



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri



Annual Plan

2023-2024





Contents

Annual Plan Overview	1
A Message from our Mayor	2
Our Council Members	3
Key Financial Information	4
Forecast Financial Statements	13
Notes to Financial Statements	18
Forecast Reserve Funds	23
Forecast Council Funding Impact Statement	25
Rating Examples	32
Assumptions	34
Statement of Accounting Policies	43
Fees and Charges	52

2023-2024 Annual Plan Overview

An Introduction to our Annual Plan

The Annual Plan includes information for the 2023-2024 year in relation to each group of activities contained in pages 57-117 of the 2021-2031 Long Term Plan (the Long Term Plan) that can be found on Council's website.

The purpose of the Annual Plan as detailed in section 95(5) of the Local Government Act is to:

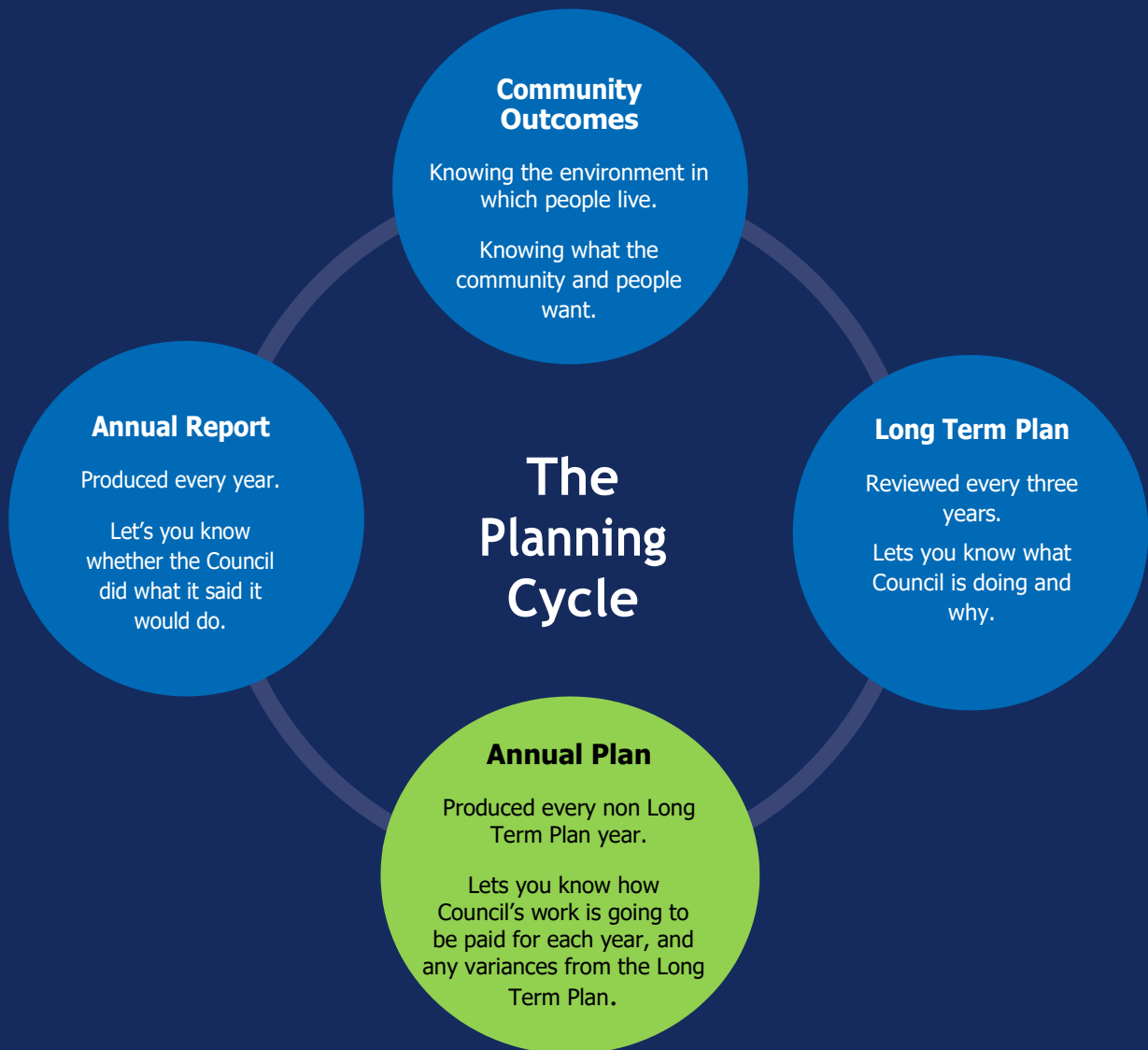
- Outline the proposed annual budget and Funding Impact Statement for the year.
- Identify variations from the financial statements and Funding Impact Statement included in the Long Term Plan for the same year.

Council has determined the Annual Plan contains no significant or material differences from the content of the Long Term Plan and has chosen, as provided for by section 95(2A) of the Local Government Act to engage with the community instead of utilising a full consultation process on the Annual Plan.

Engaging with the community and informing them of the three changes in this Annual Plan is considered more effective than undertaking large scale consultation as it has been in the past. The three changes are the funding impact of flood events, Three Waters reform and funding of associated rates, and Road to Zero funding. Council also will use the engagement process to start getting feedback around upcoming projects such as the rates review and the Long Term Plan 2024-2034.

Other less significant changes are highlighted in the Annual Plan Key Financial Information as variations to the Long Term Plan. These do not require specific consultation but are highlighted for further explanation.

How the Annual Plan fits into Council's Overall Planning Framework



Welcome from the Mayor

- a year of delivery

Thank you for your interest in Council's Draft Annual Plan. I am pleased to outline our programme for what will be a year of delivery – with a significant programme of investment in essential infrastructure.

A year ago we were in the early stages of recovery from the weather events that had a huge impact on our district and people. Our partners in central government have provided much-needed support for our recovery and rebuild work. Much remains to be done this year, and our focus also turns to future-proofing our infrastructure, and continuing discussions on the impacts of climate change.

As signalled last year, there are some remaining flood recovery costs to be met by Council this year. We are proposing to fund this balance from cash reserves, rather than through additional rates or levies.

Like other sectors of the community, Council is facing ongoing financial pressure from inflation and rising costs. We have worked hard to limit the impacts of these factors and keep rates rises well below the level of inflation.

It has been encouraging to see how quickly our new Council has settled into its work following local elections late last year. We have several new faces around the Council table, bringing fresh ideas and energy to our discussions, and we have streamlined our committee structure to provide stronger focus on core issues.

With a busy year ahead, Council has identified several priorities in the programme, alongside ongoing flood recovery work. These include starting work on our next Long-Term Plan, which sets our direction for the next 10 years, and is due to be completed in 2024.

We will complete our review into rating systems and how rates are calculated. This has been a long-term project and we remain committed to finding a fair and equitable rating system.

We are continuing to work with central government and other partners to ensure we are prepared for three waters reforms in 2024, while progressing our critical local capital projects for drinking water, stormwater and wastewater.

We've also proposed a contribution to the safe speeds around schools programme – a Waka Kotahi initiative under the Road to Zero strategy.

The Proposed Te Tai o Poutini Plan, the new combined district plan covering the entire West Coast, is proceeding through the statutory hearings and submission process, and is on track to become operative in 2024-2025.

I look forward to working closely with key partners over the coming year. Council will continue to foster the strong relationship with Ngāti Waewae and Ngāti Apa. We remain committed to developing our cultural understanding and partnerships.



Jamie Cleine
Mayor, Buller District



Our Council Members

Mayor, Councillors and Inangahua Community Board

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Key Financial Information

Overall Result

The 2023-2024 Annual Plan (the Annual Plan) is the second Annual Plan following the 2021-2031 Long Term Plan (the Long Term Plan). Council continues to follow the original strategy set out in the Long Term Plan and as such the Annual Plan does not materially or significantly differ from the Long Term Plan.

The following commentary explains the variations to the budgets for 2023-2024 that are arising from matters that Council was not aware of in preparing the Long Term Plan such as changes in economic conditions, the impact of the weather events on Council's financials, and the impact of Three Waters reform.

Council chose to consult on the 2022-2023 Annual Plan as new capital projects identified subsequent to the LTP meant the net debt limit of \$25m set out in the Financial Strategy would be breached, with predicted net debt at 30 June 2023 adopted as part of the final 2022-2023 Annual Plan being \$26m. The current Annual Plan proposes a modest increase in net debt to \$27.2m by 30 June 2024.

Overall, Council is proposing a 6.8% increase in total rates compared to 5.4% in the same year in the Long Term Plan. The increase in total rates compared to the Long Term Plan reflects the significantly higher interest and inflation rates being experienced compared to market predictions available at the time of preparing Long Term Plan.

As a comparison the long run Local Government cost index applicable at the time of preparing the Long Term Plan was 2.2%, the Business and Economics Research Ltd (BERL) cost adjusters 2022 update saw this increase to 4.5%, and the Consumer Price Index (CPI) update December 2022 at 7.2%.

At the time of preparing the Long Term Plan Westpac economic forecasts had predicted the Official Cash Rate (OCR) would remain at 0.25% until December 2025. Updated forecasts prepared in February 2023 predict for the 2023-2024 financial year the OCR will peak at 5.25% in December 2023 reducing to 4.5% by June 2024, with the current rate being 4.75%.

Flood Recovery impact on the Annual Plan

After the adoption of the Long Term Plan the district experienced two significant weather events, one in July 2021 and the other in February 2022.

Council did not create a contingency fund for severe weather events when preparing the Long Term Plan and while \$50m of the costs related to the response to and recovery from these events will be funded by subsidies and grants from government agencies, it is estimated some \$1.75m in costs will not be met by these external funds.

Council has proposed as part of the Annual Plan that the costs to be borne by council be funded out of existing cash reserves. The alternative option being to recover it from rates.

BULLER DISTRICT FINANCIAL HIGHLIGHTS

Total Rates Increase

6.8%

Forecast Net Debt

\$27.2m

Forecast Capital Spend

\$28.8m

Forecast Additional Capital Grants

\$21.1m

The financial impact of reducing Council's cash reserves is a corresponding increase in Council's net debt position and a reduction of external interest revenue that would otherwise be generated from the money being invested on a term deposit.

The foregone interest revenue equates to \$77,700 per annum at the forecast investment interest rate of 4.44%. As Council's policy is to use external interest revenue to offset general rates it results in an increase in total rates of 0.4% in the Annual Plan.

An alternative option would be for Council to recover the unfunded costs by way of levying a rate on each ratepayer of \$302.50 incl. GST as a one off or \$60.50 incl. GST every year for five years.

Three Waters Reform impact on the Annual Plan

The Long Term Plan followed a strategy of increasing the annual investment into the three waters activities across the ten years of the plan, with a view to meeting compliance with the Waters Services Act that came into force in October 2021, and to undertake condition assessments to remedy issues in the existing wastewater and stormwater network and investigate options for improved flood protection and separation of wastewater and stormwater.

A recent review of Council's contract with its main external contractor Westreef has seen an increase of \$532,500 in contracted works and general repairs and maintenance within the Wastewater/Sewerage, Stormwater and Water Supplies activities, compared to the same year of the Long Term Plan.

Capital investment in these activities has also increased by \$6.7m compared to the same year in the Long Term Plan. \$4.8m of the increase relates to externally funded projects secured after the adoption of the Long Term Plan:

- \$3.8m by the Infrastructure Acceleration Fund (IAF) for Stage 1 works,
- \$502,000 funding from the National Emergency Management Agency (NEMA) tranche 2 for three waters betterment projects forecast to be spent in 2024 as part of Council's flood recovery, and
- \$345,000 of Better Off funding from the Department of Internal Affairs (DIA) flagged to be spent on projects in the Westport and Inangahua stormwater networks and the Inangahua water supply trunk main.

The remaining \$1.9m increase relates to Council's regular work programme. \$227,000 is due to the impact of increased inflation on the Long Term Plan work programme. The remainder is due to a combination of additional investment required to meet the conditions of the new resource consent for Westport wastewater, work identified as urgently being required as part of the ongoing condition assessments being conducted by Council on its wastewater and stormwater network, and an increase investment in the Punakaiki water supply.

Though the outcome of the national three waters reforms currently remains uncertain Council is planning on the assumption that the reforms will proceed and assets will transfer to the new entity in the future.

BULLER DISTRICT EXTERNAL FUNDING

Waka Kotahi Subsidies for Roading

\$15.1m

Infrastructure Acceleration Fund – Stage 1

\$6.9m

Commercial & Demolition Waste Funding

\$0.8m

NEMA 3 Waters Betterment Projects

\$0.5m

Better Off Funding

\$0.3m

National Transition Unit

\$0.1m

While it waits for further clarity on the three waters reform, Council has chosen to hold the targeted rates at the same level set in the 2022-2023 Annual Plan.

There was a significant increase in these targeted rates last year and given the current economic conditions Council wants to reduce the impact of the cost increases on ratepayers in 2023-2024. There is also an expectation for our community that under the new Water Services Entity, Buller District ratepayers will end up paying less for the provision of these services.

By holding the Wastewater and Water Supply scheme targeted rates steady, Council is proposing to run an annual cash deficit in these schemes totalling \$1.17m.

The financial impact of reducing Council's cash reserves is a corresponding increase in Council's net debt position and a reduction of external interest revenue that would otherwise be generated from the money being invested in a term deposit.

The foregone interest revenue in 2023-2024 equates to \$26,000 being half a year at the forecast rate of 4.44%. As Council's policy is to use external interest revenue to offset general rates it results in an increase in total rates of 0.1% in the Annual Plan.

By comparison if Council were to rate the full cost of each scheme the net increase on total rates would be \$1.15m, which represents an additional increase of 6.5% that would bring the total rates increase to 13.3%.

While the rate per unit is not proposed to increase in the Annual Plan, due to growth in rating factors revenue generated from these scheme rates is still set to grow by \$52,000, which forms 0.3% of the proposed total rates increase in the Annual Plan.

Key Highlights

	2022-2023 Annual Plan \$000	2023-2024 Long Term Plan \$000	2023-2024 Draft Annual Plan \$000
Operating Revenue	\$32,935	\$33,612	\$52,762
Operating Expenses	\$32,123	\$31,401	\$36,090
Operating Surplus/ (Deficit)	\$812	\$2,211	\$16,672

Operating Result

Council is budgeting a profit of \$16.7m in the 2023-2024 Annual Plan compared to a profit of \$2.2m proposed for the same year in the 2021-2031 Long Term Plan, an increase of \$14.5m.

The \$14.5m increase in forecast profit is made up of a \$16.5m increase in grants and subsidies mainly for capital expenditure, combined with a \$785,000 increase in rate revenue and \$1.9m increase in other operating revenue, offset by a \$4.7m increase in operating expenditure.

The detail of what makes up each of these movements is outlined below.

Operating Revenue

Operating revenue is predicted to increase \$19.2m compared to the Long Term Plan (\$52.8m compared to \$33.6m) due to a predicted \$16.5m increase in grants and subsidies for capital expenditure, a \$785,000 increase in rates revenue and \$1.9m increase in other operating revenue.

The predicted \$6.7m increase in subsidies and grants is a result of:

Grants secured after the adoption of the Long Term Plan

- Waka Kotahi subsidies for roading flood recovery return to service work totalling \$9.8m
- Infrastructure Acceleration Fund for Stage 1 development totalling \$6.9m to be spent in roading \$2.94m, wastewater \$2.36m, drinking water \$752,500 and stormwater \$860,900.
- NEMA Tranche 2 Betterment Funding predicted to be spent in stormwater \$313,750, wastewater \$125,500 and drinking water supplies \$62,750.
- DIA Better Off Funding predicted to be spent in stormwater \$225,000 and drinking water supplies \$120,000.
- Commercial and demolition waste project funding from Ministry for the Environment \$809,000 to purchase building recycling infrastructure and machinery for the purpose of reusing and recycling construction and demolition waste.
- National transition unit funding of \$133,000 to assist in the transition to the new three waters entity and the work streams relating to that process.

Variations to grants and subsidies included in the Long Term Plan

- Waka Kotahi subsidies are \$2.04m lower in this Annual Plan compared the same year in the Long Term Plan.
 - \$1.7m relates to the special purpose roads bridge replacements bid included in the Long Term Plan not approved by Waka Kotahi as part of the 2021-2024 national land transport programme (NLTP).
 - \$185,000 to a reduced local roads low cost/low risk improvements programme being approved by Waka Kotahi.
 - \$331,000 to removing the inflation applied in the LTP to align the budgets to the approved work programme.
 - Offset by an increase of \$176,400 relating to a new bid to the road to zero funding.
- Waste minimisation levy funds are predicted to increase by \$65,800.

Predicted \$1.9m increase in other operating revenue:

Dredging revenue is predicted to be \$1m higher than the same year of the Long Term Plan. Revenue is forecast to primarily come from completing the NEMA Tranche 2 Buller River Dredging project, with the balance coming from out of port dredging, and dredging for West Coast Bulk Logistics

Investment income is predicted to be \$0.6m higher due to rising forecast interest rates. At the time of preparing the Long Term Plan the OCR was predicted to still be at 0.25% for 2023/24 but the March 2023 update saw the OCR rise to 4.75%, with recent economic forecasts predicting it will peak at 5.25% by the September 2023 update reducing in 2024 to 4.5% by June 2024.

Building fees and charges revenue is predicted to be \$203,000 higher due to the uplift in building activity since the adoption of the Long Term Plan and the level this is forecast to remain at for 2023/24. The increase in revenue is offset by higher operating expenses for this activity.

Land information memorandum and resource consent fees revenue is predicted to increase by \$61,000 for the same reason as building revenue. Operating expenses are predicted to increase at a higher rate within this activity.

General and Targeted Rates

The total general and targeted rates budgeted increase is 1.4% higher than for the same year in the Long Term Plan with an overall predicted 2023-2024 Annual Plan increase of 6.8%.

Revenue from general rates is \$287,000 higher than the same year in the LTP.

The impact of the cumulative change in inflation when applied to the Long Term Plan budgets for 2023-2024 is \$265,000, almost equal to the proposed increase in general rates, however, there are a number of other movements within the budgets that impact on general rates but net off overall.

Changes to budgets other than inflation impacting general rates include:

- Net increase in staff roles \$469,000
- Increase in external loan interest \$368,000
- Increase in contractors fees \$222,000
- Increase in insurance \$105,000
- Loss in investment income from funding council's share of flood costs and the water schemes planned deficits from cash reserves \$104,000
- Road to Zero new bid \$245,000 with Council' share being \$68,600
- Increase in external investment income (\$699,000)
- Net increase in internal loan interest recovery (\$205,000)
- Increase in Regulatory fees revenue (\$251,000)
- Reductions in community grants expenditure (\$40,000)
- Reduction in the approved local roads low cost low risk work programme with Council's share being (\$72,000)
- Due to securing Better Off funding for Council's climate change strategy programme of work, Council was able to keep its contribution at the same level provided in the 2022-2023 Annual Plan, a saving of \$43,000 from the same year in the Long Term Plan.

Revenue from targeted rates is set to increase by \$501,000 compared to the same year in the Long Term Plan, but only \$105,000 compared to the 2022-2023 Annual Plan due to Council's decision to hold the Wastewater and Water Supply scheme rates at the same rate adopted in the 2022-2023 Annual Plan.

The 2022-2023 Annual Plan saw total targeted rates increase 9.2% higher than predicted in year two of the Long Term Plan due to higher forecast interest and inflation rates. Individually some scheme rates increased due to increases in operating costs over and above the inflation uplift, whereas other schemes had possible savings identified. Smaller schemes facing higher operational budgets had some relief applied through downward revision of internal charges.

Of the \$105,000 forecast increase in targeted rates from 2022/23, \$52,000 relates to growth in rateable units for the wastewater and water supply schemes resulting in higher revenue being collected, even though the rates charged per rating unit remains the same.

The remaining increase of \$53,000 is in the Solid Waste targeted rate funded activities. An increase of \$39,000 (\$6.90 including GST per property) is required in the Zone 1 Waste Management activity due to an increase in contractors fees, and \$14,000 (\$23 including GST per property) is required in the Karamea Solid Waste activity to cover an increase in operating costs.

The proposed total rates increase of 6.8% becomes 13.3% if total predicted costs within the Wastewater and Water Supply schemes were 100% rated for in 2023/24.

Given current economic conditions and the significant increases in these targeted rates last year, Council chose to hold the rates for these schemes to reduce the impact of these cost increases on ratepayers in 2023-2024 while it waits for further information regarding the proposed Three Waters Reform.

The additional \$1.7m in targeted rates revenue required to fund these schemes compared to the same year in the Long Term Plan is due to:

- Increase in interest expenses of \$818,000 due to higher forecast interest rates combined with \$3.2m higher forecast debt in these schemes.
- Westreef contract review resulting in a net increase of \$496,000 in contracted works, and general repairs and maintenance across the wastewater and water supply schemes.
- Increase in depreciation of \$413,000 due to the 2022 infrastructural revaluation gains and unplanned works funded from external grants for these activities.

Should the transfer of the Three Water activities to the new water entity not proceed as proposed by current Government then Council will be facing estimated future annual increases in these targeted rates of at least 10% per annum to maintain its investment in the three waters activities and meet its new statutory compliance requirements.

Operating Expenditure

Operating expenditure is predicted to increase \$4.7m compared to the Long Term Plan (\$36.1m compared to \$31.4m) due to predicted increases in depreciation of \$1.25m, employee benefit expenses of \$1.35m, finance costs \$1.1m and other expenses \$990,000.

Infrastructural assets were revalued 30 June 2022 with a resulting revaluation gain of \$54.8m compared to a budgeted gain of \$12.8m in year one of the Long Term Plan, which in turn has resulted in higher annual depreciation against these assets.

Roading has the highest increase in budgeted depreciation of \$808,000. As Council's policy is to rate fund its share of the roading capital programme instead of depreciation this increase has no impact on rates.

Employee benefit expenses are forecast to increase \$1.35m.

General movement in remuneration relating to inflation and market adjustments accounts for \$435,000.

Since adopting the Long Term Plan, the council has had to employ additional staff to complete flood recovery work and to respond to three waters implementation issues. Both work types are funded from external revenue sources to the value of \$457,000.

The council also has several new roles totalling \$559,000 that ensure Council:

- maintains its levels of service and business as usual activity while meeting increased demand for those services
- resources its increased work programme
- meets statutory and new requirements on local government
- can respond to reform programmes and other changes in its operating environment like the Three Waters Reform, flood recovery and Te Tai O Poutini Plan.

Finance costs have increased as Council's portion of debt not covered by swaps is higher than the same year of the Long Term Plan and is exposed to increasing floating interest rates.

At the time of preparing the Long Term Plan the OCR was at 0.25% and forecast to remain at that level until December 2025 whereas updated forecasts prepared in February 2023 predict for the 2023-2024 financial year it will rise to 5.25% by December 2023 lowering to 4.5% by June 2024.

Based on the latest economic forecasts the predicted floating interest rate applied to debt not covered by swaps is 6.1% in the Annual Plan compared to 1.32% in the same year of the Long Term Plan.

Key highlights making up the increase of \$990,000 in other expenses include:

- a net increase of \$532,500 in contracted works and general repairs and maintenance within the three waters activities Wastewater, Water Supplies and Stormwater

- insurance is predicted to increase \$258,000, the general rates funded share being \$105,000
- the Kawatiri dredge other operating expenses are forecast to be \$308,000 higher to be funded from higher forecast revenue
- recoverable resource consent processing contractors are up \$103,000 due to an increased level of consent applications and internal staff time being directed to increased demands in the Council's planning function
- alignment of the roading budgets to year three of the approved nation land transport programme with Waka Kotahi resulted in a reduction of \$215,000 in other operating expenses for this activity

Capital Expenditure

Forecast capital expenditure is \$28.8m compared with \$9.9m in the same year of the Long Term Plan, an increase of \$18.9m.

Externally funded projects that came about subsequent to the adoption of the Long Term Plan account for \$17.6m of this increase.

The remaining increase relates to delivering Council's regular programme of work with an increase in forecast spend for the Wastewater and Stormwater activities totalling \$1.7m.

A list of significant projects and their associated funding sources is contained on pages 9-10.

Statement of Financial Position

Council's term debt is expected to be \$3.9m higher in the 2023-2024 Annual Plan than predicted in the Long Term Plan (\$40.4m compared to \$36.5m).

The increase reflects the changes made to the capital programme in the 2022-2023 Annual Plan, along with loan funding associated with the increase in capital expenditure in the three waters activities.

Cash investments are predicted to be \$1.1m lower in the Annual Plan than the Long Term Plan.

The Annual Plan forecasts funding from cash reserves of \$1.75m for council's share of the total flood recovery costs and \$1.2m annual deficit for the wastewater and water supply activities from holding the rates static.

This results in a net debt position of \$27.2m in the Annual Plan, \$5m higher than the \$21.9m predicted in the same year in the Long Term Plan, and slightly more than the net debt limit of \$25m set by Council as part of its Financial Strategy.

As consulted on as part of the 2022-2023 Annual Plan Council considers the net debt limit breach necessary to provide core services to the community.

SIGNIFICANT CAPITAL EXPENDITURE

Annual Plan
2023-2024

Funding
Source

Roading Return to Service

Forecast spend in 2023/2024 for the projects identified for the July 2021 and February 2022 weather events necessary to return the roading network to its pre flood condition.

\$9.8m

Averages:

96.4% Waka Kotahi subsidies
3.6% Council contribution from cash reserves

Infrastructure Acceleration Fund Stage 1

Council was successful in its application to the contestable Infrastructure Acceleration Fund. The fund will provide \$13.5M to provide trunk line infrastructure to the Alma Road Catchment in line with the re-zoning proposed in the Te Tai o Poutini Plan. The fund allocation has been broken into two tranches:

- Tranche one for \$7m is expected to occur in 2023-2024 and will provide three waters and transport upgrades from SH67 to the Alma Road/McPaddens Road intersection

- Roading and transport

\$2.9m

- Wastewater

\$2.4m

- Water supplies

\$0.9m

- Stormwater

\$0.8m

external grants

- Tranche 2 for \$6.5m will be determined at a later point after Council works through a master planning process for the re-zoned areas

NEMA Tranche 2 Betterment Projects

BDC successfully applied for \$1.582 million for Betterment projects for three waters infrastructure across the Westport township. There are 7 sub-projects ranging from large scale items such as improving 1 in 100 year flood resilience to the storm water pumping network or sourcing an alternative drinking water supply for Westport to smaller scale items such as stormwater drainage network repairs. The majority of these funds will be spent before the end of the 2022-2023 financial year with \$0.5m expected to be spent in 2023-2024.

\$0.5m

external grants

DIA Better Off Funding

As part of the Three Waters Reform the Department of Internal Affairs has allocated budget to each local authority, Buller received \$3.5m in the Better Off Funding for tranche one.

A set of initiatives was chosen by Council in 2022, \$1.26m has been allocated to three waters upgrades for Westport and Surrounds with \$345,000 expected to be spent in 2023-2024

\$0.3m

external grants

Roading

Local Roads:

- Renewals

\$2.1m

- Road to zero safe speeds around schools (new bid)

\$0.2m

72% Waka Kotahi subsidies
28% general rates

Karamea Highway:

- Renewals

\$1.0m

100% Waka Kotahi subsidies

Transport

Council led district urban revitalisation

\$0.3m

internal loan funded by general rates

Water

Westport Water		
■ Renewals	\$0.8m	internal loan \$0.25m depreciation funding \$0.75m; funded from targeted rates
■ Backflow prevention rollout	\$0.2m	
Punakaiki Water chlorination, acid dosing and pH meter	\$0.2m	internal loan \$0.14m depreciation funding \$0.06m; funded from targeted rates

Sewerage

Westport Sewer renewals and upgrades increased \$521,000 from year three of the Long Term Plan in response to condition assessments conducted by CCTV identifying assets in critical condition requiring replacement	\$1.2m	external loan \$0.7m depreciation funding \$0.5m; funded from targeted rates
Reefton Sewer renewals and upgrades increased \$378,000 from year three of the Long Term Plan in response to condition assessments conducted by CCTV identifying assets in critical condition requiring replacement	\$0.5m	internal loan \$0.4m depreciation funding \$0.1m; funded from targeted rates

Stormwater

Stormwater Upgrades and Replacements, Condition Assessment, Flood Mitigation and Waste/Stormwater Separation, increased \$774,000 from year three of the Long Term Plan in response to addressing known flooding issues in Westport and to address missing drainage systems in Inangahua	\$1.3m	external loan \$0.93m depreciation funding \$0.37m; funded from general rates
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Solid Waste

Commercial and demolition waste project funded by Ministry for the Environment and co funding from West Coast Regional Council, Grey District Council and Westland District Council	\$0.9m	external grants \$0.81m council co-funding \$37,000 general rates \$15,000
Contracted Refuse (litter bins and transfer stations)	\$0.2m	depreciation funding funded from general rates

Community Services

Reefton Pool resurface existing main pool, install a new hydrotherapy pool, upgrade the heating system to dual solar and diesel and upgrade the filtration plant and pipework	\$0.4m	internal loan funded by general rates
NBS Theatre new stage flooring and HVAC system	\$0.4m	internal loan funded by general rates

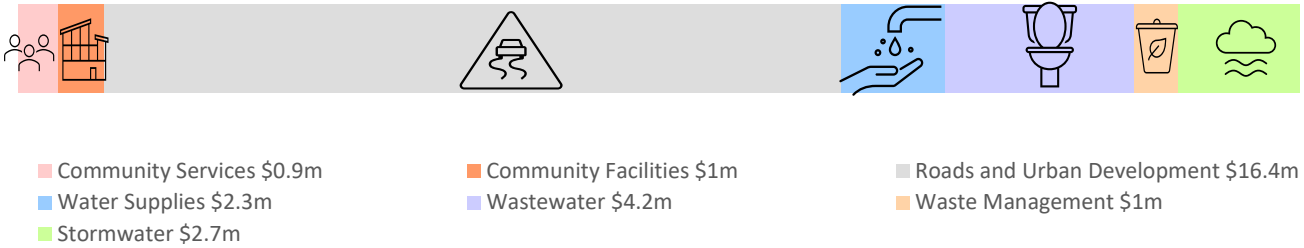
Community Facilities

Clocktower Chambers upgrade of toilets and HVAC system	\$0.3m	internal loan funded by general rates
Other Council Properties and Buildings, including replacing floor coverings at Coaltown Museum and Westport Library and ongoing development of family picnic and BBQ area at Victoria Square Complex	\$0.3m	depreciation funding funded from general rates
Total Externally funded	\$20.7m	includes Waka Kotahi subsidies
Total Council funded	\$7.0m	
Total Significant Capital	\$27.7m	

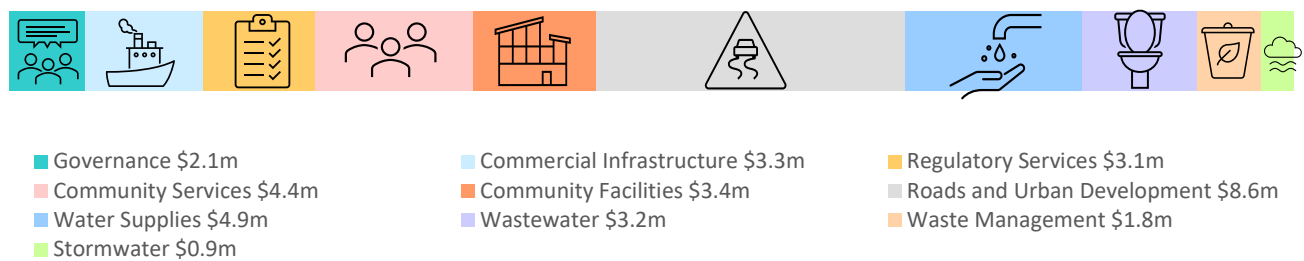
Note the table above details \$27.7m of the total planned capital expenditure \$28.8m. The remaining budgeted capital expenditure of \$1.1m is across Council's business as usual functions for items that individually are planned to be less than \$200,000 for the year.

Where the money goes

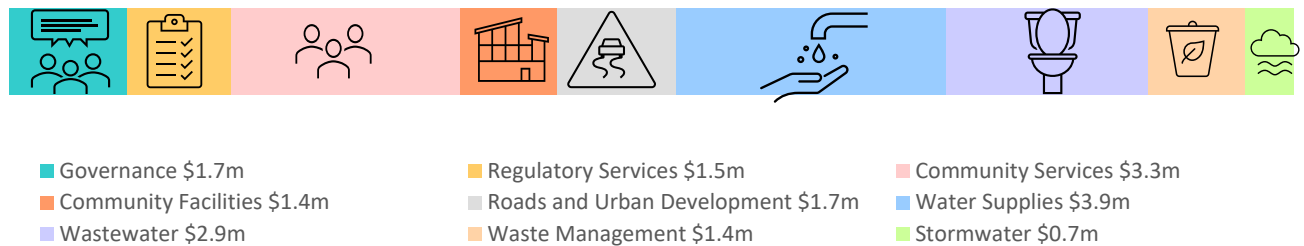
Capital Expenditure - to purchase or create assets



Operational Expenditure - the costs of providing ongoing services



Funded by Rates - how much rates contribute to each activity



Rates Increases

	2022-2023 Annual Plan \$000	2023-2024 Long Term Plan \$000	2023-2024 Annual Plan \$000
Total rates	\$17,568	\$17,995	\$18,743
Rateable properties	7,525	7,525	7,566
Average rates	\$2,335	\$2,386	\$2,477
Rate movements	+9.5%	+5.4%	+6.8%

Note:

- The annual average rate is the sum of the general and targeted rates, divided by the number of ratepayers.
- There will be properties that pay less and others that pay more, depending on the services they receive.

Rates examples by location and sector are included on pages 32 and 33.

Financial Prudence Measures

Annual Plan Disclosure Statement for the year ending 30 June 2023.

The purpose of this statement is to disclose the Council’s planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Financial Prudence Benchmarks		Planned	Achieved
Rates increases affordability benchmark	Planned rates increases are no more than the long run cost local government cost index increase (2.2%).	6.8%	●
Debt affordability benchmark	Planned net debt (debt less term deposits) is less than \$25m.	\$27.2m	●
Balanced budget benchmark	Planned total revenue less excluded items is equal to or greater than operating expenditure less excluded items.	102.2%	●
Essential services benchmark	Planned capital expenditure on network services is equal to or greater than depreciation on network services.	196.3%	●
Debt servicing benchmark	Planned borrowing costs are equal or less than 10% of planned revenue.	4.3%	●

- Council is predicting to not meet the rates affordability and debt affordability benchmarks in its 2023-2024 Annual Plan.
- Council forecasts that it would meet all financial prudence measures in the Long Term Plan except for the rates increase measure forecasted to be 5.4%.
- The forecasted rates increases measure has risen from 5.4% to 6.8% and is largely due to increases in inflation.
- Forecast net debt breaches the limit set in the Long Term Plan financial strategy by \$2.2m. The 2022-2023 Annual Plan previously forecast a \$1m breach that was consulted on as part of that Annual Plan consultation process. In addition the current plan is proposing to fund \$1.75m of flood response and recovery costs out of term deposits that were not able to be funded out of the central government flood recovery funding package, along with a \$1.2m deficit in the three waters activities.

Achieved

Not achieved



Financial Statements

Includes the following financial reports:

Forecast statement of comprehensive revenue and expenses.....	14
Forecast movements in equity.....	14
Forecast statement of financial position	15
Forecast statement of cashflows	16
Reconciliation of new surplus after tax to cashflows from operating activities	17
Notes to the financial statements	18
Forecast Council funding impact statement.....	22
Forecast reserve funds	23
Funding impact statement	25
Rating examples	32
Assumptions	34
Statement of accounting policies.....	43

FORECAST STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES	Annual Plan	Long Term Plan	Annual Plan
	2022-2023	2023-2024	2023-2024
	\$000	\$000	\$000

Operating revenue

Notes:

General rates and rate penalties	1	10,309	11,107	11,394
Targeted rates and metered water charges	2	7,629	7,236	7,734
Development and reserve financial contributions		53	54	55
Subsidies and grants	3	6,906	7,552	24,017
Fees and charges	4	1,636	1,390	1,594
Investment income	5	1,735	1,443	2,038
Other Revenue	6	4,509	4,667	5,708
Gains	7	158	160	222
Total operating revenue		32,935	33,612	52,762

Operating expenditure

Employee benefit expenses		7,398	6,907	8,263
Depreciation and amortisation	8	7,283	7,463	8,712
Finance costs	9	1,408	845	1,944
Other expenses		15,558	15,705	16,695
Writeoff of assets		476	481	476
Total operating expenses	10	32,123	31,401	36,090

Net surplus (deficit) before taxation		812	2,211	16,672
Income tax expense		0	0	0
Net surplus (deficit) after taxation		812	2,211	16,672

Comprehensive revenue and expenses

Increase in infrastructure revaluation reserve		0	0	0
Total comprehensive revenue and expenses		812	2,211	16,672

FORECAST STATEMENT OF MOVEMENTS IN EQUITY

Annual Plan	Long Term Plan	Annual Plan
2022-2023	2023-2024	2023-2024
\$000	\$000	\$000

Equity as at 1 July		409,303	417,294	508,441
Total comprehensive revenue and expenses		812	2,211	16,672
Total equity at end of year		410,115	419,505	525,113

Components of equity

Accumulated funds		181,994	186,473	254,920
Reserves		4,405	3,628	4,701
Asset revaluation reserve		223,716	229,404	265,492
Total equity at end of year		410,115	419,505	525,113

FORECAST STATEMENT OF FINANCIAL POSITION

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Current assets			
Cash and cash equivalents	897	1,098	1,045
Trade and other receivables	5,980	6,111	9,623
Inventories	19	19	16
Other current assets	224	186	259
Short term investments	13,034	14,613	13,163
Assets Held for Sale	0	0	5
Total current assets	20,154	22,027	24,111
Non current assets			
Investment in council controlled organisations	20,216	21,243	19,894
Other investments	0	0	719
Investment property	10,270	8,136	11,302
Infrastructural assets	379,501	379,144	467,533
Other non current assets	29,765	36,551	54,307
Derivative financial instruments	0	0	1,497
Intangible assets	400	428	390
Total non current assets	440,152	445,502	555,642
Total assets	460,306	467,529	579,753
Current liabilities			
Trade and other payables	6,407	6,190	11,135
Derivative financial instruments	566	552	0
Employee entitlements	721	697	998
Provisions	34	43	37
Current portion of borrowings	142	328	82
Total current liabilities	7,870	7,810	12,252
Non current liabilities			
Derivative financial instruments	1,102	2,404	0
Provisions	1,836	1,401	1,716
Bond deposits	334	88	208
Employee entitlements	161	161	161
Borrowings	38,888	36,160	40,303
Total non current liabilities	42,321	40,214	42,388
Equity			
Accumulated funds	181,994	186,473	254,920
Reserves	4,405	3,628	4,701
Asset revaluation reserve	223,716	229,404	265,492
Total equity	410,115	419,505	525,113
Total equity & liabilities	460,306	467,529	579,753

FORECAST STATEMENT OF CASHFLOWS

Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
-----------------------------------	--------------------------------------	-----------------------------------

Cashflows from operating activities:

Cash will be provided from:

Rates	17,718	18,129	18,988
Other income	13,274	13,827	24,538
Interest received	435	143	738
Dividend income and subvention payments received	1,300	1,300	1,300
	32,727	33,399	45,564

Cash will be applied to:

Payments to suppliers and employees	21,691	22,307	21,300
Interest paid	1,408	845	1,956
	23,099	23,152	23,256
Net cash from operating activities	9,628	10,247	22,308

Cashflows from investing activities:

Cash will be provided from:

Investments realised	14,634	14,313	13,353
Sale of fixed assets	0	0	0
Sale of investment property	561	562	562
	15,195	14,875	13,915

Cash will be applied to:

Purchase of fixed assets	14,455	9,975	24,935
Purchase of equity investments	183	156	355
Purchase of investments	13,034	14,613	13,163
	27,672	24,744	38,453
Net cash from investing activities	(12,477)	(9,869)	(24,538)

Cashflows from financing activities:

Cash will be provided from:

Loans raised	3,891	0	1,630
	3,891	0	1,630

Cash will be applied to:

Repayment of loans	145	320	0
	145	320	0
Net cash from financing activities	3,746	(320)	1,630
Net increase (decrease) in cash	897	58	(600)
Opening cash as at 1 July	0	1,040	1,645
Closing cash as at 30 June	897	1,098	1,045

RECONCILIATION OF NET SURPLUS AFTER TAX TO CASHFLOWS FROM OPERATING ACTIVITIES	Annual Plan	Long Term Plan	Annual Plan
	2022-2023	2023-2024	2023-2024
	\$000	\$000	\$000
Surplus/(deficit) before tax	812	2,211	16,672
Add/(less) non-cash items:			
Depreciation and amortisation expense	7,283	7,463	8,712
Asset writeoffs	476	481	476
Movement in provisions	(32)	(34)	(48)
Vested assets	(50)	(52)	0
	7,677	7,858	9,140
Add/(less) items as investing activities:			
(Gains)/losses in fair value of investment property	(158)	(160)	(222)
	(158)	(160)	(222)
Add/(less) movements in working capitals items:			
Movement in receivables	5,197	301	(6,976)
Inventories	(1)	1	0
Movement in operating payables	(3,856)	32	3,630
Employee benefits	(43)	4	64
	1,297	338	(3,282)
Net cash inflow/(outflow) from operating activities	9,628	10,247	22,308

NOTES TO THE FORECAST FINANCIAL STATEMENTS

Note 1: REQUIRED FROM GENERAL RATES	Annual Plan	Long Term Plan	Annual Plan
	2022-2023	2023-2024	2023-2024
	\$000	\$000	\$000
Regulatory services	1,585	1,598	1,927
Roading and transport	2,132	2,223	2,155
Stormwater	823	863	864
Solid waste	504	616	642
Infrastructure delivery	0	(51)	0
Community services	3,910	3,736	4,123
Governance and representation	1,775	1,850	2,139
Customer and support services	169	216	242
Community facilities	1,733	1,724	1,777
Commercial infrastructure	176	125	182
	12,807	12,900	14,051
LESS			
Investment income	(797)	(393)	(1,257)
Other income - dividends	(1,300)	(1,300)	(1,300)
Asset sales	(400)	(100)	(100)
	(2,497)	(1,793)	(2,657)
Total general rates requirement	10,310	11,107	11,394

Note 2: TARGETED RATES AND METERED WATER CHARGES	Annual Plan	Long Term Plan	Annual Plan
	2022-2023	2023-2024	2023-2024
	\$000	\$000	\$000
Water supplies	3,643	3,420	3,672
Metered Water Charges	235	238	235
Wastewater/sewerage	2,896	2,790	2,919
Solid waste	855	788	908
Total targeted rates	7,629	7,236	7,734

Note 3: SUBSIDIES AND GRANTS	Annual Plan	Long Term Plan	Annual Plan
	2022-2023	2023-2024	2023-2024
	\$000	\$000	\$000
Roading and transport	6,248	7,440	18,108
Water supplies	0	0	935
Wastewater/sewerage	0	0	2,488
Stormwater	0	0	1,400
Solid waste	57	45	922
Infrastructure Delivery	0	0	0
Community services	92	67	31
Customer and support services	0	0	133
Community facilities	509	0	0
Commercial infrastructure	0	0	0
Total subsidies and grants	6,906	7,552	24,017

Note 4: FEES AND CHARGES

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Roading and transport	0	0	0
Regulatory services	1,190	951	1,204
Roading and transport	0	0	0
Water supplies	0	0	0
Wastewater/sewerage	21	30	26
Stormwater	0	0	0
Solid waste	34	35	43
Infrastructure delivery	0	0	0
Community services	5	5	5
Governance and representation	34	0	0
Customer and support services	2	2	8
Community facilities	190	121	123
Commercial infrastructure	160	246	185
Total fees and charges	1,636	1,390	1,594

Note 5: INVESTMENT INCOME

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Dividends and Subvention payments	1,300	1,300	1,300
Interest income	435	143	738
Total investment income	1,735	1,443	2,038

Note 6: OTHER REVENUE

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Regulatory services	3	3	3
Roading and transport	132	166	135
Water supplies	0	0	0
Wastewater/sewerage	0	0	5
Stormwater	5	5	5
Solid waste	67	68	113
Infrastructure delivery	0	0	0
Community services	268	269	336
Governance and representation	0	0	0
Customer and support services	76	76	77
Community facilities	1,223	1,211	1,260
Commercial infrastructure	2,685	2,817	3,774
Vested assets	50	52	0
Total other revenue	4,509	4,667	5,708

Note 7: GAINS

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Profit on Sale of Assets	-	-	-
Revaluation of Investment Property	158	160	222
Total gains	158	160	222

Note 8: DEPRECIATION

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Regulatory services	36	45	54
Roading and transport	3,530	3,563	4,403
Water supplies	1,063	933	1,255
Wastewater/sewerage	930	943	1,034
Stormwater	281	317	372
Solid waste	96	86	121
Infrastructure delivery	20	20	18
Community services	254	289	279
Governance and representation	0	0	0
Customer and support services	254	310	299
Community facilities	669	728	661
Commercial infrastructure	150	229	216
Total depreciation	7,283	7,463	8,712

Note 9: FINANCE COSTS

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
External loan interest	1,389	819	1,936
Bank fees	18	18	20
Landfill closure provision discount unwinding	1	8	(12)
Total finance costs	1,408	845	1,944

**Note 10: OPERATING EXPENDITURE AS
PER ACTIVITY**

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Regulatory services	2,777	2,552	3,131
Roading and transport	7,925	8,026	8,612
Water supplies	3,714	3,328	4,894
Wastewater/sewerage	2,744	2,818	3,203
Stormwater	692	709	872
Solid waste	1,503	1,544	1,802
Infrastructure delivery	1,640	1,069	1,871
Community services	4,192	3,990	4,411
Governance and representation	1,808	1,850	2,139
Customer and support services	6,534	6,500	7,863
Community facilities	3,911	3,721	3,836
Commercial infrastructure	2,966	2,950	3,260
	40,406	39,057	45,894
PLUS writeoff of assets	476	481	476
LESS internal interest	(362)	(251)	(518)
LESS internal recoveries	(8,397)	(7,886)	(9,762)
Total operating expenditure	32,123	31,401	36,090

Note 10a: INTERNAL RECOVERIES

	Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Infrastructure delivery	1,640	1,120	1,871
Customer and support services	6,286	6,202	7,406
Community facilities	471	564	485
Total internal recoveries	8,397	7,886	9,762

Funding Impact Statement for Buller District Council

		Annual Plan 2022-2023 \$000	Long Term Plan 2023-2024 \$000	Annual Plan 2023-2024 \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		10,309	11,107	11,394
Targeted rates		7,623	7,236	7,734
Subsidies and grants for operating purposes		2,953	2,935	2,966
Fees and charges		1,557	1,390	1,594
Interest and dividends from investments		1,735	1,443	2,038
Local authorities fuel tax, fines, infringements fees and other receipts		4,579	4,655	5,708
Total operating funding	A	28,756	28,766	31,434
Applications of operating funding				
Payments to staff and suppliers		22,506	22,112	24,535
Finance costs		1,408	845	1,948
Other operating funding applications		450	501	422
Total applications of operating funding	B	24,364	23,458	26,905
Surplus/ (deficit) of operating funding	A-B	4,392	5,308	4,529
Sources of capital funding				
Subsidies and grants for capital expenditure		3,918	4,581	21,050
Development and financial contributions		53	54	55
Increase/(decrease) in debt		3,746	(320)	1,630
Gross proceeds from sale of assets		561	562	562
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	8,278	4,877	23,297
Application of Capital expenditure				
- to meet additional demand		0	0	6,914
- to improve the level of service		5,924	3,329	3,969
- to replace existing assets		8,531	6,645	17,942
Increase/ (decrease) in reserves		(1,968)	1,055	(1,164)
Increase/ (decrease) in investments		183	(844)	165
Total applications of capital funding	D	12,670	10,185	27,826
Surplus/ (deficit) of capital funding	C-D	(4,392)	(5,308)	(4,529)
Funding balance	((A-B)+(C-D))	0	0	0

FORECAST STATEMENT OF RESERVE FUNDS

Reserve	Activity that the Reserve relates to:	Purpose of Reserve	Projected Opening Balance	Transfer to Reserves	Transfer from Reserves	Balance 2023/2024
			\$000	\$000	\$000	\$000
Amenities Reserve	various not specified	Proceeds from general ratepayer to fund various infrastructure where there was no government subsidy available	365	0	0	365
Community Development - Other	various not specified	Funds from depreciation used for the upgrade and construction of replacement Council assets	3,344	8,656	8,742	3,258
Reserve Contributions	Regulatory	Proceeds from subdivision for public reserve upgrades	995	55	146	904
Isdell Trust	Community Facilities	Funds bequested for the purpose of providing assistance towards relief of poverty, improvement of public reserves, parks and Crown Land, the erection of public or school gymnasiums, all educational purposes and recreations pursuits of benefit to society in promotion of public welfare.	14	0	0	14
Mayor's Relief Fund	Democracy	Funds for providing grants for relief at the discretion of the Mayor	13	0	0	13
Boiler Replacement Fund	Community Facilities	Funds set aside to go toward replacement of boiler at Brougham Street offices	7	0	0	7
Development Contributions	Regulatory	Proceeds form commercial and industrial development to provide for social and recreation need of the area	119	0	0	119
Sale of Gifted Property	various not specified	Funds set aside from the sale of property gifted to Council	11	0	0	11
Infrastructure Contributions	Regulatory	Funds set aside for upgrading infrastructure where appropriate	10	0	0	10
Total Reserves Only			4,878	8,711	8,888	4,701
Karamea Solid Waste	Solid Waste	Separates all funding and expenditure and surpluses or deficits for each solid waste activity	39	111	111	39
Maruia Solid Waste	Solid Waste	Separates all funding and expenditure and surpluses or deficits for each solid waste activity	(25)	32	31	(24)
Contracted Refuse/ Recycling Operations	Solid Waste	Separates all funding and expenditure and surpluses or deficits for each solid waste activity	(50)	868	868	(50)
Westport Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(367)	3,903	4,399	(863)
Reefton Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(248)	702	831	(377)
Little Wanganui Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	24	21	41	4
Mokihinui Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(3)	15	21	(9)
Ngakawau Hector Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	459	54	14	499
Waimangaroa Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(34)	132	278	(180)

Cape Foulwind Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	527	74	50	551
Punakaiki Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(793)	237	325	(881)
Inangahua Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(233)	147	189	(275)
South Granity Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	22	6	2	26
Karamea Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(54)	0	0	(54)
Westport Sewerage	Wastewater/ Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	(555)	5,676	5,834	(713)
Reefton Sewerage	Wastewater/ Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	263	818	846	235
Little Wanganui Sewerage	Wastewater/ Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	(10)	43	98	(65)
Punakaiki Camp	Community Facilities	Separates all funding and expenditure and surpluses or deficits for the Punakaiki Camp Activity	(340)	49	69	(360)
Community Housing	Community Facilities	Separates all funding and expenditure and surpluses or deficits for Pensioner Housing	(60)	351	493	(202)
Dog Control	Regulatory	Separates all funding and expenditure and surpluses or deficits for the dog control activity	(260)	257	257	(260)
Westport Harbour	Commercial Infrastructure	Separates all funding and expenditure and surpluses or deficits for the Westport harbour and Kawatiri dredge activities	(433)	3,858	3,546	(121)
Total Separate Balances Only			(2,131)	17,354	18,303	(3,080)
Total Reserves and Separate Balances			2,747	26,065	27,191	1,621

Please note:

Reserves and separate balances are not disclosed separately within the financial statements. The Reserves total in this note reconciles to the reserve component of equity in the financial statements. The separate balances total in this note is not included in reserves within equity but is included within the accumulated funds component of equity in the financial statements.



Forecast Funding Impact Statement

1. GENERAL RATES

General rates includes both the general (differential) rate and a uniform annual general charge.

General rates are used to fund or part fund Democracy, Economic Development, Community Services, Regulatory Services, Property, Roading, Solid Waste Management, Stormwater, Support Services and Airport activities.

1.1 General (Differential) Land Rate

The general rate is set and assessed on the land value of all rateable land in the district, on a differential basis based on location, area, land use, and the activities that are permitted, controlled or discretionary for the area in which the land is situated as per the District Plan.

The definition of the differential categories is set out in this Funding Impact Statement, under Part 5.

General Rates (inclusive of GST)

Table 1 – Differentials

General Rate differential categories	Percentage of General Rate	General Rate (cents per \$ land value)
Residential 101	0.996%	0.50307
Residential 102	0.173%	0.37921
Residential 103	0.676%	0.56674
Residential 104	0.849%	0.60240
Residential 105	0.374%	0.75152
Residential 106	19.643%	1.53940
Residential 107	1.505%	1.22472
Residential 108	1.179%	1.01317
Residential 109	0.645%	0.91343
Residential 110	0.519%	0.73252
Residential 111	0.225%	0.32210
Residential 112	0.582%	0.66467
Residential 113	0.410%	0.67048
Residential 114	1.087%	0.79728
Residential 115	2.680%	1.00164
Multi Residential 121	0.031%	1.66977
Multi Residential 122	0.008%	1.03843
Multi Residential 123	1.607%	3.26564
Multi Residential 124	0.065%	3.19456
Multi Residential 125	0.229%	1.95761
Multi Residential 126	0.133%	2.13292
Commercial 131	0.889%	2.72775
Commercial 132	0.222%	1.90949
Commercial 133	1.815%	4.61999
Commercial 134	10.406%	6.04634
Commercial 135	0.130%	4.07610
Commercial 136	0.317%	1.41125
Commercial 138	0.020%	0.26417
Commercial 139	1.241%	1.59932
Commercial 140	0.992%	2.70375
Rural 141	19.379%	0.39780

General Rate differential categories	Percentage of General Rate	General Rate (cents per \$ land value)
Rural 142	1.267%	0.39706
Rural 143	3.928%	0.30308
Rural Residential 151	4.432%	0.57874
Rural Residential 152	3.229%	0.55696
Rural Small Holding 161	1.590%	0.34780
Rural Small Holding 162	0.115%	0.28771
Rural Small Holding 163	0.221%	0.40987
Rural Small Holding 164	0.061%	0.16689
Industrial 172	10.156%	9.12337
Industrial 173	5.427%	3.39071
Industrial 174	0.543%	5.15560
	100.00%	

1.2 Uniform Annual General Charge (UAGC)

The Council will set and assess a uniform annual general charge (UAGC) as a fixed amount per rating unit.

The Uniform Annual General Charge will be \$550.00 (inclusive of GST) per rating unit.

Expected Yield (Collect)

The expected collect from the general (differential) rate is calculated to be \$9,256,473 (including GST), and the expected collect from the uniform annual general charge is calculated to be \$3,674,000 (including GST), a total of \$12,930,473.

2. WATER

Targeted water supply charges and rates are set for each connection within a rating unit, or any rating unit able to be connected within certain scheme areas.

A 'connection' is defined as a rating unit, or each separately used or inhabited portion (SUIP) of a rating unit, which is connected to the water supply in any scheme area, whether the connection is from the main supply line, or from any other line that is connected to the main supply.

The fixed targeted charge is also applied in some scheme areas based on the availability of the service, being rating units which are not connected but are able to be connected ('serviceable'). A rating unit is regarded as serviceable if the rating unit lies within 50 metres of the water reticulation system.

For the Westport, Reefton, Mokihinui, Ngakawau/Hector, and Waimangaroa water supplies, only connected properties are rated (there is no set rate or charge for serviceable properties).

*For the Granity South community water supply, a contribution from the connected properties for the ongoing upkeep of the supply is made and the charge will appear on the rates assessment but is not a "rate" in terms of the Rating Act.

Refer to the definition of the differential categories set out in Part 5 of this Funding Impact Statement.

Table 2 – Unit rates

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)	Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Westport - Multi-residential only							
	1-2	1.00	\$1,101.00		10	5.20	\$5,683.60
	3	1.70	\$1,871.70		11	5.60	\$6,120.80
	4	2.30	\$2,532.30		12	6.00	\$6,558.00
	5	2.80	\$3,082.80	Reefton - major users			
	6	3.20	\$3,523.20	1905006101	1+	2.00	\$2,186.00
	7	3.60	\$3,963.60	1905026900	1+	2.00	\$2,186.00
	8	4.00	\$4,404.00	1905044200	1+	2.00	\$2,186.00
	9	4.40	\$4,844.40	1905044800	1+	2.00	\$2,186.00
	10	4.80	\$5,284.80	1905050000	1+	2.00	\$2,186.00
	11	5.20	\$5,725.20	1905050400	1+	2.00	\$2,186.00
	12	5.60	\$6,165.60	1905051100	1+	2.00	\$2,186.00
	Westport - all other rating sectors				1905051400	1+	2.00
	1	1.00	\$1,101.00	1905047900	1+	4.00	\$4,372.00
	2	1.70	\$1,871.70	1905049300	1+	4.00	\$4,372.00
	3	2.30	\$2,532.30	1905050700	1+	4.00	\$4,372.00
	4	2.80	\$3,082.80	1905036800	1+	20.00	\$21,860.00
	5	3.20	\$3,523.20	Mokihinui			
	6	3.60	\$3,963.60	Connected (excluding major users)	1	1.00	\$368.00
	7	4.00	\$4,404.00	Major users*	1+	8.00	\$2,944.00
	8	4.40	\$4,844.40	Ngakawau / Hector			
	9	4.80	\$5,284.80	Connected (excluding major users)	1	1.00	\$357.00
	10	5.20	\$5,725.20	Ngakawau / Hector (major users)			
	11	5.60	\$6,165.60	1880002800	1+	3.00	\$1,071.00
	12	6.00	\$6,606.00	1880006100	1+	20.00	\$7,140.00
Reefton - Multi-residential only				Waimangaroa			
	1-2	1.00	\$1,093.00	Connected (excluding major users)	1	1.00	\$1,093.00
	3	1.70	\$1,858.10	Waimangaroa (major users)			
	4	2.30	\$2,513.90	1880034200	1+	2.00	\$2,186.00
	5	2.80	\$3,060.40	1883037500	1+	2.00	\$2,186.00
	6	3.20	\$3,497.60	1883039602	1+	2.00	\$2,186.00
	7	3.60	\$3,934.80	1883044300	1+	3.00	\$3,279.00
	8	4.00	\$4,372.00	1883002000	1+	5.00	\$5,465.00
	9	4.40	\$4,809.20	Little Wanganui			
	10	4.80	\$5,246.40	Connected (excluding major users)	1	1.00	\$317.00
	11	5.20	\$5,683.60	Serviceable	1	0.50	\$158.50
	12	5.60	\$6,120.80	Major users*	1+	14.00	\$4,438.00
	Reefton - all other rating sectors				Inangahua Junction		
	1	1.00	\$1,093.00	Connected (excluding major users)	1	1.00	\$995.00
	2	1.70	\$1,858.10	Serviceable	1	0.50	\$497.50
	3	2.30	\$2,513.90	Major users*	1+	3.00	\$2,985.00
	4	2.80	\$3,060.40				
	5	3.20	\$3,497.60				
	6	3.60	\$3,934.80				
	7	4.00	\$4,372.00				
	8	4.40	\$4,809.20				
	9	4.80	\$5,246.40				

Rate	Valuation Reference
Little Wanganui subdivision	1878035600
Mokihinui	1879001700
Inangahua Junction	1901009300

***For the Granity South Water Supply, the contribution from the connected properties is set at \$288.00 (incl GST) for the 2023-24 year.**

2.1 Metered Water Supplies

2.1.1 Cape Foulwind Rural Water Supply

A targeted rate is set to fund the Cape Foulwind Rural Water Supply. Each farm connection is charged for consumption at a rate of \$0.63 (inclusive of GST) per cubic metre (m³).

2.1.2 Westport Metered Water Supply

The Council sets two rates for Westport Metered Water Supply. A targeted rate is set for each connection to the Westport water supply through a meter. The rate is set as a fixed amount for each connection at \$1,101.00 (inclusive of GST). Note that consumers on the metered supply may opt to pay for more targeted rates than the number of connections to a property and be charged accordingly, with the annual allowance also being calculated accordingly.

Each metered supply is then charged at a rate of \$2.85 (inclusive of GST) per cubic metre (m³) for consumption over the allowance of 400m³ for each targeted rate paid per annum.

2.1.3 Reefton Metered Water Supplies

Council is considering options to introduce metered water supply for extraordinary users.

2.2 Punakaiki Water Supply

A targeted rate is set for each rating unit that is connected to the Punakaiki water supply.

The rate is set on a differential basis, based on use of the rating unit. The rate for differential factor 1.0 is \$1,193.00 per connection (including GST).

Table 2.2A - General description of differential categories and differential factor

Differential category	Differential factor	Targeted Rate (GST inclusive)
(A) Section only	0.5	\$596.50
(B) Single residential dwelling	1.0	\$1,193.00
(C) Department of Conservation Depot	1.0	\$1,193.00
(D) Two residential dwellings or one residential dwelling and a lodge on one rating unit	2.0	\$2,386.00
(E) Motel complex of more than 4 units	2.0	\$2,386.00
(F) Hostel (backpackers)	4.0	\$4,772.00
(G) Tavern, motel complex, and dwelling	6.0	\$7,158.00
(H) Camping ground	11.0	\$13,123.00

Table 2.2B – Categorisation of each property

The following table lists the properties (by valuation reference) that fall within each of the above categories:

Category	Valuation reference(s)
A	1886017702, 1886029000, 1886029001, 1886029007, 1886029013, 1886029015, 1886029019, 1886029024, 1886029027, 1886029029, 1886029030
B	1886016900, 1886016901, 1886017000, 1886017100, 1886017101, 1886017200, 1886017201, 1886017300, 1886017400, 1886017500, 1886017700, 1886017701, 1886017800, 1886017900, 1886018000, 1886018400, 1886018500, 1886018600, 1886018700, 1886018900, 1886019200, 1886019201, 1886019400, 1886019500, 1886019600, 1886019700, 1886019800, 1886019900, 1886028700, 1886028900, 1886029002, 1886029003, 1886029004, 1886029006, 1886029008, 1886029009, 1886029010, 1886029012, 1886029014, 1886029017, 1886029018, 1886029020, 1886029025, 1886029026, 1886029031, 1886029033, 1886029034, 1886029035, 1886029036, 1886031601, 1886031602, 1886031604, 1886031607, 1886031609, 1886031610, 1886031611, 1886031614, 1886031615
C	1886018001
D	1886029021, 1886029023, 1886029028
E	1886019000
F	1886018100
G	1886031616
H	1886031200

Any future change to the use of any property within the Punakaiki water supply which results in a change to the use (as set out in Table 2.2A) will result in a change to the differential category the property is in, from the next rating year.

Council may require any user on the water supply to have a meter installed, if it deems it necessary to do so, in the interests of fairness within the supply area.

Expected Yield (Collect)

The expected collect for each of the Water Supply areas (GST inclusive) is:

Water Supply Area	Collect
Little Wanganui Subdivision	\$24,692
Mokihinui	\$17,296
Ngakawau-Hector	\$62,031
Waimangaroa	\$151,858
Westport	\$3,263,800
Reefton	\$738,858
Punakaiki	\$111,485
Inangahua Junction	\$31,334
Cape Foulwind	\$85,514
South Granity	\$6,325

3. Sewage Disposal

Targeted sewage disposal charges and rates are set for each connection within a rating unit, or any rating unit able to be connected within certain scheme areas, as follows.

The rates are set on the number of connections, with a differential applied for each rate based on the use of the rating unit.

A 'connection' is defined as a rating unit, or each separately used or inhabited portion (SUIP) of a rating unit, which is connected to the disposal line in any scheme area, whether the connection is to the main disposal line, or from any other line that is connected to the main disposal line.

A differential is also applied based on the availability of the service. The categories applied are rating units connected to the disposal system, and rating units within certain scheme areas which are not connected but are able to be connected ("serviceable"). A rating unit is regarded as serviceable if it is within 30 metres of the sewerage reticulation system.

For the Westport and Reefton, only connected properties are rated (there is no differential for serviceable properties) with the exception of those properties able to be connected to the Orowaiti sewerage upgrade to the Westport Scheme. Those properties (within that upgrade area) which are serviceable but not connected shall pay the full service charge(s) applicable to that scheme.

Refer to the definition of the differential categories set out in Part 5 of this Funding Impact Statement.

Table 3 – Unit rates

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST incl)
Westport - Multi-residential only			
	1-2	1.00	\$1,103.00
	3	1.70	\$1,875.10
	4	2.30	\$2,536.90
	5	2.80	\$3,088.40
	6	3.20	\$3,529.60
	7	3.60	\$3,970.80
	8	4.00	\$4,412.00
	9	4.40	\$4,853.20
	10	4.80	\$5,294.40
	11	5.20	\$5,735.60
Westport - all other rating sectors			
	1-2	1.00	\$1,103.00
	3	1.70	\$1,875.10
	4	2.30	\$2,536.90
	5	2.80	\$3,088.40
	6	3.20	\$3,529.60
	7	3.60	\$3,970.80
	8	4.00	\$4,412.00
	9	4.40	\$4,853.20
	10	4.80	\$5,294.40
	11	5.20	\$5,735.60
	12	5.60	\$6,176.80

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST incl)
Reefton - Multi-residential only			
	1-2	1.00	\$817.00
	3	1.70	\$1,388.90
	4	2.30	\$1,879.10
	5	2.80	\$2,287.60
	6	3.20	\$2,614.40
	7	3.60	\$2,941.20
	8	4.00	\$3,268.00
	9	4.40	\$3,594.80
	10	4.80	\$3,921.60
	11	5.20	\$4,248.40
	12	5.60	\$4,575.20
Reefton - all other rating sectors			
	1	1.00	\$817.00
	2	1.70	\$1,388.90
	3	2.30	\$1,879.10
	4	2.80	\$2,287.60
	5	3.20	\$2,614.40
	6	3.60	\$2,941.20
	7	4.00	\$3,268.00
	8	4.40	\$3,594.80
	9	4.80	\$3,921.60
	10	5.20	\$4,248.40
	11	5.60	\$4,575.20
	12	6.00	\$4,902.00
Little Wanganui			
Connected	1	1.00	\$886.00
Serviceable	1	0.50	\$443.00

Expected Yield (Collect)

The expected collects for each of the sewerage scheme areas (GST inclusive) is:

Sewerage Scheme Area	Collect
Little Wanganui Subdivision	\$49,669
Westport	\$2,831,457
Reefton	\$475,203

4. WASTE MANAGEMENT

For the purposes of the cost of providing waste management (refuse and recycling) throughout the district, three zones have been established, each having its own level of service.

The localities of these zones are:

Zone	Locality
1	All of the district except north of the Mokihinui River and east of Blacks Point to which the collection service is provided
2	North of the Mokihinui River (Karamea)
3	East of Blacks Point (Maruia)

The levels of service for each are:

Zone	Locality
1	The provision of a collection service for bins and bags, plus the cost of the waste management disposal area(s) within the zone.
2	The cost of the waste management disposal area(s) within the zone.
3	The cost of the waste management disposal area(s) within the zone.

4.1 Waste Management - Zone 1

The cost of providing recycling and refuse collection is recovered from those properties that are on the service collection route, in the form of a targeted annual waste management rate of a fixed amount per set of two bins (one wheelie bin and one basket) delivered to those properties within the Zone 1 area.

Thus, any property that has been delivered more than one set of bins, is deemed to be receiving the service for each of those sets of bins, and shall be liable for the fixed amount for each set of bins delivered to the property.

The bins are used for the fortnightly recycling collection, while bags are available for purchase at various district outlets for the use of weekly refuse collection.

The annual targeted waste management rate for Zone 1 will be **\$178.00** per set of two bins (including GST).

4.2 Waste Management - Zone 2

The cost of providing a waste management landfill activity within the Zone 2 area is recovered from those rating units within the area.

The annual targeted waste management rate for Zone 2 will be **\$161.00** per rating unit (including GST).

4.3 Waste Management - Zone 3

The cost of providing a waste management landfill activity within the Zone 3 area is recovered from those rating units within the area.

The annual targeted waste management rate for Zone 3 will be **\$302.00** per rating unit (including GST).

Expected Yield (Collect)

The expected collects for each of the solid waste areas (GST inclusive) are:

Solid Waste Area	Collect
Zone 1	\$910,657
Zone 2	\$97,503
Zone 3	\$35,992

Lump sum contributions

The Council does not accept lump sum contributions in respect of any of the targeted rates.

5. DIFFERENTIAL CATEGORIES

Note that the first five digits of any valuation reference comprises the valuation roll in which the reference is found.

Also note that subject to the rights of objection to the rating information database set out in Section 29 of the Local Government (Rating) Act 2002, the Council is the sole determiner of the categories applied to a rating unit.

Residential Categories

Rating units, or parts of rating units, being less than 4,000 square metres in area, having no more than one residential dwelling, and being primarily used for, or able to be used for, residential living.

Residential 101

Includes residential rating units, or parts of rating units, within the valuation rolls numbered 18780 (but excluding the Little Wanganui Subdivision); 18800 (but excluding the township of Ngakawau and Granity); 18820; 18830 (but excluding the townships of Waimangaroa and Conns Creek); 18840 (but excluding the settlement of Snodgrass, and those properties in the greater Westport area to the west of the Orowaiti River); 19000; 19010; 19040; 19080; and 19081.

Residential 102

Includes residential rating units, or parts of rating units, within the valuation roll numbered 18810, plus the settlement of Snodgrass.

Residential 103

Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18790 (but excluding the township of Hector), plus the Little Wanganui Subdivision, and Conns Creek.

Residential 104

Includes the residential rating units, or parts of rating units, on the inland side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity, plus the township of Waimangaroa.

Residential 105

Includes the residential rating units, or parts of rating units, on the seaward side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity.

Residential 106

Includes the residential rating units, or parts of rating units, within the valuation rolls numbered 18840, 18950, 18960, and 18970 (but not including any properties to the east of the Orowaiti River or south of Stafford Street, and those properties on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street).

Residential 107

Includes the residential rating units, or parts of rating units, on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street and including Beach Drive.

Residential 108

Includes the residential rating units, or parts of rating units, within the township of Carters Beach (but excluding those properties located on Marine Parade and in the Elley Drive subdivision).

Residential 109

Includes the residential rating units, or parts of rating units, within the township of Carters Beach located on Marine Parade and in the Elley Drive subdivision (but excluding valuation reference 1885022301).

Residential 110

Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18850 (but excluding the townships of Carters Beach, Omapu, and Tauranga Bay).

Residential 111

Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding the townships of Charleston and Punakaiki and the Ross Subdivision).

Residential 112

Includes the residential rating units, or parts of rating units, within the townships of Omapu and Tauranga Bay, plus valuation reference 1885022301.

Residential 113

Includes the residential rating units, or parts of rating units, within the township of Charleston.

Residential 114

Includes the residential rating units, or parts of rating units, within the township of Punakaiki and the Ross Subdivision.

Residential 115

Includes the residential rating units, or parts of rating units, within the valuation roll numbered 19050.

Multi Residential

Rating units that have more than the one dwelling, excluding farm properties and communal residences. Where practicable, Council may have the rating unit divided into each of its separate uses, so each division can be assessed for rates in a different differential category.

Multi Residential 121

Includes those rating units under valuation references 1878011803, 1878018300BB, and 1908009900.

Multi Residential 122

Includes the rating unit under valuation reference 1878037247.

Multi Residential 123

Includes the multi-residential rating units within the valuation rolls numbered 18840); 18950; 18960; and 18970.

Multi Residential 124

Includes those rating units within the valuation roll numbered 18860.

Multi Residential 125

Includes those multi-residential rating units within the valuation roll numbered 18850.

Multi Residential 126

Includes those multi-residential rating units within the valuation roll numbered 19050.

Commercial

Rating units, or portions of rating units, used primarily for, or able to be used in terms of the District Plan for, carrying out a commercial or trading enterprise, including retail and/or wholesale, community, personal, business and repair services, offices, hotels, motels, camps and air transport.

Commercial 131

Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18780; 18820; 19000; 19010; 19040; 19080; and 19081; and that rating unit under valuation reference 1884018701.

Commercial 132

Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18810; and 18830.

Commercial 133

Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18840 (excluding 1884018701); 18960; and 18970.

Commercial 134

Includes commercial rating units, or parts of rating units, within the valuation roll numbered 18950.

Commercial 135

Includes the rating unit under valuation references 1885002400BB and 1885022400.

Commercial 136

Includes commercial rating units, or parts of rating units, within the valuation roll numbered 18850 (excluding 1885002400BB and 1885022400).

Commercial 138

Includes commercial rating units within the valuation roll 18860, north of the Fox River.

Commercial 139

Includes commercial rating units within the valuation roll 18860, south of the Fox River.

Commercial 140

Includes commercial rating units, or parts of rating units, within the valuation roll numbered 19050.

Rural

Properties being 10 hectare or greater, used exclusively or principally for agricultural, horticultural, and/or pastoral purposes, including forestry, or vacant land that is able to be used for such purposes in terms of the District Plan.

Rural 141

Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural 142

Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural 143

Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18850; and 18860.

Rural Residential:

Properties being greater than 4,000 square metres but less than 4 hectares, primarily used for the purpose of residential living.

Rural Residential 151

Includes rural residential rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural Residential 152

Includes rural residential rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18850; and 18860.

Rural Small Holding:

Properties being greater than 4 hectares but less than 10 hectares, used exclusively or principally for agricultural, horticultural and/or pastoral purposes, including forestry, or vacant land that is able to be used for such purposes in terms of the District Plan.

Rural Small Holding 161

Includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18850; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural Small Holding 162

Includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural Small Holding 163

Includes rural small holding rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding those units within the valuation reference ranges 1886003000 to 1886003600 and 1886023800 to 1886027700).

Rural Small Holding 164

Includes rural small holding rating units, or parts of rating units, within the valuation reference ranges of 1886003000 to 1886003600 and 1886023800 to 1886027700.

Industrial Coal

Properties used primarily in the extraction, storage, and/or distribution of coal.

Industrial 172

includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Coal above.

Industrial Other

Properties used primarily in the following, as well as all associated land and buildings related to:

- storage sites (except those associated with the three other industrial categories); or
- transport (road, rail, sea), excepting those properties defined as Industrial Harbour; or
- utility services (communications, electricity, gas, water, sanitation); or
- the manufacture of food, drink, and tobacco; or
- the processing of textiles, leather, and fur; or
- the processing of timber products, including manufacturing and storage sites (i.e. sawmills and timber yards, wooden articles of manufacture such as furniture); or
- all other types of mining, not included in the sectors defined as Industrial Coal; or
- engineering, metalwork appliances, and machinery works; or
- chemicals, plastics, rubber, and paper manufacture; or
- other manufacturing industries not defined above; or
- depots and yards of contractors, central and local government; or
- demolition, and fumigation and pest control firms; or

- vacant land designated for the primary purpose of industrial use

Industrial 173

Includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Other above.

Industrial harbour

Properties used for harbour and associated activities.

Industrial 174

Includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Harbour above.

SUIP (SEPARATELY USED OR INHABITED PART) OF A RATING UNIT - DEFINITION

A separately used or inhabited part of a rating unit includes:

- Any part or parts of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement, or
- Any part or parts of a rating unit that is/are used or occupied by the ratepayer for more than one single use.

Examples of separately used or inhabited parts of a rating unit include:

- A residential property that contains two or more separately occupiable units, flats or houses, each of which is separately inhabited or is capable of separate habitation.
- A commercial, or other non-residential property containing separate residential accommodation in addition to its commercial, farming or other primary use.
- A commercial premise that contains separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business.
- An office block which contains several sets of offices, each of which is used by a different business or which is capable of operation as separate businesses.

Council recognises that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:

- Where a business, farm, orchard, vineyard or horticultural operation contains accommodation on a rent-free basis for the owner, staff or share-milkers associated with the enterprise's productive operation.
- Where a residential property contains not more than one additional separately inhabited part, or where members of the owners family inhabit the separate part on a rent-free basis.
- Where an orchard, vineyard or horticultural operation contains a stall for the sale of goods produced solely by the operation.

Rating examples

SECTOR Location	Res 101 Karamea	Res 103 Little Wanganui	Res 103 Mokihinui	Res 103 Seddonville	Res 104 Hector	Res 104 Waimangaro a
Land value	\$50,000	\$63,000	\$57,000	\$37,000	\$48,000	\$40,000
General rates	251.54	357.05	323.04	209.69	289.15	240.96
UAGC	550.00	550.00	550.00	550.00	550.00	550.00
Targeted Water Rate	-	317.00	368.00	-	357.00	1,093.00
Targeted Sewer Disposal Rate	-	886.00	-	-	-	-
Targeted Solid Waste Rate	161.00	161.00	178.00	178.00	178.00	178.00
TOTAL RATES	\$962.54	\$2,271.05	\$1,419.04	\$937.69	\$1,374.15	\$2,061.96
Comparison to Previous Year	\$865.58	\$2,163.85	\$1,331.10	\$860.61	\$1,289.35	\$1,981.79
% Change to Previous Year	11.20%	4.95%	6.61%	8.96%	6.58%	4.05%

KEY: Res (Residential) Com (Commercial) RR (Rural Residential) Rur (Rural)

Refer to pages 29-31 for sector code details.

SECTOR Location	Res 106 Westport (Brougham)	Res 106 Westport (Russell)	Res 108 Carters Beach	Res 113 Charleston	Res 114 Punakaiki	Res 101 Ikamatua
Land Value	\$75,000	\$59,000	\$85,000	\$80,000	\$170,000	\$33,000
General Rates	1,154.55	908.25	861.19	536.38	1,355.38	166.01
UAGC	550.00	550.00	550.00	550.00	550.00	550.00
Targeted Water Rate	1,101.00	1,101.00	1,101.00	-	1,193.00	-
Targeted Sewage Disposal Rate	1,103.00	1,103.00	1,103.00	-	-	-
Targeted Solid Waste Rate	178.00	178.00	178.00	178.00	178.00	178.00
NET RATES	\$4,086.55	\$3,840.25	\$3,793.19	\$1,264.38	\$3,276.38	\$894.01
Comparison to Previous Year	\$3,918.97	\$3,696.26	\$3,653.71	\$1,156.01	\$3,089.56	\$821.20
% Change to Previous Year	4.28%	3.90%	3.82%	9.37%	6.05%	8.87%

KEY: Res (Residential) Com (Commercial) RR (Rural Residential) Rur (Rural)

Refer to pages 29-31 for sector code details.



SECTOR Location	Res 115 Reefton	Res 101 Springs Junction	Com 131 Karamea	Com 134 Westport	Com 140 Reefton	Rur 141 Karamea
Land Value	\$36,000	\$38,000	\$95,000	\$180,000	\$78,000	\$690,000
General Rates	360.59	191.17	2,591.36	10,883.42	2,108.92	2,744.81
UAGC	550.00	550.00	550.00	550.00	550.00	550.00
Targeted Water Rate	1,093.00	-	-	1,101.00	1,093.00	-
Targeted Sewage Disposal Rate	817.00	-	-	1,103.00	817.00	-
Targeted Solid Waste Rate	178.00	302.00	161.00	178.00	178.00	161.00
NET RATES	\$2,998.59	\$1,043.17	\$3,302.36	\$13,815.42	\$4,746.92	\$3,455.81
Comparison to Previous Year	\$2,907.56	\$974.96	\$2,981.17	\$12,700.47	\$4,466.50	\$3,159.55
% Change to Previous Year	3.13%	7.00%	10.77%	8.78%	6.28%	9.38%

KEY: Res (Residential) Com (Commercial) RR (Rural Residential) Rur (Rural)

Refer to pages 29-31 for sector code details.

SECTOR Location	Rur 143 Cape	Rur 141 Grey Valley	RR 151 Karamea	RR 152 Granity	RR 151 Fairdown	RR 162 Alma Road
Land Value	\$1,070,000	\$1,500,000	\$125,000	\$90,000	\$145,000	\$190,000
General Rates	3,242.91	5,966.98	723.43	501.26	839.18	1,058.22
UAGC	550.00	550.00	550.00	550.00	550.00	550.00
Targeted Water Rate	-	-	-	-	-	-
Targeted Sewage Disposal Rate	-	-	-	-	-	-
Targeted Solid Waste Rate	356.00	178.00	161.00	178.00	178.00	-
NET RATES	\$4,148.91	\$6,694.98	\$1,434.43	\$1,229.26	\$1,567.18	\$1,608.22
Comparison to Previous Year	\$3,809.36	\$6,152.64	\$1,307.28	\$1,121.45	\$1,500.91	\$1,450.96
% Change to Previous Year	8.91%	8.81%	9.73%	9.61%	4.42%	10.84%

KEY: Res (Residential) Com (Commercial) RR (Rural Residential) Rur (Rural)

Refer to pages 29-31 for sector code details.



Assumptions

The Buller District Council Annual Plan is based on a number of significant forecasting assumptions. These assumptions include assessments of a number of factors that might impact on Council and the community including a consideration of how the population may change over the medium term, funding of Council services, and the financial environment.

The assumptions are the best reasonable assessment based on current information, but actual results may differ and these differences could be large. Council has therefore, included an assessment of how likely the actual may vary from the assumptions and what impact the variances would have on Council and the community. These are overarching assumptions relating to Council's activities. In addition to these assumptions, activity specific assumptions are found within each of the activity sections.

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
1. Population growth:				
<p>In the Long Term Plan for 2021-2031, the Council assumed that the normally resident population as at 1 July 2021 would be in the region of 9,600 persons and that, based on Infometrics predictions, there would be small ongoing reductions in population.</p> <p>The Statistics NZ March 2018 census recorded a total of 9,591 person as being normally resident in the district.</p> <p>For the purposes of this Annual Plan we have assumed that the normally resident population as at 1 July 2024 is in the region of 9,600 persons.</p>	<p>Low population growth may impact on the affordability and scale of Council projects and operations.</p>	<p>Medium</p>	<p>Low</p>	<p>Council will need to reassess the growth rates and whether its projects need to be brought forward or delayed as part of each year's Annual Plan or Long Term Plan.</p>
2. Inflation/price changes:				
<p>In preparing the Annual Plan Council has utilised the inflation factors as provided by Business and Economic Research Limited (BERL) and adjusted where necessary for localised inflation data.</p> <p>A table of these rates is provided for on page 42.</p> <p>The roading budgets have been aligned to the approved 2021-2024 Waka Kotahi/NZTA roading programme. As such no further escalation has been applied to these budgets.</p>	<p>That inflation is higher or lower than predicted.</p>	<p>Medium to low</p>	<p>High</p>	<p>There is likely to be some variation in the actual rates of inflation from those assumed and this will impact on the financial results of Council.</p> <p>If the variances are significant, Council may need to consider either increasing or decreasing rates and charges or the levels of services for activities.</p> <p>For example, Council planned to spend \$331m in operating expenditure and \$96m in capital over the term of the 2021-2031 Long Term Plan. A 1% movement in inflation could increase or decrease costs by an average of approximately \$427,000 p.a. There would also be an impact on debt levels.</p>

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
3. New Zealand Transport Agency funding:				
<p>The New Zealand Transport Agency/ Waka Kotahi financial assistance rate (FAR) provided to Council's roading programme is currently 72% for local roads and 100% for assistance for the Karamea Special Purpose Road (SPR).</p> <p>A special FAR of 95% applies for flood recovery for local roads.</p> <p>This Annual Plan assumes that the local roads financial assistance rate will be 72% and the SPR rate will be 100% throughout 2023-2024 for business as usual activities of Council.</p>	<p>That the government will reduce the subsidy available to Councils.</p>	Medium	High	<p>Any decrease in NZTA/Waka Kotahi funding will require Council to make a decision of whether to increase funding from rates, reduce service levels, remove projects from the Long Term Plan or apply a mix of these options.</p> <p>The most likely response would be a reduction in roading expenditure. A 1% drop in the FAR rate would require a reduction of \$150,000 in subsidised expenditure.</p>
4. Karamea Special Purpose Road				
<p>NZTA/Waka Kotahi has indicated to Council that it is proposed that the Karamea Special Purpose Road will lose its designation and revert to a local road from July 2024. Council has taken the position that it will not accept ownership of the Karamea SPR as a local road in 2024-2025.</p> <p>The transition of SPR to district Councils is a national Waka Kotahi/NZTA initiative affecting many communities around the country. To Council's knowledge, the legalities of what may happen should there be dispute between local government and the government's transport agency has not been tested. Considerations of the four well-beings would be front of Council's opinion in order to avoid additional burden to ratepayers. Strategically it also makes sense for the SPR to be reinstated as a state highway (as it previously was) considering the iconic tourist destinations (including Oparara Arches and Heaphy Track), as well as new government funded initiatives such as Pounamu Pathway, relying on a national network approach.</p>	<p>Financial assistance rate may reduce. Additional costs associated with this road may not be funded by subsidy.</p>	High	High	<p>Because the SPR traverses unstable terrain through the Karamea bluff section, there is an unquantifiable risk and funding uncertainty for the road controlling authority. Should the SPR be included under the local road network, ratepayers may be required to fund unplanned significant maintenance and capital projects.</p> <p>This could increase rates, particularly if expenditure is due to necessary repairs or improvements that do not meet the NZTA/Waka Kotahi definition of emergency works.</p> <p>The impact to ratepayers to fund the SPR beyond mid-2024 remains uncertain and extremely difficult to estimate. The programmes (options) considered under the NZTA draft transition plan range from no ratepayer contribution (e.g. retain 100% subsidy) to inclusion under the funding assistance rate, noting the percentage for Buller may change at the next triennial.</p> <p>Based on the cost estimates included in the Long Term Plan for maintaining the SPR, the impact of the proposal to revert it to a local road equates to an additional \$3.04 million to total rates for Council over the remaining seven years of the 2021-2031 Long Term Plan. However, this is not considered to be the likely impact to ratepayers under the scenario the SPR reverts to as options will need to be worked through with a view to avoiding additional burden to ratepayers.</p>

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
5. One network roading classification				
<p>A joint initiative between the NZTA/ Waka Kotahi and Local Government New Zealand has introduced a road classification system for all roads in New Zealand. The classification system aims:</p> <ul style="list-style-type: none"> to deliver similar driving experience across New Zealand to support more consistent asset management across the country to make collaboration and prioritisation between those organisations responsible for the planning, delivery, operation, and maintenance of the nation's roading network, leading to a more efficient and safer network and improved value for money. <p>This will introduce different levels of service across roads of different classification.</p> <p>Council has assumed that there will be no change in the levels of service currently provided.</p>	<p>Financial assistance rate may reduce depending on the levels of funding agreed to be provided by NZTA.</p>	<p>Low</p>	<p>Medium</p>	<p>Council will be faced with two choices:</p> <ol style="list-style-type: none"> Change the current level of service provided to that set by NZTA/Waka Kotahi. Fund the difference between the current service level and that proposed by NZTA from ratepayer contributions.
6. Useful lives of significant assets:				
<p>Council has made a number of assumptions about the useful life of its assets. These assumptions affect the depreciation charge contained within the Plan. The detail for each asset category and asset depreciation rates are reflected in the Statement of Accounting Policies included in this document.</p>	<p>That the lives of assets are materially different from those contained within the Plan.</p>	<p>Low</p>	<p>High</p>	<p>If the life of the assets are materially different from those contained within the plan, the asset values stated in the prospective balance sheet and the profit contained in the prospective statement of comprehensive statement of revenue and expenditure would be affected. If the life was shorter than expected Council might need to replace the asset sooner than planned and this would need to be funded. Council has a long history of managing assets and has asset management practices in place which reduce the likelihood of assets being very different to projections.</p>
7. Significant asset condition:				
<p>Council understanding of condition of its assets underpins the renewal forecasts in the Annual Plan (and also the significant lives of assets discussed above). Council has sufficient information about the condition of its assets to forecast their probable replacement periods. However, further, more detailed information is desirable to further reduce the risk that actual condition varies from the assumed condition.</p>	<p>That condition information is not a sufficiently accurate representation of the actual condition of assets.</p>	<p>Low</p>	<p>High</p>	<p>If the asset condition is substantially worse than expected, then there is an increased risk of unexpected asset failure and the increased costs of repairing assets would need to be funded. These costs are not in the Long Term Plan and Council would need to consider how they should be funded - higher rates, use of cash reserves or debt would be options.</p>

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
8. Vested assets:				
<p>The Long Term Plan assumed Council will receive \$50,000 vested assets per annum. Vested assets are engineering assets such as roads, sewers and water mains paid for by developers and vested to Council in completion of the subdivision.</p> <p>Based on Council's actual results for the year ended 30 June 2022 it has been assumed for the Annual Plan that Council will receive no vested assets.</p>	That vested assets may vary from budget.	Medium	Low	Vested assets must be maintained by Council, so if growth is higher than forecast Council will need to increase its budget to maintain those assets. The impact of higher or lower growth is not considered significant.
9. Return on investments:				
It is assumed that the return on investments, including dividends from Council Controlled Organisations and retained earnings on subsidiaries will continue at current level for Buller Recreation and WestReef Services Limited.	That return on investment decreases.	Low	Medium	Higher or lower returns will impact on rates as the income will need to be raised from other sources.
10. Interest rates - external borrowings:				
Council assumed an interest rate of 2.3 - 3.1% across the 10-years of the 2021-2031 Long Term Plan. The 2023-2024 Annual Plan has increased interest rate assumptions to reflect current market expectations that rates will continue to climb on the back of high inflation.	The prevailing interest rate may differ significantly from those estimated.	Medium	High	<p>Increases in interest rates flow through to higher debt servicing costs and higher rates funding requirements.</p> <p>Council has mitigated these risks with a prudent fixed interest swap programme developed within the limits of Council's Treasury Management Policy. Any new external debt and swaps and the floating portion of existing debt is still exposed to interest rate risk.</p>
11. External borrowings - renewability:				
It has been assumed that Council will be able to renew the existing external loan facility.	Higher interest rates or delay of capital projects.	Low	High	If a loan facility could not be renegotiated with a current debt provider, a change in provider could increase finance costs.
12. Interest rates - term deposits:				
<p>Council had assumed an interest rate range of 0.8-3.3% across the 10 years of the 2021-2031 Long Term Plan.</p> <p>The 2023-2024 Annual Plan has increased the interest rate assumption for term deposits from 1.33% in the same year of the Long Term Plan to 3.44% to reflect current market expectations that rates will continue to climb on the back of high inflation.</p>	The prevailing rate may differ from those estimated.	Medium	High	Decreases in term deposit interest rates would lower investment income, which would create cash shortfalls in the short-term and could lead to increased general rates in subsequent Annual Plans.

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
13. Westport Harbour				
<p>All harbour activities including the port and dredging activities are ring-fenced as a separate activity.</p> <p>All funding and expenditure and surpluses and deficits for the Westport Harbour activity accumulate to a separate reserve and is not ratepayer funded.</p> <p>Another significant assumption contained in the Long Term Plan was that a new large commercial operator would be shipping out of the port from 2023-2024.</p> <p>Council was able to secure as part of its Tranche 2 application to the National Emergency Management Agency \$4.7m to dredge 235,000m3 from the Buller River, based on forecast timing of this project \$2.8m of the forecast \$3.6m in dredging revenue in the Annual Plan is to come from Tranche 2 funding.</p> <p>Out of Port work contributes \$0.5m of forecast dredging revenue and on completion of the Tranche 2 dredging work package the remainder is assumed to come from a commercial operator.</p>	<p>Westport Harbour does not perform as expected, creating greater cash losses or surpluses than predicted.</p> <p>If the large commercial operation did not proceed, then Council would not receive this revenue but nor would it incur these costs.</p>	Medium	High	<p>There may be greater than predicted cash surpluses or losses, impacting the level of cash held by Council. If losses are greater than predicted Council may be required to consider loan funding or rate funding the activity in the future.</p> <p>If the large commercial operation did not proceed Council would have the option of using the dredge for out-port dredging (as has been done in the past few years) or it may consider other options such as selling the Kawatiri dredge. If the alternative net revenue is less than predicted in the Long Term Plan Council may be required to consider loan funding or rate funding the shortfall.</p>
14. Climate change:				
<p>Council uses the Ministry for the Environment (MFE) guidelines set out in Coastal Hazards and Climate Change 2017 for estimating sea level Rise (SLR).</p> <p>Council has commenced work on developing climate change adaption action plans in line with the commitment made in the 2021-2031 Long Term Plan. The first stage is formulating a project plan identifying the key stakeholders and towards the third quarter of 2022, Council will seek to engage with the community on how to shape the plan.</p>	<p>The potential impacts of climate change might lead to increased costs for Council in both responding to events and building greater resilience into infrastructure.</p>	High	High	<p>Climate change is likely to increase the magnitude of some natural hazards in the medium to long term. Therefore, it is important to incorporate risk management in the design of infrastructure supporting new developments to maintain the same level of service throughout the design lifetime.</p> <p>The design of infrastructure for land development and subdivision needs to provide for the potential impact of sea level rise and the increased frequency of extreme weather events.</p> <p>Council has budgeted for protection of infrastructure in this plan.</p>

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
15. Natural Disaster:				
<p>The 2021-2031 Long Term Plan assumed there would be limited events during the term of the plan and that such events would not be significant.</p> <p>Subsequent to the adoption of the Long Term Plan Buller District suffered two separate flood events. A one in 60 year flood event in mid-July 2021 that caused significant displacement of the Westport Community and damage to the district's infrastructure, and two further flooding events in February 2022 that were combined and treated as a separate flooding event.</p> <p>Council received \$50 million from central government agencies, which has contributed to response and recover activities including roading and water infrastructure repair works, temporary accommodation, waste disposal, welfare support, Community Hub and Navigators programmes, and others.</p> <p>Council is liable for some costs that are not covered by the external funding, the cost of the Emergency Operations Centre, the minimum threshold funding required from Council by the National Emergency Management Agency and Waka Kotahi to access external funding, deductible portion of our insurance claims, and costs rejected as part of claims to the National Emergency Management Agency for various response phases.</p> <p>Council has proposed to fund the total of these costs from its existing cash reserves. A provision of \$1.75 million for Council's final costs has been made in the Annual Plan. The impact on the Annual Plan is a reduction in short term investments that creates a corresponding increase in the net debt result, and a loss of interest income of \$78,000 per annum that results in a 0.4% planned increase in general rates.</p> <p>The Annual Plan does not provide for any further significant events.</p>	<p>That there is a significant natural disaster in the District, such as flooding, earthquake or fire.</p> <p>That Council's final costs for flood recovery expenditure for the July and February events is greater than the \$1.75m provided.</p>	Medium	High	<p>Council has adequate insurance to cover natural disasters.</p> <p>However, in the event of another significant event Council will need to re-evaluate its work programme and implement disaster recovery plans.</p> <p>Should Council's final costs for the July 2021 and February 2022 flood events be higher than the \$1.75m provided depending on the level of exceedance Council will need to decide whether to fund it further from existing cash reserves, debt fund and fund the debt servicing costs through rates or levy a one off rate in 2024 - 2025 to recover the amount.</p>

16. Potential impact of societal changes:

<p>Council assumes the resident population will be in the region of 9,600 persons, in line with Infometrics predictions. There will likely be an aging population. The proportion of the population over 65-years is forecast to increase by 22% between 2021 and 2033.</p>	<p>An increase in the age of the population may increase demand for some services and housing and place pressures on rates affordability.</p>	Medium	Low	<p>The plan assumed that the demand for senior housing is adequate and can be met through supply.</p> <p>Council may need to adjust its level of service in some areas to meet expectations.</p> <p>Rates affordability will need to be managed by keeping rates within financial prudence benchmarks, and by carefully managing rates debt.</p>
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Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
17. External assumptions - Government legislation:				
It is assumed for the period covered by this Annual Plan that there will be no material changes to existing legislation or additional activity, or compliance requirements imposed by central government, unless specifically outlined within the other assumptions such as water reform (refer below).	Central government requires Council to undertake further activities, without corresponding funding or imposes additional compliance costs on local government	Medium	High	<p>If changes in legislation require Council to provide further services, or significantly increases levels of compliance or operating costs then this will need to be offset by increases in fees and charges, and/or in increases in rates.</p> <p>It is unlikely that government will reduce compliance or legislative costs incurred by Council, but if there was a reduction this would enable Council to reduce rates or fees and charges.</p>
18. Repayment of loans				
It has been assumed that the loan from Council to Buller Holdings Limited will not be repaid over the term of the plan.	Inability to service the loan	Low	Low	Debt will be rolled over on an annual basis.
19. Water reforms legislation				
<p>Due to the outcome of the proposed water reforms being unknown at the time of preparing the 2021-2031 Long Term Plan, the assumption across the ten-years of the plan was that Council would retain ownership of its Three Waters assets.</p> <p>Subsequent to the Long Term Plan the new Water Services Act has been introduced bringing into being Taumata Arowai as the new regulator. This is leading to sector reform including changes to various performance standards and drinking water standards. These changes are intended to see water services transition into a new regional entity.</p> <p>At present the outcome of the national three waters reforms remains uncertain. For the Annual Plan Council has assumed that the reforms will proceed and assets will transfer to the new entity in the future.</p> <p>Council has chosen to hold the targeted rates at the same level set in the 2022-2023 Annual Plan while it waits for further clarity on three waters reform.</p> <p>By holding the Wastewater and Water Supply scheme targeted rates steady Council is proposing to run an annual cash deficit in these schemes totalling \$1.17m.</p>	<p>In the current Long Term Plan, there was a staged approach to compliance for ensuring all water supplies met the new standards.</p> <p>This Annual Plan sees a higher level of investment being required in the waters activities.</p> <p>By not fully rate funding for the increase in costs Council is choosing to fund operating deficits out of its cash reserves reducing its external interest revenue.</p>	Medium	High	<p>This legislation requires Council to provide further service level improvements and it significantly increases the levels of compliance needed and costs to meet compliance.</p> <p>If actual deficits run higher than predicted cash reserves and external interest revenue will be reduced even further. The expectation is these activities will be managed to within budget.</p> <p>Should the transfer of the Three Water activities to the new water entity not proceed as proposed by current Government then Council will be facing estimated future annual increases in these targeted rates of at least 10% per annum to maintain its investment in the three waters activities and meet its new statutory compliance requirements. If a change in government meant the new three waters entity did not proceed Council will work closely with central government to look at alternative affordable funding models to achieve compliance with the new standards.</p>

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
20. Drinking Water upgrades				
The drinking water standard upgrades to rural drinking water supplies is based on an assumption that the central government subsidy will be available to be claimed if the project is not loan funded.	There is a risk that the project may not proceed if funding is not received	Low	High	Provision of safe, clean water may not eventuate if a subsidy is not received. Water schemes may be unaffordable for some communities.
21. Capital projects				
Capital projects are based on an assumption that they will occur when they have been identified in the Annual Plan and for the cost provided. However, this assumption has a high level of uncertainty as projects may cost more, or less, due to more or less work needing to be done and/or a project may need to be delayed.	There is a risk of deferral of projects to later years of the Long Term Plan. There is a risk of a project costing more than budgeted for.	High	Medium	Deferral of a project will lower capital expenditure and any associated loans and finance costs. Depreciation would be lower than rated for. Conversely if a project cost is higher than provided for associated loans, finance costs and depreciation would increase. This would require formal approval from Council for the overspend and where appropriate would be offset by a deferral or scope saving in other planned projects.
22. One District Plan				
The Te Tai o Poutini Plan (One District Plan Process) is well underway with the statutory powers associated with district plan making transferred to the West Coast Regional Council. Initial submissions are being summarised and it is intended that further submissions will be sought from May 2023. Independent Commissioners have been appointed to deliberate on the further submission process. The process is governed by a joint committee of elected members from the three West Coast Councils. Rules that have legal effect under the TTPP relate to Historic Heritage, Sites and Areas of Significance to Māori, Ecosystems and Indigenous Biodiversity, Natural Character and the Margins of Water and the planning team applies these rules alongside our current Operative District Plan.	Potential legal challenge to plan.	Medium	Low	Buller not having a plan that aligns or reflects the direction the district wishes to head. Higher costs than Council currently expend on this activity.
23. Covid-19				
That there are no significant Covid-19 restrictions that prevent Council from carrying out its primary functions, or that any effects from Covid-19 do not add any significant costs to Council operation.	That Covid-19 restrictions or effects impact on the ability of Council to carry out its operation or increases cost significantly.	Medium	Medium	Council is unable to carry out some of its planned activities or the cost of providing activities and services increases costs to the ratepayer.

Assumption	Description of risk	Level of uncertainty	Financial Impact	Impact
24. Landfill aftercare provision				
Council has budgeted \$40,000 per annum to monitor and undertake any remedial work required on its closed landfills. It is assumed that no significant restoration work is required on its closed landfills beyond what has been budgeted and provided for. In respect of the Karamea and Maruia landfills, which have resource consents (and estimated closing dates) until 2034, Council assumes that there have been no material changes to the assessed closure costs since they were last reviewed as part of the 2015-2025 Long Term Plan. In respect to the resource consent for Maruia, this was applied for in April 2021 and is awaiting approval.	Landfill restoration work is required earlier than planned or higher than budgeted.	Low	Low	Council has a provision fund to call on if restoration work is required to be done earlier.

Price Adjustments for Inflation

The Council is required to provide a 10-year plan adjusted for inflation. The figures within the plan have been adjusted for price movements. The price adjustors used have been derived from those recommended to local government from Business and Economic Research Limited (BERL) adjusted for local market factors and economic information supplied by the New Zealand Infrastructure Commission around the Three Waters activities. The roading budgets have been aligned to the approved 2021-2024 Waka Kotahi/NZTA roading programme, as such no further escalation has been applied to these budgets.

Subsequent to the adoption of the Draft Annual Plan, market data for local government salary inflation has risen to 4.5% from 2.2% included in the Draft Annual Plan. Council considered a staff submission and chose at deliberation to adjust the salary budget to reflect this change.

The following adjustors have been applied at an activity level based on the nature of the input costs for that activity:

Inflation Adjustors: % per annum change

Year ending	June 2024 Long Term Plan	June 2024 Annual Plan
Expense Type		
Roading* (Transport activity only)	1.030	1.051
Community activities	1.025	1.048
Water	1.026	1.048
Staff	1.015	1.047
Other (Local Government Admin)	1.020	1.030
Earthmoving	1.038	1.069
Pipelines	1.049	1.056



Statement of Accounting Policies

Statement of responsibility and cautionary note

The purpose of this Annual Plan is to provide information to the community on the planned activities and expenditure of Council over the next year. The use of this information for other purposes other than for which it was prepared may not be appropriate.

The Council is responsible for the prospective financial statements presented, including the appropriateness of the underlying assumptions and related disclosures. Actual financial results achieved for the period covered may vary from the information presented, and the variations may be material. There are no actual financial results incorporated into these prospective financial statements.

The prospective financial statements comply with Tier 1 Public Benefit Entity (PBE) Accounting Standards (including PBE FRS 42 – Prospective Financial Statements). The prospective financial statements have been prepared using the best information available at the time they were prepared.

Reporting entity

The Buller District Council is a territorial local authority governed by the Local Government Act 2002.

The Buller District Council provides local infrastructure, local public services and provides regulatory functions to the community. The Council does not operate to make a financial return. Accordingly, Buller District Council has designated itself as a Public Benefit Entity for financial reporting purposes.

The prospective financial statements of Buller District Council are for the year ended 30 June 2024.

Basis of preparation

The prospective financial statements have been prepared on a going concern basis and the accounting policies have been applied consistently throughout the period and there have been no changes in accounting policies during the financial year. The financial statements have been prepared on a historical cost basis, modified by the revaluation of certain infrastructural assets, investment property and financial instruments.

Statement of compliance

The prospective financial statements of Buller District Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 95 and Part 2 of schedule 10, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP). The prospective financial statements have been prepared in accordance with Tier 1 PBE accounting standards. These prospective financial statements are presented and comply with PBE accounting standards.

Presentation currency and rounding

The prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$1,000) unless stated. The functional currency of Buller District Council is New Zealand dollars.

Standards and amendments, issued and will be adopted

The following new standards, interpretations and amendments have been issued that will be effective for the reporting period covered by this Annual Plan.

- Financial instruments In March 2019 the XRB issued PBE IPSAS 41 Financial Instruments, which supersedes PBE IFRS 9 Financial Instruments and PBE IPSAS 29 Financial Instruments: Recognition and Measurement. PBE IFRS 9 is effective for annual periods beginning on or after 1 January 2022. The main changes under PBE IPSAS 41 are new financial asset classification requirements for determining whether an asset is measured at fair value or amortised cost, a new impairment model for financial assets based on expected losses, which may result in the earlier recognition of impairment losses, and revised hedge accounting requirements to better reflect the management of risks. No material difference in accounting treatment is anticipated in the forecast financial statements of the Annual Plan from any resulting changes in these policies given no movements in the valuations of the underlying financial assets and liabilities have been provided for.
- PBE FRS 48 Service Performance Reporting PBE FRS 48 replaces the service performance reporting requirements of PBE IPSAS 1 Presentation of Financial Statements and is effective for the year ending 30 June 2023, with early application permitted. The Council is presently considering how application of PBE FRS 48 will affect its statement of service performance disclosures. This standard does not apply to the prospective service performance information included in this Annual Plan.

Subsidiaries

Subsidiaries are those entities where Buller District Council has the capacity to control their financing and operating policies so as to obtain benefits from the activities of the entity. This power exists where Buller District Council controls the majority voting power of the governing body or where such policies have been irreversibly predetermined by Buller District Council.

The subsidiaries of Buller District Council are Buller Holdings Limited, WestReef Services Limited, Buller Recreation Limited and the Buller Health Trust.

Buller District Council measures the cost of a business combination as the aggregate of the fair values at the date of exchange, of assets given, liabilities incurred or assumed, in exchange for control of the subsidiary plus any costs attributable to the business combination.

Any excess of the cost of the business combination over Buller District Council's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities, is recognised as goodwill. If Buller District Council's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities exceeds the cost of the business combination, the difference will be recognised immediately in the surplus or deficit.

The purchase method of consolidation has been used to prepare the consolidated financial statements, which involves adding together like items of assets, liabilities, equity, revenue and expenses on a line by line basis. All significant intra-group balances, transactions, revenue and expenses are eliminated on consolidation.

Buller District Council's investment in its subsidiaries is carried at cost in the Buller District Council's own "parent entity" financial statements.

Associates

An associate is an entity over which Buller District Council has significant influence and that is neither a subsidiary nor an interest in a joint venture.

Buller District Council accounts for an investment in an associate using the equity method. The investment in an associate is initially recognised at cost and the carrying amount is increased or decreased to recognise the share of the surplus or deficit of the associate.

The Council has one: The Denniston Heritage Charitable Trust. There is no equity investment and therefore no results are equity accounted for in these prospective financial statements.

Joint ventures

A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control.

Buller District Council has a 50/50 joint venture interest in the Westport Airport Authority with Ministry of Transport.

Buller District Council recognises in its prospective financial statements the assets it controls, the liability and expenses it incurs, and the share of revenue that it earns from the joint venture.

Revenue

Revenue is measured at the fair value of consideration received. Revenue from the rendering of services is recognised by the 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.

Rates revenue

The following policies for rates have been applied:

- General rates, Targeted rates (excluding water-by-meter), and uniform annual general charges are recognised at the start of the financial year to which the rates resolution relates. They are recognised at the amounts due. The Council considers that the effect of payment of rates by instalments is not sufficient to require discounting of rates receivables and subsequent recognition of interest revenue.
- Rates arising from late payment penalties are recognised as revenue when rates become overdue.
- Revenue from water-by-meter rates is recognised on an accrual basis based on usage. Unbilled usage, as a result of unread meters at year end, is accrued on an average usage basis.
- Rates remissions are recognised as a reduction of rates revenue when the Council has received an application that satisfies its rates remission policy.
- Rates collected on behalf of the West Coast Regional Council (WCRC) are not recognised in the prospective financial statements, as the Council is acting as an agent for the WCRC.

Other Revenue

Buller District Council receives Government Grants from the New Zealand Transport Authority, which subsidises part of Buller District Council's costs in maintaining the local roading infrastructure. Grants are received from the Ministry of Health for eligible water schemes. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure are fulfilled.

Sales of goods are recognised when a product is sold to a customer. Sales are usually in cash. The recorded revenue is the gross amount of the sale.

Where a physical asset is acquired for nil or nominal consideration, the fair value of the asset received is recognised as revenue. Assets vested in Buller District Council are recognised as revenue when control over the asset is obtained.

Rental revenue is recognised on a straight-line basis.

Interest revenue is recognised using the effective interest method.

Distributions are recognised when the right to receive the payment has been established.

Borrowing costs

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

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure at the time when such application has been received.

Discretionary grants are those grants that Buller District Council has no obligation to award and are recognised as expenditure when a successful applicant has been notified of the Buller District Council's decision.

Income tax

Income tax expense in relation to the surplus or deficit for the period comprises current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable profit for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using rates that have been enacted or substantively enacted by balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is not recognised if the temporary difference arises from the initial recognition of goodwill, or from the initial recognition of an asset and liability in a transaction that is not a business combination, and at the time of the transaction, affects neither accounting profit nor taxable profit.

Deferred tax is recognised on taxable temporary differences arising from investments in subsidiaries and associates, and interests in joint ventures, except where the Council can control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, using tax rates that have been enacted or substantively enacted by balance date.

Current tax and deferred tax is charged or credited against the surplus or deficit for the period, except when it relates to items charged or credited directly to equity, in which case the tax is dealt with in equity.

Leases

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, Buller District Council recognises finance leases as assets and liabilities in the Prospective 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 amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether Buller District Council will obtain ownership at the end of the lease term, the asset is fully depreciated over the lease term or useful life, whichever is the shortest.

Operating leases

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

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held on call with banks, other short term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown as current liabilities in the Prospective Statement of Financial Position.

Trade and other receivables

Trade and other receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less any provision for impairment.

Loans, including loans to community organisations made by Buller District Council at nil, or below market interest rates, are initially recognised at the present value of their expected future cash flows, discounted at the current market rate of return for a similar asset / investment. They are subsequently measured at amortised cost using the effective interest method. The difference between the face value and the present value of the expected future cash flows of the loan is recognised in the surplus or deficit.

A provision for impairment of receivables is established when there is objective evidence that Buller District Council will not be able to collect all the amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership or liquidation and default in payments are indicators that the asset is impaired.

The amount of the provision is the difference between the assets carrying amount and the present value of estimated future cash flows, discounted using the effective interest method.

Inventories

Inventories held for distribution or consumption in the provision of services that are not supplied on a commercial basis are measured at the lower of cost and current replacement cost.

Inventories held for use in the production of goods and services on a commercial basis are valued at the lower of cost and net realisable value. The cost of purchased inventory is determined using the FIFO method.

The write down from cost to current replacement cost or net realisable value is recognised in the 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 the sale transaction rather than 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 previously been 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.

Financial assets

Buller District Council classifies its financial assets into the following four categories:

- Financial assets at fair value through surplus or deficit;
- Held-to-maturity investments;
- Loans and receivables; and
- Fair value through other comprehensive revenue.

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 and liabilities 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 surplus or deficit.

Purchases and sales of investments are recognised on trade date, the date on which Buller District Council commits to purchase or sell the asset. Financial assets are de-recognised when the rights to receive cash flows from the financial assets have expired or have been transferred, Buller District Council having transferred substantially all the risks and rewards of ownership.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date.

The quoted market price used is the current bid price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Buller District Council uses a variety of methods and makes assumptions that are based on market conditions existing at 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.

Financial assets at fair value through surplus or deficit

This category has two sub-categories:

- Financial assets held for trading
- Those designated at fair value through surplus or deficit 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.

Currently Buller District Council recognises derivative financial instruments in this category.

Held to maturity investments

Held to maturity investments are assets with fixed or determinable payments and fixed maturities that Buller District Council has the positive intention and ability to hold to maturity.

After initial recognition they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or de-recognised are recognised in the surplus or deficit.

Currently Buller District Council does not hold any financial assets in this category.

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. Gains and losses when the asset is impaired or de-recognised are recognised in

the surplus or deficit. Loans and receivables are classified as "trade and receivables" and "short term investments" in the Prospective Statement of Financial Position.

Investments in this category include loans to subsidiaries and other companies and term deposits.

Fair value through other comprehensive revenue and expenses

Financial assets at fair value through other prospective comprehensive revenue and expenses are those that are designated into this category at initial recognition or are not classified in any of the other categories above.

This category encompasses:

- Investments that Buller District Council intends to hold long-term but which may be realised before maturity.
- Shareholdings that Buller District Council holds for strategic purposes. Buller District Council's investments in its subsidiary and associate companies are not included in this category as they are held at cost whereas this category is to be measured at fair value.

After initial recognition these investments are measured at their fair value.

Gains and losses are recognised directly in other prospective comprehensive revenue and expenses except for impairment losses, which are recognised in the surplus or deficit.

Investments in this category include shares in other companies.

Impairment of financial assets

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

Any cumulative losses previously recognised in equity will be removed from equity and shown in the surplus or deficit.

- **Term deposits, loans to subsidiaries and associates, and community loans (loans and receivables)**

Impairment is established when there is evidence that the Council and group will not be able to collect amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership or liquidation and default in payments are indicators that the asset is impaired.

- **Listed and unlisted shares, listed bonds (fair value through other comprehensive revenue and expense)**

For shares, a significant or prolonged decline in the fair value of the shares below its cost is considered to be objective evidence of impairment. For listed bonds, significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership or liquidation and default in payment is considered to be objective evidence of impairment.

Derivative financial instruments

Buller District Council uses derivative financial instruments to hedge exposure to interest rate risks arising from financing activities. In accordance with its treasury policy, Buller District Council does not hold or issue derivative financial instruments for trading purposes. However, derivatives that do not qualify for hedge accounting are accounted for as trading instruments.

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 gain or loss on re-measurement to fair value is recognised immediately in surplus or deficit. However, where derivatives qualify for hedge accounting, recognition of any resultant gain or loss depends on the nature of the item being hedged.

The fair value of interest rate swaps is the estimated amount that Council would receive or pay to terminate the swap at the balance sheet date, taking into account current interest rates and the current creditworthiness of the swap counterparties. The fair value of forward contracts is their quoted market price at the balance sheet date, being the present value of the quoted forward price.

Buller District Council has not adopted hedge accounting to account for its derivative financial instruments.

Property, plant and equipment

Property, plant and equipment consist of:

Council Assets – These include land, buildings, plant and machinery, motor vehicles, office equipment, library books and the Airport runway.

Infrastructure assets – These include roads, footpaths, traffic facilities, streetlights, bridges, culverts, water reticulation, storm water reticulation, sewerage reticulation and landfill.

Westport Harbour assets – These include land, buildings, wharves, plant and machinery, office equipment, motor vehicles and harbour vessels.

WestReef Services Limited assets – These include leasehold improvements, plant and equipment, office equipment, office furniture, fittings and computer equipment.

Buller Health Trust assets – These include plant and equipment and furniture and fittings.

Property, plant and equipment is shown at cost or revaluation, 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 Buller District Council and the cost of the item can be reliably measured.

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.

Work in progress is recognised at cost less impairment and is not depreciated.

The costs of day-to-day servicing of property, plant and equipment are recognised in the surplus or loss as they are incurred.

Disposals

Gains and losses on disposal are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposal 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 accumulated funds.

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 Buller District Council and the cost of the item can be measured reliably.

Depreciation

Depreciation is provided on a straight line basis on all property, plant and equipment, other than land or erosion protection assets, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives.

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

Council assets	Depreciation rate (%)	Useful life (Years)
Motor vehicles	15%	7
Office equipment	10% to 50%	2 - 10
Plant and machinery	3.33% to 15%	7 - 30
Buildings	1% to 10%	10 - 100
Library books	10%	10
Airport runway:		
Basecourse	1.3%	75
Seal	5%	20

Westport Harbour assets	Depreciation rate (%)	Useful life (Years)
Wharves	1.67%	60
Buildings	2.5%	40
Plant and machinery	3.3% to 10%	10 - 30
Office equipment	20% to 33.5%	3 - 5
Motor vehicles	10% to 20%	5 - 10
Harbour vessels	5% to 6.7%	15 - 20

Infrastructure assets	Depreciation rate (%)	Useful life (Years)
Roads:		
Formation	Not depreciated	
Basecourse - unsealed roads	Not depreciated	
Basecourse - sealed roads	1% to 2%	50 - 100
Seal	4% to 12.5%	8 - 25
Footpaths:		
Basecourse	Not depreciated	
Pavement	1.25% to 10%	10 - 80
Traffic facilities	5% to 10%	10 - 20
Street lights	3.33%	30
Bridges	1% to 2%	50 - 100
Culverts	1.11% to 1.25%	80 - 90
Water Reticulation:		
Drains	Not depreciated	
Kerb and channelling	1.25%	80
Pipes	1.10% to 4.10%	25 - 100
Valves, hydrants	1.67%	60
Intake structures	1.11% to 2%	50 - 90
Reservoirs	1.25%	80
Resource consents	2.85%	35
Pump stations	2% to 6.67%	15 - 50
Treatment equipment	2% to 6.67%	15 - 50
Tunnels	0.7% to 4%	25 - 150
Stormwater Reticulation:		
Pipes	1% to 1.54%	65 - 100
Sewerage Reticulation:		
Pipes	1% to 1.42%	70 - 100

Treatment plants	1.11% to 6.67%	15 - 90
Pump stations	1.11% to 6.67%	15 - 90
Manholes	1.11%	90

Capital work in progress is not depreciated. The total cost of the project is transferred to Property Plant and Equipment on its completion and then depreciated.

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 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.

Council land - The Airport land was revalued to fair value as determined by market based evidence by an independent valuer. The most recent valuation was performed by Quotable Value with an effective date as at 30 June 2005. Council land is recognised at deemed cost.

Harbour land - The Harbour land was revalued to fair value as determined by market based evidence by an independent valuer. The most recent valuation was performed by Quotable Value with an effective date as at 30 June 2005. Harbour land is recognised at deemed cost.

Infrastructural assets – The infrastructural assets are valued on a three yearly valuation cycle at fair value determined on a depreciated replacement cost basis with preparation or peer review by an independent valuer. At balance date Buller District Council assesses the carrying values of its infrastructural assets to ensure that they do not differ materially from the assets fair value. The most recent valuation of roading and transport, and Three Waters assets was performed by BECA and the valuation is effective as at 30 June 2022. All Roading and Transport, and Three Waters infrastructural asset classes carried at valuation were valued. The total value of infrastructural assets as at the valuation date at 30 June 2022 was \$410.135 million.

Accounting for revaluation

Buller District Council accounts for revaluations of property, plant and equipment on a class of assets basis.

The results of revaluing are credited or debited to an asset revaluation reserve. 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.

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 that are directly associated with the development of software for internal use are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Staff training costs are recognised in the surplus or deficit when incurred. Costs associated with maintaining computer software are recognised as an expense when incurred.

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: Computer software 3 to 5 years 20 to 33.3%.

Goodwill

Goodwill is initially measured at its cost, being the excess of the cost of the acquisition over Buller District Council's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Goodwill on acquisition of subsidiaries is included in intangible assets by applying the purchase method. Goodwill arising in business combinations is not amortised. Instead, goodwill is tested for impairment annually. After initial recognition, Buller District Council measures goodwill at cost less any accumulated impairment losses. An impairment loss recognised for goodwill will not be reversed in any subsequent period.

Goodwill is allocated to cash generating units for the purpose of impairment testing. The allocation is made to those cash generating units or groups of cash generating units that are expected to benefit from the business combination, in which the goodwill arose.

Investment property

Properties 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, Buller District Council measures all investment property at fair value as determined annually by an independent valuer. The most recent valuation of investment property was carried out by Quotable Valuations with an effective date as at 30 June 2021.

Gains or losses arising from a change in the fair value of investment property are recognised in the surplus or deficit.

Impairment of non-financial assets

Property, plant and equipment assets, measured at fair value are not required to be reviewed and tested for impairment. The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the asset class is revalued.

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus or deficit.

Property, plant and equipment, and intangible assets subsequently measured at cost that have a finite useful life are reviewed each balance date for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable.

Intangible assets subsequently measured at cost that have an indefinite useful life, and goodwill, are not subject to amortisation and are tested annually for impairment.

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.

If an asset's carrying amount exceeds its recoverable amount, the asset is regarded as impaired and the carrying amount is written down to the recoverable amount. The total impairment loss is recognised in the surplus or deficit. The reversal of an impairment loss is recognised in the surplus or deficit.

Value in use for non-cash generating assets

Non-cash-generating assets are those assets that are not held with the primary objective of generating a commercial return.

For non-cash generating assets, value in use is determined using an approach based on either a depreciated replacement cost approach, restoration cost approach, or a service units approach. The most appropriate approach used to measure value in use depends on the nature of the impairment and availability of information.

Value in use for cash generating assets

Cash-generating assets are those assets that are held with the primary objective of generating a commercial return.

The value in use for cash-generating assets and cash-generating units is the present value of expected future cashflows.

Employee entitlements

Short term benefits

Employee benefits that Buller District Council 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, and sick leave.

Buller District Council recognises a liability for sick leave to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent that Buller District Council anticipates it will be used by staff to cover future absences.

Buller District Council recognises a liability and expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

Long term benefits

- Long service leave and retirement leave

Entitlements that are payable beyond 12 months, such as long service leave and retirement gratuities, 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 and the likelihood that staff will reach the point of entitlement; and

The present value of the estimated future cashflows. A discount rate of 1.9%, and an inflation factor of 3.9% were used. The discount rate is based on the weighted average of Government interest rates for stock with terms to maturity similar to those of the relevant liabilities. The inflation factor is based on the expected long term increase in remuneration for employees.

Superannuation schemes

- Defined contributions schemes

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

Provisions

Buller District Council 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.

Payables

Short-term creditors and other payables are recorded at their face value.

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 Buller District Council 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 reserve.

Goods and Services Tax (GST)

All items in the prospective 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 Prospective 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 Prospective Statement of Cash Flows.

Commitments and contingencies are disclosed exclusive of GST.

Cost allocation

Buller District Council has derived the cost of service for each significant activity 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 an appropriate cost driver.

Critical accounting estimates and assumptions

In preparing these prospective financial statements Buller District Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgments 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.

The estimates and assumptions that form a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are discussed below.

Classification of property

The Council owns a number of properties held to provide housing to pensioners. The receipt of market-based rental from these properties is incidental to holding them. The properties are held for service delivery objectives as part of the Council's social housing policy. The properties are therefore accounted for as property, plant and equipment rather than as investment property.

Landfill aftercare provision

The Landfill Aftercare Provision Note (if applicable) discloses an analysis of the exposure of Buller District Council in relation to estimates and uncertainties surrounding the landfill aftercare provision.

Infrastructural assets

There are a number of assumptions and estimates used when performing valuations over infrastructural assets which include:

- The physical deterioration and condition of an asset, e.g., Council could be carrying an asset at an amount that does not reflect its actual condition. This is particularly so for those assets which are not visible such as stormwater, wastewater and water supply pipes that are underground. The risk is minimised by Council performing a combination of physical inspections and condition modelling assessments of underground assets;
- Estimating any obsolescence or surplus capacity of an asset; and
- Estimates are made when determining the remaining useful lives over which the asset will be depreciated. These estimates can be impacted by local conditions, e.g., weather patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then Council could be over or under estimating the annual depreciation charge recognised as an expense in the surplus or deficit. To minimize the risk, Council's infrastructural asset useful lives have been determined with reference to the NZ Infrastructure Asset Valuation and Depreciation Guidelines published by the National Asset Management Steering Group, and have been adjusted for local conditions based on past experience. Asset inspections, deterioration and condition modelling are also carried out regularly as part of Council's Asset management planning activities, which gives Council further assurance over its useful life estimates.

Experienced independent valuers prepare Council's roading asset revaluations and three waters revaluations. The last roading revaluation was prepared by BECA on 30 June 2022. The last three waters revaluation was prepared by BECA on 30 June 2022.

Fees and Charges

All figures are GST inclusive unless expressly stated otherwise.

LIBRARY

Archives

Initial research (for search conducted by library staff)	\$20.00 first 15 minutes
Search fee (for search conducted by library staff)	\$80.00 per hour

Rentals

Books - large print.....	\$0.50
Books - rental titles other than best-seller collection.....	\$1.00
Books - best-seller collection (two week loan only).....	\$3.00
Magazines	\$0.50
Jigsaws	\$1.00
DVD.....	\$3.00

Late returns (per item)

Adult (18+)	\$0.30 per day to a cap of \$9.90
Youth (15-18).....	\$0.20 per day when more than 8 days overdue, to a cap of \$5.20
Child (under 15).....	\$0.10 per day when more than 8 days overdue, to a cap of \$2.60
Bestsellers.....	\$0.80 per day to a cap of \$9.60

Items recovery charge

Lost/damaged.....	Replacement cost plus \$6.00 processing fee
Item recovery charge	\$15.00

(This charge applies to any overdue accounts referred to Council and followed up with a debt collection agency)

Requests

Interloan (reciprocal libraries)	\$8.00
Interloan (non-reciprocal libraries).....	\$20.00
Replacement cards.....	\$5.00

Sales

Books.....	From \$1.00 - \$5.00
Book covering.....	\$8.00

Internet printing (from People's Network)

A4 mono	\$0.20 per side
A4 colour.....	\$1.00 per side
Re-surfacing of DVDs	\$8.00 per DVD

Photocopying

A4 mono	\$0.20 per sheet
A4 mono double-sided.....	\$0.40 per sheet
A4 colour.....	\$1.00 per sheet
A3 mono	\$0.40 per sheet
A3 Mono double-sided	\$0.80 per sheet
A3 colour.....	\$2.00 per sheet

Laminating Costs

A5	\$1.00 each
A4	\$2.00 each
A3	\$4.00 each

Hire of Meeting Room

Commercial / business / government department	\$138.00 per day
Commercial / business / government department	\$69.00 per half day
Non-profit / community group	\$50.00 per day
Non-profit / community group	\$25.00 per half day

Housebound service

Annual charge	\$20.00
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Non resident subscription

Holiday card (valid up to one month)	\$15.00
Subscription membership card (valid six months)	\$50.00

CLOCKTOWER

(excluding tenanted areas, Council Chambers and the Mayor's room)

Commercial/business/government department (longer term rates by negotiation)	\$200.00 per day
Non-profit/community group	\$50.00 per day, up to a maximum of \$400.00 per event

NBS THEATRE

Movie admission

Adults	\$15.00
Student (with ID)	\$11.00
Children (primary)	\$8.50
Senior citizens (60+)	\$10.00
Family ticket (two adults and two children)	\$42.00
3-D glasses	\$2.50 per pair

Theatre hire

Variable at discretion of Theatre Manager, plus other direct costs - wages, heating	\$40.00 per hour
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Daily Theatre hire rate

Professional	\$1,000.00
Local	\$450.00
Arts Council and public meetings	\$400.00
Two day hire	\$1,000.00

Green Room hire rate

Per hour	\$45.00
Daily rate	\$150.00

Fred Gregory Screen Room hire rate

Per hour	\$45.00
Daily rate	\$150.00

Equipment usage charges

Lights.....	\$16.00 per day
Dimmer packs.....	\$27.00 per day
Speakers	\$27.00 per day
Microphones, stands, light trees, tape deck, CD player	\$11.00 per day
Usher, front of house	\$27.00 per hour per person
Laptop, projector and screen.....	\$30.00 per day
Hire of tablecloths	\$2.00
Hire of chairs	\$4.00
Hire of trestles	\$2.00
Staff technician.....	\$37.00 per hour
Additional charges.....	At the discretion of Theatre Manager

REEFTON CINEMA

Movie admission

Adults	\$15.00
Students (with ID)	\$11.00
Children (under 16).....	\$8.50
Seniors 60+.....	\$10.00
Family ticket (two adults and two children).....	\$42.00
3-D glasses.....	\$2.50 per pair

Cinema hire

Local daily hire.....	\$450.00
Cinema hire	\$40.00 per hour
Cinema hire - Arts Council and public meetings.....	\$400.00 per day

REEFTON COMMUNITY HALL

Hire rate

Hire rate to 4:00pm weekdays.....	\$11.00 per hour
Hire rate, nights, weekends, statutory holidays	\$22.00 per hour
(Variable at discretion of Staff, plus other direct costs - wages, heating)	

Reefton Plunket Building/Community room (previously called Women's Institute/Plunket)

Commercial/business/government department.....	\$138.00 per day
Commercial/business/government department.....	\$69.00 per half day
Commercial/business/government department.....	\$20.00 per hour
Non-profit/community group	\$50 per day
Non-profit/community group	\$25 per half day
Non-profit/community group	\$10 per hour

RESERVES

Reefton Community Hall - sports

U16 training	\$6.00 per hour
Senior training and U16 competition	\$11.00 per hour
Senior competition	\$22.00 per hour
Full night hire	\$220.00

Victoria Square

Buller Cricket Association	\$220.00 per year
Buller Rugby Union.....	\$75.00 + 6% gate per year
Rangimarie Croquet Club	\$84.00 per year
White Star Rugby Club.....	\$84.00 per year
Westport Contract Bridge Club	\$84.00 per year

Kilkenny Park

Buller Board Riders.....	\$167.00 per year
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Raynor Park

White Star Rugby Club.....	\$84.00 per year
Fire and Emergency NZ	\$84.00 per year

North Beach

Westport Pony Club.....	\$84.00 per year
Kawatiri Riding for the Disabled.....	\$84.00 per year
Sunset Speedway Club	\$84.00 per year

- Charges for other events may apply

Hall and reserve hire fees

Fees and charges are set by the relevant sub-committee

CEMETERIES

Plot fees

Lawn plot including pre-purchase plot (includes perpetual maintenance).....	\$1,136.00
Eco plot including pre-purchase plot (includes perpetual maintenance)	\$1,136.00
Special area plot (provided for child under 12 years, including still born child)	\$598.00
Ashes plot on ashes berm including pre-purchase plot.....	\$155.00
Headstone or plaque permit on berm for lawn plot.....	\$147.00
Headstone or plaque permit on berm for ashes plot	\$74.00

(In recognition of the Returned Services personnel war contribution and service to their country, the Council only charge an interment fee for the burial of Returned Services personnel in Council operated cemeteries.)

Internment Fees

Internment in lawn plot	\$692.00
Internment in lawn plot extra depth (total cost for two).....	\$1,156.00
Internment for eco-burial/natural burial – Westport Orowaiti Cemetery only.....	\$692.00
Internment for eco-burial/natural burial extra depth (total cost for two) – Westport Orowaiti Cemetery only	\$1,156.00
Internment in special area plot (child aged under 12 years)	\$178.00
Internment in special area plot or in purchased Lawn Plot (Still born baby)	\$64.00
Internment of ashes for one.....	\$128.00
Internment of ashes for two.....	\$171.00
In case of double bereavement in one family, internment fee reduced by 33%	
Disinternment.....	\$692.00 + any additional costs
Reinternment.....	\$692.00 + any additional costs

Additional Fees

Internments taking place on weekend or public holiday incur an additional fee	\$289.00
Excavation of a grave on weekend or public holiday will incur an additional fee of	\$365.00

Documentation Fees

Issue of duplicate of any document or certificate	\$53.00
Cemetery burial records search exceeding 10 minutes of staff time	\$45.00

RUBBISH

Solid waste fees will be charged by the contractors, Smart Environmental Ltd.

ADVERTISING

Advertising on Palmerston Street rubbish bins	Cost to be provided upon application (One panel on each of the 11 bins. The advertiser is to meet the costs of producing the advertising material.)
Advertising on Council-owned State Highway billboards	\$800.00 per month, per site (plus GST) (The advertiser is to meet the costs of producing the advertising material, installation, and removal.)

SERVICE CONNECTIONS

All service connections shall be on a cost recovery. The work involved shall be installed to Council specifications and the installations must be undertaken by an approved contractor following the application being approved by Council.

SENIOR HOUSING

Single unit	\$137.00 (GST exempt) per week
Double unit	\$180.00 (GST exempt) per week
Garage (if available)	\$8.00 (GST exempt) per week

ROOM RENTAL

For other rooms not listed, rental rates will be provided on application.

LICENCE TO OCCUPY

Application for licence to occupy	\$150.00
Licence to occupy documentation fee	\$150.00
Annual licence fee	For dwellings on unformed legal road, as per Council policy (All other licences by negotiation)

ROAD STOPPING

Application fee	\$300.00
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(if application is approved all costs including staff time are payable in advance, in addition to the application fee)

VEHICLE CROSSINGS

Vehicle crossings are required to be installed to Council specifications and the installation must be undertaken by an approved contractor following the application being approved by Council.

ADDITIONAL TRADE WASTE CHARGES AS PER SCHEDULE 1C OF THE TRADE WASTE BYLAW

Fees and charges are set annually by Council resolution and notified in the Annual Plan. The following charging categories apply to non-domestic/trade waste consumers.

A2 Additional trade waste charge

This is an annual charge for recovery of the marginal cost of providing additional trade waste capacity. This charge will be made using the methodology defined in Council's Trade Waste Bylaw. This charge will be made on the basis of multiples of domestic dwelling equivalents.

The Domestic Dwelling Equivalent (DDE) varies depending on the activity. To calculate the total trade waste cost charging groups based on DDE are as follows:

Charging group	Domestic Dwelling Equivalent (DDE) Band	Trade waste fee
A	<2 DDE	\$0
B	2 - <5 DDE	\$100.00
C	5 - <10 DDE	\$200.00
D	10 - <20 DDE	\$400.00
E	20 - <30 DDE	\$600.00
F	30 - <70 DDE	Determination required
G	<70 DDE	Determination required

A4 Trade waste consent application fee

This is payable with each Trade Waste Consent Application.

A5 Compliance or extraordinary application processing costs

Time and disbursement costs, as incurred on at a rate identified in the Long Term Plan. Extraordinary application processing or compliance costs will subsequently apply.

The Trade Waste Bylaw - methodology for calculating additional trade waste charges

The following methodology will be used to apply the fees and charges set out in The Trade Waste Bylaw. This methodology is based on principles outline in the Introduction to the bylaw.

1. The Council will prepare a schedule of non-domestic consumers from their rating database.
2. Using best available information and local knowledge, the Council will assess the business function or activity and estimate the relevant local capacity of usage criteria of each non-domestic consumer on the schedule.
3. From load factors for the generic business functions or activities, an average daily flow will be estimated. In special cases, organic load may be considered, if relevant to that activity or if it may have an implication to the sewerage system.
4. From the estimate of daily flows (or organic load in special cases), the ratio of flow estimated from the activity (or organic load) to that expected from a domestic dwelling and as identified will be calculated.
5. As the assessment is not necessarily highly accurate, the calculated ratio will be averaged into one of the following groups and the appropriate charge concluded.

Ratio	Group	Charge
1 - <2	A	1 - no additional charges
2 - <5	B	3 - additional trade waste charges
5 - <10	C	7 - additional trade waste charges
10 - <20	D	15 - additional trade waste charges
20 - 30	E	25 - additional trade waste charges
>30	F	Ratio x additional trade waste charges
>70	G	Formal trade waste consent application required

6. The assessment will be forwarded to the applicant as a provisional trade waste consent, with procedures defined in section 3.2 of the bylaw.
7. For application assessed or known to have a maximum flow greater than 50m³/day, a formal trade waste consent application shall be required to be submitted by the consumer.

For further information regarding the Trade Waste Bylaw contact the Infrastructure Services Department.

REGULATORY SERVICES - RESOURCE MANAGEMENT

Basis of charges

The Buller District Council has adopted a user pays policy for all resource consent applications and functions that the Council carries out under the Resource Management Act 1991. The purpose of the charges is to recover the actual and reasonable costs incurred by the Council.

In setting these charges, the Council has had regard to the criteria set down in Section 36 of the Resource Management Act (RMA).

Timing of payments:

Most of the charges and amounts specified in this schedule (unless otherwise specified) are payable in advance of any action being undertaken by the Council. Pursuant to Section 36(7) of the RMA the Council need not perform the action to which the charge relates until the charge has been paid in full.

Deposits:

Deposits are initial charges payable at the time an application is submitted to Council for processing. Notwithstanding that a deposit may be paid, the Council will commence processing the application only when it is satisfied that the information received with the application is adequate.

Since resource consent applications can vary significantly in their content and nature, the Council cannot set a fixed charge that would be fair and reasonable in every case. The deposit shown in the schedule is the minimum deposit for that particular application category. A deposit higher than the minimum could be required and this would be dependent on the nature and scale of each specific application.

Final costs:

When the processing of an application has been completed and a decision has been made, Council will then finalise the cost of processing the application.

(a) Remission of charges

Pursuant to Section 36(5) of the RMA, the Council, at its discretion may remit the whole or any part of the charges listed.

(b) Additional charges

Additional charges may be required under Section 36(3) of the RMA where the deposit is inadequate to cover costs, to enable Council to recover its actual and reasonable costs relating to any particular application.

(c) Discount on the charges

Pursuant to Section 36AA of the RMA the Council will give discounts on administrative charges to applicants whose resource consents have exceeded the prescribed timeframes where the responsibility for the failure rests solely with Council. The refund will be in accordance with the Resource Management (discount on administrative charges) Regulations 2010.

Policy:

As a basis for additional costs under Section 36(3) of the RMA 1991, Council will assess such costs on the following basis:

- (d)** Staff costs will be charged out at their hourly charge out rates as determined by the Department Manager from time to time.
- (e)** Vehicle mileage rates will be charged at \$1.00 per kilometre plus GST for external charging. Travel for consultants will be charged at cost.
- (f)** Staff travel time will be capped at one hour, plus applicable mileage.
- (g)** Advertising, materials and laboratory costs will be charged at cost.
- (h)** Costs for Hearing Commissioners and their disbursements will be recovered at actual rates.
- (i)** Legal charges / peer reviews will be recovered at actual rates.
- (j)** Costs for contractors and consultants will be recovered at actual cost.
- (k)** An additional charge of 10% will also be applied to cover Council's cost in relation to outsourced consent applications.

List of charges

A charge shall be made for each type of application or action listed. All charges unless otherwise specified in this table are a deposit and are inclusive of GST. All references are to the Resource Management Act 1991 and any subsequent amendments unless specified otherwise.

Application administration fee	\$130.00
Monitoring administration fee.....	\$100.00

Category A - Land Use Consents

Description of service	Minimum deposit/charged
Non notified (other than below).....	\$1000.00 deposit with full cost recovery
Non notified.....	\$600.00 deposit with full cost recovery
• Electric line installation	
• Minor bulk, height and location matters	
• Signs	
Non-notified relocation of an existing powerpole.....	\$500.00 flat fee
Notified	\$1,200.00 deposit with full cost recovery (e.g. hearings and joint hearings with the Regional Council)
Permitted boundary activities – section 87BA of the Resource Management Act 1991	\$450.00 deposit with full cost recovery
Deemed permitted activities – section 87BB of the Resource Management Act 1991	\$450.00 deposit with full cost recovery

Category B - Subdivision Consents

Non notified.....	\$1000.00 deposit with full cost recovery
Notified	\$1,200.00 deposit with full cost recovery
Boundary adjustment	\$700.00 deposit with full cost recovery

Category C - Survey Plan and Related Subdivision Processing

Section 223 sealing of plan	\$250.00 minimum with full cost recovery
Signing under section 224(c) where no conditions are imposed	\$150.00 minimum with full cost recovery
Signing under section 224(c) where conditions are imposed.....	\$250.00 minimum with full cost recovery
Section 226 Certificates	\$500.00 minimum with full cost recovery
Right of way and easement amendments (section 348 of LGA 1974)	\$550.00 minimum with full cost recovery
Resolution for no frontage access to a lot (section 321 of LGA 1974)	\$300.00 minimum with full cost recovery
Authenticated copy of section 321 resolution	\$130.00 minimum with full cost recovery
Easements and encumbrances including lifting building line restrictions	\$255.00 minimum with full cost recovery
Other services (e.g. building, engineering advice)	At Cost

Category D - General Consent Processing and Monitoring

Compliance monitoring on a Resource Consent where a breach of consent condition or conditions are identified - Sec 35(2)(d)...	At cost invoiced on completion of investigations
Compliance monitoring of Resource Consent conditions, including Compliance Certificate for completion of conditions	At cost, invoiced on completion of investigations
Objection on decision - section 357-357A	\$400.00 deposit with full cost recovery

Lapsing/cancellation/change/review of conditions

Sections 125, 126, 127, 128-132, 221	\$700.00 deposit with full cost recovery
Notified review of condition - section 128	Full cost recovery
Maintenance bond administration	\$100.00 per condition to be bonded
Performance bond administration	\$200.00 per condition to be bonded
Bond preparation by Council Solicitor	At cost
Legal costs associated with consent application	At cost

- Where one or more submitters make a request under Section 100A of the RMA to have a resource consent application heard by one or more hearing commissioners who are not members of the Council, the applicant will pay the amount that the Council estimates it would cost for the application to be heard had the request not been made, and the submitter(s) who made the request will pay, in equal shares, the cost of the application being heard that exceeds that amount payable by the applicant.
- Where the applicant requests to have a resource consent application heard by one or more hear commissioners who are not members of the Council, under Section 100A of the RMA, the applicant will pay the full costs.

Category E - Other RMA Functions

Existing use rights - section 10	\$900.00 deposit with full cost recovery
Transfer of resource consent.....	\$50.00
Certificate of Compliance - section 139.....	\$700.00 deposit with full cost recovery
Signing of s241 cancellation of amalgamation certificate.....	\$150.00 minimum with full cost recovery
Signing of s243 variation/surrender of easements certificate	\$150.00 minimum with full cost recovery
Signing a s348 certificate	\$150.00 minimum with full cost recovery

Requirement for Designation - Sections 168-173 (Heritage Order Sections 189-191)

Non-notified	\$1,000.00 deposit with full cost recovery
Notified	\$2,000.00 deposit with full cost recovery
Approval of outline plan - section 176(a)	\$200.00 deposit with full cost recovery
Waiver of outline plan - section 176.....	\$100.00 flat fee

Requirement for alteration of a designation - Sec 181

Non-notified	\$500.00 deposit with full cost recovery
Notified	\$800.00 deposit with full cost recovery

Application to determine that a designation should not lapse - Sections 184(1)(b) and (2)(b)

Non-notified	\$300.00 deposit with full cost recovery
Notified	\$1,000.00 deposit with full cost recovery
Searching and compiling information in respect of plans, resource consent records, planning files, involving more than 30 minutes and per half hour or part thereof.....	\$25.00 deposit with full cost recovery
Consultation of more than 30 minutes regarding information in respect of District Plan or proposed District Plan interpretation on any one project, excluding explanations associated with the statutory process for processing a consent	Invoiced on completion of consultation
Written response to interpretations sought on District Plan or any Proposed District Plan rule/s	Invoiced on completion of investigations
Request for private plan change	\$5,000.00 deposit with full cost recovery

Category F - Miscellaneous

Preparation of any documents for the purposes of the Overseas Investment Commission	At Cost
Information requests that take longer than 30 minutes to answer	At Cost
Record of title (or first instrument)	\$40.00
Plus: per additional document	\$10.00
Consultants miscellaneous fees (i.e., printing costs)	At Cost

Category G - District Plans

Buller District Plan folder.....	\$200.00 flat fee
Buller District Plan CD.....	\$30.00 flat fee
Buller District Plan maps	\$300.00 flat fee

Category H – Charge-out rates (including rates, mining privileges, advice, processing, monitoring)

The following are charge-out rates that will be used to assess actual costs

Chief Executive	\$200.00 per hour
All divisional managers	\$180.00 per hour
Processing officer (including consultants undertaking processing and monitoring of applications.....	\$145.00 - \$235.00 per hour
Assets and infrastructure and building officers	\$115.00 - \$200.00 per hour
Technical support officer planning	\$145.00 per hour
Other staff.....	Hourly rate set by Manager of the respective department
Cost of commissioners attending hearings	Actual costs
Consultants and contractors (e.g., noise reports, legal advice, peer reviews, does not include processing and monitoring consultants).....	Actual costs

Copying, vehicle costs and other administration charges are applicable as prescribed for the whole of Council's operations

Notes

1. The Council may charge a late default fee of \$150.00 if a resource consent application is withdrawn within five (5) working days of an appointed hearing, in addition to costs.
2. Consent monitoring charges will be included as conditions on resource consents where appropriate.
3. Every other certificate, authority, approval, consent, service given or inspection made by the Council under any enactment or regulation not specifically mentioned in the resolution above, where such enactment contains no provision authorising the Council to charge a fee and does not provide that certificate, authority, approval, consent, service or inspection is to be given or made free of charge, will be charged for at cost. This includes cancellation of amalgamation conditions.
4. All information searches which take longer than 30 minutes will be charged for.

BUILDING CONSENT FEES

Building consent fees shall be paid by way of deposit up front followed by settlement of any additional cost before uplifting a consent.

Fees are as listed below:

Property Information Memorandums (PIMs)	\$170.00 with full cost recovery
Spaceheater - freestanding	\$470.00 set fee
Spaceheater - inbuilt	\$570.00 set fee
Minor work (<\$20,000) e.g. garage/shed/carport/conservatory/re-pile.....	\$480.00 deposit with full cost recovery
New work/alterations (>\$20,000) but not major construction and multi-proof consents.....	\$700.00 deposit with full cost recovery
New major construction.....	\$2,500.00 deposit with full cost recovery

Applications

Administration fee - All	\$120.00
Inspection fee (per inspection).....	\$170.00

(The current inspection fee will apply for any inspections carried out more than two years after the consent was issued regardless of whether an extension of time has previously been granted. If inspections have been prepaid the balance between the fee paid and the current fee will apply).

Processing and vetting of consent applications.....	\$170.00 per hour
Code compliance certificate.....	\$170.00
New Compliance schedule - where required.....	\$570.00
Exempt building work	\$250.00 deposit with full cost recovery
Waiver request form.....	\$170.00

Building levies (fees are payable on consent of a value in excess of \$20,000)

Ministry of Building Innovation and Employment (as set by statutory requirements and payable on consent value over \$20,444)	\$2.01 per \$1,000.00 or part thereof
BRANZ (as set by statutory requirements and payable on consent value over \$20,000)	\$1.00 per \$1,000.00 or part thereof

Alpha One (BDC Agent) Levy

All projects except spaceheater installations	\$86.25
Manual applications except spaceheater installations	\$170.00 per hour

Building Consent Authority (BCA) Levy

<\$10,000	\$75.00
\$10,000-\$19,000	\$150.00
\$20,000-\$49,000	\$250.00
\$50,000-\$99,000	\$450.00
\$100,000-\$199,000	\$900.00
\$200,000-\$349,000	\$1,250.00
\$350,000-\$499,000	\$1,750.00
\$500,000-\$1,000,000	\$2,250.00
> \$1,000,000	\$2,250.00 plus \$1.00 per \$1,000 or part thereof on consent value over \$1,000,000

Other fees

Land Information Memorandum (LIM) minimum fee of	\$300.00
Certificate of Acceptance - The full cost of processing a Certificate of Acceptance based on inspection and processing fees plus the full fee, charges and/or levies that would have been payable had the owner or the owners predecessor in title applied for a building consent before carrying out the building work (refer Section 97 Building Act 2004)	
Building Compliance Certificate (sale of alcohol)	Flat fee of \$50.00
Inspection and reports on unauthorised work	\$170.00 per hour
Swimming pool fence inspections fee	\$170.00 per inspection
Field/service/site inspection	\$170.00 per hour
Building information	\$170.00 per hour
Notices to fix	\$170.00 per hour
Annual administration fee for compliance schedule (includes audit if required):	
• Up to two specified systems	\$200.00
• 3-5 specified systems	\$397.00
• 6 or more specified systems	\$480.00
• Late fee	\$170.00
• Re-inspections	\$170.00
Design or peer review plus specific inspections by specialist external contractors	Full cost recovery
Certificates for public use	\$120.00 administration fee \$170.00 per hour processing fee
Amendment of consents	\$120.00 administration fee \$170.00 per hour processing fee plus Alpha One levy \$86.25
Building consent - extension of time fee	\$50.00
Building consent - document copying	\$0.50 per page

Registration Costs Section 73, 77 and 83 of the Building Act

Administration/preparation of signed certificate	On charged at cost
Plus: registration costs to DLR as set by Land Information New Zealand	

HEALTH INSPECTION FEES

Premises Licence Fees

Additional visits if required	\$126.00 per hour (includes mileage)
Food vending machines	\$39.00
Hairdressers	\$220.50
Mortuary licence	\$276.00
Offensive trades.....	\$276.00
Camping grounds.....	\$276.00
Transfer fee of health registrations	\$34.00
Others - itinerant traders	\$276.00
Hawkers.....	\$25.00

Trading in public places licence (street stalls)

up to and including a maximum of three (3) days over any seven (7) day period	\$26.25
for more than three (3) days up to seven (7) days over any seven (7) day period.....	\$42.00
mobile or travelling shops	\$166.00
Licence to Occupy footpaths for dining purposes - temporary structures	\$126.00

If a business is required to be registered under the Food Act 2014, the following charges apply

Food control plan and national programme (initial)	\$200.00
Food control plan and national programme (renewal of registration).....	\$200.00
Printed food control plan.....	\$30.00
Printed food control diary.....	\$10.00
Verification (per audit) of Food Control Plan including site visit, correspondence, report, follow up corrective actions ..	\$187.00/hr
Amendment to food control plans based on a change in circumstances.....	\$50.00
Additional visits to check compliance.....	\$187.00
Compliance and monitoring (investigation of complaint resulting in the issue of an improvement notice by Food Safety Officer	\$187.00

Environmental Health Officer

Inspections.....	\$187.00
Administration	\$110.00
Consultation	\$187.00

SALE OF ALCOHOL LICENSING

Fees are set pursuant to the Sale & Supply of Alcohol (Fees) Regulations 2013 and are standard across the country.

On-licence or off-licence or club licence - new or renewal applications:

An application fee – for all applications for new licences, renewals and variations of licences.	This will range from \$368.00 to \$1,207.50; plus
.....	\$161.00 to \$1,437.50.
An annual fee - payable by all licensees every year on the anniversary date of the issue of the licence.	This will range from
.....	\$63.25 – \$575.00
Special licence - new or renewal applications.....	\$316.20
Manager's certificate - new or renewal applications	\$57.50
Extract from registrar	\$296.70
Temporary authority per licence	\$296.70
Temporary licence.....	\$125.00 per hour
Providing alcohol information	

GAMBLING VENUE APPLICATIONS

Application for class 4 gambling venues \$250.00 deposit with full cost recovery

AMUSEMENT DEVICES

For one device, for the first seven days of proposed operation or part days thereof \$11.50

For each additional device, for the first seven days of proposed operation of part days thereof \$2.30

For each device, for each further period of seven days or part thereof \$1.15

DOG REGISTRATION FEES

For the purposes of determining Annual Dog Registration Fees, there will be two categories of dog owner - those considered to demonstrate competent dog ownership known as responsible dog owners (RDO) and those who have not.

To demonstrate competence a dog owner must not have had any substantiated complaints in the previous twelve month period. Animal Control Officers will be responsible for investigating and recording complaints made about dogs.

Responsible dog owners will be charged the following registration fees

	Working Dogs	Non-Working Dogs
Approved dog owners - entire dogs	\$67.50.....	\$89.50
Approved dog owners - de-sexed dogs.....	\$52.50.....	\$69.50

Working dogs are defined as dogs that are used specifically or solely for herding of droving stock.

Dog owners who are not able to show competence in dog ownership will be charged the following fees

Entire dogs.....	\$154.50
De-sexed dogs.....	\$134.50

Other fees related to dog registration

Dogs not registered after due date - per dog	Additional 50%
Duplicate registration tags	\$2.50
Microchipping of dogs.....	\$40.00
Inspection fee.....	\$51.00
Animal control officer consultation	\$66.50 per hour

Dog impounding

First impounding within 12 months	\$75.00
Second impounding within 12 months.....	\$180.00
Third impounding within 12 months.....	\$200.00
Plus in each instance above, a sustenance fee per day or part there of	\$15.00
Dogs impounded after normal working hours, owner to pay an additional fee.....	\$50.00
Finders fee (first offence, registered, able to be identified, able to be received)	\$30.00
Dog Euthanasia.....	Full cost recovery

Ranging and impounding of animals

Stock impounding	Actual cost
Every horse, above 12 months of age	\$60.00
Every horse, under 12 months of age	\$60.00
Every mule or ass	\$60.00
Every bull over the age of 9 months	\$60.00
Every ox, cow, steer, heifer or calf.....	\$60.00
Every ewe, wether or lamb	\$50.00
Every hind or stag.....	\$60.00
Every goat.....	\$50.00
Every boar, sow or pig.....	\$50.00

Impounding and sustenance:

The owner of any stock impounded shall pay, in addition to the above impounding fee, a similar amount per day or part day thereof for sustenance, and actual and reasonable charges incurred in impounding the stock on the following basis:

- The actual costs on wages plus 140% (plus GST)
- Vehicle expenses at \$1.00 per kilometre plus GST for external charging
- The actual freight costs incurred

Administration costs

Travel costs vehicle expenses at \$1.00 per kilometre plus GST for external charging
Dogs impounded after normal working hours, owner to pay an additional fee.....\$50.00
Finders Fee (first offence, registered, able to be identified, able to be received)\$31.00

INFORMATION SERVICES

Where written information is sought or staff are employed to provide information other than that in relation to normal inspectoral or by-law requirements, an hourly rate of.....\$71.50 per hour
Photography costs.....\$2.00 per photo
Property File – routine request\$50.00
Property File – urgent request.....\$65.00

ALL DEPARTMENTS

Staff time

For chargeable services the staff hourly rate is:\$80.00 per hour

Photocopying

A4 Mono\$0.20 per sheet
A4 Mono double sided\$0.40 per sheet
A4 Colour\$1.00 per sheet
A3 Mono\$0.40 per sheet
A3 Mono double sided\$0.80 per sheet
A3 Colour\$2.00 per sheet

Aerial photos or maps

GIS preparation and printing:\$10.00 per item

- Photocopying charges apply as above for multiple copies
- Complex enquiries may incur specialist staff time charges

Electronic imaging

CD or DVD.....\$5.00 per job

WESTPORT AIRPORT AUTHORITY

Buller District Council administers and charges these fees on behalf of the Westport Airport Authority.

Parking charges:

Daytime (more than 1 hour, but less than 24 hours)\$5.00 per day
Overnight (24 hour period, plus)\$10.00 per 24 hour

Daily casual landing fees:

Weights based on aircraft's maximum certified take-off weight (MCTOW):

0–1000kg\$10.00
1,001–2,000kg.....\$20.00
2,001–3,500kg.....\$35.00
3,501–5,000kg.....\$65.00
5,001–12,000kg.....\$125.00

12,001 – 25,000 kg	\$260.00
25,001 kg and over	\$320.00

Discounts and administration charges:

An honesty box is provided for operators of light aircraft below 2,000kg, which is located adjacent of the terminal building.

Honesty box fees are discounted to:

Aircraft MCTOW of less than 1,000kg	\$5.00
Aircraft MCTOW of 1,000kg to less than 2,000kg	\$15.00

Touch and go practice landing will be charged for one landing only.

A \$10.00 administration charge applies to all invoice less than \$20.00 per month.

WESTPORT PORT

(All fees are exclusive of GST. Per day rates - minimum 24 hours)

Soundings:

Special Soundings (at the request of Ship's Master or Agent) Monday-Friday (0700 hrs - 1800 hrs)	\$400.00 per hour
.....	or part thereof
All other times	\$580 per hour for the first hours, and
.....	\$350 per hour for the second and subsequent hours or part thereof

Parking charges:

Daytime (more than 1 hour, but less than 24 hours)	\$5.00 per day
Overnight (24 hour period, plus)	\$10.00 per 24 hour

Harbour Master boat assistance:

Per hour for the first hour	\$580.00
Per hour for the second and subsequent hours or part thereof	\$350.00

Public notices

Advertisements	Actual cost
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Wharfage

Fish.	\$8.20 per metric ton or part thereof (minimum \$40.00)
Other commodities	Price by request

Berthage

Vessels that are not commercial fishing vessels and do not have a permanent berth	A daily charge of \$2.40 per metre or part metre
.....	of the overall length of the vessel with a minimum charge of \$31.31 per day
Fishing charter vessel	A daily charge of \$3.12 per metre or part metre
.....	of the overall length of the vessel
Commercial fishing vessel less than 20m (LOA)	\$2.64 per metre per day
Commercial fishing vessel 20m (LOA) and over	\$260.00 per entry (includes entry/advisory fee)
.....	plus \$2.64 per metre per day
A vessel requiring a 'layup' berth	A monthly charge of \$40.00 per metre or part metre
.....	of the overall length of the vessel payable in advance
.....	plus any costs involved in the supply of three phase or other shore power
All other permanent berth holders	An annual charge of \$170.10 per metre or part metre
.....	of the overall length of the vessel payable in advance
.....	An annual charge of \$100 per metre or part metre
.....	of the overall length of the vessel for pole mooring (non-powered)

Six-months tuna special:..... The rate is \$85 per boat metre or part metre
 This allows the vessel to be tied up as many times as desired between 1 Jan and 30 June in any one season.
 (Note a six month rate will be applied to annual and floating berth holders from July to December 2023 inclusive).

Mooring Fee - Linesmen

Monday-Friday (0700 hrs - 1800 hrs)..... \$60.00 per hour, per person
 All other times \$80.00 per hour, per person
 (Minimum charge - 1 hour per person)

Punt Hire

Punt hire\$25.00 per hour

Slipway Charges

Haulage (up/down)\$600.00 minimum charge
 (this includes 5 days applicable cradle charge)
 Daily cradle charge..... \$100.00 per day
 Electricity connection fee\$32.50
 Electricity (metered supply charge).....\$1.00 per kWh
 (a cleaning fee of up to \$500.00 will be charged if the site is left untidy)

Security Access Cards

Replacement Card.....\$50.00





Coast Road taken by drone.



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

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4-6 Brougham Street,
PO Box 21, Westport 7866
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Freephone 0800 807 239

Phone 64 3 788 9111

Email info@bdc.govt.nz

Reefton Office & Library

66 Broadway, PO Box 75,
Reefton 7851, New Zealand

Freephone 0800 808 821

Phone 64 3 732 8821

Sue Thomson-Casey

Memorial Library

87-89 Palmerston Street,
Westport 7825, New Zealand

Phone 64 3 788 8030

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