

StrongerCoromandel

Working together to build the future



2012-2022 Ten Year Plan

Volume three: policies and statements



Every three years, the Council develops a Ten Year Plan to set out what we intend to do over the next ten years to **build a stronger Coromandel**.

It describes what we want to achieve and why. It also sets out what we intend to do, the costs of doing that and how we'll fund it. Central to this plan is prioritising what we think we can afford to do in what are tough financial times. Like any household budget, we have to live within our means and this plan also sets out where we've had to make some hard decisions.

Throughout February - April 2012 we sought feedback on our draft Ten Year Plan in its entirety. As a result of feedback received changes were made before we confirmed this plan as final.

This is volume three of the draft 2012-2022 Ten Year Plan.

- **Volume one** outlines the strategic direction of the Council, including our financial direction and detailed information about our services.
- **Volume two** contains the financial implications and forecasts section which provide detailed financial statements as well as the fees and charges schedule for the 2012/2013 year.
- **Volume three** includes a summary of a number of policies that underpin how we manage our finances and make decisions relevant to this ten year plan. It also includes statements which provide further details on particular areas that inform our decisions.

If you require any further information on material in this draft Ten Year Plan please contact the Thames-Coromandel District Council.



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Introduction to Policies

This section includes:

- Revenue and Financing Policy
- Introduction to Rates Remissions & Postponement Policies
- Rates Remission Policy
- Determining Significance Policy

We are required under the Local Government Act 2002 Amendment Act 2010 to include a set of policies in its Ten Year Plan. Policies provide a statement of position which is used to guide decision-making.

A number of these relate specifically to how we set and manage our finances, including the:

- **Revenue and Financing Policy**

Details how we will fund our expenditure.

- **Rates Remission Policy**

Outlines the circumstances in which we will provide for the remission and rates and why.

Others set a position on which we make decisions in general, including the:

- **Determining Significance Policy**

The circumstances in which a Council decision is considered to be 'significant'.

We prepare policies and strategies for a number of reasons:

- to ensure consistent decisions and actions are made across our business
- to provide some transparency of decision-making processes to the public
- to be efficient in the way we work - one well thought-out decision in the form of a policy can be applied to many cases, and staff working within the business have a framework to help them get on with the job
- to meet legal requirements to produce policies

At the same time as preparing this Ten Year Plan we have also reviewed our **Development Contributions Policy**. A number of changes were made to this policy. Please refer to our website for further details.

Revenue and Financing Policy

The Revenue and Financing Policy sets out how the Council funds each activity it is involved in and why. The Council is required to have this Policy to provide predictability and certainty to customers about the sources and levels of funding.

The Policy is set out in four sections with two attachments, as follows:

1. taking an equitable approach
2. description of funding mechanisms
3. funding of activities
4. collection of rates

Attachment A: Definitions

Attachment B: Schedule of Targeted Rates

Review

The Revenue and Financing Policy is reviewed three-yearly as part of the ten year planning process. However, as a result of feedback received to our draft Ten Year Plan, in the 2012/2013 year we have decided to review aspects of the Revenue and Financing Policy in time for the 2013/2014 Annual Plan.

This review will include:

- Reviewing our definition of "industrial and commercial" giving consideration to whether different commercial enterprises are considered or assessed appropriately, in particular considering B&B or homestay accommodation.
- Considering the application of the "separately used and inhabitable parts" policy in relation to small businesses.
- A review to consider assistance for non-profit organisations.

- In April 2012 a Community Empowerment framework was adopted by the Council, and over the course of the next year we will be making some changes to align the organisation better to that framework. In the 2012/2013 year we will be undertaking a review of the way in which several activities are funded, and whether a more localised approach to funding these activities would be more suitable given the direction of the Council. These activities include libraries, cemeteries and public conveniences.

Any proposals arising from these reviews would be subject to community consultation as part of our 2013/2014 Annual Plan.

Supporting Documentation Available

The following supporting documentation is available on our website:

- Activity Analysis (101(3)(a))

Taking an Equitable Approach

In determining how activities are funded the Council is obliged to equitably share the costs of delivering services across different users as well as ensuring equity between current and future generations. In deciding how to fund each activity, the Council considers the nature of the services provided and who benefits from those services. It takes into account¹:

- the council outcomes² to which an activity contributes
- the distribution of benefits between the community as a whole, identifiable parts of the community and individuals
- the period during which the benefits are expected to occur
- the extent to which actions, or inactions, of individuals or groups contribute to the need to undertake the activity
- the costs and benefits of funding the activity distinctly from other activities.

It then considers the overall impact of any allocation of liability for revenue needs on the current and future wellbeing of the District.

The Council considers that some of its services are considered essential and fundamental to the functioning communities in the Thames-Coromandel District. The Council considers five of its activities as essential. These are: water, wastewater, stormwater, district transportation and solid waste.

¹ A copy of this assessment, by activity analysis (101(3)(a)), is located on our website

² This Council uses the term 'council outcomes' to refer to the *revised* definition of 'community outcomes' in the Local Government Act 2002.

The Council considers that communities throughout the District benefit from those services, and has therefore chosen to have a consistent approach to the way it views the beneficiaries and exacerbators of these services.

Concerned about the public's ability to pay rates, the Council seeks to maintain an affordable and predictable level of rates in the future. To do this it will look to increase the use of alternative revenue sources while maintaining a conservative approach to borrowing and investment.

The Council also acknowledges the diversity of our communities, and wishes to recognise the different users and needs in its rating structure. This includes targeting funding (whether it be through rates or user charges) to those who generate demand or benefit from Council services, but only to an extent that is considered affordable.

More information is available in the **Building a Stronger Coromandel - The Council's Contribution** section.

Description of Funding Mechanisms

Types of Expenditure

Broadly speaking the Council has two types of expenses: **operating expenditure and capital expenditure.**

Operating expenditure is used to fund the on-going day-to-day activities and services of the Council.

Capital expenditure is money spent in acquiring or upgrading a business asset such as equipment or buildings. The Council has three categories of capital expenditure spread across its activities:

- *Renewals* – Defined as capital expenditure that increases the life of an existing asset with no increase in service level
- *Increased Level of Service (ILOS)* – Defined as capital expenditure that increases the service level delivered by the asset.
- *Additional Capacity (AC)* – Defined as capital expenditure that is required to provide additional capacity in whole or part under Council’s Development Contributions Policy necessary to accommodate growth.

Funding Mechanisms

Different funding sources are used for different types of expenditure. The Council funds its expenditure using the following funding mechanisms.

User Fees and Charges are fees charged to individuals or groups who are directly using a Council service. In this case, there is a direct benefit to an individual. User fees and charges also include rental income, and with the addition of a proposed Trade Waste Bylaw, this will now include Trade Waste fees and charges. For a user charge to be charged, the beneficiaries must be able to be identified and charged directly. The Council also considers issues like the affordability of user charges or how they compare to the market rate for services. The use of user charges may be balanced with other funding sources where the Council believes that a charge set too high will reduce use and therefore diminish the value of the service to the community and impose a greater cost on ratepayers.

Rates

There are three different rates types:

- 1) General Rate
- 2) Uniform Annual General Charge
- 3) Targeted Rates

1) General Rate is a rate assessed across all rateable properties in the District based on a property valuation system. It is used to fund those services where the Council believes there is a public benefit to the whole of the community across the District and where a fixed charge per rating unit is not considered appropriate. In so doing, Council acknowledges that a rate based on property value does not necessarily match ability to pay; however, the Council does from time to time use the General Rate as a means of determining which ratepayers can afford to pay more for the service. This could be likened somewhat to income tax. By law, the general rate must be based on a property valuation system. The Council considers that using a land valuation

system better aligns with the ratepayers' ability to pay than capital value for this particular District.³

Differentials are applied to the General Rate based on the uses to which the land is put, and activities proposed to be permitted, controlled, or discretionary within any operative district plan for the time being in force in the Thames-Coromandel District. These differentials are calculated as a percentage of land value as follows:

- **a differential of 0.6**
to the Farming and Horticulture category to encourage the continued use of these rating units for farming and horticultural purposes
- **a differential of 0.5**
to the Off-shore islands (used) category on the basis that these communities have less opportunity to consume benefits than communities on the mainland.
- **a differential of 0.1**
to the Off-shore islands (unused) category on the basis that these islands consume no, or very little, benefits.
- **a differential of 1.0**
to each of the following categories Residential, Industrial Commercial, Commercial Forestry and Rural Other.

Note one rating unit may fall into one or more of the above differential categories.

The above categories are defined in **Attachment A**.

2) Uniform Annual General Charge (UAGC) is set at a fixed amount per 'separately used or inhabited part' of every rateable part of a rating unit in the District. It is used where the benefits of an activity are for the whole of the District and where the use of a value based rate would place an unfair burden on high value properties.

The Council will charge each separately used or inhabited part of a rating unit for the UAGC and some targeted rates. Examples of where this policy will apply include:

- a single dwelling with a flat attached
- two or more houses, flats or apartments on one certificate of title
- a business premise with flat above
- a commercial building leased to multiple tenants
- a farm property with more than one dwelling
- a council property with more than one lessee
- where part of a rating unit that has the right of exclusive occupation when there is more than one ratepayer/owner
- vacant rating unit

³ The Council also has the option to consider Annual Value but currently does not collect this data, therefore this option is not a practical option for the Council to consider.

3) Targeted Rates (Area of Service) are rates that are charged to particular communities or groups of ratepayers. They are used to fund services where a particular community or group benefits from the activity being funded. The following activities currently utilise targeted rates funding mechanisms:

• Solid waste collection and recycling	• Land drainage	• Pitoone investigation area
• Economic development (district)	• Moanataiari flood protection loan	• Water supplied by volume
• Economic development (local)	• Wastewater disposal	• District transportation and building control
• Local works and services	• Stormwater	• Water supply
• Wastewater loan charges (excluding Cooks Beach existing users)	• Wastewater loan charges Cooks Beach existing users	

(these are defined further in **Attachment B**)

The Council will charge each separately used or inhabited part of a rating unit for some targeted rates.

Proceeds from Asset Sales are the funding received from selling physical assets, such as plant and equipment. They are initially used to repay debt associated with that asset. Any remaining proceeds will be used to fund other capital expenditure within the activity that funded the acquisition of the asset sold.

Development Contributions are the funds received from developers when they develop property. They are used to fund capital works that are driven by the need to provide services to our growing communities. As the cost of growth is driven by development, the Council considers that it is equitable that a development should meet its share of the resulting costs. The Council's Development Contributions Policy details the method by which development contributions are obtained to fund the

infrastructure required due to property growth. Council can only use Development Contributions to fund growth related capital expenditure.

Financial Contributions are contributions required under the Resource Management Act 1991. The Council is still receiving financial contributions for some older resource consents. The only financial contribution currently assessed on new consents is for car parking purposes. These contributions are used for the financing of capital expenditure, which falls within the requirements of that Act.

Grants and subsidies are funding received from other agencies, usually for a specific purpose. As such, they are used to fund those purposes.

Depreciation Reserves are funds in which the probable replacement cost of equipment is accumulated each year over the life of the asset, so that it can be replaced readily when it becomes obsolete.

Other Reserves are funds for specific purposes. *Retained earnings* are used to fund operating or capital expenses at the Council's discretion. *Special reserves* will be used to fund either operating or capital expenses according to the policy applying to those reserves.

Investment Interest and Dividends is used to reduce the amount of Uniform Annual General Charge required.

Borrowing is not a source of revenue itself. Rather it is a 'bridging' mechanism to assist with the financing required for the construction of long-term assets. The debt still needs to be repaid from other sources of revenue (e.g. rates). The use of debt allows us to enjoy the asset now while paying the debt back over time. In this sense it is much the same as a home mortgage. Borrowing is usually used to fund capital works and assets built or provided now before future new consumers use those services. It is used to ensure fairness or 'intergenerational equity' so that current ratepayers pay for the services they use now, and future ratepayers pay their share too. It's only used where other available funding sources are exhausted. Council only uses borrowing to fund operational expenditure when it is financially prudent to do so.

Lump Sum contributions are where ratepayers are asked to pay a capital (or lump sum) payment towards meeting the cost of providing a particular asset in their community (e.g. upgrading of a water supply) rather than pay for these capital costs via an annual targeted rate. These contributions will only be used to fund the retirement of debt for specific capital activity from time to time.

Funding Mechanism	Operating Expenditure	Capital Expenditure		
		Additional Capacity	Increased Level of Service	Renewals
General Rates	✓		✓*	✓*
UAGC	✓		✓*	✓*
Targeted Rates	✓		✓*	✓*
Lump sum contributions	✓		✓*	✓*
Fees and Charges	✓		✓*	✓*
Borrowing	✓	✓	✓	✓
Asset Sales			✓	✓
Development Contributions		✓		
Financial Contributions		✓		
Grants and Subsidies	✓		✓	✓
Depreciation			✓	✓

* Application depends on how the activity to which capital expenditure relates is funded.

Application of Funding Mechanisms to Expenditure

Different funding sources are used for different types of expenditure. The Council uses the funding mechanisms as follows:

Rating Act

The Local Government (Rating) Act 2002 places some restrictions on the use of rating tools. The Local Government (Rating) Act 2002 limits total fixed charges (excluding water and wastewater charges) to 30% of total rates revenue. Fixed charges include the Uniform Annual General Charge and targeted rates set at a fixed amount. The targeted rates set at a fixed amount exclude those to which a differential rate applies.

When using the General Rate, the Local Government (Rating) Act 2002 only allows a choice of one valuation system from three options:

1. the annual value of the land; or
2. the capital value of the land; or
3. the land value.

Currently, Council's general rate and the community works and services rates are based on land value.

Funding of Activities

The Council has reviewed each individual activity with a view to determining a fair and equitable funding policy. In doing so the Council considered:

- the community outcomes to which the activity primarily contributes
- the distribution of benefits between the community as a whole, identifiable parts of the community and individuals
- the period during which the benefits are expected to occur
- the extent to which actions, or inactions, of individuals or groups contribute to the need to undertake the activity
- costs and benefits of funding the activity distinctly from other activities.

The Council has considered how to apply the available funding mechanisms to its activities. The following table is a summary of this approach. A copy of the detailed assessment is available on our website.

Revenue and Financing Policy

NB: For operational expenditure, funding portions contributing to each activity are expressed as ranges, from low to high. These ranges equate to the following percentages: Low: 0-33%, Medium: 34-66%, High: 67-100%.

Activity Group	Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)*	In a bit more detail...
		Fees and Charges	UAGC	General Rate	Targeted Rate**			
Water Supply	Water				HIGH	Development and Financial Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Lump Sum Contributions	District Area of Service (District) NB: Development Contributions are scheme Area of Service only.	<ul style="list-style-type: none"> ▪ Targeted rate fixed charge (area of service) - (high) ▪ The funding policy for this activity is applied to the balance of the rating requirement, following any applicable water-by-metre charges. ▪ Development connecting to a water scheme will pay the development contribution applicable to that scheme.
Sewerage and the treatment and disposal of sewage	Wastewater	LOW			HIGH	Development and Financial Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Lump Sum Contributions	District Area of Service (District) NB: Development Contributions are scheme Area of Service only.	<ul style="list-style-type: none"> ▪ Targeted rate fixed charge (area of service) - (high) ▪ Trade waste fees and charges - (low) ▪ Development connecting to a wastewater scheme will pay the development contribution applicable to that scheme
Stormwater	Stormwater			LOW	HIGH	Development contributions, Borrowing, Asset Sales, Depreciation, General Rates, Targeted Rates	District Area of Service, NB: Development Contributions are scheme Area of Service only.	<ul style="list-style-type: none"> ▪ General rate land value (district) - (low) ▪ Targeted rate improvement value (area of service) - (low) ▪ Targeted rate flat charge (area of service) - (medium) ▪ Development in areas serviced by stormwater will pay the development contributions applicable to that stormwater area.
	Land Drainage				HIGH	Not applicable	Board Area Area of Service (scheme)	<ul style="list-style-type: none"> ▪ Targeted rate land value (area of service) - (high) ▪ Targeted rate land value (board) - (low)
Provision of Roads and Footpaths	District Transportation		LOW	MED	MED	Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation, General Rates, Targeted Rates, Grants and Subsidies	District	<ul style="list-style-type: none"> ▪ General rate land value (district) - (medium) ▪ Uniform annual general charge (district) - (low) ▪ Targeted rate capital value (district) - (medium) ▪ This activity attracts a NZTA subsidy. ▪ The funding policy for this activity is applied to the balance of the rating requirement, following the NZTA subsidy.
	Local Transportation				HIGH	Development and Financial Contributions,	Board Area	<ul style="list-style-type: none"> ▪ Targeted rate land value (board) - (high) ▪ Targeted rate fixed charge (board) - (low)

Revenue and Financing Policy

Activity Group	Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)*	In a bit more detail...
		Fees and Charges	UAGC	General Rate	Targeted Rate**			
	n					Borrowing, Asset Sales, Depreciation, Targeted Rates, Grants and Subsidies		<ul style="list-style-type: none"> This activity attracts a NZTA subsidy. The funding policy for this activity is applied to the balance of the rating requirement, following the NZTA subsidy.
Planning for the Future	Strategic Planning 1. District 2. Local		1. HIGH		2. HIGH	Borrowing, Asset Sales, UAGC, Depreciation	1. District 2. Board Area	<ul style="list-style-type: none"> All in the District benefit from Council providing this activity, therefore the UAGC is most appropriate - (high) The Thames TUGPRA reserve interest costs are funded from the district Strategic Planning activity. Targeted rate fixed charge (board) - (high)
	Landuse planning		LOW	HIGH		Not applicable	District	<ul style="list-style-type: none"> Uniform annual general charge - (low) General rate land value (district) - (high)
	Hazard Management		LOW	HIGH		Borrowing, Asset Sales, General Rates, Targeted Rates, Lump Sum Contribution	District	<ul style="list-style-type: none"> Uniform annual general charge (district) - (low) General rate land value (district) - (high)
Land Use	Landuse Management 1. Consents 2. Monitoring, enforcement and RMA appeals	1. MED 2. LOW	1. LOW 2. LOW	1. MED 2. MED		Not applicable	User pays, District	<ul style="list-style-type: none"> Fees and charges - (medium), uniform annual general charge (district) - (low), general rate land value (district) - (medium) Fees and charges -(low), general rate land value (district) - (medium), uniform annual general charge (district) - (low)
	Natural and Cultural Heritage	LOW	HIGH			Borrowing, UAGC, Depreciation, Grants and Subsidies	District	<ul style="list-style-type: none"> Fees and charges from commercial rent -(low) All in the District benefit from Council providing this activity, therefore the UAGC is most appropriate - (high) From time to time grants may be received and used for this activity.
	LIMS	HIGH				Not applicable	User pays	<ul style="list-style-type: none"> This activity is entirely a user-pays service, Fees and charges - (high)
Solid Waste	Solid Waste					Development	District	<ul style="list-style-type: none"> General rate land value (district) - (high)

Revenue and Financing Policy

Activity Group	Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)*	In a bit more detail...
		Fees and Charges	UAGC	General Rate	Targeted Rate**			
	1. Landfills 2. Waste collection	2. MED		1. HIGH	2. MED	Contributions, Borrowing, Asset Sales, Depreciation, General Rates, Targeted Rates, Fees and charges, Lump Sum Contributions	Area of Service (District) NB: Development Contributions are collected by Board Area only	<ul style="list-style-type: none"> ▪ Fees and charges - (medium) ▪ Targeted rate fixed charge (area of service) - (medium) ▪ Development in each community board area will pay the solid waste development contribution applicable to that community board area.
Community Leadership	District Leadership		HIGH			Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation	District	<ul style="list-style-type: none"> ▪ All in the District benefit from Council providing this activity, therefore the UAGC is most appropriate. Uniform annual general charge (district) - (high)
	Local Advocacy		HIGH			Not applicable	District	<ul style="list-style-type: none"> ▪ All in the District benefit from Council providing this activity, therefore the UAGC is most appropriate. Uniform annual general charge (district) -(high)
Healthy and Safe Communities	Emergency Management		HIGH			Borrowing, Asset Sales, UAGC, Depreciation	District	<ul style="list-style-type: none"> ▪ All in the District benefit from Council providing this activity, therefore the UAGC is most appropriate. Uniform annual general charge (district) - (high) ▪ From time to time grants or subsidies may be received and used for this activity.
	Community Health and Safety							
	1. Community Regulations	2. HIGH	2. LOW	1. HIGH		Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation, General Rates, Fees and charges	District	<ul style="list-style-type: none"> ▪ The use of the UAGC reflects that all in the District benefit from Council providing this activity ▪ The expected and possible fees and charges contribution is reflected 1. Community Regulations - Uniform annual general charge (district) - (high) 2. Health Licensing (licensing) - Fees and charges - (high), UAGC - (low) 3. Health Licensing (monitoring and enforcement) - Fees and charges - (low), UAGC - (med), General rate land value (district) - (low). 4. Liquor control - Fees and charges - (high), UAGC - (low), General rate land value (district) - (low). 5. Animal control - Fees and charges - (med), UAGC - (med)
	2. Health Licensing - licensing	3. LOW	3. MED		3. LOW			
	3. Health Licensing - monitoring and enforcement	4. HIGH	4. LOW		4. LOW			
4. Liquor	5. MED	5. MED						

Revenue and Financing Policy

Activity Group	Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)*	In a bit more detail...
		Fees and Charges	UAGC	General Rate	Targeted Rate**			
	control 5. Animal control							
	Building Control 1. Consents & Inspections 2. Monitoring & Enforcement	1. HIGH 2. LOW	1. LOW 2. MED	2. LOW	1. LOW	Not applicable	District	<ol style="list-style-type: none"> 1. Fees and charges - (high), Uniform annual general charge (district) - (low), targeted rate capital value (district) - (low) 2. Fees and charges - (low), general rate land value (district) - (low), Uniform annual general charge (district) - (medium)
Community Spaces	Cemeteries	MED	MED			Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation, Fees and charges	District	<ul style="list-style-type: none"> ▪ The expected and possible fees and charges contribution (medium) ▪ Uniform annual general charge (district) - 65% (medium)
	Airfields	MED			MED	Development Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Fees and charges	Board Area	<ul style="list-style-type: none"> ▪ Thames - Fees and charges - (medium) , Targeted rate, land value (board) - (medium) ▪ Pauanui - Fees and charges - (low), Targeted rate, land value (board) - (med)
	Community Centres and Halls	LOW			HIGH	Development Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Fees and charges	Board Area	<ul style="list-style-type: none"> ▪ Fees and charges - (low) ▪ Targeted rate land value (board) - (low) ▪ Targeted rate fixed charge (board) - (medium) ▪ Funding of this activity varies by Community Board Area
	Libraries	LOW	LOW		HIGH	Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation, Targeted Rates, Fees and charges	District Board Area NB: Development Contributions are collected by Board Area only.	<ul style="list-style-type: none"> ▪ Fees and charges - (low) ▪ Uniform annual general charge (district) - (low) ▪ Targeted rate fixed charge (board) - (high) ▪ Funding of this activity varies by Community Board Area ▪ Development in the Thames, Mercury Bay and Tairua/Pauanui community board areas will pay the library development contribution applicable to that community board area.

Revenue and Financing Policy

Activity Group	Activity	Funding of Operating Expenditure				Funding of Capital Expenditure	Catchment(s)*	In a bit more detail...
		Fees and Charges	UAGC	General Rate	Targeted Rate**			
	Swimming Pools - Thames	LOW			HIGH	Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation, Targeted Rates, Fees and charges	Board Area	<ul style="list-style-type: none"> Fees and charges - (low) Targeted rate land value (board) - (low) Targeted rate fixed charge (board) - (high) From time to time grants may be received and used for this activity.
	Harbour Facilities	LOW			HIGH	Development Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Fees and charges	Board Area	<ul style="list-style-type: none"> Fees and charges - (low) Targeted rate land value (board) - (low) Targeted rate fixed charge (board) - (medium) Funding of this activity varies by Community Board Area
	Parks & Reserves	LOW			HIGH	Development and Financial Contributions, Borrowing, Asset Sales, Depreciation, Targeted Rates, Fees and charges	Board Area	<ul style="list-style-type: none"> Fees and charges - (low) Targeted rate land value (board) - (medium) Targeted rate fixed charge (board) - (low) Funding of this activity varies by Community Board Area
	Public Conveniences		HIGH			Development Contributions, Borrowing, Asset Sales, UAGC, Depreciation	District	<ul style="list-style-type: none"> Uniform annual general charge (district) - (high)
Community Development	Economic Development 1. District 2. Local	1. LOW	1. LOW		1. MED 2. HIGH	Borrowing, Asset Sales, UAGC, Depreciation, Targeted Rates	District Board Area	<ol style="list-style-type: none"> Fees and charges from commercial rentals - (low), uniform annual general charge (district) - (low), targeted rate value of improvements (industrial/commercial properties) - (medium) Targeted rate fixed charge (board) - (medium), targeted rate land value (board) - (medium)
	Social Development 1. District 2. Local			1. HIGH	2. HIGH	Not applicable	1. District 2. Board Area	<ol style="list-style-type: none"> General rate land value (district) - (high) Targeted rate land value (board) - (high) <p>From time to time grants may be received and used for this activity.</p>

Refer to detailed Attachment B for more information about funding of specific hazard projects, such as Moanataiari projects and Pitoone project.

** There are a variety of Targeted Rates. See Attachment B for detailed information.

*Unless otherwise stated, development contribution catchments are the same as the capital expenditure catchments indicated in the table.

Collection of Rates

Instalment Dates for Rates

Instalments for rates will be calculated in three equal amounts and are due on the following dates:

- instalment one - 8 September
- instalment two - 8 December
- instalment three - 8 April; except that if for any reason the Council is not able to deliver a rates assessment at least 14 days before 8 September, then the first instalment may be based on 25% of the rates payable in the previous year in accordance with Section 50 of the Local Government (Rating) Act 2002.

If instalment dates fall on a weekend or a public holiday, the due date is the first business day following. Instalment dates for properties with water meters are outlined in **Attachment B**.

Payment Options

The Council will accept payment of rates by cash, cheque, EFTPOS (excluding credit card accounts), direct debits, telephone banking, automatic payment, direct credits, and internet banking. The Council also allows for payment of rates, including water billing, via the web (not over the counter) by credit card with a convenience fee paid by the user to the service provider.

Rates may be paid at the principal office of the Council in Thames, at any other nominated location, or at any of its service centres in Coromandel, Whitianga, or Whangamata.

Penalties

The Council will apply penalties on unpaid rates as follows:

- instalments – a 10% penalty will be added on the next business day following due date to so much of any of that instalment which is not paid by due date; except that where a ratepayer has entered into an arrangement by way of a direct debit authority, or an automatic payment authority, and honours that arrangement so that all current year's rates will be paid in full by 30 June in any year, then no penalty will be applied; and
- a further penalty of 10% will be added to rates that remain unpaid from previous years in accordance with section 58(1)(b) of the Local Government (Rating) Act 2002.

Small Amounts

Where a rates assessment for a rating year (1 July to 30 June) is for an amount of less than \$10.00 (GST inclusive), then the Council will write-off the amount as being uneconomic to collect, provided that there are no other assessments in the name of the same ratepayer.

Overdue Rates Collection

All overdue rates accounts are to receive a series of reminder letters. All overdue rates accounts will be pursued for collection within the limits of the Local Government Rating Act.

Attachment A: Definitions

Farming and Horticultural means:

- all property that is categorised within the District valuation roll as Arable, Dairying, Pastoral, Specialist⁴ or Horticulture where the ratepayer's income or a substantial part thereof is derived from the use of the land for such purpose or purposes, except for those properties which are expressly defined under Commercial Forestry, or Offshore Islands (used).

Rural Other means:

- all property that is zoned as 'Rural' or 'Coastal' within any operative district plan, except those properties which are expressly defined under Industrial and Commercial, Farming and Horticultural, Commercial Forestry, Offshore Islands (used) or Residential.

Industrial and Commercial means:

- all property that is used principally for commercial and/or industrial purposes other than property defined as Farming and Horticultural, Commercial Forestry or Residential. Where the principal use of the property is a business or entity engaged in or relating to retail or wholesale trade, tourist services, manufacturing, marketing, service industries, offices, depots, yards, parking areas of buildings, cool stores and freezers, taverns, restaurants, motels, hotels, rest-homes, medical services, mining activity and commercial nurseries, whether operated for private pecuniary profit or not. The property will be deemed industrial and commercial for the purposes of determining the differential rating category.

⁴ Specialist - Aquaculture including all types of Fish Farming, Deer farming, Horse studs and training operations, Poultry, Pigs and all other specialist livestock

- any property other than property defined as Farming and Horticultural or Commercial Forestry or not expressly listed under Industrial and Commercial, where activity is carried out for private pecuniary profit
- vacant or idle land, being property zoned as 'Town Centre', 'Gateway Zone', 'Pedestrian Core', 'General Activities' within any operative district plan for the time being in force in the Thames-Coromandel District.

Commercial Forestry means:

- all property that is used for production forestry purposes by a ratepayer whose income or a substantial part thereof, is derived from the use of the land for such purposes.

Residential means:

- all property that is used or is capable of being used for occupation as a residence of one or more household units other than property defined as Industrial and Commercial, Farming and Horticultural, Rural Other, and Commercial Forestry and including dwellings, home units, flats, baches, maisonettes and terrace houses. Bed & Breakfast and Homestay accommodation is deemed Residential for the purposes of determining the differential rating category.
- community use land, being property that is used for the purpose of public schools, public hospitals, churches, cemeteries, private and public community centres and halls, recreation areas, sports clubs, sports grounds, art galleries and museums, kindergartens, play centres and private clubs where the use of the land is an activity not engaged for private pecuniary profit
- vacant or idle land, being property zoned as 'Housing' or 'Waterfront' within any operative District plan for the time being in force in the Thames-Coromandel District.

Off-shore Islands (used) means:

- those islands within the District that are used or inhabited, including assessments numbered 04791/00100, 04791/00200, 04791/01400, 04791/01500, 04962/00202, 04962/00203, 04962/00206, 04962/00207, 04962/00208, 04962/00209, 04962/00210, 04962/00213, 04962/00215, 04962/00217, 04962/00218 and 04962/00219.

Off-shore Islands (unused) means:

- those islands within the District, which are substantially unused or uninhabited.

Separately Used or Inhabited Portion of a Rating Unit means:

- A separately used or inhabited part of a rating unit includes any portion inhabited or used by a person other than the owner, and who has the right to inhabit or use that portion by virtue of a tenancy lease, license, or other agreement. For the purpose of this policy, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'.

Attachment B: Schedule of Targeted Rates

Solid Waste Collection and Recycling

The **Targeted Rate for Solid Waste Collection and Recycling** is a rate set as a charge per separately used or inhabited part of every rating unit in the District which is provided with a collection service.

Solid waste collection and recycling is a District function operated by a District-wide contract for collection and disposal and operation of refuse transfer stations.

The numbers of collections vary among the five community board areas of the Council due to the high incidence of holiday homes in certain localities. For this reason, the Council has determined that a differential charge will apply using the number of collections in each community board area as a basis for allocating the costs associated with refuse collection and its disposal.

Moanatairi Flood Protection Loan

The **Targeted Rate for Moanatairi Flood Protection Loan** is set as a fixed charge on every rating unit in the area of benefit for which no election was made to pay a lump sum contribution.

The construction of the Moanatairi flood protection works was completed in the 1997/1998 year. Half the costs of the work was funded from the Council reserves and the balance funded by loan. Lump sum offers have been made to properties in the defined area of benefit to repay the loan.

Pitoone Investigation Area

The **Targeted Rate for Pitoone Investigation Area** is set as a fixed charge on every rating unit in the defined investigation area for which no election was made to pay a lump sum contribution.

An area of possible land instability within a subdivision was brought to the Council's attention in October 1997. This area, which is known as "Pitoone", is defined on a map and consists of 69 rating units. Investigations were carried out which were financed by loan. Lump sum offers have been made to the properties in the defined area of benefit to repay the loan.

Land Drainage

The **Targeted Rates for Land Drainage** are to be set for land drainage on each rating unit in the following designated land drainage areas, as a rate in the dollar on land value:

- Hikutaia/Wharepoa
- Matatoki

The Council administers two land drainage schemes: Hikutaia/Wharepoa and Matatoki. These areas are defined on maps.

Local Works and Services

Two **Targeted Rates for Local Works and Services** are to be set in each community of the District for the purposes of funding local works and services:

- The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit in each community, except for rating units designated industrial/commercial and commercial forestry in Council's rating information database.

- The amount will be set per rating unit for rating units designated industrial/commercial and commercial forestry in the Council's rating information database.
- The second is to be set as a rate in the dollar on land value on every rateable rating unit in each community. It will be set on a differential basis using the following categories of land use:
 - Farming and Horticultural
 - Rural Other
 - Industrial and Commercial
 - Commercial Forestry
 - Residential
 - Off-shore Islands (used)
 - Off-shore Island (unused)

The differentials to be applied to the local works and services rate are:

- offshore islands - unused, a differential of 0.1 will apply on the basis that these islands consume no, or very little, benefits.
- offshore islands - used, a differential of 0.5 will apply on the basis that these communities have less opportunity to consume benefits than communities on the mainland.
- all rating units other than offshore islands will attract a differential of 1.0.

These differentials apply to the local works and services rate to fund both operating expenses and capital expenditure.

This policy indicates a number of activities, which in the main benefit ratepayers at a local (community) level. It also indicates that a portion of this funding should come from a community-based rate in the dollar on land value while the proxy for user

charges (where user charges cannot be made directly to the user) should be made by way of a fixed charge within each community.

Wastewater Disposal

A **Targeted Rate for Wastewater Disposal** is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets and urinals in each part, within the District.

This charge will be set on a differential basis based on the use to which the land is put (commercial or residential) and the availability to the land of the service provided.

A 75% charge will be set on a differential basis on the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal.

Wastewater Loan Charges (excluding Cooks Beach existing users)

A **Targeted Rate for Wastewater Loan Charges (excluding Cooks Beach existing users)** is to be set as a fixed charge on every rating unit in the area of benefit for which no election was made to pay a lump sum contribution.

In some instances, the Council has offered lump sum options as an alternative to loan charges for major capital programmes within wastewater schemes. Where this occurs

and ratepayers do not elect to take up the options, a loan charge is made to service the loan.

Wastewater Loan Charges for Cooks Beach Existing Users

A **Targeted Rate for Wastewater Loan Charges Cooks Beach Existing Users** is to be set as a charge per separately used or inhabited part of a rating unit, based on the number of water closets or urinals in each part, in the area of benefit, for which no election has been made to pay a lump sum contribution.

The charge will be set on a differential basis based on the use to which the land is put (commercial or residential) and the availability to the land of the service provided.

A rating unit (or part of a rating unit) used primarily as a residence for one household will not be treated as having more than one water closet or urinal. This policy indicates that the loan raised to construct the scheme for existing properties (as distinct from future subdivisions) will be funded on a "per pan" basis. This requires the loan charge to be set on a differential basis.

Water Supplies

Targeted Rates for Water Supplies, based on the provision or availability to the land of a service provided by or on behalf of, the local authority will be set as follows:

- a differential targeted rate on all rating units connected or capable of being connected to a council water scheme of a fixed amount calculated as follows:
 - a charge per separately used or inhabited part of every rating unit that is connected and unmetered;
 - a half charge per separately used or inhabited part of every rating unit that is connected and metered;

- a 75% charge per rating unit for all rating units that are not connected but are capable of being connected.
- a targeted rate for water supply is to be set based on the volume of water supplied through each meter installed.

Water Supply Loan Charges

A **Targeted Rate for Water Supply Loan Charges** is to be set as a fixed charge on every rating unit in the area of benefit, for which no election is made to pay a lump sum contribution. In some instances, the Council has offered, or intends to offer, lump sum options as an alternative to loan charges for major capital programmes within water supplies. Where this occurs and ratepayers do not elect to take up the option, a loan charge is made to service the loan.

Water Supplied by Volume

The **Targeted Rates for Water Supplied By Volume** set under section 19 of the Local Government (Rating) Act 2002 are aligned with other rating policies except that:

- such a rate should have its own remission policy (except for penalties); and
- instalments should be two per annum; and
- the due dates of instalments are as follows:

○ Pauanui	10 December and 20 May each year
○ Thames Urban	20 January and 30 May each year
○ Coromandel	30 January and 10 June each year
○ Whitianga	30 January and 10 June each year
○ Thames Rural	20 January and 30 May each year

Stormwater

Two **Targeted Rates for Stormwater** are to be set for the purposes of funding stormwater dispersal.

The first is to be set as a fixed amount per separately used or inhabited part of every rateable rating unit differentiated depending on location.

The second is to be set as a rate in the dollar on improvement value on every rateable rating unit again, differentiated depending on location as defined by the Council.

For clarification purposes, only properties defined as either 'industrial/commercial' or 'residential' for the purposes of the general rate and that are located within the catchment areas as defined by Council will be assessed for the targeted rate funding components for stormwater dispersal.

Each community within the District operates an activity for stormwater dispersal. The properties, which fund this activity by way of targeted rate, are contained within urban areas defined by the Council. This policy indicates that a portion of this funding should come from a rate in the dollar on improvement value as a proxy for user charges where user charges cannot be made directly to the user, while the balance should be made by way of a fixed amount per separately used or inhabited portion of a rating unit. In the case of the Tairua/Pauanui community, two areas have been defined and a separate rate made against each of Tairua and Pauanui.

	Targeted rate assessed per separate use	Targeted rate assessed against improvement value
Tairua	1.0	1.0
Pauanui	1.0	1.0
Thames Community Board Area		
Thames and Kopu (excluding Kauaeranga Valley, Matatoki, Puriri and Whakatete Bay)	1.0	1.0
Hikutaia	0.6	0.6
Coromandel/Colville Community Board Area		
Coromandel	1.0	1.0
Kennedy Bay, Tuatēawa and Te Kouma (This excludes properties 399, 401, 403, 405 and 407 Te Kouma Road)	0.6	0.6
Mercury Bay Community Board Area		
Mercury Bay (excluding Otama and Rings Beach)	1.0	1.0
Kuaotunu West & Wharekaho	0.6	0.6
Whangamata Community Board Area		
Whangamata	1.0	1.0
Opoutere	0.6	0.6

Economic Development (District)

A **Targeted Rate for Economic Development (District)** is to be set as a rate in the dollar, on the value of improvements, of every rating unit in the District, which is designated industrial/commercial, in the Council's rating information database. This policy provides for a medium level of funding for economic development to be provided from this targeted rate.

Economic Development (Local)

A **Targeted Rate for Economic Development (Local)** is to be set as a rate in the dollar, on the value of improvements, of every rating unit in the relevant local Community Board area, in the Council's rating information database. This policy provides for a medium level of funding for economic development to be provided from this targeted rate.

District Transportation and Building Control

A **Targeted Rate for District Transportation and Building Control** is to be set as a rate in the dollar on capital value on every rateable rating unit in the District. This policy provides for 35% of District transportation and 7.5% of building consents and inspections to be funded from a targeted rate set on the capital value of all property within the District.



Introduction to Rates Remission and Rates Postponement Policies

This section provides an introduction to the:

- Rates Remission Policy
- Rates Postponement Policy, and
- Policy on the Remission and Postponement of Rates on Māori Freehold Land.

Introduction to Rates Remission and Rates Postponement Policies

A comprehensive review of the Council's rates relief policies occurred in 2002/2003 as a result of the enactment of the Local Government (Rating) Act 2002 and the Local Government Act 2002. These came into effect from 1 July 2003.

These policies were reviewed for the 2009 Ten Year Plan (Long-term Council Community Plan). At the time, the Council deemed that these policies had been operating satisfactorily and achieving their objectives on the whole, and as such only one significant change was made. This related to the removal of the residential subdivision rates relief offered under the previous policy.

The 2009-2019 Rates Relief Policy comprised the Rates Remission Policy, the Rates Postponement Policy and the Policy on the Remission and Postponement of Rates on Māori Freehold Land. The Local Government Act 2002 has changed the requirements in relation to these three policies.

For clarity, and also for the ability to treat the policies independently the 2009-2019 Rates Relief Policy has been broken out into three separate policies.

- The **Rates Postponement Policy** is an optional policy. It now only needs to be revised once every six years, which will next occur in 2015. There have been no changes made to this Policy since the 2009-2019 Ten Year Plan and it is available to view on our website.
- The **Rates Remission Policy** is also an optional policy. It also now only needs to be revised once every six years, however, in the draft Ten Year Plan the Council

proposed a number of changes to the Policy. The resulting Policy is outlined on the following pages.

- The **Policy on the Remission and Postponement of Rates on Māori Freehold Land** is a mandatory policy; however it is not required to be included in the Ten Year Plan. There have been no changes made to this Policy since the 2009-2019 Ten Year Plan and it is available to view on our website. The Council regards it as important that the Treaty settlement arrangements, once known, be acknowledged and reflected in its intended approach to the remission and postponement of rates on Maori freehold land. The Council intends to review this Policy once the Treaty settlement outcomes are known. The revised Statement is intended to be included in the Council's draft 2015-2025 Ten Year Plan.

Rates Remission Policy

Rates Remission Policy Statement

1. Measurement and Review

The Council's Rates Remission Policy was previously set out in the 'Rates Relief Policy' in the 2009-2019 Ten Year Plan.

The 2009-2019 Rates Relief Policy comprises the Rates Remission Policy, the Rates Postponement Policy and the Policy on the Remission and Postponement of Rates on Māori Freehold Land. The Local Government Act 2002 has changed the requirements in relation to these three policies.

For clarity, and also for the ability to treat the policies independently the 2009-2019 Rates Relief Policy has been separated out into three separate policies.

The monetary effect of all rates remission and postponement policies, together with relief on Maori freehold land, are reported to an appropriate committee of the Council annually.

2. Generic Rates Relief Policy Statement

2.1. Objective

To enable the Council to provide overall policies which apply to every individual section of the rates relief policies.

2.2. Policy Statement

- Generic policies listed hereunder apply to all the Council's rates remission policy statements.

- When the policy refers to "ratepayer" the meaning should be as defined in sections 10, 11 and 92 of the Local Government (Rating) Act 2002.
- Appeals against decisions made by officials acting under delegated authority under this policy may be appealed to the Council's Judicial Committee at the discretion of the Chairperson of that Committee. In determining whether or not to hear an appeal, the Chairperson must consider that:
 - there is some doubt in the judgement exercised by the official; or,
 - there is some doubt as to interpretation of the policy; or,
 - there appears to be a serious issue of equity and fairness involved.
- All applications for rates remission or postponement must be made prior to the commencement of the rating year (1 July) unless otherwise specified. Applications received during a rating year will be applicable from the commencement of the following rating year. Applications will not be backdated.
- All remissions and postponements must be reported to the appropriate Committee of the Council by 30 September for the year ending the 30 June preceding.

2.3. Rates Remissions For Land Held for Conservation or Preservation

Purposes

2.3.1. Objective

To enable the Council to assist in the preservation and conservation of land and its native fauna and flora for the benefit of residents of, and visitors to, the Coromandel Peninsula.

2.3.2. Policy Statement

On written application of a ratepayer every three years, and provided that:

- a portion of a rating unit has been set aside as a conservation area, covered by a Queen Elizabeth II Trust covenant; and
- documented evidence of the covenant is provided; then,

The Council may remit that portion of the rates calculated on the area so covenanted. Only land value and capital value based rates will be considered for remission. Upon receipt of the application the Council will direct its valuation service provider to inspect the rating unit and prepare a valuation for that part of the rating unit, which has been covenanted. The ratepayer may be asked to contribute to the cost of the valuation. (Note: The valuation service provider's decision is final as there is no statutory right of objection, or appeal, for valuations done this way).

Decisions for remission of rates on land set aside for conservation or preservation purposes will be delegated to officials as set out in the Council's delegation resolution pertaining to rates relief policy. Applications for this remission for the 2012/2013 rating year will be accepted up to and including 30 September 2012.

2.4. Penalties

2.4.1. Objective

To enable the Council to act fairly and reasonably in its consideration of the application of penalties in circumstances outside the ratepayer's control, or where the ratepayer has previously had an excellent payment record, or where a ratepayer wishes to clear arrears of rates.

2.4.2. Policy Statement

On written application by a ratepayer, and provided that:

- payment is made within 14 days of the penalty charge applying, or an exceptional circumstance has occurred, and that,
- no previous penalties have been remitted for the three years immediately prior to the application of the penalty; then penalty on up to two instalments may be remitted.

(An exceptional circumstance could be the birth, death, illness or accident of a family member at the due date. Remission will also be considered if the ratepayer is able to provide evidence that their payment has gone astray in the post or late payment has otherwise resulted from matters outside their control. Each application will be considered on its merits and remission will be granted where it is considered just and equitable to do so).

Automatic remission of penalties incurred on instalment one will be made where a ratepayer pays, or the Council postpones, the total amount due for the year on or before the penalty date of the second instalment.

On written application by a ratepayer, and provided that:

- current year instalments are fully paid; and that,
- all previous year's rates (excluding penalties) are fully paid; then accumulated penalties on prior year's rates will be remitted as follows:
- Outstanding rates will have compound interest charged at yearly rests from the date of the oldest debt. The difference between this calculation and the amount outstanding for penalties on the ratepayers account will be remitted.

(Note: the interest rate to be used is that determined in each June for the charging of interest on outstanding accounts. The rate for the current year will be used for the whole calculation).

Decisions on remission of penalties will be delegated to officials as set out in the Council's delegations resolution pertaining to rates relief policies.

2.5. Unusable Land

2.5.1. Objective

To enable the Council to provide relief from targeted rates set at a fixed amount per rating unit, and uniform annual general charges on rating units which for all practical purposes are unusable.

2.5.2. Policy Statement

On written application of the ratepayer annually, and provided that a rating unit is unusable by applying the following criteria:

- a. the unit is unable to be de-pastured, cropped or used for pecuniary profit; and
- b. the unit is landlocked or is otherwise only accessible by sea, air or trespass; or
- c. an application for a building permit has been refused, or it is likely that an application would be refused because of the nature of the land; then,

The Council may remit targeted rates set at a uniform amount per rating unit, and any uniform annual general charges. Conditions a) and b), or, conditions a) and c) must be satisfied before consideration will be given for relief. (Note: This policy is not applicable to land held for conservation purposes).

Decisions on remission of targeted rates and uniform annual general charges on unusable land will be delegated to officials as set out in the Council's delegations resolution pertaining to rates relief policies.

2.6. Abandoned Land

2.6.1. Objective

To enable the Council to avoid administration costs where it is unlikely that rates assessed on an abandoned rating unit will ever be collected.

2.6.2. Policy Statement

Where any rating unit meets the definition of abandoned land as prescribed in section 77(1) of the Local Government (Rating) Act 2002 and that land is unable to be sold using the authority provided in sections 77-83, then all rates will be remitted on an annual basis.

Decisions on remission of all rates on abandoned land will be delegated to officials as set out in the Council's delegations resolution pertaining to rates relief policy.

2.7. Land Affected by a Natural Calamity

2.7.1. Objective

To enable the Council to provide relief to persons whose residential property has been affected by a natural calamity.

2.7.2. Policy Statement

On written application of a ratepayer within three months of a natural calamity, and provided that:

- a rating unit has been affected by a natural calamity; and
- as a result of that calamity the rating unit is unusable or uninhabitable; then,

The Council may remit targeted rates set at a uniform amount and uniform annual general charges for the period that the property is unusable or uninhabitable. In no circumstances will loan charges be remitted.

The onus is on the ratepayer to whom relief has been granted under this section of the policy to notify the Council within 30 days of the restoration of the use of the property from which date targeted rates and uniform annual general charges will be reinstated. Should the period of relief under this policy continue beyond 12 months, then renewal of the relief must be applied for, in writing within 30 days of the expiration of the 12-month period. The Environmental Services Department of the Council will be the judge of whether or not the rating unit is habitable or unable to be used for its intended purpose.

In the event of rates relief being provided by Government, or an agency of Government, to the Council, on behalf of its ratepayers, the criteria as laid down by

the donor will form the basis for relief. If no criterion is laid down, then the Council's criteria will apply.

Decisions for remission of rates affected by natural calamity will be delegated to officials as set out in the Council's delegations resolution pertaining to rates relief policy.

2.8. Community, Sporting and Other Non-profit Organisations

2.8.1. Objective

To enable the Council to facilitate the on-going provision of non-commercial community services and non-commercial recreational opportunities for the residents of Thames-Coromandel District. The purpose of granting rates remission to an organisation is to:

- assist the organisation's survival; and
- make membership of the organisation more accessible to the general public, particularly disadvantaged groups. These include children, youth, young families, aged people, and economically disadvantaged people.

2.8.2. Policy Statement

In written application of a ratepayer or lessee annually and provided that:

- the ratepayer, or lessee, is an organisation of persons whether incorporated or not; and
- a rating unit, or division of a rating unit, is used exclusively or principally for sporting, recreation, or community purposes except for galloping races, harness races, or greyhound races; and
- the organisation is not operated for private pecuniary profit, nor charges fees of any kind (except for membership subscriptions); and
- the primary purpose of the organisation is not to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting, or community services as a secondary purpose only; then,

The Council may remit up to 50% of rates and charges except that; no remission will be granted on targeted rates for water, wastewater, solid waste, or for loan charges.

Organisations making application should include the following documents in support of their application:

- statement of objectives; and
- financial accounts; and
- information on activities and programmes;
- details of membership.

This policy does not apply to organisations classed as 50% non-rateable under Schedule 1 Part 2 of the Local Government (Rating) Act 2002.

Decisions for remission of rates for community, sporting, and other organisations will be delegated to officials as set out in the Council's delegation resolution pertaining to rates relief policy.

2.9. Rating Units Containing Two Separately Habitable Units

2.9.1. Objective

To enable the Council to provide for relief for ratepayers who own a rating unit containing two habitable units but who use the second unit only to accommodate non-paying guests and family.

2.9.2. Policy Statement

On written application of a ratepayer annually, and provided that:

- their rating unit contains two habitable units; and
- the second unit is used only for family and friends of the occupants of the first unit on a non-paying basis; and
- the application is accompanied by a Statutory Declaration made by the ratepayer that declares that b) has been complied with for the current rating year and will continue to be complied with in the ensuing year; then ,

The Council may remit second targeted rates for water, wastewater, stormwater, solid waste, any uniform annual general charge, and targeted rates set on a uniform basis for works and services. In no circumstances will loan charges be remitted. If a rating unit contains more than two habitable units used by non-paying guests and family, only one is entitled to remission.

The application for remission must be made to the Council prior to commencement of the rating year (1 July). Applications received during a rating year will be applicable from the commencement of the following rating year. Applications will not be backdated.

Decisions for remission of rates for rating units consisting of two separately habitable units will be delegated to officials as set out in the Council's delegation resolution pertaining to rates relief policy.

2.10. Excess Water Consumption

2.10.1. Objective

To enable the Council to provide relief to ratepayers who have metered properties and have suffered excessive water consumption due to a leak or other similar circumstances.

2.10.2. Policy Statement

On written application of the ratepayer, and provided that:

- excess water consumption has occurred through a broken or leaking pipe or some exceptional circumstance; and
- evidence is provided that the fault has been remedied; and
- no other application for remission for excess water use on the particular meter had been granted in the previous two years; then,

The Council may remit 100% of excess water use for the first affected billing period, and 50% for the second affected billing period. After two consecutive periods, no remission will apply.

Decisions for remission of water-by-volume rates for rating units will be delegated to officials as set out in the Council's delegation resolution pertaining to Rates Relief Policy.

2.11. Wastewater Charges for Schools

2.11.1. Objective

To enable the Council to provide relief for wastewater targeted rates for educational establishments in the spirit of "The Rating Powers (Special Provisions for Certain Rates for Educational Establishments) Amendment Act 2001".

2.11.2. Policy Statement

Where any rating unit comprises land referred to in clause 6 of Part 1 of Schedule 1 of the Local Government (Rating) Act 2002, the Council may remit 40% of any targeted rate set for the operational costs of wastewater (excluding residential accommodation).

(Note: Schedule 1, Part 1, section 6 defines non-rateable land for educational establishments).

This policy does not apply to any targeted rate for capital, or loan charge, set for the purposes of wastewater.

Decisions for remission of targeted rates for wastewater for schools will be delegated to officials as set out in the Council's delegations resolution pertaining to rates relief policy.

2.12. Rating Units Occupied/Owned in Common

2.12.1. Objective (Rural Rating Units)

To enable the Council to provide for relief for rural land that is not contiguous in terms of section 20 Local Government (Rating) Act 2002 and cannot be independently operated as a viable farming unit, but is farmed as a single entity by the same ratepayer or in the case of Maori Freehold Land, the land is farmed as a single entity and the person actually using the land would be liable for the rates or the land is farmed as a single entity where a formal lease is held over part the of rail corridor.

2.12.2. Policy (Rural Rating Units)

On written application of the ratepayer, and provided that:

- two or more rating units are classified as rural for differential purposes; and
- the person using the Maori Freehold Land would be liable for the rates; or a formal lease is held over part of the rail corridor; or the units do not have the same person or persons entered on the District Valuation Roll as the ratepayer; and
- the units are operated as a single farming entity; then,

The Council may remit uniform annual general charges and targeted rates assessed on a "per rating unit" basis on all but one unit, except that, if more than one rating unit contains a residence, then such additional rating units will not be eligible for remission.

Where the application for remission relates to leasehold over part of the rail corridor a copy of the lease or confirmation from New Zealand Rail that the land is leased to the party concerned must accompany the application.

2.12.3. Objective (Residential Rating Units)

To enable the Council to provide relief for residential land, this is contiguous but is not recognised in terms of section 20 Local Government (Rating) Act 2002 as being used jointly as a single unit.

2.12.4. Policy (Residential Rating Units)

On written application of the ratepayer, and provided that:

- two or more rating units are classified as residential for differential purposes; and
- the units do not have the same person or persons entered on the District Valuation Roll as the ratepayer; and
- the rating units are contiguous; and
- the ratepayer is not the original sub-divider; and
- the rating units are being used jointly as a single unit; then,

The Council may remit uniform annual general charges and targeted rates assessed on a "per rating unit" basis, on all but one unit except that, if more than one rating unit contains any improvements other than fences, gardens, grass, or sheds, then such additional rating units will not be eligible for remission.

Decisions for remission of uniform annual general charges and targeted rates will be delegated to officials as set out in the Council's delegation resolution pertaining to rates relief policies.

Summary of Determining Significance Policy

The Local Government Act 2002 requires the Council to adopt a policy on significance in order to guide staff and Councillors to assess the level of significance of a decision.

Almost all of the Council's functions involve some form of decision-making. The Policy on Significance provides a tool by which the Council can assess the relative importance of a decision on a scale between 'not significant' and 'very significant'. It helps identify issues to be considered and procedures that should be followed if significance is identified. The more significant a decision or proposal, the greater attention the Council will need to apply to the robustness of the statutory process of decision-making (i.e. assessment of options, quantification of benefits and costs, the extent and detail of information to be provided, etc.).

In doing so, the Council is required to give regard to the principles of local government as laid out in section 14 of the Act. These principles include (but are not limited to) transparency, accountability, the views and diversity of the community and the impact on the community. Therefore, these factors are included for consideration in the Policy.

The following is a summary of the Council's Significance Policy. There have been no substantive changes to the Policy since the 2009-2019 Ten Year Plan. The full policy is available on the Council's website.

Policy Statement

General approach to determining which proposals and decisions are significant (section 90 (1)(a))

In considering whether any issue, proposal, decision or other matter is of significance under this policy Council will be guided by the following matters:

- the likely impact/consequences of the issue, proposal, decision or other matter, on the current and future social, economic, environmental, and cultural well-being of the community;
- consistency with Community Outcomes;
- the parties who are likely to be particularly affected by or interested in the issue, proposal, decision or other matter;
- the likely impact/consequences of the issue, proposal, decision or other matter from the perspective of those parties;
- the financial and non-financial costs and implications of the issue, proposal, decision or other matter having regard to Council's capacity to perform its role.

Thresholds, criteria and processes for determining which proposals and decisions are significant (section 90(1)(b))

When undertaking a process to determine the extent to which issues, proposals, decisions or other matters are significant, Council will use the following thresholds, criteria and procedures:

Levels of public interest in the matter

1 2 3 4 5

Disinterested Very interested
community community

Here this criterion seeks to identify if intensity and/or distribution of public interest are high enough to deem the decision or proposal as significant to the Districts communities.

Each decision or proposal is to be considered in relation to each of these criteria. Professional judgment and discretion needs to be employed in the process of assessment. Significance may be indicated by a high score, 4 or 5 points, in one or more criteria. Significance may also be indicated by a medium score over multiple criteria.

While this policy sets out distinct financial thresholds, there may be financial decisions that do not trigger these thresholds but need to be considered as significant. Decisions will be made with sensitivity to a decisions potential impact on, and interest held within, the community. Generally the greater the amount of money concerned the higher the impact on the community resulting in higher levels of public interest, and therefore a higher level of significance. However, this is not necessarily definitive. There may be some cases in which small financial transactions may attract great public interest, while some large financial transactions may accrue very little attention at all. Council may take into account knowledge it has previously gained about community opinion; e.g., community plans, community outcomes, previous public debate and public submissions.

Procedures

The following procedures will be applied:

- If the decision is considered significant, reports will include a statement indicating why the matter is considered significant. This statement will include an

explanation of which assessment criteria had been triggered and the potential implications of the decision.

- Where the proposal or decision is considered to be significant, the report will also include a statement addressing the appropriate observance of sections 77, 78, 80, 81 and 82 as are applicable;
- Once an issue, proposal, decision or other matter is determined as significant in accordance with the application of this policy, appropriate observance of the decision-making provisions of the Local Government Act 2002, will be undertaken.
- In accordance with section 77 (c) of the Act, when significant decisions relate to any land or body of water, Council will take into account the relationship of Maori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other taonga.

For the purpose of section 90(2) of the Act, Council considers the following assets to be strategic assets:

Infrastructural Fixed Assets owned or maintained by the Thames-Coromandel District Council relating to:

- roads
- water
- stormwater
- wastewater
- reserves
- community housing

Measurement and Review

This policy will be reviewed three-yearly as part of the ten year planning process.

Introduction to Statements

This section provides an introduction to the following statements:

- Council-Controlled Organisations
- Waste Management Minimisation Plan
- Water and Sanitary Assessment
- Contribution to Decision-Making by Māori

The Council is required under the Local Government Act 2002 to include a set of statements in its Ten Year Plan. Statements provide information on more detailed aspects of the Council's Ten Year Plan including:

Council-Controlled Organisations

The Council's objectives in relation to the council-controlled organisations it is involved in, what services will be provided and performance measures by which its performance will be assessed.

This section also includes details regarding the Council's participation in the New Zealand Local Government Funding Agency

Waste Management Minimisation Plan

The variations between the Council's mandatory Waste Management and Minimisation Plan, and this Ten Year Plan.

Water and Sanitary Assessment

The variations between the Council's mandatory assessment of water and sanitary services in the District, and this Ten Year Plan.

Contribution to Decision-Making by Māori

The steps that the Council will take to foster the development of Māori capacity to contribute to the Council's decision-making.

Council Controlled Organisations

This section outlines:

- the Council's objectives in relation to the council-controlled organisations it is involved in,
- what services will be provided, and
- performance measures by which its performance will be assessed.

This section also includes information regarding the Council's participation in the New Zealand Local Government Funding Agency.

The Local Government Act 2002 requires the Council to include in the Ten Year Plan information on council-controlled organisations in which the Council is a shareholder.

This includes information on:

- the Council's policies and objectives that relate to the ownership and control of the organisation;
- the nature and scope of the activities to be provided by the council-controlled organisation; and
- the key performance targets and other measures by which performance may be judged.

At the time of writing, the Council has only one Council Controlled Organisation - Local Authority Shared Services Limited (LASS).

In the draft Ten Year Plan the Council specifically consulted on its intention to participate in the New Zealand Local Government Funding Agency. The Council has resolved to participate as an "Establishment Shareholding Local Authority" in the New Zealand Local Government Funding Agency Limited (**LGFA**), which will be a council-controlled trading organisation (**CCTO**). Details about the CCTO will be included in the 2013/2014 Annual Report.

Local Authority Shared Services Limited

The local authorities of the Waikato Region have worked closely together over a number of years on mutually beneficial joint projects. These projects have demonstrated the benefits that can be gained both in terms of outcomes achieved and reduction of costs to the community.

Taking this a step further, the local authorities have begun to develop shared service initiatives, which have been formalised by the establishment of the LASS. Local authorities of the Waikato Region have established LASS as a council-controlled organisation by way of a company, in which each local authority has a single share. This company is used as an umbrella for future development of shared services through the Region.

Shareholders

LASS is jointly owned by the 12 local authorities of the Region being Waikato Regional Council, Hamilton City Council, Hauraki District Council, Matamata-Piako District Council, Otorohanga District Council, Rotorua District Council, South Waikato District Council, Taupo District Council, Thames-Coromandel District Council, Waikato District Council, Waipa District Council and Waitomo District Council.

The Constitution of LASS sets out the principles according to which the company will be operated and governed. This includes shareholders rights and the appointment of directors. The annual Statement of Intent identifies the activities and intentions of the Company for the year and the objectives to which those activities will contribute.

Council Policies and Objectives Relating to Council Controlled Organisations

The Council does not have any significant policies or objectives about ownership and control of Local Authority Share Services Ltd. Appointment of a director to the company, who represents the Thames-Coromandel District Council, aligns with Council's Appointment of Directors Policy.

LASS Objectives

The company, LASS, provides Waikato Regional local authorities with a vehicle to procure shared services and provide them to local authorities.

The services that will be initiated under the umbrella of this company will only be promulgated if the business case shows that they provide benefit to the shareholders in terms of improved levels of service and/or reduced cost. All such proposals will be presented to the Directors for approval prior to implementation.

Nature and Scope of Activities

The principle nature and scope of the activity for the company is to:

- provide shared services to all local authorities within the Waikato Region. LASS may also sell processes and systems as set up under individual agreements to local authorities outside the Region.
- pursue all opportunities to procure shared services that will benefit the community, either through enhanced services and/or through reduced cost.
- give consideration to developing shared services that a majority of local authorities of the Region believe are of value. The objective is to provide the most

effective access to Regional information that may be of value to the community using modern technology and processes.

- explore all possible avenues to provide these services itself or contract them from other parties, each depending on a rigorous business case and risk assessment.

Future Developments

A business case will be developed for any new service that is proposed. This business case will be approved by the Directors prior to any service proceeding. The investigation of any new services will be fully funded by councils that wish to promote that service.

The Shared Valuation Database Service will continue to be developed to enable greater contestability in the provision of valuation services to Councils, and to provide the Regional Council, and others, with up to date and accurate valuation data.

LASS will work to improve the flow of property related data and information to its stakeholders, to the public and to the market, and, where appropriate, cover the costs by selling the data.

LASS will explore opportunities to partner with other authorities within New Zealand to deliver services effectively and efficiently. It is anticipated that new services, which will be operated as separate business units, will be developed in the area of information services.

Performance Targets

Performance targets relate to the level of services that are current or under development. It is envisaged that these targets will change as new services are developed.

- Shareholders will be surveyed annually to ensure that there is a majority approval on the service provided.
- Expenditure shall not exceed that budgeted by more than 5% unless prior approval is obtained from the Directors.
- The Board will provide a written report on the business operations and financial position of the LASS on a six monthly basis.
- The CEO of LASS will provide an annual report to the Directors to confirm that all statutory requirements have been adhered to.

Directors

Director (as filled at time of writing)	Position	Represents
Langley Cavers	CEO Hauraki District Council	Hauraki District Council
Peter Guerin	CEO Rotorua District Council	Rotorua District Council
Chris Ryan	CEO Waitomo District Council	Waitomo District Council
Bob Laing	CE Waikato Regional Council	Waikato Regional Council
Gavin Ion (Chair)	CE Waikato District Council	Waikato District Council
David Hammond	CE Thames-Coromandel District Council	Thames-Coromandel District Council
Barry Harris	CE Hamilton City Council	Hamilton City Council
Don McLeod	CEO Matamata-Piako District Council	Matamata-Piako District Council
David Hall	Chief Executive South Waikato District Council	South Waikato District Council
Rob Williams	Chief Executive Taupo District Council	Taupo District Council
Garry Dyet	Chief Executive Waipa District Council	Waipa District Council
Dave Clibbery	Chief Executive Otorohanga District Council	Otorohanga District Council

New Zealand Local Government Funding Agency

In the draft Ten Year Plan the Council specifically consulted on its intention to participate in the New Zealand Local Government Funding Agency.

The LGFA has been established by a group of local authorities and the Crown to enable local authorities to borrow at lower interest margins than would otherwise be available. The LGFA will be recognised in legislation, which will modify the effect of some statutory provisions.

All local authorities will be able to borrow from the LGFA, but different benefits apply depending on the level of participation. Generally all local authorities borrowing from LGFA will be required to have some shareholding and enter into guarantees in favour of LGFA and other local authorities. This is certainly the case for Establishment Shareholding Local Authorities. The exceptions will apply to some local authorities with much lower levels of borrowing, but those local authorities will only be able to borrow a limited amount, and will be required to pay higher funding costs.

Establishment Shareholding Local Authorities are required to invest capital in the LGFA, but are expected to receive a return on that capital. The Establishment Shareholding Local Authorities are required to meet a certain proportion of their borrowing needs through the LGFA Scheme for an initial period.

The Council has resolved to participate as an "Establishment Shareholding Local Authority" in the New Zealand Local Government Funding Agency Limited (**LGFA**), which will be a council-controlled trading organisation (**CCTO**). Further details about the CCTO will be included in the 2013/2014 Annual Report once the Council's participation in the scheme has been confirmed.

Waste Management and Minimisation Plan

This section includes a statement of variances identified between the Waste Management and Minimisation Plan and the Ten Year Plan.

The Council is required by the Local Government Act 2002 to identify and explain any significant variation between the proposals outlined in this Plan and its Waste Management and Minimisation Plan.

Section 50 of the Waste Minimisation Act 2008 requires the Council to review its 2006 Waste Management and Minimisation Plan no later than 1 July 2012. On 29 February 2012, the Council adopted a joint Waste Management and Minimisation Plan that it developed with the Hauraki and Matamata-Piako District Councils.

At the time of writing, no significant variances have been identified between the Waste Management and Minimisation Plan and this Ten Year Plan.

In accordance with the joint Plan, the Council will seek opportunities for beneficial economic, environmental, social and cultural outcomes by investigating joint and private and community sector partnership arrangements to maximise community benefit.

Water and Sanitary Assessment

This section contains a statement of significant variances between the Water and Sanitary Assessment (2005) and the 2012-2022 Ten Year Plan

In 2005, the Council prepared an assessment of the provision of water and sanitary services throughout the District. This document identified and assessed the services supplied to forty six communities. The Council is required under the Local Government Act 2002 to identify any significant variations between the Water and Sanitary Assessment (WASA) and this Ten Year Plan.

The following variances between the two documents have been identified as having a degree of significance.

Water Supply Activity

Water Supply Upgrade for Matatoki, Hikutaia, Puriri and Omahu

When the Water and Sanitary Assessment (WASA) was prepared, water supply provided to residents of Matatoki, Hikutaia, Puriri and Omahu was classed as a rural water supply and was not required to meet drinking water standards. Installation of two stage filtration systems was required by Council as a condition of housing building consents issued in these areas. The Council had also installed four disk filters to filter the water drawn off for the Puriri supply. After the WASA was adopted a change in legislation was passed and as a result it is likely that these areas will require a water supply compliant with the New Zealand Drinking Water Standards. The Thames Valley reticulation and supply improvements outlined in the Ten Year Plan are intended to gradually upgrade these supplies. If these areas are provided with water that meets drinking water standards, there will no longer be a general requirement to install two stage filtration systems in these areas.

Pauanui Water Treatment Plant Upgrade

The Ten Year Plan proposals include an upgrade to the Pauanui water treatment plant. Although the WASA refers to a need for supply and upgrades, the costs involved for the Pauanui plant upgrade have increased from those originally anticipated. This is due to a number of factors, primarily changes to legislation relating to drinking water standards and the need to design to a larger capacity to accommodate growth allowed for in this area.

Education Program for Small Water Supplies

The WASA stated that the Council would be conducting an education program to offer residents information concerning the dangers, problems and solutions involved in small water supplies. There is no provision in the 2012-2022 Ten Year Plan to undertake this type of program as the Council has reviewed its priorities and spending for the coming period and intends to focus its activities on water supplies to its existing customers.

Changes to Minimum Water Grading Standard

The 2005 WASA specified minimum standards for water supply levels of service, including the use of Ministry of Health Cc grading. Since 2005, the Ministry has adopted a new approach to drinking water and the previous grading method is no longer in use. However the quality of treated water will remain the same under the 2012-2022 Ten Year Plan proposals.

Wastewater Activity

Education Program for Efficient Septic Tank Management

The WASA stated that the Council would be engaging in an education program to promote efficient septic tank management, however this is not proposed to be carried out under this Ten Year Plan as this work is considered to be the role of the Regional Council.

Tairua/Pauanui Wastewater Treatment Plant

A development moratorium was in place for Tairua and Pauanui when the WASA was prepared pending the construction of a new wastewater treatment plant. A new plant has since been constructed with sufficient capacity to allow for future development in both Tairua and Pauanui, and the moratorium has been lifted.

Production of Compost from Wastewater Biosolids

This Ten Year Plan includes the production of compost from wastewater biosolids, phased in over time. At the time of adoption of the WASA, the district wastewater treatment plants did not produce biosolids in a form that could be used for compost. Since the construction of three treatment plants on the Eastern Seaboard (Whitianga, Whangamata and Tairua/Pauanui) and a biosolid composting unit, the Council is now able to use the biosolids from these plants to produce compost. A second biosolid composting unit in Tairua-Pauanui is proposed to be installed in 2018/2019.

Administration of Trade Waste Bylaw

The trade waste bylaw to prevent unwanted substances from entering the wastewater system was developed after the WASA was adopted. The implementation of the trade

waste bylaw included in this Ten Year Plan, including sampling as needed to monitor compliance, will assist in effective management of wastewater treatment.

Coromandel Treatment Plant Upgrade

The planned upgrade to the Coromandel Treatment Plant that was anticipated in the WASA to take place in 2004/2005 is now proposed to occur in the 2012/2015 period. The works have been deferred pending a renewal consent being granted by Waikato Regional Council for the treated wastewater disposal activity.

Whitianga Wharekaho Extension

A project anticipated in the WASA to extend wastewater services in the Whitianga Wharekaho area has since been removed from the Council's work program and is not included in the 2012-2022 Ten Year Plan as the Council decided not to extend the area of benefit for the foreseeable future.

Thames Area of Benefit Extension

The Thames Totara Valley development (now called Thames Area of Benefit extension) was intended to be implemented in 2013/2014 when the WASA was prepared. This project, which will provide both wastewater and stormwater facilities to the Totara Valley area, is still proposed in this Ten Year Plan, however the timing of the project has been deferred to 2019-2021 due to a decreased demand in development.

Stormwater Activity

Thames Area of Benefit Extension

See above.

Albert Street Stormwater Upgrade

A stormwater upgrade planned to commence in Albert Street, Thames in 2005/2006 to address some flooding issues continues to be delayed beyond this 2012-2022 Ten Year Plan due to the significant capital costs associated with the project. Priority has been given to works where habitable areas are at risk of flooding with a lower priority given to inundation of roads and properties. An Albert Street investigation project is included in 2016/2017.

Whitianga Improvements

Planned improvements to the stormwater systems in Whitianga were intended to be carried out over the financial year 2004/05 at the time the WASA was prepared. Although still continuing, this work has now been split up into smaller packages of work to be carried out over a number of financial years to enable the Council to focus on key areas and prioritise the work according to need.

Tairua Manaia Road Causeway Improvements

Improvements to the Tairua Manaia Road causeway (previously called Tairua Grahams Creek project) were anticipated in the WASA to be carried out in 2010/2011. This work is now proposed to be carried out in 2012/2014 due to affordability pressures and the requirement to coordinate capital works with those also planned for the area by the Regional Council.

Public Conveniences Activity

Public Conveniences Owned by the Council

The WASA provides details of 80 public conveniences owned and maintained by the Council. The Council presently owns and maintains 86 public conveniences throughout the district, and this is proposed to continue over the period of this Ten Year Plan.

Contribution to Decision Making by Māori

This section outlines the steps the Council intends to take to foster the development of Māori capacity to contribute to decision-making processes.

The Thames-Coromandel District Council is obliged to ensure that Māori have the opportunity to participate in Council decision-making processes. The Local Government Act 2002 sets out a clear purpose for local government – to promote social, economic, cultural and environmental well-being through local decision-making and action. Every day Iwi, Hapu, Whanau and Māori communities are affected by decisions made by the Council. Much of what Council does is directly relevant to Māori and requires good relationships at a local level.

The Council is required by the Act to:

- establish and maintain opportunities for Māori to contribute to decision-making processes (particularly in relation to land and water bodies)
- ensure processes are in place for consulting with Māori
- consider ways in which they can foster the development of Māori capacity to contribute to decision-making processes
- provide relevant information to Māori.

Steps to Foster the Development of Māori Capacity to Contribute to Decision-Making

The Council intends to undertake the following steps, to foster the development of Māori capacity to contribute to its decision-making processes:

1. the Council will compile a database of those who wish to be considered Māori for the purposes of the Local Government Act 2002. The council will maintain a process to ensure this database is current and up to date.
2. those persons who have identified themselves as Māori will be specifically targeted for consultation when the Council decides that it wishes to consult.

Where specific legislation requires specific consultation with Māori or Tangata Whenua, then the requirements of that specific legislation will override this step.

3. the Council will identify key issues of particular interest to Māori.
4. the Council will gather information on Māori perspectives about Council activities.
5. the Council will consciously build on the good quality relationships that have already been established. Examples include the development of further Memorandums of Understanding and relationships developed through other processes such as the Resource Management Act, Coromandel Peninsula Blueprint project and the Council's strategic work programme.
6. the Council will identify a work programme to progress items 1-5 above.
7. the Council will progress the above work programme as staff time and funding allows.

Hauraki Treaty Settlement

As part of their Treaty of Waitangi settlement process, the Hauraki Collective¹ (the Collective) and the Crown signed a Framework Agreement (Agreement) at Wharekawa Marae, Kaiaua on 1 October 2010.

Post-Treaty settlement arrangements within Hauraki have the potential to bring new challenges and opportunities to local government: opportunities to build and foster more enduring relationships with a better resourced and focussed Hauraki tribal collective; challenges in terms of new co-governance/co-management frameworks and

¹ The Hauraki Collective comprises the following iwi: Ngāi Tai ki Tāmaki; Ngāti Hako; Ngāti Hei; Ngāti Maru; Ngāti Pāoa; Ngāti Porou ki Hauraki; Ngāti Pūkenga; Ngāti Rahiri Tumutumu; Ngāti Tamaterā; Ngāti Tara Tokanui; Ngāti Whanaunga; and Te Patukirikiri.

strategies arising from post settlement legislation that will most likely draw on existing models and experience.

Such arrangements will have a significant impact on Iwi contribution to the Council's decision-making. The Council regards it as important that the Treaty settlement arrangements, once known, be acknowledged and reflected in its intended approach to fostering Māori capacity to contribute to its decision-making processes.

The Council intends to review this Statement once the Treaty settlement outcomes are known. The revised Statement is intended to be included in the Council's draft 2015-2025 Ten Year Plan.

