

West Coast Regional Council

ANNUAL PLAN

July 1 2020 to June 30 2021



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Chairperson's Foreword

This is the first Annual Plan of the newly elected Council.

Annual Plan 20/21 is a Plan for uncertain times, with many people and businesses across the West Coast feeling the effects of the economic impacts of Covid-19. In recognition of this, Council made the decision to freeze rates at 2019/2020 levels.

Central Government announced a package of \$1.1 billion for Covid-19 recovery, focused on investment in employment that supports enduring benefits for healthy waterways, biodiversity, sustainable land use and cultural values. Combined with existing funding streams for similar purposes, there will be a total of \$1.3 billion nationally. We have been working hard to secure a portion of this external funding to progress various infrastructure projects for flood protection and sea erosion, as well as for environmental enhancement and predator control. Success in securing this funding has the potential to reduce the impact on our communities in the long-term, particularly for infrastructure development as well as meeting requirements under the newly released freshwater regulation package.

Community funding for some of these projects particularly the flood infrastructure works may be required to meet the government funding criteria, this would be achieved via changes to the general or targeted rating measures. If this is required Council will undertake consultation and ratify decisions made during the year under the Rating Act through the Long Term Plan process.

A very modest surplus of \$38,000 has been budgeted for in 2020/21, however Council may be required to borrow up to \$750,000. Almost \$200,000 of this borrowing requirement relates to funding of "One District Plan" activities during 20/21.

Annual Plan 20/21 includes the completion of capital works at Karamea (stop-bank upgrade) and for the Hokitika Seawall (extension). A review of the Hokitika Seawall Rating district has been deferred to the 2021/2031 Long Term Plan.

As always, we continue to be focussed on operating as efficiently as possible to ensure we deliver value for money to our communities. Part of this includes seeking alternative funding sources, for example through the Government's Covid-19 package or EnviroLink, to reduce the financial impact on our ratepayers.

Allan Birchfield
Chairman
West Coast Regional Council

Introduction to the Annual Plan 2020/2021

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 2018-28 which was adopted in 2018. 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 2018-28.
- 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

John Hill

Laura Coll McLaughlin

Grey Constituency

Peter Ewen

Brett Cummings

Allan Birchfield - Chairman

Westland Constituency

Debra Magner

Stuart Challenger – Deputy Chairman



Left to Right: Brett Cummings, Stuart Challenger, John Hill, Peter Ewen, Debra Magner, Allan Birchfield, Laura Coll McLaughlin

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 wellbeing 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.

- **Flood warning 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 & Innovation	Hadley Mills	Planning & State of Environment Monitoring Flood Warning & Natural Hazards Information & Communications technology
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	Heather McKay	Resource Consent Processing Compliance Monitoring & Enforcement Environment Complaints & Pollution Response
Strategy & Communications	Nichola Costley	Strategy & Communications
Civil Defence & Emergency Management	Claire Brown	Civil Defence & emergency Management Natural Hazards
People & Capability	Kim Hibbs	Human Resources

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.

Council is in the final stages of completing work on a Partnership Protocol - Paetae Kotahitanga ki Te Tai Poutini between Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu, and West Coast Regional Council. The purpose of this Protocol is to establish an enduring partnership between Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu, and Council, within the rohe of Te Rūnanga o Ngāti Waewae and Te Rūnanga o Makaawhio, and maintain the Protocol as an expression of the Treaty of Waitangi partnership between them.

The Council is committed to the long-term success of the partnership and enduring relationship, therefore will participate fully and contribute adequate resourcing at all levels, including governance (rangatira ki rangatira) and operational leadership, to implement this Protocol. The Protocol informs any obligations of the Council to consult with Poutini Ngāi Tahu under the Local Government Act 2002, and all other legislation relevant to the Council and its duties and functions

Key Changes from 2018-28 Long Term Plan:

The Remuneration Authority determination regarding the Councillor Remuneration pool means that total Councillor Remuneration exceeds the LTP year 3 budget. Council had no option but to comply with the Remuneration Authority directive.

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 Compliance & 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 2018-28 Long Term Plan:

Costs relating to "One District Plan" were not recognised in the LTP except for a nominal amount of \$25,000. The Local Government Commission Final Order directed WCRC to undertake this work and rate to fund it.

Council implemented a new targeted rate of \$250,000 in 2019/20 to fund this work, and public consultation on this rate took place at that time.

Resource Management Performance targets

Levels of Service	Measure	Performance Target
To maintain or enhance water quality in the West Coast's rivers	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.	Maintaining or improving trends for these parameters.
	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.	All significant consented discharges ¹ 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 Compliance & Enforcement Policy.
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	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.	Macroinvertebrate health index ² (SQMCI) mean is higher, or no more than 20% lower, than the baseline mean.
	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).	Scheduled swimming sites do not exceed the moderate-high risk threshold on more than 10% of sampling occasions.
To protect human health from adverse impacts of poor groundwater quality.	28 Wells are monitored at least twice annually, 24 of which are used for human consumption. 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.	In wells used for human consumption, nitrate levels remain below the health guideline of 11.3 mg/L.
To protect human health from any adverse impacts of poor air quality in Reefton.	Reefton's air is monitored in accordance with the National Environmental Standard (NES) for air quality by measuring PM ₁₀ (airborne particles smaller than ten micrometers, which affect human respiration). The threshold is a 24hr mean PM ₁₀ of 50 micrograms/m ³ .	NES Requirement: 24hr PM ₁₀ 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.
Respond to all genuine incident complaints received by the Council and take enforcement action where needed.	Number of complaints received and number of enforcement actions resulting from these.	Operate a 24-hour complaints service, assess and respond to all genuine complaints within 24 hours and non-urgent complaints within 5 working days in accordance with Council's Compliance & Enforcement Policy..

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 10 trained responders.

Other Resource Management Targets

Plan & Strategy preparation & review:

1. Make RPS operative second half of 2020.
2. Defend any appeals on Plan Change 1 to the Regional Land and Water Plan in 2020/21.
3. Hold hearings for proposed Regional Coastal Plan and release decisions in 2021.
4. Continue working with Reefton community on options for meeting the National Environmental Standards for Air Quality and develop appropriate provisions for the Regional Air Quality Plan.
5. Continue transferring RPS and regional Plans into E-planning system.
6. Ensure policy implications of Councils science reports are formally assessed, within 6 months of science report being released.
7. Undertake any efficiency and effectiveness revisions of Regional Plans within 5 years of them being operative.
8. Implement the requirements of the National Policy Statement for Freshwater Management by 2030.
9. Coordinate the National policy statement for Freshwater Management (NPSFM) Freshwater Management Unit (FMU) groups.

Consents Processing, Compliance Monitoring:

10. Ensure S42A reports for notified consent applications are provided to relevant parties within the RMA timeframes.
11. Respond to all written enquiries regarding consents or compliance matters within 10 working days, or 20 working days for LGOIMA requests.
12. Release all bonds within 4 months of the surrender, forfeiture or expiry of the mining licence or permit, provided rehabilitation is complete.
13. Inspect all consents for whitebait stands on the Little Wanganui, Taramakau, Hokitika, Wanganui, Paringa, and Waiatoto Rivers annually and on other rivers at least every third year.
14. Assess farm compliance in the Lake Brunner catchment at least annually, to ensure full compliance in this sensitive catchment.
15. Inspect new consents that involve major construction works; and monitor any other major consented activity, when necessary, based on their environmental risk.

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

Resource Science activities:

16. Complete the Lake Brunner monitoring programme and report the cumulative results annually on the Council website by December each year.
17. Report the monthly contact recreation sampling results from swimming rivers to the media, and complete follow up studies of incongruous results.
18. Prepare state of the environment reports for surface water quality and groundwater, every third year.
19. Provide monthly reports during wintertime on Reefton PM₁₀ monitoring, posted on Council's website.
20. Contribute to the National Policy Statement for freshwater management (NPSFM) Freshwater management unit (FMU) groups.

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

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 2018-28 Long Term Plan

Nil

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).	Staff response to high flow events.	Provide flood monitoring service for the six rivers monitored (Karamea, Buller, Mokihinui, Grey, Hokitika, Waiho) and respond in accordance with the floodwarning manual.
	Availability of information about high flow events.	Ensure data on river levels (Karamea, Buller, Grey, Hokitika, Waiho, Mokihinui) is available on the Council website (updated 12 hourly, or 3 hourly during flood events) > 90% of the time.

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 4 Councils plus emergency services and health representatives. The CEG generally reports to the Group quarterly. There is also a lifelines group which provides advice.

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 2016, and is due for another review no later than September 2021.

The LTP levels of service and performance targets reflect only this Council's role in the CDEM work. District Council Long Term Plans and Annual Plans will also provide for local CDEM services.

The four Councils now coordinate the delivery of CDEM regionally. The Regional Council employs a Director of CDEM and the District Councils have seconded their part time staff to this Manager in order to achieve a fully integrated CDEM staff group for the Region.

Key Changes from 2018-28 Long Term Plan:

Nil

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. Ensure all new hazard research is communicated to the Lifelines and CEG meetings to assist with risk avoidance and preparedness activities.
4. Co-ordinate one 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 and Hokitika Joint Committees, 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, 25 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, Waitangitaona, Franz Josef, Lower Waiho, Okuru and Neil's Beach.

Rock Quarries

The Regional Council also currently administers rock quarries at the following locations: Miedema Rock Deposit (Karamea)⁵, Oparara (in abeyance), Blackball, Cobden (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?

It is likely that further enquiries will be received within the 10 year life of this Plan. Rating Districts will be established if there is sufficient support from the affected ratepayers that respond when an opinion survey is circulated.

New Rating Districts may require Council to develop new and economical sources of rock for protection works.

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 2018-28 Long Term Plan:

Council consulted on possible new protection schemes at Rapahoe and Carters Beach, possible changes to rating differentials at Punakaiki and raising a \$400,000 loan to fund proposed upgrade works to the full length of the stop-bank between the "Last Resort Bank" and the Karamea river bridge.

Following consideration of submissions in June 2019, Council decisions were as follows;

1. Rapahoe and Carters Beach proposals did not proceed.
2. Punakaiki maintenance Rating District differentials. Council adopted Option 3 in the 2019 consultation document which was that there will be no differentials for the maintenance rate.
3. Karamea stop-bank upgrade. Council agreed that this would proceed.

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 2018-28 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 2021.

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 into 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 2018 (Grey District area land), 1 September 2017 (Westland District area land), and 1 September 2019 (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 are amortised over the life of the relevant Mining Permit.

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%
Mining Rights	10 – 30 years	3.33% - 10.00%

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 2020/21)

Surplus	38,317
Less	
Transfer -surplus/deficit relating to Rating Districts	(\$888,274)
One District Plan 19/20 surplus funds carried forward	\$100,000
Loan Principal Repayments	0
Actual Funding deficit	(\$749,957)

Council will borrow to fund this funding deficit in 20/21

Prospective Statement of Comprehensive Income

AP 2019/20		AP 2020/21	LTP 2020/21
Cost of Services			
593,796	Governance	642,132	499,456
4,310,207	Resource Management	4,758,954	3,840,747
0	Economic Development	0	312,606
190,790	Transport	154,484	211,072
912,644	Hydrology & Flood Warning	1,051,096	1,150,401
1,222,441	Emergency Management	1,147,494	1,255,747
2,487,833	River, Drainage & Coastal Protection	1,796,285	1,982,168
3,526,000	VCS Business Unit	4,404,954	3,535,705
36,540	Other	29,426	59,575
8,270	Warm West Coast Scheme	3,385	6,453
13,288,701	Total Expenditure	13,988,210	12,853,940
Revenue			
6,113,421	Rates & Penalties	6,098,298	6,027,126
83,000	Subsidies & Grants	116,199	85,896
893,680	Investment Income	823,680	865,348
6,040,294	User Fees & Charges	6,743,350	5,988,784
573,300	Share of Associates Income	245,000	521,656
30,000	Commercial Property Revaluations	0	37,064
13,73,3695	Total Revenue	14,026,527	13,525,874
444,994	Surplus / (-Deficit) from Activities	38,317	671,934
0	Revaluation of Assets	0	0
444,994	Total Comprehensive Income	38,317	671,934
Summary of Operating Expenditure by Expenditure Type			
13,288,701		13,988,210	12,853,940
239,880	Interest	200,602	167,162
441,506	Depreciation and amortisation	468,226	443,806
5,481,675	Employee benefits	5,650,512	4,718,255
7,125,640	Other operating expenditure	7,668,870	7,524,717
13,288,701	Total Operating Expenditure	13,988,210	12,853,940

Prospective Statement of Movements in Equity

AP 2019/20		AP 2020/21	LTP 2020/21
Ratepayers Equity			
18926,750	Opening Balance	24,195,032	21,667,805
444,994	Operating Surplus	38,317	671,934
0	Other	250,000	
230,000	Transfers (Investment Growth)	-750,000	97,026
-7,102	Transfers (Rating Districts)	26,171	-267,327
19,594,642		23,759,520	22,169,438
Rating District Equity			
2,850,000	Opening Balance	1,850,000	2,888,217
7,102	Net Transfers (Ratepayers Equity)	-26,171	267,327
2,857,102		1,823,829	3,155,544
Revaluation Reserve			
40,699,872	Opening Balance	49,756,755	42,033,220
0	Other comprehensive revenue & expense	0	0
40,699,872		49,756,755	42,033,220
Investment Growth Reserve			
9,000,000	Opening Balance	9,000,000	7,408,995
-230,000	Net transfers (Ratepayers Equity)	0	-97,026
8,77,0000		9,000,000	7,311,969
Catastrophe Fund			
750,000	Opening Balance	0	1,000,000
0	Net Transfers (Ratepayers Equity)	750,000	0
750,000		750,000	1,000,000
72,671,616	Closing Balances	85,090,104	75,670,171

Prospective Statement of Financial Position

AP @ 30/6/20		AP @ 30/6/21	LTP @ 30/6/21
Current Assets			
153,608	Cash	56,684	-133,790
1,600,000	Receivables	1,600 000	1,600,000
700,000	Inventories	400 000	700,000
70,000	Loan Advances	50 000	75,000
1,500,000	Other Financial Assets	1,000 000	1,500,000
4,023,608	Total Current Assets	3,106,684	3,741,210
Non-Current Assets			
5,012,288	Property, Plant, Equipment	5,436,244	4,276,715
61,000,000	Infrastructure	74,650,000	62,221,847
112,393	Intangible Assets	694,116	142,194
1,520,000	Investment Property	1,600,000	1,629,278
250,000	Loan Advances	445,000	110,000
1,000,000	Investment in Associates	1,115,000	1,056,000
215,000	Investment in CCOs	210,000	212,300
9,520,000	Other Financial Assets	9,929,600	10,067,513
78,629,681	Total Non-Current Assets	94,079,960	79,715,847
82,653,289	Total Assets	97,186,644	83,457,057

AP @ 30/6/20		AP @ 30/6/21	LTP @ 30/6/21
Current Liabilities			
485,314	Borrowings	2,896,251	508,948
2,000,000	Payables	1,500,000	2,000,000
300,000	Employee Benefit Liabilities	500,000	300,000
2,785,314	Total Current Liabilities	4,896,251	2,808,948
Non-Current Liabilities			
0	Employee Benefit Liabilities	0	0
6,798,359	Borrowings	6,623,749	4,907,938
398,000	Quarry Aftercare Provision	576,540	70,000
7,196,359	Total Non-Current Liabilities	7,200,289	4,977,938
Equity			
19,584,642	Ratepayers Equity	23,759,520	22,169,438
2,857,102	Rating District equity	1,823,829	3,155,544
750,000	Catastrophe Fund	750,000	1,000,000
40,699,872	Revaluation Reserve	49,756,755	42,033,220
8,770,000	Investment Growth Reserve	9,000,000	7,311,969
72,671,616	Total Equity	85,090,104	75,670,171
82,653,289	Total Liabilities & Equity	97,186,644	83,457,057

Prospective Statement of Cash Flows

AP 2019/20		AP 2020/21	LTP 2020/21
Cash Flow from Operating Activities			
6,103,421	Rates	6,098,298	5,974,961
6,234,474	Other Income	7,200,729	6,126,572
12,337,895		13,299,027	12,101,533
Less Cash Paid for:			
239,880	Interest	200,602	173,615
12,607,315	Operating Expenditure	13,319,382	12,236,520
12,847,195		13,519,984	12,410,135
-509,300	Net Cash Flow Operations	-220,957	-308,602
Cash Flow from Investing			
Cash From:			
1,625,800	Redemption of Investments	1,537,500	1,216,703
0	Sale of Fixed Assets	25,141	52,738
1,625,800		1,562,641	1,269,441
Cash Paid For:			
1,075,000	Purchase of Fixed Assets	1,355,000	658,773
0	Investments Made	750,000	0
1,075,000		2,105,000	658,773
550,800	Net Cash Flow from Investing	-543,359	610,668
Cash Flow from Financing Activities			
400,000	Loans Raised	750,000	0
0	Loans Advanced		0
-437,892	Loan Principal Repaid	30,000	426,551
-37892	Net Cash Flow from Financing	720,000	-426,551
Total Changes in Cash held			
3,608	Opening Cash Balance	-43,316	-124585
-150,000	Closing Cash Balances	100,000	-9,205
153,608		56,684	-133,790

Projected Capital Expenditure

AP 2019/20		Type of Expenditure	AP 2020/21	LTP 2020/21
100,000	IT Equipment	Replacement	45,000	45,201
40,000	Hydrology	Improve Level of service	40,000	39,750
0	IT Software - Intangibles	Replacement	100,000	104,331
60,000	Hydrology	Replacement	60,000	62,599
60,000	Sonde	Replacement	60,000	62,599
400,000	Karamea Stop-bank upgrade	Improve Level of Service	360,000	0
0	Hokitika Seawall	Improve levels of service	290,000	0
10,000	Air Quality Monitoring Plant	Replacement	0	0
0	Other	Replacement	0	0
120,000	WCRC Vehicles	Replacement	160,000	166,930
45,000	CDEM Vehicles	Replacement	0	0
30,000	VCS Plant	Replacement	30,000	73,032
60,000	VCS Vehicles	Replacement	60,000	104,331
150,000	VCS – Shed	Replacement	150,000	0
1,075,000			1,355,000	658,773

Reserves Funds

		Annual Plan 2020/21
Rating District	opening balance	1,850,000
Balances	Deposits	0
	Transfer from Surplus	888,274
	Withdrawals for capex	-290,000
	Borrowing	0
	Loan Principal Repayments	-264,445
	closing balance	1,823,829
Investment Growth Reserve	opening balance	
	Deposits	9,000,000
	Transfer	0
	Withdrawals	0
		9,000,000
Catastrophe Fund	opening balance	0
	Deposits	750,000
	Transfer from Surplus	0
	Withdrawals	0
		750,000
Total Reserves		11,573,829
Funded by:		
JBWere Main Portfolio		10,000,000
JBWere Catastrophe Fund		750,000
Other Investments (Net of debt)	Commercial Property	995,000
	PCR LP	1,169,000
		12,914,000

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

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. The fund was grown to \$1,000,000 and was used to assist the cash flow required by Council to reinstate damaged infrastructure following the 26 March 2019 floods.

The catastrophe fund will be reinstated @ \$750,000 (net of excess on claims) as soon as all NEMA and Insurance proceeds are to hand.

Activities the Reserve Fund relates to

- River, Drainage & Coastal Protections Group of Activities.

Comparison with Long Term Plan Financial Prudence Caps

Benchmarks	Annual Plan 20/21			Met
Rates Affordability / Benchmarks Income and Increases				
General rate and UAGC will not exceed 35% of total income	General Rate + UAGC \$ 3,886,090	Total Income \$ 14,026,527	27.7%	[yes]
General rate % increase will not exceed BERL "other inflation" cost indexes	General Rate \$ 2,430,000	((18/19 baseline + 2.10%) + 2.2%) \$ 2,483,440	97.8%	[yes]
Targeted Rates will not exceed 25% of total income	Targeted Rates \$ 2,128,133	Total Income \$ 14,026,527	15.2%	[yes]
Targeted Rates not to exceed 100% increase on the 18/19 baseline over 10 years.	Targeted Rates \$ 2,128,133	18/19 baseline + 100% \$ 3,790,000	56.2%	[yes]
Debt and affordability benchmarks				
Debt not to exceed 175% of Total Income	Debt \$ 9,520,000	Total Income 14,026,527	68%	[yes]
Loan interest not to exceed 10% of total revenue	Interest \$ 200,602	Total Income \$ 14,026,527 (excluding revaluations)	1.43%	[yes]
Balanced budget benchmark to be greater than or equal to 100%	Revenue \$ 14,026,527	Expenditure \$ 13,988,210	(excluding revaluations) 100.3%	[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.				

Reconciliation of Funding Impact Statement to Statement of Comprehensive Income

	LTP 19/20	LTP 20/21	Annual Plan 20/21
Prospective Statement of Comprehensive Income Surplus	551,574	671,934	38,317
Plus non cash expenditure			
Depreciation & Amortisation	421,712	443,806	468,226
Less non cash income			
Revaluation of commercial property	-36,278	-37,065	0
WCRC Operating Funding Surplus	937,008	1,078,676	506,543

Funding Impact Statements in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014

	Long Term Plan 19/20	Long Term Plan 20/21	Annual Plan 20/21
West Coast Regional Council			
Sources of Funding			
General Rates, UAGC, Penalties	3,962,155	4,048,047	3,936,177
Targeted Rates	1,937,087	1,979,080	2,128,133
Subsidies & Grants	84,073	85,896	116,199
Fees & Charges	5,920,748	5,988,784	6,777,338
Income from Investments	1,363,807	1,387,004	1,068,680
Fines, Infringement Fees & Other Receipts	0		0
Total Operating Funding (A)	13,267,870	13,488,811	14,026,527
Applications of Operating Funding			
Payments to staff and suppliers	12,127,691	12,242,973	13,319,382
Finance costs	203,171	167,162	200,602
Other operating funding applications			0
Total Applications of operating funding (B)	12,330,862	12,410,135	13,519,984
Surplus (deficit) of Operating Funding (A) - (B)	937,008	1,078,676	506,543
Sources of Capital Funding			
Subsidies and Grants			0
Development and Financial Contributions			0
Increase (decrease) in debt	-475,535	-491,651	660,000
Other dedicated capital funding	65,412	68,221	73,358
Gross Proceeds Sale assets	16,510	52,738	25,141
Lump sum contributions			0
Total Sources of capital funding (C)	-393,613	-370,692	758,499
Applications of capital funding			
Capital expenditure-additional demand			0
Capital expenditure-improved levels of service	42,072	39,750	690,000
Capital expenditure-replace existing assets	223,816	514,690	665,000
Increase (decrease) in investments	408,625	566,731	750,000
Increase (decrease) in reserves	-131,117	-413,188	-839,958
Total applications of capital funding (D)	543,396	707,983	1,265,042
Surplus (Deficit) of Capital Funding (C) - (D)	-937,008	-1,078,676	-506,543
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, e.g. 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 loan repayment 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 Waitangtaona Separate Rating area	Differential Land Area
River, Drainage & Coastal Protection	Scheme maintenance rate	Land within the boundaries of the Punakaiki Separate Rating area	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 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 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
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

Activity Group	Types of Rates	Types of land	Different categories
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
One District Plan	One District plan project as directed by Local Government Commission "Order in Council"	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.	Amount of funding provided * 14.9286% per annum for the term of the funding agreement.

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.

In 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%

Council checks the validity of these differentials from time to time using a comparison involving the average of District Capital Values, District Population and the number of Rating Units. These comparisons continue to support the above differentials as shown in the following table:

	Buller	Grey	Westland
% based on number of rating units	32.3%	39.0%	28.7%
% based on Capital Value only	29.3%	36.7%	33.9%
% based on population only	31.3%	41.6%	27.1%
Average based on Capital Value, Population & Rating Units	30.96%	39.10%	29.94%

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.

One District Plan Targeted rate will be made and levied across the region to fund the One District plan work Council has been directed to undertake by the Local Government Commission by "Order in Council".

Uniform Annual General Charge

Council sets a Uniform Annual General Charge (currently \$72.50 + GST) on all Rating Units.

Rating Base Information

Projected number of rating units within the Region as at 30 June 2020	22,302
Projected total capital value of rating units within the Region as at 30 June 2020	\$7,199,926,000
Projected total land value of rating units within the Region as at 30 June 2020	\$3,499,337,000

Rates Information

FUNDING IMPACT STATEMENT - RATES FOR THE YEAR ENDING 30 JUNE 2021

Note

All amounts are stated inclusive of GST.

Rating Instalment Information

Rates will be payable by two instalments;

First instalment

Due date 20 October 2020
Penalty date 20 October 2020

Second instalment

Due date 20 April 2021
Penalty date 20 April 2021

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 20 October 2020 and 20 April 2021, on the penalty dates of 20 October 2020 and 20 April 2021.

A further 10% penalty will be charged on all accumulated rate arrears as at 30 June 2020, on 1 July 2021.

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%	\$ 2,110,051,725	0.00041056	\$ 866,295	\$ 753,300
Rateable Value of Land in the Grey District Local authority Area	39%	\$ 2,645,788,000	0.00041192	\$ 1,089,855	\$ 947,700
Rateable Value of Land in the Westland District Local authority Area	30%	\$ 2,444,086,100	0.00034301	\$ 838,350	\$ 729,000
	100%	\$ 7,199,925,825		\$ 2,794,500	\$ 2,430,000

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
20,084	\$	\$ 1,674,504	\$ 1,456,090

3. 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.

	Estimated rateable Land Value	differential based on benefits	factor per \$ of Land Value	Estimated to yield \$	GST Exclusive
Vine Creek Rating District					
Class A	\$ 4,157,900	1.00	0.0017699	\$ 7,359	\$ 6,399
Class B	\$ 5,136,000	0.70	0.0012389	\$ 6,363	\$ 5,533
Class C	\$ 6,893,000	0.50	0.0008849	\$ 6,100	\$ 5,304
Class D	\$ 17,434,700	0.20	0.0003540	\$ 6,171	\$ 5,366
Class E	\$ 15,577,000	0.10	0.0001770	\$ 2,757	\$ 2,397
				\$ 28,750	\$ 25,000

(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.

	Estimated rateable Land Value	differential based on benefits	factor per \$ of Land Value	Estimated to yield \$	GST Exclusive
Wanganui River Rating District					
Class A	\$ 22,652,200	1.00	0.0022806	\$ 51,660	\$ 44,923
Class B	\$ 19,395,400	0.70	0.0015964	\$ 30,964	\$ 26,925
Class C	\$ 26,258,300	0.45	0.0010263	\$ 26,949	\$ 23,433
Class D	\$ 4,616,100	0.10	0.0002281	\$ 1,053	\$ 915
Class U1	\$ 2,841,900	0.50	0.0011403	\$ 3,241	\$ 2,818
Class U2	\$ 994,000	0.50	0.0011403	\$ 1,133	\$ 986
				\$ 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.

	Estimated rateable Land Value	differential based on benefits	factor per \$ of Land value	Estimated to yield \$	GST Exclusive
Kaniere Rating District (Maintenance)					
Class A	\$ 329,000	1.00	0.0148847	\$ 4,896	\$ 4,257
Class B	\$ 113,000	0.60	0.0089308	\$ 1,009	\$ 878
Class C	\$ 272,000	0.40	0.0059539	\$ 1,619	\$ 1,408
Class D	\$ 1,706,000	0.15	0.0022327	\$ 3,809	\$ 3,312
Class E	\$ 519,000	0.10	0.0014885	\$ 773	\$ 672
				\$ 12,106	\$ 10,527

- (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 Kaniere Separate Rating Area and calculated on the land value of each rating unit, for maintaining the protection works in the scheme.

<u>Kaniere Rating District (Loan)</u>	Estimated rateable Land Value	differential based on benefits	factor per \$ of Land value	Estimated to yield \$	GST Exclusive
Class A	\$ 329,000	1.00	0.0092146	3,032	\$ 2,636
Class B	\$ 113,000	0.60	0.0055288	625	\$ 543
Class C	\$ 272,000	0.40	0.0036858	1,003	\$ 872
Class D	\$ 1,476,000	0.15	0.0013822	2,040	\$ 1,774
Class E	\$ 444,000	0.10	0.0009215	408	\$ 355
				<u>7,108</u>	<u>\$ 6,180</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.

<u>Kowhitirangi Flood Control Rating District</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
Class A	\$ 16,556,600	1.00	0.0002017	3,341	\$ 2,905
Class C	\$ 35,559,900	0.50	0.0001009	3,587	\$ 3,119
Class E	\$ 33,805,000	0.29	0.0000588	1,989	\$ 1,730
Class F	\$ 76,814,700	0.17	0.0000336	2,583	\$ 2,246
				<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.

<u>Coal Creek Rating District</u>	Estimated rateable Capital Value	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
	\$ 6,025,140	0.0019087	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 Separate Rating Area and calculated on the capital value of each rating unit, for maintaining the protection works in the scheme.

<u>Karamea Rating District (Maintenance)</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
Class A	\$ 2,274,600	1.00	0.0013446	3,058	\$ 2,660
Class B	\$ 31,276,240	0.80	0.0010757	33,645	\$ 29,255
Class C	\$ 3,785,420	0.60	0.0008068	3,054	\$ 2,656
Class D	\$ 106,313,720	0.10	0.0001345	14,295	\$ 12,431
Class E	\$ 51,291,820	0.05	0.0000672	3,448	\$ 2,998
				<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 Karamea Separate Rating Area and calculated on the capital value of each rating unit, for repaying the loan raised to fund the 2019 upgrade of works in the scheme.

<u>Karamea Rating District (Loan Repayment)</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
Class A	\$ 2,274,600	1.00	0.0006622	1,506	\$ 1,310
Class B	\$ 31,276,240	0.80	0.0005298	16,570	\$ 14,407
Class C	\$ 3,785,420	0.60	0.0003973	1,504	\$ 1,308
Class D	\$ 106,313,720	0.10	0.0000662	7,040	\$ 6,122
Class E	\$ 51,291,820	0.05	0.0000331	1,699	\$ 1,478
				<u>28,319</u>	<u>\$ 24,625</u>

- (i) 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.

<u>Inchbonnie Rating District</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
Class A	\$ 3,526,200	1.00	0.0011929	4,206	\$ 3,658
Class B	\$ 15,693,220	0.75	0.0008947	14,041	\$ 12,209
Class C	\$ 6,294,000	0.50	0.0005965	3,754	\$ 3,264
Class D	\$ 2,175,000	0.30	0.0003579	778	\$ 677
Class F	\$ 1,232,500	0.15	0.0001789	221	\$ 192
				<u>23,000</u>	<u>\$ 20,000</u>

- (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 repayment of a loan raised to fund the 2010 upgrade of the protection works.

<u>Greymouth Floodwall (Loan) Rating District</u>	Estimated rateable Capital Value	factor per \$ of capital Value	Estimated to yield \$	GST Exclusive
	\$ 712,789,101	0.0002904	207,000	\$ 180,000
			<u>207,000</u>	<u>\$ 180,000</u>

- (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 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
\$ 712,789,101	0.00016134

Estimated to yield \$	GST Exclusive
115,000	\$ 100,000

- (l) 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
\$ 14,609,000	0.0003936

Estimated to yield \$	GST Exclusive
5,750	\$ 5,000

- (m) 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 Redjacks Separate Rating Area and calculated on the land area of each rating unit, for maintaining the protection works in the scheme.

Redjacks Rating District

Class	Estimated rateable Land Area (ha.)	differential based on benefits	Rate per hectare
Class A	0.10	6.73% \$	6,191.60
Class B	1.11	35.55% \$	2,942.34
Class C	0.12	3.56% \$	2,729.33
Class D	2.30	17.54% \$	701.60
Class E	1.49	14.23% \$	878.63
Class F	1.85	4.73% \$	235.22
Class G	21.97	7.40% \$	30.99
Class H	49.18	8.60% \$	16.09
Class I	77.02	1.71% \$	2.04
		100%	

Estimated to yield \$	GST Exclusive
619	\$ 538
3,266	\$ 2,841
328	\$ 285
1,614	\$ 1,403
1,309	\$ 1,138
435	\$ 378
681	\$ 592
791	\$ 688
157	\$ 137
9,200	\$ 8,000

- (n) 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.)	Rates per hectare
762.24	\$ 12.07

Estimated to yield \$	GST Exclusive
9,200	\$ 8,000

- (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 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

Class	Estimated Rateable Land Area (ha.)	differential based on benefits	Rates per hectare
Class A	1.14	8.40% \$	1,482.63
Class B	2.90	13.21% \$	916.60
Class C	10.77	9.99% \$	186.77
Class D	10.30	9.15% \$	178.78
Class E	18.55	13.04% \$	141.48
Class F	63.34	28.14% \$	89.40
Class G	18.11	8.89% \$	98.78
Class H	20.04	9.18% \$	92.20
		100%	

Estimated to yield \$	GST Exclusive
1,690	\$ 1,470
2,658	\$ 2,311
2,011	\$ 1,749
1,841	\$ 1,601
2,625	\$ 2,282
5,663	\$ 4,924
1,789	\$ 1,556
1,848	\$ 1,607
20,125	\$ 17,500

- (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 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

Class	Estimated Rateable Land Area (ha.)	differential based on benefits	Rates per hectare
Class A	306.26	33.16% \$	74.71
Class B	130.00	11.54% \$	61.25
Class C	111.98	6.83% \$	42.09
Class D	127.13	6.54% \$	35.50
Class E	191.47	8.63% \$	31.10
Class F	140.29	5.89% \$	28.97
Class G	392.74	13.40% \$	23.54
Class H	429.48	13.77% \$	22.12
Class I	48.66	0.24% \$	3.40
		100%	

Estimated to yield \$	GST Exclusive
22,879	\$ 19,896
7,963	\$ 6,924
4,713	\$ 4,098
4,513	\$ 3,924
5,955	\$ 5,178
4,064	\$ 3,534
9,246	\$ 8,040
9,501	\$ 8,262
166	\$ 144
69,000	\$ 60,000

- (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 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

Class	Estimated Rateable Land Area (ha.)	differential based on benefits	Rates per hectare
Class A	733.86	1.00 \$	29.88
Class B	68.60	0.52 \$	15.67

Estimated to yield \$	GST Exclusive
21,925	\$ 19,065
1,075	\$ 935
23,000	\$ 20,000

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

Waitangitaona Rating District

	Estimated Rateable Land Area (ha.)	differential based on benefits	Rates per hectare	Estimated to yield \$	GST Exclusive
Class A	604.30	25.80%	\$ 9.82	5,934	\$ 5,160
Class B	721.43	23.48%	\$ 7.49	5,401	\$ 4,696
Class C	1705.84	46.84%	\$ 6.32	10,772	\$ 9,367
Class D	708.22	3.88%	\$ 1.26	893	\$ 777
		100%		<u>23,000</u>	<u>\$ 20,000</u>

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

Punakaiki (Maintenance) Rating District

	Estimated rateable Capital Value	factor per \$ of capital Value	calculated yield \$	GST Exclusive
	\$ 14,905,000	0.0057866	<u>86,250</u>	<u>\$ 75,000</u>

- (t) 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	0.0428785	30,873	\$ 26,846
Class A (Other)	\$ 4,430,000	1.00	0.0015031	6,659	\$ 5,790
Class B	\$ 2,250,000	0.65	0.0009770	2,198	\$ 1,912
Class C	\$ 2,195,000	0.60	0.0009019	1,980	\$ 1,721
Class D	\$ 5,310,000	0.30	0.0004509	2,394	\$ 2,082
	<u>\$ 14,905,000</u>			<u>44,104</u>	<u>\$ 38,351</u>

- (u) 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	\$ 2,627,000	1.00	0.0004900	1,288	\$ 1,120
Area B	\$ 3,065,500	0.10	0.0000490	150	\$ 130
				<u>1,438</u>	<u>\$ 1,250</u>

- (v) 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
	\$ 110,723,500	0.0005193	<u>57,500</u>	<u>\$ 50,000</u>

- (w) 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

	Estimated rateable Capital Value	factor per \$ of capital Value	calculated yield \$	GST Exclusive
	\$ 19,589,500	0.0049312	<u>96,600</u>	<u>\$ 84,000</u>

- (x) 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
	\$ 7,294,000	0.0007883	<u>5,750</u>	<u>\$ 5,000</u>

- (y) 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	\$ 2,110,051,725			
Rateable Value of Land in the Grey District Local authority Area	\$ 2,645,788,000			
Rateable Value of Land in the Westland District Local authority Area	\$ 2,444,086,100			
	<u>\$ 7,199,925,825</u>	0.0001142	<u>822,250</u>	<u>\$ 715,000</u>

(z) **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 the cost of preparation of "One District Plan" as directed by the Local Government Commission.

<u>One District Plan</u>	Estimated rateable Capital Value	factor per \$ of Capital Value	calculated yield \$	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	\$ 2,110,051,725			
Rateable Value of Land in the Grey District Local authority Area	\$ 2,645,788,000			
Rateable Value of Land in the Westland District Local authority Area	\$ 2,444,086,100			
	\$ 7,199,925,825	0.000399	287,500	\$ 250,000

(aa) **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.**

<u>Mokihinui</u>	Estimated number of rating units	Amount per rating unit.	calculated yield \$	GST Exclusive
	42	\$ 306.67	12,880	\$ 11,200

(ab) **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.**

<u>Whataroa River</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	calculated yield \$	GST Exclusive
Area A	\$ 8,654,000	1.00	0.0024609	21,297	\$ 18,520
Area B	\$ 12,306,000	0.40	0.0009844	12,113	\$ 10,533
Area C	\$ 30,253,500	0.20	0.0004922	14,890	\$ 12,947
				48,300	\$ 42,000

(ac) **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.**

<u>New River / Saltwater Creek Catchment</u>	Estimated rateable Capital Value	differential based on benefits	factor per \$ of capital Value	calculated yield \$	GST Exclusive
Area A	\$ 19,405,500	25.00	0.0000000	-	\$ -
Area B	\$ 264,510,500	1.00	0.0000000	-	\$ -
				-	\$ -

(ad) **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.**

<u>Neil's Beach</u>	Estimated rateable Capital Value	factor per \$ of Capital Value	calculated yield \$	GST Exclusive
	\$ 12,534,000	0.0004588	5,750	\$ 5,000
			5,750	\$ 5,000

(ae) **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 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 Funding Received During years to 30 June 2013 and 30 June 2014

Council funding originally provided	factor as a % of Council funding provided	calculated yield \$	GST Exclusive
\$ 565,103	0.1492860	84,362	\$ 73,358

(af) **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	\$ 21,065,000	1.00	0.0013325	\$ 28,070	\$ 24,409
B	\$ 52,200,000	0.75	0.0009994	\$ 52,169	\$ 45,363
C	\$ 16,496,000	0.60	0.0007995	\$ 13,189	\$ 11,469
D	\$ 390,590,500	0.10	0.0001333	\$ 52,048	\$ 45,259
				145,475	\$ 126,500

(ag) **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	\$ 21,065,000	1.00	0.0005267	\$ 11,095	\$ 9,648
B	\$ 52,200,000	0.75	0.0003950	\$ 20,620	\$ 17,930
C	\$ 16,496,000	0.60	0.0003160	\$ 5,213	\$ 4,533
D	\$ 390,590,500	0.10	0.0000527	\$ 20,572	\$ 17,889
				57,500	\$ 50,000

West Coast Regional Council 2020 – 2021 Annual Plan

Rating Impact Ready Reckoner

Rating Impacts on some typical properties 20/21
 Rating Impact Ready Reckoner Some typical properties

The following rates will be payable by all properties in the Buller District part of the Region

Rate Type	Rate per \$100,000 of Capital Value
General Rate	\$ 41.06 GST inclusive
Emergency Management Rate	\$ 11.42 GST inclusive
One District Plan	\$ 3.99 GST inclusive
Per Rating Unit	
Uniform Annual General Charge	\$ 83.38 GST inclusive

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) may be payable depending on where the property is located
 within a separate rating area, eg.
 Karamea Riding separate rating area. rated on differential capital value
 Kongahu separate rating area. rated on differential land area
 Mokihinui separate rating area rated as a fixed charge per rating unit
 Punakaiki separate rating area (Loan) rated on differential capital value
 Punakaiki separate rating area (Mtce) rated on capital value

	Westport Dwelling	Buller District Farm Property
Capital Value	\$ 250,000	\$ 2,500,000
General Rate	\$ 102.65	\$ 1,026.50
Emergency Management Rate	\$ 28.55	\$ 285.50
One District Plan	\$ 9.98	\$ 99.80
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 224.56	\$ 1,495.18
Capital Value	\$ 350,000	\$ 3,500,000
General Rate	\$ 143.71	\$ 1,437.10
Emergency Management Rate	\$ 39.97	\$ 399.70
One District Plan	\$ 13.98	\$ 139.80
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 281.04	\$ 2,059.98

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) may be payable depending on where the property is located

The following rates will be payable by all properties in the Grey District part of the Region

Rate Type	Rate per \$100,000 of Capital Value
General Rate	\$ 41.19 GST inclusive
Emergency Management Rate	\$ 11.42 GST inclusive
One District Plan	\$ 3.99 GST inclusive
Per Rating Unit	
Uniform Annual General Charge	\$ 83.38 GST inclusive

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) within a separate rating area, eg.
 Coal Creek separate rating area. rated on capital value
 Inchbonnie separate rating area. rated on differential capital value
 Greymouth Floodwall separate rating area. rated on capital value

 Saltwater Creek separate rating area rated on differential capital value
 Redjacks separate rating area. rated on differential land area
 Nelson Creek separate rating area. rated on differential land area

	Greymouth Dwelling	Grey District Farm Property
Capital Value	\$ 250,000	\$ 2,500,000
General Rate	\$ 102.98	\$ 1,029.80
Emergency Management Rate	\$ 28.55	\$ 285.50
One District Plan	\$ 9.98	\$ 99.80
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 224.89	\$ 1,498.48
Capital Value	\$ 350,000	\$ 3,500,000
General Rate	\$ 144.17	\$ 1,441.70
Emergency Management Rate	\$ 39.97	\$ 399.70
One District Plan	\$ 13.98	\$ 139.80
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 281.50	\$ 2,064.58

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) may be payable depending on where the property is located

The following rates will be payable by all properties in the Westland District Region

Rate Type	Rate per \$100,000 of Capital Value
General Rate	\$ 34.30 GST inclusive
Emergency Management Rate	\$ 11.42 GST inclusive
One District Plan	\$ 3.99 GST inclusive
Per Rating Unit	
Uniform Annual General Charge	\$ 83.38 GST inclusive

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) within a separate rating area, eg.
 Hokitika Seawall separate rating area. rated on differential capital value
 Vine Creek separate rating area. rated on differential land value
 Wanganui River separate rating area. rated on differential land value
 Kanierie separate rating area. rated on differential land value
 Kowhitirangi separate rating area. rated on differential capital value
 Okuru separate rating area. rated on capital value
 Raft Creek separate rating area. rated on land area
 Waitangi-taona River separate rating area. rated on differential land area
 Hokitika River separate rating area. rated on differential capital value
 Waiho River separate rating area rated on differential capital value
 Whataroa River separate rating area rated on differential capital value
 Neil's Beach rated on capital value
 Lower Waiho separate rating area (Loan) based on capital value
 Matainui Creek separate rating area. rated on capital value

	Hokitika Dwelling	Westland District Farm Property
Capital Value	\$ 250,000	\$ 2,500,000
General Rate	\$ 85.75	\$ 857.50
Emergency Management Rate	\$ 28.55	\$ 285.50
One District Plan	\$ 9.98	\$ 99.85
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 207.66	\$ 1,326.23
Capital Value	\$ 350,000	\$ 3,500,000
General Rate	\$ 120.05	\$ 1,200.50
Emergency Management Rate	\$ 39.97	\$ 399.70
One District Plan	\$ 13.98	\$ 139.78
Uniform Annual General Charge	\$ 83.38	\$ 83.38
Total	\$ 257.38	\$ 1,823.36

Other targeted rates (relating to River, Drainage & Coastal protection Rating Districts) may be payable depending on where the property is located

West Coast Regional Council Charges

Introduction

The West Coast Regional Council charges users for the performance of some of its functions under the Resource Management Act 1991, the Crown Minerals Act 1991 and the Local Government Act 2002.

The Resource Management Act 1991

The Resource Management Act allows the Council to charge resource consent applicants and resource consent holders for costs related to those consents.

The Council has a policy of recovery of all actual and reasonable costs from those who receive the benefit from or create the need for an activity within its region. Applicants and resource consent holders will pay the costs of processing and monitoring of resource consents. The provision of information in respect of plans, resource consents and supporting documents is also to be recovered.

Crown Minerals Act 1991, Mining Act 1971 or Coal Mines Act 1979

Pursuant to sections 12 and 150 of the Local Government Act 2002 the Council may prescribe certain charges for the carrying out of its functions in relation to mining legislation. The Council will recover all actual and reasonable costs for all monitoring and transactions in respect of any privilege, including operations for expiry or forfeiture of any privileges.

Table 1: Resource Consent Minimum Application Deposit Fees

Application for Resource Consents	GST Inclusive
Land Use Consent & associated consents for dry bed gravel extraction	\$520
Land Use Consent & associated consents for river protection works	\$700
Discharge Permits for dairy effluent discharges	\$700
Land Use Consent & associated consents for humping & hollowing/flipping earthworks	\$950
Land Use Consent & associated consents for land based alluvial gold mining operations	\$1,150
Land Use Consent & associated consents for alluvial gold mining operations involving watercourse diversions	\$2,300
Coastal Permits for municipal sewage, industrial discharges, large scale infrastructure and marine farms	\$6,400
Application for a change or cancellation of consent conditions	\$380.
Application for a Certificate of Compliance or an Existing Use Certificate	\$380
Application for Transfer of a Water Permit	\$520
Application to extend the lapsing period for a consent	\$380
All other Resource Consents	\$570

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, permitted activities under S87BB RMA, 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	\$125 per hour
Council senior officers	\$145 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)
- 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 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 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	\$125 per hour
Council senior officers	\$145 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.
- Advertising at cost
- Laboratory costs 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) Fixed compliance monitoring charge to all holders of gravel extraction consents:

This charge applies 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 (m ³)	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) Notwithstanding D above, the following fixed compliance monitoring charge applies to all holders of resource consents for discharge of dairy effluent.

Council charges \$350 + GST for Dairy Shed inspections associated with farms holding consents for discharge of Dairy effluent. This charge covers the annual compliance inspection visit. Charges under D will also apply if additional staff time needs to be spent dealing with any non-compliance with consent conditions or additional costs (for example, laboratory costs for water samples collected).

(H) 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.

(I) 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	\$125 per hour
Council senior officers	\$145 per hour
Council managers	\$200 per hour
Council clerical support staff	\$ 90 per hour

In addition:

- 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.

(J) 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 \$350 plus GST for Dairy Shed inspections required under Rule 75 of the 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 79 of the Land and Water Plan 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	\$125 per hour
Council senior officers	\$145 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:

- Laboratory charges 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	\$125 per hour
Council senior officers	\$145 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:

- 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	\$125 per hour
Council senior officers	\$145 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	\$125 per hour
Council senior officers	\$145 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.