

West Coast Regional Council

Annual Plan 2017-2018



THE WEST COAST
REGIONAL COUNCIL

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Chairman's Foreword

I am pleased to present the Council's Annual Plan for the 2017/18 year.

The scheduled expansion of the flood-warning infrastructure that was signalled by Council in September 2015 continues in this Annual Plan.

Significant matters that Council consulted on this year included;

- Proposed protection works at Neils Beach, Kaniere, Cobden and Punakaiki.
- Restructure of how Emergency Management is delivered in the Region.

These protection works will enhance those communities resilience to natural hazards. Council consulted with the special rating areas and in the case of Kaniere and Punakaiki provided more up to date costs following results of the tendering of those works.

The restructure of Emergency Management will deliver enhanced services to our community. The proposal retains staff in the District Councils, however the reporting lines and accountability will be much clearer. In moving forward with this proposal the District Councils will no longer have to collect a rate for this activity, which offsets the targeted rate increase.

As indicated in my comments last year, given Council's limited rating base Council budgets are very dependent on its Investment and VCS Business Unit income.

The Council investment in Pest Control Research Limited Partnership has proven to be very successful and is providing a useful diversification of its Investment Portfolio.

VCS Business Unit continues to perform very credibly in a competitive environment and I am expecting that this will continue.



Andrew Robb
Chairman
West Coast Regional Council

Introduction to the Annual Plan 2017/18

Under the Local Government Act 2002, the Council is required to produce a long-term plan every third year, covering a 10-year period. The Council is also required to prepare an annual plan for each financial year it does not prepare a long-term plan. The annual plans contain budget, funding and financial statements for the coming year, which should reflect or largely reflect those in the preceding long-term plan.

This Annual Plan reflects year 3 of the Long Term Plan 2015-25 which was adopted in 2015. There are several variations from the Long Term Plan. These are listed under each activity area.

The purpose of the Annual Plan is to:

- Provide details of the annual budgets broken down into the various activity areas, and how that expenditure is to be funded.
- Identify any variation from the financial statements and funding impact statement included in the current Long Term Plan 2015-25.
- Provide integrated decision making and co-ordination of the resources of the Council.
- Contribute to the accountability of the Council to the regional community.
- Extend opportunities for participation by the public in decision-making processes relating to costs and funding undertaken by the Council.

The West Coast Regional Council

The Council has seven Councillors, representing the following constituencies:

Buller Constituency

Neal Clementson – Council Deputy Chairman
Terry Archer (MBE)

Grey Constituency

Peter Ewen
Andrew Robb – Council Chairman
Allan Birchfield

Westland Constituency

Peter McDonnell
Stuart Challenger



Left to Right: Terry Archer, Neal Clementson, Stuart Challenger, Andrew Robb, Peter McDonnell, Allan Birchfield, Peter Ewen

West Coast Regional Council Mission Statement

“To work with the people of the West Coast to sustainably manage the environment for the social, cultural and economic well being of present and future generations.”

Regional Council Functions and Responsibilities

The West Coast Regional Council is an organisation complementary to the District Councils within the West Coast. It does not compete with or duplicate the functions of these Councils.

Regional Councils

Regional Councils promote the sustainable management of our natural and physical resources for the benefit of present and future generations. Regional Councils monitor our environment and where appropriate, limits or controls the use of our resources. We liaise with our community to develop resource management & pest management plans, construct and maintain sea and flood protection works, and deliver flood warning and pollution mitigation as well as co-ordinating transport, economic development and civil defence regionally.

District Councils

District Councils manage local roads, local civil defence, provide reticulated water and public amenities, manage waste and sewerage, control land use and subdivisions and building development. District Councils also provide community facilities such as libraries, and recreation/sports grounds.

Collaboration between regional and district councils on the West Coast

The four councils on the West Coast have been focussing increasingly on collaborative approaches to serving our communities. The Mayors and Chairs forum meets quarterly and oversees collaborative projects. There are many areas where the councils work together already and new ones are being developed every year.

West Coast Regional Council Core Activities

Resource Management Policymaking

Establishing and implementing objectives, policies and methods to achieve the integrated management of the natural and physical resources of the West Coast, under the Resource Management Act 1991.

Water Quality Management

Managing and preserving our water by monitoring discharges and other activities where they might affect water quality in streams, rivers, lakes, groundwater and the coastal marine area.

Pollution Control

Operating a 24-hour pollution hotline throughout the entire West Coast region to respond to any illegal or accidental discharges of contaminants to our land, air and water.

Air Quality Management

Monitoring ambient air quality, in Reefton, with the aim of enhancing winter air quality.

Floodwarning services and maintaining Flood Protection Works

Minimising the damage due to flooding by maintaining our rating district works, where communities request our assistance; and managing a responsive flood-warning system for our five key rivers.

Pest Management

Implementing and reviewing the West Coast Pest Plant Management Strategy.

Regional Land Transport

Co-ordinating safe, efficient, responsive and sustainable transport systems through the Regional Land Transport Strategy.

Civil Defence and Emergency Management

Administering the West Coast Civil Defence Emergency Management Group, providing regional co-ordination during civil defence emergencies and exercises and periodically reviewing the Group Plan.

Council and Committee Structure

The West Coast Regional Council sets overall policy direction and oversees the financial policy and performance of the Council. The full Council also considers any matters that fall outside the day-to-day activities, which require policy development or specific resolution. All matters relating to the development of the LTP and Annual Plan, Finances and Assets, Funding Policy and Investment Strategy, are managed by the Full Council. It manages through policy direction, the council's operations, river, drainage, and coastal protection works; and management of Council quarries. The Council has established a Committee structure to assist with the effective functioning of the Council. The Resource Management Committee is a standing Committee of Council that meets monthly. Its functions are set out below:

Resource Management Committee

All Councillors are members of this Committee plus two Tangata Whenua representatives, one representing Te Runanga o Ngati Waewae and one representing Te Runanga o Makaawhio.

The Committee analyses, develops and facilitates consultation on all policies, plans and strategies on resource management, biosecurity and transport matters. The Committee oversees and directs the Council's flood warning, and state of the environment monitoring functions. The Committee also oversees and directs the Council's consents and compliance monitoring functions.

Regional Transport Committee

The Regional Transport Committee oversees the development, implementation and review of the Regional Land Transport Plan. This Committee has two appointees from the Council, plus representatives appointed from District Councils and other agencies involved with land transport as required by transport legislation.

Greymouth Floodwalls and Hokitika Seawall Joint Committees

Council also has three elected members appointed to each of the Joint Greymouth Floodwalls Committee and the Hokitika Seawall Joint Committee, together with three members of the relevant District Council. These are joint committees of both councils with mandate to jointly manage the relevant protection works.

West Coast Civil Defence Emergency Management Group

Council's chairman is member of the West Coast Civil Defence Emergency Management Group, together with the Mayors of each of the three district councils. This Group is a requirement of the Civil Defence Emergency Management Act. The 4 councils have a MOU that sets out an integrated CDEM structure.

Council Management Structure

Division	Manager	Functions
CEO's Office	Michael Meehan	Civil Defence Emergency Management Transport Planning
Planning & Science	Vacant	Planning & State of Environment Monitoring Flood Warning & Natural Hazards
Operations	Randal Beal	Quarries & Rating District Management VCS Business Unit Quarry & Rating District Management
Corporate Services	Robert Mallinson	Accounting and Corporate Planning Rating Administration
Consents & Compliance	Gerard McCormack	Resource Consent Processing Compliance Monitoring & Enforcement Environment Complaints & Pollution Response
Strategy & Communications	Nichola Costley	Strategy & Communications
Information Services	Les Gibbs	Information Technology Communications Technology

Groups of Activities

Council has arranged its business into groups of activities as follows:

- Governance
- Resource Management
- Regional Transport Planning
- Hydrology and Flood Warning Services
- Civil Defence Emergency Management
- River, Drainage and Coastal Protection Work
- Vector Control Services Business Unit

Governance

Activities within this group

Governance covers the costs of operating the democratic function of the Council. Elected Councillors determine policies, and monitor the achievement of these. Council operates in an open, public manner and ensures all relevant information is available to interested members of the public via regular newsletters; and reports and documents posted on the Council's web site.

Rationale for Governance Activities

Governance activities of the Council are carried out under the Local Government Act 2002, the Resource Management Act, Biosecurity and Civil Defence legislation, and the Land Transport Act, among others. The Council conducts eleven monthly meetings of the Council and the Resource Management Committee, and convenes other meetings and workshops as appropriate.

Individual Councillors attend other Committee and working group meetings as representatives of the whole Council, such as the Land Transport Committee, the Civil Defence Emergency Management Group, and the Regional Animal Health Committee. Councillors also act as commissioners from time to time on resource consent and Strategy and Plan hearings.

Under the Local Government Act the Council must consider ways in which it may foster the development of Maori capacity to contribute to the decision-making processes of the Council. Council has invited appointment of a member of each of the two local Runanga to attend the Resource Management Committee. The two Runanga have also assisted with developing Iwi sections of some regional plans, and have also participated in making submissions on consent applications and proposed plans. Council sends resource consent application information to the Runanga regularly, and has assisted both Runanga in developing Iwi management plans.

The consultation process of this Annual Plan is one way that other Maori not affiliated to the Ngati Waewae or Makaawhio Runanga can communicate their views to the Council.

Key Changes from 2015-25 Long Term Plan: Nil

Governance Performance Targets

Levels of Service	Measure	Performance Target
Maintain a Council of elected representatives in accordance with statutory requirements and in a manner that promotes effective decision-making, transparency, and accountability to the West Coast regional community.	Number of public meetings held and individual Councillor attendance.	Conduct eleven monthly meetings of Council and the Resource Management Committee, plus other scheduled meetings and scheduled workshops during the year with at least 80% attendance by all Councillors.
	Compliance with statutory timeframes.	Prepare and notify the Council's Annual Plan Statement of Proposal by 31 May each year, and the Annual Report by 31 October, in accordance with the procedures outlined in the Local Government Act 2002.
	Timing and number of newsletters, and internet website based information related to public consultation processes.	Publish an informative Council newsletter twice a year to be circulated to all ratepayers, with their rate demand, in March and September and ensure required information is posted on the Council website when Council invites submissions on a new or revised policy document.
Continue to support the contribution our two West Coast Runanga make to Council's decision-making processes; and continue to seek contributions from other Maori.	Attendance of Iwi appointees at Resource Management Committee meetings.	Continue to invite attendance of Makaawhio and Ngati Waewae representatives as appointees to the Council's resource management committee, to enable Maori participation in resource management decision-making.

Resource Management Activities

Activities within this group

- Planning, Policies and Strategies.
- Monitoring the State of the Environment
- Resource Consent Enquiries and Processing
- Compliance Monitoring and Enforcement
- Hazardous Substance Spill Response

Rationale for Resource Management

The Resource Management Act 1991 (RMA) enables regional councils to have certain RMA Plans to provide certainty to resource users on when consents are required.

The plans enable activities with no more than minor adverse effects to be carried out without needing resource consent, and also provide policy guidance on assessing activities with greater potential effects. The Council also has a Pest Plant Strategy to take a strategic and prioritised approach to managing pest plants in the region. All Plans are required to be reviewed within the ten year period by law, by inviting public submissions.

The Council also makes submissions and responds to other resource management documents or proposed government policies or standards where these may affect the West Coast. This is in order to advocate for the interest of the West Coast communities.

Council monitors the state of our environment to detect trends in environmental quality and to detect emerging issues. This information is fundamental for assessing the effectiveness of resource management policies and plans. It assists Council to make decisions based on sound factual and up to date information.

Resource consents allow activities that are otherwise restricted by the RMA. Our Consents team used to process around 500 individual resource consents each year, on average. This level of demand has declined recently and this year the number is likely to be around half of the previous amount.

Compliance monitoring and enforcement involves monitoring the exercise of resource consents, permitted activity dairy farms and mining permits. Where non-compliance is detected the Council's Enforcement Policy guides decisions around enforcement actions. This is a critical element of resource management that underpins the integrity of the regional plans and consents issued under them.

Under the Maritime Transport Act 1994 the Regional Council is responsible for responding to marine oil spills within the territorial waters of the West Coast.

RMA Staff are also trained to respond to terrestrial hazardous substance spills, assisting the responsible party to clean up spills in order to minimise environmental impacts.

Key Changes from 2015-25 Long Term Plan: Nil

Resource Management Performance Targets

Levels of Service	Measure	Performance Target
To maintain or enhance water quality in the West Coast's rivers.	<p>State of the Environment Monitoring: Ammoniacal nitrogen, periphyton, clarity, turbidity and faecal coliforms are measured quarterly at 38 river sites. These parameters characterise the water quality of West Coast rivers and have been measured since 1996.</p> <p>Compliance Monitoring for Discharges: The number of compliant or non-compliant point source discharges to water, or discharges likely to enter water; and council's response to any non-compliance.</p>	<p>Improvement of these parameters, when compared with a baseline of 1996 data on water quality.</p> <p>All significant consented discharges¹ are monitored at least annually, and all dairy sheds at least every second year depending on individual compliance record. All non-compliances publicly reported to the Resource Management Committee and responded to using Council's Enforcement Policy.</p>
To maintain or enhance the water quality in Lake Brunner.	The trophic state of Lake Brunner is measured by the Trophic Level Index (TLI) which combines clarity, nutrient and algal measures. The rolling 5-year mean is compared with a 2002-2006 baseline mean.	The annual (rolling 5-year mean) TLI of Lake Brunner is less than the 2002-2006 TLI baseline mean of 2.79.
Complete current regional plans to operative stage, and review them to maintain their community acceptability.	Statutory requirements for review.	Compliance with statutory requirements for the review of Council's plans and strategies.
Advocate for the West Coast interests when external environmental policymaking may affect the West Coast.	Number of submissions made and number of successful advocacy outcomes.	Submit on all central or local government discussion documents, draft strategies, policies or Bills that may impact on West Coast interests, within required timeframes.

¹ Significant Consented Discharge includes: any consented discharge from a municipal sewage scheme or landfill, any consented discharge from a working mine site, any consented discharge of dairy effluent to water, and any large scale industrial discharge (WMP, Kokiri).

Levels of Service	Measure	Performance Target
To maintain or enhance the life supporting capacity and amenity value of the West Coast's rivers.	<p>Stream ecosystem health: Instream macroinvertebrate community health (SQMCI) scores are measured at 29 river sites. The values for each site are calculated using five year rolling means and comparing them to baseline means calculated from data from 2005-2009.</p> <p>Bathing beach sampling: 16 swimming sites are sampled, ten times per summer season (fortnightly) for E.coli (moderate-high risk > 550) or Enterococci (moderate-high risk > 280).</p>	<p>Macroinvertebrate health index² (SQMCI) mean is higher, or no more than 20% lower, than the baseline mean.</p> <p>Scheduled swimming sites do not exceed the moderate-high risk threshold on more than 10% of sampling occasions.</p>
To protect human health from adverse impacts of poor groundwater quality.	<p>28 Wells are monitored at least twice annually, 24 of which are used for human consumption.</p> <p>The guideline of 11.3mg/L of nitrate is used to protect human health, particularly for babies. The data from the year is averaged before comparing against the 11.3mg guideline.</p>	<p>In wells used for human consumption, nitrate levels remain below the health guideline of 11.3 mg/L.</p>
To protect human health from any adverse impacts of poor air quality in Reefton.	<p>Reefton's air is monitored in accordance with the National Environmental Standard (NES) for air quality by measuring PM10 (airborne particles smaller than ten micrometers, which affect human respiration). The threshold is a 24hr mean PM10 of 50 micrograms/m³.</p>	<p>NES Requirement: 24hr PM10 values do not exceed the NES threshold more than three times in one year, between 2016 & 2020; whereas after 2020 only 1 exceedance per year is allowed.</p>
Respond to all genuine incident complaints received by the Council and take enforcement action where needed.	<p>Number of complaints received and number of enforcement actions resulting from these.</p>	<p>Operate a 24-hour complaints service, assess and respond to all genuine complaints within 24 hours where necessary.</p>

² This macroinvertebrate index uses comparative samples of aquatic invertebrates to evaluate water quality, based on the type and tolerances of invertebrates (bugs) found at that site and how those communities of invertebrates may change over time. Some bug species are pollution tolerant while others are pollution sensitive, so the mix of species tells us a lot about the water quality at the site.

Levels of Service	Measure	Performance Target
Compliance with the consent processing timeframes in the RMA and mining legislation.	Compliance with discounting regulations and mining timeframes.	Process all resource consent applications without incurring any cost to Council due to the RMA discounting regulations; and process at least 95% of mining work programmes ³ within 20 working days of receipt.
Respond to marine oil spills in coastal waters in accordance with the Tier 2 Oil Spill Response Plan and maintain readiness for spill response.	Timing of responses & number of trained staff.	Respond within 4 hours to all spills, using Council or MNZ spill equipment to contain spills; plus ensure at least 25 staff are trained responders.

Other Resource Management Targets

1. Hold hearings and make and release decisions on submissions on the proposed RPS and the proposed Regional Coastal Plan.
2. Hold hearings and make and release decisions on submissions on the Plan Change to the Land and Water Plan.
3. Release a new proposed Pest Management Plan for public submissions.
4. Assess farm compliance in the Lake Brunner catchment at least annually, to ensure full compliance in this sensitive catchment.
5. Inspect new consents that involve major construction works; and monitor any other major consented activity, when necessary, based on their environmental risk.
6. Ensure S42A reports for notified applications are with the applicant within ten working days of receipt of all required information.
7. Release all bonds within 4 months of the surrender, forfeiture or expiry of the mining licence or permit, provided rehabilitation is complete.
8. Inspect all consents for whitebait stands on the Little Wanganui, Taramakau, Hokitika, Wanganui, Paringa, and Waitoto Rivers annually and on other rivers at least every third year.
9. Complete the Lake Brunner annual monitoring programme and report the cumulative results on the Council website by December each year.
10. Report the monthly contact recreation sampling results from swimming rivers to the media, and complete follow up studies of incongruous results.
11. Prepare state of the environment reports for surface water quality and groundwater, every third year.
12. Provide monthly reports during wintertime on Reefion PM₁₀ monitoring, compliant with the Air Quality NES & posted on Council's website.

³ This target assumes the work programme is submitted with all necessary information provided.

Regional Transport Planning

Rationale for Regional Transport Planning

The Council primarily has a co-ordinator and administrator role in relation to transport issues so that funding can be effectively accessed from the New Zealand Transport Agency. In order to obtain that funding the Council must adhere to the Land Transport Act 1998 and the Land Transport Management Act 2003.

Council must appoint a Regional Transport Committee, with membership to include local authorities, and other funding agencies who then prepare a Regional Land Transport Plan. The Committee also prepare a Passenger Transport Plan.

Section 35 of the Land Transport Management Act 2003 requires that the needs of persons who are transport disadvantaged be considered in land transport programmes. To implement this function, Council administers subsidies for transport for those with limited mobility through the Total Mobility Programme. The Regional Council also participates on the regional Road Safety Committee as an organisation with transport interests and oversees the Road Safety Co-ordinator.

Key Changes from 2015-25 Long Term Plan: Nil

Performance Targets

Level of Service	Measure	Performance Target
Maintain a Regional Land Transport Plan in compliance with relevant legislation and acceptable to our West Coast community.	An Operative Regional Land Transport Plan.	Compliance with statutory requirements for the preparation, review and implementation of the Regional Transport Plan and Passenger Transport Plan.

Hydrology and Flood Warning Services

Rationale for Hydrology and Flood warning

Section 35 of the RMA requires councils to monitor the state of the environment. Hydrology monitoring records trends in water levels in key rivers and can also detect emerging issues. This information assists Council to make decisions based on sound factual and up to date information.

Flood warning provides information to civil defence, police and local communities that enables them to assess risk of flood events, so appropriate action can be taken.

How Council manages changes in demand

There is sometimes demand for new rivers to be added to our flood warning service, and our ability to meet demand such depends on the resources available balanced against the river's proximity to a major population centre and the risk profile. Any decision to invest in new assets would take into account factors such as need (risk), cost, accessibility, and whether there are clear communications to the site.

Key Changes from 2015-25 Long Term Plan

This Annual Plan continues to build upon the strengthening of the flood warning capability of the council's flood warning networks set out in the report adopted at Council's September 2015 meeting.

Performance Targets

Level of Service	Measure	Performance Targets
Continue to provide flood warning to assist communities to assess risk of impending floods, for the six rivers (Karamea, Mokihinui, Buller, Grey, Hokitika, and Waiho).	Availability of information about high flow events and the staff response to those.	Provide a continuous flood monitoring service for the six rivers monitored and respond in accordance with the flood-warning manual, ensuring data on river levels is available on the Council website (updated 12 hourly; or 3 hourly during floods).
	Installation and operation of new recorder sites.	Install a new flood warning and low flow sites as per the approved and funded plans.

Civil Defence Emergency Management

Rationale for Emergency Management

The Council is part of the Civil Defence Emergency Management (CDEM) Group, along with the region's District Councils. The Group is made up of the Council Mayors and Regional Council Chair; while the Coordinating Executive Group (CEG) is the main working group of civil defence in the region. CEG is made up of the CEOs of the Councils plus emergency services and health representatives.

The functions of the CDEM Group include the co-ordination of civil defence emergency management planning, delivering CDEM programmes and CDEM activities across the region, and carrying out risk management. The Regional Council is the administering authority for the West Coast CDEM Group. The West Coast CDEM Group Plan was prepared in 2005, was reviewed in 2010, and is due for another review in 2015.

The LTP levels of service and performance targets reflect only this Council's role in the CDEM work. District Council Annual Plans will have CDEM commitments providing a half time civil defence officer and ensuring a staffed emergency operations centre is available in the event of a local emergency.

Key Changes from 2015-25 Long Term Plan:

The 2017/18 Annual Plan provides for a reorganization of Emergency Management in the West Coast Region, with provision for a new Hazard Analyst and direct employment of the three Emergency Management Officers by the West Coast Regional Council.

Levels of Service	Measure	Performance Targets
Maintain a Civil Defence Plan that delivers efficient and effective management of the region's civil defence functions in compliance with the legislation and is acceptable to West Coast community desires.	Civil Defence Plan always operative.	Compliance with statutory requirements for the preparation, review and implementation of the Group CDEM Plan.
	Number of trained staff.	Ensure at least 30 Council staff are trained as Emergency Coordination Centre (ECC) personnel so that we have three shifts of ECC staff trained and exercised in case of a regional emergency.

Other Civil Defence Activities:

1. Maintain the Emergency Operations Centre in a ready state for possible emergency events, in accord with the Group Plan.
2. Ensure all new hazards research is communicated to the Lifelines and CEG meetings to assist with risk avoidance and other preparedness.
3. Co-ordinate on training exercise per year to ensure EOC and ECC staff are familiar with each other and with each other's roles in an emergency event.

River, Drainage, and Coastal Protection Work

River, Drainage and Coastal protection activities include:

- Managing Council's flood protection assets
- Administering the Special Rating Districts
- Greymouth Floodwall structural maintenance
- Quarry management and administration

Communities need to be aware that Council's flood protection works cannot guarantee absolute protection, particularly from very large flood events, which tend to occur very infrequently.

Rationale for Rating Districts

The Soil Conservation and Rivers Control Act 1941 requires the Regional Council to prevent and mitigate soil erosion, and prevent damage by floods. To carry out these functions, the Council manages existing protection works for Rating Districts throughout the Region, participates on the Joint Greymouth Floodwall Committee, and rates for structural maintenance of the Greymouth Floodwall.

The Council Rating Districts have different levels of flood protection according to the history of the works and the affordability for the funding community.

Assets Administered by Council

The Regional Council presently owns and/or administers, 24 special rating districts at the following locations: Karamea, Kongahu (drainage scheme), Mokihinui, Punakaiki, Red Jacks, Nelson Creek, Coal Creek, Greymouth⁴, New River/Saltwater Creek, Taramakau, Inchbonnie, Hokitika, Kaniere, Southside Hokitika, Raft Creek (drainage scheme), Kowhitirangi, Vine Creek, Wanganui, Whataroa, Matainui, Waitangitona, Franz Josef, Lower Waiho and Okuru.

Rock Quarries

The Regional Council also currently administers rock quarries at the following locations: Miedema Rock Deposit (Karamea)⁵, Oparara (in abeyance), Blackball, Cobden (being rehabilitated), Kiwi Point (land owned by Grey District Council), Inchbonnie, Camelback, Taramakau (in abeyance), Whataroa, and Okuru.

The primary reason for Council owning these quarries is to supply the rating districts with rock for maintaining river and coastal protection works. Council also supplies rock to individual customers.

The demand for rock from quarries is driven by the need to maintain works or build new protection works, plus private sales. Council's aim is to run quarries on a cost-neutral basis as a long term average.

Will more rating districts or quarries be established?

Rating Districts will be established upon request if there is sufficient support from the affected ratepayers that respond when an opinion survey is circulated.

Who pays for the works?

Protection infrastructure is financed by each of the individual communities by way of targeted rates set on properties within defined geographical areas (rating districts). The maps of these targeted rating areas are all on Council's website. Council's tenders for contracts for maintenance works and new capital works as required. Works reports are discussed with each rating district annually.

⁴ The Regional Council does not own the Greymouth Flood Wall but rates for its structural maintenance.

⁵ Privately owned, but Council has a licence to take rock.

Quarry Performance Targets

Levels of Service for Quarries	Measure	Performance Targets
Ensure efficient and effective management and safe operation of Council's quarries, delivering rock to any customers within ten working days with priority given to Council rating district customers.	Timing of delivering on rock requests.	Deliver on requests for rock within two weeks, and ensure sufficient stockpiled rock is available where practical.
	Number of site inspections to monitor contractor health and safety and performance.	Visit each active quarry site at least twice a year, when contractors are working the quarry (where possible), to ensure Health and Safety standards and other permit requirements are being adhered to.

Rating District Performance Targets

Levels of Service	Measure	Performance Targets
Meet or exceed the flood protection, drainage or erosion protection levels as described in the levels of service described in the Long Term Plan.	Completion of rating district inspections, works reports and consultation meetings (where material works are proposed).	Complete all asset inspections, works reports, and rating district meetings. Perform all capital and maintenance works as agreed at those meetings.
	Proportion of schemes performing to their agreed service level.	Monitor all rating district infrastructural assets to ensure they perform to the service level consistent with the Asset Management Plan of each Rating District, or whatever level the community has decided is an acceptable risk.
	Meet timeframes for plan review.	Review Rating District Asset Management Plans every third year, or earlier where information indicates a significant change from what is stated in the Plan.

Key Changes from 2015-25 Long Term Plan:

1. Neil's Beach

Following Community consultation, Council voted to establish a rating district (Separate rating Area) for the Neil's Beach community.

In response to worsening erosion, a sacrificial bund was constructed with a total cost of \$16,200 including consent and staff costs.

An additional maintenance rate of \$5,000 will also be levied in 17/18 No further major works are planned unless the situation changes dramatically.

Council is recovering the costs by a targeted rate during 17/18 on the properties in the area.

Total rate for 17/18 would be made up of;

Cost of sacrificial bund	\$15,000
Resource consent	\$1,200
Maintenance	\$5,000
Total	\$21,200

Following Annual plan submissions and a further consultation with the community, Council agreed to collect the rate on un-differentiated capital value, ie just the one class.

Council advises that if major works are undertaken in the future, then the scheme agreed to for the 17/18 year would also apply to who pays for future major works.

Summary of Capital Values, the rating calculation and the proposed rate per \$100,000 of CV that Council will be levying;

Capital Value	Rate per \$ of Capital Value	Yield (GST inclusive)	Rate per \$100,000 of capital value (GST inclusive)
\$12,386,000	0.0019684	\$24,380	\$196.84



Scale: 1:500
 Projection: Transverse Mercator
 Datum: NZGD 2000
 Created: 01/05/2017
 Printed: 01/06/2017

0 50 100 200
 Metres

Neils Beach Rating District

2. Cobden Flood Protection

Council is investigating carrying out further flood protection works in the lower Cobden area to protect residents from a 10% "Annual Probability Event".

It is intended that a stopbank be constructed with an estimated total cost of \$160,000.

Funding has been received from Envirolink to investigate further protection options.

No further major works are planned unless the situation changes dramatically or the investigation funded by Envirolink provides recommendations to be implemented.

Council intends to fund these works by raising a loan of \$160,000 to be repaid over a 10 year period at an interest rate to be determined (will be at the best available rate when the funds are borrowed, but for the purposes of the impact modelling below an indicative rate of 4% has been used).

There is no rating impact in the 17/18 year as Council has sufficient credit balance in the Greymouth Floodwall Loan account to fund loan charges on \$160,000 during 17/18.

A decision on whether to proceed has been deferred pending receipt and evaluation of the Envirolink funded report from NIWA.

Below is a map showing the location of the proposed works.



3. Kaniere

Due to continuing erosion upstream of the existing groynes, Council proposes remedial works involving 200 metres of continuous heavy rock riprap along the natural bank forming the riverside legal boundaries of the currently unprotected properties.

Existing Rate	Land Value	Factor	Yield (GST inclusive)
Class A	\$304,900	0.005986	\$1,825
Class B	\$107,000	0.003593	\$385
Class C	\$258,000	0.002396	\$618
Class D	\$1,654,000	0.000898	\$1,487
Class E	\$476,000	0.000599	\$285
Total			\$4,600

These works will cost \$159,000.

It is proposed to utilise \$70,000 from the existing Kaniere Separate Rating Area credit balance and borrow \$89,000 repayable over 20 years to fund the balance.

An indicative interest rate of 4% has been used in the modelling below, however the actual rate will be the best available when the funds are actually borrowed.

A rate would be levied over the rateable properties in the Kaniere Separate Rating Area to fund the loan repayments.

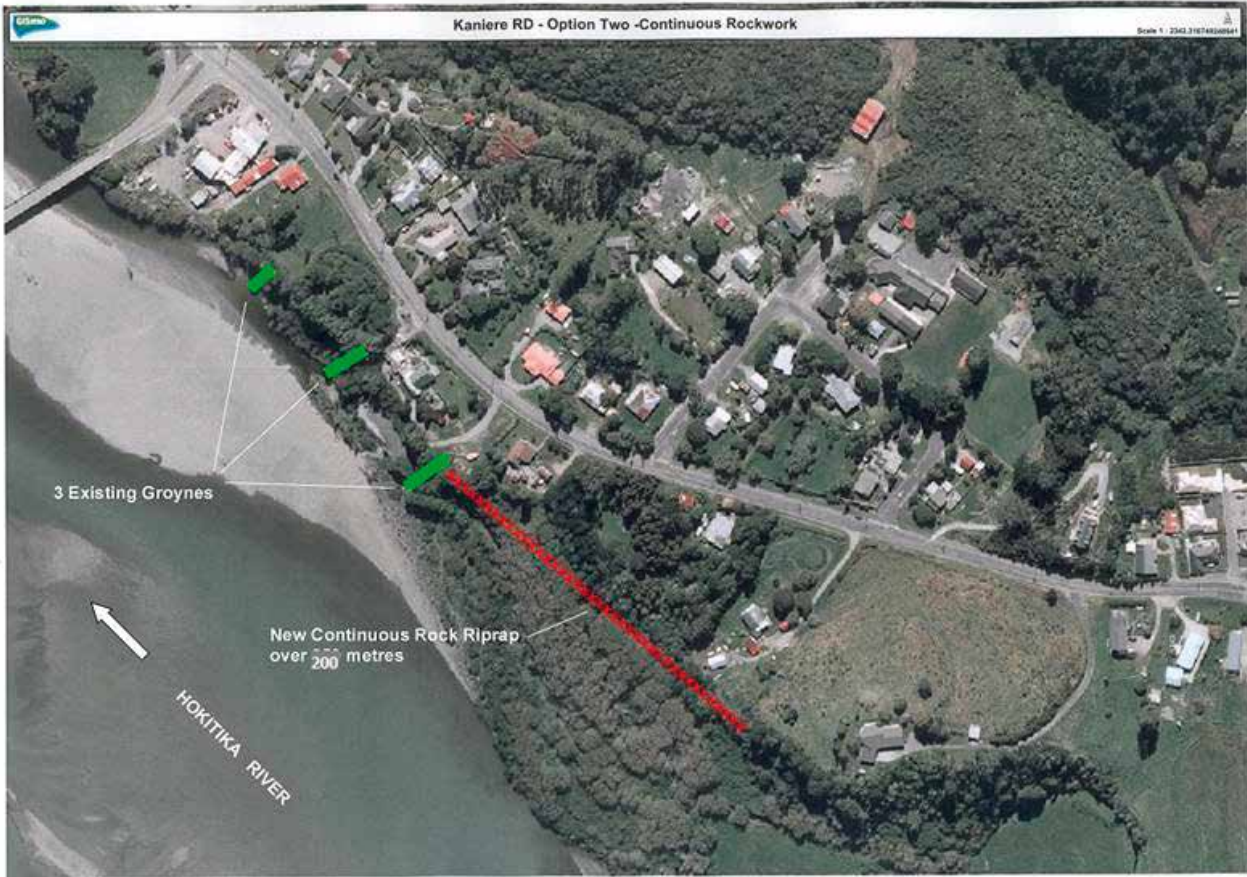
\$89,000 over 20 years at an indicative rate of 4% would require repayments of \$10,871 GST inclusive per annum.

The impact of this is modelled as follows;

Loan Repayment Rate	Land Value	Factor	Yield (GST inclusive)
Class A	\$304,900	0.009691	\$2,955
Class B	\$107,000	0.005815	\$622
Class C	\$258,000	0.003876	\$1,000
Class D	\$1,654,000	0.001454	\$2,405
Class E	\$476,000	0.000969	\$461
Total			\$7,443

Annual Maintenance Costs

These new capital works will require an increase in the existing annual maintenance costs from the existing level of \$4,600 GST inclusive from and including the 2018/19 rating year.



4. Punakaiki

Extension of Seawall

It is proposed to extend the existing seawall to give more protection to the Camping Ground and other properties within the Special Rating Area.

The costs will be \$420,000.

It is proposed that the Camping Ground pay 75% of the capital costs and other property owners within the Special Rating Area 25%;

- Camping Ground \$315,000
- Other properties \$105,000

A loan of \$350,000 will need to be raised (following contribution of \$70,000 regarding Camping Ground), repayable over 10 years at an indicative interest rate of 4% (actual rate will be that applicable when the funds are borrowed). Repayments would amount to \$43,152 + GST per annum.

It is also intended to change the benefit classifications within the Special Rating Area from the existing scheme which is;

- Class A 100% differential
- Class B 60% differential
- Class C 20% differential

To a benefit scheme which includes the following;

- Class A 100% differential
- Class B 65% differential (these properties were previously classified as 60%)
- Class C 60% differential
- Class D 30% differential (these properties were previously classified as 20%)

Properties will need to be rated to repay the loan of \$350,000.

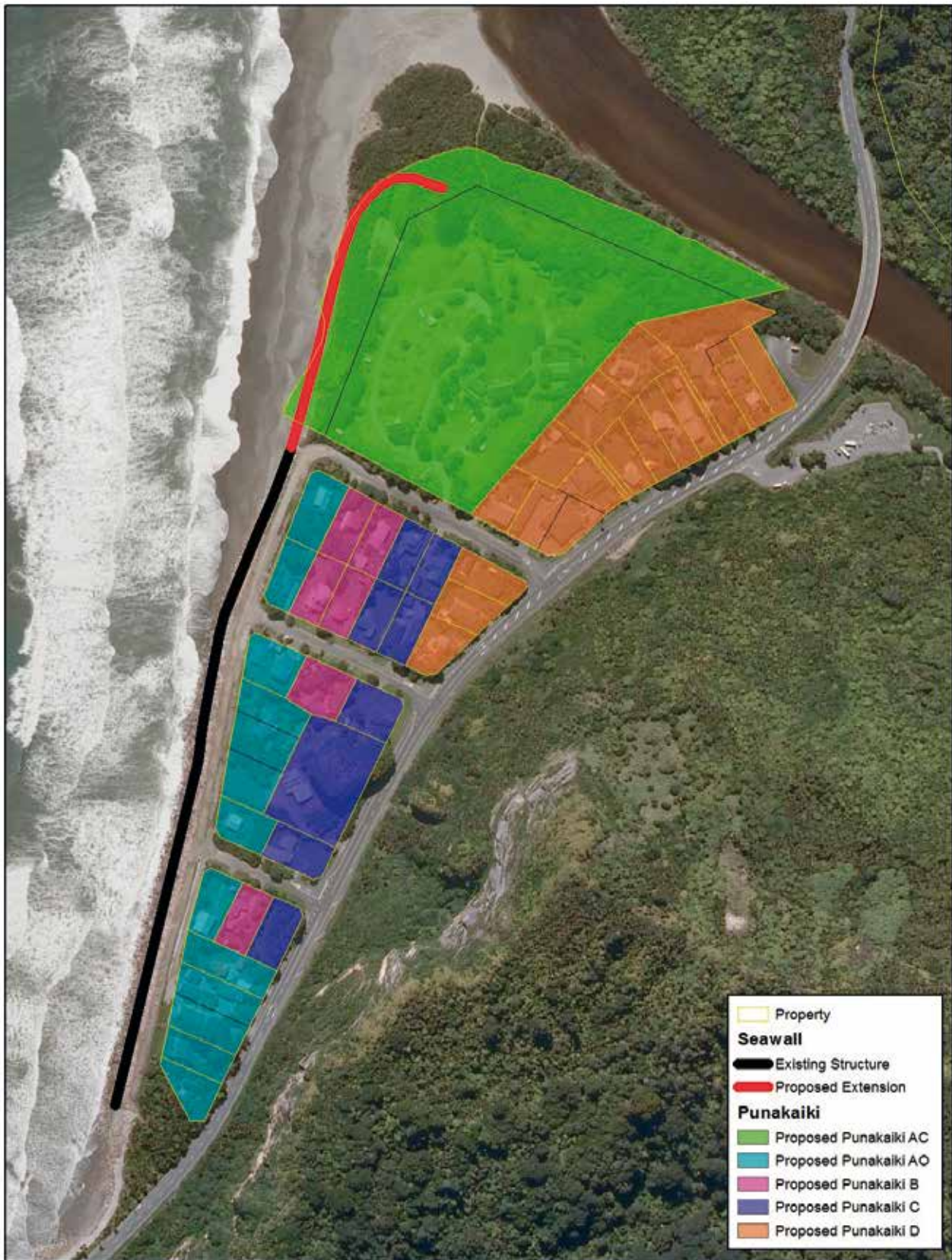
The rating impact on properties in each benefit class is assessed as follows;

Class	Rate per \$100,000 of Capital Value (GST inclusive)	Yield
A (Camping Ground)	\$4,824.60 GST inclusive	\$34,737 GST inclusive
A (Other Properties)	\$162.73 GST inclusive	\$ 7,494 GST inclusive
B	\$105.80 GST inclusive	\$ 2,439 GST inclusive
C	\$97.64 GST inclusive	\$ 2,265 GST inclusive
D	\$48.76 GST inclusive	\$ 2,689 GST inclusive
		\$49,624 GST inclusive

The maintenance rate of \$95,000 + GST per annum will need to continue, but collected as per the amended benefit classes.

The rating impact on properties in each benefit class is assessed as follows;

Class	Rate per \$100,000 of Capital Value (GST exclusive)	Yield
A (Camping Ground)	\$1,106.99 GST inclusive	\$7,970 GST inclusive
A (Other Properties)	\$1,106.99 GST inclusive	\$50,978 GST inclusive
B	\$719.54 GST inclusive	\$ 16,578 GST inclusive
C	\$664.19 GST inclusive	\$ 15,409 GST inclusive
D	\$332.10 GST inclusive	\$18,315 GST inclusive
		\$109,250 GST inclusive



Scale: 2,994
Projection: Transverse Mercator
Datum: NZGD 2000
Created: 11/05/2017
Printed: 11/05/2017



Proposed Punakaiki Rating District

Notes:

Vector Control Services Business Unit

The Council's business unit exists to provide a suitable return to Council, to ensure there is capacity for delivering Tb possum control work on the West Coast, and to assist with other Council and contracted work as appropriate. Current work areas the business unit is involved in include:

- Ground-based and aerial pest control, and bulk storage facilities;
- Providing support for biosecurity responses;
- Environmental consultancy work in support of primary industry on the West Coast;
- Support for Marine Oil Spill and pollution responses.

While pest management is the principal activity of the business unit, the intention is to continue to broaden the scope of services provided, as other suitable opportunities arise where our staff can add value. The Business Unit will tender for work both within and outside the West Coast region.

Why have a VCS Business Unit?

The Council has traditionally had a pest control operational unit and it was decided in 2004 to operate that unit using a business model. Operating as a business unit enables Council service delivery functions to be carried out efficiently and effectively in accordance with sound business practices. VCS competes on the open market for possum control work. VCS has the capability to compete for other contract work, as appropriate, to maintain a profitable business and provide a financial return to the Council. The VCS business unit also ensures the Council has suitably trained staff and equipment available at short notice for emergency work.

Key Changes from 2015-25 Long Term Plan: Nil

VCS Performance Targets

Levels of Service	Measure	Performance Targets
To produce a financial surplus (to offset general rates) by tendering for & delivering on vector control contracts and other contracts.	Achieve or exceed budgeted financial return.	Tender for, and win, sufficient contracts to provide or exceed the annual budgeted return to Council.
To provide marine oil spill and terrestrial hazardous substance spill support, and biosecurity response services for the MNZ, MAF and the Regional Council.	Availability of trained staff.	Have staff available as a response unit for marine and terrestrial pollution spill events as per the MOU dated 11 November 2005.
	Availability of trained staff.	Have 4 staff plus a vehicle available for biosecurity emergencies, as per the National Biosecurity Capability Network agreement 2011.

Statement of Accounting Policies

Reporting Entity

WCRC has designated itself as a Tier 2 Public Benefit Entity (PBE) for financial reporting purposes.

These prospective financial statements of WCRC are for the year ended 30 June 2018.

Basis of preparation

The prospective financial statements have been prepared on the going concern basis, and the accounting policies have been applied consistently throughout the period.

The prospective financial statements have been prepared in accordance with the requirements of the Local Government Act 2002 (LGA 2002), which include the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

The prospective financial statements have been prepared in accordance with Tier 2 PBE accounting standards. WCRC qualifies as a Tier 2 entity as its total expenditure is less than \$30 million per annum.

These prospective financial statements comply with the PBE standards.

These prospective financial statements are presented in New Zealand dollars.

Investment in associate

The Council's associate investment is accounted for using the equity method.

An associate is an entity over which the Council has significant influence and that is neither a subsidiary nor an interest in a joint venture. The investment in an associate is initially recognised at cost and subsequently equity accounted.

Revenue

Revenue is measured at the fair value of consideration received.

Rates revenue

Rates are set annually by a resolution from Council and relate to a financial year. All ratepayers are invoiced within the financial year to which the rates have been set. Rates revenue is recognised at the start of the year to which the resolution relates.

Other revenue

WCRC receives government grants from the New Zealand Transport Agency, which subsidises part of WCRC costs in carrying out its land transport responsibilities. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

Revenue from the rendering of services is recognised by reference to the stage of completion of the transaction at balance date, based on the actual service provided as a percentage of the total services to be provided. Interest income is recognised using the effective interest method. Dividends are recognised when the right to receive payment has been established.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Finance leases

A finance lease is a lease that transfers to the lessee substantially all the risks and rewards incidental to ownership of an asset, whether or not title is eventually transferred. At the commencement of the lease term, WCRC recognises finance leases as assets and liabilities in the statement of financial position at the lower of the fair value of the leased item or the present value of the minimum lease payments. The finance charge is charged to the surplus or deficit over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability. The amount

recognised as an asset is depreciated over its useful life. If there is no certainty as to whether WCRC will obtain ownership at the end of the lease term, the asset is fully depreciated over the shorter of the lease term and its useful life.

Operating leases

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Trade and other receivables

Trade and other receivables are initially measured at face value, less any provision for impairment. A provision for impairment of receivables is established when there is objective evidence that WCRC will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the effective interest method.

Inventories

Inventories held for consumption in the provision of services that are not supplied on a commercial basis are measured at cost. The write down from cost to current replacement cost or net realisable value is recognised in the surplus or deficit.

Inventories held for use in the provision of goods and services on a commercial basis are valued at the lower of cost (using the "First in First Out" method) and net realisable value.

Foreign currency transactions

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions are recognised in the surplus or deficit.

Derivative financial instruments and hedge accounting

Derivative financial instruments are used to manage exposure to foreign exchange and interest rate risks arising from financing activities. In accordance with its treasury policy, the Council does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value at each balance date. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and, if so, the nature of the item being hedged.

The associated gains or losses of derivatives that are not hedge accounted are recognised in the surplus or deficit. Council has not designated any derivatives as hedging instruments.

The Council designates certain derivatives as either:

- Hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedge); or
- Hedges of highly probable forecast transactions (cash flow hedge).

The Council documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various hedge transactions. The Council also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of hedged items.

The full fair value of a derivative is classified as non-current if the remaining maturity of the hedged item is more than 12 months, and as current if the remaining maturity of the hedged item is less than 12 months.

Other Financial assets

WCRC has two classifications for its financial assets:

- Financial assets at fair value through surplus or deficit.
- Loans and receivables.

The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date.

Financial assets are initially measured at fair value plus transaction costs unless they are carried at fair value through surplus or deficit in which case the transaction costs are recognised in the surplus or deficit. The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. Council fund manager

Westpac obtains independent verified market prices from third parties such as trading banks, broking houses and originating companies for all assets/securities. Managed funds are valued at the value date price used as the exit price at month end and can be deemed to be fair value. Westpac valuations use the redemption unit price to value in its trust products. The value of a unit is based on the net value of the relevant fund.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. WCRC uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The two categories of financial assets that apply to WCRC are:

1) Financial assets at fair value through surplus or deficit

This category has two sub-categories: financial assets held for trading, and those designated at fair value through surplus or deficit at inception. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management. Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date. After initial recognition they are measured at their fair values. Gains or losses on re-measurement are recognised in the surplus or deficit. Financial assets in this category include derivatives and Council's investment portfolio. WCRC has foreign exchange contracts which are used to manage currency risk for those investments denominated in foreign currencies. WCRC does not hold or issue derivative financial instruments for trading purposes. WCRC has adopted the provisions for hedge accounting.

2) Loans and receivables

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial recognition they are measured at amortised cost using the effective interest method, less impairment. Gains and losses when the asset is impaired or derecognised are recognised in the surplus or deficit. Loans and receivables are classified as "trade and other receivables" in the statement of financial position.

Impairment of financial assets

At each balance sheet date WCRC assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired. Any impairment losses are recognised in surplus or deficit.

Non-current assets held for sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through continuing use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus or deficit. Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised. Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

Property, plant and equipment

Property, plant and equipment consists of:

Operational assets - These include land, buildings, plant and equipment, and motor vehicles.

Infrastructure assets - Infrastructure assets are the river, drainage and coastal protection systems owned by WCRC. They include rock protection work and stopbanks.

Property, plant and equipment is shown at cost or valuation, less accumulated depreciation and impairment losses.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to WCRC and the cost of the item can be measured reliably. In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Subsequent costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to WCRC and the cost of the item can be measured reliably. The costs of day to day servicing of property, plant and equipment are recognised in the surplus or deficit as they are incurred.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land and river protection systems, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. Due to the nature of the river systems and the structural composition of river protection works, no decline in service potential occurs.

The useful lives and associated depreciation rates of major classes of assets have been estimated as:

Item	Estimated life	Rate
Buildings (non-component items)	50 – 67 years	1.5% - 2%
Portable buildings	10 years	10%
Building components	6.7 – 20 years	5% - 15%
Plant and Equipment	4 - 6.7 years	15% - 25%
Truck	6.7 years	15%
Motor Vehicle	6 - 7 years	15 %

The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year-end.

Revaluation

Those asset classes that are revalued are valued on a three yearly valuation cycle on the basis described below. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed at each balance date to ensure that those values are not materially different to fair value.

Operational land:

This is revalued on a cyclical 3-year basis at fair value as determined from the most recent market based rating valuations. Valuations are as at 1 September 2015 (Grey District area land), 1 September 2014 (Westland District area land), and 1 September 2016 (Buller District area land).

Infrastructural asset classes: River, Drainage and Coastal Protection Assets

At fair value determined on a replacement cost basis by a staff member and peer reviewed by an independent engineer. At balance date, WCRC assesses the carrying value of its infrastructural assets to ensure that they do not materially differ from the assets' fair values.

Accounting for revaluations:

WCRC accounts for revaluations of property, plant and equipment on a class of asset basis. The results of revaluing are credited or debited to an asset revaluation reserve for that class of asset and other comprehensive income. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed in the surplus or deficit. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised in the surplus or deficit will be recognised first in the surplus or deficit up to the amount previously expensed, and then credited to the revaluation reserve for that class of asset and other comprehensive income.

Intangible Assets

Software acquisition and development

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. Costs associated with maintaining computer software are recognised as an expense when incurred.

Mining rights

Mining rights are recognised at cost on acquisition. Mining rights potentially have an indefinite life and are not amortised, but are instead tested for impairment annually.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is derecognised. The amortisation charge for each period is recognised in the surplus or deficit.

The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

	Estimated life	Rate
Computer Software	3.3 – 10 years	10% - 30%

Impairment of non-financial assets

Assets that have a finite useful life and are measured at cost are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential.

The value in use for cash-generating assets is the present value of expected future cash flows. If an asset's carrying amount exceeds its recoverable amount the asset is impaired and the carrying amount is written down to the recoverable amount. For revalued assets the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the surplus or deficit.

The total impairment loss is recognised in the surplus or deficit.

Investment property

Property leased or intended to be leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation. Investment property is measured initially at cost, including transaction costs. After initial recognition, all investment property is measured at fair value as determined annually by an independent valuer. Gains or losses arising from a change in the fair value of the investment property are recognised in the surplus or deficit.

Employee benefits

Short-term benefits

Employee benefits that WCRC expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months.

Long-term benefits:

Long service leave

Entitlements that are payable beyond 12 months, such as long service leave have been calculated on an actuarial basis. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement and contractual entitlements information;

Superannuation schemes

Defined contribution schemes

Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the surplus or deficit as incurred.

Provisions

WCRC recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event. It is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognised for future operating losses. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

Borrowings

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Equity

Equity is the community's interest in WCRC and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves. The components of equity are:

- Retained earnings;
- Restricted reserves; and
- Asset revaluation reserves.

Restricted and Council created reserves

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by WCRC. Restricted reserves are those subject to specific conditions accepted as binding by WCRC and which may not be revised by WCRC without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met. Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

Goods and Services Tax (GST)

All items in the financial statements are stated exclusive of GST, except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense. The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position. The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows. Commitments and contingencies are disclosed exclusive of GST.

Budget figures

The budget figures are those approved by the Council at the beginning of the year in the LTP/Annual Plan. The budget figures have been prepared in accordance with NZ GAAP, using accounting policies that are consistent with those adopted by WCRC for the preparation of the financial statements.

Cost allocation

WCRC has derived the cost of service for each significant activity of WCRC using the cost allocation system outlined below. Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity. Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost drivers such as actual usage, staff numbers and floor area.

Critical accounting estimates and assumptions

In preparing these financial statements WCRC has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. There are no estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Analysis of Forecast Surplus (Annual Plan 2017/18)

Surplus	\$561,171
Less	
Transfer -surplus/deficit relating to Rating Districts	-\$411,817
Transfer -surplus/deficit relating to Quarries	\$78,974
Transfer to Revaluation Reserve	-\$35,526
Loan Principal Repayments	-\$142,802
Transfer to Catastrophe Fund	-\$50,000
Transfer Investment Income to Reserves	0
Total Transfers	-\$561,171

Prospective Statement of Comprehensive Income

AP 2016/17		AP 2017/18	LTP 2017/18
Cost of Services			
481,357	Governance	453,771	432,370
2,934,858	Resource Management	3,158,181	3,225,128
300,000	Economic Development	300,000	300,000
167,778	Transport	170,446	174,074
603,072	Hydrology & Flood Warning	621,863	517,143
322,116	Emergency Management	716,152	260,721
1,545,383	River, Drainage & Coastal Protection	1,812,806	1,557,615
2,549,227	VCS Business Unit	2,618,500	2,457,914
75,396	Other	77,138	86,039
109,000	Warm West Coast Scheme	92,000	109,000
9,088,187	Total Expenditure	10,020,857	9,120,004
Revenue			
3,731,950	Rates	4,316,574	3,711,563
60,000	Penalties	60,000	63,035
90,613	Subsidies & Grants	82,330	95,117
890,968	Investment Income	1,107,333	1,095,203
4,658,360	User Fees & Charges	4,830,265	4,824,785
150,000	Other	150,000	150,000
34,659	Commercial Property Revaluations	35,526	35,526
9,616,550	Total Revenue	10,582,028	9,975,229
528,363	Surplus / (-Deficit) from Activities	561,171	855,225
0	Revaluation of Assets	0	0
528,363	Total Comprehensive Income	561,171	855,225

Summary of Operating Expenditure by Expenditure Type

294,793	Interest	265,562	279,834
362,990	Depreciation and amortisation	316,337	323,725
3,749,006	Employee benefits	3,911,751	3,542,116
4,681,398	Other operating expenditure	5,527,207	4,974,329
9,088,187	Total Operating Expenditure	10,020,857	9,120,004

Prospective Statement of Movements in Equity

AP 2016/17		AP 2017/18	LTP 2017/18
Ratepayers Equity			
20,157,595	Opening Balance	20,069,894	21,451,452
528,363	Operating Surplus	561,171	855,225
0	Transfers (Investment Growth)	0	-324,543
-125,963	Transfers (Rating Districts)	-110,016	-119,077
-50,000	Transfers (Catastrophe Fund)	-50,000	-120,038
14,680	Transfers (Quarry account)	78,974	0
20,524,675		20,550,023	21,743,019
Rating Districts (Targeted Rates Reserves)			
2,000,000	Opening Balance	2,500,000	2,450,474
125,963	Net Transfers (Ratepayers Equity)	110,016	119,077
2,125,963		2,610,016	2,569,551
Revaluation Reserve			
37,385,333	Opening Balance	38,361,028	38,420,460
0	Other comprehensive revenue & expense	0	0
37,385,333		38,361,028	38,420,460
Investment Growth Reserve			
9,752,906	Opening Balance	9,730,000	9,738,072
0	Net transfers (Ratepayers Equity)	0	324,543
9,752,906		9,730,000	10,062,615
Quarry Account			
-270,000	Opening Balance	0	0
-14,680	Net transfers (Ratepayers Equity)	-78,974	0
-284,680		-78,974	0
Catastrophe Fund			
950,000	Opening Balance	1,050,000	1,117,300
50,000	Net Transfers (Ratepayers Equity)	50,000	120,038
1,000,000		1,100,000	1,237,338
70,504,197	Closing Balances	72,272,093	74,032,983

Prospective Statement of Financial Position

AP @ 30/6/17		AP @ 30/6/18	LTP @ 30/6/18
Current Assets			
85,693	Cash	43,998	369,639
1,600,000	Receivables	1,600,000	1,600,000
700,000	Inventories	700,000	700,000
69,578	Loan Advances	69,931	84,032
1,500,000	Other Financial Assets	1,500,000	1,500,000
3,955,271	Total Current Assets	3,913,929	4,253,671
Non Current Assets			
4,414,475	Property, Plant, Equipment	4,192,598	4,123,439
56,822,958	Infrastructure	58,476,890	57,183,061
212,450	Intangible Assets	145,745	145,745
1,408,473	Investment Property	1,455,526	1,456,560
454,358	Loan Advances	363,670	420,702
1,035,000	Investment in Associates	911,000	902,500
10,375,963	Other Financial Assets	10,775,000	12,369,504
74,723,677	Total Non-Current Assets	76,320,429	76,601,511
78,678,948	Total Assets	80,234,358	80,855,182

AP		AP	LTP
@ 30/6/17		@ 30/6/18	@ 30/6/18
Current Liabilities			
13,666	Borrowings	0	12,451
2,000,000	Payables	2,000,000	2,000,000
300,000	Employee Benefit Liabilities	300,000	300,000
2,313,666	Total Current Liabilities	2,300,000	2,312,451
Non Current Liabilities			
0	Employee Benefit Liabilities	0	0
5,791,085	Borrowings	5,592,265	4,439,748
70,000	Quarry Aftercare Provision	70,000	70,000
5,861,085	Total Non-Current Liabilities	5,662,265	4,509,748
Equity			
20,524,675	Ratepayers Equity	20,550,023	21,743,019
2,125,963	Rating District equity	2,610,016	2,569,551
1,000,000	Catastrophe Fund	1,100,000	1,237,338
37,385,333	Revaluation Reserve	38,361,028	38,420,460
-284,680	Quarry Account	-78,974	0
9,752,906	Investment Growth Reserve	9,730,000	10,062,615
70,504,197	Total Equity	72,272,093	74,032,983
78,678,948	Total Liabilities & Equity	80,234,358	80,855,182

Prospective Statement of Cash Flows

AP 2016/17		AP 2017/18	LTP 2017/18
	Cash Flow from Operating Activities		
0	Investment Income		0
3,731,950	Rates	4,307,714	3,711,563
4,958,973	Other Income	5,477,638	4,982,937
8,690,923		9,785,352	8,694,500
	Less Cash Paid for:		
294,793	Interest	265,562	279,834
8,430,120	Operating Expenditure	9,438,688	8,366,445
8,724,913		9,704,520	8,646,279
-33,990	Net Cash Flow Operations	80,832	48,221
	Cash Flow from Investing		
	Cash From:		
890,968	Redemption of Investments	1,079,150	1,095,203
18,697	Sale of Fixed Assets	20,752	14,449
909,655		1,099,902	1,109,622
	Cash Paid For:		
331,800	Purchase of Fixed Assets	896,800	166,060
175,963	Investments Made	375,000	563,658
507,763		1,271,800	729,718
401,902	Net Cash Flow from Investing	-171,898	379,904
	Cash Flow from Financing Activities		
0	Loans Raised	439,000	0
0	Loans Advanced	0	0
332,219	Loan Principal Repaid	353,936	-264,591
332,219	Net Cash Flow from Financing	85,064	-264,591
35,693	Total Changes in Cash held	-6,002	163,534
50,000	Opening Cash Balance	50,000	206,105
85,693	Closing Cash Balances	43,998	369,639

Projected Capital Expenditure

AP 2016/17	Type of Expenditure	AP 2017/18	LTP 2017/18
20,000	IT Equipment	20,000	15,765
61,500	Hydrology	61,500	63,060
57,800	Hydrology	57,800	0
	Sonde	20,000	0
	Cobden Stop-bank	0	0
	Punakaiki – Seawall extension	420,000	0
127,500	WCRC Vehicle Replacements	127,500	0
45,000	Photocopiers	0	0
	VCS - Truck	100,000	0
65,000	VCS - Vehicle Replacements	45,000	87,233
	VCS – Building renovation	45,000	0
376,800		896,800	166,058
<hr/>			
331,800	Funded Depreciation	476,800	166,058
45,000	Funded Loans		0
0	Funded Rating District equity / loans	420,000	0
376,800		896,800	166,058

Reserves Funds

		Annual Plan 2017/18
Rating District	Opening balance	2,500,000
Balances	Deposits	
	Transfer from Surplus	411,817
	Withdrawals for capex	-426,000
	Borrowing	350,000
	Loan Principal Repayments	-225,801
	Closing balance	2,610,016
Investment Growth Reserve	Opening balance	9,730,000
	Deposits	0
	Transfer from Surplus	0
	Withdrawals	0
		9,730,000
Quarry Account	Opening balance	0
	Deposits	0
	Transfer from Surplus/-Deficit	-78,974
	Withdrawals	0
		-78,974
Catastrophe Fund	Opening balance	1,050,000
	Deposits	50,000
	Transfer from Surplus	0
	Withdrawals	0
		1,100,000
Total Reserves		13,361,042
Funded by:		
	Westpac Main Portfolio	11,175,000
	Westpac Catastrophe Fund	1,100,000
Other Investments (Net of debt)	Commercial Property	766,644
	PCR LP	326,478
		13,368,122

Reserve Funds – Purposes

Rating District balances (River, Drainage & Coastal Protection Schemes)

Purpose

These reserves reflect the unspent balances of the targeted rates struck to fund the River, Drainage & Coastal protection schemes.

Activities the Reserve Funds relate to

River, Drainage & Coastal Protections Group of Activities.

Investment Growth Reserve

Purpose

In 2003 Council established a separate Equity Reserve Fund called the “Investment Growth Reserve”. The funds relating to this Reserve were originally from the 2000 Crown payment of \$7,000,000 to this Council (Council share of the \$120 million payment to the West Coast following the cessation of native logging).

The balance of the fund is calculated by identifying the Investment Portfolio balance, less the amount relating to Rating Districts.

Activities the Reserve Fund relates to

This reserve fund generates income, some of which is used to fund general Council activities.

The reserve helps fund the following activities.

- Governance
- Resource Management
- Regional Transport Planning
- Hydrology & Flood-warning services
- Civil Defence Emergency Management
- River, Drainage & Coastal Protection Work

Quarry Account

Purpose

This reserve represents the cumulative surplus /-deficit in the Quarry account.

Activities the Reserve fund relates to

- River, Drainage & Coastal Protection Work

Catastrophe Fund

Purpose

This reserve was established when Council withdrew from the NZ Local Authority Protection Programme (LAPP Fund) following the 2010/11 Canterbury earthquakes.

Council had used LAPP Fund membership to insure its Rating District Infrastructure.

Continued membership in the fund by Council became unaffordable due to a quadrupling of the annual cost of membership.

Council then established a Catastrophe Fund of initially \$500,000. All income is retained in the fund and Council deposits \$50,000 per annum into the fund.

Activities the Reserve Fund relates to

- River, Drainage & Coastal Protections Group of Activities.

Comparison with Long Term Plan Financial Prudence Caps

Benchmarks

Rates Affordability / Benchmarks Income and Increases	Annual Plan 17/18		Met
	General Rate	Total Income	
1. General rate will not exceed 30% of total income	\$2,330,000	\$10,582,028	22.0% [yes]
2. General rate % increase will not exceed BERL "other inflation" cost indexes	\$2,330,000	\$2,251,000	103.5% [no]**
3. Targeted rates not to exceed 25% of total income	\$1,917,774	\$10,582,028	18.1% [yes]
4. Targeted rates not to exceed 100% increase on the 15/16 baseline over 10 years	\$1,917,774	\$3,670,000	52.3% [yes]
Debt Affordability Benchmarks			
1. Term Liabilities / capita will not exceed \$500	\$5,592,265	Estimated @ 30/6/18 \$32,500 population	\$ 172.07 [yes]
2. Loan interest + principal repayments not to exceed 15% of total revenue	Interest \$265,562 Principal \$360,335 \$625,897	\$10,582,028	5.91% [yes]
3. Balanced budget benchmark to be greater than or equal to 100%	Revenue \$10,546,502 Expenditure \$10,020,857	(excluding revaluation)	105.2% [yes]
4. Debt servicing benchmark not to exceed 10%	Interest \$265,562	Revenue \$10,546,502 (excluding revaluations)	2.5% [yes]

Additional Comment

Essential Services Benchmark

The regulations require a Council to compare its capital expenditure on network services to the depreciation on its network services.

For West Coast Regional Council this relates to flood protection and control works. As there is no depreciation on West Coast Regional Council flood protection and control works the comparison required by the regulations is not possible.

Rates Affordability Benchmark 2 above **

The general rate increase in 16/17 of 3.5% in excess of the Long Term Plan cap was consulted on in the 16/17 Consultation Document.

Reconciliation of Funding Impact Statement to Statement of Comprehensive Income

	Long Term Plan 17/18	Annual Plan 17/18
Prospective Statement of Comprehensive Income Surplus	855,225	561,171
Plus non cash expenditure		
Depreciation & Amortisation	323,725	316,337
Less non cash income		
Revaluation of commercial property	-35,525	-35,526
WCRC Operating Funding Surplus	1,143,425	841,982

Funding Impact Statements

In accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014

	Long Term Plan 16/17	Long Term Plan 17/18	Annual Plan 17/18
West Coast Regional Council			
Sources of Funding			
General Rates	2,257,079	2,314,300	2,390,000
Targeted Rates	1,436,224	1,460,298	1,917,714
Subsidies & Grants	92,765	95,117	82,330
Fees & Charges	4,729,555	4,824,785	5,049,125
Income from Investments	1,067,923	1,095,203	1,107,333
Fines, Infringement Fees & Other Receipts	0		0
Total Operating Funding (A)	9,583,546	9,789,703	10,546,502
Applications of Operating Funding			
Payments to Staff and Suppliers	8,213,390	8,381,444	9,438,958
Finance Costs	280,439	264,834	265,562
Other Operating Funding Applications			
Total Applications Of Operating Funding (B)	8,493,829	8,646,278	9,704,520
Surplus (deficit) of Operating Funding (A) - (B)	1,089,717	1,143,425	841,982
Sources of Capital Funding			
Subsidies and Grants			0
Development and Financial Contributions			0
Increase (decrease) in debt	-347,420	-349,591	18,665
Gross Proceeds Sale assets	18,699	14,419	20,752
Lump sum contributions			0
Total Sources of Capital Funding (C)	-328,721	-335,172	39,417
Applications of Capital Funding			
Capital Expenditure- Additional Demand			0
Capital Expenditure- Improved Levels of Service	0	0	477,800
Capital Expenditure- Replace Existing Assets	269,491	166,058	419,000
Increase (Decrease) In Investments	467,744	563,658	57,000
Increase (Decrease) In Reserves	23,761	78,537	-72,401
Total Applications of Capital Funding (D)	760,996	808,253	881,399
Surplus (Deficit) of Capital Funding (C) - (D)	-1,089,717	-1,143,425	-841,982
Funding Balance (A - B) + (C - D)	0	0	0

Additional disclosures required pursuant to Local Government Act 2002, Schedule 10, Clauses 20, 20A and 21

Targeted Rates

The following table summarises the types of targeted rate, the group of activities or activity funded by that targeted rate together with matters and factors of the targeted rates.

Notes:

- Differential with regard to River, Drainage & Coastal protection activity scheme rates means that there may be several different classes of land with the Separate Rating Area, eg Classes A, B, C, D etc. These different classes reflect the different degrees of benefit that the different classes of land receive from the protection works.
- Copies of maps setting out the boundaries of the various separate rating areas may be accessed on Council website www.wcrc.govt.nz
- Council does not invite nor will it accept lump sum contributions in lieu of any targeted rate.

Activity Group	Types of Rates	Types of land	Different categories
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Vine Creek Separate Rating area	Differential Land Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Wanganui Separate Rating area	Differential Land Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Kaniere Separate Rating area	Differential Land Value
River, Drainage & Coastal Protection	Scheme loan repayment rate	Land within the boundaries of the Kaniere Separate Rating area	Differential Land Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Kowhitirangi Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Coal Creek Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Karamea Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Inchbonnie Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Greymouth Floodwalls Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme loan repayment rate	Land within the boundaries of the Greymouth Floodwalls Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Okuru Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Red Jacks Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Raft Creek Separate Rating area	Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Nelson Creek Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Taramakau Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Kongahu Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Waitangi-taona Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Punakaiki Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme loan repayment rate	Land within the boundaries of the Punakaiki Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Hokitika River South Bank Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme loan repayment and maintenance rate	Land within the boundaries of the Hokitika Seawall Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Franz Josef Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Lower Waiho 2010 Separate Rating area	Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Matainui Creek Separate Rating area	Capital Value

Activity Group	Types of Rates	Types of land	Different categories
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Mokihinui Separate Rating area	Per rating unit
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Whataroa River Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the New River/ Saltwater Creek catchment Separate Rating area	Differential Capital Value
River, Drainage & Coastal Protection	Scheme capital works and maintenance rate	Land within the boundaries of the Neil's Beach Separate Rating area	Capital Value
Regional Emergency Management	Emergency Management	All rateable land in the Region	Capital Value
Warm West Coast	Repayment of insulation / clean heating funding	Levied on properties that have received Council funding to install insulation and/or clean heating appliances.	

General Rates and Choice of Rating System for General Rate.

Council may make and levy a General Rate either,

- Across the Region, or
- Within each constituent District within the Region, so that the rate made or levied may vary across the three Districts (Westland, Buller and Grey) within the Region.

Several years ago (2005) Council implemented a differential general rate which fixed the percentage (%) of the general rate to be collected from each of the three District areas within the region. The differentials were based on the historic allocation of the general rate across the three District areas during a time when the rateable valuation of each District was equalised to ensure a fair apportionment of the general rate to each District. Equalisation was used as there were varying revaluation dates across the three Districts. Following discontinuation of equalisation the fixed differentials now achieve the same fairness objective.

The differentials decided were:

- Buller District Area 31%
- Grey District Area 39%
- Westland District Area 30%

Since its creation in 1989, the Council has made and levied its General Rate using the Capital Value system. The nature of the Council's business has not altered significantly in that time. Council concludes that the system of making and levying its General Rate should continue to use the Capital Value system.

General rates are used to fund activities where Council believes there is a general benefit to all ratepayers and it is not possible to identify or charge the cost directly to the beneficiaries.

Targeted Rates

Council may make and levy targeted rates for the purpose of undertaking specific services or work for the benefit of all or part of the Region. Council will be making and levying targeted rates to fund the following types of expenditure:

Various river, drainage and coastal protection scheme targeted rates. These rates are only made and levied over properties that have a direct beneficiary or cause/effect relationship with the service being provided.

Regional Emergency Management targeted rate will be made and levied across the region to fund Emergency Management responsibilities.

Warm West Coast targeted rate scheme requires homeowners who 'borrowed' money from the Council to improve their home heating and insulation, pay this amount back via regional rates.

Uniform Annual General Charge

Council does not intend to levy any Uniform Annual General Charge.

Rating Base Information

Projected number of rating units within the Region as at 30 June 2018	22,453
Projected total capital value of rating units within the Region as at 30 June 2018	\$7,273,097,000
Projected total land value of rating units within the Region as at 30 June 2018	\$3,767,257,000

Rates Information

Funding Impact Statement - Rates for the Year Ending 30 June 2018

Note: All amounts are stated inclusive of GST.

Rating Instalment Information

Rates will be payable by two instalments;

First instalment Due date 10 September 2017 Penalty date 20 October 2017

Second instalment Due date 10 March 2018 Penalty date 20 April 2018

A penalty for late payment will be applied at the amount allowed by the Local Government Rating Act 2002 of 10% on any part of an instalment that remains unpaid after the due dates of 10 September 2017 and 10 March 2018, on the penalty dates of 20 October 2017 and 20 April 2018. A further 10% penalty will be charged on all accumulated rate arrears as at 30 June 2018, on 1 July 2018.

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.

Differential

Rateable Capital Value in the Buller District Council area to yield 31% 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 30% of the total general rate.

	Differential	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,203,389,000	0.00037699	\$830,645	\$722,300
Rateable Value of Land in the Grey District Local authority Area	39%	\$2,653,994,750	0.00039375	\$1,045,005	\$908,700
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,415,713,400	0.00033276	\$803,850	\$699,000
	100%	\$7,273,097,150		\$2,679,500	\$2,330,000

2. Targeted Rates

(a) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Vine Creek Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Vine Creek Rating District	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$4,869,100	1.00	0.00271999	\$13,245	\$11,517
Class B	\$6,031,400	0.70	0.00190399	\$11,484	\$9,986
Class C	\$8,157,000	0.50	0.00135999	\$11,093	\$9,646
Class D	\$20,315,300	0.20	0.00054400	\$11,051	\$9,610
Class E	\$17,932,000	0.10	0.00027200	\$4,877	\$4,241
				\$51,750	\$45,000

(b) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Wanganui River Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Wanganui River Rating District	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$25,100,700	1.00	0.00201171	\$50,495	\$43,910
Class B	\$22,092,100	0.70	0.00140820	\$31,110	\$27,052
Class C	\$30,713,400	0.45	0.00090527	\$27,804	\$24,177
Class D	\$5,247,800	0.10	0.00020117	\$1,056	\$918
Class U1	\$3,330,600	0.50	0.00100586	\$3,350	\$2,913
Class U2	\$1,178,000	0.50	0.00100586	\$1,185	\$1,030
				\$115,000	\$100,000

(c) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kaniere Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Kaniere Rating District (Maintenance)	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$304,900	1.00	0.00598958	\$1,826	\$1,588
Class B	\$107,000	0.60	0.00359375	\$385	\$334
Class C	\$258,000	0.40	0.00239583	\$618	\$538
Class D	\$1,654,000	0.15	0.00089844	\$1,486	\$1,292
Class E	\$476,000	0.10	0.00059896	\$285	\$248
				\$4,600	\$4,000

(d) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kanieri Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

Kanieri Rating District (Loan)	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$304,900	1.00	0.00969095	\$2,955	\$2,569
Class B	\$107,000	0.60	0.00581457	\$622	\$541
Class C	\$258,000	0.40	0.00387638	\$1,000	\$870
Class D	\$1,654,000	0.15	0.00145364	\$2,404	\$2,091
Class E	\$476,000	0.10	0.00096910	\$461	\$401
				<u>\$7,443</u>	<u>\$6,472</u>

(e) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kowhitirangi Separate Rating Area and calculated on the capital value of each rating unit, for repaying the loan raised in 2017 to extend the protection works.

Kowhitirangi Flood Control Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$18,853,600	1.00	0.00017832	\$3,362	\$2,923
Class C	\$39,993,800	0.50	0.00008916	\$3,566	\$3,101
Class E	\$38,892,000	0.29	0.00005202	\$2,023	\$1,759
Class F	\$85,759,700	0.17	0.00002973	\$2,549	\$2,217
				<u>\$11,500</u>	<u>\$10,000</u>

(f) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Coal Creek Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Coal Creek Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$6,395,300	0.00179820	\$11,500	\$10,000
			<u>\$11,500</u>	<u>\$10,000</u>

(g) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Karamea Riding Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Karamea Riding Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$2,681,300	1.00	0.00131881	\$3,536	\$3,075
Class B	\$30,551,150	0.80	0.00105505	\$32,233	\$28,029
Class C	\$4,538,870	0.60	0.00079129	\$3,592	\$3,123
Class D	\$114,904,290	0.10	0.00013188	\$15,154	\$13,177
Class E	\$45,276,690	0.05	0.00006594	\$2,986	\$2,596
				<u>\$57,500</u>	<u>\$50,000</u>

(h) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Inchbonnie Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Inchbonnie Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$4,139,000	1.00	0.00105709	\$4,375	\$3,805
Class B	\$17,884,000	0.75	0.00079282	\$14,179	\$12,329
Class C	\$6,594,000	0.50	0.00052854	\$3,485	\$3,031
Class D	\$2,470,000	0.30	0.00031713	\$783	\$681
Class F	\$1,119,000	0.15	0.00015856	\$177	\$154
				<u>\$23,000</u>	<u>\$20,000</u>

(i) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Greymouth Floodwall Separate Rating Area and calculated on the capital value of each rating unit, for repayment of a loan raised to fund the 2010 upgrade of the protection works.

Greymouth Floodwall (Loan) Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$710,477,700	0.00029135	\$207,000	\$180,000

(j) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Greymouth Floodwall Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Greymouth Floodwall (Maintenance) Rating District	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$710,477,700	0.00008093	\$57,500	\$50,000

(k) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Okuru Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

Okuru Rating District (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$13,391,000	0.00042939	\$5,750	\$5,000

(l) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Red Jacks Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Red Jacks Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	0.10	6.73%	6191.60000	\$619	\$538
Class B	1.06	35.55%	3081.13208	\$3,266	\$2841
Class C	0.11	3.56%	2977.45455	\$328	\$285
Class D	2.28	17.54%	707.75439	\$1,614	\$1403
Class E	1.48	14.23%	884.56757	\$1,309	\$1138
Class F	1.84	4.73%	236.50000	\$435	\$378
Class G	21.97	7.40%	30.98771	\$681	\$592
Class H	49.18	8.60%	16.08784	\$791	\$688
Class I	77.00	1.71%	2.04312	\$157	\$137
		100%		\$9,200	\$8,000

(m) A targeted rate in accordance with sections 16, 17, 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 maintaining the protection works in the scheme.

Raft Creek	Estimated Rateable Land Area (ha.)	Rate per Hectare	Estimated to Yield	GST Exclusive
	762.24	12.06969	\$9,200	\$8,000

(n) A targeted rate set differentially in accordance with sections 16, 17, 18 and 146 of the Local Government Rating Act 2002 on all rateable land situated in the Nelson Creek Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Nelson Creek Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	1.14	8.40%	1482.62863	\$1,690	\$1,470
Class B	2.90	13.21%	916.59770	\$2,658	\$2,311
Class C	10.76	9.99%	186.93953	\$2,011	\$1,749
Class D	10.30	9.15%	178.77559	\$1,841	\$1,601
Class E	18.55	13.04%	141.48437	\$2,625	\$2,282
Class F	63.34	28.14%	89.40192	\$5,663	\$4,924
Class G	18.11	8.89%	98.77864	\$1,789	\$1,556
Class H	20.03	9.18%	92.24554	\$1,848	\$1,607
		100%		\$20,125	\$17,500

(o) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Taramakau Settlement Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Taramakau Settlement Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	306.25	33.16%	74.71151	\$22,879	\$19,896
Class B	130.00	11.54%	61.25077	\$7,963	\$6,924
Class C	111.98	6.83%	42.08519	\$4,713	\$4,098
Class D	127.13	6.54%	35.49595	\$4,513	\$3,924
Class E	174.42	8.63%	34.14001	\$5,955	\$5,178
Class F	140.29	5.89%	28.96928	\$4,064	\$3,534
Class G	392.73	13.40%	23.54289	\$9,246	\$8,040
Class H	429.48	13.77%	22.12280	\$9,501	\$8,262
Class I	48.66	0.24%	3.40321	\$166	\$144
		100%		\$69,000	\$60,000

(p) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Kongahu Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Kongahu Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	733.86	1.00	14.93829	\$10,963	\$9,533
Class B	68.60	0.52	7.83364	\$537	\$467
				\$11,500	\$10,000

(q) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land situated in the Waitangitona Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Waitangitona Rating District	Estimated Rateable Land Area (ha.)	Differential Based on Benefits	Rate per Hectare	Estimated to Yield	GST Exclusive
Class A	604.20	25.80%	14.73011	\$8,900	\$7,740
Class B	721.23	23.48%	11.23210	\$8,101	\$7,044
Class C	1705.84	46.84%	9.47256	\$16,159	\$14,051
Class D	708.22	3.88%	1.89235	\$1,340	\$1,165
		100%		\$34,500	\$30,000

(r) 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 maintenance of the sea wall protection works.

Punakaiki (Maintenance) Rating District	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Class A (Camping Ground)	\$720,000	1.00	0.011070	\$7,970	\$6,931
Class A (Other)	\$4,605,000	1.00	0.011070	\$50,978	\$44,328
Class B	\$2,304,000	0.65	0.007195	\$16,578	\$14,416
Class C	\$2,320,000	0.60	0.006642	\$15,409	\$13,399
Class D	\$5,515,000	0.30	0.003321	\$18,315	\$15,926
				\$109,250	\$95,000

(s) 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 maintenance of the sea wall protection 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)	\$720,000	1.00	0.048246	\$34,737	\$30,205
Class A (Other)	\$4,605,000	1.00	0.001627	\$7,494	\$6,517
Class B	\$2,304,000	0.65	0.001058	\$2,439	\$2,121
Class C	\$2,320,000	0.60	0.000976	\$2,265	\$1,970
Class D	\$5,515,000	0.30	0.000488	\$2,689	\$2,338
				\$49,624	\$43,151

(t) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Hokitika River Southbank separate rating area calculated on the capital value of each rating unit, for repayment of the loan raised in 2017 to finance the cost of the extension of the seawall.

Hokitika River South Bank Mtce	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$2,614,000	1.00	0.00049	\$1,290	\$1,121
Area B	\$3,018,700	0.10	0.00005	\$149	\$129
				\$1,438	\$1,250

(u) A targeted rate in accordance with sections 16, 17, 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 maintenance of flood protection works.

Franz Josef	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$97,683,500	0.00059	\$57,500	\$50,000

(v) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Lower Waiho 2010 separate rating area and calculated on the capital value of each rating unit for the maintenance of flood protection works.

Lower Waiho 2010	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$20,176,000	0.00479	\$96,600	\$84,000

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

Matainui Creek	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$8,453,000	0.00068	\$5,750	\$5,000

(x) 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. The rate will be used to fund Emergency Management activities within the Region.

Regional Emergency Management	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	\$2,203,389,000			
Rateable Value of Land in the Grey District Local authority Area	\$2,653,994,750			
Rateable Value of Land in the Westland District Local authority Area	\$2,415,713,400			
	\$7,273,097,150	0.0001107	805,000	700,000

(y) A targeted rate in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land in the Mokihinui separate rating area calculated as a fixed charge of \$306.67 per rating unit.

Mokihinui	Estimated Number of Rating Units	Amount per Rating Unit	Calculated Yield	GST Exclusive
	42	\$306.67	\$12,880	\$11,200

(z) 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	\$8,591,000	1.00	0.00231	\$19,817	\$17,233
Area B	\$14,098,000	0.40	0.00092	\$13,008	\$11,312
Area C	\$33,471,000	0.20	0.00046	\$15,474	\$13,456
				\$48,300	\$42,000

(aa) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the New River /Saltwater Creek catchment separate rating area calculated on the capital value of each rating unit, for management of the river mouth.

New River/Saltwater Creek Catchment	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$19,122,000	25.00	0.0000989	\$1,891	\$1,644
Area B	\$248,760,500	1.00	0.0000040	\$984	\$856
				\$2,875	\$2,500

(ab) 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
	12,386,000	0.0019684	24,380	21,200
			24,380	21,200

(ac) Warm West Coast Targeted Rate

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 5.25%.

The rate will be used to repay funding that Council has borrowed to fund this work and will be levied over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that the funding was approved.

Warm West Coast Funding Received During years to 30 June 2013 and 30 June 2014	Council Funding Provided	Factor as a % of Council Funding Provided	Calculated Yield	GST Exclusive
	\$708,707	0.14928600	\$105,800	\$92,000

(ad) Hokitika Seawall (Loan Repayment)

A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land within the boundaries of the Hokitika Township calculated on the capital value of each rating unit for maintenance of the seawall protection works.

The targeted rate set on Classes A, B, C and D is based on differentiated capital value.

	Estimated rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
A	\$16,128,000	1.00	0.00151	\$24,305	\$21,134
B	\$47,328,000	0.75	0.00113	\$53,492	\$46,515
C	\$15,562,000	0.60	0.00090	\$14,071	\$12,236
D	\$355,726,000	0.10	0.00015	\$53,606	\$46,615
				<u>\$145,475</u>	<u>\$126,500</u>

(ae) Hokitika Seawall (Maintenance)

A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land within the boundaries of the Hokitika Township calculated on the capital value of each rating unit for repayment of the loan raised by the Council to construct the seawall protection works.

The targeted rate set on Classes A, B, C and D is based on differentiated capital value.

	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
A	\$16,128,000	1.00	0.00036	\$5,764	\$5,012
B	\$47,328,000	0.75	0.00027	\$12,685	\$11,030
C	\$15,562,000	0.60	0.00021	\$3,337	\$2,902
D	\$355,726,000	0.10	0.00004	\$12,713	\$11,055
				<u>\$34,500</u>	<u>\$30,000</u>
			Total Rates	<u>\$4,884,939</u>	<u>\$4,247,772</u>

Rating Impact Ready Reckoner

Rate type	Rate per \$100,000 of Capital value
General Rate - Buller District Area	\$37.70
General Rate - Grey District Area	\$39.38
General Rate - Westland District Area	\$33.28
Regional Emergency Management Rate	\$11.07

Additional targeted rates may also apply, depending on whether your property is located within a separate rating area. Separate rating areas include various special rating areas (24) that involve river, sea, drainage or erosion protection works. Maps and asset management plans for these rating districts can be found on council's website at www.wcrc.govt.nz.

Charges Pursuant to Section 36 of the Resource Management Act

Pursuant to section 36(1) of the Resource Management Act 1991 the West Coast Regional Council intends to fix charges from time to time on the basis of the reasonable costs incurred by the Council's actions to which the charge relates.

The Council has resolved to fix charges based on a formula of an hourly rate fixed for the particular officer or consultant undertaking the function multiplied by the number of hours which are required to undertake the function. In some cases, the hourly rate specified will not be sufficient to recover the Council's full actual and reasonable costs.

For some specific activities relating to resource consents, a fixed fee applies.

Where the formula is inadequate to enable the Council to recover the actual and reasonable costs incurred by the Council then an additional charge may be imposed under section 36(3) of the Act. Those additional charges will be passed on having regard to the matters contained in section 36(4) of the Act.

Section 36(5) of the Act provides that the Council may in any particular case at its absolute discretion remit the whole or any part of the charge, including fixed and additional charges which would otherwise be payable. It should also be noted that the Council is entitled to withhold the issue of a resource consent until such charges are paid under section 36(7) of the Act. It is also able to request charges to be paid prior to performing any action to which the charge relates (in addition to the deposit fees set in Table 1 above).

An applicant or a resource consent holder may object to any additional charge imposed under s36(3) pursuant to section 357 of the Act to the Council and if further dissatisfied with the Council's charges may appeal to the Environment Court under section 358 of the Act.

The Council must fix charges from time to time for carrying out of certain functions by resolution and procedures in the Local Government Act. There is no right to object to charges once they are fixed.

Fixed Fees

Pursuant to section 36(1) the Council has fixed the charges for the following functions based on fixed rates listed below (all amounts shown exclusive of GST).

(A) Receiving, processing and granting of applications for resource consents, certificates of compliance, changes or cancellation of conditions, transferring consents to new locations, review of conditions, surrenders of consent and extensions of lapsing periods of consents.

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

Independent consultants at \$350 per hour – (not more than)

Note that Council engages consultants for:

- Receiving and processing resource consent applications
- Providing any report under section 42A or 92 of the Resource Management Act
- Peer review of Council employees reports
- Providing advice on technical aspects of any application

Council Hearings and/or decisions undertaken by one or more councillors, at hourly rates as determined from time to time by the Remuneration Authority (currently \$80 / hour for Councillors and \$100 / hour by the Chairperson of a hearing).

Independent Hearing Commissioners at (not more than) \$1400 per day/per Commissioner. Legal advice at \$350 per hour (not more than).

In addition:

- File establishment fee \$50 (excluding applications for changes or cancellation of conditions, surrenders of consent and extensions of lapsing periods of consents)
- Vehicle mileage at 75 cents per kilometre
- The actual cost of hire or use of any other mode of transport required during the processing of the application, e.g. Aircraft and boat hire
- Advertising, erecting site notices and telephone tolls at cost
- Photographs and Laboratory costs at cost
- Venue hire, including any catering required for the hearing at cost
- Technical equipment hire and use, (including but not limited to Overhead Projectors, teleconferencing and audio visual equipment) at cost
- Accommodation and meals at cost
- Postage & Courier costs at cost
- Photocopying at 5c/copy or 20c/colour copy

NB. In the event that the charges fixed under this special order are inadequate to enable the Council to recover its actual and reasonable costs for carrying out its functions the Council will render an additional charge pursuant to section 36 (3) of the Resource Management Act 1991.

The Council reserves the right not to perform any action to which any of the above charges relate until the charge has been paid in full, pursuant to section 36(7) of the Resource Management Act.

(B) Annual Consent holder administration fee

Once a resource consent is granted under A above, an annual consent administration fee is set at \$55 per consent file. This covers the on-going cost of compiling and monitoring of accounts, dealing with general enquiries, maintaining consents and compliance databases and other general administration relating to each resource consent file held. This applies to all current consents held.

(C) Notwithstanding (A) above, the following the fees apply for certain consent transfers:

- Transfer of consents and permits to another person: \$50
- Transfer of whitebait consents and permits to another site, or another person: \$100

NB: These fees are required to be paid at the time of submitting the transfers.

NB. In the event that the charges fixed under this special order are inadequate to enable the Council to recover its actual and reasonable costs for carrying out its functions the Council will render an additional charge pursuant to section 36(3) of the Resource Management Act 1991.

The Council reserves the right to not perform any action to which any of the above charges relate until the charge has been paid in full, pursuant to section 36(7) of the Resource Management Act.

(D) Supervision and monitoring of resource consents, including the preparation and service of any abatement or enforcement proceedings required to ensure compliance with the terms and conditions of resource consents.

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

Independent consultants engaged by the Council: Not more than \$350 per hour.

Legal advisers: Not more than \$350 per hour.

In addition:

- The actual cost of hire or use of any other mode of transport e.g. Aircraft and boat hire
- Vehicle mileage at 75 cents per kilometre
- Advertising at cost
- Laboratory costs at cost
- Telephone tolls at cost
- Accommodation and meals at cost
- Postage & courier costs at cost

- Photographs at cost
- Photocopying at 5c/copy and 20c/colour copy

NB. In the event that the charges fixed under this special order are inadequate to enable the Council to recover its actual and reasonable costs for carrying out its functions the Council will render an additional charge pursuant to section 36(3) of the Resource Management Act 1991.

(E) Notwithstanding D above, the following fixed compliance monitoring charge will apply to all holders of whitebait stand resource consents:

An annual Consent Monitoring fee of \$150 per annum applies to each consent holder.

(F) Notwithstanding D above, the following fixed compliance monitoring charge will apply to all holders of gravel extraction consents as of 1 July 2016:

As of 1 July 2016 a new annual charge applied to anyone holding a current consent for gravel extraction, according to the table below. This charge covers compliance inspection visits and any advice needed from in-house river engineers. Charges under D above will also apply if additional staff time needs to be spent dealing with any non-compliance with consent conditions.

Volume of consented take (m3)	Annual monitoring fee
Less than 2,000	\$150
2,000 – 3,999	\$300
4,000 – 7,999	\$500
8,000 -15,000	\$750
Over 15,000	\$1,000

(G) Application for preparation or change of a policy statement or plan.

- Preparation of a plan \$10,000
- Change of policy statement or plan \$10,000

The fees are required to be paid at the time of submitting applications.

NB. In the event that the charges fixed under this special order are inadequate to enable the Council to recover its actual and reasonable costs for carrying out its functions the Council will render an additional charge pursuant to section 36(3) of the Resource Management Act 1991.

(H) The provision of information in respect of plans and resource consents payable by persons requesting information, which includes but is not limited to pre and post consent application advice, advice on regional plans, and any enquiries regarding resource consents or plans.

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$ 90 per hour

In addition:

- Vehicle mileage at 75 cents per kilometre
- Tolls at cost
- Photographs at cost
- Photocopying at 5c/copy or 20c/colour copy

Except that information for general education and public use there will be no charge for the first half hour of Council time or for the first 10 A4 photocopies.

(I) Charges for the supply of documents are as follows:

All Regional Plans and Strategies and the Regional Policy Statement (operative and/or proposed) will be supplied at a price of \$35 per volume.

Note that all Regional Plans and Strategies, and State of the Environment Reports are all available on the Council website.

Charges under Sections 12 and 150 Local Government Act 2002

(A) Dairy Effluent Inspection

Council charges \$300 plus GST for Dairy Shed inspections required under Rule 13 of the Regional Plan for Discharges to Land and Rule 73 of the proposed Land and Water Plan. In the event of an inspection revealing non-compliance with these rules, Council will charge any follow-up action in accordance with the costs specified in (D) below.

(B) Assessment of Onsite Sewage Discharges

Council charges \$125 + GST for assessments as to whether or not proposed onsite sewage discharges meet Rule 6 of the Regional Plan for Discharges to Land where no site inspection is undertaken or \$250 + GST where a site inspection is undertaken.

(C) Mining Privileges (All amounts shown exclusive of GST)

The following charges are payable by holders of mining privileges and coal mining privileges issued under the Crown Minerals Act 1991, Mining Act 1971 or the Coal Mines Act 1979 and relate to the monitoring and enforcement of privilege conditions, the approval of privilege surrenders and disbursement of bonds and including operations for expiry or forfeiture of any privilege.

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

Independent consultants and legal advisors at not more than \$350 per hour.

In addition:

- Vehicle mileage at 75 cents per kilometre
- Laboratory charges at cost
- Tolls at cost
- Photographs at cost
- Photocopying at 5c/copy, or 20c/colour copy

(D) Environmental Incidents (Complaints) and Clean Up (All amounts shown exclusive of GST)

The following charges are payable by persons found to be in breach of regional rules or the Resource Management Act 1991.

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

Independent consultants and legal advisors at not more than \$350 per hour.

In addition:

- Vehicle mileage at 75 cents per kilometre
- The actual cost of hire or use of any other mode of transport, e.g. aircraft and boat hire
- The actual cost of mitigating the effects of and cleaning up or remedying the environmental incident.
- Laboratory costs at cost
- Purchase, hire and maintenance of equipment specially required for the monitoring of the incident.
- Accommodation and meals at cost
- Photographs at cost

- Printing (including provision of information in electronic format) at cost.
- Photocopying at 5c/copy, or 20c/colour copy

**(E) Local Government Official Information Requests
(all amounts shown exclusive of GST)**

The following charges are payable by persons requesting information under the Local Government Official Information and Meetings Act 1987 (first half hour of staff time not charged)

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

- Photographs at cost.
- Printing (including provision of information in electronic format) at cost
- Photocopying at 5c/copy, or 20c/colour copy

Charges under Section 33(1) of the Building Act 2004

(A) Building Consent Applications for Dams.

Building Consent Applications for dams are processed by Otago Regional Council and their charges will be applied.

(B) Project Information Memorandum for a Dam (All amounts shown exclusive of GST)

1. Preliminary fixed charge payable at the time of lodging an application for a Project Information Memorandum for a dam \$1000
2. Fixed charge for the issue of a Resource Management Certificate under Section 37, Building Act 2004. \$100

Additional costs and expenses:

Staff time will be charged out at the following rates:

Council officers	\$120 per hour
Council senior officers	\$140 per hour
Council managers	\$200 per hour
Council clerical support staff	\$90 per hour

In addition:

- Consultants at cost
- Legal advice at cost
- Vehicle mileage at 75 cents per kilometre
- Photocopying at 5c/copy, or 20c/colour copy
- Disbursements at cost

The charges are payable when the application is lodged. Applications will not be processed until the Council receives the appropriate amount.

The Council may, in any particular case and at its absolute discretion, remit all or any part of the fees which would otherwise be payable under this section.

Where the charge is inadequate to recover the Council's reasonable and actual costs, it may also require under Section 33, Building Act 2004 an additional charge to be paid.

Charges for major consent applications may be significantly in excess of the prescribed amounts. Wherever possible, applicants will be informed of extra costs in advance.

Additional charges may consist of any processing costs including staff time, disbursements, legal charges and consultant(s) fees. Before using consultants to process applications staff shall consult with the applicant and advise of the likely cost.

Other Charges

Regional Pest Plant Management Strategy

The Council's Regional Pest Plant Management Strategy was made operative in December 2010.

The cost of site inspections in response to complaints can be recovered from the land occupier as set out in section 5.3 of that Strategy (i.e. where a land owner fails to comply with a Notice of Direction).

Malicious or vexatious complaints may also be charged the cost of undertaking inspections, as set out under section 6.7 of the Strategy.

Quarry charges

The Council operates various quarries to ensure rock availability for river protection works. Council reserves the right to adjust the price per tonne of rock from any particular quarry, at any time, in order to recover the full costs of managing these quarries, including the cost of any development planning, health and safety requirements and remediation works.



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**THE WEST COAST
REGIONAL COUNCIL**