



388 Main South Road, Paroa  
P.O. Box 66, Greymouth 7840  
The West Coast, New Zealand  
Telephone (03) 768 0466  
Toll Free 0508 800 118  
Facsimile (03) 768 7133  
Email [info@wcrc.govt.nz](mailto:info@wcrc.govt.nz)  
[www.wcrc.govt.nz](http://www.wcrc.govt.nz)

## **AGENDA AND SUPPORTING PAPERS FOR SPECIAL MEETING**

**18 SEPTEMBER 2018**

**DATE:** 18 September 2018

**TIME:** 10.30 a.m.

**VENUE:** Council Chambers  
West Coast Regional Council Offices  
388 Main South Road  
Paroa

- AGENDA:**
1. Long Term Plan 2018 / 28 – Amendment to Revenue & Financing Policy.
  2. Adopted of the Audited Long Term Plan 2018 / 28
  3. Setting of Rates for 2018 / 19.
  4. Adoption of the confidential minutes of the Special Council meeting dated 4 September 2018

## THE WEST COAST REGIONAL COUNCIL

Prepared for: Special Meeting 18 September 2018  
Prepared by: Robert Mallinson – Corporate Services Manager  
Date: 7 September 2018  
**Subject: Long Term Plan 18/28 – Amendment to Revenue & Financing Policy**

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### Background

Council Revenue & Financing Policy (R&FP) needs to be amended following consideration of public submissions and the decision to fund the Emergency Management capability expansion by an increase in the new Uniform Annual General Charge (UAGC) by \$22.50 + GST instead of increasing the targeted rate in the \$ of Capital Value.

#### R&FP Pre-Consultation

Targeted Rate	90%
General Rate	10%

Post consultation and the decisions made on 14 August, and re-confirmed on 4 September, funding of EM in \$ terms is as follows:

Total Costs	\$1,202,000	100%
Targeted Rate	\$700,000	58.2%
UAGC	\$450,000	37.4%
General Rate	\$52,000	4.4%
		100%

The R&FP should be amended to reflect the above table.

### RECOMMENDATION

*That Council Revenue & Financing Policy be amended to provide for:*

<i>Emergency Management</i>	
<i>Targeted Rate</i>	<i>55-60%</i>
<i>UAGC</i>	<i>35-40%</i>
<i>General Rate</i>	<i>0-5%</i>

Robert Mallinson  
**Corporate Services Manager**

## THE WEST COAST REGIONAL COUNCIL

Prepared for: Special Meeting 18 September 2018  
Prepared by: Robert Mallinson – Corporate Services Manager  
Date: 7 September 2018  
**Subject: Adoption of Audited Long Term Plan 2018/28**

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### **Background**

Council needs to formally adopt the final audited Long Term Plan pursuant to sections 93 and 94 of the Local Government Act 2002.

At the time of preparation of this report it appeared that Audit NZ would be in a position to issue its audit report in time for a Special Meeting on 18 September 2018.

The final LTP reflects the decisions made by Council at the ordinary meeting on 14 August 2018 and re-confirmed at the Special Meeting on 4 September.

Councillors will be given the final version of the LTP at the meeting on 11 September.

At the time of preparation of this report it appeared that Audit NZ were on target to sign off their final audit report in time for the 18 September 2018 Special Meeting.

### **RECOMMENDATION**

*That Council adopt the audited Long Term Plan 2018/28 pursuant to sections 93 and 94 of the Local Government Act 2002.*

Robert Mallinson  
**Corporate Services Manager**

THE WEST COAST REGIONAL COUNCIL

Prepared for: Council Meeting – 18 September 2018  
Prepared by: Robert Mallinson – Corporate Services Manager  
Date: 6 September 2018  
**Subject: Setting of Rates for 2018/19**

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**Background**

Although Council will have already adopted the 2018/28 Long Term Plan which included Council's rating intentions for 2018/19, legal process requires Council to adopt the following resolution.

The detailed values, factors and yields for each type of rate can be found on pages 86 - 91 of the 2018/28 Long Term Plan (copies attached).

**RECOMMENDATIONS**

*That Council adopt the attached proposed rates strike and penalty setting resolutions numbered*

- 1. Setting of various rates as per 1 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (bb), (cc), (dd), (ee), (ff), (gg) pursuant to section 23 (1) and (2) of the Local Government (Rating) Act 2002.*
- 2. Adopting due dates for payment of 26 October 2018 and 20 April 2019 as per 2 and pursuant to section 24 of the Local Government (Rating) Act 2002.*
- 3. Setting Penalties as per 3 pursuant to section 57 of the Local Government (Rating) Act 2002.*

Robert Mallinson  
**Corporate Services Manager**

**West Coast Regional Council Rates Resolution  
For the Financial Year 1 July 2018 to 30 June 2019**

1. That the West Coast Regional Council resolves under the Local Government (Rating) Act 2002 to set the following rates for the 2018/2019 financial year:

(a) **General Rate** under section 13(2)(b) of the Local Government (Rating) Act 2002 at different rates in the dollar of capital value for all rateable land in the district, as follows:

<b>Differential Category</b>	<b>Differential Relationship (proportion of total revenue sought for the general rate in each district)</b>	<b>Factor per dollar of capital value (incl GST)</b>
Land in the Buller District local authority area	31%	0.00037770
Land in the Grey District local authority area	39%	0.00039957
Land in the Westland District local authority area	30%	0.00034189

(b) **Uniform Annual General Charge** under section 15 of the Local Government (Rating) Act 2002 for all rating units within the region being an amount of \$83.38 including GST per rating unit.

(c) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Vine Creek Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

<b>Differential Category</b>	<b>Differential</b>	<b>Factor per dollar of land value (incl GST)</b>
Class A	100%	0.0031810
Class B	70%	0.0022267
Class C	50%	0.0015905
Class D	20%	0.0006362
Class E	10%	0.0003181

- (d) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Wanganui River Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	100%	0.0023225
Class B	70%	0.0016258
Class C	45%	0.0010451
Class D	10%	0.0002323
Class U1	50%	0.0011613
Class U2	50%	0.0011613

- (e) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kaniere Area (Maintenance) Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	100%	0.0056636
Class B	60%	0.0033982
Class C	40%	0.0022655
Class D	15%	0.0008495
Class E	10%	0.0005664

- (f) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kaniere Area (Loan) Separate Rating Area**, on the land value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of land value (incl GST)
Class A	100%	0.0091638
Class B	60%	0.0054983
Class C	40%	0.0036655
Class D	15%	0.0013746
Class E	10%	0.0009164

- (g) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kowhitirangi Area Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	100%	0.0002032
Class C	50%	0.0001016
Class E	29%	0.0000593
Class F	17%	0.0000339

- (h) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Coal Creek Separate Rating Area**, of 0.0017842 per dollar of capital value (including GST).

- (i) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Karamea Riding Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	100%	0.0013102
Class B	80%	0.0010482
Class C	60%	0.0007861
Class D	10%	0.0001310
Class E	5%	0.0000655

- (j) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Inchbonnie Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A	100%	0.0010571
Class B	75%	0.0007928
Class C	50%	0.0005285
Class D	30%	0.0003171
Class F	15%	0.0001586

- (k) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Greymouth Floodwall Separate Rating Area**, of 0.0003570 per dollar of capital value (including GST) (for repayment of a loan raised to fund the 2010 upgrade of the protection works).

- (l) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Greymouth Floodwall Separate Rating Area**, of 0.0001623 per dollar of capital value (including GST) (for maintaining the protection works in the scheme).
- (m) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Okuru (Maintenance) Separate Rating Area**, of 0.0004020 per dollar of capital value (including GST).
- (n) **Red Jacks Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land as an amount per hectare, as follows:

Differential Category	Differential	Rate per hectare
Class A	6.73%	\$6191.60
Class B	35.55%	\$3,081.13
Class C	3.56%	\$2977.45
Class D	17.54%	\$707.75
Class E	14.23%	\$884.57
Class F	4.73%	\$236.50
Class G	7.40%	\$30.99
Class H	8.60%	\$16.09
Class I	1.71%	\$2.04

- (o) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Raft Creek Separate Rating Area**, on the land area of a rating unit as a fixed amount of \$12.07 per hectare.
- (p) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Nelson Creek Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	8.40%	\$1482.63
Class B	13.21%	\$916.60
Class C	9.99%	\$186.94
Class D	9.15%	\$178.78
Class E	13.04%	\$141.48
Class F	28.14%	\$89.40
Class G	8.89%	\$98.78
Class H	9.18%	\$92.25



- (q) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Taramakau Settlement Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	33.16%	\$74.71
Class B	11.54%	\$61.25
Class C	6.83%	\$42.09
Class D	6.54%	\$35.50
Class E	8.63%	\$34.14
Class F	5.89%	\$28.97
Class G	13.40%	\$23.54
Class H	13.77%	\$22.12
Class I	0.24%	\$3.40

- (r) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Kongahu Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	1.00	\$14.94
Class B	0.52	\$ 7.83

- (s) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Waitangi-toana River Separate Rating Area**, on the land area of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Rate per hectare
Class A	25.80%	\$14.73
Class B	23.48%	\$11.23
Class C	46.84%	\$ 9.47
Class D	3.88%	\$ 1.89

- (t) a targeted rate under section 16(3) (b) and 16(4) (b) of the Local Government (Rating) Act 2002 on all rateable land located between the boundaries of the Porarai River, State Highway 6 and the Tasman Sea at **Punakaiki** (for repayment of the loan raised by Council to carry out the sea wall protection extension works), on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A (Camping Ground)	100%	0.0423677
Class A (Other)	100%	0.0014778
Class B	65%	0.0009606
Class C	60%	0.0008867
Class D	30%	0.0004434

- (u) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land located between the boundaries of the Porarai River, State Highway 6 and the Tasman Sea at **Punakaiki** (for maintenance of the sea wall protection works), on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Class A (Camping Ground)	100%	0.0110113
Class A (Other)	100%	0.0110113
Class B (Other)	65%	0.0071574
Class C	60%	0.0066068
Class D	30%	0.0033034

- (v) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on properties included in the **Hokitika River Southbank separate rating area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	100%	0.0004865
Area B	10%	0.0000487

- (w) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Franz Josef Separate Rating Area**, of 0.0005346 per dollar of capital value (including GST).
- (x) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Lower Waiho 2010 Separate Rating Area**, of 0.0046642 per dollar of capital value (including GST).
- (y) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Matainui Creek Separate Rating Area**, of 0.0008023 per dollar of capital value (including GST).
- (z) a targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land within the region to fund **Regional Emergency Management** activities, of 0.00011 per dollar of capital value (including GST).
- (aa) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land situated in the **Mokihinui Separate Rating Area**, as a fixed amount of \$306.67 per rating unit.

- (bb) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land in the **Whataroa River Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	100%	0.0024679
Area B	40%	0.0009872
Area C	20%	0.0004936

- (cc) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land in the **New River/Saltwater Creek Catchment Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

Differential Category	Differential	Factor per dollar of capital value (incl GST)
Area A	100%	0.0000970
Area B	4%	0.0000039

- (dd) a targeted rate under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on properties that have received Council funding to install insulation and/or clean heating appliances under the **Warm West Coast Targeted Rate Scheme**, calculated at a rate of 14.9286% of the GST inclusive funding provided by Council to the property.

- (ee) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated within the boundaries of **the Hokitika Seawall Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

#### Loan Rate

Differential Category	Differential	Factor per dollar of capital value (incl GST)
A	100%	0.0013614
B	75%	0.0010211
C	60%	0.0008169
D	10%	0.0001361

- (ff) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated within the boundaries of **the Hokitika Seawall Separate Rating Area**, on the capital value of a rating unit, set differentially for different categories of rateable land, as follows:

**Maintenance Rate**

<b>Differential Category</b>	<b>Differential</b>	<b>Factor per dollar of capital value (incl GST)</b>
A	100%	0.0003229
B	75%	0.0002422
C	60%	0.0001937
D	10%	0.0000323

- (gg) a targeted rate under section 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all rateable land situated within the boundaries of **the Neil's Beach Separate Rating Area**, of 0.0004642 per dollar of capital value (including GST).

**Due dates for payment**

2. That the West Coast Regional Council resolves that all rates for the 2018/19 financial year be due in two equal instalments, as set out in the table below; pursuant to section 24 of the Local Government (Rating) Act 2002

<b>Instalments</b>	<b>Due Date</b>
1	26 October 2018
2	20 April 2019

**Penalties**

3. That the West Coast Regional Council resolves to apply the following penalties on unpaid rates pursuant to section 57 of the Local Government (Rating) Act 2002.

A charge of 10 per cent on so much of each instalment that has been assessed after 1 July 2018 and which is unpaid after the due date of each instalment (above), to be applied on 27 October 2018 or 21 April 2019, respectively.