
Community-based license to occupy application fee	\$255.00	\$273.00
Community-based license to occupy (sports clubs). Minimum rental (excludes disbursements)	\$380.00/pa	\$400.00/pa
Short Term Encroachments (less than 5 years)		
Application for license to occupy	\$255.00	\$273.00
License to occupy documentation fee	\$255.00	\$273.00
Long Term Encroachments (underground services, bach, garage, carport)		
Application fee for long-term occupation agreement	\$315.00	\$338.00
Documentation processing fee for long term occupation agreement *Additional costs may apply for non-standard transactions	\$2,300.00	\$2,460.00
Annual Rental for Short Term and Long Term Encroachments		

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Property Services	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Above ground encroachment in Rural 1 or Rural 2 zoned land up to 20m ²	\$380.00/pa	\$407.00/pa
Above ground encroachment in any other zoned land up to 20m ²	\$760.00/pa	\$814.00/pa
Above ground encroachment over 20m ² in any zone	Charged at market value determined by independent valuer at applicant's costs	Charged at market value determined by independent valuer at applicant's costs
Below ground encroachment minimum fee (actual costs on a case-by-case basis taking into account the scale of the encroachment)	\$380.00	\$407.00
Miscellaneous		
Application to transfer license	\$255.00	\$273.00
Transfer of license document fee	\$255.00	\$273.00
Road stopping application fee. (if application is approved all costs including staff time and disbursements are payable in advance in addition to the application fee).	\$825.00	\$900.00

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Resource Management

Staff charges for Resource Management are proposed to increase by 3.5%. As a result, fees calculated on staff time are generally proposed to increase by less than the standard 7%. Fees have also been reviewed to better reflect the actual time required to deliver each service and the average final cost of deposits. This has resulted in some fees increasing by more than 7% where current charges do not fully reflect these costs.

General Rules Applying in Respect of Resource Management Fees and Charges

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

Where multiple resource consents are sought or required for related activities, the standard application lodgement fees (deposits) shall apply for each consent, except that the notification fee shall comprise one full deposit (\$5,000.00) plus 20 percent for each additional consent required. ~~The Resource Consents Manager or the Environmental Policy Manager has the discretion~~ Staff hold delegations recorded in the delegations register to determine a lesser total lodgement fee when there are large numbers of separate consents required (see the Council's Delegations Register).

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

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

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

Reductions and waivers are generally not available. Reductions might be justified where the person liable to pay any charge reduces the costs to Council of carrying out its functions, including through self-regulation checks approved by Council.

General Rules Applying in Respect of Resource Management Fees and Charges

Council will discount the charges for processing resource consent applications when applicable in accordance with the Resource Management (Discount on Administrative Charges) Regulations 2010.

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

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

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

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

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

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

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

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

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p><i>Charges for processing resource consents and undertaking related activities have been set in accordance with section 36 and section 36AAA of the RMA and section 150 of the LGA</i></p> <p>To lodge a resource consent application with Council please email to resourceconsentadmin@tasman.govt.nz. There are three ways the fees are structured:</p> <p>Fixed Fee - A fixed charge payable prior to processing of a resource consent. The fixed fee charge is the full and final cost of processing of the consent application.</p> <p>At Cost - At cost processing involves the charging of the actual and reasonable cost of works.</p> <p>Deposit - A deposit is paid prior to processing commences. Any further costs above the deposit paid, will be invoiced, once the Resource Consent decision is issued. Interim invoicing may also occur where the application is largescale or continues over a prolonged period.</p> <p>In accordance with section 36(5) of the RMA, the applicant is required to pay an additional charge to cover the actual and reasonable cost of items such as printing, advertising, postage, additional reports and commissioners that may be required in the processing of their application. An additional charge has been set for hard copy applications as the Council's preference is electronic lodgement. This charge covers one hour of administration to print, scan and save. Where the formula or standard fee is inadequate to enable the Council to recover the actual and reasonable costs that are or will be incurred to carry out an activity, or where the Council considers that additional charges are warranted, they may be imposed under section 36(5) RMA and are subject to rights of objection.</p> <p>If a refund is due, the Council policy is to repay the person who originally supplied the deposit. Unless the Council receives written authority to the contrary, it cannot refund the money owing to someone else. Processing charges or credits of \$20.00 or less are deemed uneconomic to process and the Council will not issue invoices or refunds if the total processing costs are within this \$20.00 allowable variance.</p> <p>If you feel that your consent specifically has been incorrectly or unfairly charged, you may write in and formally request a review of your charge (email: resourceconsentadmin@tasman.govt.nz). You need to provide us with a valid reason as to why your charge should be adjusted and we will consider your case.</p>		

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>In addition to the above and In accordance with section 36(5) of the RMA, the applicant is required to pay an additional charge to cover the actual and reasonable cost of items such as printing, advertising, postage, additional reports and commissioners that may be required in the processing of their application. An additional charge has been set for hard copy applications as the Council's preference is electronic lodgment. This charge covers one hour of administration to print, scan and save.</p> <p>Where the fixed fee is inadequate to enable the Council to recover the actual and reasonable costs that are or will be incurred to carry out an activity, or where the Council considers that additional charges are warranted, they may be imposed under section 36(5) RMA and are subject to rights of objection.</p>		
Hourly charge-out rate for Staff – Resource Consents and Private Plan Change Requests		
Business Support, Environmental Policy Administrator	\$140.00	\$140.00
Graduate Planner, Consents Officer, Graduate Policy Planner	\$193.00	\$200.00
Consents Planner, Policy Planner, Development Engineering Officer	\$209.00	\$216.00
Senior Planner, Senior Policy Planner, Team Leader, Principal Planner/Advisor	\$225.00	\$234.00
All other staff advising on Resource Consents or Private Plan Change Requests	\$226.00/hr	\$234.00/hr
Independent Commissioners	At cost	At cost
Disbursements	At cost	At cost
Resource Consent Fees		
Deemed Permitted Boundary Activity Notice	\$600.00 fixed	\$620.00 fixed
Marginal or Temporary Consent Exemption Notice (Actual charge will take account of whether Project Information Memorandum fee has been paid)	At cost	\$600 fixed
Non-notified Applications for three or more dogs in residential zones with affected persons approvals supplied Resource Consent The following new land use consents: –Building in Landscape Priority Areas –Minor repair or addition to heritage building or structure	\$1,550.00 deposit	\$1,600.00 deposit

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Minor building set-back or coverage breaches with affected persons approvals supplied (if not a deemed permitted boundary activity)		
Non-notified Applications for Resource Consent - Replacement and new domestic bores (all depths)	\$1,200.00 deposit	\$800.00 fixed
Non-notified Applications for Resource Consent New land use activities not listed above including, but not limited to, the following: - Dwelling or building (including setback and coverage breaches) - Land Use Activities not permitted in zone - Removal of protected tree(s) -Earthworks/Land Disturbance/Vegetation Clearance -Hazardous Facilities -Dam structure -New Discharge Permit (to land, water or air) excluding dust suppression discharge permits (refer to page 8); -New Water Permit (to dam, divert, take or use water); -New Coastal Permit -New Notice of Requirement -Alteration of Existing Designation (Notice of Requirement S.181 RMA) -New Heritage Order -Replacement Water Permit (to dam, divert, take or use water) -Replacement Discharge Permit (to land, water or air) -Replacement Coastal Permit -Transfer of Water Permit to new site (S.136(2)(b) RMA) -Transfer of Discharge Permit to a new site (S.137(3)(b) RMA).	\$2,000.00 deposit	\$2,800.00 deposit
Non-notified Applications for Resource Consent -New subdivision	\$4,000.00 deposit	\$4,140.00 deposit

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Non-notified Applications for: - Change or Cancellation of Consent Condition(s) on existing consents (S.127 RMA); or - Change or Cancellation of Consent Notice (S.221(3)(b) RMA)	\$1,550.00 deposit	\$6,000.00 deposit
Notified and Limited Notification All applications under the RMA requiring notification, including applications requesting change or cancellation of consent conditions or notified S.128 RMA reviews. Additional deposits may be required.	\$6,480.00 deposit	\$7,500.00 deposit
Non-notified Application Hearing All non-notified applications under the RMA requiring a hearing, including applications requesting change or cancellation of consent conditions or notified S.128 RMA reviews. Additional deposits may be required.	\$6,480.00 deposit	\$6,700.00 deposit
Plan administration time	\$140.00/hr or part thereof	\$140.00/hr or part thereof
Request for a change to a Plan (private plan change request). Additional deposits may be required. This is a deposit. Final costs will be derived from actual and reasonable costs attributed to the request, including; staff time, and or the use of consultants.	\$8,000.00 deposit	\$8,050.00 deposit
Approval of Survey Plan under S.223 RMA, approval of Engineering Plans, and Completion Certificate under S.224 RMA, including monitoring, inspection and acceptance of as built plans. Also includes associated administration costs of ensuring the right information is on the correct newly created allotments. No deposit is required for any of these activities. Actual Council staff time and actual costs of consultants, including disbursements, will also be charged.	At cost	At cost
Pre application and duty planning advice up to 1 hour of staff time		Free
Pre-application and duty planning advice after the first 1 hour of staff time. (Deposits may be required or interim charges made prior to application lodgement).	At cost	\$1,000.00 deposit
External reports and peer reviews, commissioned by Council	At cost	At cost
Dust suppression discharge permit – new permit or replacement permit. If oil on road	\$970.00 deposit	Deleted

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Dust suppression discharge permit – new permit or replacement permit. Polymer on road	\$535.00 fixed	\$554.00 fixed
Outline plan consideration (S.176A RMA)	\$1,070.00 deposit	\$1,110.00 deposit
Outline Plan Waivers (S.176A(2)(c) RMA)	\$430.00 deposit	\$445.00 deposit
Certificate of Compliance (S.139 RMA)	\$1,280.00 deposit	\$1,325.00 deposit
Existing Use Certificate (S.139A RMA)	\$1,280.00 deposit	\$1,325.00 deposit
Extension of consent lapsing period (S.125 RMA)	\$1,060.00 deposit	\$1,100.00 deposit
Section 226(1)(e) RMA Certificate (allowing issue of separate title) (equates to two hours)	\$450.00 deposit	\$465.00 deposit
Bond Administration Fee	\$350.00 fixed	\$360.00 fixed
Certificate under Overseas Investment Act 2005	\$1,070.00 deposit	\$1,110.00 deposit
Certificate of Compliance for Sale of Alcohol	\$210.00 fixed	\$280.00 fixed
Document Execution and Use of Council Seal, where not completed as part of a section 224 process Documents requiring Council resolution, Certification or Council Seal e.g. S221, 226, 241, 243 RMA, S327A Local Government Act 1974 - Covenants, Easements in Gross and Caveats.	\$280.00 fixed	\$290.00 fixed
Objections under S.357, 357A and 357B RMA Costs of processing objections including hearings may be charged in accordance with the general rules set out in this Schedule depending on the merits of the objection. Additional deposits may be required.	\$590.00 deposit	\$610.00 deposit
Review of Consent Conditions Request for review from consent holder-	\$1,280.00 deposit	Deleted
All reviews carried out under Section 128 RMA	At cost	At cost
Part transfer of coastal, water or discharge permit (S.135, S.136 and S.137 RMA) with no changes to conditions of consent	\$1,070.00 deposit	\$1,110.00 deposit
Water zone allocation waiting list registration	\$425.00 deposit	\$440.00 deposit
Full transfer of Permits (S.135(1)(a), S.136(1), S.136(2)(a), or S.137(2)(a) RMA)	\$210.00 fixed	\$240.00 fixed

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Resource Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Minor amendment to existing Water or Discharge Permit to recognise change in land description as result of subdivision or similar.	\$300.00 deposit	\$350.00 deposit
Water permit transfer fee for affiliated permits on the Waimea Plains	New fee	\$500.00 fixed
Approval of a plan or survey of a reclamation (S.245)	New fee	\$1,500.00 deposit
Surcharge – receiving hard copy applications (see notes above).	\$140.00 fixed	\$140.00 fixed
Fast Track cost recovery Charges for services are based on hourly charge rates. If staff are unavailable for whatever reason and we use an external consultant, then we will charge our staff hourly rate. If we use a consultant for any other circumstance, the consultant's rate is charged to the applicant.	New fee	At cost
Rights-Of-Way		
Application Right-of-Way (S.348 Local Government Act [LGA] 1974)	\$1,310.00 deposit	\$1,350.00 deposit

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Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents

Charges in this area are based on the amount of staff time involved in the annual supervision of resource consents and are proposed to increase by 3.5%, in line with changes to hourly staff charge-out rates. The table layout has also been updated this year to improve clarity, with some fees separated into individual line items.

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>All charges have been set in accordance with section 36 and section 36AAA of the RMA</i>		
Coastal Consent Annual Charges		
Coastal Structures – Annual Charges		
0 – 10 lines	\$694.00	\$719.00
Each additional line	\$39.00	\$40.00
Other structures (excluding structures that extend landward of Mean High Water Springs [MHWS])	\$153.00	\$158.00
Coastal Discharges		
Sediment discharges	\$220.00	\$228.00
Stormwater - Polluted	\$220.00	\$228.00
Water Take Resource Consent Annual Charges Water Permit Annual Charges		
Takes for stock water, private domestic use, firefighting, hydroelectric power generation ≤ 2.5 l/s and permits to take water to or from storage.	\$220.00	\$228.00
Non-consumptive water take for the purpose of dewatering	\$140.00	\$145.00
Winter only take - to/from storage	\$110.00	\$114.00
Permit to take water for the purpose of suction dredging <i>Note: Suction dredging is charged under discharge fees if take and discharge volumes are equal, and the equal Water Take Consent then will have the fee reduced to the minimum water annual charge fee rate.</i>	\$220.00	\$228.00
Seepage or embayment at 5 l/s and greater, cooling water, private community water supplies, schools, campgrounds and retirement villages, seawater takes and frost protection (when a separate irrigation consent is held) irrespective of the quantity authorised.	\$402.00	\$416.00
Water Take – Volume based		

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Key: = More than 7%, = Less than 7% or no change, = New fee

Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
For all other permits to take water, the fee is based on the average daily quantity of water authorised as set out below.		
For all other permits to take water, including irrigation from surface/underground source, public water supply, industrial/commercial use, food processing, quarry/gravel/hardfill site development, and coastal mining water takes. the fee is based on the average daily quantity of water authorised as set out below.		
Less than 250 m ³ /day	\$444.00	\$460.00
250 – 499 m ³ /day	\$557.00	\$577.00
500 – 999 m ³ /day	\$713.00	\$738.00
1,000 – 2,499 m ³ /day	\$915.00	\$947.00
2,500 – 4,999 m ³ /day	\$1,404.00	\$1,453.00
5,000 – 14,999 m ³ /day	\$2,251.00	\$2,330.00
15,000 – 49,999 m ³ /day	\$4,750.00	\$4,916.00
50,000 – 299,999 m ³ /day	\$13,960.00	\$14,449.00
300,000 m ³ /day or more	\$37,685.00	\$39,004.00
For Permits to Dam Water		
Damming for non-water take purposes or where a take from storage or surface take consent is held.	\$110.00	\$114.00
Consented damming for water take purposes.	\$220.00	\$228.00
Power Generation		
Permit to take water for hydroelectric power generation ≤ 2.5 l/s	\$220.00	\$228.00
Permit to take water for hydroelectric power generation (≥ 2.6 l/s) Hydroelectric ≥ 2.6 l/s, is charged under discharge fees – If a discharge consent is held that is equal to the take and discharge volumes are equal, and the equal the Water Take Consent then will have the fee reduced to the minimum water annual charge fee rate.	\$220.00	\$280.00
Fish Farming		
Permit to take water for fish farming <i>Land-based fish farming is charged under discharge fees if take and discharge volumes are equal, and the equal Water Take Consent then will have the fee reduced to the minimum water annual charge fee rate.</i>	\$220.00	\$228.00
Discharge Consent Annual Charges		
Discharge Permits (Water or Contaminant)		

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Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Discharge Permits (Water or Contaminant) Permits to discharge scour water from dams and pipelines, for water resource augmentation, spillway and compensation flows, minor cooling water discharges, minor spraying operations, contaminant wash-water , flood/drainage discharges, stormwater-related to commercial and industrial activities, minor sediment discharges and composting.	\$220.00	\$228.00
Permit to discharge contaminant from any industrial or trade premises onto or into land	\$220.00	\$228.00
Fish Farming		
Less than 1,000 m ³ /day authorised discharge	\$220.00	\$228.00
1,000 – 4,999 m ³ /day	\$402.00	\$416.00
5,000 – 14,999 m ³ /day	\$1,077.00	\$1,115.00
15,000 – 49,999 m ³ /day	\$2,197.00	\$2,274.00
50,000 – 99,999 m ³ /day	\$5,507.00	\$5,700.00
100,000 m ³ /day or more	\$7,226.00	\$7,479.00
Food Processing Industries		
(including by way of example, abattoirs, fish processing, vegetable processing, dairy factories, wineries)		
Food processing wastewater to land	\$402.00	\$416.00
Semi-treated/screened waste to water		
Authorised at less than 200 m ³ /day	\$520.00	\$538.00
200 – 999 m ³ /day	\$1,570.00	\$1,625.00
1,000 m ³ /day or more	\$3,146.00	\$3,256.00
Fully treated waste to water		
Authorised at less than 200 m ³ /day	\$220.00	\$228.00
200 – 999 m ³ /day	\$331.00	\$342.00
1,000 m ³ /day or more	\$638.00	\$660.00
Other Discharges		
Gravel Wash and Mining Discharges		
Less than 1,000 m ³ /day authorised	\$402.00	\$416.00
1000 – 2,999 m ³ /day	\$638.00	\$660.00
3,000 m ³ /day or more	\$1,077.00	\$1,115.00
Sawmills, Timber Processing Discharges to land	\$402.00	\$416.00
Power Generation Discharges (≥ 2.6 l/s)		
Less than 1,000 m ³ /day authorised	\$220.00	\$228.00
1,000 – 4,999 m ³ /day	\$402.00	\$416.00
5,000 – 24,999 m ³ /day	\$774.00	\$801.00

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Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
25,000 – 299,999 m ³ /day	\$1,142.00	\$1,182.00
300,000 m ³ /day or more	\$7,384.00	\$7,643.00
Domestic Sewage		
Discharge Permits for Sewage		
Resource consent annual administration fixed fee for residential dwellings with an on-site wastewater treatment system.	\$139.00	\$144.00
All other sewage including community schemes, more than two residential dwellings and commercial wastewater systems, including visitor and tourist accommodation:		
Less than 50 m ³ /day authorised	\$444.00	\$460.00
50 – 99 m ³ /day	\$708.00	\$733.00
100 – 999 m ³ /day	\$824.00	\$853.00
1,000 – 9,999 m ³ /day	\$1,103.00	\$1,142.00
10,000 m ³ /day or more	\$1,737.00	\$1,797.00
Permits Discharge to Land under Section 15(1)(d) RMA-	\$220.00	Deleted
Air Discharges		
Discharge Permits (Air) Annual Charges		
Major air discharges (former Pt A [Clean Air Act] activities)	\$3,446.00	\$3,567.00
Minor air discharges (former Pt B [Clean Air Act] activities)	\$584.00	\$605.00
Minor air Discharges (former Pt C [Clean Air Act] activities)	\$220.00	\$228.00
Suction Dredging		
<i>Suction dredging is charged under discharge fees if take and discharge volumes are equal. In these cases, the Water Take Consent fee will be reduced to the minimum water annual charge fee rate.</i>		
Less than 1,000 m ³ /day authorised	\$402.00	\$416.00
1000 – 2,999 m ³ /day	\$638.00	\$660.00
3,000 m ³ /day or more	\$1,077.00	\$1,115.00
Forestry monitoring charges		
<i>The Forestry Monitoring Fees and Charges set out the fixed charges for inspections and sampling under the Resource Management (National Environment Standards for Commercial Forestry) Amendment 2023.</i>		
Note: The number of inspections required per forest will vary depending on the		

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Resource Management: Administration, Monitoring and Supervision Charges of Resource Consents	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
size, environmental risk from the activity in that location, and the degree of compliance with the regulations. Non-compliance may result in additional inspections and/or sampling to ensure compliance has been achieved.		
Monitoring of National Environmental Standards for Commercial Forestry permitted activities.	Based on actual and reasonable costs	Based on actual and reasonable costs
<p>Notes on</p> <p>A standard administration fee of \$145.00 will be applied when the Council determines that a consent is not currently being given effect to, or is temporarily inactive, but still requires ongoing administrative work until it becomes active and subject to monitoring. Permits to take water are excluded from this administrative fee; full fees apply. On-site domestic wastewater permits are exempt.</p> <p>A 50% rebate applies to the annual charges for consents with consent-specific monitoring programmes where monitoring costs are being recovered separately. Specific arrangements will be made in relation to approved self-regulation inspections.</p> <p>Where a consent has expired and the activity is continuing per section 124 of the RMA while an application for a replacement consent is being processed, the applicant shall continue to be liable to pay any annual and/or monitoring charge.</p> <p>Hydroelectric power generation (≥ 2.6 l/s), suction dredging, and land-based fish farming annual charges will be based on the discharge fee and not the water take fee as long as the take and discharge are of equal volume. If there is a consumptive off-take then that take will attract the annual charge as for other consumptive takes. Consents to take will still attract the minimum standard water permit annual charge.</p> <p>Annual charges levied on holders of resource consents will be recovered whether permits are exercised or not.</p> <p>Where a water take consent is restricted to winter-only abstraction a 50% discount will apply.</p>		

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Resource Management Compliance Monitoring

These charges are based on staff time and as such are increasing by 3.5%.

Resource Management Compliance Monitoring	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Compliance, Administration, Monitoring and Supervision		
<p>The following scale of charges are used to calculate the Council's actual and reasonable costs when carrying out compliance monitoring under the Resource Management Act 1991.</p> <p>Where the fixed charge is not sufficient to recover the actual and reasonable costs incurred in monitoring compliance with resource consents or national environmental standards, the RMA allows for additional charges to be made under section 36.</p> <p>The Council will also require a person to pay any actual and reasonable costs incurred in, in connection with monitoring permitted activities with this Act.</p>		
Business Support	\$140.00	\$145.00
Senior Compliance & Investigations	\$209.00	\$216.00
Principal Compliance & Investigations	\$225.00	\$233.00
Disbursements	At cost	At cost
<p>Resource Consent Monitoring under 36(1)(c) of the RMA</p> <p>Except where a specific (fixed) charge applies, monitoring compliance with consents will be charged actual and reasonable costs incurred using the charge rate x staff time. This may include:</p> <ul style="list-style-type: none"> - Staff time to carry out inspection (if required), audit any monitoring information provided by consent holder, follow up and non-compliance and report back to consent holders. - Any disbursements related to monitoring, including sampling and testing costs and any specialist or technical advice needed. 	At cost	At cost
<p>Permitted Activity Compliance Monitoring Under Section 36(cc) of the RMA</p> <p>The following activities will be charged actual and reasonable costs incurred using the charge rate x staff time:</p> <ul style="list-style-type: none"> - Monitoring of permitted activities under a National Environmental Standard, including 	At cost	At cost

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Resource Management Compliance Monitoring	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>but not limited to Freshwater, Plantation Forestry and storing tyres outdoors.</p> <ul style="list-style-type: none"> - Monitoring compliance of farm operators with freshwater farm plan regulations including receiving and assessing audit reports of freshwater farm plans. 		
<p>Permitted Activity Compliance Monitoring, Other Monitoring including Monitoring Associated with Abatement Notice and Enforcement Orders under Section (S36(1)(caaa) to (caac) of the RMA.</p> <p>The following activities undertaken in accordance with s36(1) (caaa) to (caac) will be charged actual and reasonable costs for monitoring compliance using the charge rate x staff time:</p> <ol style="list-style-type: none"> 1. charges payable by a person carrying out a permitted activity, for the carrying out by the local authority of monitoring the person's compliance with any rule in a plan that relates to the permitted activity (s36(1) (caaa)). This excludes any monitoring on a permitted activity for a National environment standard. 2. charges payable by a person who an enforcement officer considers has breached this Act, a national environmental standard, a regulation, a rule in a plan, or a resource consent, for the carrying out by the local authority of any function necessary to determine whether the contravention has occurred (s36(1)(caab));; and 3. charges payable by a person who is the subject of an abatement notice or an enforcement order for the carrying out by the local authority of its functions relating to issuing, administering, supervising, or monitoring compliance with the notice or order (s36(1) (caac)). <p>Charges under this section may include (but are not limited to):</p>	<p>At cost</p>	<p>At cost</p>

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Resource Management Compliance Monitoring	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<ul style="list-style-type: none"> • time spent by Council officers identifying and confirming the breach. • time spent identifying the responsible party for the breach. • time spent informing the responsible party of their obligations and offering advice or direction on managing any adverse effects. • disbursement costs including laboratory analysis, expert services, and cleanup expenses. • time spent confirming that compliance has been achieved. <p>Environmental incident inspection charges <i>Fees and charges set in accordance with S150 LGA</i> When inspection by an Enforcement Officer determines that a person or organisation has breached the Resource Management Act, a National Environmental Standard, a Regulation or a rule in the Tasman Resource Management Plan, the Council may charge the person or organisation responsible the actual and reasonable costs incurred by Council during the inspection.</p> <p>These inspection costs include (but is not limited to) reasonable:-</p> <ol style="list-style-type: none"> 1. time spent by Council officers identifying and confirming the breach. 2. time spent identifying the responsible party for the breach. 3. time spent informing the responsible party of their obligations and offering advice or direction on managing any adverse effects. 4. disbursement costs including laboratory analysis, expert services, and cleanup expenses. 5. time spent confirming that compliance has been achieved. 		

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Resource Management Compliance Monitoring	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>Note: This charge will not apply to any preparation of documents relating to the issue of any infringement notice or enforcement orders.</p> <p>Note: Where an environmental incident occurs on a site that holds a resource consent and a breach of consent conditions is confirmed, this section does not apply. Any actual and reasonable costs incurred in investigating the incident will be recovered as S36 RMA charges additional to any fixed fee at the stipulated charge-out rate.</p>		
<p>Certification of construction, earthworks, sediment control or other management plans requiring approval as part of compliance with Resource Consent Conditions.</p>	At cost	At cost
<p>Water meter reading fee (following failed water meter returns, 1.5 hour charge-out rate – includes physical site visit to audit a meter subject to resource consent conditions)</p>	\$330.00	\$342.00

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Sports Grounds, Reserves and Facilities

Charges for Sports Grounds, Reserves and Facilities are proposed to mostly increase by the standard 7%. While this increase does not fully recover the cost of providing these services, it seeks to keep charges accessible for residents and community users. The permit fee for commercial activities in reserves is proposed to increase by 25% to reflect the staff time involved in processing these applications.

Sports Grounds, Reserves and Facilities	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set in accordance with S12 LGA</i>		
Some Council owned Sports Grounds are run by Management Committees, who set their own charges: Representative Training Tournaments and out-of-season one-off use for sports fields and associated facilities – charges will be at cost of preparation. All fees are per season.		
Type:		
Cricket – Senior grade	\$4,851.00/block	\$5,190.00/block
Cricket – Second grade	\$3,707.00	\$3,950.00
Cricket – Artificial pitch	No charge	No charge
Rugby, Rugby League, Baseball, Football, American Football - Senior	\$539.00	\$575.00
Rugby, Rugby League, Football – Senior (where no field allocated)	\$143.00/occasion	\$150.00/occasion
Rugby, Football and Baseball - Junior	No charge	No charge
Athletics	\$187.00/track	\$200.00/track
Summer Rugby, Touch & Football - Senior	\$165.00/field	\$175.00/field
Velodrome – Cycle Club	\$572.00/ season/club	\$615.00/ season/club
Misc. Reserves and Facilities		
<i>Fees and charges set in accordance with S12 LGA</i>		
Fencing between private and Tasman District Council owned land excluding roads subject to a case-by-case basis	Half actual cost per linear metre or \$93.50/metre whichever is the lower	Half actual cost per linear metre or \$95.00/metre whichever is the lower
Kina Campgrounds - Adult (16+ years), children no charge	\$16.00/night	\$17.00/night
McKee Campgrounds - Adult (16+ years), children no charge	\$17.00/night	\$18.00/night

Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Sports Grounds, Reserves and Facilities	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Permit (Commercial activity) – Reserves Mobile traders/Vendors/ Amusements/Hawkers Short-term/temporary activity i.e., day, weekend or holiday period	\$200.00 application fee and \$50.00 per day/or part of	\$250.00 application fee and \$55.00 per day/or part of
Commercial Filming in Reserve (per day/part of)	\$600.00	\$650.00

Transportation

Transportation charges are proposed to increase by the standard 7% to assist with recovering the cost of providing the service. Hourly rates are proposed to increase by 3.5%, in line with changes to staff charge-out rates. There is also new fees for the introduction of paid parking for all-day parks in the Harkness-Petrie, Papps and Warring carparks.

Transportation	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges for goods, services or amenities are S12 LGA, applications for permits and inspections under S150 LGA</i>		
Staff time for inspection (including subdivision inspections), engineering and as-built plan processing, or administration.	\$226.00/hr	\$234.00/hr
Fencing between private and Tasman District Council owned land excluding roads subject to a case-by-case basis	Council contribution - half actual cost per linear metre or \$93.00/metre (incl. GST), whichever is the lower	Council contribution - half actual cost per linear metre or \$95.00/metre (incl. GST), whichever is the lower
Transportation network charges		
Vehicle Access Crossing	\$363.00	\$388.00
Corridor Access Request (CAR) – in accordance with the Utilities Access Act 2010 and as part of a Code for the Management of a Road Corridor.		

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Transportation	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Standard CAR – excavation (includes Traffic Management Plan {TMP} and 2 inspections)	\$642.00 (includes one revision of TMP) Additional charge if TMP non-compliant with standards after one revision \$145.00	\$687.00 (includes one revision of TMP) Additional charge if TMP non-compliant with standards after one revision \$155.00
Non-excavation on CAR/TMP (one-off event, e.g. parade/sporting events)	Initial submission \$321.00 (includes one revision) Additional charge if TMP non-compliant with standards after one revision \$145.00	Initial submission \$344.00 (includes one revision) Additional charge if TMP non-compliant with standards after one revision \$155.00
Revision/update of TMP after approval	\$73.00	\$78.00
Generic TMP	\$428.00 covers up to 2 hours) plus \$226.00/hr	\$458.00 covers up to 2 hours) plus \$234.00/hr
Generic TMP (inspection and mobile operations only)	\$226.00	\$234.00
Global CAR	Actual staff time and expenses \$226.00/hr	Actual staff time and expenses \$234.00/hr
Non-approval penalty (undertaking activity without approval)	CAR fee plus \$484.00	CAR fee plus \$518.00
Parking permit	\$47.00/day	\$50.00/day
Application for Tourist Facility Sign (\$100 refunded if consent refused)	\$317.00 plus actual sign materials & installation costs	\$340.00 plus actual sign materials & installation costs

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Transportation	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Road Closure (events, parades)	\$557.00 application fee, plus actual staff costs and expenses \$2,420 refundable deposit (Insurance and public liability cover)	\$596.00 application fee, plus actual staff costs and expenses \$2,590.00 refundable deposit (Insurance and public liability cover)
Application for a road name change	\$545.00	\$583.00
Parking Charges		
<i>Fees and charges set in accordance with Traffic Control Bylaw 2016</i>		
All-day parking in the Papps, Harkness-Petrie and Warring carparks 8am to 5pm Monday to Friday. Excludes public holidays.	New Fee	First hour free \$1.00/hour Up to a maximum of \$4.00 a day

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Waste Management

Most waste fees are proposed to increase by 5%. This increase supports the cost of service delivery while maintaining waste volumes that contribute to funding the service. Waste activities are intended to be funded through user charges. Waste fees are calculated by dividing total operating costs, including routine and reactive maintenance, transport of waste, site staffing, and landfill disposal fees, by expected tonnage. Increases in operational costs, along with increases in the Landfill Disposal Levy paid by RLBU to the Council, have resulted in the need for a 5% increase to most waste fees to achieve cost recovery.

The range of services offered by Resource Recovery Centres (RRCs) has changed, and charges for Class 3, 4, and 5 materials, as well as clean concrete, brick, and rubble, have been updated to reflect these changes, as outlined in the table below.

In addition, two new charges are proposed for the York Valley and Eves Valley landfills, in line with the NTRLBU business plan. These comprise a minimum charge and an administration fee.

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Kerbside Collection Rubbish bags (Tasman District Council sale price)		
Small bags (45 litres)	\$6.40 ea	TBA
Big bags (60 litres)	\$6.70 ea	TBA
Mixed refuse		
Weight-based charge – Richmond, Māriri, Tākaka, Murchison	\$414.00/tonne	\$436.00/tonne
Volume-based charge Collingwood or where weighbridge not available	\$83.00 per m ³	\$100.00 per m ³
60 litre bag (a maximum of two bags, at 10 kg each can be charged at this rate where a weighbridge is available)	\$4.20 ea	\$4.40 ea
Light wastes surcharge (polystyrene and other similar wastes, where >25% of load)	\$343.85/m ³ of light waste	\$362.25/m ³ of light waste
Fee to recover unacceptable and undeclared materials	\$36.30	\$37.90
Minimum domestic weighbridge transaction (10 kg)	\$4.20	\$4.40
Minimum commercial transaction	\$25.00	\$26.50
Greenwaste, cleanfill, scrap metals and recyclable materials when combined with other waste will be charged at mixed refuse rate when site constraints do not allow for separate measurement and unloading.		
Greenwaste (not accepted at Richmond)		
Weight-based charge – Mariri, Takaka, Murchison	\$149.27/tonne	\$157.55/tonne

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Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Volume based charge, Collingwood or where weighbridge not available	\$22.00/m ³	\$23.20/m ³
Minimum domestic greenwaste charge (10 kg)	\$2.20	\$2.30
Minimum commercial transaction	\$25.00	\$26.50
Classes 3, 4 and 5 fill material (where accepted)		
The source location must be declared on request and the Council retains the right to refuse loads or recover costs for disposal of material.		
Weight based charge – Richmond, Mariri	\$220.00/tonne	\$198.95/tonne
Volume-based charge - where weighbridge is not available	\$330.00/m ³	\$298.43/m ³
Minimum domestic charge (20kg)	\$10.00	\$10.00
Minimum commercial transaction	\$25.00	\$26.45
Clean concrete, brick and rubble (where accepted)		
All material must be clean and free of contamination, including asbestos, wood and steel reinforcing		
Weight based charge – where accepted	\$55.00/tonne	\$198.95/tonne
Volume based charge - where weighbridge is not available	\$120.00/m ³	\$298.43/m ³
Minimum domestic charge (20kg)	\$10.00	\$3.50
Minimum commercial transaction	\$25.00	\$26.50
Weighbridge charge		
Weighbridge docket for public and commercial vehicles (when site operational constraints allow)	\$18.00/vehicle	\$19.00/vehicle
Scrap metals (where accepted)		
Scrap steel (sheet and heavy gauge by arrangement)-	No charge	No charge
Refrigerating Whiteware (including fridges, freezers & dehumidifiers)		
Weight based charge – Richmond, Mariri, Tākaka, Murchison (at mixed refuse rate)	At mixed refuse charge	At mixed refuse charge
Per item – Collingwood or where weighbridge is not available	\$18.00 ea	\$19.00 ea
Non-refrigerating Whiteware	No charge	No charge
Recyclables (where accepted) Domestic customers (quantities less than 1.0m³)		
Glass (bottles) – clean, colour sorted	No charge	No charge
Clean paper and cardboard	No charge	No charge

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Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Clean, plastic bottles and containers (Grades 1, 2, 5 only)	No charge	No charge
Clean cans	No charge	No charge
Unsorted or contaminated materials	At mixed refuse charge	At mixed refuse charge
Commercial customers or domestic customers greater than 1.0m³		
Mixed paper, cardboard, plastic (grades 1,2,5), steel and aluminium cans meeting specification	\$300.00/tonne	\$316.25/tonne
Clean corrugated cardboard	\$300.00/tonne	\$316.25/tonne
Colour sorted glass bottles and jars meeting specification	\$45.00/tonne	\$48.30/tonne
Recyclable material outside of specification	\$450.50/tonne	At mixed refuse charge
Tyres (where accepted)		
Car and motorcycle (maximum 5 per transaction)	No Charge	No Charge
Car tyres on rims	\$34.24	\$36.00
Truck (truck tyres on rims and other large tyres not accepted) (maximum 5 per transaction)	No Charge	No Charge
Paint (where accepted)		
Resene branded	No charge	No charge
Other brands: containers 4 litres or smaller	\$2.00 ea	\$2.10 ea
Other brands: containers greater than 4 litres	\$4.50 ea	\$4.75 ea
Hazardous waste (where accepted)		
Automotive Oil	No charge	No charge
Gas cylinders	No charge	No charge
Batteries (automotive and small household)	No charge	No charge
Household hazardous wastes – up to 20kg annually (The source location must be declared, and the Council retains the right to refuse some materials; Commercial or agricultural hazardous waste not accepted)	No charge	No charge
Commercial customer services		
Dallas tags for commercial waste customer (up to one per product per vehicle)	No charge	No charge
Replacement tags	\$27.50 ea	\$29.50 ea
Kerbside Recycling Services		

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Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Additional kerbside recycling services - annual fee	\$156.00	\$142.00
Additional kerbside recycling services - part year (per month)	\$13.00	\$12.00
Replacement mobile recycling bin (from Resource Recovery Centre)	\$115.00	\$118.50
Additional or replacement glass recycling crate (from Council or RRC)	\$22.00	\$20.00
Recycling Bin Delivery and Collection Fees		
Charge to deliver a replacement mobile recycling bin or collect a mobile recycling bin if an invoiced service is cancelled	\$63.00	\$40.00
Exchange fee to deliver a smaller or larger recycling bin (This fee is waived for customers with genuine mobility problems)	\$63.00	\$40.00
York Valley and Eves Valley landfill charges (operated by the Nelson Tasman Regional Landfill Business Unit)		
General refuse (Municipal Solid Waste)	\$305.90/tonne	\$357.65/tonne
Polystyrene	\$3,910.00/tonne	\$3,910.00/tonne
Light wastes and sawdust (treated and untreated) Light wastes, Sawdust, and Asbestos requiring NTRLBU management	\$431.25/tonne	\$431.25/tonne
Minimum charge	New fee	\$115.00
Administration fee	New fee	\$172.50
HAIL and Hazardous waste*		
York Valley – after Eves Valley begins accepting HAIL waste-	\$305.90/tonne	Deleted
Eves Valley- Only if tested, within specified limits (to be confirmed), and able to be blended- Class 3 waste – Eves Valley	\$188.60/tonne	\$109.25/tonne
Notes on landfill charges from Nelson Tasman Regional Landfill Draft Business Plan 2026/2027:		
This charging table has changed to reflect increased rates associated with general waste, and a continuation of the rate for contaminated soil disposal at Eves Valley landfill.		

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Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>The fee table also include escalated charges for light waste and polystyrene.</p> <p>An additional fee category has been added for a minimum load to compensate for the administrative cost associated with very small loads being discharged. This minimum load charge equates to a load approximately 300 kg. It is anticipated that this will reduce the number of very small loads, as some loads will be aggregated. NTRLBU expect this to result in a small reduction in traffic at the landfill.</p> <p>An administration fee has also been added to reflect the costs associated with activities such as fixing mistakes that have been created by the customer or replacing key fobs that have been lost by customers. The fee will incentivise companies to take responsibility for their actions rather than relying on NTRLBU to fix issues.</p> <p>A separate charge is maintained is maintained for Sawdust and Light wastes (not including loads of polystyrene) at York Valley landfill. This rate has been expanded to include asbestos loads that require management by NTRLBU in their disposal. This will predominantly relate to plastic wrapped asbestos loads being tipped from trucks.</p> <p>Light wastes are wastes that - in the opinion of the NTRLBU and its operators - are significantly less dense than general waste. For example, wastes that contain more than 25% polystyrene by volume.</p> <p>Asbestos disposed in Haz bags which is lifted off and placed in the landfill by the company disposing of the waste will remain at general waste disposal rates.</p> <p>The intended outcome of this higher fee for Asbestos is to cover the additional costs incurred by NTRLBU associated with digging asbestos disposal pits, monitoring disposal, and for managing the safe compaction of asbestos material.</p> <p>This budget is based on the Ministry for the Environment, Waste Disposal Levy increase to \$\$70 per ton for the 2026/27 year. The budget is based on an annual demand of 70,000 tonnes. The waste mass has been based on the 2024/2025 annual mass of waste received at York Valley excluding the Tahunanui Beach Contaminated sawdust, with the assumption that some improvement in economic activity will occur, but not back to 2023/2024 levels.</p> <p>The landfill charges are based on an assumed Local Disposal Levy (LDL) of \$3.9M to both NCC and TDC for the 2026/27 year.</p>		

Key: ■ = More than 7%, ■ = Less than 7% or no change, ■ = New fee

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>This budget is based on an Emissions Trading Scheme UEF of 0.20 for 2026/27 years.</p> <p>The result of the above is an increase in the Waste Disposal Cost of \$45 per tonne. This equates to an increase in the landfill cost of 17% in landfill charges from 2025/26 to 2026/27.</p> <p>This increase is higher than indicated in the NTRLBU 2024 – 2033 AMP because the NZ government has increased the Waste Disposal Levy by an additional \$5 which was not included in the AMP budgets, and the Councils Local Disposal Levy has also increased from \$6 million in 2025/2026 business plan to \$7.8 Million in 2026/2027.</p> <p>The costs associated with the Operations and Maintenance of the landfill have increased by approximately 2.5%.</p> <p>The only change to the operating costs within the control of NTRLBU associated with this Business Plan when compared to the AMP is the additional of one additional staff member to the NTRLBU team.</p> <p>The role is considered necessary to ensure that NTRLBU has sufficient resource to support the development and administration of the gas system, and the administration of the gas sales and asset management associated with the system.</p> <p>NTRLBU is conscious that the compliance requirements associated with operating an increasingly complex gas system with commercial sales of gas will likely exceed the available capacity of the current NTRLBU staff.</p> <p>This increase in Landfill fee is due to:</p> <ul style="list-style-type: none"> • Increases in the Waste Minimisation Levy. (\$5/tonne) • Local disposal levy increases by \$1.8 million (\$28/tonne) • Reduced tonnes expected due to reduced economic activity. • Increased financing and depreciation costs associated with capital upgrades. • An additional staff member dedicated to gas management within the NTRLBU • Inflation allowance for 2.5% increase on the 2025/2026 costs. <p>The separate fee for HAIL, hazardous material and contaminated soil requiring disposal to York Valley Landfill has been removed and this material is included in the general waste fee.</p>		

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Wastewater and Stormwater

Conditional Trade Waste Conveyance and Treatment charges are set using the trade waste charging methodology and therefore are not subject to the standard 7% increase. This methodology, outlined in the table, calculates charges based on the revenue requirement and the three-year average flow of key pollutants. Charges based on staff time are proposed to increase by 3.5%.

Wastewater Network		Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Connections			
Stand-over for connection only	No charge	No charge	No charge
Wastewater Network Charges for Nelson City Council Properties			
The Council provides wastewater services to a small number of properties within the Nelson City Council boundaries. The wastewater charges are set at the same \$ amounts as the wastewater rates that are paid by the residents of Tasman District.			
Trade Waste Discharges			
<i>Fees and charges set in accordance with Wastewater Bylaw 2022</i>			
Conditional Trade Waste activity			
Temporary Discharge	\$226.00	\$234.00	
Grease Converter Annual Charge (where the grease converter was in operation prior to June 2015 and is therefore allowed by Wastewater Bylaw)	\$226.00	\$234.00	
All other Conditional Trade Waste Activity Annual Charge	\$641.00	\$686.00	
Conditional Trade Waste Conveyance and Treatment Charges			
Volume	\$2.87/m ³	\$3.43/m ³	
Five-day Biochemical Oxygen Demand (BOD5)	\$2.99/kg	\$3.05/kg	
Chemical Oxygen Demand (COD)	\$0.23/kg	\$0.23/kg	
Total Suspended Solids (TSS)	\$1.78/kg	\$1.84/kg	
Total Kjeldahl Nitrogen (TKN)	\$2.52/kg	\$2.69/kg	
Total Phosphorus (TP)	\$1.12/kg	\$1.13/kg	
General Rule in Respect of Trade Waste and Domestic Wastewater Charges			
Where trade waste is discharged or measured separately from domestic wastewater, both trade waste and pan charges will be applied separately-cumulatively . Where the waste streams are combined, the pan charge shall apply and act as a credit against the wastewater trade			

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Wastewater Network	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
waste charges, so that only the trade-waste charges in excess of the pan charge shall be payable as trade waste charges .		
Stormwater Network		
Stand-over for connection only	No charge	No charge

Water Supply

Water Supply fees are proposed to increase by the standard 7% to assist with recovering the cost of providing the service. Hourly rates are proposed to increase by 3.5%, in line with changes to staff charge-out rates. Charges for water supplied to Nelson are set through the rates charge and are therefore not proposed to increase by the standard 7%. A new fee is proposed for applications for industrial water use from the Waimea Community Dam. This fee has been calculated using the standard hourly charge-out rate to reflect the staff time involved in assessing these applications.

Water Supply Network	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges under S12 or S150 LGA</i>		
On Demand (Metered) Water Supply Network		
Individual connection to the water supply where the physical connection to the main is between the property boundary and the adjacent kerb and no footpath exists i.e. in berm . Excludes asphalt reinstatement	\$2,500.00	\$2,675.00
Disconnection of water supply (on demand and restricted connection) between the property boundary and the adjacent kerb and no footpath exists water supply main i.e. in berm. Excludes asphalt reinstatement	\$2,500.00	\$2,500.00
All other connections	Actual costs (up to a maximum of estimate of costs) plus \$226.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$234.00/hr for administration

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Water Supply Network	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Special water reading fee	\$97.00/reading minimum and \$226.00/hr, or part of the hour, for each site i.e. a single development.	\$104.00/reading minimum and \$234.00/hr, or part of the hour, for each site i.e. a single development.
Restricted Flow Water Supply Network		
Individual connection to the water supply where the physical connection to the main that is less than 10 metres from the main and work is carried out in the berm. Excludes asphalt reinstatement	\$2,500.00	\$2,675.00
All other connections	Actual costs (up to a maximum of estimate of costs) plus \$226.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$234.00/hr for administration
Alter restrictor size	\$355.00	\$380.00
Disconnection of water supply (on-demand and restricted connection) between the property boundary and water supply main. Excludes asphalt reinstatement	\$2,000.00	\$2,000.00
To relocate restrictor	Actual costs (up to a maximum of estimate of costs) plus \$226.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$234.00/hr for administration
Subdivision		
Undertaking connection to main	Actual costs (up to a maximum of estimate of costs) plus \$226.00/hr for administration	Actual costs (up to a maximum of estimate of costs) plus \$234.00/hr for administration

Water Supply Network		Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Permit to take from a Fire Hydrant supply – Murchison, Collingwood and Tapawera only. (in accordance with the Council's Public Water Supply Bylaw 2016)			
Annual charge	\$799.00 pa plus the current urban water rate per cubic metre for water consumed	\$855.00 pa plus the current urban water rate per cubic metre for water consumed	
Permit to take from a bulk filling point – Richmond, Wakefield and Motueka only. (in accordance with the Council's Public Water Supply Bylaw 2016)			
Annual charge per swipe card	\$226.00 pa plus double the current urban water rate per cubic metre for water consumed	\$234.00 pa plus double the current urban water rate per cubic metre for water consumed	
Waimea Community Dam			
Industrial Water User Application Fee	New fee	\$234.00 deposit + \$234.00 per hour after the first hour	
General Rules Applying in Respect of Water Charges			
For Restricted Flow Water Supply, refer to the Water Supply Rates Information section in the How rates are set page on the Council's website. The restricted supply schemes for Redwood Valley, Eighty-Eight Valley, and Māpua rural are currently closed due to lack of capacity from the source and/or the network. Connections to the restricted supply for Wakefield, Brightwater, and Richmond are subject to water availability.			
Water Supplied to Nelson			
Water supplied by Tasman District Council to Nelson City Council (Nelson Residential Water Supply Area) per cubic metre supplied	\$6.81	\$7.00	
Water supplied to Nelson Industrial Water Supply Area (per cubic metre supplied)	\$4.09	\$4.06	
Plus fixed daily charge per rating unit	\$1.90	\$2.06	

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Water Supply Network	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<p>A penalty of 10% will be added to the amount of water charges remaining unpaid on the day after the final date for payment as shown on the water invoice.</p> <p>Tasman District Council supplies water to some parts of the Nelson City, including the Champion Road/Hill Street North area and the Wakatu Industrial Estate, shown on the maps attached to this Schedule of Charges and referred to as Nelson Residential Water Supply Area and Nelson Industrial Water Supply Area.</p> <p>Water supplied will be charged in accordance with the 2021 Engineering Services Agreement between Nelson City Council and Tasman District Council, or in accordance with any subsequent enacted agreement if applicable. For the water supplied to the Nelson Industrial Water Supply Area and to 484 and 490 Nayland Road, Stoke, and 910 Main Road Stoke, water charges may be charged directly to the customer and will be set to approximate the same rates charged as if the entities had been located in the Tasman District.</p>		

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Proposed Waste Management Fees for the Draft Schedule of Fees and Charges 2026/2027

Most waste fees are proposed to increase by 5%. Waste fees are calculated by dividing total operating costs (including routine and reactive maintenance, transport of waste, site staffing, and landfill disposal fees) by expected tonnage. Increases in operational costs and the Landfill Disposal Levy paid by Regional Landfill Business Unit to the Council have resulted in a required 5% increase to most waste fees to achieve cost recovery.

Waste activities are intended to be funded through user charges. The range of services that can be offered by Resource Recovery Centres (RRCs) has changed, and the costs for Class 3, 4, and 5 materials, as well as clean concrete, brick, and rubble, have been updated to reflect these changes, as outlined in the table below. In addition, two new charges are proposed for the York Valley and Eves Valley landfills, in line with the NTRLBU business plan, comprising a minimum charge and an administration fee.

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
<i>Fees and charges set under S46 WMA and S12 LGA</i>		
Kerbside Collection Rubbish bags (Tasman District Council sale price)		
Small bags (45 litres)	\$6.40 ea	TBA
Big bags (60 litres)	\$6.70 ea	TBA
Mixed refuse		
Weight-based charge – Richmond, Māiri, Tākaka, Murchison	\$414.00/tonne	\$436.00/tonne
Volume-based charge Collingwood or where weighbridge not available	\$83.00 per m ³	\$100.00 per m ³
60 litre bag (a maximum of two bags, at 10 kg each can be charged at this rate where a weighbridge is available)	\$4.20 ea	\$4.40 ea
Light wastes surcharge (polystyrene and other similar wastes, where >25% of load)	\$343.85/m ³ of light waste	\$362.25/m ³ of light waste
Fee to recover unacceptable and undeclared materials	\$36.30	\$37.90
Minimum domestic weighbridge transaction (10 kg)	\$4.20	\$4.40
Minimum commercial transaction	\$25.00	\$26.50
Greenwaste, cleanfill, scrap metals and recyclable materials when combined with other waste will be charged at mixed refuse rate when site constraints do not allow for separate measurement and unloading.		

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Greenwaste (not accepted at Richmond)		
Weight-based charge – Mariri, Takaka, Murchison	\$149.27/tonne	\$157.55/tonne
Volume based charge, Collingwood or where weighbridge not available	\$22.00/m ³	\$23.20/m ³
Minimum domestic greenwaste charge (10 kg)	\$2.20	\$2.30
Minimum commercial transaction	\$25.00	\$26.50
Classes 3, 4 and 5 fill material (where accepted)		
The source location must be declared on request and the Council retains the right to refuse loads or recover costs for disposal of material.		
Weight based charge – Richmond, Mariri	\$220.00/tonne	\$198.95/tonne
Volume-based charge - where weighbridge is not available	\$330.00/m ³	\$298.43/m ³
Minimum domestic charge (20kg)	\$10.00	\$10.00
Minimum commercial transaction	\$25.00	\$26.45
Clean concrete, brick and rubble (where accepted)		
All material must be clean and free of contamination, including asbestos, wood and steel reinforcing		
Weight based charge – where accepted	\$55.00/tonne	\$198.95/tonne
Volume based charge - where weighbridge is not available	\$120.00/m ³	\$298.43/m ³
Minimum domestic charge (20kg)	\$10.00	\$3.50
Minimum commercial transaction	\$25.00	\$26.50
Weighbridge charge		
Weighbridge docket for public and commercial vehicles (when site operational constraints allow)	\$18.00/vehicle	\$19.00/vehicle
Scrap metals (where accepted)		
Scrap steel (sheet and heavy gauge by arrangement)-	No charge	No charge
Refrigerating Whiteware (including fridges, freezers & dehumidifiers)		
Weight based charge – Richmond, Mariri, Tākaka, Murchison (at mixed refuse rate)	At mixed refuse charge	At mixed refuse charge
Per item – Collingwood or where weighbridge is not available	\$18.00 ea	\$19.00 ea
Non-refrigerating Whiteware	No charge	No charge

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Recyclables (where accepted) Domestic customers (quantities less than 1.0m³)		
Glass (bottles) – clean, colour sorted	No charge	No charge
Clean paper and cardboard	No charge	No charge
Clean, plastic bottles and containers (Grades 1, 2, 5 only)	No charge	No charge
Clean cans	No charge	No charge
Unsorted or contaminated materials	At mixed refuse charge	At mixed refuse charge
Commercial customers or domestic customers greater than 1.0m³		
Mixed paper, cardboard, plastic (grades 1,2,5), steel and aluminium cans meeting specification	\$300.00/tonne	\$316.25/tonne
Clean corrugated cardboard	\$300.00/tonne	\$316.25/tonne
Colour sorted glass bottles and jars meeting specification	\$45.00/tonne	\$48.30/tonne
Recyclable material outside of specification	\$450.50/tonne	At mixed refuse charge
Tyres (where accepted)		
Car and motorcycle (maximum 5 per transaction)	No Charge	No Charge
Car tyres on rims	\$34.24	\$36.00
Truck (truck tyres on rims and other large tyres not accepted) (maximum 5 per transaction)	No Charge	No Charge
Paint (where accepted)		
Resene branded	No charge	No charge
Other brands: containers 4 litres or smaller	\$2.00 ea	\$2.10 ea
Other brands: containers greater than 4 litres	\$4.50 ea	\$4.75 ea
Hazardous waste (where accepted)		
Automotive Oil	No charge	No charge
Gas cylinders	No charge	No charge
Batteries (automotive and small household)	No charge	No charge

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
Household hazardous wastes – up to 20kg annually (The source location must be declared, and the Council retains the right to refuse some materials; Commercial or agricultural hazardous waste not accepted)	No charge	No charge
Commercial customer services		
Dallas tags for commercial waste customer (up to one per product per vehicle)	No charge	No charge
Replacement tags	\$27.50 ea	\$29.50 ea
Kerbside Recycling Services		
Additional kerbside recycling services - annual fee	\$156.00	\$142.00
Additional kerbside recycling services - part year (per month)	\$13.00	\$12.00
Replacement mobile recycling bin (from Resource Recovery Centre)	\$115.00	\$118.50
Additional or replacement glass recycling crate (from Council or RRC)	\$22.00	\$20.00
Recycling Bin Delivery and Collection Fees		
Charge to deliver a replacement mobile recycling bin or collect a mobile recycling bin if an invoiced service is cancelled	\$63.00	\$40.00
Exchange fee to deliver a smaller or larger recycling bin (This fee is waived for customers with genuine mobility problems)	\$63.00	\$40.00
York Valley and Eves Valley landfill charges (operated by the Nelson Tasman Regional Landfill Business Unit)		
General refuse (Municipal Solid Waste)	\$305.90/tonne	\$357.65/tonne
Polystyrene	\$3,910.00/tonne	\$3,910.00/tonne
Light wastes and sawdust (treated and untreated) Light wastes, Sawdust, and Asbestos requiring NTRLBU management	\$431.25/tonne	\$431.25/tonne
Minimum charge	New fee	\$115.00
Administration fee	New fee	\$172.50
HAIL and Hazardous waste*		

Waste Management	Charges from 1 July 2025 incl. GST	Proposed Charges from 1 July 2026 incl. GST
York Valley – after Eves Valley begins accepting HAIL waste-	\$305.90/tonne	Deleted
Eves Valley- Only if tested, within specified limits (to be confirmed), and able to be blended- Class 3 waste – Eves Valley	\$188.60/tonne	\$109.25/tonne
Notes on landfill charges from Nelson Tasman Regional Landfill Draft Business Plan 2026/2027:		
<p>This charging table has changed to reflect increased rates associated with general waste, and a continuation of the rate for contaminated soil disposal at Eves Valley landfill.</p> <p>The fee table also include escalated charges for light waste and polystyrene.</p> <p>An additional fee category has been added for a minimum load to compensate for the administrative cost associated with very small loads being discharged. This minimum load charge equates to a load approximately 300 kg. It is anticipated that this will reduce the number of very small loads, as some loads will be aggregated. NTRLBU expect this to result in a small reduction in traffic at the landfill.</p> <p>An administration fee has also been added to reflect the costs associated with activities such as fixing mistakes that have been created by the customer or replacing key fobs that have been lost by customers. The fee will incentivise companies to take responsibility for their actions rather than relying on NTRLBU to fix issues.</p> <p>A separate charge is maintained is maintained for Sawdust and Light wastes (not including loads of polystyrene) at York Valley landfill. This rate has been expanded to include asbestos loads that require management by NTRLBU in their disposal. This will predominantly relate to plastic wrapped asbestos loads being tipped from trucks.</p> <p>Light wastes are wastes that - in the opinion of the NTRLBU and its operators - are significantly less dense than general waste. For example, wastes that contain more than 25% polystyrene by volume.</p> <p>Asbestos disposed in Haz bags which is lifted off and placed in the landfill by the company disposing of the waste will remain at general waste disposal rates.</p>		

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<p>The intended outcome of this higher fee for Asbestos is to cover the additional costs incurred by NTRLBU associated with digging asbestos disposal pits, monitoring disposal, and for managing the safe compaction of asbestos material.</p> <p>This budget is based on the Ministry for the Environment, Waste Disposal Levy increase to \$70 per ton for the 2026/27 year. The budget is based on an annual demand of 70,000 tonnes. The waste mass has been based on the 2024/2025 annual mass of waste received at York Valley excluding the Tahunanui Beach Contaminated sawdust, with the assumption that some improvement in economic activity will occur, but not back to 2023/2024 levels.</p> <p>The landfill charges are based on an assumed Local Disposal Levy (LDL) of \$3.9M to both NCC and TDC for the 2026/27 year.</p> <p>This budget is based on an Emissions Trading Scheme UEF of 0.20 for 2026/27 years.</p> <p>The result of the above is an increase in the Waste Disposal Cost of \$45 per tonne. This equates to an increase in the landfill cost of 17% in landfill charges from 2025/26 to 2026/27.</p> <p>This increase is higher than indicated in the NTRLBU 2024 – 2033 AMP because the NZ government has increased the Waste Disposal Levy by an additional \$5 which was not included in the AMP budgets, and the Councils Local Disposal Levy has also increased from \$6 million in 2025/2026 business plan to \$7.8 Million in 2026/2027.</p> <p>The costs associated with the Operations and Maintenance of the landfill have increased by approximately 2.5%.</p> <p>The only change to the operating costs within the control of NTRLBU associated with this Business Plan when compared to the AMP is the additional of one additional staff member to the NTRLBU team.</p> <p>The role is considered necessary to ensure that NTRLBU has sufficient resource to support the development and administration of the gas system, and the administration of the gas sales and asset management associated with the system.</p> <p>NTRLBU is conscious that the compliance requirements associated with operating an increasingly complex gas system with commercial sales of gas will likely exceed the available capacity of the current NTRLBU staff.</p>		

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Property File Analysis

At the 12 February workshop on the Annual Plan and Schedule of Fees and Charges 2026/2027, elected members questioned the Property File fee, particularly the frequent user discount. Property files are largely utilised by real estate companies, which pay a \$2,750 frequent user charge, with the cost of providing the service being subsidised by general ratepayers. Elected members directed staff to consider options for recovering a greater proportion of the cost of providing this service from users rather than from general rates. Following this direction, staff have analysed a range of options and propose a recommendation.

The current situation:

A property file is an official record of a property held by Council. Information in a property file can include resource consent decisions, building consent applications, building plans, Code Compliance Certificates, final reports, and Property Information Memoranda (PIMs).

Requesting a property file is technically a request for information under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Council currently charges the following fees:

Property Files – access to Council records	
Files sent via Sharefile (amount per file)	\$59.00
Frequent user discount is available as follows	
A lump sum payable annually in advance for a company giving access to an unlimited number of files	\$2,750.00

*Property files are free for the property owner.

Preparing a property file takes approximately 30–60 minutes of customer support staff time on average. While most files are digitised, many still contain incorrect or private information that must be corrected or removed before being sent, leading to higher administrative costs than for councils with fully digitised records.

In 2025, approximately 4,700 property files were distributed. Around 60% of these were requested by real estate companies using the frequent user discount. Depending on the number of files accessed, frequent users effectively paid between \$4.00 and \$40.00 per property file.

Considerations prior to options

Because property owners can currently request property files free of charge, there is a risk that real estate agents may instead ask homeowners to request files on their behalf. If this occurs, none of the administrative costs would be recovered through current user charges, and a greater proportion of the service cost would be funded by general rates.

This fee is intended to recover the actual and reasonable costs associated with preparing a property file, which are largely administrative. The hourly charge out rate for staff is \$226. Some areas have a lower administrative staff charge which is closer to \$140, meaning a \$60 fee more accurately reflects these costs while remaining accessible. Under the recommended option, property files for homeowners would continue to be provided at a discounted rate of \$30.

While bulk user discounts have been offered in the past, the volume of files requested by some companies under a single annual charge has meant the fees were neither cost recovering nor fair to other users.

LGOIMA allows the Council to charge for certain activities associated with releasing information as part of LGOIMA requests. Staff consider that the proposed charges are reasonable because:

- it represents the increased costs in providing information under LGOIMA; but
- remains significantly less than the standard staff member charge out rate, as there is a public interest element to be balanced which means that full cost recovery is not envisioned.

Options

Staff recommend Option 1.

Option	Fees	Annual revenue (inc. GST)	Pros	Cons
1 (recommended)	<ul style="list-style-type: none"> • Pay as you go: \$60 per file • Homeowners: \$30 per file • Frequent users: \$3,000 for 60 files (10 free) 	\$226,010 (+\$136,757) assuming price has no impact on demand	<ul style="list-style-type: none"> • Improves cost recovery while retaining a limited bulk discount. • Maintains a lower homeowner price. • May reduce very high-volume requesting. 	<ul style="list-style-type: none"> • Risk real estate agents ask homeowners to request files; Council would still recover \$30 per file. • Actual revenue likely to be lower as price recued demand
2	<ul style="list-style-type: none"> • \$60 per file • Homeowners: \$30 per file 	\$254,850 (+\$165,587) assuming price has no impact on demand	<ul style="list-style-type: none"> • Clearer user-pays approach; homeowner discount retained. 	<ul style="list-style-type: none"> • More administration for business requesters until online card payment is available. • Actual revenue likely to be lower as price recued demand
3	<ul style="list-style-type: none"> • \$40 per file (regardless of applicant) 	\$188,160 (+\$98,897) assuming price has no impact on demand	<ul style="list-style-type: none"> • Simple, consistent fee for all users. 	<ul style="list-style-type: none"> • More administration for business requesters until online card payment is available. • Does not give property owners a discount. • Actual revenue likely to be lower as price recued demand

Option	Fees	Annual revenue (inc. GST)	Pros	Cons
4 (status quo)	<ul style="list-style-type: none"> • \$59 per file • Frequent user: \$2,750 annual fee • Free for property owners 	\$89,263	<ul style="list-style-type: none"> • Retains the current approach. 	<ul style="list-style-type: none"> • Commercial users continue to be heavily subsidised by general rates (not fully user-pays).

Cost Comparisons

Note: Councils have not explicitly specified the time required to prepare a property file. Commercial property files have not been included in this benchmarking.

Council	Charges
Nelson CC	Free for owners Property access fee \$20 Regular user concession card \$80 for 5 properties or annual user fee of \$2,000
Marlborough DC	Free
Gisborne DC	Residential \$78
Kapiti DC	Building files \$123 (plus disbursements)
Wellington CC	1-2 Household units on the property \$262.50 3-8 \$384 9 and upwards \$408
Auckland CC	Standard \$77 Urgent \$117
Christchurch CC	Digitised residential property file (hard copy conversion only) \$65.00 Digitised residential property file (all electronic files) \$30
Selwyn DC	Residential \$35 Non-residential, rural, commercial \$70
Queenstown Lakes DC	Free
Rotorua Lakes DC	Property owner – Free Non-owner \$27
Hastings DC	Free (view at administration building)