

Council Members

Chair: Peter Haddock
Cr Allan Birchfield
Cr Andy Campbell
Cr Brett Cummings

Cr Frank Dooley
Cr Peter Ewen
Cr Mark McIntyre



WEST COAST
REGIONAL COUNCIL

PUBLIC COPY

Meeting of Council

(Te Huinga Tu)

Tuesday, 25 June 2024

9:30am

West Coast Regional Council Chambers,

388 Main South Road, Greymouth

and

Live Streamed via Council's Facebook Page:

<https://www.facebook.com/WestCoastRegionalCouncil>

Council Meeting

(Te Huinga Tu)

AGENDA

(Rarangi Take)

Pg No.

1. **Welcome (*Haere mai*)**
2. **Apologies (*Ngā Pa Pouri*)**
3. **Declarations of Interest**
4. **Reports**
 - 5.1 Adopting the Long-term Plan 2024-2025 **1**
 - 5.1.1 *Financial Strategy*
 - 5.1.2 *Infrastructure Strategy*
 - 5.1.3 *Revenue and Financing Policy*
 - 5.1.4 *Borrowing and Investment Policy*
 - 5.1.5 *Significance and Engagement Policy*
 - 5.1.6 *Rates Remissions and Postponement Policy*
 - 5.1.7 *Policy on the Remission and Postponements of Rates on Māori Freehold Land*
 - 5.1.8 *Policy on Council Controlled Organisations*
 - 5.1.9 *Policy on Financial Contributions*
 - 5.1.10 *Proposed Schedule of User Fees and Charges*
 - 5.1.11 *Forecast Financial Statements*
 - 5.1.12 *Funding Impact Statements*
 - 5.1.13 *Significant Forecasting Assumptions*
 - 5.1.14 *Rates Funding Impact Statement*
 - 5.1.15 *Groups of Activities*
 - 5.1.16 *Asset Management Plans*
 - 5.1.17 *Amendments to the Long-term Plan post*

submissions, hearings, deliberations, quality control and audit

5.1.18 *Long-term Plan 2024-2034*

5.2 2024 – 2025 Rate Setting

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5.2.1 *General Rates, Uniform Annual General Charge and Targeted Rates to be set by the West Coast Regional Council for the rating period 1 July 2024 to 30 June 2025.*

5. General Business

PUBLIC EXCLUDED BUSINESS

7. Reports

7.1 8 Centrum Lane Property Update

7.1.1 *Sale and purchase agreement from PLR Ltd
(to be circulated separate to the agenda)*

7.1.2 *Legal review of the sale and purchase agreement
by Corcoran French
(to be circulated separate to the agenda)*

D. Lew
Chief Executive

Purpose of Local Government

The reports contained in this agenda address the requirements of the Local Government Act 2002 in relation to decision making. Unless otherwise stated, the recommended option promotes the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Health and Safety Emergency Procedure

In the event of an emergency, please exit through the emergency door in the Council Chambers.

If you require assistance to exit, please see a staff member. Once you reach the bottom of the stairs make your way to the assembly point at the grassed area at the front of the building. Staff will guide you to an alternative route if necessary.

5 REPORTS

5.1	Adopting the Long-term Plan 2024-2025
Author	Aaron Pendergrast, Corporate Services Manager, Stewart Genery, Principal Planning and Reporting Officer
Authorizer	Darryl Lew, Chief Executive Officer
Public Excluded	No

Report Purpose

For Council to adopt the Long-term Plan 2024-2034.

Report Summary

The Long-term Plan is Council's key future planning document and outlines the Council work programme and financial implications in detail for the next three years and in summary for the following seven years.

This Long-Term Plan has been developed in accordance with section 93A of the Local Government Act 2002 (the Act) and delivers on Council's requirements under that Act, in particular Part 1, and Sections 76AA, 101A, 101B and 102.

It is recommended that the Long-term Plan be adopted by Council as presented.

Recommendations

It is recommended that Council resolve to:

1. Receive the report.
2. Note those changes that have been made to the Long-term Plan following the consultation and subsequent edit and audit.
3. Accept the changes made.
4. Accept the analysis of how the Long-term Plan gives effect to Part 1 of the Local Government Act 2002.
5. Pursuant to Section 76AA of the Local Government Act 2002, adopt the Significance and Engagement Policy.
6. Pursuant to Section 101A and 101B of the Local Government Act 2002, adopt the Financial Strategy and Infrastructure Strategy

7. Pursuant to Section 102 of the Local Government Act 2002, adopt the following policies:
 - a) Revenue and Finance Policy.
 - b) Borrowing and Investment Policy.
 - c) Policy on Financial Contributions.
 - d) Policy on the Remission and Postponements of Rates on Māori Freehold Land.
 - e) Rates Remissions and Postponement Policy.
8. Pursuant to Sections Section 150 of the Local Government Act 2002, adopt the Schedule of User Fees and Charges 2024-2025.
9. Note the supporting Asset Management Plans.
10. Note the audit assessment.
11. Authorise the Chairman to sign the Audit Representation Letter on behalf of Council.
12. Adopt the Long-term Plan, to be effective for the period commencing 1 July 2024.
13. Delegate authority to the Chief Executive, in consultation with EY, the ability to correct any minor errors and omissions within the 2024-2034 Long-Term Plan, Schedule of User Fees and Charges 2024-2025 and supplementary materials as required prior to their publication.

Issues and Discussion

Submissions to the Long-term Plan Consultation Document

The Long-term Plan Consultation Document was made available to the public on 12 April 2024, with Council receiving submissions up until 4pm on 10 May 2024. The Consultation Document set out questions around two key issues identified for this Long-term plan, being balancing the budget (Topic 1) and Predator Free Te Kinga (Topic 2). Specific feedback was also sought on other elements of the Long-term Plan, being:

- Financial Strategy
- Infrastructure Strategy
- Policies
- User Fees and Charges
- Transfer of Ownership of Grey Floodwall and Havill Wall (Franz Josef)

General feedback was also sought.

Council received 25 submissions on the Consultation Document and supporting documents. A hearing was held on 21 May 2024, for which six submitters presented, one being through proxy.

Council deliberated on submissions, including presentations by submitters, on 21 May 2024.

As a consequence of submissions, hearings and deliberations Council made the following decisions:

1. Balancing the Budget – Council agreed to Option 1 as presented in the Consultation Document, being to smooth rate increases through borrowing.
2. Predator Free Te Kinga – Council agreed to Option 1 as presented in the Consultation Document, being to use rates to support the continued delivery of this project.

Additionally, Council directed Staff to:

3. Amend the Significance and Engagement Policy to include a specific criterion for consultation, indicating that climate change is a specific matter of interest for the Council. The specific matter to be taken into account by Council to state: “... Whether a significant Council asset maintenance or capital works programme will have a substantially negative impact on climate change mitigation or climate change adaptation.”
4. Amend wording associated with future funding of Predator Free Te Kinga, to include investigating establishing a trust or explore third-party funding to continue the project.
5. Add wording to the Climate Change section of the Long-term Plan to note that Council will continue making decisions based on the most reliable climate change information available.
6. Add wording to the Commercial Activities section of the Long-term Plan to note that Council will continue to collaborate with government agencies developing alternatives to sodium fluoroacetate (1080), while balancing the need to maintain Vector Control Services' competitiveness. Decisions on the use of 1080 will be based on the benefits to the region as a whole.
7. Feedback to submitters on submissions, or parts of submissions, related to matters beyond the Long-term Plan, without further discussion with Council.

All changes directed by Council have been made to the Long-term Plan, these are detailed below as relevant to specific sections of the Plan, and as collated in

Attachment 17, which provides details of all changes of significance made to the draft Long-term Plan, including those in addition to the above. Changes include minor contextual changes to assist the Community in digesting the contents of the Long-term Plan. Attachment 17 does not include typographical errors identified through quality control processes.

Further amendments to the Long-term Plan have been made as a result of updated financial information, provided by PwC, and as a consequence of audit by EY.

Giving effect to Schedule 10, Part 1(1) of the Local Government Act 2002, Community Outcomes

Section 1 of Part 1 of the Act requires the Long-Term Plan to describe the community outcomes for the local authority's district or region. The extent of this description is determined by Council.

Council have adopted the four-wellbeing approach throughout the Plan, clearly giving effect to this requirement.

A minor change has been made through editing to simplify and ensure consistency of language throughout the Long-term Plan, recognising and providing for the culture and traditions of mana whenua.

Giving effect to Schedule 10, Part 1(2, 3, 4 and 5) of the Local Government Act 2002, Groups of Activities

Part 2 of the Long-term Plan details the Groups of Activities of Council. There were no changes to these Groups as a result of the consultation process. The Groups of Activities are:

- Regional Leadership;
- Infrastructure and Resilience;
- Natural Environment;
- Policy and Regulation; and
- Commercial Activities.

The Act requires the Long-term Plan to identify activities within the Groups of Activities, the rationale for delivery, and outline any significant negative effects on the four-wellbeings of those activities. The Plan delivers to this requirement.

Financial Impact Statements (FIS) by Activity are provided for each Group of Activity. These FIS include capital expenditure. It is of note, that like-for-like comparisons between the FIS by Activity detailed in the Long-term Plan and those in the Annual

Plan for 2023–2024 are not possible because the Groups of Activities have changed since the Annual Plan 2023 – 2024.

A range of submissions were received on the text within the Groups of Activities section of the Plan, including on Regional Leadership, Policy and Regulation and Commercial Activities. These were all considered by Council at the hearing on 21 May, with changes resolved by Council noted above.

There were no submissions to the statement of service provisions. Council should however note that these service provisions are a new set and will not allow like-for-like comparisons with performance reported on the current (Long-term Plan 2021 – 2031) measure set.

Minor changes to this part of the Long-term Plan have resulted from quality control processes. Changes other than typographical errors, are detailed in full in Attachment 17.

Pursuant to Schedule 10, Part 1(7) of the Local Government Act 2002, Council Controlled Organisations

Section 7 of Part 1 of the Act requires the Long-Term Plan to name Council Controlled organisations, the significant policies in relation to ownership, the activities and performance targets. The Council Controlled Organisation section of the Plan, together with information outlined in the Plan as key projects, fulfils this requirement.

Aside from typographical errors identified through quality control checks, there are no amendments to this section of the Plan.

Pursuant to Schedule 10, Part 1(8) of the Local Government Act 2002, Development of Māori capacity to contribute to decision-making processes

The Long-term Plan acknowledges the special relationship between Council and Poutini Ngāi Tahu, reflecting on the Kotahitanga ki Te Tai Poutini (Partnership Protocol) and Mana Whakahono ā Rohe (Resource Management Act Iwi Participation Arrangement), signed in October 2020.

Aside from a minor text change for consistency in language, as noted on Attachment 16, there are no changes to the section.

Pursuant to Schedule 10, Section 1(9) and Sections 101A and 101B of the Local Government Act 2002, adopt the Financial Strategy and Infrastructure Strategy

Several submitters made comments and suggestions directly or indirectly on the Financial Strategy. Council considered all submissions to these sections of the Plan fully on 21 May.

As part of the audit process, post Council deliberations, the financial model has been reset using financial information now available. Consequently, and as anticipated, graphs in the Financial Strategy have been updated. Additionally, asset values have been updated in the Infrastructure Strategy.

Quality control checks identified that reference to COVID-19 in the graphic was not relevant for the 2024 – 2034 Long-term Plan, having no specific references within the text of the document. That graphic has therefore been updated.

It is therefore recommended that pursuant to Section 101A and 101B of the Local Government Act 2002 Council therefore adopt the Financial Strategy and Infrastructure Strategy.

Pursuant to Schedule 10, Section 1(10) and Section 102 of the Local Government Act 2002, adopt the Revenue and Financing Policy

A submission was received on the Uniform Annual General Charge. This submission was considered by Council and acknowledged, however Council resolved to maintain that section of the Long-term Plan as consulted.

Council will note that financial information has been refreshed with current information. This is presented throughout the financial elements of the Long-term Plan, and in particular within the financial tables and impact statements (see attachments). Council will also note the additional text added to the Plan on borrowing, as recommended through the audit (see Attachment 17 for details).

It is recommended that pursuant to Section 102 of the Local Government Act 2002, that Council adopt the Revenue and Financing Policy.

Pursuant to Schedule 10, Section 1(11) and Section 76AA of the Local Government Act 2002, adopt the Significance and Engagement Policy

Submissions were received with regards to climate change and on increasing rates above inflation.

Council directed specific wording be developed on climate change to include as an additional matter to be taken into account through the Significance and Engagement Policy. Draft wording to this effect was recommended to Council on 4 June, with Council accepting that wording as recommended. The Long-term Plan has been amended accordingly.

Aside from typographical errors, there are no other amendments to this Policy.

It is therefore recommended that pursuant to Section 102 of the Local Government Act 2002, that Council adopt the Significance and Engagement Policy.

Pursuant to Section 102 of the Local Government Act 2002, adopt the Borrowing and Investment Policy

With balancing the budget being a specific topic for which submissions were sought, a range of submissions were received commenting directly or indirectly on this Policy. Council considered all submissions thoroughly and accepted the approach set out in the Plan, and to which those submitting generally supported (52%).

Consequently, aside from insignificant changes resulting from quality control, there have been no amendments to this Policy as was notified for consultation.

It is therefore recommended that pursuant to Section 102 of the Local Government Act 2002, that Council adopt the Borrowing and Investment Policy.

Pursuant to Section 102 of the Local Government Act 2002, adopt the Policy on the Remission and Postponements of Rates on Māori Freehold Land

Aside from typographical errors, there are no amendments to this Policy.

It is therefore recommended that pursuant to Section 102 of the Local Government Act 2002, that Council adopt the Policy on the Remission and Postponements of Rates on Māori Freehold Land.

Pursuant to Section 102 of the Local Government Act 2002, adopt the Rates Remissions and Postponement Policy

Feedback was received from the community on this policy, supporting the wording of the policy as consulted. Council considered this support and resolved not to change the wording of the policy.

Aside from typographical errors, there have been no amendments to this Policy as was consulted.

It is therefore recommended that pursuant to Section 102 of the Local Government Act 2002, that Council adopt the Rates Remissions and Postponement Policy.

Pursuant to Part 1(12, 13, 14 and 15) of the Local Government Act 2002, Forecast Financial Statements and Financial Statement for Previous Year

As a result of final quality control checks, it was noted that the financial figures purported to be from the Annual Plan 2023 – 2024 were not transcribed accurately in the Long-term Plan 2024 – 2034. These figures have been updated to reflect those figures in the published Annual Plan 2023 – 2024. There is no effect or impact on the Long-term Plan as a result of this incorrect transcription.

It is recommended that Council note the financial statements, including at an activity level, as per attachments.

Pursuant to Part 1(15A) of the Local Government Act 2002, Rating base information

Rating base information has been provided in the Long-term Plan based on the currently available valuations information. A separate paper details the approach to setting rates.

Pursuant to Part 1(16) of the Local Government Act 2002, Reserve Funds

The Reserves section of the Long-term Plan gives effect to the requirements set out in Part 1(16) of the Act.

No submissions were received on this part of the Plan, and aside from typographical errors no changes have been made.

Pursuant to Part 1(17) of the Local Government Act 2002, Significant Forecasting Assumptions

As a result of StatsNZ release of Census information in May 2023, the West Coast Regional population figures have been updated in this and other sections of the Long-term Plan. However, Council should not that differentials to set rates do not currently include this updated information.

No other changes have been made to the document as consulted.

Pursuant to Section 150 of the Local Government Act 2002, adopt the Schedule of User Fees and Charges 2024/2025

User fees are updated annually to respond to real-time and legislative changes.

A submission was received with respect to the user fees, with the submitter presenting at hearing.

There have been no changes made to the text of this Schedule and it is recommended that Council adopt this Schedule pursuant to Section 150 of the Act.

Supporting information – Infrastructure Strategy

Aside from updating of financials and typographical errors, there have been no amendments to this Strategy as was consulted.

It is therefore recommended that Council adopt the Infrastructure Strategy

Supporting information – Asset Management Plans

It is recommended that Council note that Asset Management Plans are in place for 21 rating districts, with Westport having a draft plan (not currently active) and Rapahoe having neither assets or a plan.

In finalising this supporting documentation, some minor typographical errors were noted and corrected.

Audit Assessment

As a result of timing, the Audit assessment of the Long-term Plan will be provided to Council immediately before the meeting on 25 June.

Options Analysis

Adopting the Long-term Plan is a statutory requirement. However, Council may wish to consider options for setting rates. These are presented in a separate paper to Council.

Costs and Benefits

This paper marks the conclusion of the development of the Long-term Plan 2024-2034, excluding publishing, should Council accept the Long-term Plan as presented.

Considerations

Implications/Risks

The public consultation process was undertaken in accordance with Section 93A of the Local Government Act 2002, and consequently the process of developing the Long-term Plan is low risk. The Plan itself gives full effect to and is compliant with Section 93 and Schedule 10 of that Act.

Specific changes made have been as directed by Council and are considered value-add and are low risk.

Additional changes, including those identified through quality control are also considered value-add and are low risk.

Risk however exists should Council not adopt the Plan or seek further significant changes. Should this eventuate, this may result in the Plan not becoming operative on 1 July 2024.

Significance and Engagement Policy Assessment

The Long-term plan 2024-2034 has proceeded through a full special consultative procedure in accordance with Section 93A of the Local Government Act 2002

There are no issues within this report which trigger further public engagement at this stage.

Tangata whenua views

Tangata whenua have been engaged in the development of this Long-term Plan.

Views of affected parties

Section 78 of the Local Government Act 2002 requires the Council, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.

Although relatively few submissions were received, there is a high level of confidence that the views of affected parties have been heard and fully considered by Council in deliberations.

Financial Implications

The Long-term Plan sets out the Council's financial strategy and financial position for the next 10 years, determines the setting of rates and provides context for borrowing and investments.

Legal implications

Section 93(3) of the Local Government Act 2002 requires the Council to adopt the Long-term Plan prior to the commencement of the first year to which it relates. Should Council adopt the Long-term Plan at this meeting, it will give effect to its statutory obligations.

Attachments

1. Financial Strategy
2. Infrastructure Strategy
3. Revenue and Financing Policy
4. Borrowing and Investment Policy
5. Significance and Engagement Policy
6. Rates Remissions and Postponement Policy
7. Policy on the Remission and Postponements of Rates on Māori Freehold Land
8. Policy on Council Controlled Organisations
9. Policy on Financial Contributions
10. Proposed Schedule of User Fees and Charges
11. Forecast Financial Statements
12. Funding Impact Statements
13. Significant Forecasting Assumptions
14. Rating Funding Impact Statement
15. Groups of Activities
16. Asset Management Plans
17. Amendments to the Long-term Plan post submissions, hearings, deliberations, quality control and audit
18. Long-term Plan 2024-2034

5.2 2024 – 2025 Rate Setting

Author Aaron Pendergrast, Corporate Services Manager;
Stewart Genery, Principal Planning and Reporting
Officer

Authorizer Darryl Lew, Chief Executive

Public Excluded No

Report Purpose

The purpose of this report is to enable West Coast Regional Council to set the rates for the 2024 – 2025 financial year following the adoption of the Long-Term Plan for 2024 – 2034.

Report Summary

Rates are required to be set in order to be legitimately levied on the community so that the Council's activities can be funded.

Options are presented to allow Council to determine how to set rates for 2024 – 2025, with one recommendation being made.

Rates will be set based on Council's decision.

Recommendations

It is recommended that Council resolve to:

1. Receive the report.
2. Resolve to set rates for 2024-2025 following the process outlined.
3. Note the two options for when to set rates.
4. Agree to proceed with the option to set rates after Westland revaluations become available.

Issues and Discussion**Background**

Under Section 23 of the Government (Rating) Act 2002, Council is required to set rates by a resolution by 30 June 2024 for the rating period 1 July 2024 to 30 June 2025, in accordance with the relevant provisions of the Long-term plan and Funding Impact Statement for that year.

The process for setting rates is detailed in the Current situation section of this paper.

Council are aware that District valuations become available each year after the date required by Council to set rates for the region. On this occasion, up-to-date valuations for Westland will become available on 1 July.

Setting rates immediately before updated valuations are available for that financial year is a known process risk.

The purpose of this paper is to ensure Council meets its statutory requirement to set rates before 30 June, but then allow Council to set those rates correctly for the year using up-to-date valuations through a second rate setting process, immediately upon new valuations for Westland District becoming available.

Council will note that this process will not change the rate take as a total, but will likely change the differential rating between Districts. This is a consequence of updated valuations, updated numbers of rating units and updated population figures being used to set rates, which will differ from that information that was available to develop the Long-term Plan.

Council will note that as a result of developing a robust Long-term Plan through effective financial modelling, it has become apparent that incomplete budgeting over a number of years has resulted in Council using debt to fund services. This is neither a sustainable position, nor is it resolvable within timeframes mandated to set rates. Should Council set rates using the process and financial information presented, it will do so knowing that further work will be required to remedy this issue.

Current situation

To set rates for 2024-2025, it is recommended that Council:

1. Delegate authority pursuant to the Local Government (Rating) Act 2002 to the Chief Executive Officer and the Corporate Services Manager (any one of them acting alone) to:
 - a) Apply penalties stated under resolution 2 (c) on unpaid rates,
 - b) Approve applications for rates postponement and rates remissions in accordance with Council's policy.
2. Resolves that pursuant to the Local Government (Rating) Act 2002 that in accordance with West Coast Regional Council's 2024-34 Long Term Plan and the Funding Impact Statement:

- a) To set the rates (excluding GST) as set out in resolution 3,4,5 below on rating units in the region for the financial year commencing 1 July 2024 ending on 30 June 2025.
 - b) To set the due dates for the payment of the rates for 2024 - 2025 rating year, in accordance with Sections 24 Local Government (Rating) Act 2002 as follows, that the rates be paid in two equal instalments¹:
 - i. the first instalment is due on 20 October 2024 and
 - ii. the second instalment is due on 20 April 2025.
 - c) To set the penalties on unpaid rates for the 2024 - 2025 rating year, in accordance with Sections 57 and 58 Local Government (Rating) Act 2002 as follows: that a penalty of 10% of the amount of any amount that remains unpaid after the resolved due date for the instalment, to be added on:
 - i. 21 October 2024 for instalment 1; and
 - ii. 21 April 2025 for instalment 2.
 - d) To set a further 10% annual penalty for late payment to be applied on all accumulated rates arrears as of 30 June 2025 on 1 July 2025.
3. Accept the rates information presented in Attachment 1 as being correct as of 25 June 2024, including for General Rates, Uniform Annual General Charge and Targeted Rates.
 4. Resolve that rates will be set on the basis of that information presented in Attachment 1.

Options Analysis

Option 1 – Council set rates based on current information, and then revise this rate setting to incorporate up-to-date information prior to the rates being set

This option is **recommended**. In accepting this recommendation, Council will agree to receive a paper and determine rates at an extraordinary meeting to be held on 6 August 2024, that paper presenting updated General Rates, Uniform Annual General Charge and Targeted Rates information to enable rates setting, calculated as a result of up-to-date valuations for Westland.

¹ Council offers a range of options for the payment of rates, from installments to payment in full

Option 2 – Council set rates on currently available information, acknowledging that rates setting will use information which, at time of striking, will not be up-to-date for Westland.

This option is **not recommended**.

Costs and Benefits

Option 1 will likely have a lower additional resource requirement as work has been reprioritised in-house to ensure quality control. Option 2 will likely increase costs as a result of any objections being raised and consequential recalculations.

Considerations

Implications/Risks

There are risks associated with both Options, with Option 1 increasing pressure on Council resources to deliver rates invoices correctly, and Option 2 having risks associated with individual recalculations and rework.

Significance and Engagement Policy Assessment

The Long-term Plan process, which forms the basis for rate setting gives full effect to the Significance and Engagement Policy.

Tangata whenua views

Tangata whenua have been engaged in the Long-term Plan process, which forms the basis for rate setting.

Views of affected parties

Views of affected parties were gathered through the Long-term Plan consultation process. Overall, those submitting to that process recommended Council smooth rates increases through borrowing. Council accepted the staff recommendation to that effect.

Financial implications

There are initial no financial implications for Council. Regardless of the approach Council takes, the rates gathered will not be more or less between options, however how rates are differentiated may likely vary as a result of Westland revaluations.

Legal implications

Legal implications are set out within the document.

Attachments

Attachment 1 - General Rates, Uniform Annual General Charge and Targeted Rates to be set by the West Coast Regional Council for the rating period 1 July 2024 to 30 June 2025.

Attachment 1 - General Rates, Uniform Annual General Charge and Targeted Rates to be set by the West Coast Regional Council for the rating period 1 July 2024 to 30 June 2025

1. General Rate

The General Rate is used to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.

The General Rate will be a differential general rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit.

Differentials:

Rateable Capital Value in the Buller District Council area to yield 32% of the total general rate.

Rateable Capital Value in the Grey District Council area to yield 39% of the total general rate.

Rateable Capital Value in the Westland District Council area to yield 29% of the total general rate.

	Differential	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Rateable Value of Land in Buller District Local Authority area	32%	\$3,163,079,730	0.00060145	\$1,902,441	\$1,654,297
Rateable Value of Land in Grey District Local Authority area	39%	\$3,569,135,300	0.00064963	\$2,318,600	\$2,016,174
Rateable Value of Land in Westland District Local Authority area	29%	\$2,693,501,400	0.00064009	\$1,724,088	\$1,499,207
	100%	\$9,425,716,430		<u>\$5,945,129.41</u>	<u>\$5,169,677.75</u>

2. Uniform Annual General Charge

The Uniform Annual General Charge is charged at one (1) full charge per rating unit as per section 15 of the Local Government (Rating) Act 2002.

The Council sets a uniform annual general charge to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.

Estimated number of rating units	Amount per rating unit	Estimated Yield	GST Exclusive
20,924	\$192.59	<u>\$4,029,672.42</u>	<u>\$3,504,062.97</u>

3. TARGETED RATES

- (a) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Vine Creek separate rating area, calculated on the land value of each rating unit for the maintenance of protection works in the scheme.

Vine Creek	Estimated rateable Land Value	Differential based on benefits	Factor per \$ of Land Value	Calculated Yield	GST Exclusive
Class A	\$3,713,500.00	1.00	0.0074734	\$27,752.40	\$24,132.52
Class B	\$3,699,000.00	0.70	0.0052314	\$19,350.83	\$16,826.81
Class C	\$6,038,000.00	0.50	0.0037367	\$22,562.14	\$19,619.25
Class D	\$14,250,900.00	0.20	0.0014947	\$21,300.48	\$18,522.16
Class E	\$13,179,000.00	0.10	0.0007473	\$9,849.17	\$8,564.50
				<u>\$100,815.02</u>	<u>\$87,665.24</u>

- (b) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Wanganui River separate rating area, calculated on the land value of each rating unit for repayment of loans raised to fund capital works.

Wanganui River (Loan)	Estimated rateable Land Value	Differential based on benefits	Factor per \$ of Land Value	Calculated Yield	GST Exclusive
Class A	\$ 22,359,200	1.00	0.0000000	\$ -	\$ -
Class B	\$ 19,012,400	0.70	0.0000000	\$ -	\$ -
Class C	\$ 24,442,300	0.45	0.0000000	\$ -	\$ -
Class D	\$ 4,608,100	0.10	0.0000000	\$ -	\$ -
Class U1	\$ 2,897,400	0.50	0.0000000	\$ -	\$ -
Class U2	\$ 937,000	0.50	0.0000000	\$ -	\$ -
				<u>\$ -</u>	<u>\$ -</u>

- (c) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Wanganui River separate rating area, calculated on the land value of each rating unit for the maintenance of protection works in the scheme.

Wanganui River (Maintenance)	Estimated rateable	Differential based	Factor per \$ of	Calculated	GST
	Land Value	on benefits	Land Value	Yield	Exclusive
Class A	\$22,359,200.00	1.00	0.0089670	\$200,494.70	\$174,343.22
Class B	\$19,012,400.00	0.70	0.0062769	\$119,338.79	\$103,772.86
Class C	\$24,442,300.00	0.45	0.0040351	\$98,628.23	\$85,763.68
Class D	\$4,608,100.00	0.10	0.0008967	\$4,132.08	\$3,593.11
Class U1	\$2,897,400.00	0.50	0.0044835	\$12,990.48	\$11,296.07
Class U2	\$937,000.00	0.50	0.0044835	\$4,201.03	\$3,653.07
				<u>\$439,785.31</u>	<u>\$382,422.01</u>

- (d) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Kowhitirangi separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme.

Kowhitirangi	Estimated rateable	Differential based	Factor per \$ of	Calculated	GST
	Capital Value	on benefits	Capital Value	Yield	Exclusive
Class A	\$15,151,200.00	1.00	0.0007883	\$11,943.08	\$10,385.29
Class C	\$30,293,000.00	0.50	0.0003941	\$11,939.37	\$10,382.06
Class E	\$30,370,000.00	0.29	0.0002299	\$6,983.14	\$6,072.29
Class F	\$62,961,800.00	0.17	0.0001314	\$8,273.36	\$7,194.23
				<u>\$39,138.95</u>	<u>\$34,033.87</u>

- (e) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Karamea separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme.

Karamea	Estimated rateable	Differential based	Factor per \$ of	Calculated	GST
	Capital Value	on benefits	Capital Value	Yield	Exclusive
Class A	\$1,978,800.00	1.00	0.0021913	\$4,336.09	\$3,770.52
Class B	\$52,384,120.00	0.80	0.0017530	\$91,830.37	\$79,851.50
Class C	\$4,425,000.00	0.60	0.0013148	\$5,817.83	\$5,058.98
Class D	\$138,670,470.00	0.10	0.0002191	\$30,386.50	\$26,423.04
Class E	\$86,537,060.00	0.05	0.0001096	\$9,481.32	\$8,243.63
				<u>\$141,852.12</u>	<u>\$123,347.67</u>

- (f) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Inchbonnie separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme.

Inchbonnie	Estimated rateable	Differential based	Factor per \$ of	Calculated	GST
	Capital Value	on benefits	Capital Value	Yield	Exclusive
Class A	\$3,227,000.00	1.00	0.0036340	\$11,727.07	\$10,197.46
Class B	\$15,301,000.00	0.75	0.0027255	\$41,703.43	\$36,263.85
Class C	\$6,940,000.00	0.50	0.0018170	\$12,610.15	\$10,965.35
Class D	\$2,195,000.00	0.30	0.0010902	\$2,393.02	\$2,080.89
Class F	\$1,847,000.00	0.15	0.0005451	\$1,006.81	\$875.49
				<u>\$69,440.49</u>	<u>\$60,383.03</u>

- (g) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the repayment of loans raised to fund capital works.

Greymouth Floodwall (Loan)	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated	GST
			Yield	Exclusive
	\$1,519,570,800.00	0.0001376	\$209,109.83	\$181,834.64

- (h) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. New River / Saltwater Creek Catchment, Coal Creek Rating Districts are to be merged with Greymouth rating district effective 1-Jul-22.

Greymouth Floodwall (Maintenan	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated	GST
			Yield	Exclusive
	\$1,519,570,800.00	0.00021642	\$328,870.84	\$285,974.64

- (i) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Okuru separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme.

Okuru	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated	GST
			Yield	Exclusive
	\$16,907,000.00	0.0008843	\$14,950.53	\$13,000.46

- (j) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Redjacks separate rating area, calculated on the land area of each rating unit for the maintenance of protection works in the scheme.

Redjacks	Estimated rateable Land Area (ha.)	Differential based on benefits	Rate per hectare	Calculated	GST
				Yield	Exclusive
Class A	0.10	6.73%	\$6,409.33	\$640.93	\$557.33
Class B	1.11	35.55%	\$3,045.81	\$3,380.85	\$2,940.87
Class C	0.12	3.56%	\$2,825.31	\$339.04	\$294.81
Class D	2.30	17.54%	\$726.27	\$1,670.43	\$1,452.54
Class E	1.49	14.23%	\$909.53	\$1,355.20	\$1,178.43
Class F	1.85	4.73%	\$243.49	\$450.46	\$391.71
Class G	21.97	7.40%	\$32.08	\$704.74	\$612.82
Class H	49.19	8.60%	\$16.65	\$819.02	\$712.19
Class I	138.00	1.71%	\$1.18	\$162.85	\$141.61
		100%		\$9,523.52	\$8,282.32

- (k) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Raft Creek separate rating area, calculated on the land area of each rating unit for the maintenance of protection works in the scheme.

Raft Creek	Estimated Rateable Land Area (ha.)	Rates per hectare	Calculated	GST
			Yield	Exclusive
	647.88	\$32.01	\$20,737.90	\$18,032.96

- (l) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Taramakau Settlement separate rating area, calculated on the land area of each rating unit for the maintenance of protection works in the scheme.

Taramakau Settlement	Estimated Rateable Land Area (ha.)	Differential based on benefits	Rates per hectare	Calculated	GST
				Yield	Exclusive
Class A	306.26	33.16%	\$218.09	\$66,790.92	\$58,080.06
Class B	130.00	11.54%	\$178.80	\$23,243.89	\$20,212.07
Class C	111.98	6.83%	\$122.85	\$13,757.00	\$11,962.61
Class D	127.13	6.54%	\$103.62	\$13,172.88	\$11,454.68
Class E	191.47	8.63%	\$90.78	\$17,382.56	\$15,115.27
Class F	140.29	5.89%	\$84.57	\$11,863.65	\$10,316.21
Class G	392.74	13.40%	\$68.72	\$26,990.30	\$23,469.83
Class H	429.48	13.77%	\$64.58	\$27,735.55	\$24,117.87
Class I	48.66	0.24%	\$9.93	\$483.41	\$420.36
		100%		\$201,420.15	\$175,148.96

- (m) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Kongahu separate rating area, calculated on the land area of each rating unit for the maintenance of protection works in the scheme.

Kongahu	Estimated Rateable Land Area (ha.)	Differential based on benefits	Rates per hectare	Calculated Yield	GST Exclusive
Class A	460.16	1.00	\$89.06	\$40,983.29	\$35,637.64
Class B	7.70	0.52	\$46.70	\$359.63	\$312.72
				<u>\$41,342.92</u>	<u>\$35,950.36</u>

- (n) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Waitangitaona separate rating area, calculated on the land area of each rating unit for the maintenance of protection works in the scheme.

Waitangitaona	Estimated Rateable Land Area (ha.)	Differential based on benefits	Rates per hectare	Calculated Yield	GST Exclusive
Class A	604.30	25.80%	\$23.42	\$14,153.68	\$12,307.55
Class B	721.43	23.48%	\$17.86	\$12,883.01	\$11,202.62
Class C	1690.44	46.84%	\$15.20	\$25,697.34	\$22,345.51
Class D	703.42	3.88%	\$3.03	\$2,131.34	\$1,853.34
		100%		<u>\$54,865.37</u>	<u>\$47,709.02</u>

- (o) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land located between the boundaries of the Pororai river, State Highway 6 and the Tasman sea at Punakaiki calculated on the capital value of each rating unit for maintenance of the sea wall protection works.

Punakaiki (Maintenance) Rating District

Estimated rateable Capital Value	factor per \$ of capital Value	calculated yield \$	GST Exclusive
\$24,500,000.00	0.0075606	<u>\$185,233.58</u>	<u>\$161,072.68</u>

- (p) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land located between the boundaries of the Pororai river, State Highway 6 and the Tasman sea at Punakaiki calculated on the capital value of each rating unit for repayment of loans raised to fund capital works.

Punakaiki (Loan) Rating District

	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	calculated yield \$	GST Exclusive
Class A (Camping Ground)	\$1,040,000.00	1.00	0.0081590	\$8,485.32	\$7,378.54
Class A (Other)	\$7,350,000.00	1.00	0.0002482	\$1,824.18	\$1,586.24
Class B	\$3,970,000.00	0.65	0.0001613	\$640.45	\$556.91
Class C	\$3,600,000.00	0.60	0.0001489	\$536.08	\$466.16
Class D	<u>\$8,540,000.00</u>	0.30	0.0000745	<u>\$635.86</u>	<u>\$552.92</u>
	\$24,500,000.00			<u>\$12,121.89</u>	<u>\$10,540.77</u>

- (q) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika Southside separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works.

Hokitika Southside	Estimated rateable Capital Value	Differential based on benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$3,086,500.00	1.00	0.0020377	\$6,289.30	\$5,468.96
Area B	\$3,598,200.00	0.10	0.0002038	\$733.20	\$636.56
				<u>\$7,022.50</u>	<u>\$6,105.52</u>

- (r) **A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.**

The Franz Josef separate rating area includes all rateable land downstream of the State Highway 6 bridge that crosses the Waiho River. This includes all rateable land that was part of the original Lower Waiho, Franz Josef and Canavans Rating Districts. Also included are the additions of Stony Creek and all rateable land north of the Franz Josef township to Lake Mapourika.

Franz Josef (Loan)	Estimated rateable Capital Value	Differential based on benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$175,344,500.00	1.00	0.0000000	\$0.00	\$0.00
Area B	<u>\$24,394,000.00</u>	0.50	0.0000000	<u>\$0.00</u>	<u>\$0.00</u>
	\$199,738,500.00			<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>

Franz Josef (Maintenance)	Estimated rateable Capital Value	Differential based on benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$175,344,500.00	1.00	0.0009694	\$169,976.45	\$147,805.61
Area B	<u>\$24,394,000.00</u>	0.50	0.0004847	<u>\$11,823.60</u>	<u>\$10,281.39</u>
	\$199,738,500.00			<u><u>\$181,800.05</u></u>	<u><u>\$158,087.00</u></u>

- (s) **A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Lower Waiho separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.**

Lower Waiho	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$20,051,000.00	0.0017967	<u>\$36,026.30</u>	<u>\$31,327.22</u>

- (t) **A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Matainui Creek separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works.**

Matainui Creek	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$7,206,000.00	0.0014448	<u>\$10,410.88</u>	<u>\$9,052.93</u>

- (u) **A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002**

The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund

Regional Emergency Management	Estimated rateable Capital Value	Factor per \$ of Capital Value	Estimated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	\$3,163,079,730.00			
Rateable Value of Land in the Grey District Local authority Area	\$3,569,135,300.00			
Rateable Value of Land in the Westland District Local authority Area	<u>\$2,693,501,400.00</u>			
	\$9,425,716,430.00	0.0001486	<u>\$1,400,279.94</u>	<u>\$1,217,634.73</u>

- (v) **A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002**

The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund

Te Tai o Poutini Plan	Estimated rateable Capital Value	Factor per \$ of Capital Value	Estimated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	\$3,163,079,730.00			
Rateable Value of Land in the Grey District Local authority Area	\$3,569,135,300.00			
Rateable Value of Land in the Westland District Local authority Area	<u>\$2,693,501,400.00</u>			
	\$9,425,716,430.00	0.0000401	<u>\$378,188.81</u>	<u>\$328,859.84</u>

- (w) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Mokihinui separate rating area, calculated as a fixed charge per rating unit.

Mokihinui	Estimated number of rating units	Amount per rating unit.	Calculated \$	GST Exclusive
	42	\$766.56	\$32,195.34	\$27,995.95
			<u>\$32,195.34</u>	<u>\$27,995.95</u>

- (x) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Whataroa River separate rating area calculated on the capital value of each rating unit, for maintenance of the protection works.

Whataroa River

	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	calculated yield \$	GST Exclusive
Area A	\$8,201,000.00	1.00	0.0045071	\$36,964.05	\$32,142.66
Area B	\$12,253,000.00	0.40	0.0018029	\$22,090.39	\$19,209.04
Area C	\$29,983,000.00	0.20	0.0009014	\$27,026.51	\$23,501.32
				<u>\$86,080.96</u>	<u>\$74,853.01</u>

- (y) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Neil's Beach separate rating area calculated on the capital value of each rating unit, for management of the protection works.

Neil's Beach

	Estimated rateable Capital Value	factor per \$ of Capital Value	calculated yield \$	GST Exclusive
	\$16,012,000.00	0.0008965	\$14,353.97	\$12,481.71

- (z) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on properties that have received Council funding to instal insulation and/or clean heating appliances.

The rate is calculated as a % of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 4.25%. The rate will

Warm West Coast Loans	factor as a % of	Calculated	GST
	Council funding provided	Yield	Exclusive
	0.0000000	<u>\$0.00</u>	<u>\$0.00</u>

- (aa) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika 2021 separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.

The Hokitika 2021 separate rating area includes all rateable land within the following boundaries:

The northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision,

Hokitika (Loans)	Estimated rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$671,529,500.00	0.0002712	\$182,129.05	\$158,373.08

(ab) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika 2021 separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works within the scheme.

The Hokitika 2021 separate rating area includes all rateable land within the following boundaries:

The northern side of the Hokitika river upstream to St Albans Street, Kanieri. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision,

Hokitika (Maintenance)	Estimated rateable	Factor per \$ of	Calculated	GST
	Capital Value	Capital Value	Yield	Exclusive
	\$671,529,500.00	0.0002934	\$197,055.29	\$171,352.42

(ac) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.

Westport (Loan)	Estimated rateable	Factor per \$ of	Calculated	GST
	Capital Value	Capital Value	Yield	Exclusive
	\$1,215,212,100.00	0.0002845	\$345,756.48	\$300,657.81

(ac) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.

Westport (Maintenance)	Estimated rateable	Factor per \$ of	Calculated	GST
	Capital Value	Capital Value	Yield	Exclusive
	\$1,215,212,100.00	0.0001723	\$209,402.23	\$182,088.90

Total Rates \$14,924,712.04 \$12,978,009.47

WEST COAST REGIONAL COUNCIL

To: Chair, West Coast Regional Council

*I move that the public be excluded from the following parts of the proceedings of this meeting, namely – **agenda item 7 (inclusive)**; and that*

- 1. Darryl Lew and Jo Field be permitted to remain at this meeting after the public have been excluded due to their knowledge of the subjects. This knowledge will be of assistance in relation to the matters to be discussed; and*

- 2. That the minutes taker also be permitted to remain.*

Agenda Item No.	General Subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 7 of LGOIMA for the passing of this resolution
7.1	8 Centrum Lane Property Update	The item contains information relating to commercial matters	To protect commercial information s7(2)(b)).