

WATER SERVICES INFORMATION DISCLOSURE – JULY 2026

1. This note records South Wairarapa District Council's Water Services Occasional disclosure responses to Part 4, clauses 4.6 through 4.10 of the Water Services Information Disclosure Determination 2026 [2026] NZCC 3

Compliance Overview

Clause	Requirement	Status	Paragraph Reference
	4.6 Dividend Policy		
(1)	Disclosure of dividends policy or statement where no policy exists or dividends not permitted	N/A	Para 2 - 3
	4.7 Policy for funding growth		
(2) (a)	An explanation of the approach to funding growth	Compliant	Para 4 - 5
(2) (b)	Reason for taking funding approach:		
(2)(b)(i)	- a statement of whether, and if so, a demonstration of how, growth is self-funded.	Complaint	Para 6 - 11
(2)(b)(ii)	- a statement of whether, and if so, a demonstration of how mixed-purpose projects are at least partially funded by growth or connection charges (or both)	Complaint	Para 12 - 13
(3)(a)	Disclosure of every type of charge or obligation related to new connections or other types of growth	Complaint	Para 14 - 17
(3)(b)	Description of circumstances in which each charge or obligation applies	Complaint	Para 14 - 20
6	Disclosure must be at single service level	Complaint	Para 4
	4.8, 4.9 & 4.10 Information about charges and IFF levies		
(1)	Disclosure of amounts payable to or collected that are outlined in clause 4.9	Complaint	Template
(2)	Disclosure must be at single service level	Complaint	Template
	4.9 Information about charges		
(1)(a-h)	Disclosure by category of charge	Complaint	Template
(2)(a-i)	Specified information for each type of charge	Complaint	Template
	4.10 Information about IFF levies		
(a) (b) (c)	Detailed information on IFF levies if applicable	N/A	Template

Links

<https://swdc.govt.nz/wp-content/uploads/SWDC-2026-27-Annual-Plan-Final.pdf>

<https://swdc.govt.nz/wp-content/uploads/Final-Schedule-of-Fees-and-Charges-2026-27-1.pdf>

Clause 4.6 Dividend Policy

Disclosure statement:

South Wairarapa District Council as a territorial authority is not permitted to pay dividends

2. South Wairarapa District Council is a regulated supplier of water services for the purposes of the Water Services Information Disclosure Determination 2026 [2026] NZCC 3. Council has chosen to deliver its water services through a contractual arrangement managed through an internal team, rather than through a council-controlled organisation (CCO) or other entity with shareholders.
3. As a territorial authority constituted under the Local Government Act 2002, Council does not have share capital or shareholders and therefore has no legal basis on which to declare or pay dividends from that business unit. Accordingly, Council has no dividends policy for its water services activities.

Clause 4.7 Disclosure – Policy for funding growth

Disclosure Statement:

South Wairarapa District Council applies a growth-pays approach to fund the growth-related costs associated with water, wastewater, and stormwater infrastructure.

Growth-related capital expenditure is primarily recovered through Financial Contributions through the Wairarapa Combined District Plan levied under the Resource Management Act 1991 (S108 and S111). Contributions are levied on developments that create demand for additional infrastructure capacity. Other funding sources can include fees and charges, rates, and contributions can be in the form of money, land or services.

Council's rationale for funding growth, is that a fair proportion of infrastructure needed to serve growth should be funded by those creating the need, rather than existing ratepayers subsidising development.

4. New development within the district creates the need for the Council to invest in additional capacity in its water, wastewater and stormwater assets and networks to accommodate the new development and the population growth that comes with it.
5. Council uses financial contributions to offset growth impacts on water and wastewater services and the rationale for this can be found in the Wairarapa Combined District Plan (WCDP).
6. Financial contributions are a way of ensuring that the adverse effects from subdivision and development on infrastructure are minimised.
7. Contributions can be in the form of money, land, works or services and may include the provision of roads and water/wastewater services or vesting of land for reserves.
8. Financial contributions for subdivision and land use activities may include the costs of upgrading and expanding works and services, including (but not limited to) roads, water supplies, and the disposal of wastewater and stormwater.
9. Financial contributions are calculated in accordance with requirements and formulae set out in the WCDP.

10. To ensure financial contributions reflect actual costs, Council can review and update the actual amounts payable for the share cost contributions and district wide contributions each year through the Long-Term Plan or Annual Plan process under the Local Government Act.
11. When setting actual contribution amounts, Council recognises that cumulative financial contributions can affect the community and, if too high, may discourage growth. Although the Councils' funding policies are based on cost recovery, they must remain flexible where strict application would not serve the wider community interest or would be unfair or unreasonable in particular circumstances. The WCDP allows for each participating Council to annually set an adjustment factor to either decrease the financial contributions to encourage growth, or increase them to reflect that the cost of new growth-driven infrastructure is often higher than replacement cost.
12. Council recognises that growth and network extensions can affect service levels for existing residents across the water, wastewater, and stormwater networks, including sources, treatment plants, and reservoirs. Maintaining capacity for both existing and new connections is therefore a consequence of growth. However, where capacity upgrades also renew ageing assets or provide wider network benefits, that broader public benefit should be funded by the general resident population through rates and existing user charges.
13. Council funds growth through the following mechanisms:
 - a. Financial contributions
 - b. Fees and Charges
 - c. Borrowing
 - d. Rates

Water and Wastewater Fees and Charges

14. The Council uses a range of fees and charges to recover a proportion of the cost to provide facilities and services. Generally, the greater the degree of identifiable private benefit, the more likely it is that service costs can be recovered through fees and charges.
15. Council charges and administration fee for new connection to its water and wastewater infrastructure.
16. Charges are also made in relation to meter readings that are either urgently required or ad hoc in nature, for example where the property owner has failed to keep their water meter accessible and a return visit is required.
17. There are a range of charges relating to Trade Waste and are dependent on the type of waste.

Borrowing

18. The Council borrows to fund capital works where other sources of funding are not available or not appropriate.

Rates, General and Targeted

19. As water, and wastewater services are captured within service funding areas, and are not district wide systems, rating income applied to capital projects to meet public good

purposes (eg firefighting capacity), level of service, and renewal costs in those areas is derived from targeted rates.

20. As stormwater has both district-wide elements and funding areas, rating income applied to stormwater capital works may come from district wide rate. Currently policy settings are that 10% of stormwater funding comes from district wide rate, and 90% is rated on urban-zoned properties.

Clause 4.8, 4.9 and 4.10 Disclosure – Charges and IFF Levies

Disclosure Statement:

South Wairarapa District Council disclosure covering 4.8, 4.9 and 4.10 Charges and IFF Levies attached. This information is effective 1 July 2026 and is subject to change on a yearly basis and will be reviewed and updated in line with the Council's Annual Plan / Water Services Strategy processes. The Kapiti Coast District Council does not collect any IFF levies under within the meaning of section 7(1) of the Infrastructure Funding and Financing Act 2020.

CHARGES AND IFF LEVIES INFORMATION | **Disclosed: 31 July 2026** | **South Wairarapa District Council**

Charges

Section	Row	Clause ref	Category1 Regulated service	Category2 Charge	Category3 Property Use	Category4 Name	Geographic areas	Circumstances	Amount or rate	Amount of charge attr	Charging basis	Other information
Charges	4	4.9(1-2)	Water supply	Fixed	Combination	Serviced	Connected, either directly or indirectly, to the districts public reticulated supply	Charged per Separately Used Inhabitable Part	\$1,350.15 per SUIP	100%	Per SUIP	Annual Plan page 70 - Invoiced quarterly.
Charges	5	4.9(1-2)	Water supply	Serviceability	Combination	Serviceable	District wide - capable of being connected to reticulated water system but is not connected	Not connected within 100m of reticulation within a serviced area	\$675.08 per rating unit	100%	Per rating unit capable of connection	Annual Plan page 70 - Invoiced quarterly.
Charges	6	4.9(1-2)	Water supply	Volumetric	Combination	Serviced	Connected, either directly or indirectly, to the districts public reticulated supply	Per m3 over 250m3 annual allowance	\$2.63 per m3	100%	Per SUIP connected	Annual charge
Charges	7	4.9(1-2)	Wastewater	Fixed	Combination	Serviced	Connected, either directly or indirectly, to the districts public reticulated supply	Charged per Separately Used Inhabitable Part	\$1,290 per SUIP	100%	Per SUIP	Annual Plan page 70 - Invoiced quarterly.
Charges	8	4.9(1-2)	Wastewater	Fixed	Non-residential	Additional pan charge	District wide - connected to service	More than two toilets or urinals per SUIP	\$1,290 per toilet or	100%	Fixed charge per toilet or urinal	Annual Plan page 70 - Invoiced quarterly.
Charges	9	4.9(1-2)	Wastewater	Serviceability	Combination	Serviceable	District wide - capable of being connected to reticulated wastewater system but is not connected	Not connected within 100m of reticulation within a serviced area	\$645 per rating unit	100%	Per rating unit capable of connection	Annual Plan page 70 - Invoiced quarterly.
Charges	10	4.9(1-2)	Water supply	Connection	Combination	Admin fee per new connection	Properties seeking connection to/disconnection from, SWDC network	New connection/disconnection request	\$67	100%	Per application	Schedule of Fees & Charges page 20
Charges	11	4.9(1-2)	Wastewater	Connection	Combination	Admin fee per new connection	Properties seeking connection to/disconnection from, SWDC network	New connection/disconnection request	\$67	100%	Per application	Schedule of Fees & Charges page 20
Charges	12	4.9(1-2)	Water supply	Volumetric	Combination	Ad hoc water reading	District water supply area	Metered water consumption	\$40	100%	Per meter reading	Schedule of Fees & Charges page 20
Charges	13	4.9(1-2)	Water supply	Volumetric	Combination	Urgent water reading fee (within 48hrs)	District water supply area	Metered water consumption	\$100	100%	Per meter reading	Schedule of Fees & Charges page 20
Charges	14	4.9(1-2)	Wastewater	Fixed	Non-residential	Application fee	District wide - wastewater area	Trade Waste application	\$150	100%	Per application	Schedule of Fees & Charges page 20
Charges	15	4.9(1-2)	Wastewater	Fixed	Non-residential	Annual Permit fee	District wide - wastewater area	Trade Waste Permit	\$20	100%	Per permit	Schedule of Fees & Charges page 20
Charges	16	4.9(1-2)	Wastewater	Fixed	Non-residential	Annual Consent fees - high risk	District wide - wastewater area	Trade Waste application	\$460	100%	Per application	Schedule of Fees & Charges page 20
Charges	17	4.9(1-2)	Wastewater	Fixed	Non-residential	Annual Consent fees - Moderate risk	District wide - wastewater area	Trade Waste application	\$225	100%	Per application	Schedule of Fees & Charges page 20
Charges	18	4.9(1-2)	Wastewater	Fixed	Non-residential	Annual Consent fees - Low risk	District wide - wastewater area	Trade Waste application	\$105	100%	Per application	Schedule of Fees & Charges page 20
Charges	19	4.9(1-2)	Wastewater	Fixed	Non-residential	Annual Consent fees - Reinspection fee	District wide - wastewater area	Trade Waste application	\$100	100%	Per application	Schedule of Fees & Charges page 20
Charges	20	4.9(1-2)	Wastewater	Volumetric	Non-residential	Large discharge - flow	District wide - wastewater area	Trade Waste	\$0.56/m3	100%	Per discharge	Schedule of Fees & Charges page 20
Charges	21	4.9(1-2)	Wastewater	Contaminants	Non-residential	Large discharge - BOD	District wide - wastewater area	Trade Waste application	\$0.59/kg	100%	Per discharge	Schedule of Fees & Charges page 20
Charges	22	4.9(1-2)	Wastewater	Contaminants	Non-residential	Large discharge - SS	District wide - wastewater area	Trade Waste application	\$0.61/kg	100%	Per discharge	Schedule of Fees & Charges page 20
Charges	23	4.9(1-2)	Water supply	Connection	Combination	Financial Contribution	Properties seeking connection to SWDC network	Contribution at sub-division stage	\$11,114	100%	Per connection	Schedule of Fees & Charges page 14
Charges	24	4.9(1-2)	Wastewater	Connection	Combination	Financial Contribution	Properties seeking connection to SWDC network	Contribution at sub-division stage	\$11,262	100%	Per connection	Schedule of Fees & Charges page 14

IFF levies

Section	Row	Clause ref	Category1 Regulated service	Category2 Name	Description	Amount or rate	Levy order
IFF levies	4	4.10	Water supply	N/A			
IFF levies	5	4.10	Wastewater	N/A			