

Council Members

Chairman Allan Birchfield
Cr Stuart Challenger (Deputy)
Cr Brett Cummings
Cr Peter Ewen

Cr Debra Magner
Cr Laura Coll McLaughlin
Cr John Hill



Extraordinary Meeting of Council
(Te Huinga Tu)

Wednesday 21 September 2022
5:30pm

Via Zoom
West Coast Regional Council Chambers, 388 Main South Road, Greymouth

EXTRAORDINARY COUNCIL MEETING

EXTRAORDINARY MEETING OF COUNCIL

A G E N D A (*Rarangī Take*)

5:30 pm Wednesday 21 September 2022

1. Welcome (*Haere mai*)
2. Apologies (*Ngā pa pouri*)
3. Declarations of interest

Reports

4. Rates Reset and Set

H. Mabin
Chief Executive

Purpose of Local Government

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

Health and Safety Emergency Procedure

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

Please note that due to Covid restrictions there are limits to the number of people permitted within the Council Chambers.

Report to: Council	Meeting Date: 21 September 2022
Title of Item: Resetting of General Rate, and Setting UAGC, Targeted Rates, Due Dates and Penalty Regime for the 2022/23 Year	
Report by: Marc Ferguson, Acting Corporate Services Manager	
Reviewed by: Heather Mabin, Chief Executive	
Public excluded? No	

Report Purpose

For Council to reset the general rate, and setting the UAGC, targeted rates, due dates and penalty regime for the 2022/23 Year.

Report Summary

This report sets out the information and recommendations required for Council to reset the general rate, and setting the UAGC, targeted rates, due dates and penalty regime for the 2022/23 Year.

Recommendation

That the Council:

1. Receive the report.
2. Note that since setting the general rate on 28 June 2022, the Council received the updated QV capital values effective from 1 July 2022. The delayed upload of the updated QV values is due to the Council's upgrade of its rating system. The information showed an overall increase in the estimated rateable capital value of the region of 15% above that used to set the general rate on 28 June 2022. If the general rate was assessed in accordance with the rate factors set on 28 June 2022, it would result in a yield increase against the Annual Plan 2022/23 of 17%.
3. Note that the Council gave public notice on 6 September 2022 that it had determined that it is desirable to re-set the general rate so that it collects the intended yield.
4. Note that the resolutions for the rates agenda item on 28 June 2022 did not capture everything necessary to set the rates, due dates and penalties on which the adopted Annual Plan 2022/23 is based. In any event, some of the other rates are also affected by the valuation information and the rates to be set have been adjusted so that they collect the yield indicated in the Annual Plan 2022/23.
5. Revoke that part of resolution 5.3.4 made on 28 June 2022 adopting the Annual Plan 2023 as it related to adoption of the rates information/funding impact statement contained in pages 45 to 51 of the Annual Plan.
6. Adopt the replacement rates information/funding impact statement for the 2022/23 financial year, contained in Attachment 1, as the rates information/funding impact statement for the Annual Plan 2023.
7. Direct that the Annual Plan 2023 be republished with the replacement rates information/funding impact statement, with an accompanying explanatory note.
8. Revoke the resolution 5.4 made on 28 June 2022 setting the general rate.
9. Set the following rates for the 2022/23 rating year:

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	Calculated Yield	GST Exclusive	
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,357,015,960	0.00052558	\$1,238,802	\$1,077,219	
Rateable Value of Land in the Grey District Local authority Area	39%	\$3,663,155,105	0.00042545	\$1,558,493	\$1,355,211	
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,679,479,400	0.00044742	\$1,198,840	\$1,042,470	
	100%	\$8,699,650,465		\$3,996,135.00	\$3,474,900.00	
2) Uniform Annual General Charge						
The Uniform Annual General Charge is charged at one (1) full charge per rating unit as per section 15 of the Local Government (Rating) Act 2002						
The Council sets a uniform annual general charge to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.						
Estimated number of rating units	Amount per rating unit			Estimated Yield	GST Exclusive	
20,617	\$138.05			\$2,846,250.00	\$2,475,000.00	
3) Targeted Rates						
a) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Vine Creek separate rating area, calculated on the land value of each rating unit for the maintenance of protection works in the scheme.						
Vine Creek	Estimated rateable Land Value	Differential based on benefits	Factor per \$ of Land Value	Calculated Yield	GST Exclusive	
Class A	\$3,713,500.00	1.00	0.0043780	\$16,257.79	\$14,137.21	
Class B	\$4,605,000.00	0.70	0.0024610	\$11,332.95	\$9,854.74	
Class C	\$6,038,000.00	0.50	0.0021890	\$13,217.25	\$11,493.26	
Class D	\$15,381,900.00	0.20	0.0008112	\$12,478.16	\$10,850.57	
Class E	\$13,813,000.00	0.10	0.0004177	\$5,769.80	\$5,017.22	
				\$59,055.95	\$51,353.00	
b) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Wanganui River separate rating area, calculated on the land value of each rating unit for the maintenance of protection works in the scheme.						
Wanganui River (Maintenance)	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive	
Class A	\$22,359,200.00	1.00	0.0032402	\$72,447.59	\$62,997.91	
Class B	\$19,012,400.00	0.70	0.0021816	\$41,478.09	\$36,067.91	
Class C	\$25,741,400.00	0.45	0.0012730	\$32,767.65	\$28,493.61	
Class D	\$4,608,100.00	0.10	0.0002796	\$1,288.41	\$1,120.36	
Class U1	\$2,949,300.00	0.50	0.0016162	\$4,766.65	\$4,144.91	
Class U2	\$1,013,000.00	0.50	0.0016317	\$1,652.90	\$1,437.30	
				\$154,401.30	\$134,262.00	

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

Kowhitirangi	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$15,151,200.00	1.00	0.0004376	\$6,630.37	\$5,765.54
Class C	\$32,157,000.00	0.50	0.0002166	\$6,965.06	\$6,056.57
Class E	\$30,370,000.00	0.29	0.0001277	\$3,876.79	\$3,371.12
Class F	\$69,135,800.00	0.17	0.0000699	\$4,830.89	\$4,200.77
				\$22,303.10	\$19,394.00

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

Karamea Estimated Rateable Capital Value	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$2,274,600.00	1.00	0.0017828	\$4,055.26	\$3,526.31
Class B	\$32,065,040.00	0.80	0.0013958	\$44,756.61	\$38,918.79
Class C	\$3,785,520.00	0.60	0.0010697	\$4,049.40	\$3,521.22
Class D	\$107,443,420.00	0.10	0.0001783	\$19,155.50	\$16,656.96
Class E	\$53,419,220.00	0.05	0.0000872	\$4,659.49	\$4,051.73
				\$76,676.25	\$66,675.00

e) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Inchbonnie separate rating area, calculated on the capital value of each rating unit for the maintenance of 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	\$3,227,000.00	1.00	0.0022693	\$7,323.19	\$6,367.99
Class B	\$15,504,750.00	0.75	0.0015871	\$24,607.23	\$21,397.60
Class C	\$6,940,000.00	0.50	0.0009417	\$6,535.67	\$5,683.19
Class D	\$2,195,000.00	0.30	0.0006174	\$1,355.11	\$1,178.35
Class F	\$1,847,000.00	0.15	0.0002079	\$383.95	\$333.87
				\$40,205.15	\$34,961.00

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

Greymouth Floodwall (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$1,110,240,500.00		0.0002277	\$252,826.35	\$219,849.00

g) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. New River / Saltwater Creek Catchment, Coal Creek

Greymouth Floodwall (Maintenance)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$1,110,240,500.00		0.0001953	\$216,832.50	\$188,550.00

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

Okuru	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$16,870,000.00		0.0004964	\$8,374.30	\$7,282.00

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

Redjacks	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	0.10	6.73%	\$7,956.98	\$795.70	\$691.91
Class B	1.11	35.55%	\$3,781.28	\$4,197.22	\$3,649.76
Class C	0.12	3.56%	\$3,507.53	\$420.90	\$366.00
Class D	2.30	17.54%	\$901.64	\$2,073.78	\$1,803.29
Class E	1.49	14.23%	\$1,129.15	\$1,682.43	\$1,462.99
Class F	1.85	4.73%	\$302.29	\$559.23	\$486.29
Class G	21.97	7.40%	\$39.82	\$874.91	\$760.79
Class H	49.18	8.60%	\$20.67	\$1,016.79	\$884.17
Class I	77.02	1.71%	\$2.62	\$202.18	\$175.81
		100%		\$11,823.15	\$10,281.00

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

Raft Creek	Estimated Rateable Land Area (ha)	Rates per hectare	Calculated Yield	Calculated Yield Exclusive	GST
	762.25	\$14.51	\$11,063.00	\$9,620.00	

k) 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	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	306.26	33.16%	\$124.52	\$38,134.00	\$33,160.00
Class B	130.00	11.54%	\$102.08	\$13,271.00	\$11,540.00
Class C	111.98	6.83%	\$70.14	\$7,854.50	\$6,830.00
Class D	127.13	6.54%	\$59.16	\$7,521.00	\$6,540.00
Class E	191.47	8.63%	\$51.83	\$9,924.50	\$8,630.00
Class F	140.29	5.89%	\$48.28	\$6,773.50	\$5,890.00
Class G	392.74	13.40%	\$39.24	\$15,410.00	\$13,400.00
Class H	429.48	13.77%	\$36.87	\$15,835.50	\$13,770.00
Class I	48.66	0.24%	\$5.67	\$276.00	\$240.00
		100%		\$115,000.00	\$100,000.00

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

Kongahu Rating District	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	727.58	1.00	\$32.06	\$23,327.34	\$20,284.65
Class B	68.60	0.52	\$16.67	\$1,143.51	\$994.35
				\$24,470.85	\$21,279.00

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

Waitangitona	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	604.30	25.80%	\$13.58	\$8,204.26	\$7,134.14
Class B	721.43	23.48%	\$10.35	\$7,467.70	\$6,493.66
Class C	1690.44	46.84%	\$8.81	\$14,895.60	\$12,952.69
Class D	708.22	3.88%	\$1.74	\$1,235.44	\$1,074.30
		100%		\$31,803.00	\$27,654.78

n) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land located between the boundaries of the Pororai river, State Highway 6 and the Tasman sea at Punakaiki calculated on the capital value of each rating unit for maintenance of the sea wall protection works.					
Punakaiki (Maintenance)	Estimated Rateable Land Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$15,185,000.00		0.0071589	\$108,707.20	\$94,528.00
o) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on all rateable land located between the boundaries of the Pororai river, State Highway 6 and the Tasman sea at Punakaiki calculated on the capital value of each rating unit for repayment of loans raised to fund capital works.					
Punakaiki Rating District (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Class A (Camping Ground)	\$720,000.00	1.00	0.0403898	\$29,080.63	\$25,287.50
Class A (Other)	\$4,430,000.00	1.00	0.0013902	\$6,158.41	\$5,355.14
Class B	\$2,475,000.00	0.65	0.0009036	\$2,236.42	\$1,944.71
Class C	\$2,195,000.00	0.60	0.0008341	\$1,830.84	\$1,592.03
Class D	\$5,365,000.00	0.30	0.0004170	\$2,237.46	\$1,945.62
	\$15,185,000.00			\$41,543.75	\$36,125.00
p) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika Southside separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works.					
Hokitika Southside	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$2,843,500.00	1.00	0.0012516	\$3,559.04	\$3,094.82
Area B	\$3,598,200.00	0.10	0.0001167	\$419.96	\$365.18
				\$3,979.00	\$3,459.00
q) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works. Lower Waiho to be merged with Franz Josef rating district.					
The Franz Josef separate rating area includes all rateable land downstream of the State Highway 6 bridge that crosses the Waiho River. This includes all rateable land that was part of the original Lower Waiho, Franz Josef and Canavans Rating Districts. Also included are the additions of Stony Creek and all rateable land north of the Franz Josef township to Lake Mapourika.					
Franz Josef 2020 (Maintenance)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$176,172,000.00	1.00	0.0006198	\$109,199.89	\$94,956.42
Area B	\$24,334,000.00	0.50	0.0001462	\$3,558.76	\$3,094.58
	\$200,506,000.00			\$112,758.65	\$98,051.00
r) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.					
The Franz Josef separate rating area includes all rateable land downstream of the State Highway 6 bridge that crosses the Waiho River. This includes all rateable land that was part of the original Lower Waiho, Franz Josef and Canavans Rating Districts. Also included are the additions of Stony Creek and all rateable land north of the Franz Josef township to Lake Mapourika.					
Franz Josef 2020 (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$176,172,000.00	1.00	0.0007556	\$133,106.83	\$115,745.07
Area B	\$24,334,000.00	0.50	0.0003765	\$9,162.42	\$7,967.32
	\$200,506,000.00			\$142,269.25	\$123,712.39

s) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Lower Waiho separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.						
Lower Waiho		Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive	
		\$21,353,500.00	0.0015928	\$34,011.72	\$29,575.41	
t) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Matainui Creek separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works.						
Matainui Creek		Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive	
		\$7,206,000.00	0.0008533	\$6,149.05	\$5,347.00	
u) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002.						
The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund 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		\$2,357,015,960.00				
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00				
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00				
		\$8,699,650,465.00	0.0000965	\$839,500.00	\$730,000.00	
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002.						
The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund the cost of preparation of "One District Plan" as directed by the Local Government Commission.						
One District Plan		Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive	
Rateable Value of Land in the Buller District Local authority Area		\$2,357,015,960.00				
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00				
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00				
		\$8,699,650,465.00	0.0000661	\$575,000.00	\$500,000.00	
w) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Mokihinui separate rating area, calculated as a fixed charge per rating unit.						
Mohikinui Rating District		Estimated number of rating units	Amount per rating unit	Calculated Yield	GST Exclusive	
		42	\$ 445.46	\$18,709.51	\$16,269.14	
x) A targeted rate set differentially in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Whataroa River separate rating area calculated on the capital value of each rating unit, for maintenance of the protection works.						
Whataroa River		Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A		\$8,201,000.00	1.00	0.0026258	\$21,534.20	\$18,725.39
Area B		\$12,253,000.00	0.40	0.0010766	\$13,191.28	\$11,470.68
Area C		\$29,983,000.00	0.20	0.0005374	\$16,112.57	\$14,010.93
					\$50,838.05	\$44,207.00

y) A targeted rate set in accordance with sections 16, 17, 18 of the Local Government Rating Act 2002 on properties included in the Neil's Beach separate rating area calculated on the capital value of each rating unit, for management of the protection works.				
Neil's Beach	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$15,224,000.00	0.0003970	\$6,044.40	\$5,256.00
z) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on properties that have received Council funding to install insulation and/or clean heating appliances. The rate is calculated as a % of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 4.25%. The rate will 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 Loans		Factor as % of Council funding provided	Calculated Yield	GST Exclusive
		0.1423629	\$41,553.34	\$36,133.34
aa) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika 2021 separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works. The Hokitika 2021 separate rating area includes all rateable land within the following boundaries: The northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision, Richards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport.				
Hokitika 2021 (Loan)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$662,062,500.00	0.0003673	\$243,185.30	\$211,465.48
ab) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Hokitika 2021 separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works within the scheme. The Hokitika 2021 separate rating area includes all rateable land within the following boundaries: The northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision, Richards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport.				
Hokitika 2021 (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$662,062,500.00	0.0001540	\$101,990.05	\$88,687.00
ac) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works within the scheme.				
Westport (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$841,536,100.00	0.0000737	\$62,052.56	\$53,958.75
ad) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.				
Westport (Loan)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$841,536,100.00	0.0000792	\$66,655.20	\$57,961.04
		Total Rates	\$10,322,167	\$8,975,796

10. Set due dates for the payment of the rates for the 2022/23 rating year as follows:

- a. That the rates be paid in two equal instalments: the first instalment is due on 31/10/2022 and the second instalment is due on 20/4/2023.

11. Set penalties for the late payment of the rates for the 2022/23 year as follows:

- a. A penalty of 10% of the amount of any amount that remains unpaid after the resolved due date for the instalment, to be added on:
 - i. 1/11/2022 for instalment 1; and
 - ii. 21/4/2023 for instalment 2.

Considerations

Options Analysis

An analysis of reasonably practical options for the resetting and setting of rates is appended in the table below.

Table 1

Option	Advantages	Disadvantages
A) Maintain status quo	1) Council will collect additional revenue yield against that stated in the original AP2023	1) The rates per the original AP 2023 will not align to those that will be set
		2) Ratepayers will be required to pay a higher yield rate
B) Amend the factors (recommended option)	1) Council will still collect the revenue yield as per the original AP 2023	1) Council will forgo the opportunity of collecting an extra revenue yield
	2) Ratepayers will not pay for any additional yield against that stated in the original AP 2023	

Risks

The main risk associated with this paper would arise from inaction by Staff and Council. If rates are not reset the community would be contributing approximately \$700,000 more in Rates than budgeted and intended from the adoption of the Annual Plan 2023 as presented at 28 June 2022.

Significance and Engagement Policy Assessment

This decision is significant, but the impact has been outlined in the Public Notice issued on 6 September 2022.

Views of affected parties

Council considered the impact on affected parties which resulted in the rates yield being maintained whilst capital values have increased.

Financial implications

Property rates account for \$9.07 million of Council's revenue in 2023 financial year.

Legal implications

This report is prepared in accordance with the requirements of the Local Government (Rating) Act 2002. Individual rates are set and assessed with reference to the following sections of the Act:

- **General rates**
For providing revenue for the general purpose of the Council in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Section 13 of the Local Government (Rating) Act 2002.
- **Uniform Annual General Charge**
For providing revenue for the general purpose of the Council in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Section 15 of the Local Government (Rating) Act 2002.
- **Rating district rates**
For providing revenue for funding and maintaining the protection works within the various rating districts in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.
- **Regional emergency management rates**
For providing revenue for emergency management activities in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.
- **Te Tai o Poutini Plan rates**
For providing revenue to fund the preparation of Te Tai o Poutini Plan (the combined District Plan) in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.
- **Warm West Coast funding rates**
For providing revenue to repay borrowing provided by Council during the 2013/14 financial year and this annual repayment being made in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.

To set and assess rates using a classification scheme established under Sections 40-41 or Section 92(1) Rating Powers Act 1988, that is provided for and saved under Section 146 Local Government (Rating) Act 2002.

Attachment 1: Replacement rates information/funding impact statement for the 2022/23 financial year

Attachment 1

West Coast Regional Council		AP2023 Rates Revision			
Rating Funding Impact Statement – rates for the year ending 30 June 2023					
<i>Note: All amounts are stated inclusive of GST.</i>					
Rating Instalment Information					
Rates will be payable by two instalments:					
First instalment	Due date 31 October 2022	Penalty date 1 November 2022			
Second instalment	Due date 20 April 2023	Penalty date 21 April 2023			
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 31 October 2022 and 20 April 2023.					
A further 10% penalty will be charged on all accumulated rate arrears as at 30 June 2023, on 1 July 2023.					
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	Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,357,015,960	0.00052558	\$1,238,802	\$1,077,219
Rateable Value of Land in the Grey District Local authority Area	39%	\$3,663,155,105	0.00042545	\$1,558,493	\$1,355,211
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,679,479,400	0.00044742	\$1,198,840	\$1,042,470
	100%	\$8,699,650,465		\$3,996,135.00	\$3,474,900.00
2) Uniform Annual General Charge					
The Uniform Annual General Charge is charged at one (1) full charge per rating unit as per section 15 of the Local Government (Rating) Act 2002					
The Council sets a uniform annual general charge to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.					
	Estimated number of rating units		Amount per rating unit	Estimated Yield	GST Exclusive
	20,617		\$138.05	\$2,846,250.00	\$2,475,000.00
3) Targeted Rates					
a) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Vine Creek separate rating area, calculated on the land value of each rating unit for the maintenance of protection works in the scheme.					
Vine Creek	Estimated rateable Land Value	Differential based on benefits	Factor per \$ of Land Value	Calculated Yield	GST Exclusive
Class A	\$3,713,500.00	1.00	0.0043780	\$16,257.79	\$14,137.21
Class B	\$4,605,000.00	0.70	0.0024610	\$11,332.95	\$9,854.74
Class C	\$6,038,000.00	0.50	0.0021890	\$13,217.25	\$11,493.26
Class D	\$15,381,900.00	0.20	0.0008112	\$12,478.16	\$10,850.57
Class E	\$13,813,000.00	0.10	0.0004177	\$5,769.80	\$5,017.22
				\$59,055.95	\$51,353.00

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

Wanganui River (Maintenance)	Estimated Rateable Land Value	Differential Based on Benefits	Factor per \$ of Land Value	Estimated to Yield	GST Exclusive
Class A	\$22,359,200.00	1.00	0.0032402	\$72,447.59	\$62,997.91
Class B	\$19,012,400.00	0.70	0.0021816	\$41,478.09	\$36,067.91
Class C	\$25,741,400.00	0.45	0.0012730	\$32,767.65	\$28,493.61
Class D	\$4,608,100.00	0.10	0.0002796	\$1,288.41	\$1,120.36
Class U1	\$2,949,300.00	0.50	0.0016162	\$4,766.65	\$4,144.91
Class U2	\$1,013,000.00	0.50	0.0016317	\$1,652.90	\$1,437.30
				\$154,401.30	\$134,262.00

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

Kowhitirangi	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$15,151,200.00	1.00	0.0004376	\$6,630.37	\$5,765.54
Class C	\$32,157,000.00	0.50	0.0002166	\$6,965.06	\$6,056.57
Class E	\$30,370,000.00	0.29	0.0001277	\$3,876.79	\$3,371.12
Class F	\$69,135,800.00	0.17	0.0000699	\$4,830.89	\$4,200.77
				\$22,303.10	\$19,394.00

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

Karamea Estimated Rateable Capital Value	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
Class A	\$2,274,600.00	1.00	0.0017828	\$4,055.26	\$3,526.31
Class B	\$32,065,040.00	0.80	0.0013958	\$44,756.61	\$38,918.79
Class C	\$3,785,520.00	0.60	0.0010697	\$4,049.40	\$3,521.22
Class D	\$107,443,420.00	0.10	0.0001783	\$19,155.50	\$16,656.96
Class E	\$53,419,220.00	0.05	0.0000872	\$4,659.49	\$4,051.73
				\$76,676.25	\$66,675.00

e) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Inchbonnie separate rating area, calculated on the capital value of each rating unit for the maintenance of 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	\$3,227,000.00	1.00	0.0022693	\$7,323.19	\$6,367.99
Class B	\$15,504,750.00	0.75	0.0015871	\$24,607.23	\$21,397.60
Class C	\$6,940,000.00	0.50	0.0009417	\$6,535.67	\$5,683.19
Class D	\$2,195,000.00	0.30	0.0006174	\$1,355.11	\$1,178.35
Class F	\$1,847,000.00	0.15	0.0002079	\$383.95	\$333.87
				\$40,205.15	\$34,961.00

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

Greymouth Floodwall (Loan)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
	\$1,110,240,500.00	0.0002277	\$252,826.35	\$219,849.00

g) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. New River / Saltwater Creek Catchment, Coal Creek

Greymouth Floodwall (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$1,110,240,500.00	0.0001953	\$216,832.50	\$188,550.00

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

Okuru	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$16,870,000.00	0.0004964	\$8,374.30	\$7,282.00

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

Redjacks	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	0.10	6.73%	\$7,956.98	\$795.70	\$691.91
Class B	1.11	35.55%	\$3,781.28	\$4,197.22	\$3,649.76
Class C	0.12	3.56%	\$3,507.53	\$420.90	\$366.00
Class D	2.30	17.54%	\$901.64	\$2,073.78	\$1,803.29
Class E	1.49	14.23%	\$1,129.15	\$1,682.43	\$1,462.99
Class F	1.85	4.73%	\$302.29	\$559.23	\$486.29
Class G	21.97	7.40%	\$39.82	\$874.91	\$760.79
Class H	49.18	8.60%	\$20.67	\$1,016.79	\$884.17
Class I	77.02	1.71%	\$2.62	\$202.18	\$175.81
		100%		\$11,823.15	\$10,281.00

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

Raft Creek	Estimated Rateable Land Area (ha)	Rates per hectare	Calculated Yield	Calculated Yield Exclusive	GST
	762.25	\$14.51	\$11,063.00	\$9,620.00	

k) 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	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	306.26	33.16%	\$124.52	\$38,134.00	\$33,160.00
Class B	130.00	11.54%	\$102.08	\$13,271.00	\$11,540.00
Class C	111.98	6.83%	\$70.14	\$7,854.50	\$6,830.00
Class D	127.13	6.54%	\$59.16	\$7,521.00	\$6,540.00
Class E	191.47	8.63%	\$51.83	\$9,924.50	\$8,630.00
Class F	140.29	5.89%	\$48.28	\$6,773.50	\$5,890.00
Class G	392.74	13.40%	\$39.24	\$15,410.00	\$13,400.00
Class H	429.48	13.77%	\$36.87	\$15,835.50	\$13,770.00
Class I	48.66	0.24%	\$5.67	\$276.00	\$240.00
		100%		\$115,000.00	\$100,000.00

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

Kongahu Rating District	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	727.58	1.00	\$32.06	\$23,327.34	\$20,284.65
Class B	68.60	0.52	\$16.67	\$1,143.51	\$994.35
				\$24,470.85	\$21,279.00

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

Waitangitona	Estimated Rateable Land Area (ha)	Differential Based on Benefits	Rate per hectare	Calculated Yield	GST Exclusive
Class A	604.30	25.80%	\$13.58	\$8,204.26	\$7,134.14
Class B	721.43	23.48%	\$10.35	\$7,467.70	\$6,493.66
Class C	1690.44	46.84%	\$8.81	\$14,895.60	\$12,952.69
Class D	708.22	3.88%	\$1.74	\$1,235.44	\$1,074.30
		100%		\$31,803.00	\$27,654.78

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

Punakaiki (Maintenance)	Estimated Rateable Land Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$15,185,000.00	0.0071589	\$108,707.20	\$94,528.00

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

Punakaiki Rating District (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Class A (Camping Ground)	\$720,000.00	1.00	0.0403898	\$29,080.63	\$25,287.50
Class A (Other)	\$4,430,000.00	1.00	0.0013902	\$6,158.41	\$5,355.14
Class B	\$2,475,000.00	0.65	0.0009036	\$2,236.42	\$1,944.71
Class C	\$2,195,000.00	0.60	0.0008341	\$1,830.84	\$1,592.03
Class D	\$5,365,000.00	0.30	0.0004170	\$2,237.46	\$1,945.62
	\$15,185,000.00			\$41,543.75	\$36,125.00

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

Hokitika Southside	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$2,843,500.00	1.00	0.0012516	\$3,559.04	\$3,094.82
Area B	\$3,598,200.00	0.10	0.0001167	\$419.96	\$365.18
				\$3,979.00	\$3,459.00

q) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works. Lower Waiho to be merged with Franz Josef rating district.

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

Franz Josef 2020 (Maintenance)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$176,172,000.00	1.00	0.0006198	\$109,199.89	\$94,956.42
Area B	\$24,334,000.00	0.50	0.0001462	\$3,558.76	\$3,094.58
	\$200,506,000.00			\$112,758.65	\$98,051.00

r) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Franz Josef separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.					
The Franz Josef separate rating area includes all rateable land downstream of the State Highway 6 bridge that crosses the Waiho River. This includes all rateable land that was part of the original Lower Waiho, Franz Josef and Canavans Rating Districts. Also included are the additions of Stony Creek and all rateable land north of the Franz Josef township to Lake Mapourika.					
Franz Josef 2020 (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$176,172,000.00	1.00	0.0007556	\$133,106.83	\$115,745.07
Area B	\$24,334,000.00	0.50	0.0003765	\$9,162.42	\$7,967.32
	\$200,506,000.00			\$142,269.25	\$123,712.39
s) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Lower Waiho separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works.					
Lower Waiho	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$21,353,500.00		0.0015928	\$34,011.72	\$29,575.41
t) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Matainui Creek separate rating area, calculated on the capital value of each rating unit for the maintenance of the protection works.					
Matainui Creek	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$7,206,000.00		0.0008533	\$6,149.05	\$5,347.00
u) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002.					
The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund 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		\$2,357,015,960.00			
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00			
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00			
		\$8,699,650,465.00	0.0000965	\$839,500.00	\$730,000.00
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002.					
The Targeted Rate will be a uniform rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit, used to fund the cost of preparation of "One District Plan" as directed by the Local Government Commission.					
One District Plan		Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area		\$2,357,015,960.00			
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00			
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00			
		\$8,699,650,465.00	0.0000661	\$575,000.00	\$500,000.00
w) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Mokihinui separate rating area, calculated as a fixed charge per rating unit.					
Mohikinui Rating District	Estimated number of rating units		Amount per rating unit	Calculated Yield	GST Exclusive
	42		\$ 445.46	\$18,709.51	\$16,269.14

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

Whataroa River	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$8,201,000.00	1.00	0.0026258	\$21,534.20	\$18,725.39
Area B	\$12,253,000.00	0.40	0.0010766	\$13,191.28	\$11,470.68
Area C	\$29,983,000.00	0.20	0.0005374	\$16,112.57	\$14,010.93
				\$50,838.05	\$44,207.00

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

Neil's Beach	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$15,224,000.00	0.0003970	\$6,044.40	\$5,256.00

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

The rate is calculated as a % of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 4.25%. The rate will 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 Loans	Factor as % of Council funding provided	Calculated Yield	GST Exclusive
	0.1423629	\$41,553.34	\$36,133.34

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

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

The northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision, Richards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport.

Hokitika 2021 (Loan)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$662,062,500.00	0.0003673	\$243,185.30	\$211,465.48

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

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

The northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision, Richards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport.

Hokitika 2021 (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$662,062,500.00	0.0001540	\$101,990.05	\$88,687.00

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

Westport (Maintenance)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$841,536,100.00	0.0000737	\$62,052.56	\$53,958.75

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

Westport (Loan)	Estimated Rateable Capital Value	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$841,536,100.00	0.0000792	\$66,655.20	\$57,961.04
Total Rates			\$10,322,167	\$8,975,796

Rating impact on some typical properties

	Westport dwelling		Buller District farm property	
	\$300,000	\$400,000	\$3,000,000	\$4,000,000
Capital Value	\$300,000	\$400,000	\$3,000,000	\$4,000,000
General rate	\$157.66	\$210.22	\$1,576.63	\$2,102.17
Emergency Management Rate	\$28.94	\$38.58	\$289.38	\$385.84
Te Tai o Poutini Plan (combined District Plan)	\$19.83	\$26.44	\$198.29	\$264.39
Uniform Annual General Charge	\$138.05	\$138.05	\$138.05	\$138.05
Total	\$344.48	\$413.29	\$2,202.34	\$2,890.44

Other targeted rates (relating to river, drainage and coastal protection rating districts) may be payable depending on where the property is located.

	Greymouth dwelling		Grey District farm property	
	\$300,000	\$400,000	\$3,000,000	\$4,000,000
Capital Value	\$300,000	\$400,000	\$3,000,000	\$4,000,000
General rate	\$127.62	\$170.17	\$1,276.24	\$1,701.65
Emergency Management Rate	\$28.94	\$38.58	\$289.38	\$385.84
Te Tai o Poutini Plan (combined District Plan)	\$19.83	\$26.44	\$198.29	\$264.39
Uniform Annual General Charge	\$138.05	\$138.05	\$138.05	\$138.05
Total	\$314.44	\$373.23	\$1,901.95	\$2,489.92

Other targeted rates (relating to river, drainage and coastal protection rating districts) may be payable depending on where the property is located.

	Hokitika dwelling		Westland District farm property	
	\$300,000	\$400,000	\$3,000,000	\$4,000,000
Capital Value	\$300,000	\$400,000	\$3,000,000	\$4,000,000
General rate	\$134.07	\$178.77	\$1,340.74	\$1,787.66
Emergency Management Rate	\$28.94	\$38.58	\$289.38	\$385.84
Te Tai o Poutini Plan (combined District Plan)	\$19.83	\$26.44	\$198.29	\$264.39
Uniform Annual General Charge	\$138.05	\$138.05	\$138.05	\$138.05
Total	\$320.89	\$381.84	\$1,966.46	\$2,575.93

Other targeted rates (relating to river, drainage and coastal protection rating districts) may be payable depending on where the property is located.