



AGENDA

Extraordinary Meeting of the
Buller District Council

Commencing at 1:30PM
Wednesday 23 April 2025

To be held at the
Clocktower Chambers
Palmerston Street
Westport



CORE COUNCILLOR ROLE AND RESPONSIBILITIES

The Governance role entails:

- Strategic planning and decision-making;
- Policy and strategy review;
- Community leadership and engagement, and stewardship;
- Setting appropriate levels of service;
- Maintaining a financially sustainable organisation; and
- Oversight/scrutiny of Council's performance as one team.

The governance role focusses on the big picture of 'steering the boat' - management's role focusses on 'rowing the boat'

Our commitments to best support each other and meet the challenges and opportunities of 2025 include:

CLEAR AND RESPECTFUL COMMUNICATION

We are committed to:

Actively listening and not interrupting;

Remaining conscious of 'tone', body language, and amount of time speaking (allowing time for others);

Responding/answering in a timely manner; and

Being honest, reasonable, and transparent.

TRUST AND RESPECT

We recognise that trust and respect must be earned and that a team without trust isn't really a team. Trust can be built by:

Valuing long-term relationships; being honest; honouring commitments; admitting when you're wrong; communicating effectively; being transparent; standing up for what's right; showing people that you care; being helpful; and being vulnerable.

CONTINUOUS LEARNING AND IMPROVEMENT

Continuous learning and improvement are critical for growing together as a team.

We are committed to constantly reviewing what is going well and what needs to improve in relation to the way we work together, the processes we follow, and the outcomes we deliver.

NONE OF US IS AS SMART AS ALL OF US

Council

Chairperson:	Mayor
Membership:	The Mayor and all Councillors
Meeting Frequency:	Monthly – or as required.
Quorum:	A majority of members (including vacancies)

Purpose

The Council is responsible for:

1. Providing leadership to, and advocacy on behalf of, the people of Buller district.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Terms of Reference

1. To exercise those powers and responsibilities which cannot legally be delegated by Council:
 - a) The power to set district rates.
 - b) The power to create, adopt and implement a bylaw.
 - c) The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
 - d) The power to adopt a Long Term Plan or Annual Plan, or Annual Report.
 - e) The power to appoint a Chief Executive Officer.
 - f) The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan, or developed for the purpose of the Council's governance statement, including the Infrastructure Strategy.
 - g) The power to adopt a remuneration and employment policy for Chief Executive Officer.
 - h) The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
 - i) The power to approve or amend the Council's Standing Orders.
 - j) The power to approve or amend the Code of Conduct for Elected Members.
 - k) The power to appoint and discharge members of committees.
 - l) The power to establish a joint committee with another local authority or other public body.
 - m) The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
 - n) Health & Safety obligations and legislative requirements are met.

2. To exercise the following powers and responsibilities of Council, which the Council chooses to retain:
- a) Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
 - b) Approval of any changes to Council's vision, and oversight of that vision by providing direction on strategic priorities and receiving regular reports on its overall achievement.
 - c) Adoption of governance level strategies, plans and policies which advance Council's vision and strategic goals.
 - d) Approval of the Triennial Agreement.
 - e) Approval of the local governance statement required under the Local Government Act 2002.
 - f) Approval of a proposal to the Remuneration Authority for the remuneration of Members.
 - g) Approval of any changes to the nature and delegations of the Committees.
 - h) Approval of funding to benefit the social, cultural, arts and environmental wellbeing of communities in Buller District
 - i) Ensuring Buller is performing to the highest standard in the area of civil defence and emergency management through:
 - i) Implementation of Government requirements
 - ii) Contractual service delivery arrangements with the West Coast Regional Group Emergency Management Office
 - j) All other powers and responsibilities not specifically delegated to the Risk and Audit Committee, subcommittees, independent hearing panels or Inangahua Community Board.

Buller District Council Extraordinary Meeting

Venue: Clock-tower Chambers, Westport. This meeting will be Live-Streamed on the Buller District Council YouTube Channel.



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**BULLER DISTRICT COUNCIL
EXTRAORDINARY MEETING**

23 APRIL 2025

AGENDA ITEM: 1

Prepared by Simon Pickford
Chief Executive Officer

APOLOGIES

1. **REPORT PURPOSE**

That Buller District Council receive any apologies or requests for leave of absence from elected members.

DRAFT RECOMMENDATION

2. **That there are no apologies to be received and no requests for leave of absence.**

OR

3. **That Buller District Council receives apologies from (insert councillor name) and accepts councillor (insert name) request for leave of absence.**

**BULLER DISTRICT COUNCIL
EXTRAORDINARY MEETING**

23 APRIL 2025

AGENDA ITEM: 2

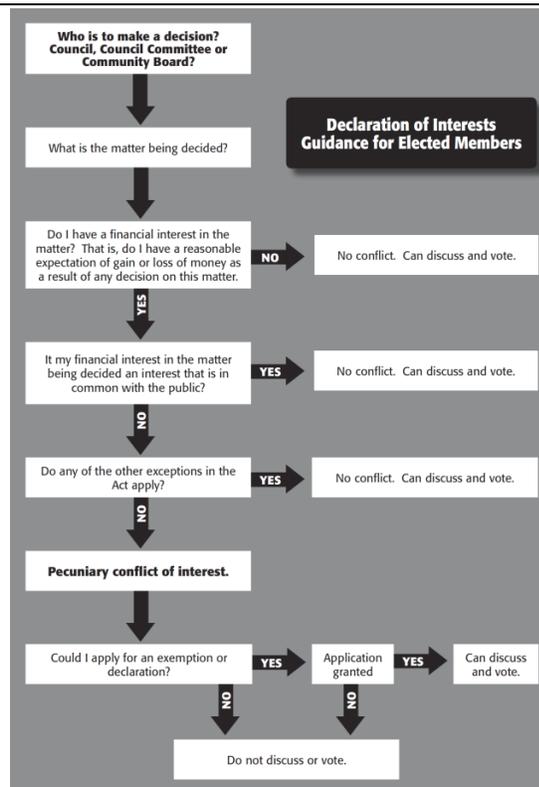
Prepared by Simon Pickford
Chief Executive Officer

MEMBERS INTEREST

1. Members are encouraged to consider the items on the agenda and disclose whether they believe they have a financial or non-financial interest in any of the items in terms of Council's Code of Conduct.

2. Councillors are encouraged to advise the Governance Secretary, of any changes required to their declared Members Interest Register.

3. The attached flowchart may assist members in making that determination (Appendix A from Code of Conduct).



4. **DRAFT RECOMMENDATION:**

That Members disclose any financial or non-financial interest in any of the agenda items.

BULLER DISTRICT COUNCIL EXTRAORDINARY

MEETING 23 APRIL 2025

AGENDA ITEM 3

Prepared by John Salmond
Corporate and Strategic Planning Manager

Reviewed by Simon Pickford
Chief Executive Officer

Attachments 1. Draft 2025-2034 Long Term Plan Document
2. Draft 2025-2034 LTP Consultation Document

Public Excluded: No

**REPORT FOR ADOPTION OF THE 2025-2034 DRAFT LONG-TERM AND DRAFT
LONG-TERM PLAN CONSULTATION DOCUMENT**

1. **EXECUTIVE SUMMARY**

To consider and adopt the Draft Long-Term Plan 2025-2024, Draft LTP Consultation Document (CD), and associated documents for public consultation.

2. Please note that there may be some amendments to what is potentially released for consultation on the 25 April (grammar, spelling, font, layout etc.) if there are any fundamental changes, they will be updated on Diligent accordingly prior to the Extraordinary Council Meeting.

3. **DRAFT RECOMMENDATION**

That Council...

1. **Receives the EY audit report on the Buller District Council 2025-34 Long-Term Plan Consultation Document and supporting information, and notes that the EY audit report is to be included in the consultation document.**
2. **Approves the financial strategy 2025-2034.**
3. **Adopts the Buller District Council Draft LTP 2025-2034 as the principal document relied on for the content of the consultation document.**

- 4. Adopts the draft Long-Term Plan consultation document as the statement of proposal for the public participation in decisions on the content of the Draft Long-Term Plan 2025-2034.**
- 5. Approve the Chief Executive Officer or Mayor to sign off on any grammatical or minor amendments to the consultation document that may arise through audit.**
- 6. Notes the consultation period will run from Friday 25 April 2025 and closes at 4.30pm on Monday 26 May 2025.**
- 7. Notes the Submission hearings are scheduled for Monday 9 June and Tuesday 10 June 2025.**
- 8. Notes the deliberations are scheduled for the 11 and 12 June 2025.**

4. **ISSUES & DISCUSSION**

5. **BACKGROUND**

6. A long-term plan and associated annual plans are critically important documents and processes for Council. They provide a framework for integrated decision-making and coordination of resources within a local authority, a basis for accountability of the local authority to the community, and an opportunity for participation by the public in decision-making. Part 6 and Schedule 10 of the Local Government Act 2002 require all councils to adopt an audited long-term plan every three years.
7. The adoption of the supporting documents that is relied on for the content of the consultation document, and the consultation document will enable officers to proceed with community consultation.
8. In February 2024, the Government introduced the Water Services Acts Repeal Bill which stopped water services ownership moving to new Entities and kept the ownership with Councils. At this time, the Government provided an option to Councils to defer the development of the 2024-34 Long Term Plan for one year, and instead produce a 2024-25 Enhanced Annual Plan, with a 2025-34 Long Term Plan to be adopted no later than 30 June 2025.
9. At the Council Meeting held on 28 February 2024, Council agreed to defer the (then named) 2024- 34 Long Term Plan by one year, in anticipation of there being more certainty on how water services would be delivered, and the impact of this on our community for long-term planning.

10. The purpose of a long-term plan is to*:
 - (a) describe the activities of the local authority
 - (b) describe the community outcomes of the local authority's district or region
 - (c) provide integrated decision-making and co-ordination of the resources of the local authority
 - (d) provide a long-term focus for the decisions and activities of the local authority
 - (e) provide a basis for accountability of the local authority to the community.

[* Local Government Act 2002, Planning, Clause 93(6)]

11. To meet this purpose, the Council began the process of completing a (now named) 2025-34 Long Term Plan (LTP) in late 2023. Over numerous workshops, the Council has considered its strategic priorities, the key issues facing the Buller District, levels of service, how things are funded and what are the projects that are critical.
12. This LTP has been based on a no-frills budget and there has been a key focus on affordability and delivery.
13. **LTP Project Summary**
The 2025-2034 is an LTP prepared based on the council delivering the core services that the district requires the council to provide at an appropriate level of service, costs and charge or rate.
14. The plan prioritises the delivery of water, wastewater, and stormwater services which comply with legal standards for quality, whether for drinking water or wastewater management. Unlike previous Long-Term Plans (LTPs), this approach focuses on the essential services provided by the Buller District Council, reinforcing the commitment to maintaining fundamental infrastructure
15. We have not included information on economic development or population growth, as these projections have historically been optimistic for BDC. This optimism contributed to certain rate adjustments and debt constraints in the 2021-2031 Long-Term Plan (LTP), which proved challenging to implement.
16. The New Zealand Transport Authority (NZTA) programme in the draft 2025-2034 LTP for the period 2027/2028 to 2033/2034 has a significant lift in funding related to improving the Karamea Highway Special Purpose Road (SPR). This has an increase from \$2.3 million to \$6.3 million per annum. The reason for this approach is that Council's asset management reviews have highlighted the need for increased investment. This is assumed to be 100% funded by the NZTA and the reason for this approach is linked to the government's announcements that they are keen to support tourism and resilient infrastructure.

17. Council has a balancing act to manage and achieve financial prudence. The focuses are on four key areas to achieve prudence in delivering Council services:

1. Operating expenditure and income

These must be set at levels adequate to maintain existing services and quality whilst avoiding deterioration of our community assets and their capacity to deliver services.

Additional expenditure will be considered if this improves resilience and reliability of Council's service delivery and meets the current and future needs of the community.

This includes providing financial support to community-led development opportunities and resources to address climate change that meet Council's overall strategy.

Council receives income from fees and charges where it is more appropriate than funding services from property rates. However, we must make sure these fees and charges are affordable to the users of the service. We have focused on cost recovery of fees and charges and have updated these accordingly where appropriate. These have been previously adopted by Council.

2. Capital expenditure

Council needs to make sure assets, such as pipes, roads, and treatment plants, meet environmental and health standards (such as water quality standards).

On the other hand, asset renewals and replacements are expensive, and we need to make sure that we replace/renew such assets when required. This means using these until their end of their economic life and not to a point where their ability to provide service is compromised.

3 Debt

Raising debt (or borrowing) is the best way to spread the cost of building community assets that provide the service our community requires. These are long-life assets (50 to 100 years) and spreading the cost of funding these long-life assets over a lengthy period is prudent. However, we need to manage how much debt we raise as we must pay the debt back over time - plus we must pay the cost of the debt (interest). Council has set a debt ceiling benchmark in this LTP of \$57.4 million and is mindful that the most important factor when raising debt is whether the importance and significance of the work needs to be funded by debt.

4. Rates

Rates are a valid and appropriate way of funding the required community services.

Council levies rates on properties directly for specific services e.g. water, wastewater, and recycling collection.

Please note that some services are provided for general community benefit and are hard to directly charge users for their use e.g. roads and footpaths.

Rates affordability remains as a strong concern for our community, and this is also a factor of consideration in delivery of services. This has been a key challenge and something Council have discussed at length over the project

18. **Workshops and Council Resolution**

Throughout the project there has been a magnitude of workshops in relation to all the key elements of a long-term plan. This has not only been from the time of adoption, but prior to the Enhanced annual plan 2024-2025. Council carried out pre-engagement with the community and we used this information to understand what was important to the ratepayer. This is something that was new to Council and hasn't been done before.

19. One of the key pieces of feedback that staff received at the de-brief of the Enhanced annual plan process was around being able to make more decisions prior to adoption. During this process Council have adopted the following items:

- Levels of service and Key performance Indicators (KPIs)
- Consultation Topics
- 30 Year Infrastructure Strategy 2024-2054
- The community outcomes and the wording of these
- The choice was taken not to have a vision statement
- Fees and Charges

20. **Key challenges summary**

- Fewer working-age residents which can impact on workforce availability and service demands
- Uncertainty around Local Water Done Well and what it means to the district
- Cost of living
- Economic outlook
- Climate change and risk of future severe weather events

21. **Capital works programme summary**

- Our capital works programme has a focus on water, wastewater, stormwater and roading, noting the building of a purpose-built civil defence emergency operations centre and replacement of Brougham House. The nine-year works programme is noted below. The programme has a strong focus on core works and services as is noted below:

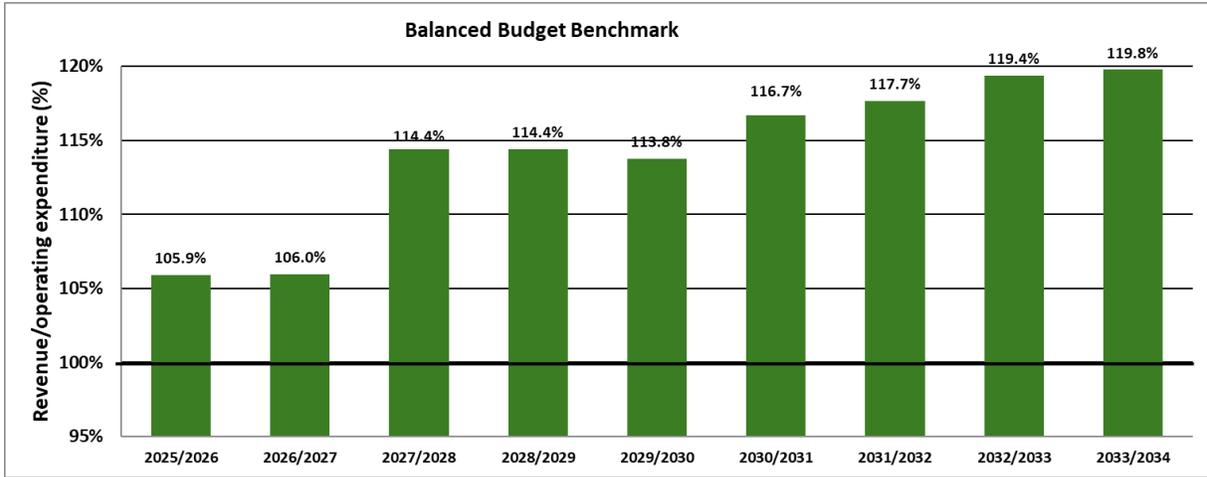
Our roadmap for the next 9-years

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Drinking Water	Westport North Branch Re-connect \$3.1m		Westport Tunnel #1 Lining \$3.1m	Westport Trunk Main Extension \$3.2m
	Pipe Renewals 2025-26 to 2033-34 \$6.8m			
	Improved Water Standards and Backflow Prevention 2025-26 to 2033-34 \$6.4m			
 Wastewater	Pipe Renewals 2025-26 to 2033-34 \$10.6m			
	Westport Wastewater/Stormwater Separation 2025-34 \$4.1m			
	Riley Street Pumpstation \$1m	Riley Street Network 2026-34 \$17m		
 Stormwater	Resilient Westport Stormwater Improvements 2025-26 to 2027-28 \$17.5m			
	Pipe Renewals 2025-26 to 2033-34 \$6.9m			
	Minor Capital Repairs 2025-26 to 2033-34 \$821k			
 Roading & Transport	Local Roads Capital Investment (75% NZTA Funded) 2025-26 to 2033-34 \$43.1m			
	Karamea Highway Capital Investment (100% NZTA Funded) 2025-26 to 2033-34 \$42.8m			
	Transport and Urban Development Operating Costs (75% NZTA Funded) 2025-26 to 2033-34 \$675k			
 Solid Waste	Westport Transfer Station Compactor 2025-26 to 2027-28 \$1.5m			
	Waste Minimisation Project 2025-26 to 2033-34 \$1.6m			
	Landfill Monitoring Costs 2025-26 to 2033-34 \$609k			
 Community Facilities	Emergency Operations Centre 2026-27 to 2027-28 \$2.88m		Brougham House 2026-27 to 2027-28 \$3.47m	
	Community Housing Capital Improvements 2026-27 to 2033-34 \$787k			
 Parks & Reserves	Playground Equipment Replacements 2025-26 to 2033-27 \$550k			
	Reserves Maintenance and Weed Management Program 2025-26 to 2033-34 \$747m			
	Reserves Repairs and Maintenance 2025-26 to 2033-34 \$753k			
 Amenities	Libraries and Service Centre Operating Costs 2025-26 to 2033-34 \$1.35m			
	Public Toilets Operating Costs 2025-26 to 2033-34 \$670k			
	District Revitalisation Volunteer Projects 2025-26 to 2033-34 \$450k			
 Airport & Port				Runway Reseal (50% Funded by MoT) \$914k 2027-28
	Kawatiri Dredge Refurbishment 2025-26 to 2027-28 \$1.83m		2028-34 \$1.59m	

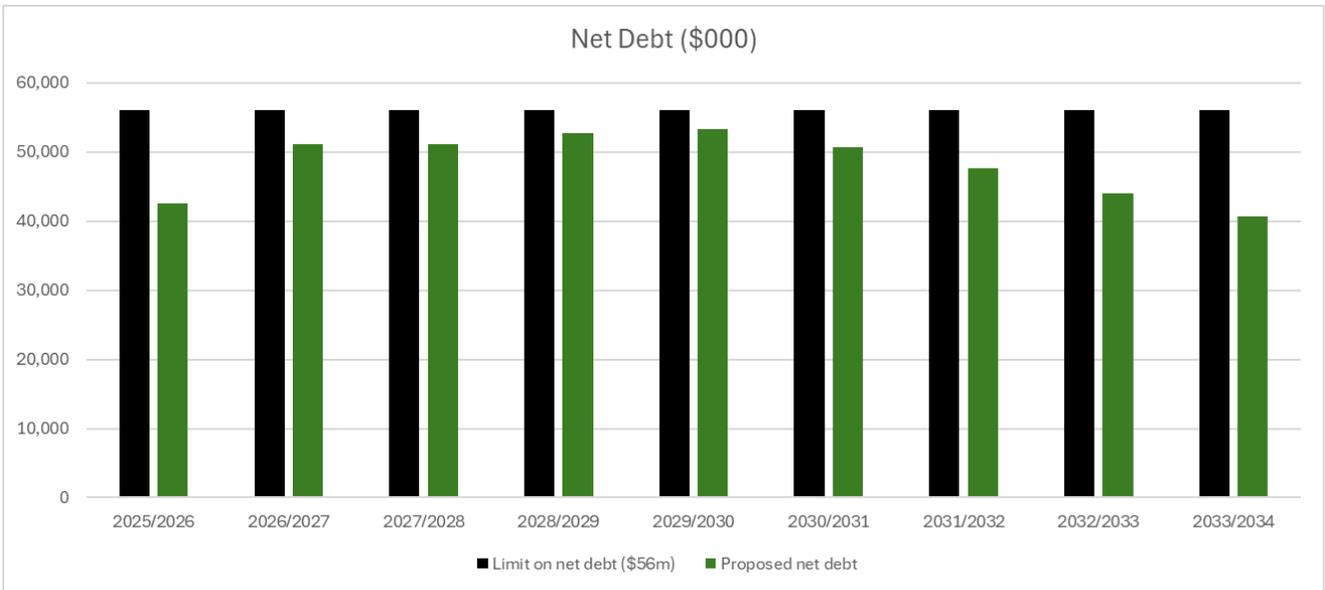
22. **Debt** – Our gross debt peaks at \$57.4 million. The increase in gross debt is a direct result of the necessary investment in infrastructure to maintain the current levels of service. As councils are responsible for maintaining essential services such as roads, water supply, and wastewater systems, these projects often require significant upfront cost, and the cost of infrastructure delivery has increased significantly in recent years. Legislation states that councils ensure their infrastructure meets current and future needs, which sometimes means borrowing funds to cover costs. While this leads to an increase in debt, investment is crucial for long-term benefits, ensuring resilient and efficient services for the Buller residents. Of note is the changing legislative environment and the improvements to our network supply which come at a cost to the ratepayers. This partnered with inflation and escalated costs in recent years has required the Council to comply with legislation

23. **Financial prudence** - The local government act requires statements to be made on a number of financial prudence issues that are noted below.

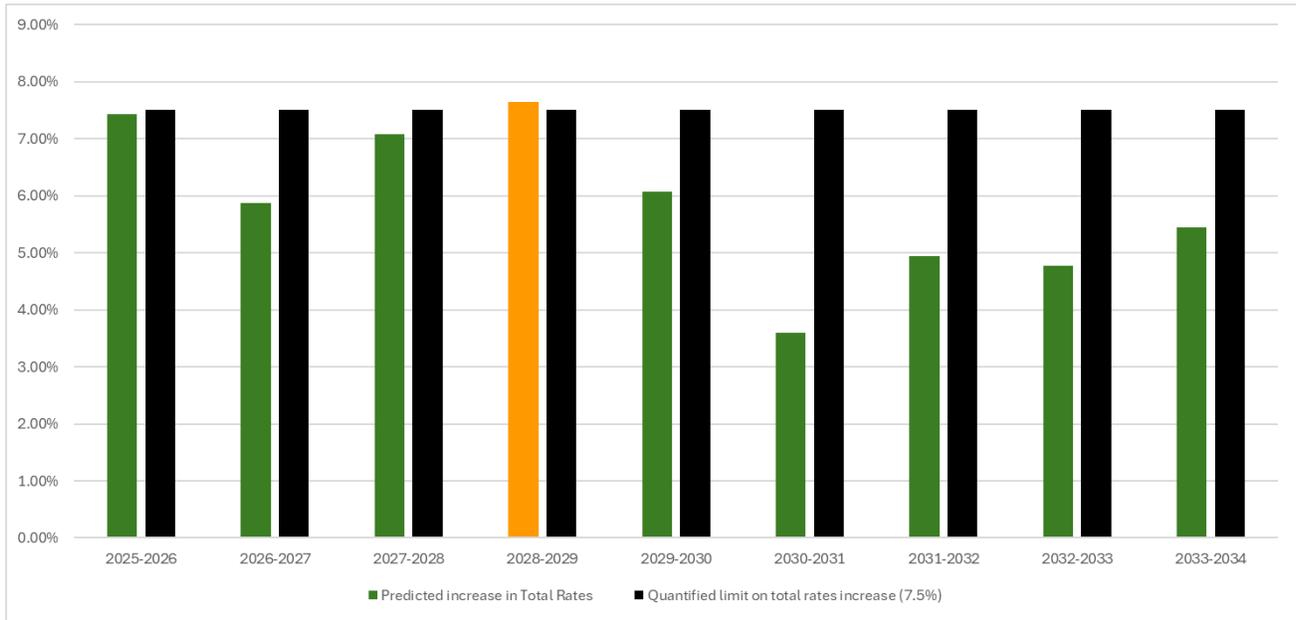
- ✓ Balance budget – all 9 years in the LTP have an operating surplus meaning that the budget is balanced. The following graph explains this concept.



- ✓ Debt - a maximum debt raising of \$57.4 million has been set for this draft LTP. This level means that all borrowing projections in this LTP can be managed within this level. The following graph notes the gross debt per year compared to the maximum level.



- ✓ Rates - maximum total rates increase of 7.5%. The 2028/2029 financial year total rate movement is 7.54%. Accordingly, there will be a need for a review of the expenditure and funding in that year to come under the proposed % movement maximum. The following graph notes the total rates per year compared to the maximum level.



24. CONSIDERATIONS

25. Strategic Impact

The Long-Term Plan (LTP) is the key strategic document that guides a council's decisions over a 10-year period (in this instance 9). It outlines priorities, funding strategies, and long-term goals, ensuring efficient resource allocation. The LTP provides a financial framework, forecasting expenditure and investment while maintaining fiscal responsibility. It also enhances transparency, allowing the community to track progress and assess delivery.

26. Significance Assessment

The significance and engagement policy sets out the criteria and the framework for a matter or transaction to be deemed significant. The Draft LTP and associated Consultation Document are significant and due process around consultation must be undertaken.

27. Risk Management Implications

Risk is assessed by considering the likelihood of an event occurring and the result of that event.

28. The LTP process and adoption of the relevant documents is a statutory requirement of local authorities. Adoption of the LTP and consultation is a step towards the final LTP which enables the legal process for setting rates and consequently what the Council plan to do and how it will be funded over the next 9 years.
29. **Values**
This LTP aligns with all the values we have set out as a Council. It is the plan that we will base the next 9 years. Each of the key values (Community Driven, One Team, Future Focussed, Integrity and We Care) have been taken into consideration with the creation of these documents.
30. **Policy / Legal Considerations**
The local Government Act 2002 governs the activities of Buller District Council and sets out the requirement for consulting and the adoption of the LTP.
31. This report assists with two key purposes of that Act (located in section 3) stating the purpose of the act is to promote the accountability of local authorities to their communities and provide for local authorities to play a broad role in meeting the current and future needs of their communities for good-quality local infrastructure, local public services, and performance of regulatory functions.
32. **Māori Impact Statement**
The Long-Term Plan and consultation documents explicitly provide for consultation with Tangata Whenua.
33. **Financial Considerations**
There are no extraordinary costs for the other than already budgeted for in production and consultation with respect to the process.
34. **Communication Internal / External**
There is expected to be public and media interest in this report and all communication will be managed from our communications strategy.

DRAFT



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

LTP
LONG-TERM PLAN 2025-2034

Community Driven | One Team | Future Focused | Integrity | We Care



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Message from the Mayor and Chief Executive Officer

Welcome to Buller District Council’s Draft Long-Term Plan. This Draft Plan is our district’s key guiding strategic document over the next nine years. It is the output of a mighty effort from our community, elected members, and Council staff.

This Draft Plan outlines Buller District Council’s goals, what Council aims to do in the coming nine years, and how we plan to pay for this. Usually, it would be a 10-year strategic plan. However, the decision was taken back in March 2024 to defer the Long-Term Plan for one financial year due to the uncertainty around the water reform. It also sets out the big picture thinking in the vision and general direction for our district moving forward. It gives the reasons behind what we do, includes the actions we commit, and tells you how much those will cost and how we plan to pay for them.

To ensure that this Draft Plan aligns with changing population dynamics, embraces the diversity within our community, and addresses the infrastructure and environmental challenges climate change brings, we engaged with our community in late 2023. We asked the community the following, “are the priorities that have been identified still a focus for the community?” and “What do you want your district to look like in the coming 10 years for you, your mates, kids or whānau?”. We want to thank the community for their efforts in supporting the ongoing recovery from the floods and for the resilience you have shown. You also provided our Councillors with a clear understanding of the priorities and aspirations for our district during our engagement. Only by working together can we make our vision of ‘Shaping the Future’ for the Buller District a reality. It is your thoughts about your plan and our community’s future which lets us bring the plan together.

The feedback we received through that engagement process really helped shape this Draft Plan, and it indicated that the following were the key priorities for our community, including:

- High-priority budget allocations for roading and transport, community services, and infrastructure resilience.
- Variations in priorities that reflect our different community needs across the district.
- Stormwater, drinking water, and rubbish/recycling are top infrastructure investment priorities.
- Strong community interest in parks, reserves, and playground maintenance.
- Key Council focus areas for the next nine years centred on infrastructure resilience, affordability, and drinking, stormwater and wastewater.

There is no doubt that planning for the social, cultural, environmental, and economic future of the entire Buller District is a significant responsibility, one not helped by the level of legislative uncertainty, in meeting the new compliance standards around water supplies and the need to manage better and address our critical Infrastructure backlog, and; balancing the increasing costs of doing business against the matter of affordability. Central Government have highlighted that the four ‘wellbeing’s’ will be removed from the Local Government Act. However, our elected representatives felt like they were the lifeblood of Local Government and chose to keep them in the community outcomes in our plan. This is precisely why a Long-Term Plan holds such a crucial role.

As the Buller District’s overarching document, it serves as a compass for all Council activities, ensuring that each step we take contributes to progressing our community’s vision for the future.

Since the 2021 Long-Term Plan, Buller has faced multiple challenges across the district. We have had two significant flooding and weather events over the past four years and have also, as a community, dealt with the ongoing impacts of the COVID-19 pandemic. Thankfully, we have been supported by central government agencies, and

there is no doubt that we have been in recovery since those events. The recovery period is nearing an end, and we as a community need to move from recovery to focus on the future and growth opportunities.

The collected feedback guided Councillors and staff to make informed decisions on what we aim to do in the coming 9 years. We have some exciting opportunities in the district. We will continue to leverage our relationship with Central Government, neighbouring Councils and private sector stakeholders to enable and support initiatives that benefit our community as best we can. Council can’t do everything that the community may want us to do, and this Draft Plan represents a pragmatic approach to managing our critical infrastructure whilst balancing some of our much-needed services. We have developed this Draft and look forward to hearing from you about whether you feel that the priorities we have identified align with your view of where Council should invest your hard-earned rate-payer funds and other external funding on behalf of the community.

Nga mihi



Jamie Cleine
Mayor




Simon Pickford
Chief Executive



Mayor, Councillors, Inangahua Community Board

Westport Ward Councillors



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Non-elected Ngāti Waewae representatives



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ICB Councillor representatives

Councillor Linda Webb
Councillor Graeme Neylon

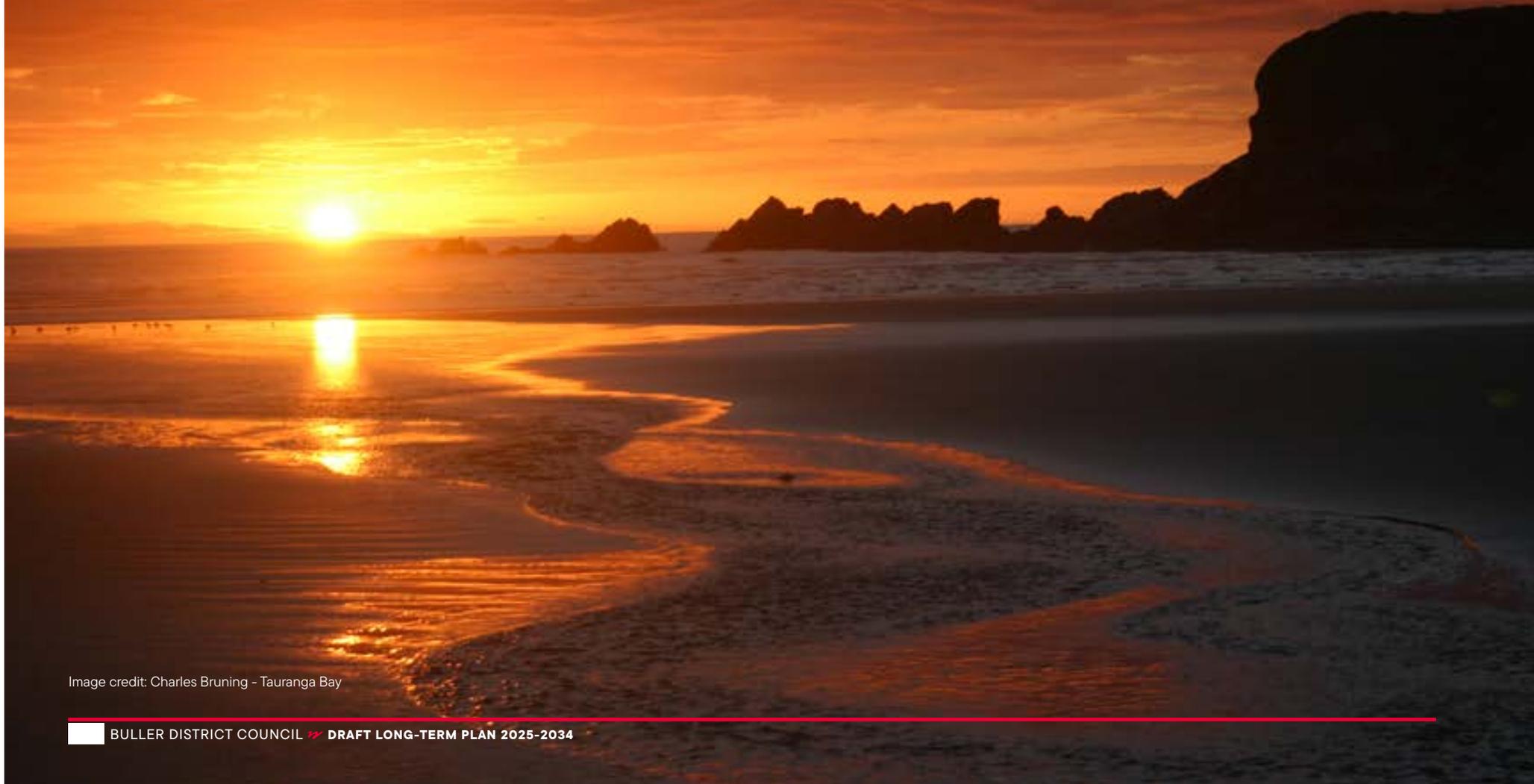


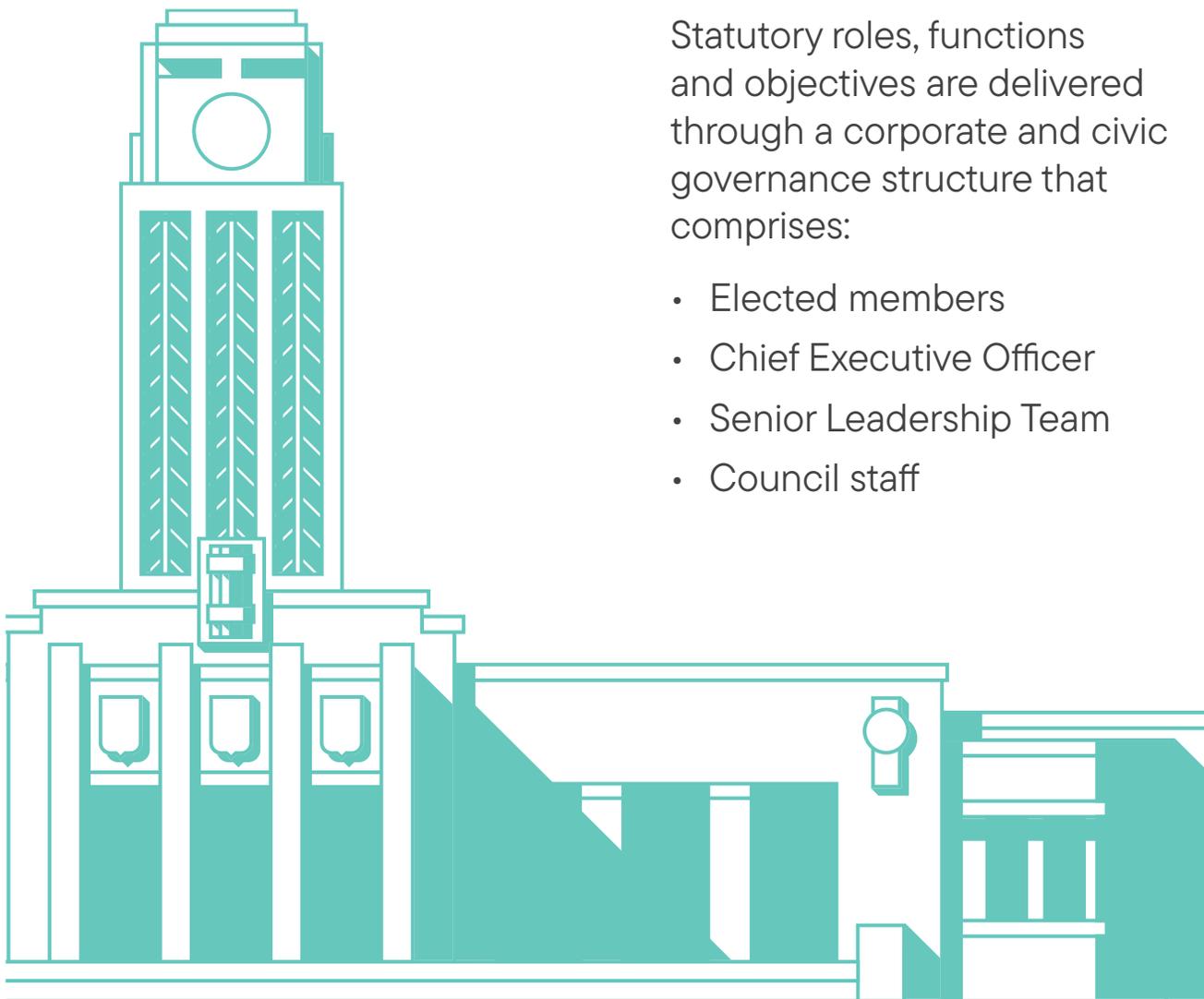
Image credit: Charles Bruning - Tauranga Bay



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Setting the scene

About local government



Statutory roles, functions and objectives are delivered through a corporate and civic governance structure that comprises:

- Elected members
- Chief Executive Officer
- Senior Leadership Team
- Council staff

Elections

Local government elections are held throughout New Zealand every three years, the next election will be October 2025. Elections are conducted under the provisions of the Local Electoral Act 2001.

Buller District Council's role is to:

- Enable democratic decision-making and action by and on behalf of the people of Buller District.
- Promote the social, economic, environmental, and social well-being of the district.
- Develop strategies and policies to set the direction for the future of Council through democratic decision-making processes such as informing the public, consulting, and involving residents in the decision-making process.

Mayor and Councillors

Buller District Council is represented by the Mayor and 10 Councillors (elected members) who are elected for a three-year term. The district is split into three wards Inangahua, Seddon and Westport. The Inangahua Ward also has a community board (ICB) to represent it. It makes decisions on some local matters and advises Council on local needs, community views and how Council proposals will affect its community. Elected Councillors consider the issues facing Buller District and decide how ratepayers' money is allocated and spent. They consider the needs and wants of the community, and the long and short-term implications of decisions. Councillors agree on the Community Outcomes which they want to achieve as the district evolves. The Community Outcomes feature throughout this Long-Term Plan and together with the community and its strategic partners, Council prepares a work programme aimed at achieving these.

Council meetings

Buller District Council (and committee meetings) take place at Council Chambers at the Clocktower building, Palmerston Street, Westport. The Inangahua Community Board meets at the Country Womens Institute (CWI) building on Buller Road, Reefton. Subcommittees meet, with the support of the subcommittee Liaison officer at their respective halls. Meetings are open to the public, though Council may exclude the public if there is a need for confidentiality. All Council and committee meetings are carried out in accordance with Council's standing orders. Council's meeting schedule, agendas and minutes are available on Council website www.bullerdc.govt.nz.

The Mayor chairs Council meetings. His role is crucial in managing effective relationships with the Chief Executive Officer and upholding good governance. The Mayor and Councillors are bound by a code of conduct which sets high standards for ethical behaviour and decision making. Iwi input Under Section 81 of the Local Government Act 2002, Council must establish and maintain processes to provide opportunities for Māori to contribute to the decision making processes of the local authority.

Council is also required to look at ways to foster the development of Māori capacity to have input into these processes. Councillors are members of all Council's committees, Risk and Audit Committee (RAC).

Hall and reserve subcommittees

Oversight and management of the district's halls and reserves is done by 11 subcommittees made up of volunteers. Members of these subcommittees are appointed every three-years from expressions of interest received. There is a subcommittee liaison officer who is the point of contact between Council staff and the subcommittee.

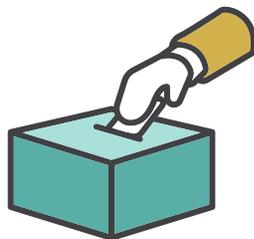
Operational activity

Council's Chief Executive Officer is responsible for administration of Council. Day-to-day operations are delegated to the Chief Executive Officer with corporate performance monitored through reports to Council and the community, and annual reports.

How to shape your district

There are many ways to join the conversation, shape your district, or just stay up to date.

You can:



Vote for elected members every three-years through the local government election.



Arrange to speak in the public forum section of a Council or committee meeting.



Contact the elected members of Council.



Connect with us on our social media channels, including Facebook and YouTube.



Pop into Brougham House or the Reefton Visitor and Service centre and have your say.



Make submissions on plans, projects or notified consents that are being advertised or consulted on.



Keep up to date by downloading Council's app to your phone (due for release mid-2025)

Partnership with Māori

Buller District Council is committed to upholding Te Tiriti o Waitangi (The Treaty of Waitangi) and recognises Te Rūnanga o Ngāti Waewae as mana whenua for the Buller District. A strong and collaborative relationship with Te Rūnanga o Ngāti Waewae is essential to shaping the future direction of both the West Coast Te Tai Poutini and the Buller District. Council also acknowledges its responsibility to consult with Ngāti Apa and other Māori when necessary, ensuring that all Māori perspectives are appropriately considered.

Under Section 81 of the Local Government Act 2002, Council must establish and maintain processes to provide opportunities for Māori to contribute to the decision-making processes and consider ways in which it may foster the development of Māori capacity to contribute to the decision-making processes of the local authority. Buller District Council values its partnership with Te Rūnanga o Ngāti Waewae and will continue strengthening this relationship.

In May 2021, Council took an important step by resolving to include one iwi representative with voting rights at Council committee meetings from 1 July 2021. This development reinforces the partnership between Council and Te Rūnanga o Ngāti Waewae, ensuring that iwi input informs Council's decisions and responsibilities across cultural, environmental, social, economic, and legal areas.

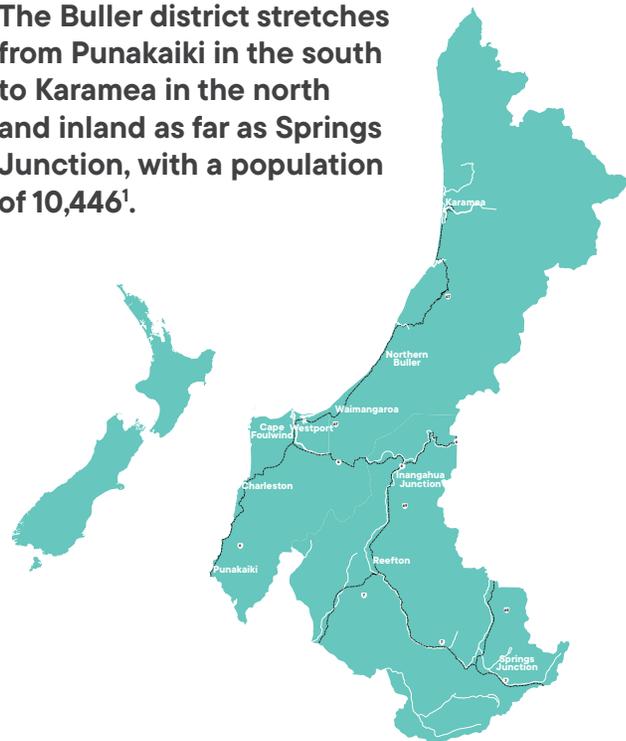
The Buller District Council recognises the ongoing importance of developing and fostering relationships with Māori across the district. By doing so, Council ensures that Māori perspectives and contributions continue to play a meaningful role in the district's governance and future development.



Image credit: Ned Tauwhare

About the Buller District

The Buller district stretches from Punakaiki in the south to Karamea in the north and inland as far as Springs Junction, with a population of 10,446¹.



It has a temperate climate, a relaxed lifestyle, and a close-knit community. The area has a diverse economy and is gaining a growing reputation as a great place to live, work, and visit.

The area features the Kahurangi National Park and Victoria Forest Park, making it a mecca for outdoor enthusiasts. Visitors come to Buller to enjoy the natural resources and heritage areas. The main attractions are day walks, tramping, surfing, mountain biking, trout and deep-sea fishing, gold panning, and other adventure pursuits.



Image credit: Charles Bruning

Westport is Buller's District's main centre. Situated at the mouth of the Buller River, it is home to 4,527¹ residents and features a commercial fishing port and an airport offering regular flights. Agriculture, horticulture, gold and coal mining underpin the economy. With the infrastructure and enviable lifestyle on offer, Westport is welcoming more people as they relocate for 'start-up' opportunities and to work remotely. It is a unique community set among extensive native bushland and public open space.

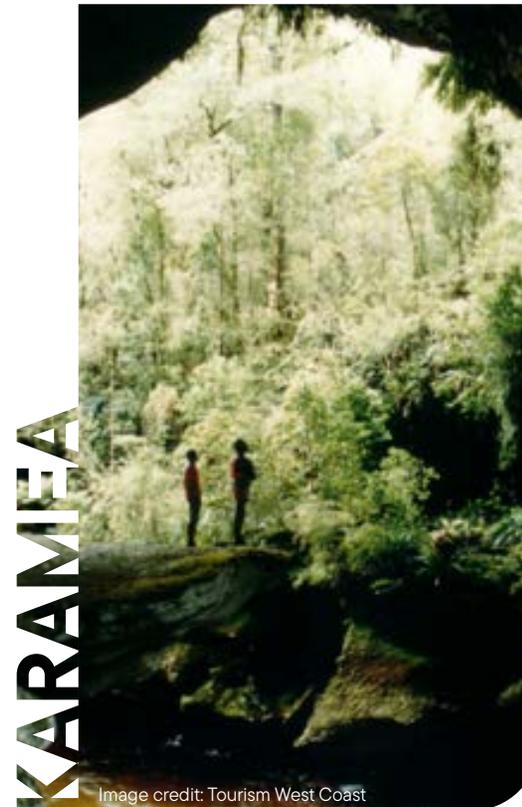


Image credit: Tourism West Coast

Karamea, a small and vibrant community of 909¹ people, remains a sought-after destination for its natural wonders, including the Oparara Basin's limestone arches and caves, Kahurangi National Park, and the iconic Heaphy Track. In 2023, the Heaphy Track was reopened after an extended closure due to storm damage, again drawing hikers to this renowned trail. The region's unique flora was highlighted when the Karamea Walking Tree, a remarkable northern rātā, received the 2024 Tree of the Year New Zealand award, enhancing Karamea's reputation as a hub for outdoor adventure and natural beauty.



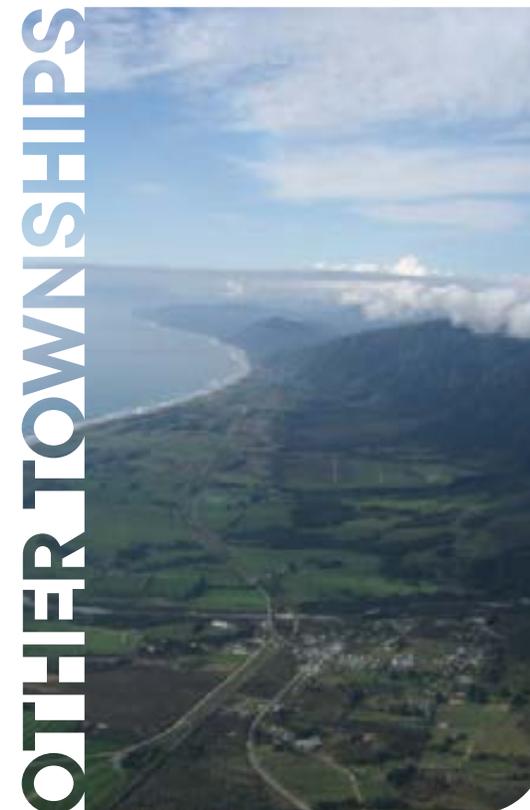
Image credit: Tourism West Coast

Reefton, with a population of 1,026¹, is nestled among the Paparoa Range and Victoria Forest Park, alongside the Inangahua River. Surrounded by the 206,000ha Paparoa National Park, New Zealand’s largest, the town boasts a rich gold rush heritage evident in its restored buildings. Known for mountain biking, trout fishing, and tramping, Reefton is a growing destination for outdoor enthusiasts and heritage seekers. Recent gold mining projects by companies like OceanaGold and Federation Mining have revitalised the economy, creating jobs, boosting local businesses, and attracting new residents.



Image credit: Tourism West Coast

Nestled at the foot of the Paparoa National Park and featuring the world-famous Pancake Rocks and blowholes, this small coastal town has permanent residents with many domestic and international tourists visiting. The town is located midway between Westport and Greymouth on Great Coast Road and is classed as one of the most beautiful scenic roads in New Zealand². The Punangairi Visitor Experience Centre, which opened in late 2024, is a key component of the Dolomite Point redevelopment in Punakaiki and is now officially open to the public.



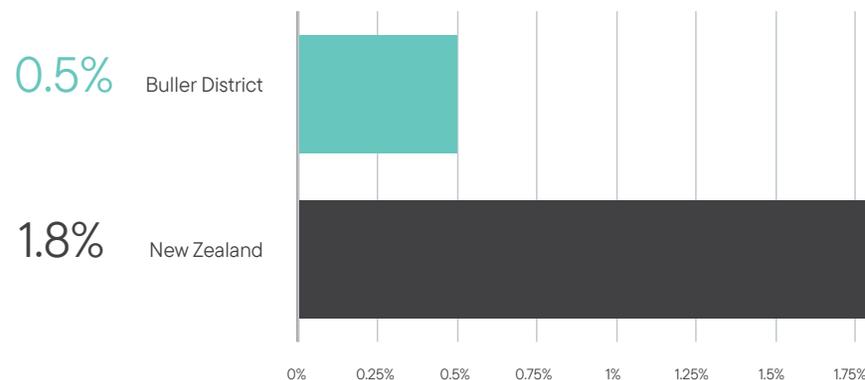
The Buller District is not only defined by the above towns but also by its small yet resilient communities, including Hector, Ngakawau, Granity, Birchfield, Waimangaroa, Carters Beach, Charleston, Inangahua Junction, Ikamatua, Springs Junction, Seddonville, Mokihinui, Little Wanganui, Maruia, and Mawheraiti. These townships, set amidst breathtaking natural landscapes and steeped in rich history, exemplify a profound sense of community spirit and mana. They stand as a testament to their people’s enduring strength and resilience.

Our community



The total population of Buller District in 2024 was 10,446, reflecting an increase of 0.5% compared to the previous year. In comparison, New Zealand’s population grew by 1.8% during the same period. Over the five years leading up to 2024, the Buller District experienced an average annual population growth rate of 1.1%, slightly below the national average of 1.4% per annum. Since 1996, population growth in Buller District has varied, peaking at 2.0% per annum in 2021 and reaching its lowest point at -2.5% per annum in 2018¹.

Population growth, 2024
Annual % change, year to 30 June 2024



Population growth
Annual % change, June years

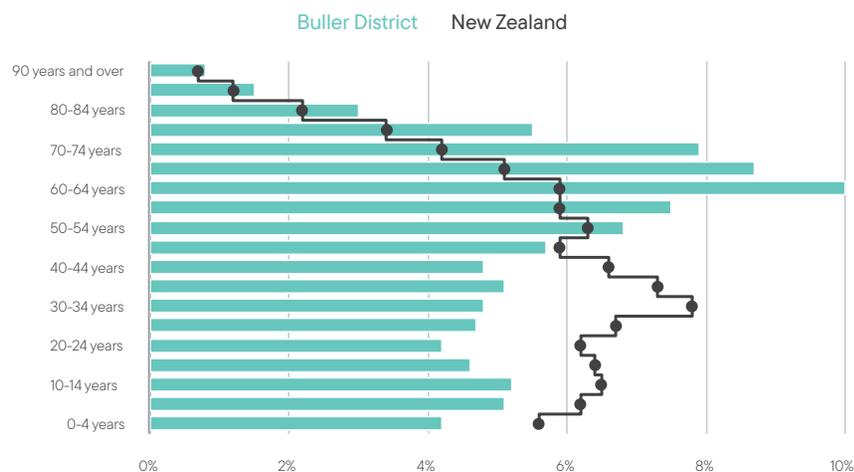


In 2024, 58.1% of Buller District’s population is working age (15-64), lower than the national average of 65.0%. The proportion of young people aged 0-14 in Buller District was 14.8%, also below the New Zealand average of 18.3%. Conversely, the proportion of people aged 65 years and older in Buller District was significantly higher at 27.6%, compared to 16.7% nationally. Overall, the number of under 15-year olds and over 65-year olds in Buller District stood at 73.0%, markedly exceeding the New Zealand average of 53.9%².

“Ethnicity” is the ethnic group or groups a person identifies with or has a sense of belonging to. It is a measure of cultural affiliation (in contrast to race, ancestry, nationality, or citizenship). Ethnicity is self-perceived, and a person can belong to more than one ethnic group, so the categories sum to more than 100%.

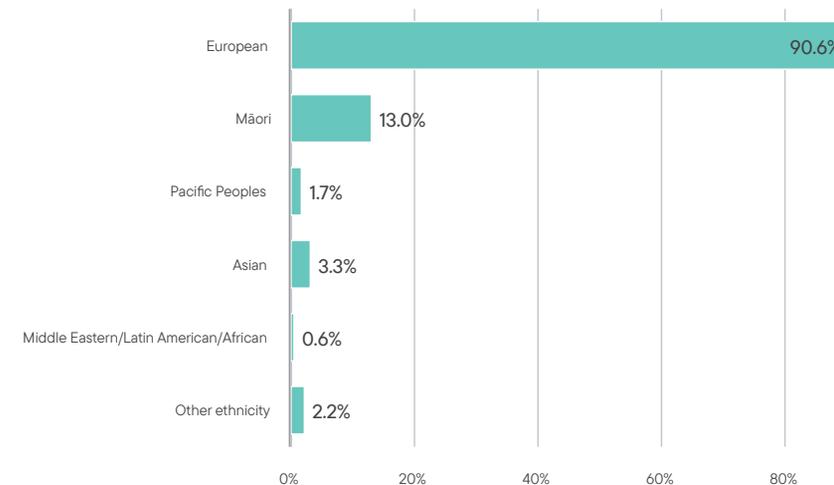
Population by 5-year age group, 2024

% of total, as at 30 June



Ethnicity, Buller District, 2023

Census usually resident population, % of total

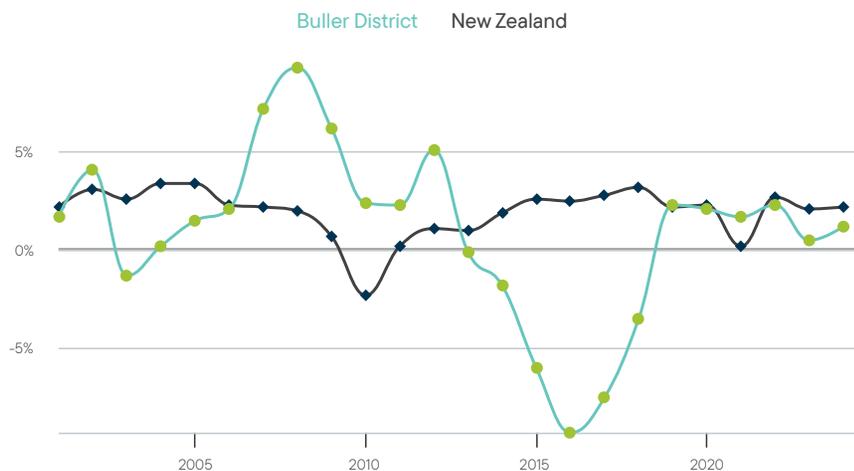


Buller residents' employment rose just 0.3% in the year to December 2024, reflecting a broader slowdown in job growth across the country. With job opportunities becoming scarcer, the number of Jobseeker Support recipients rose 9.1%, led by a 19% rise in 18-24-year-olds. Despite weak employment growth, consumer spending in Buller rose by a very strong 7.4% in the year to December 2024, according to Marketview data, but this likely reflects strength in tourist spending more so than the underlying confidence of residents³.

The average annual earnings in Buller District, which include income from full and part-time jobs, overtime, and lump sum payments, were \$66,998—lower than the national average of \$74,754. Despite this, Buller District saw a stronger earnings growth rate of 9.6% over the year, compared to 7.4% across New Zealand. Over the long-term, earnings growth in the district has fluctuated, peaking at 10.8% in 2009 and experiencing a significant decline of -5.6% in 2018¹.

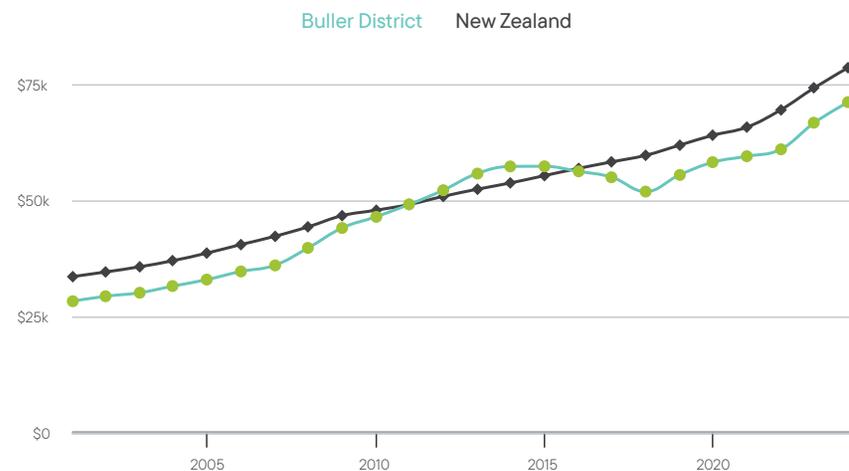
Employment growth

Annual % change, March years



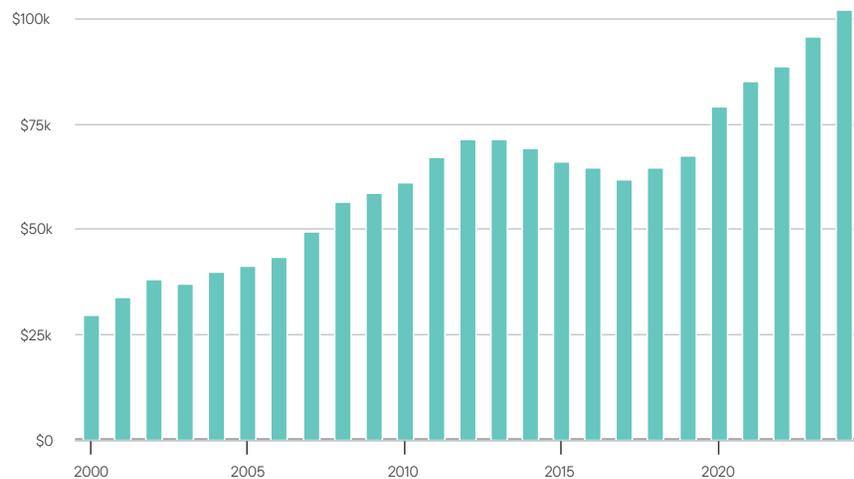
Mean annual earnings level

March years, current prices



The average household income in Buller District in 2024 was \$102,208, which remained below the New Zealand average of \$132,812. However, household income growth in the district for the year to March 2024 was 6.4%, exceeding the national growth rate of 5.7%¹.

Mean household income
March years, current prices

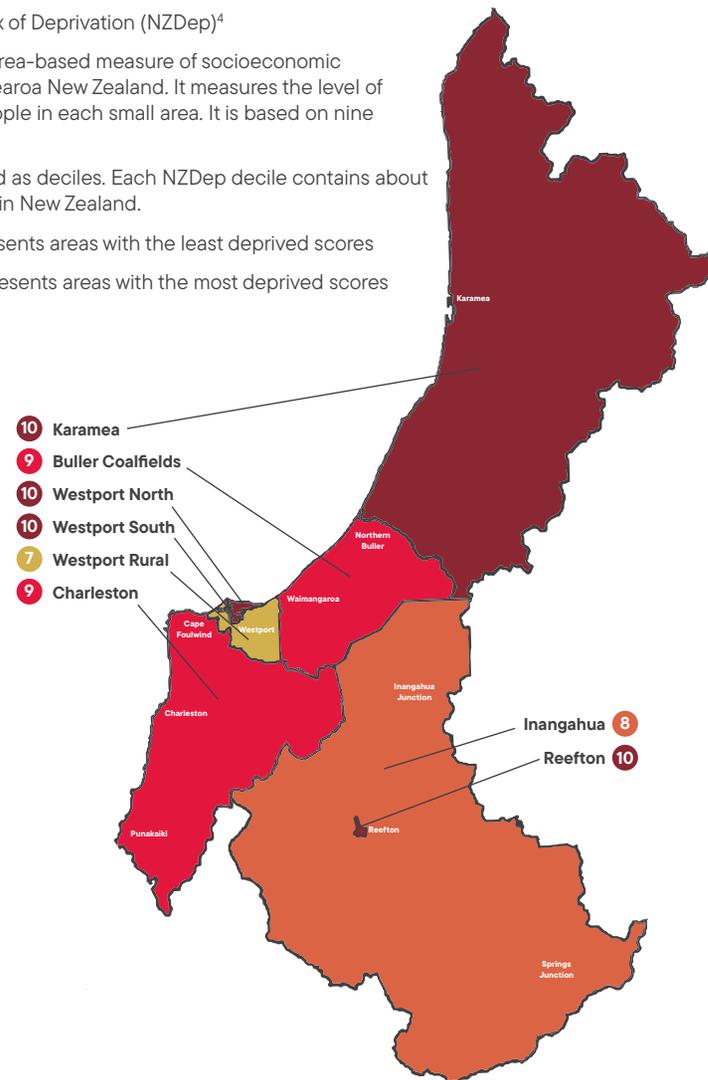


New Zealand Index of Deprivation (NZDep)⁴

The NZDep is an area-based measure of socioeconomic deprivation in Aotearoa New Zealand. It measures the level of deprivation for people in each small area. It is based on nine Census variables.

NZDep is displayed as deciles. Each NZDep decile contains about 10% of small areas in New Zealand.

- Decile 1 represents areas with the least deprived scores
- Decile 10 represents areas with the most deprived scores



About this Long-Term Plan

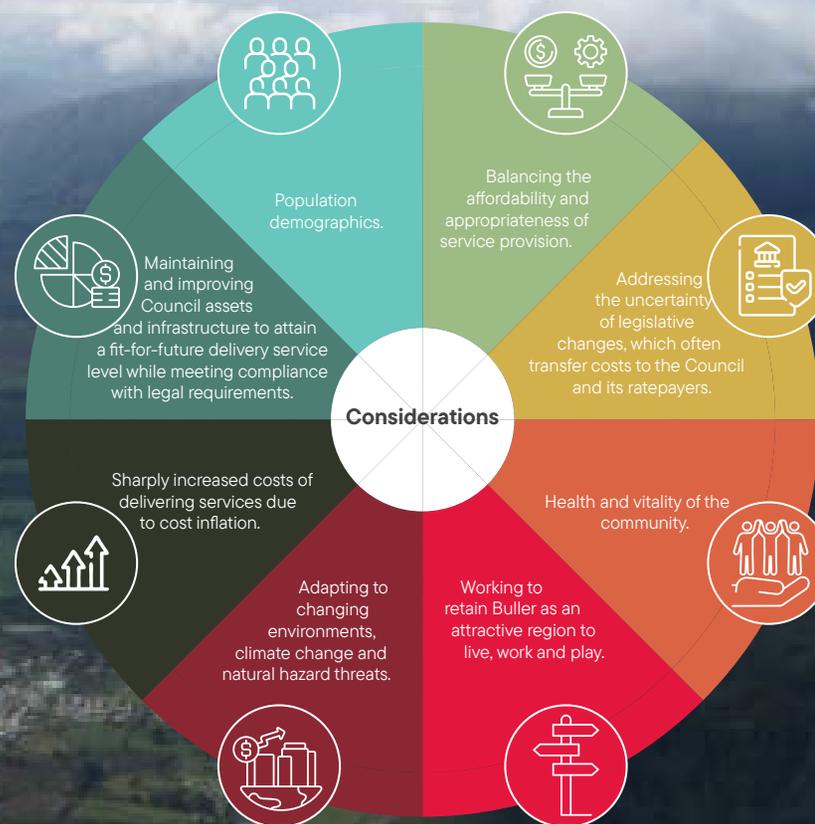
Buller District Council’s 2025–2034 Long-Term Plan (Long-Term Plan) is the guiding framework for the next nine years. It outlines Council’s goals, planned activities, and funding strategies.

The Long-Term Plan provides a clear vision and strategic direction for the district, explaining our actions’ purpose, commitments, associated costs, and how these will be funded. It represents the big-picture thinking that will drive the Buller District forward.

Key considerations while drafting this plan

In the initial stages of developing this plan, Council considered current and future political, economic, social, cultural, technological, legal, and environmental factors to determine their potential impact on the key priorities for the next nine years.

This process identified key trends and challenges facing our community.



Water reform update

One of the key components of this Long-Term Plan (Long-Term Plan) is the provision of water services. The government's water reform agenda continues to evolve, and its latest developments have significant implications for our Council's planning and operations. As we shape this Long-Term Plan, it is crucial to address the impacts of these changes on our water services, funding, and community expectations.

The coalition government has repealed the previous Three Waters reforms and introduced the "Local Water Done Well" mandate. This shift restores responsibility for water services to local Councils, offering opportunities for greater local decision-making while posing challenges around funding, infrastructure investment, and long-term asset management.

A key decision for this Council and community will be determining how we will continue to provide water services in the future. The legislation outlines multiple options for delivery models, including the possibility of forming a regional Council-Controlled Organisation (CCO). A regional CCO could allow for shared resources and expertise across Councils, potentially improving efficiency and service quality. However, this option would require careful consideration of governance, community representation, and financial implications.

Climate change and the risk of future natural events

Like many other districts in New Zealand, we must face the impacts that climate change, floods or earthquakes could have on the region. We need to think about what we are doing to address climate change in the future. Our communities are more aware of this than many others, given the flooding events we have experienced in recent years. Legislatively, we are required to speak about what we are doing in this space, and there are certain elements we need to focus on. To address some of these intergenerational issues, we need a strong partnership with the central government, and we also need to empower communities to be part of the decision-making. Scientific publications indicate that global warming increases the risk of more extreme events. (REF see, for instance, the Ministry for the Environment) This region also has a high seismic risk of the Alpine Fault occurring. Scientific research indicates a 75% probability of an Alpine Fault occurring in the next 50 years, and there is a 4 out of 5 chance that it will be a magnitude 8+ event⁵.

Cost of living

The increased cost of living is impacting everyone across the country. In terms of Buller's deprivation rates and financial hardship, the cost and price of our services are paramount to our community. We need to focus on doing what we can to ensure that rates are affordable and that our services are compliant.

Economic outlook

Buller's economic activity has declined over the past year, with provisional estimates from Infometrics provisionally indicating a 3.4% fall in GDP for the year ending December 2024. The downturn was primarily driven by lower mining returns, which overshadowed gains in agriculture, including a forecast record-high dairy payout and robust beef prices. Despite this, Buller's tourism sector has shown resilience, with a 15% increase in tourism expenditure—well above the national average rise of 3.7%⁴.

The property market in Buller also reflected a subdued economic environment, with house sales volumes remaining stagnant over the past year. However, the number of listings increased by 21%, indicating a growing stock of properties on the market³.

Access to telecommunication technology

Access to the internet and telecommunications services has increased since the last census data. Of the 4,848 households, 90.4% have access to a cellphone/mobile phone, with 79.9% having access to the Internet. Buller still has areas with limited or no cell or internet connection. There has been a significant decrease in telephone access, down to 38.1%¹. Civil Defence coordinators have been provided with Starlink communication devices to prepare for any imminent emergencies and prevent communication gaps between rural communities.

What steps are needed to ensure the success of this plan?

The Office of the Auditor General New Zealand, which sets the guidelines nationally for Councils' Long-Term Plans, has signalled that this year's Long-Term Plan must incorporate an intergenerational approach. The Water Services Authority has issued notices and deadlines to Councils around New Zealand with expectations to bring certain water supplies up to a required standard. This has put pressure on Council to upgrade the district's water supplies or face fines and abatement notices. At present, we have not budgeted for the work that needs to be done to ensure compliance with the regulations for the Northern Buller supplies. However, we are working with Taumata Arowai to establish the best course of action within the affordability restraints.

Essentially, the direction from the Office of the Auditor General means we can't just leave this for the next generation to solve. For Buller, in particular, that implies Council has to address the historic underinvestment in the infrastructure network across the district. There are multiple reasons for this, but historically, Councils did not have the same compliance regulations that have now been brought in.

It has been highlighted that this long-term plan may be one of the toughest in history around the country. This is due to the cost-of-living crisis and the need for infrastructure investment, but affordability is the most significant issue nationwide.

The Coalition government have introduced legislation around the delivery of water services. Local Water Done Well (LWDW) is the Coalition Government's plan for managing water services delivery and infrastructure following the repeal of Water Services Reform legislation (Three Waters) in February 2024. It is intended to ensure people pay cost-reflective prices for water services, that those services are delivered to an acceptable quality, and that water services providers are investing sufficiently in infrastructure.

The most recent legislation, Local Government (Water Services Preliminary Arrangements), enacted in September 2024 requires us to draft a Water Services Delivery Plan (WSDP). This plan sets out how our water services will be delivered in a sustainable way and meet future health, economic and environmental regulations. The plan is a tool for Councils to consider current and future delivery of water services. It will cover a period of 30 years.

The WSDP would need be consulted upon and submitted to the Department of Internal Affairs by 3 September 2025.

Financial forecasts

It is important to note that the financial information contained in this Long-Term Plan is forecast information based on the assumptions which Council reasonably expects to occur. You will find information about these assumptions on page 180.

Actual results achieved are likely to vary from the information presented, and these variations may sometimes be reasonably large. Council has endeavoured to make the financial forecasts as accurate as is reasonably possible based on the information it has.

Image credit: Charles Bruning - Westport

How the Long-Term Plan fits into Council's overall planning framework

This plan is an all-encompassing document that outlines the community's expectations and shows how Council, with the help of the community and other organisations, will work together to achieve community well-being, as required in the Local Government (Community Wellbeing) Amendment Act 2019, in relation to the desired Community Outcomes.



Outcomes that shape our community's future

Community outcomes are specific goals set by local Councils to reflect the aspirations and needs of their communities. These outcomes focus on delivering essential infrastructure, public services, and effective regulatory functions. They serve as a foundation for Council's strategic planning and decision-making, ensuring services align with the community's vision and priorities. Ultimately, community outcomes guide Council's efforts to build a thriving, sustainable, and resilient future for the district.

In October 2023, Council adopted a new approach to community engagement while developing the Long-Term Plan (Long-Term Plan) 2024-2034. Traditionally, engagement occurred during the Draft Long-Term Plan consultation phase. However, a pre-engagement phase was introduced to gather input earlier in the process, enabling the community to shape the plan from its inception rather than respond to a pre-prepared Draft.

We consulted with the community during this pre-engagement to confirm whether our community outcomes remained relevant. The community agreed they still guide us in the right direction, with some deemed more important than others. Although the Long-Term Plan 2024-2034 development was delayed, the insights gathered during pre-engagement remain highly relevant.

The four well-beings within our community outcomes were removed from the Local Government Act in 2024. However, our elected representatives saw them as essential to Local Government and chose to keep them within this Long-Term Plan, believing they reflect the core objectives that local government should pursue.

These Community Outcomes, refined and agreed upon by elected members, underpin the Long-Term Plan, directing actions, spending, and priorities for the next decade while aligning with other Council plans like the Annual Plan and economic strategies, all rooted in community aspirations.



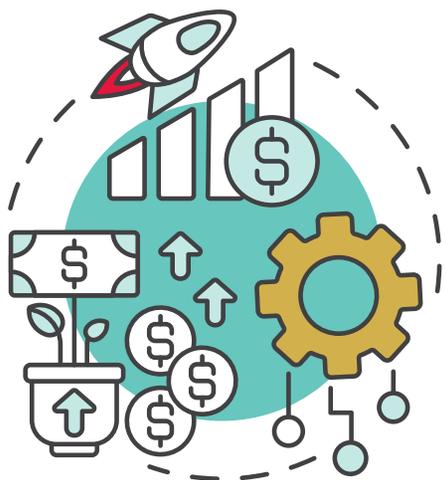
Social

Our communities feel safe, vibrant, healthy and connected



Affordability

Our communities are supported by infrastructure, facilities and services that are quality, efficient, affordable and meet our current and future needs



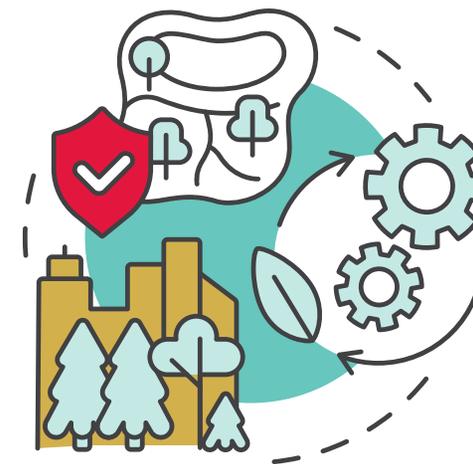
Prosperity

Our district is supported by resilient infrastructure that promotes an innovative and diverse economy, creating opportunities for self-sufficiency, sustainable growth and employment



Culture

Our lifestyle is treasured, our strong community spirit is nurtured, and our inclusive and caring communities understand our Whakapapa and heritage



Environment

Our distinctive environment and natural resources are sustainably managed, healthy and valued

Who we work with to achieve our outcomes

The Buller District Council collaborates with a wide range of organisations to achieve its Community Outcomes. By partnering with government agencies, regional organisations, iwi, and community groups, we strengthen our ability to deliver projects that support well-being, tourism, economic development, and environmental sustainability. Below are the key partners who help us achieve this shared vision.



Resilient Westport flood protection measures

Westport was hit by severe flooding in July 2021 and February 2022, and it is likely to face further flood events in the future. In June 2022, the West Coast Regional Council, Buller District Council, and Te Rūnanga o Ngāti Waewae, at the Minister for Local Government's request, submitted a co-investment proposal to improve Westport's flood resilience. In Budget 2023, the Government set aside \$22.9 million for a number of flood resilience initiatives from the proposal.

The Regional and District Councils have a significant programme of work ahead over the next two years. Councils are committed to working together to present, where possible, joint community engagement processes in progressing these works.

Several projects are underway to reduce the impact of flooding on Westport and plan for the future. The Resilient Westport Steering Group, which includes members of both the Buller District and West Coast Regional Councils, Ngāti Waewae and central Government, has been established to provide governance, oversight, and assurance of the deployment of the \$22.9m of Government funding towards building a Resilient Westport.

The work programmes include several projects across the PARA framework (Protect, Avoid, Retreat/Relocate, and Accommodate) to deliver a Resilient Westport for the future. The work programmes need to carefully balance moving things along at pace with the need for good process and transparency. The community's voice is central to the work programmes, and there will be opportunities for engagement and feedback across the work programmes.

Orowaiti flooding 2022





Actions that are part of increasing the districts and Westport's resilience for future generations include:

Flood protection structures

\$15.6m from Resilient Westport funding (plus up to \$10.2m Regional Council funding) is budgeted for the construction of flood protection structures.

- Flood protection centres on building floodwalls and stopbanks with the aim of protecting Westport in the event of significant future flooding events.
- The flood protection structures have been divided into two stages of work. Stage one includes four projects – Averys, Floating Lagoon, Cats Creek and McKenna's Road. Stage 2 is divided into five sections for ease of management and will complete stopbanks to protect Westport. Lower Orowaiti, Upper Orowaiti, North End, Wharf to Buller Bridge and Buller South (SH67 Buller Bridge to Nine Mile Road)
- Each section of work will undergo initial concept design and flood modelling, Environmental effects assessments, groundwater monitoring, preliminary design, geotechnical design, final designs and consenting prior to tendering for construction
- For Stage One works, Cats Creek/Abattoir Drain construction was completed in 2024. McKenna's Road commenced construction in December 2024. All stage one construction is planned to be completed by the end of June 2025.
- Construction for Stage Two works is planned to commence from July 2025.
- While these initiatives will help deliver flood protection, they are not a guarantee of preventing damage from future flooding. These measures are buying time to enable Westport to plan a more resilient future.

Flood protection assessments

Organs Island reforestation – The land transfer process is underway, and planting is planned.

Civil defence emergency management

- A Resilient Westport Emergency Management Project Lead has been recruited to work with West Coast Emergency Management. The project lead will focus on ways to enhance planning arrangements, including better evacuation procedures, coordinated planning, and community engagement.

Water and sea level gauge

- Funding has been approved for sea level monitoring and tide gauging with a wave buoy and three new radar water level recorders in three locations to improve flood warning information.
- The Sofar Spotter Ocean wave buoy was placed offshore from Westport in June 2024. This will enhance early warning systems as they collect real-time data to update the NIWA flood model for Westport.
- Three radar water level recorders are being installed at the Buller Bridge (SH67), the Orowaiti Bridge and at White Cliffs. These recorders will provide river level and flow information to further update the flood model for Westport.

Adaptation Relief Fund

- The Adaptation Relief Fund, part of the Resilient Westport Programme of work, is a \$2 million initiative designed to provide immediate support to property owners in greater Westport whose properties were impacted by the flood event of July 2021 and remain unprotected by the Resilient Westport flood protection scheme. The fund aims to assist eligible households in adapting their circumstances, such as raising floor levels, or undertaking other resilience measures.
- The criteria for accessing funding will be set in 2025 once the final design of the protection works has been completed. Only then will we know which properties are not protected and are eligible for applications to the fund.

Westport master planning

- Master Planning is a comprehensive process that looks at options and opportunities for the greater Westport area's short, medium, and long-term future. The process seeks to provide a holistic road map for the community, public and private sectors. It ultimately guides the development of areas of land for future use, creating greater choice for the community around lower risk areas.
- Stage one of the master planning process was completed in April 2024. BDC engaged the Isthmus Urban Design team (based in Christchurch) through a tender process to develop a set of vision plans to engage with the community during 2024.
- Isthmus has worked on projects around New Zealand and internationally.
- Throughout 2024, Isthmus ran regular targeted stakeholder 'Design Weeks' with over 140 local community members being invited to a series of interactive and iterative workshop workshops. The Draft Master plan was completed in early December, and will have further engagement with the community in February 2025.
- The final Master plan was presented to Council in April 2025 for consultation as part of the Long-Term Plan consultation.
- The Master Planning project will ensure we plan for a future focused on social, environmental, affordability, prosperity, and culture.
- We're working in partnership with the community, iwi, business, local, and national governments.

Additional considerations



Mana Whenua and youth

Although not a significant strategic issue for the 2025-2034 Long Term Plan (as there are limited cost implications associated with this consideration), ensuring that Council effectively partners with and supports mana whenua aspirations remains a focus for Council in all that is undertaken on behalf of the district. Additionally, recognising our youth's voice has been a key priority for the district.

Approaches to support Council's partnering with mana whenua and supporting our district's youth include:

- Initiatives to support iwi – establishing and allocating an iwi portfolio to an elected member, mana whenua representation around Council table and on Council committees, identifying other opportunities to work strategically together, and rolling out training in Te Tiriti o Waitangi across Council.
- Initiatives to support youth – funding youth representation groups and encouraging youth development initiatives and decision-making opportunities. Additionally, Council supports the Tuia programme, which is an intentional, long-term, intergenerational approach to developing the leadership capacity of young Māori in communities throughout New Zealand.
- This programme involves local Mayors

selecting a young Māori from their district to mentor on a one-to-one basis to encourage and enhance leadership skills.

- Buller District Council actively supports the Mayors Taskforce for Jobs (MTFJ), a nationwide network aiming to engage all young people aged 16-24 in employment, education, training, or positive community activities. Through the Community Employment Programme, Council collaborates with the Ministry of Social Development to assist NEETs (young people Not in Education, Employment, or Training), individuals with disabilities, and other disadvantaged groups in securing employment.

2023 Tuia candidates attend Rangitahi Wananga

References

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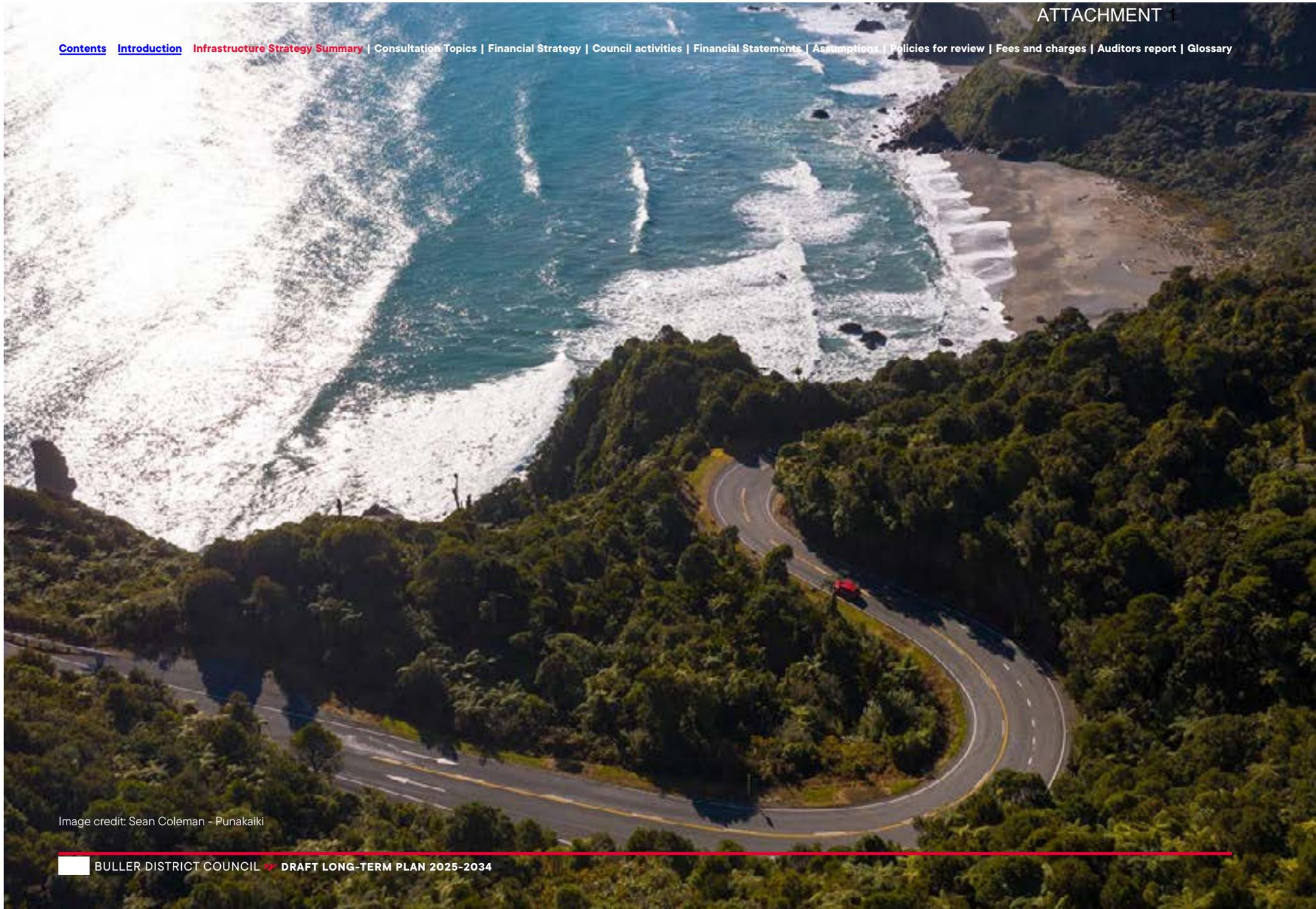
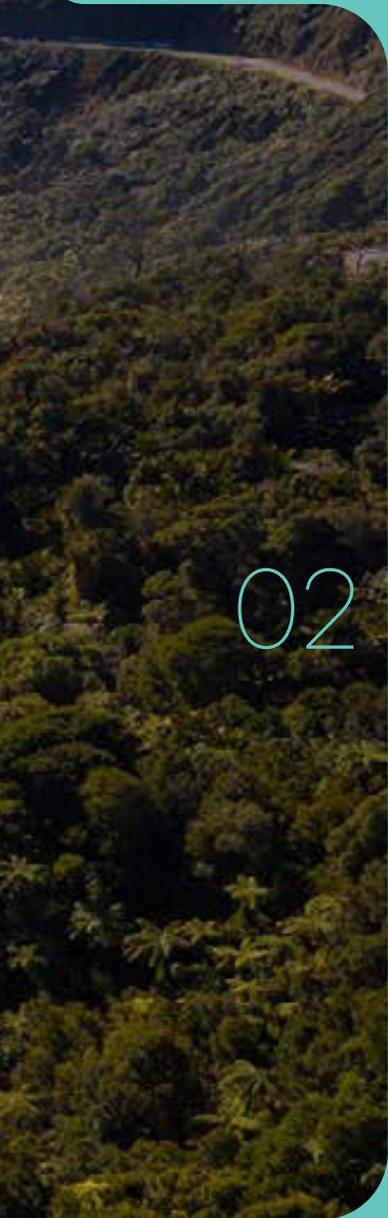


Image credit: Sean Coleman - Punakaiki



02

Infrastructure strategy summary

Infrastructure Strategy Executive Summary

Introduction

Infrastructure forms an enduring and evolving system of services, assets, projects and networks that collectively allow our people to live their lives.

Buller faces complex infrastructure challenges resulting from various internal and external factors operating simultaneously, rather than a single root cause. These challenges differ across infrastructure types and service levels due to varying ownership structures, partnerships, and historical approaches to asset management. For instance, transport infrastructure benefits from consistent financial support through the New Zealand Transport Agency, Waka Kotahi Funding Assistance Rate (FAR). In contrast, Three Waters infrastructure relies primarily on ratepayer funding (aside from specific, non-guaranteed external grants) and historically operates on a “user pays” model for drinking water and wastewater, with costs borne only by service users. Solid Waste and Property assets face unique challenges in providing suitable services and amenities for our communities.

With aging infrastructure nearing or exceeding its useful life, heightened statutory requirements, increasingly active regulatory oversight, and a limited ratepayer base in low socio-economic rural areas, the balance between affordability and compliance is often unachievable in many Buller communities. In essence, the core issue centres on funding. Increased capital investment is essential to renew and upgrade critical assets and networks, along with heightened operational spending to sustain and deliver these essential services amidst inflation and regulatory pressures.

Buller will require alternative funding sources beyond rates to meet these infrastructure needs. Central government will be a key partner in securing the substantial investment needed. Due to Council’s diligent planning over the years, the technical requirements and priorities are well understood; the challenge has never been a lack of clarity on actions but rather securing the funding to implement them. Recent major capital projects demonstrate that, with external funding, Council can successfully deliver critical infrastructure improvements.

Context

Council’s Infrastructure Services Group acts as the custodian of the Buller District’s community assets and operates, maintains and manages the plant, equipment and networks under the following core functions:

- Infrastructure Operations (operations, maintenance, renewals, and repairs)
- Infrastructure Planning (asset management, asset data/information, development of renewals plans, capital budgets and collating inputs to annual and long-term plans)
- Capital Works (project and programme management, procurement)

The core functions are managed by four key portfolios as follows:

- Transport (roads, footpaths, bridges)
- Solid Waste (waste management, household, recycling)
- Property (buildings, parks and reserves, public amenities, vehicle fleet, public access and structures, community places/spaces)
- Three Waters (drinking water, wastewater, stormwater)

The Infrastructure Strategy for this Long-Term Plan operates within a triple-constraints framework to deliver appropriate levels of service (LOS), compliance, resilience and best practice within the governance approved boundaries of community outcomes, affordability limits and statutory duties as illustrated below. The significant infrastructure issues identified and considered in our Long-Term Plan are assessed and prioritised via a risk management approach to ensure a sustainable future for our communities.

Challenges and Opportunities

Infrastructure Services staff have taken a pragmatic approach to this Long-Term Plan, using actual operating costs for 2023-2024 as a baseline for this plan and making broad assumptions that, excluding known or planned changes, these will likely meet our needs for the foreseeable future. Capital budgets have been based on prudent asset management with a focus on delivering a higher percentage of capital works than in previous years. The philosophy is to spend only what we must but deliver what we have planned.

For 3 Waters in particular, there is a significant backlog of overdue replacements that are simply unaffordable to clear over this 9 year cycle. Instead, we have taken a longer view with an expectation that if Council can commit to investing at the level indicated by the 30-year average renewal programme, we will, over the next 30 years, be in a position where all 3 Waters Infrastructure assets are of an acceptable age and condition. Infrastructure Planning will be more involved in assisting the 3 Waters Asset owners to develop their renewals programme and improve delivery through the capital works delivery team. A better-planned and executed renewal programme should result in better levels of service and a reduction in reactive maintenance costs as the age and condition of assets gradually improve.

For property, we have not provided an asset management plan, and there is no legislative requirement to do so. The last Property AMP was produced in 2015. A recent restructure of the Asset Planning and Property teams highlighted the need for this to be created and actively maintained going forward. A significant amount of work is currently underway to review all leases, licences to occupy, the parks and reserves contract, and fleet management. The expectation is that this work will be completed by September 2025, and a Property AMP will be provided for each Long-Term Plan going forward from this point.

The Rooding and Transport AMP is largely produced by replicating the outcome of the joint West Coast Council's Programme Business Case (PBC) developed in conjunction with the New Zealand Transport Agency, Waka Kotahi (NZTA) and predominantly funded by this agency.

Deliverability – how we perform

Council has established a dedicated Capital Works team to oversee programmes and projects across all portfolios. Reporting through Infrastructure Services, Council has the capacity to expand according to the level of investment, including any externally funded projects together with our Long-Term Plan business as usual commitments.

The Capital Works team will apply best practice planning and implementation principles to achieve value-for-money objectives in terms of scope, budget, schedule, quality, risk and safety management through the following practices:

- Set and maintain the highest standards for successful project outcomes using proven knowledge areas and methodologies.
- Complete fair and transparent procurement processes which achieve value for money in the interest of asset owners and key stakeholders in accordance with local government rules, Council's Procurement Policy and consideration of legislation, regulations and best practice.
- Assure procurement and contract management best practice alongside the Contractor Procurement and Management manual.
- Ensure comprehensive asset owner and stakeholder representation, quality monitoring and ongoing maintenance considerations for all capital projects.
- Work within Council's projects and programme procedure.
- Drive effective project lifecycle principles and quality control reviews to maximise benefits and opportunities, reduce the impact of change and manage risk.
- Ensure all purchasing is in accordance with probity principles and in a competitive environment conducive to Council achieving the best outcome and certainty in the award of orders and contracts.
- Enable appropriate inputs via collaboration and advice from asset owners, key stakeholders and subject matter experts.
- Coordinate and control programme/project reporting and deliver this report monthly to the Infrastructure Services Capital Works Control Group, the Senior Leadership Team and to the Risk and Audit Committee meetings.
- Drive effective communications, stakeholder engagement and public messaging including media releases and community updates.



Our portfolios: Transport

Image credit: Sean Coleman - Punakaiki

Transport presents the most significant opportunity for our district over this Long-Term Plan period. This is due to the current funding assistance provided by central government via NZTA.

The financial support from central government is provided by way of three components:

- Return to Service – confirmed as > 90% for past network damage.
- Local Roads Funding Assistance Rate (FAR) – confirmed at 75% for the first 2 years of this Long-Term Plan.
- Karamea Special Purpose Road (SPR) – Confirmed at 100% for the first 2 years of this Long-Term Plan.

The Transport asset base is the most significant and largest replacement value which Council manages on behalf of our communities. Excluding state highways (which are managed directly by NZTA), the local transport network includes 317.5km of sealed roads, 269km of unsealed roads and 87km of footpaths. This total is \$479.3m and represents 68% of Council's total asset value. Therefore, from an asset management perspective, this is considered a priority portfolio for investment to ensure the network condition is held at current levels (preserved without further deterioration).

Feedback from our communities, including Long-Term Plan engagement and road user surveys, confirms the desire to maintain levels of service as they currently are, with no desire for a reduction or loss of service. The strategic planning and investment decisions for Transport in this Long-

Term Plan aim to improve network resilience, provide safer travel and increase service delivery efficiencies. This will be guided by the new central government policy statement (GPS) for Land Transport and the investment level agreed with NZTA under the Regional Land Transport Plan (RLong-Term Plan), which ultimately determines our ratepayer contributions for local roads, footpaths and bridges.

Supporting Council's position is a strong evidence base of technical data and condition assessment across our Transport network. A significant amount of technical, engineering and asset management work has been undertaken over the previous Long-Term Plans to produce the Activity Management Plan (AMP). The asset condition, performance, remaining useful life, and valuation estimates have been diligently reviewed as part of the AMP process to ensure the infrastructure's status is well understood. As well as providing Council with high-confidence levels in terms of asset management, the AMP also informs the prioritised investment methodology and the Programme Business Case (PBC) prepared for our funding Partner NZTA. They then use the PBC and supporting evidence base, including the AMP and network assessments, to determine their commitment as our majority funding partner. Whilst the National Land Transport Programme (and therefore the RLong-Term Plan) is always oversubscribed, Buller has consistently performed well in the contestable funding call due largely to the AMP and PBC detail we can demonstrate and the strong working relationship between both parties. This has been built on a proven performance of delivery and following through on commitments.

The overall network is in reasonable condition. Notwithstanding this, to maintain asset preservation and service levels, more work must be done, particularly for the renewal of footpaths, road surfaces and bridges. The proposed investment programme incorporates operational imperatives, including repairs and maintenance of sealed pavements, unsealed (gravel) roads, bridges and structures, environmental and drainage, network management and managing our roading service level contracts. Capital works include pavement replacement, reseal programme, unsealed metalling, bridge renewals and replacements and footpaths.

Whilst damage was sustained during multiple severe weather events (in particular, July 2021 and February 2022), external funding was obtained to assist with the repair and rebuild requirements, with the final NZTA Return to Service (RTS) capital works now in progress. The financial support from the central government to repair network damage has covered most of the investment needed to reinstate our local roads to pre-event condition. However, there are still areas of damage around our district that will need to be funded by ratepayers to complete the rebuild programme.

The great news for this Long-Term Plan is that NZTA has confirmed that the Funding Assistance Rate (FAR) for Buller's local roads will be 75% for the next 3 years. In addition, it has also been confirmed that the Karamea Special Purpose Road (SPR) will maintain its current 100% funding assistance, which significantly reduces the risk to Council for this vulnerable section of the highway. Both favourable outcomes provide a level of financial support enabling the asset preservation and service level objectives desired by Council and our communities.

To put in context, the civil construction sector overall and roading in particular have experienced inflation and cost escalations of more than 18% during the current Long-Term Plan period. Despite this level of cost increase, and through a detailed examination of our prioritised investment methodology by refining our asset preservation and service levels, this Long-Term Plan proposes an optimised Transport programme within our affordability constraints by maximising the central government funding support. This will also deliver on our community outcomes and statutory duties.

NZTA has confirmed that the Funding Assistance Rate (FAR) will be 75% for local roads, and the Karamea Highway Special Purpose Road (SPR) will have 100% from 1 July 2025

The current Long-Term Plan (2024-25 to 2026-27) 3-year Transport budget is circa \$32.9m, comprised of \$5.9m SPR at 100% NZTA funding and \$27.1m local roads at 75% FAR, corresponding to a ratepayer contribution of \$6.9m over the 3 years (or \$2.3m p.a.).

The remaining 2027-28 to 2030-34 -7 year budget is \$121.6m, comprised of \$48.0m SPR at 100% NZTA Waka Kotahi funding and \$98.4m local roads at 75% FAR, corresponding to a ratepayer contribution of \$24.8m over the 7 years (or \$3.54m p.a.). The ratepayer contribution over this period is calculated at \$24.9m, representing a 20% contribution. If our bids are successful, this will be our most significant opportunity and our best news story.

In developing our Transport strategy, balanced scorecard and investment programme with consideration of community outcomes, affordability and statutory duties, the following options and risks were considered:

Options	Council Risks	Community Outcomes	Considerations
Reduce Operating Costs	Acceptance of lower service levels may influence future NZTA FAR rates and budget allocations.	Infrastructure issues, risks and defects (surface roughness, cracking, potholes):	75% of Opex and Capex Funding supplied from NZTA. (100% for SPR) Opex costs and Capital Works have been closely scrutinised and realistically budgeted or agreed with NZTA.
Reduce Capital Expenditure	Renewal and Maintenance items have been assessed and agreed with NZTA. Deferring maintenance and renewals presents significant risks to road users.	Infrastructure failures and continued degradation of asset condition	



The Solid Waste portfolio and our waste management services approach for this Long-Term Plan maintain our current position and settings as we consider some important long-term decisions and reset opportunities. This approach aligns with our overall “Hold” strategy and investment programme. The objective of Solid Waste is to maintain service levels with a focus on users being fairly charged for the waste they produce while minimising change until identified risks, opportunities, and sustainability factors can be addressed in due course.

The key considerations for this Long-Term Plan include the Waste Management & Minimisation Plan (WMMP) that was reviewed in 2024, 6 years after the current WMMP was adopted in 2018. This is a statutory requirement under s50 of the Waste Minimisation Act 2008. The WMMP was reviewed in 2024 and Council endorsed an amendment to the existing regional WMMP according to the New Zealand Waste Strategy 2023. The new WMMP 2024-2030 has been drafted and will be adopted by Council before the Long-Term Plan adoption. The WMMP assessment included the following:

Objectives, policies, and methods for achieving effective and efficient waste management and minimisation including:

- Collection, recovery, recycling, treatment, and disposal services for the district to meet its current and future waste management and minimisation needs.
- Any waste management and minimisation facilities provided, or to be provided.

- Any waste management and minimisation activities, including any educational or public awareness activities, provided, or to be provided.
- How implementing the plan is to be funded.
- The Framework for making grants or advance of money (under s47 of the Waste Minimisation Act 2008).

The pragmatic approach for this Long-Term Plan is to maintain our current status quo and align it with our overall “Hold” strategy. We have proposed a solid waste investment programme for this Long-Term Plan consistent with the reviewed WMMP and service level delivery. This means the current waste management services will continue as per the zone attributes already in place, including:

- Zone 1 – District wide (Westport, Reefton, Mōkihinui, Punakaiki areas):
- Kerbside recycling via rates (a 240L recycling bin and 45L glass crate)
- Kerbside rubbish via Pay As You Throw (Options of either: no bin, a 120L bin or a 240L wheelie bin)
- Westport and Reefton Resource Recovery Centres funded via charges
- Zone 2 – Karamea area: Recycling and rubbish services via drop off to the Karamea landfill and Resource Recovery Centre, with no kerbside collection service
- Zone 3—Maruia area: Recycling and rubbish services are via drop-off to the Maruia landfill, with no kerbside collection service.

The other key consideration for this Long-Term Plan is the review of Zone 1 rubbish collection. A consultation process was completed in 2024 for Zone 1. Council resolved in December 2023 to extend the existing waste services contract due to expire early 2024 until mid-2025 to allow sufficient time to respond to the outcome of this Long-Term Plan consultation process. The Buller waste services management contract was open to market in the second semester of 2024 and the evaluation process and negotiation are still in process. At this stage, the extended waste services contract, which expires in June 2025, is in the process of being re-extended. This extension will ensure a seamless continuation of waste services throughout the district whilst we further review the best long-term solid waste solutions for our communities.

There are two consented and operating landfills in the District, Karamea and Maruia landfills. The Maruia landfill was re-consented in 2023 for a 15-year period (new consent will expire in 2038). The Karamea landfill consent will expire in 2034, and Council would need to decide before the 2034-2044 Long-Term Plan whether to re-consent the site or close it.

The new government policies and guidance with respect to waste management strategies will be monitored closely, especially Ministry for Environment initiatives including circular economy, net zero carbon, FOGO (food organics, garden organics, food scraps) and key benefits Council has been very successful with including the Waste Minimisation Fund (subsidy), education (Enviroschool) and supporting local options for responsible disposal of batteries, fridges, e-waste, ag-waste and polystyrene, and the Waste Levy Fund (contestable) which has enabled projects like the Construction & Demolition waste recovery and reprocessing network to commence on the West Coast.

The affordability of responsible rubbish disposal remains a constant issue in our district. Illegal (fly) dumping negatively affects our people, animals, and the natural environment and causes significant and unnecessary costs for our communities. We will continue to work on improving our strategic response to this unfortunate activity, and through this Long-Term Plan, we will consider a range of measures to incentivise responsible behaviour and appropriate cost allocations.

The most significant environmental risk in our Solid Waste portfolio remains legacy landfill locations. There are 9 closed landfills in the District. Council has received support to undertake remediation works in the closed Hector and Reefton landfills. In 2020 a sea rock wall was constructed at the closed Hector landfill to prevent ongoing sea erosion and waste exposure. In 2023 rock wall protection was constructed at the closed Reefton landfill following an incident from a February 2022 severe flooding event where a significant amount of waste was scattered downstream of the Inangahua River after the strong flows eroded the left site of the landfill capping. Major funding is still needed to complete the required remediation work for Birchfield historic landfill site. Assistance from central government and especially the Ministry for Environment is essential to help mitigate these environmental risks from developing into critical issues. The multi-million dollar costs are not affordable for our low ratepayer base, and external funding support is seen as the only way legacy landfills can be resolved. Council staff are preparing a submission to the Ministry for the Environment for funding to develop further investigations that will allow a better understanding of the impacts of the closed Birchfield landfill and the surrounding environment. It is important to note that the Birchfield landfill is located on private land, and Council will need to fund the purchase and subdivision of the land before any remediation may take place. The budget for purchasing and subdividing this land is included in the Long-Term Plan draft.

Council had been working closely with our regional cohorts (Grey District Council and Westland District Council) to consider the potential of delivering consistent household collection and transfer station services across the West Coast. While it was anticipated that this would result in more efficient service delivery and resilience, the individual Councils have subsequently decided to continue with independent waste service plans. BDC Infrastructure Services will continue to monitor our fellow West Coast Councils and maximise any opportunity to work collaboratively on common issues and opportunities.

Future considerations discuss other long-term strategies, risks, and opportunities for ongoing review, including a regional approach to waste management and legacy landfill remediation issues.



Our portfolios: Property

Understand our Position and Plan Responsibly for the Future

Image credit: Nicky Meadowcroft

The property portfolio is currently undergoing a review process to ensure a fit-for-purpose service delivery model based on an asset-operator structure that is focused on customer experience and service-level outcomes. The provision of an Asset Management Plan is not required by legislation but has been done to establish a better understanding of our assets and, at least, capture what we know now to better plan for the future. While most Councils in New Zealand have a dedicated Property team, it is simply unaffordable for BDC. Instead, roles and responsibilities are spread across Corporate Services, Community Services and Infrastructure Services. Changes in personnel and recruitment and staff retention issues have meant that, over the past 3-5 years, aspects of Property management have not been fully understood.

Work has commenced to rebuild our processes and knowledge of the Property portfolio, and the AMP is the first step toward improvement. Therefore, the approach for this Long-Term Plan is to continue our current position and strategies until the reviews are completed, with minimal change. This approach aligns with our overall “Hold” strategy and investment programme, with the main objective of maintaining the status quo regarding property asset management and service level outcomes. Significant work is required to build a comprehensive asset register, condition assessments, asset management plans and ongoing audits of all Council property, especially buildings and structures.

The essential need for an IL4 (Importance Level) facility for civil defence and emergency operating centre had been previously identified and supported

by Councillors – along with the need for a strategic evaluation of the future of Brougham House. A review of these projects has resulted in the planned provision for two new buildings, staged over 3 years, to replace both facilities and provide a cost-effective, multi-functional and fit-for-purpose solution for both issues.

The proposed investment programme incorporates operational imperatives, including repairs, maintenance and administration of community facilities (Council libraries and theatres), civic buildings, including the Clocktower, public toilets, leased buildings, parks and reserves, land utilisation, senior housing, commercial assets and managing our current service level contracts.

The Parks and Reserves contract is expected to be released for tender and awarded by December 31 2025. A recent requirement from West Coast Regional Council to maintain pest weed management gains which had been achieved by WCRC and DOC in Buller has had to be funded by savings in the existing Parks and Reserves contract. Government funding for this work ceased in June 2024, and if the gains were lost, BDC risked significant expense being needed to recover the lost ground. For the purposes of this Long-Term Plan, we have allowed \$100k per year for this additional work – subject to the outcome of the Parks and Reserves Contract renewal outcomes.

Senior Housing has experienced significant changes during the past year. An opportunity to sell four senior units arose at the same time the Temporary Accommodation Services (TAS) offered to sell five newly built houses at 177b Queen Street. Both offers were accepted, and minor work to upgrade one of the TAS houses for wheelchair accessibility will be completed in quarter three of the 2024-25 Financial Year, with all Russell Street residents expected to be relocated by early 2025. The new houses have been well received by all existing residents. The quality of the new houses means this Long-Term Plan has a reduced maintenance cost.

BDC is also currently leasing an additional five houses from the Buller Resilience Trust at 3 Stafford Street. These have been brought up to healthy homes standards, and minor repairs and maintenance will be completed before quarter-four 2025-26. Negotiations with interested parties should see these houses producing the income projected in this Long-Term Plan.

Twenty houses at Paparoa Way are also being leased by BDC. The income projections for these are included in the Long-Term Plan, out to the lease term expiration in May 2026. BDC may be offered a lease extension or offer to purchase in the future, but for this Long-Term Plan, the assumption is that this lease will not continue, and BDC will not purchase the houses. As the houses at Paparoa Way sit on BDC-owned land, at a minimum, BDC can expect to charge annual lease fees that will positively impact our revenue budgets.

No significant capital works is proposed other than IL4 facility upgrades for the EOC and Brougham House building replacements. There is also no budget allowance for community hall upgrades, or extra funding (more than already committed by Council) for the Carnegie Building, noting the opportunity to support specific projects may be considered as an option.

A policy for use of the Reserves Fund is expected to be presented to Risk & Audit Committee and Council for consideration prior to the adoption of this Long-Term Plan. This policy, if adopted, will seek to leverage external funding for community facilities and give certainty to the process of using this fund – easing pressure on Annual and Long Term Plan processes.

The BDC vehicle fleet is also being reviewed. For this Long-Term Plan, assumptions have been made that the fleet will reduce and the planned 3 year replacement of vehicles will be pushed back to a minimum of five years, unless excessive mileage or vehicle condition dictates otherwise.

Options identified for this Long-Term Plan across the Property portfolio are set out in the consultation topics. Other long-term strategies, risks and opportunities for ongoing review including property rationalisation, district revitalisation and our commercial assets are discussed in future considerations.

Based on our overall approach for the Property portfolio considered in this Long-Term Plan, the impact on rate increase will be no more than 2%.



Our portfolios: Three waters Our uncertain future

Image credit: NOMAD TV

The Three Waters portfolio is the most significant risk for our district over this Long-Term Plan period. The change in direction, signalled by central government and the consequent legislative changes, have contributed to uncertainty about how our strategic plans and investment programmes for Three Waters can now be implemented and afforded.

The previous government's reform programme (Affordable Water Reform) was well advanced, and it had scheduled Buller on a transition runway for the new separate water authority (Entity I) to go live in mid-2025.

The new National-led Government has repealed that work and introduced its Local Water Done Well (LWDW) legislation to replace it.

LWDW aims to:

- address how water infrastructure across New Zealand is funded and delivered in a financially sustainable manner
- introduce a new regulatory regime for water services delivery, which sets out increased environmental, economic and human health standards and regulations
- support a sustainable workforce that is able to deliver on the forward investment programme and governance requirements.

Under the LWDW legislation, all Councils need to develop water services delivery plans by September 2025. These plans must provide a current and long-term assessment of Councils' water infrastructure, outline the investment required in water services to deliver on projected population growth and development needs, and how Councils plan to

finance and deliver these plans through their preferred water services delivery model. All Councils need to specifically consider their water services delivery models and consult on options before outlining this in the final water service delivery plans.

We have progressed significant work in this space, obtaining expert advice and undertaking the due diligence we think is required to understand our options for water services delivery, and what is required to satisfy the requirements for a water services delivery plan.

That work identified just two credible options:

- A multi-Council water CCO
- A Single Council water CCO.

Consultation on the future water services delivery model will be undertaken under the Local Government (Water Services Preliminary Arrangements) Act 2024 (PA Act). The chosen model will inform the development of the water services delivery plan, but we are not required to consult on the plan itself.

Because no final decisions have been made on the future delivery of water services, and we have yet to hear from our community on the separate water delivery model consultation, our long-term plan has been prepared based on our existing water services arrangements and includes costs for the full nine years of the plan.

Proceeding with either a single Council CCO or a Multi Council CCO option, should see Council's water assets transferred to the CCO on 1 July 2027. This would require an amendment to the Long-Term Plan to reflect that decision. There are special provisions in the PA Act that will enable us to make this amendment without further consultation, if that is required.

We will continue to update you as Council progresses its proposals and decisions are made. In the meantime, we encourage you to have your say on our proposal for the future delivery of Buller District Council's water services when the development of these options is completed.

The Three Waters asset base, which Council owns and manages for our communities, holds a significant replacement value. Our Three Waters infrastructure includes the following plant, equipment with a total value

of \$226m making it our second-most significant portfolio from an asset management perspective.

- Drinking Water (targeted rates): \$91.8m replacement cost, 163.2km pipe networks, 8 schemes (4 Water Treatment Plants, 4 non-treated supplies), 2 reservoirs, 4 pump stations, 4,051 connections.
- Wastewater (targeted rates): \$80m replacement cost, 96.2km pipe networks, 3 schemes (Wastewater Treatment Plants & discharges), 21 pump stations, 3,170 connections.
- Stormwater (general rates): \$54.4m replacement cost, 64.3km pipe networks, 0 pump stations.

Feedback from our communities, including previous Long-Term Plan engagement, has confirmed strong support for maintaining or improving service levels, with no desire for reducing or losing service.

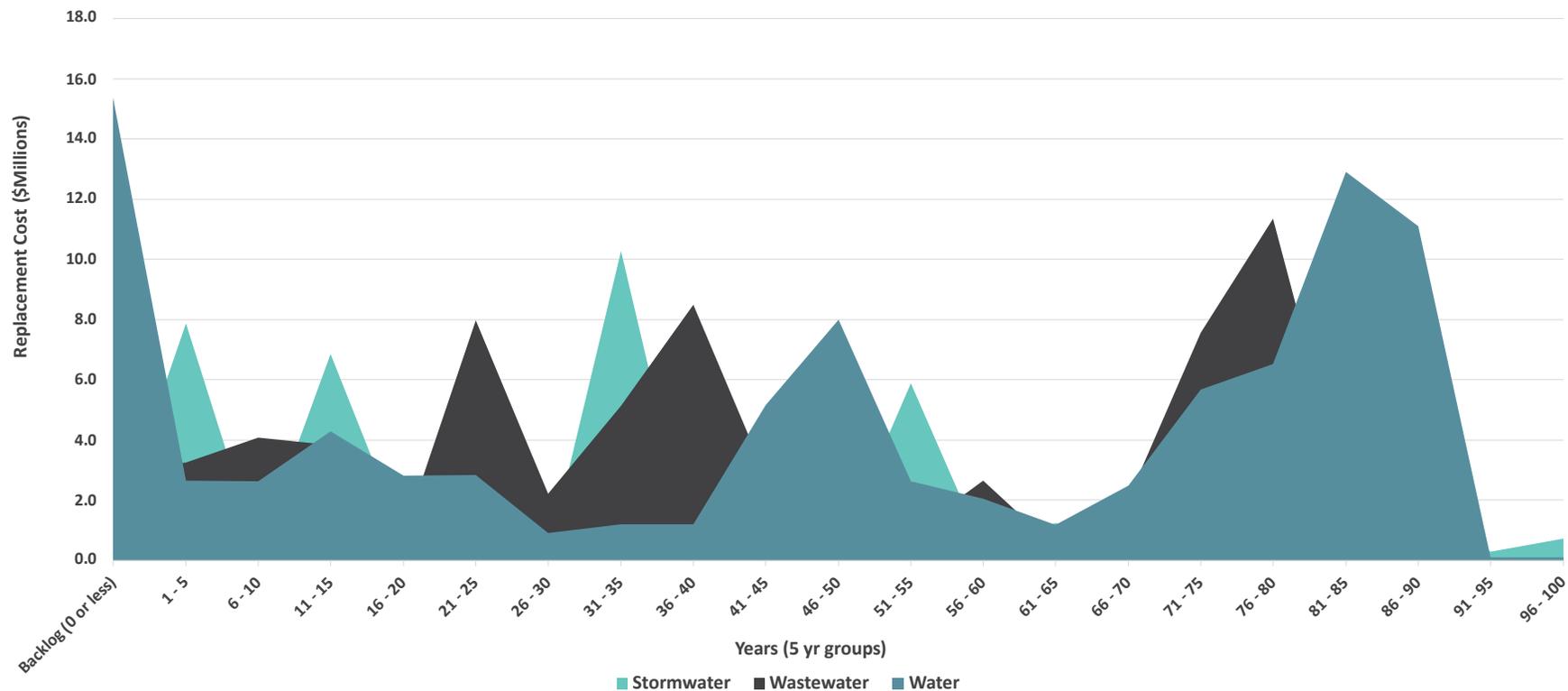
The strategic planning and investment decisions for Three Waters in this Long-Term Plan aim to improve resilience, compliance, public health, and safety. This will be prescribed by the new government's Local Water Done Well legislation and, ultimately, the external funding support available for both operating and capital expenditure.

Without external financial assistance, Council will not be able to deliver all our critical work programmes or meet all statutory duties and legislative compliance – the investment level required is not affordable for our small ratepayer base.

As outlined in the Challenges/Risk/Strategy section, the 3Waters portfolio has taken a pragmatic approach to our Asset renewals. Asset age and condition is deteriorating due to past decisions to sweat the assets for as long as possible. We are now seeing an increase in unplanned, reactive maintenance costs as pipes and hardware begin to fail more regularly due to increasing age and declining condition. The 30-year Infrastructure Strategy shows an initial spike of older assets that require attention. This initial spike is unaffordable to address over a 10-year horizon. However, if we use the average annual spend of the 30-year strategy (and consistently apply that through each Long-Term Plan adoption process), then BDC will, over time, catch up on capital renewals.

The following graph demonstrates the peaks and valleys of aged asset renewals required over a 30-year period, with the Long-Term Plan renewal average commitment needed to achieve acceptable asset conditions over the same period. Essentially, the strategy is to smooth the renewals programme: lifting it slightly from prior levels – but maintaining that increase for the 30-year timeframe that will achieve the goal of improved asset age and condition.

3 Waters Long Range Adjusted Age Based Renewals Profile



The Asset Data 30 Year average theoretical renewal investment is summarised below:

Water 30 year Annual Average Renewals	\$1,050,000
Wastewater 30 year Annual Average Renewals	\$840,000
Stormwater 30 year Annual Average Renewals	\$670,000

Reactive maintenance costs should decline as renewals occur, the programme matures, and better service levels are delivered.

The key challenges and risk areas for Council aligned with our selected strategy and prioritised investment methodology and which are addressed in this Long-Term Plan include:

Drinking Water:

Westport Water Critical Resilience capital projects:

- Long-Term Plan Year 1: Stage 3 Trunk Main Extension from Queen Street to South of the Buller Bridge – Highest priority critical investment, risk of catastrophic failure of 1km long century-old steel pipe
- Long-Term Plan Year 2: Reservoir Capacity & Raw Water Clarification – Increased raw water storage capacity and availability for treatment, improving reserve time.
- Long-Term Plan Year 3: Tunnel 1 PE Lining & North Branch Connection – Improve useful life of 1.2km Tunnel 1 steel pipe and drought resilience adding new catchment.
- Operational imperatives for repairs, maintenance and management of our existing plant, equipment and network infrastructure and utilities contract for current drinking water service level outcomes.

Wastewater:

- Westport, Reefton and Little Wanganui strategic priorities include solution development and treatment compliance planning options and consent approval renewals.

- Freshwater Management and Resource Management Act government policy changes.
- Inflow and infiltration (I&I) network improvements and remedial strategies to optimise system performance.
- Data analysis, modelling and network separation re-design from the stormwater system (for Westport and Reefton).
- Operational imperatives for repairs, maintenance and management of existing plant, equipment, network infrastructure and our utilities contract for current wastewater service level outcomes.

Stormwater:

District-wide strategic priorities, including solution development and options for:

- Land and roadside drainage problem areas, primary (pipe network) and secondary (overland flow paths and storage capacity) stormwater diversion systems.
- Surface water and flash-flooding risks based on climate-change forecasts for pluvial (extreme rainfall) events.
- Inflow and infiltration (I&I) network improvements and remedial strategies to optimise system performance.
- Data analysis, modelling and network separation re-design from the wastewater system (for Westport and Reefton).
- Operational imperatives for repairs, maintenance and management of district-wide infrastructure and our utilities contract for current stormwater service level outcomes.

Other future challenges and risk areas identified but not included in this Long-Term Plan due to affordability constraints include:

Drinking Water:

Northern Buller Non-Treated Supplies:

- Currently non-treated supplies for Little Wanganui, Mokihinui, Waimangaroa (and Granity/Ngakawau/Hector) are non-compliant
- As required by DIA, a Water Services Delivery Plan is being developed, for each water supply. These are required to be completed by September 2025, but details concerning acceptable treatment standards for smaller supplies are yet to be released. For the purposes of this Long-Term Plan, the following assumptions have been made:
- Conventional technical solutions, e.g. Water Treatment Plants, will not be affordable for small ratepayer bases.
- Council is currently exploring all options and acceptable solutions to Taumata Arowai for consideration into future strategic planning and investment programmes.
- Nominal capital expenditure estimates have been used to improve raw water quality to allow for acceptable point of supply treatment.

Westport Water Supply Resilience:

- The reinstatement of the North Branch of Giles Creek and lining Tunnel #1 are two projects, included in the Long-Term Plan that will increase the resilience and reliability of the Westport Water Supply..

Accelerated Backflow Prevention Programme:

- Backflow prevention devices protect our drinking water networks from contamination, including harmful bacteria and chemicals.
- Devices include reduced pressure zone (RPZ) or double-check valves, which are typically installed on the customer side of the point of supply.

- Whilst backflow prevention is mandatory for businesses and new residential connections, there remains a significant backlog of approximately 3,000 legacy residential connections across our district with no backflow protection in place.
- Based on our current investment programme, all backflow prevention devices will be installed over 10 years. Due to the significant risk (considering likelihood and consequence), the programme could be accelerated for completion within 2 years.

Wastewater:

- \$400k annually budgeted as a rate for Westport stormwater/wastewater separation required to meet the expected terms of the Resource Consent renewal for discharges to Buller River. Reliant on Council decision paper in April 2025.
- An alternative water supply is budgeted to replace the need for the Westport WWTP to use treated water, thereby reducing demand for the Westport Water Supply and increasing plant efficiency.
- A wastewater detention reservoir is budgeted to allow the Westport WWTP to accept higher volumes (particularly during heavy rain) and process them when conditions improve.
- The operating budget has increased by \$140k annually to allow for processing Biosolids with local green waste to produce compost. This process is in trial now, with the expectation that the compost will be used locally and that the need for discharge to the ground will be removed.
- Potential implications for future freshwater management and Resource Management Act government policy changes are not budgeted.
- Potential infrastructure renewals or upgrades recommended from future data analysis, modelling and network re-design are not budgeted.
- Potential infrastructure renewals or upgrades recommended from future inflow and infiltration (I&I) improvements and remedial strategies are not budgeted.

Stormwater:

- Estimated capital and operating expenditures, to meet expected stormwater drainage, diversion and storage requirements in response to the WCRC-led Westport Resilience Project (floodwalls), are budgeted for as both income and expenditure. An application has been made to the Regional Infrastructure Fund for this essential work that is simply unaffordable for ratepayers.
- Potential infrastructure renewals or upgrades recommended from future surface water and flash-flooding solutions to pluvial (extreme rainfall) events are not budgeted.
- Potential infrastructure renewals or upgrades recommended from future inflow and infiltration (I&I) improvements and remedial strategies are not budgeted.
- Potential new infrastructure for Westport recommended from future groundwater and river water pump-out solutions to fluvial (river flooding) events are not budgeted.
- The consultation topics set out options identified for this Long-Term Plan across the Three Waters portfolio. Future considerations discuss other long-term strategies, risks, and opportunities for ongoing review. The extensive range of strategic issues demonstrates why Three Waters is our most significant risk and our highest level of uncertainty.

In developing our Three Waters strategy, balanced scorecard and investment programme with consideration to community outcomes, affordability and statutory duties the following options and risks were considered:

Options	Council Risks	Community Outcomes	Considerations
Reduce Operating Costs	Affordability of Rates	Infrastructure issues, non-compliance (safety, resilience, environment, public health)	Opex costs were closely scrutinised and re-budgeted using recent trend data
Reduce Capital Costs	Increased reactive maintenance or emergency works as assets continue to degrade. Compliance issues (Resource Consent conditions).	Network performance issues	Financial analysis reveals capex costs do no impact rates significantly.

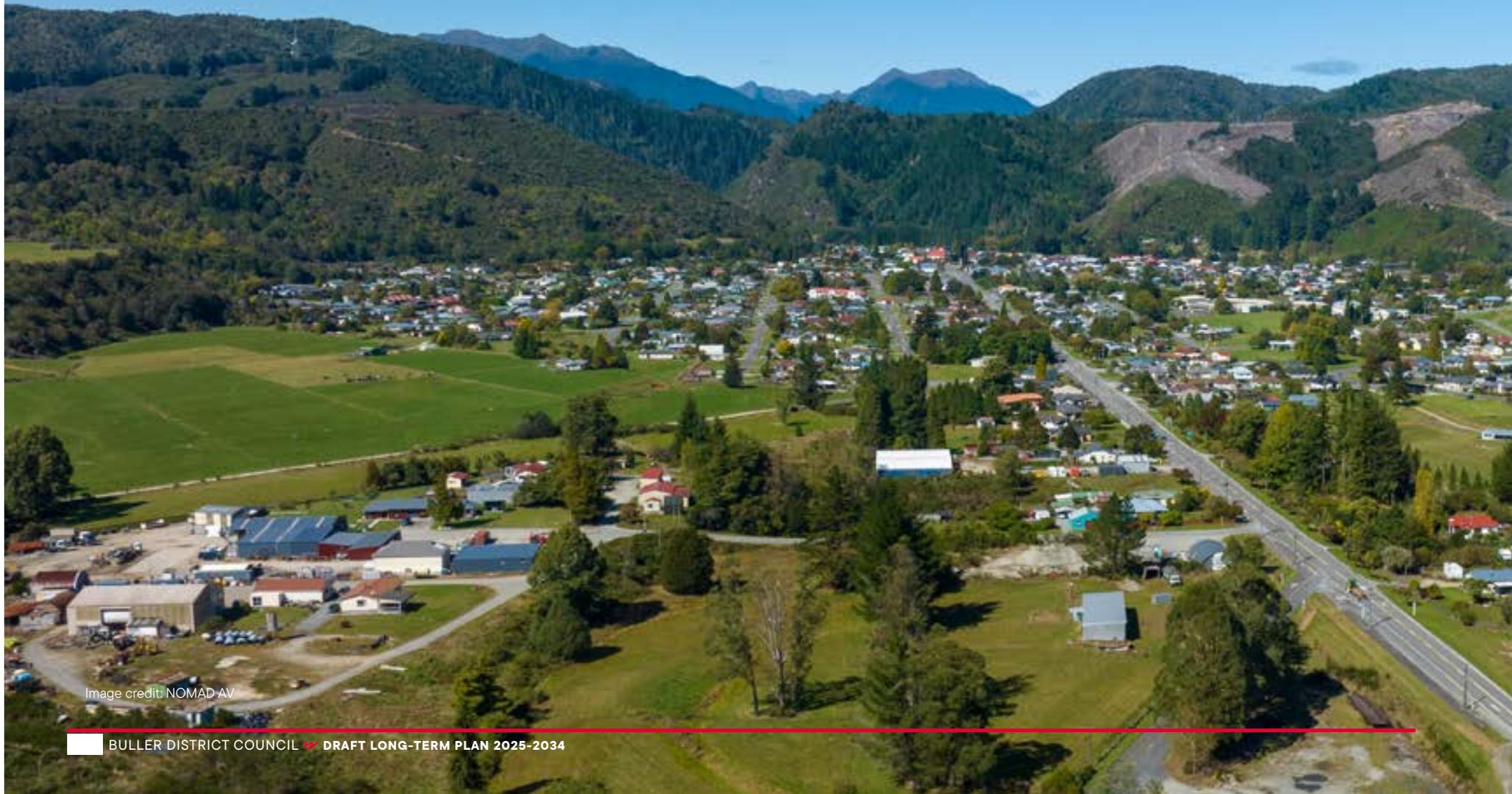


Image credit: NOMAD AV



03 Consultation topics

Key Considerations

The Buller District faces a range of challenges and opportunities that will shape its future. Demographic shifts, including an ageing population and a decline in working-age residents, affect workforce availability and service demands. At the same time, rising costs of living and affordability pressures mean Council must carefully balance service provision with financial sustainability.

Our reality

A major challenge ahead is determining the future of water services following the government’s repeal of the Three Waters reform and the introduction of the “Local Water Done Well” legislation. Responsibility for water services has returned to local Councils, bringing opportunities for local decision-making and challenges in funding, infrastructure investment, and long-term asset management. Council must now consider the best approach, including the potential for a regional Council-Controlled Organisation (CCO) to share resources and expertise. Any decision will require careful assessment of governance, community representation, and financial impacts to ensure a sustainable and effective solution.

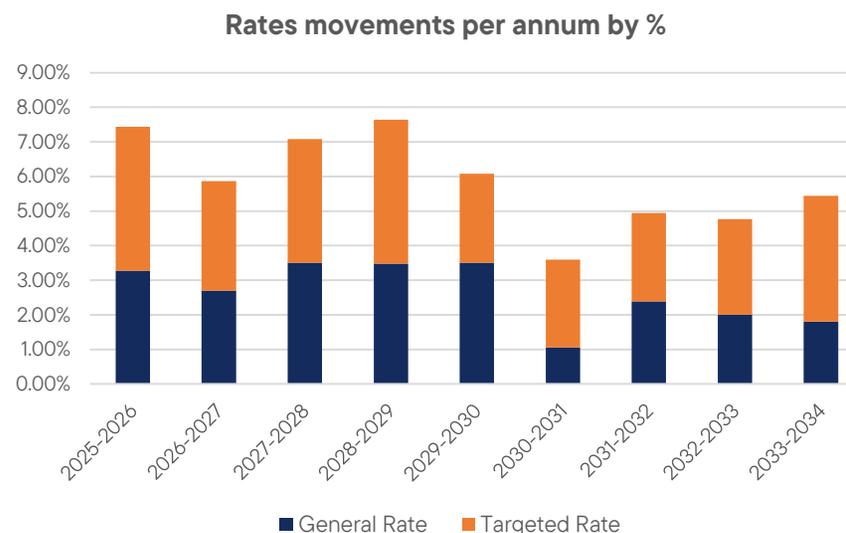
Legislative uncertainty, climate change, and natural hazards also pose significant risks, with a 75% chance of an Alpine Fault event occurring within the next 50 years and increasing exposure to extreme weather events. Meanwhile, improving digital connectivity remains a priority, with 90.4% of households having mobile access, though rural gaps persist. As Council plans for the next nine years, these factors will shape key decisions to ensure Buller remains a resilient and thriving district.

What does this mean for me?

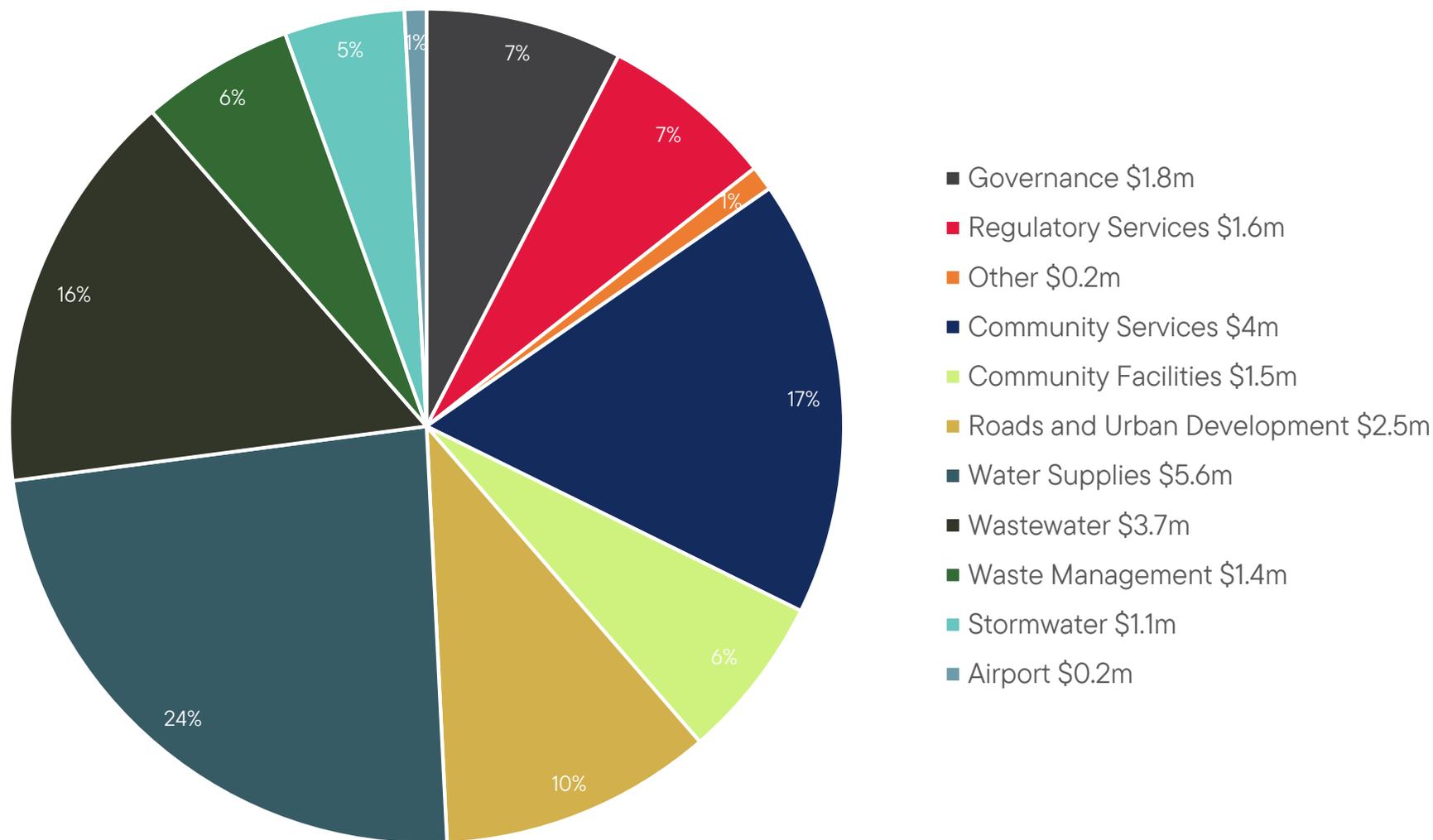
It means that we will all need to pay more rates to fund the level of investment which is required. These increases are proposed throughout the life of the Long-term Plan budget 2025-2034, not just in the first year.

These increases will fund 3 water infrastructures (drinking water, stormwater and wastewater), our biggest and most valuable asset, our roading network, and ensure Buller is fit for purpose to address climate change/environmental needs

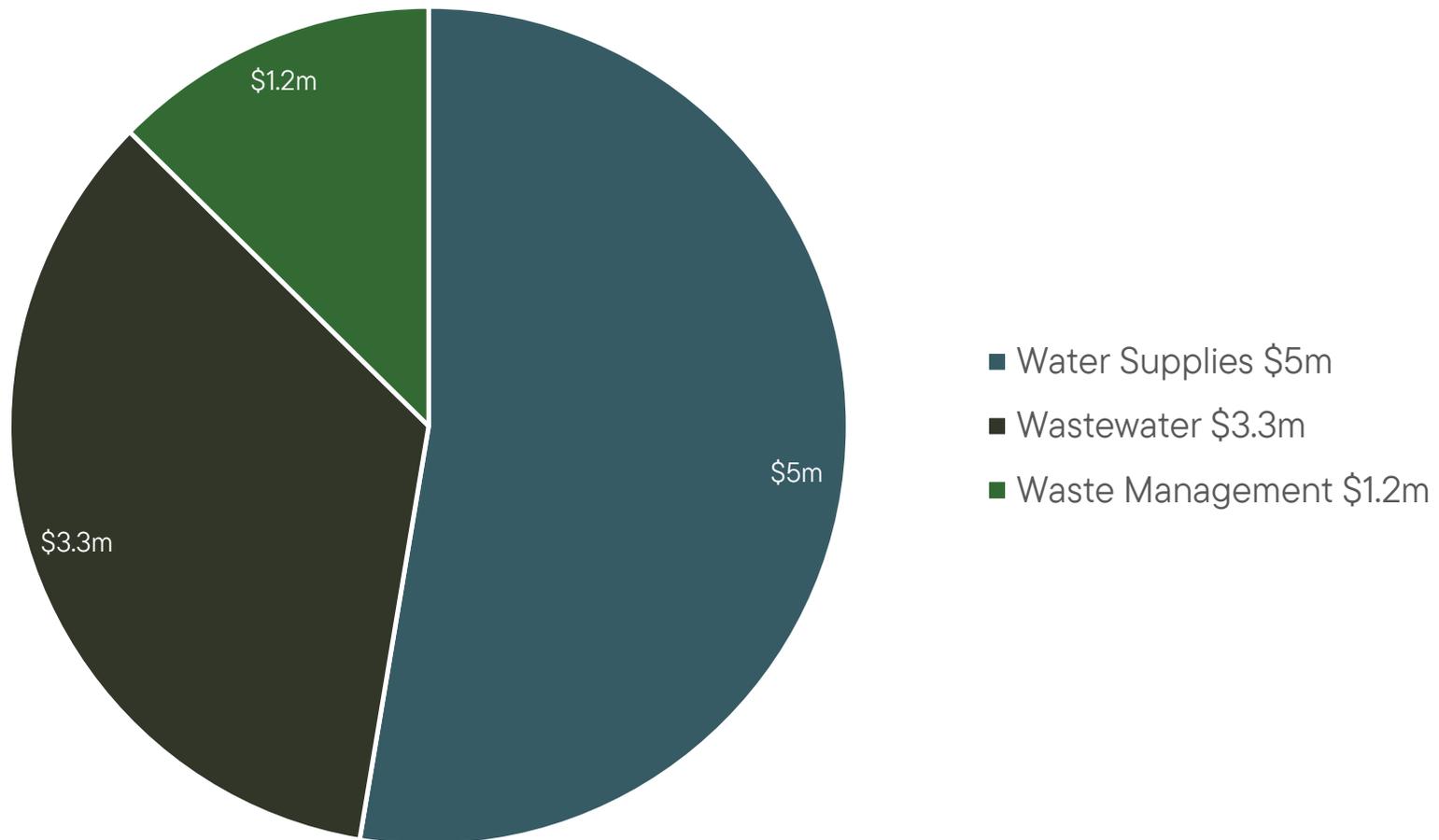
Rate movements



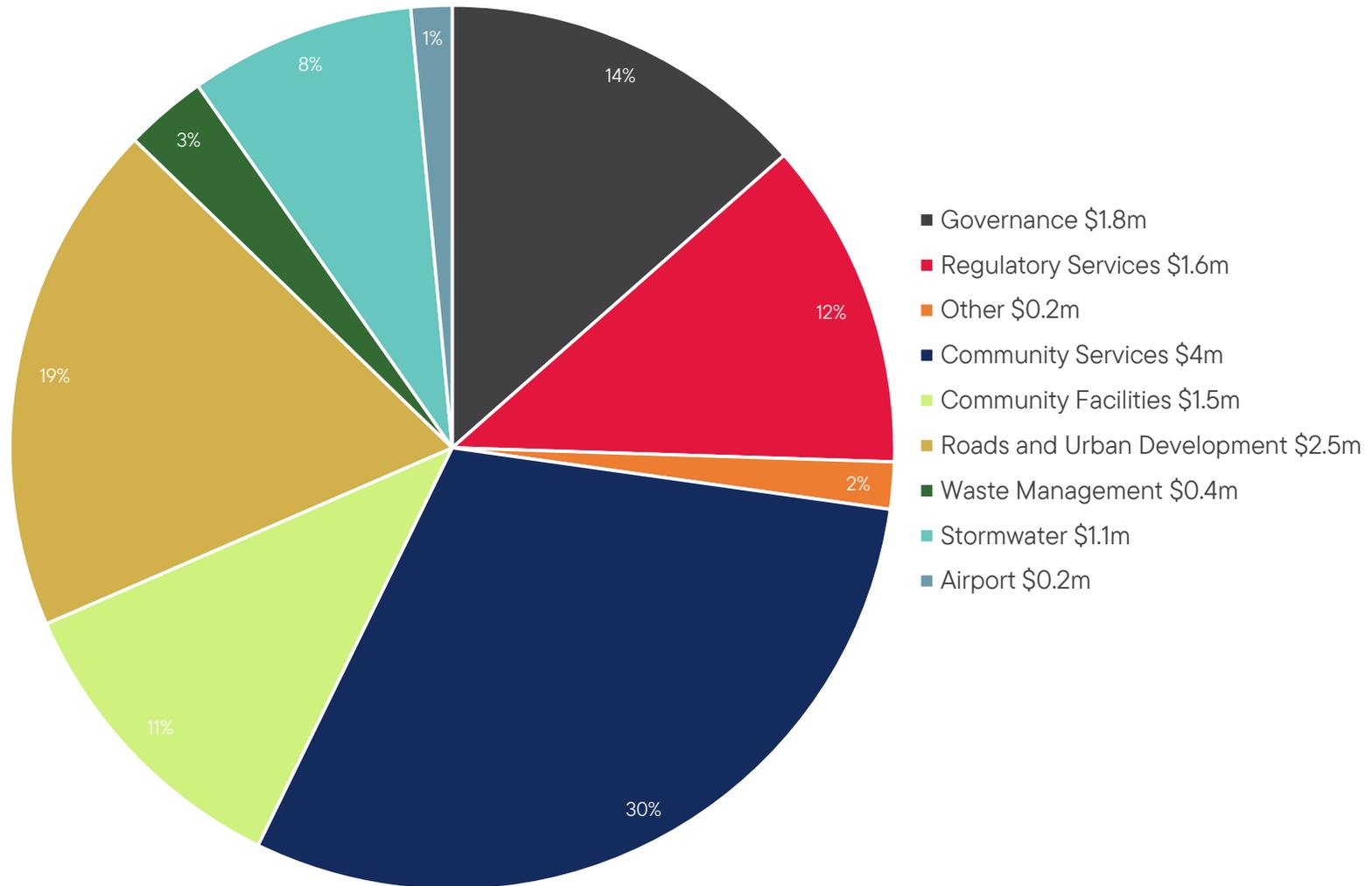
What do your rates fund?



What your Targeted Rates fund



What your General Rates fund



Key Decision

Westport wastewater: Wastewater/ stormwater separation

The existing Resource Consent for the combined stormwater wastewater overflow into the Buller River has expired. In Westport, there are a number of private properties that discharge stormwater from their roofs (and other areas) directly into the wastewater network. During dry weather, Westport's wastewater network and treatment plant operate efficiently to cope with the volume. However, during medium and heavy rainfall events, the wastewater system is overwhelmed by stormwater, resulting in overflows to the Buller and Orowaiti Rivers.

The West Coast Regional Council (WCRC) requires BDC to commit to a programme to reduce the volume of stormwater in our network as part of the consent renewal process.

Should unconsented discharges continue, there is a high probability that WCRC will prosecute BDC and the mitigation work would still need to be done.

Five scenarios were considered, with the following three choices discounted:

Do nothing

This option would see uncompliant discharge into the Buller River continue. As this would be unlawful, and result in considerable penalties and enforcement actions under the Resource Management Act, this is not considered a feasible option.

Property owner compliance - voluntary

BDC would issue notices to property owners to fix cross-connections in their private wastewater systems, allowing homeowners a chance to complete the work voluntarily with compliance officers engaged to ensure the work is completed.

Property owner compliance - regulatory

BDC would allow homeowners two years to complete the required work before Council would then undertake any uncompleted work and recover the costs from homeowners.

Both property owner compliance approaches have been unsuccessful in other districts in New Zealand (and would be costly should Council need to initiate enforcement action) and would, therefore, fail to meet Iwi and WCRC expectations for addressing the issue within an acceptable timeframe.

Council is therefore proposing to fund the work through rating.

This could be either a targeted rate for all residents in the Westport and Carters Beach area connected to the Westport wastewater treatment plant, or a general rate applied across the district. These are the two viable options being considered by Council, which we are asking you to choose from. The following Council-delivered options provide a planned, deliverable pathway to compliance and improved network performance.

OPTION 1: Council delivered programme – via targeted rates

BDC would assume full responsibility for completing the separation of stormwater from wastewater systems on private properties connected to the Westport wastewater network.

Costs would be incurred over a ten-year period and loan funded over 30 years through targeted rates levied against all properties connected to the Westport network.

Impact on Councils level of debt

Council would need to raise a loan to pay for the costs of this project. This would be funded through the Westport wastewater targeted rate, paid for by the Westport and Carters Beach ratepayers who are connected. This would be an increase on average per property of \$162.10 per year over a 30 year period

Costs

- Full implementation \$5.7m from 2026-36 (10-year period)
- Ongoing operational costs \$0 after ten years
- Targeted Rates increase of 12.54% in year 1, approximately \$162 per targeted property commencing 1 July 2026.

	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
Annual costs								
- interest costs on loan	\$280,952	\$276,628	\$272,093	\$267,338	\$262,351	\$257,121	\$251,636	\$245,885
- 30 year loan principal	\$88,789	\$93,113	\$97,648	\$102,403	\$107,390	\$112,620	\$118,105	\$123,856
Annual Funding								
% of Targeted rate	12.54%	11.80%	11.11%	10.46%	9.85%	9.27%	8.73%	8.22%
\$ value per annum	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10

Advantages:

- Less time required to complete the work programme as an operational lead would be employed to begin delivery at the start of the 25/26 FY,
- Progression of work already underway to meet RMA compliance.
- Only ratepayers connected to the Westport wastewater treatment plant will be paying for it through their rates
- Decreased wastewater overflows on private properties and less disruption for household utilities (e.g. ability to flush toilets) during heavy rain.

Disadvantages:

- Higher rates impact as Council would fund and deliver the whole work programme.
- High rates burden on Westport and Carters Beach ratepayers over a ten year period.

Level of service impact:

This project will improve Council's compliance with the Resource Management Act and reduce the risk of penalties.

OPTION 2: Council delivered programme – via general rates

BDC would assume full responsibility for completing the separation of stormwater from wastewater systems on private properties connected to the Westport wastewater network.

Costs would be incurred over a ten-year period and loan funded over 30 years from general rates levied against all properties in the Buller District as a mechanism for sharing the burden of compliance costs across all ratepayers.

Impact on Councils level of debt

Council would need to raise a loan to pay for the costs of this project. This would be funded through the general rate of \$62.45 on average per property over a 30 year period.

Costs

- Full implementation \$5.7m from 2026-36 (10-year period)
- Ongoing operational costs \$0 after ten years
- General rates increase of 2.65% per property every year commencing 1 July 2026 for all BDC ratepayers. Each property will be rated differently through differential rates. To give an indication of rates impact an average amount would be \$62.45 per property.

	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
Annual costs								
- interest costs on loan	\$280,952	\$276,628	\$272,093	\$267,338	\$262,351	\$257,121	\$251,636	\$245,885
- 30 year loan principal	\$88,789	\$93,113	\$97,648	\$102,403	\$107,390	\$112,620	\$118,105	\$123,856
Annual Funding								
% of General rate	2.65%	2.49%	2.35%	2.21%	2.17%	2.08%	2.00%	1.94%
\$ value per annum	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46

Advantages

- Quicker time to complete the work programme as an operational lead would be employed to begin delivery at the start of the 25/26 FY,
- Progression of work underway to meet RMA compliance.
- Decreased wastewater overflows on private properties and less disruption for household utilities (e.g. ability to flush toilets) during heavy rain.

Disadvantages:

- Higher rates impact as Council would fund and deliver the whole work programme.
- Ratepayers not connected to Westport wastewater treatment would be paying higher rates over 30-year period.

Level of service impact:

This project will improve Council's compliance with the Resource Management Act and reduce the risk of penalties.

Other Considerations

Transport

Karamea Highway – Special Purpose Road

In northern Buller, the 49 km section of road over the Karamea Bluff, between Mokihinui and Karamea, forms the majority of the Karamea Special Purpose Road (SPR). A 12km section from Karamea to Kohaihai completes the total 61km of SPR designation in our district. The SPR is historically known as the Karamea Highway and was originally constructed, operated and funded by Waka Kotahi NZTA as part of State Highway 67. In the early 1990s, the designation was changed by Waka Kotahi NZTA to SPR as part of a wider review and state highway strategy. At that time, SPRs attracted 100% of funding from Waka Kotahi NZTA for

maintenance and upgrading. In 2003, the legislative power to create SPRs was removed, and Waka Kotahi NZTA commenced a transition process to transition SPRs to local roads under Council funding assistance rates (FAR). All affected Councils and road-controlling authorities have been developing responses to the transition process, specifically regarding how these SPRs will be funded in the future.

There are many challenges related to managing the Karamea Highway, especially the Karamea Bluff section. This is due to the original corduroy construction, which included using organic materials such as trees, brush, and soil, to build its foundation. Decomposition over time has caused instability, which, together with slips and washouts due to the natural terrain, leads to what has been described as an unquantifiable risk and significant safety concern, as well as attracting high repair and maintenance costs.

A strategic business case has been completed in collaboration with Waka Kotahi NZTA. The following are some of the key findings from that study:

- Karamea Highway is the only road access north of Mokihinui and services a population of approximately 700 people.
- There is no commercial access to the region by sea, and the airport at Karamea is limited to small charter flights with a maximum of 12 seats.
- Approximately 252 vehicles use the highway daily, of which approximately 60 people from Karamea Township stated that they commute in or out using Karamea Highway daily.
- The Karamea Highway provides access to the Heaphy Track and Oparara Arches, which are major tourist attractions for this area.
- Costs of emergency works are highly variable and unpredictable.
- Locations requiring emergency works in the past have been around the Karamea Bluff section, with little correlation between slips, slumps and locations of corduroy pavement.
- The route from Little Wanganui to the Heaphy Track access is reasonably stable.

For this Long-Term Plan, the Karamea Highway will remain at 100% Waka Kotahi

NZTA funding under SPR designation as resolved by their Board for the 2024-2027 triennial Regional Land Transport Plan (RLong-Term Plan). Whilst a draft SPR transition plan remains to be considered beyond 2027, no agreement has been reached between Waka Kotahi NZTA and Council for the Karamea Highway changing to local road status, nor has there been Council acceptance of responsibility and funding following any such transition. Therefore, while the forward work programme and financial assessment have been mindful of a potential change beyond 30 June 2027, no final decision has been made by Council.

This was a key topic of discussion as part of the 2021-2031 Long-Term Plan. Council has continued to advocate to the Transport agency about its view that the Special Purpose Road should be considered a state highway, with the expectation that funding would continue. This will again be presented as part of a business case prior to the funding triennium being reviewed.

Drinking Water Supplies

Northern Buller Water Supplies – Regulator Expectations

Given the affordability constraints and the Water Services Authority's requirements, Council are actively exploring all options and identifying acceptable solutions for subsequent consultation with each community. This will inform future steps for strategic planning and investment programs to bring all non-treated supplies into compliance. Through this process, the most sustainable and cost-effective response to meet the regulator expectations will be established for our Northern Buller water supplies.

This is a level of service improvement for these untreated supplies. Initial discussions with Taumata Arowai (NZ Drinking Water Regulator) have suggested that our smaller, untreated water supplies will simply be unaffordable to upgrade to the proposed minimum standards. BDC has adopted an approach that will

see these supplies upgraded to provide raw water that will be suitable for end-user self-treatment (a small filter and UV treatment unit) that property owners will install and operate to provide potable water. These upgrades include turbidity sensors and solar-powered intake valves that will allow BDC to stop taking water that is not clean enough to self-treat. Settlement and storage tanks will provide water when the intake is turned off.

Waimangaroa

- Estimated Capital Cost: \$666,000 2027/2028
- Funding: Loan with interest and repaid principal being funded by Targeted Rates
- Operating Costs: Minimal

Mokihinui

- Estimated Capital Cost: \$188,000 2027/2028
- Funding: Loan with interest and repaid principal being funded by Targeted Rates
- Operating Costs: Minimal

Little Wanganui

- Estimated Capital Cost: \$216,000 2027/2028
- Funding: Loan with interest and repaid principal being funded by Targeted Rates
- Operating Costs: Minimal

Climate Change and Flood Protection

Westport and surrounds

Areas of Westport and some surrounding areas are exposed to various natural hazards, including potential future impacts of Climate Change. It is predicted that storm frequency and intensity will increase over the next hundred years, accompanied by predictions of the implications of sea level rise on public and private assets in the district.

The Te Tai o Poutini plan outlines the natural hazards of the various areas. It provides a planning pathway to ensure that our communities can adequately plan and prepare for potential future impacts.

Westport and surrounding areas were exposed to two flooding events in 2021 and 2022, which affected a large volume of private dwellings and public infrastructure assets.

WCRC and BDC applied for Government assistance via the Kawatiri Business Case. The approved business case works under the PARA framework for adaptation – Protect, Avoid, Retreat and Accommodate.

Several workstreams are active, which will reduce and mitigate the exposure of Westport and its surrounding areas to current and future hazards in the short, medium, and long term.

These works have been externally funded by a government support package and WCRC funding previously consulted on.

Physical protection works for Westport are being provided by the funding secured, and the works are being completed via WCRC.

Required stormwater works (e.g. pump out stations and general stormwater network upgrades) are the responsibility of the Buller District Council – external funding is being sought to work in alignment with the protection works being provided by Resilient Westport and WCRC.

The Buller District Council has been tasked with the Master Planning process for Westport and its surrounds via the Resilient Westport funding. The project was initiated in 2023, and the conclusion of Stage Two of the planning process

is scheduled for April 2025 – after which external funding will be sought to implement the key strategies outlined in the Master Plan. This planning process looks to multi-hazard adaptation over time, with extensive community engagement having been undertaken in 2024 and 2025.

Pending external funding, a detailed work programme will be created, which will allow Westport and its surrounds to adapt over an intergenerational time scale.

Resilient Westport

The Resilient Westport work is overseen and governed by the Resilient Westport Steering Group. The programme is funded with \$22.9m from central government to support initiatives that will improve Westport's flood resilience.

Both the West Coast Regional Council (WCRC) and Buller District Council (BDC) play a key role in and have specific responsibilities towards enabling the Resilient Westport Package, although there are also areas specific to each Council.

The Resilient Westport Steering Group was appointed by Ministers in 2023 to oversee and synchronise the various packages of work that will be delivered by the respective Councils from funding agreed in the budget (find out more below).

The Resilient Westport Package was developed following a business case for co-investment in Westport's resilience, presented to the government by WCRC, BDC, and Te Rūnanga o Ngāti Waewae.

Buller District

Buller's communities, during Council's Long-Term Plan 2021 – 2031 consultation process, provided feedback to Council to prioritise investment into climate change resilience and environmental sustainability. Council responded accordingly in its Long-Term Plan by prioritising a stepped approach over several years to develop a strategy to address this challenge. There are expectations that Council informs the public of the risks posed by natural

hazards and climate change. Council initiated a research-based Climate Change Adaptation Planning Project (Future Buller) in response to these drivers to help enable Council to plan for and prioritise the district's adaptation needs and advocate to the central government for essential funding support.

The project has delivered the first two stages, which included community engagement and the provision of a comprehensive science- and research-based Risk Assessment report. Additionally, with support from the University of Canterbury, a database tool called Risk Explorer (REx) was developed. The ongoing development of REx will be conducted in conjunction with the WCRC, aligning with its other natural hazards work program.

Further work will be required over the timeline of this Long-Term Plan to work closely with communities on adapting to climate change.

Becoming a guarantor of the LGFA

The Buller District Council is proposing to become a guaranteeing local authority for the Local Government Funding Agency Ltd (LGFA) scheme. Council is already a borrowing local authority of the LGFA.

The LGFA is an organisation that lends money to Councils and Council companies. It was established by a group of local authorities and the Crown to allow local authorities to borrow on more favourable terms, including lower interest rates.

All local authorities can borrow from the LGFA, but different benefits apply depending on the level of participation. Buller District Council has been a borrowing local authority since 2015, but is now proposing to join 72 other New Zealand Councils as a guaranteeing local authority. The benefit of becoming a guarantor would be reduced interest rates, with Council anticipating interest savings of \$10,000 per annum for every \$1 million of debt with LGFA.

One consideration in becoming a guarantor of the LGFA is that Council would need to cover the LGFA's debts if ever required, however this risk would be shared with all the other 72 guarantor Councils.

Overall, Council considers that the opportunity to borrow at lower interest rates and on more favourable terms would outweigh any costs and risks associated with being a guarantor to the LGFA scheme

We want your feedback on Council's proposal to become a guaranteeing local authority in the LGFA scheme. If endorsed, this proposal would allow Council to borrow more from the LGFA scheme and on more favourable terms while also making it a guarantor to LGFA alongside 72 other Councils.

Westport Drinking Water: Trunk Main Extension (Queen St – Alma Rd)

This is a Level of Service improvement project that will extend the new trunk main from Queen Street, under the Buller Bridge, and out to Alma Road/Carters Beach. The new main will provide increased capacity and offer enhanced resilience in the event of catastrophic events. The new main has significantly reduced water loss in our network.

- Estimated Capital Cost: \$3.2m 2028/2029
- Funding: Loan with interest and repaid principal being funded by Targeted Rates
- Operating Costs: Minimal

Risk Analysis

Without this extension, the Westport water network is at risk of failure, particularly for Carters Beach residents and properties west of the Buller River.

This extension will also significantly reduce water loss, providing Westport with a solid foundation for an improved water delivery network.

Westport drinking water: Re-establish the north branch/tunnel lining

This is a renewal project that will see the existing intake (from the South Branch of Giles Creek) augmented with water from the North Branch. The North Branch was connected via a tunnel that collapsed decades ago. The North Branch water is less cloudy than the South Branch and will provide a more consistent intake of treatable water. As this work requires an on-site tunnelling machine, it will be turned when the North Branch is established and used to line tunnel#1 from our intake.

- Estimated Capital Cost: \$6.2m 2026/2028
- Funding: Loan with interest and repaid principal being funded by Targeted Rates
- Operating Costs: Minimal

Risk Analysis

If the existing South Branch becomes unusable, as often happens in wet weather, Westport risks water outages.

Similarly, if Tunnel#1 collapses, Westport will be forced to undertake the work under urgency and pay more for pumping from an alternative source.

Westport's wastewater: Riley Street Pump Station and network replacement

The Riley Street pump station is under capacity and the pipes that feed it are badly located and in poor condition. The replacement of the pump station and network pipes will also make a large contribution to solving the combined wastewater and stormwater issues.

- Estimated Capital Cost: \$1.85m 2026/2027 and 2027/2028

- Funding: Loan funded, with Targeted Rates funding the payment of principal repayments and interest
- Operating Costs: Minimal

Risk Analysis

Public Health and Safety is at risk from wastewater contamination and overflows if the pump station and associated network's capacity is not increased.

Westport's stormwater: Response to Westport Resilience

The Westport Resilience Project is being led by West Coast Regional Council and will see Westport protected from flooding with a series of floodwalls. These walls will limit access to existing stormwater outfalls, so these need to be made fit for purpose before the walls are constructed. Modelling suggests that overland flows will also be impacted, and new flow paths, detention systems and emergency pumping equipment will need to be provided. This response will come at a significant cost and is simply unaffordable to our ratepayers. An application has been made to the Regional Infrastructure Fund (RIF) for the \$17.5m anticipated cost. Without this funding, the project cannot proceed.

- Estimated Capital Cost: \$17.5m 2026/2028
- Funding: External
- Operating Costs: Approx \$400k pa

While there is some confidence that the RIF application will be favourably reviewed, if this funding is not received, the project will be unable to be completed. Further funding options and designs will continue to be explored, and urgent work to integrate with the Westport floodwalls will be prioritised.

The risks associated with not being able to proceed with this project are:

- Increased surface flooding in heavy rainfall events
- Increased vulnerability to severe flooding of properties in lower lying areas of Westport

Property: Replacement Emergency Operation Centre and Brougham House Buildings

The Civil Defence Emergency Operations Centre (EOC) at Victoria Square and Brougham House are both rated to survive severe earthquakes, but unlikely to be usable after a severe event – the very situation where access to both will be needed. Multiple options have been looked at, for both buildings, and a final recommendation will be made in time for the next Annual Plan. The cost estimates below have been based on two 700m² single-story IL4-compliant and relocatable buildings to be constructed on the existing Brougham House site. These costs include estimates for the demolition of Brougham House and the garages and have been taken from high-level estimates from local companies.

- Estimated Capital Cost: \$6.1m over the 2025/2026 to 2027/2028 financial years
- Funding: Loan Funded, with General Rates funding the payment of principal repayments and interest
- Operating Costs: Minimal

Risk Associated if project does not proceed.

Without an operable EOC, the district's ability to anticipate, respond and recover from catastrophic and severe events is compromised.

Similarly, Brougham House functions will also be relied upon in a severe event; however, the existing building is vulnerable to both flooding and earthquake damage.

Brougham House is a high-risk item on Council's risk register, and the building's suitability cannot be affordably resolved. As an employer, Council is required to prioritise staff health and safety or face penalties for any failures.

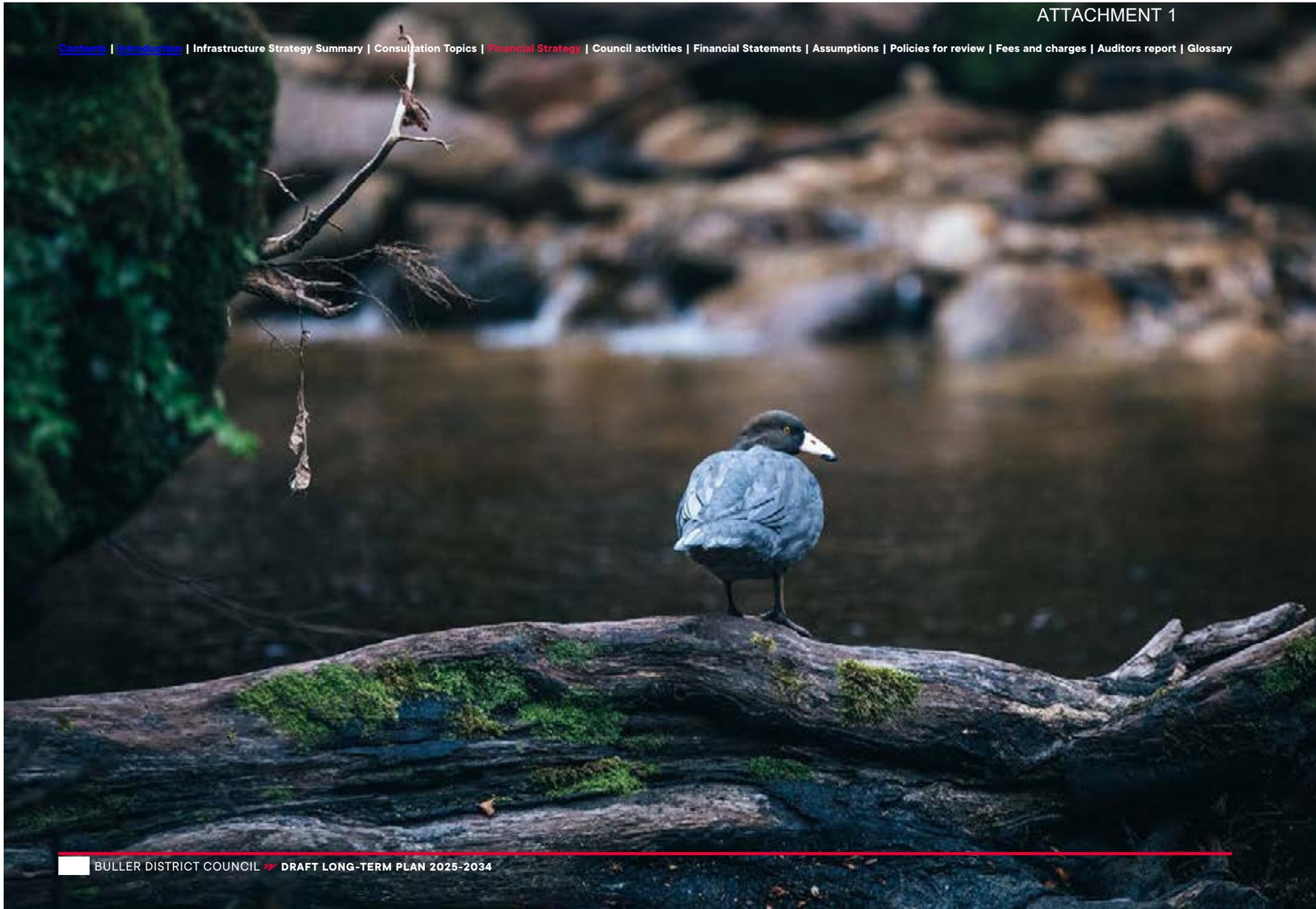
Rubbish management: Upgrade to the Westport and Reefton Transfer Stations

Solid Waste, collected at Westport and Reefton, is freighted to the York Valley Landfill in Nelson. York Valley Landfill has insisted that Council compact the waste more effectively, and, for this, Council will need to purchase two suitable compactors. Effective landfill compaction can help maximise airspace and increase the lifespan of a landfill.

- Estimated Capital Cost: Westport \$0.9m 2025/2026 and Reefton \$615,000 2026/2027
- Funding: Loan Funded, with General Rates funding the payment of principal repayments and interest
- Operating Costs: Minimal

Risk Analysis

Without better compaction, Council risks not being able to dispose of waste at York Valley and may be forced to transport waste further afield.



04

Financial strategy summary

Financial Snapshot

Council is being fiscally responsible, prudent and must meet legislative/good practice requirements:

Council needs to provide services to the Buller community in a prudent and appropriate manner.

Prudence means more than just limiting spending which reduces the impacts on the level of property rates to pay.

Council has a balancing act to manage and achieve financial prudence. The focuses are on 4 key areas to achieve prudence in delivering Council services.

1. Operating expenditure and income

These must be set at levels adequate to maintain existing services and quality whilst avoiding deterioration of our community assets and their capacity to deliver services.

Additional expenditure will be considered if this improves resilience and reliability of Councils services delivery and meets the current and future needs of the community.

This includes providing financial support to community-led development opportunities and resources to address climate change that meet Councils overall strategy.

Council's earns income from fees and charges where it is more appropriate than funding services from property rates. However, we must make sure these fees and charges are affordable to the users of the service.

2. Capital expenditure

We spend on capital expenditure when it is appropriate. Council needs to make sure assets, such as pipes, roads, and treatment plants, meet environmental and health standards (such as water quality standards).

On the other hand, asset renewals and replacements are expensive, and we

need to make sure that we replace/renew such assets when required. This means using these until their end of their economic life and not to a point where their ability to provide service is compromised.

3. Debt

Raising debt (or borrowing) is the best way to spread the cost of building community assets that provide the service our community requires. These are long-life assets (50 to 100 years) and spreading the cost of funding these long-life assets over a lengthy period is prudent. However, we need to manage how much debt we raise as we must pay the debt back over time - plus we must pay the cost of the debt (interest). Council has set a debt ceiling benchmark in this Long-Term Plan of \$57.8 million and is mindful that the most important factor when raising debt is whether the importance and significance of the work needs to be funded by debt.

4. Rates

We would all like to pay less rates, however, rates are a valid and appropriate way of funding community services.

Council levies rates on properties directly for specific services e.g. water, wastewater, and recycling collection rates.

Please note that some services are provided for general community benefit and are hard to directly charge users for their use e.g. roads and footpaths.

Rates affordability remains as a strong concern for our communities and this is also a factor of consideration in delivery of services.

Balancing the budget

If we focus on the 4 points above and get the right levels of operating expenditure and income; capital expenditure and debt levels - then we will "balance our budgets" and limit our rates levels.

Council's budget is in balance over the life of this plan noting there are numerous decisions/assumptions we have considered to achieve this position.

Major factors affecting the Buller District and the financial strategy

- The district is susceptible to cyclical fluctuations in primary industry, including mining and dairy farming, and these are significant contributors to economic activity.
- Rates affordability is important given the district has an ageing population. Council has a high reliance on rates income and will continue to explore external income opportunities to offset this.
- Council advocacy for regional development is important. This includes community and economic enablers, including improved communication technology. Modern services offer potential for economic development opportunities.
- There has been an increase in property sales and value for the region, and Buller is considered an attractive place to live in. The population is expected to remain stable in the medium term.
- Domestic visitation to the district has been strong and is likely to continue in the medium term. The district has advantages of natural attractions, historical features, ecological wonders, walking, climbing and mountain biking opportunities.
- Council is focused on tight cost control and will work with other West Coast Councils to bring about service enhancement or savings through shared services.
- Council will continue to invest in core infrastructure for our communities. Infrastructure capital projects and upgrades provide the major proportion of capital expenditure proposed over this plan. This includes completing infrastructure projects to provide a satisfactory service level.

- There will be an impact of government legislation changes, particularly around national water reforms for water supplies. This is a separate piece of work that we will be consulting on later in the 2025 Calendar year. Council's infrastructure strategy has been developed in conjunction with the key aspects of this financial strategy.
- The requirement to meet new drinking water standards, which require capital investment.
- Wastewater and stormwater – Our wastewater discharge consents will need to meet more stringent standards in the future, which will increase the cost of these services.
- Managing flows of water from significant rainfall. Council has concerns with stormwater pipes being connected to wastewater pipes, resulting in high levels of wastewater being treated during rainfall events which is expensive. We need to separate the systems to ensure we have wastewater and stormwater systems that operate effectively.
- Waste management. We have conducted a number of waste management consultations over the past three years. Collecting and disposing of the community's refuse is also expensive, and we continue to look for solutions where we recycle as much refuse as possible, minimise the waste refuse that goes to landfills, and have a kerbside collection that is convenient and at a lower cost as possible. While still allowing residents to take their refuse to our transfer stations – so they can minimise their disposal costs.

Council has reviewed all budgets to ensure we effectively control expenditure while managing 'business as usual' costs.

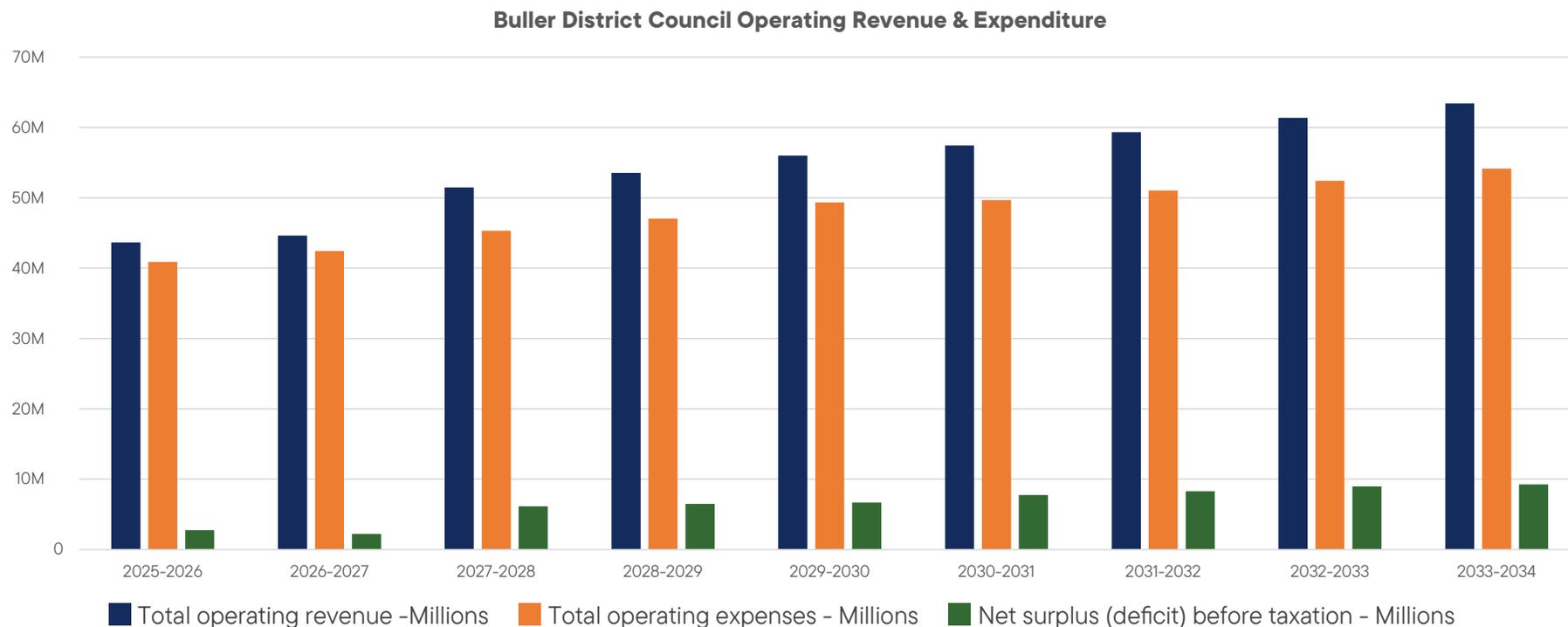
For this plan, Council has set its revenue to cover all the actual money needed to be spent to provide the levels of service as detailed throughout the plan. This includes the replacement and renewal of assets where required.

Buller District Council focuses on the affordability of rates for its communities. Over the life of the plan, Council has attempted to keep operating expenses down and to provide the level of service that the community requires - to a prudent level.

Operating expenditure and revenue – our day-to-day activities

A summary of our day-to-day activities

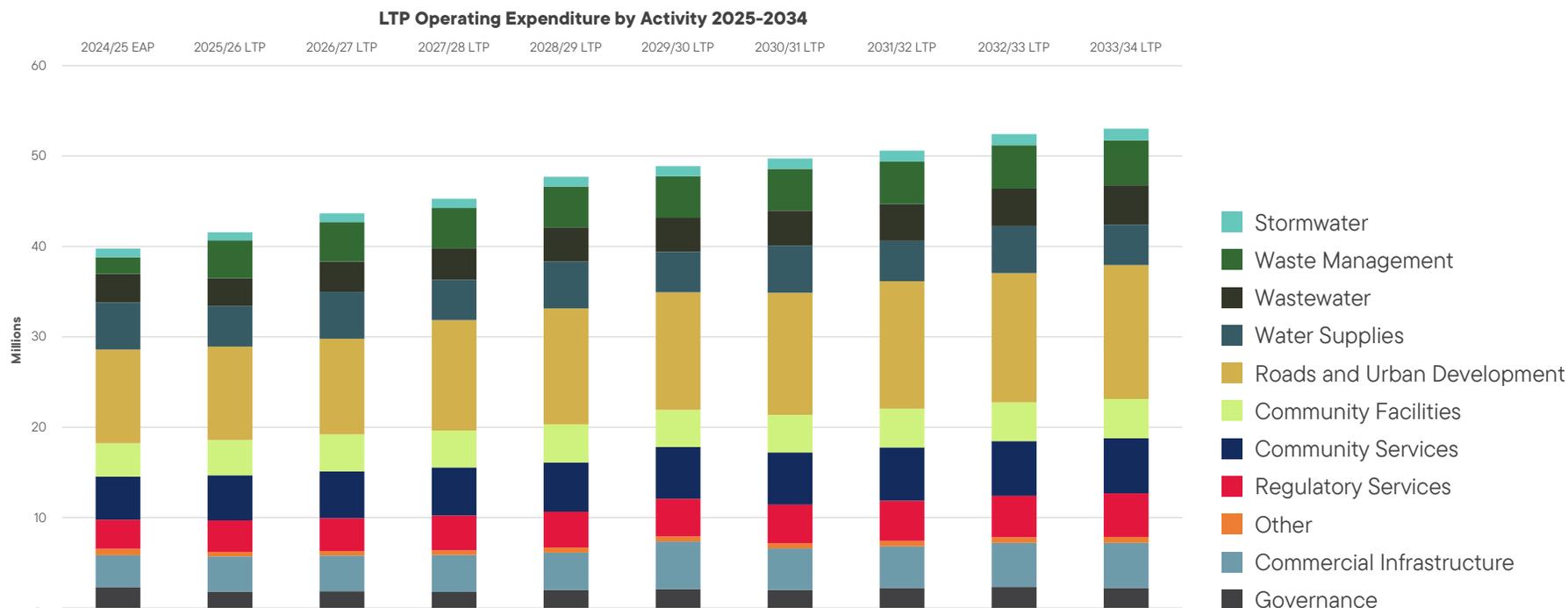
The following table summarises our expected operating revenue and expenditure and associated surplus or deficit over the life of the Long-Term Plan.



From the above graph, Council’s operating revenue and expenses are reasonably stable. Some readers of this document may wonder why we have a net surplus or “net profit” (the green bar) in the graph above. If we are thinking about Council’s finances (as we would a business) Council is no different to a business in that it must make an annual surplus to fund the replacement/renewal of assets wherever possible and pay back the debt it borrows.

What we spend day to day in each Council activity

The graphs below show that our various activity spends are also consistent from year to year. We believe the current service delivery is at levels that our community require and expect and that the only change we would expect from year to year would be movements to fund the additional cost of inflation.



Inflation - an important input to the plan

Inflation must be considered when preparing an Long-Term Plan as this impacts on our operating and capital expenses.

Inflation (the rise in the general level of prices of goods and services over time) must be specified by cost type for each year of this Plan.

Buller, like most other Councils in New Zealand, uses inflation forecasts provided specifically for the long-term planning process by Business and Economic Research Limited (BERL), which is an independent economic research company. BERL is commissioned on behalf of Local Government in New Zealand to provide sector-specific inflation parameters.

The inflation figures provided by BERL would cumulatively amount to an increase in costs of around 29% over the life of this Plan if the costs of services remained the same as they do in the current financial year. Put another way, ignoring the potential for efficiencies, costs are predicted to increase by this margin in the planning period without adding any new functions, building any new assets, or increasing the current levels of service.

Another important aspect is that there are many different measures of inflation depending on the sector involved. The most referred to and understood is the Consumer Price Index (CPI).

This largely relates to household goods and services and domestic costs. Inflation included in this plan is different from CPI inflation. Council's inflation forecasts are required to include goods and services that are specific to what Councils use. The basket of inputs used by Local Government in New Zealand is referred to as the Local Government Cost Index (LGCI). The LGCI is traditionally higher than the CPI due to the higher weighting of infrastructure inputs completed by Councils.

Capital expenses – replacing/renewing/upgrading our community assets

Capital works expenditure

Council currently owns on behalf of the Buller community approximately \$573 million of infrastructural and fixed assets.

During the next 9-years Council is planning to undertake additional capital works of \$171m. Capital development expenditure is for purchasing, building, replacing, or developing Buller District assets (e.g., roads, water supplies, properties).

For each infrastructure asset category, asset management plans are in place and these plans are the key planning tool for the maintenance, future renewal and additional assets required to meet the demand and levels of service in the district. These plans are prepared with a 30-year outlook which meets legislation requirements as well as providing for good asset management practice. By taking a long-term view of asset renewals, we are taking the considering how Council manages and funds those assets that provide our community with services over a long period – often between 50 to 100 years.

Asset management plans also inform how the planned expenditure will be paid for.

Council gave priority to priority projects that ensure the provision and the protection of drinking water. This is an approach consistent with previous years.

This Long-Term Plan reflects an approach to keep our district's essential infrastructure in shape at a level that does not negatively impact on future generations while keeping rates affordable for the present generation.

It is important that asset conditions are maintained to avoid a reduction in service delivery to our communities and to avoid deterioration of these assets. Maintaining service levels and preserving assets is important because our communities expect a certain level of service, and deferring maintenance and replacement of assets over an extended period can be detrimental resulting in additional costs. The risk is that if we do not invest now then it is likely that we would end up spending more later and further run the risk of infrastructure failure.

There is a key link between our Infrastructure Strategy and this Financial Strategy.

Affordability, adequate service levels and maintaining the quality of our assets are all important. Some of our assets (community halls are an example) are aging, and decisions on repairs or replacements will need to be made soon. Some are new or in good condition and require less to be expended. Spending on assets is considered necessary to maintain our current levels of service – however there is a cost in doing this. Therefore, there is a delicate balancing act to ensure that we get the formula right and don't expose our communities to undue risk or cost.

Capital works expenditure falls into 3 distinct categories:

- Renewals are the replacement programme for the existing assets – depreciation funding.
- 'Level of service improvements' relates to where Council believes the current assets do not provide an adequate level of service.
- Upgrades of assets are normally undertaken to provide more capacity. i.e., the provision of more water in a system to allow more people and property to be connected and provided with the water supply service.

How renewals are funded

Renewals of assets are generally funded by calculating how much depreciation, or economic cost, an asset is wearing out by each year. This cost is included in Council's expenses to be funded by income or rates each year. Funding this depreciation through rates each year means that ratepayers now (and in the future) pay their share of the use of assets.

The preferred financial position in particular for our water, wastewater and stormwater assets, is for the \$ value of renewal cost to be slightly lower than the cost of depreciation meaning that reserves start to accumulate over time to renew the larger value items such as treatment plants that only need replacing every say 30 to 50 years.

Council funds depreciation for all activities except roading, stormwater and

property. Roading and stormwater are funded on a renewal's basis, i.e. funded when they are renewed while property is funded depending on its priority to the community in the future. An example is the number of halls and other buildings Council currently owns. Many of these were built up to 100 years ago. Not all these buildings will be needed in the future and thus will not be funded when they are renewed.

There are further exceptions where capital expenditure may not be funded and these are limited but can be where Council has received financial assistance in the past and expects finance assistance to be available in the future to fund asset replacements (e.g., pensioner housing upgrades).

Funding costs by calculating their annual depreciation funding provides for the renewal of assets over a longer period in what is known as intergenerational equity. This means that all who receive the benefit of the service provided by the asset – generally pay for their share of the asset over its life.

How levels of service change are funded

Improvements in Level of Service are generally funded from external borrowings, capital subsidy or from capital contributions.

Council's policy is to mainly fund increases in service levels through borrowings, normally over 20-30 years, noting shorter or longer terms may be used for some assets depending on how long they are expected to last before being replaced.

How capital upgrades are funded

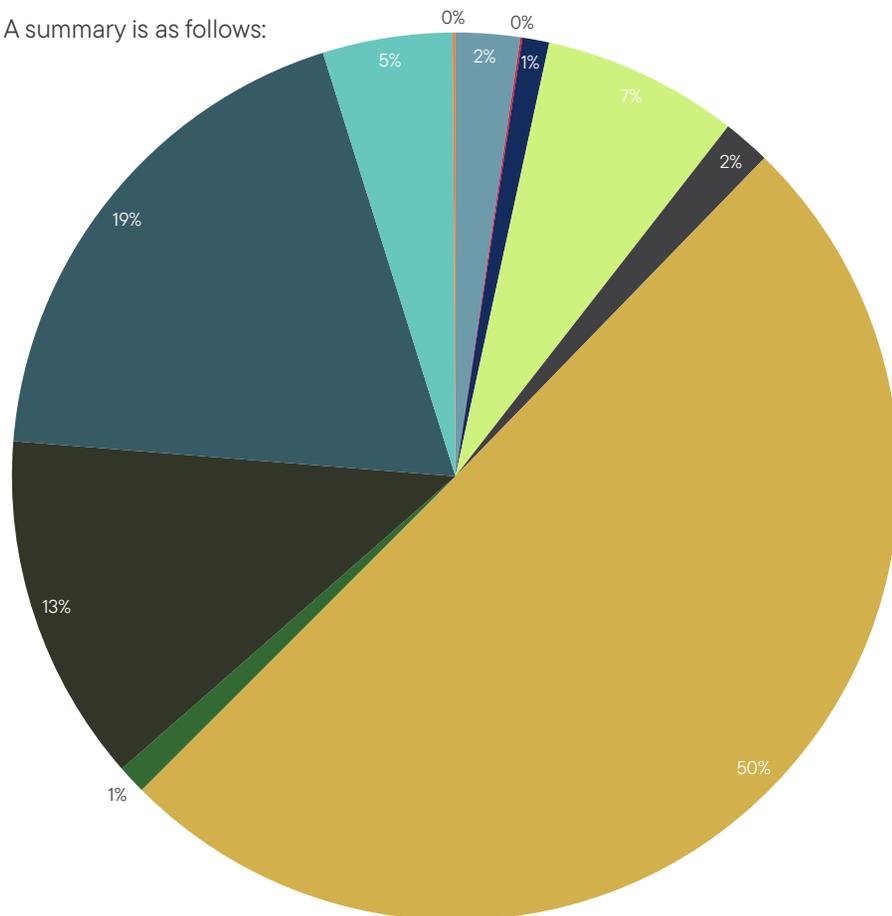
Upgrades of Council services are general funded by the developments that require the new capacity that is created e.g. the ability for properties to connect to a water supply.

Council received \$13.6 million in 2024 from Central Government Infrastructure Acceleration Fund. This cash designs and builds infrastructure for growth, mainly for the Alma Road area of Westport. The cost of development is required to be recovered from development, which can then be used to fund Councils next development funding in the future.

Overall capital works expenditure in this draft Long-Term Plan

The costs of the works programme signalled through the asset management plans and the planned property plant and equipment purchases aggregate to a total capital works programme of \$171m over the 9 years.

A summary is as follows:



- Commercial Infrastructure \$4.03M
- Regulatory Services \$0.12M
- Community Services \$1.67M
- Community Facilities \$12.25M
- Support Services \$2.96M
- Roding & Transport \$86.11M
- Solid Waste \$1.79M
- Wastewater \$21.79M
- Water Supplies \$32.41M
- Stormwater \$8.11M
- Infrastructure Delivery \$0.17M

Funding for the Pulse Energy Centre capital works

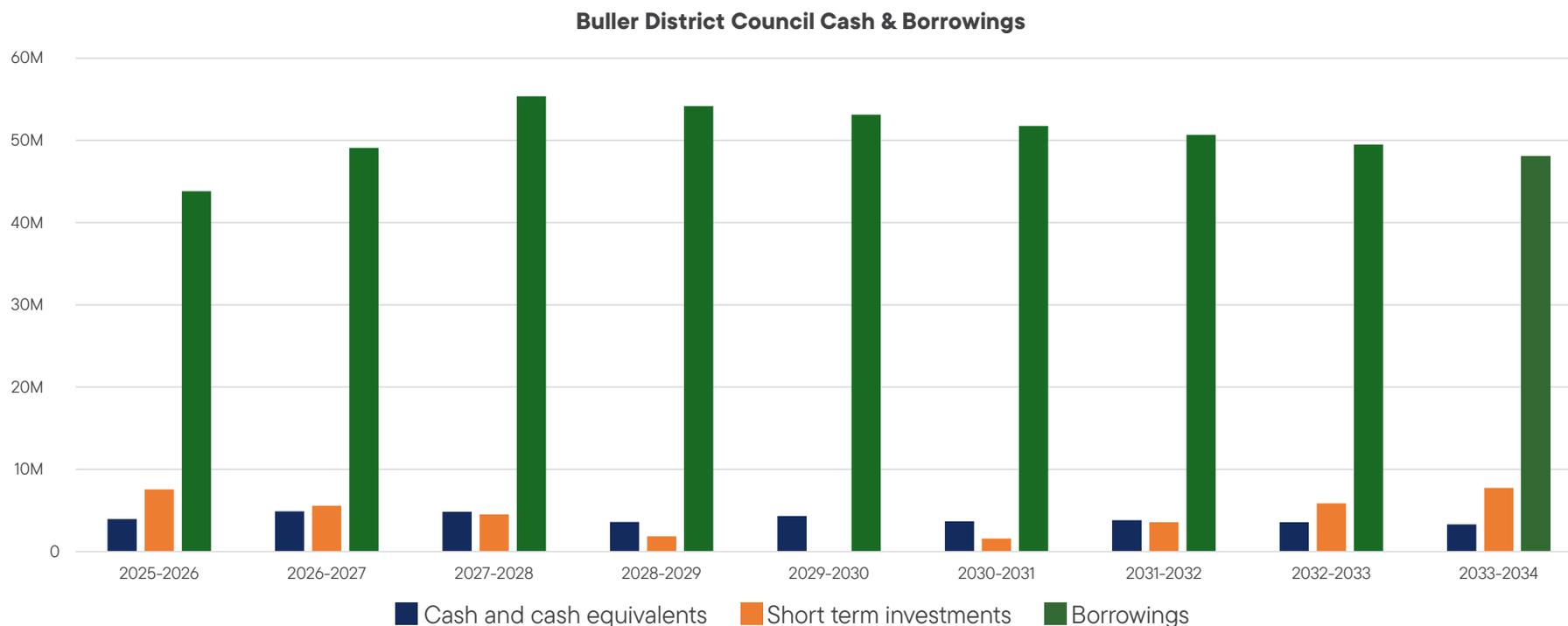
Council has agreed to fund capital expenditure for Buller Recreation Ltd (Pulse Energy Recreation Centre) over the term of the plan in exchange for shares in Buller Holdings Ltd.

When the recreation centre was constructed and transferred into a Council-controlled organisation it was agreed by Council that depreciation would not be funded for this asset. Instead, capital replacements that were required would be funded by debt at the ratepayer level in exchange for additional shares in the holding company.

In this Long-Term Plan this means that there will be an increase in debt and investment in the holding company in Councils balance sheet, and there are also associated debt servicing costs that are passed onto the ratepayer after this transaction.

Debt – cash and borrowings

Below is a graph detailing Council debt and cash over the life of the Long-Term Plan:



Overview of debt

Council's gross debt is predicted to be \$48.1m at the end of the 9-years, rising to a maximum of \$57.4 million during the Long-Term Plan period. Council manages its debt by borrowing externally from the Local Government Funding Agency and our main transactional banker and using its term deposits where appropriately to fund its capital work programme via an internal debt lending arrangement. Both forms of debt raising are required to be repaid over an agreed loan period (often 20-30 years) and an interest expense paid.

Gross debt is higher in this long-term plan to fund the priority capital works programme.

Interest rates have historically been low but have risen in recent years. Council has some debt at lower levels, but the average interest rate paid on its loans will increase over the 9-years of the Long-Term Plan as the older debt at lower interest rates is repaid at the end of its term. The range of interest rates used in this plan is expected to be in the range of 2.5% to 4.6%.

It is important that debt levels are within affordable and sustainable levels. It is equally important that Council uses debt to spread the cost of renewing its existing assets over all users during the life of the asset. This is the intergenerational funding principle that we have referred to previously.

If Council has too much debt, then future ratepayers will subsidise current ratepayers. Conversely, too little and the reverse situation applies. Council has considered the timing of this programme, and the associated borrowings required to ensure that this best meets the needs of current and future generations. In doing so Council notes the impact of additional borrowing on rates.

Council does not borrow to fund operating expenses.

Debt limits

Under section 100 of the Local Government Act 2002, Council considered its financial management responsibilities, where it must manage its revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community.

The Treasury Management Policy has been developed to incorporate Council's Banking Covenant which states that finance costs as a percentage of total operating revenue must not exceed 15%. Council expects to operate well under this limit over the life of the plan. In addition, Council adheres to all other limits specified in the Treasury Management Policy.

Council has also considered whether it is sustainable to undertake the level of capital works planned in the 9-year plan together with the increased debt servicing costs associated with the higher debt level.

Council is following all limits specified in the Treasury Management Policy and Financial Prudence Benchmarks. The Treasury Management Policy has been aligned with external banking covenants. Council is comfortable that debt levels are prudent and that debt servicing costs remain affordable in the Long-Term Plan.

Greater use of loans and borrowings to purchase long-life assets can enable rates to be held at a lower level over a considerable period, even allowing for interest costs.

There may be an aversion among ratepayers to taking on debt, which may be perceived as financially unsound. Some members of the public perceive that being debt-free as a Council is an important virtue.

However, this ignores the benefits of spreading the funding of a long-life asset over time.

Policy on giving securities for borrowings

Council plans to continue to secure its borrowings and interest rate risk management instruments against rates and future rates revenue.

Rates to be levied over the life of the Long-Term Plan – balancing the need to be affordable while funding the services the community requires.

Forecast total rate increases across the 9-year plan

Total rates expected to be collected by Council increase from \$23.3m to \$36.m over the life of this Long-Term Plan. This is largely due to inflationary increases that are accounted for in this plan, materially lower investment interest rates and dividend income from Buller Holdings Limited that are only partially offset by savings in operating costs.

There is some increase in capital investment in roading, stormwater, and wastewater, as well as rate-funded depreciation, primarily due to investments in water services and Council properties.

General rates movements are mostly in line with inflation while targeted rates movements are impacted by several changes in standards to how we deliver services set by central government that impact on the cost of these services.

Targeted rates are the primary source of income for funding the water, wastewater, and solid waste activities. For some services, the targeted rates level required can change significantly from year to year as expected increases in annual operating costs or costs to fund debt (loan repayments and interest) rise. When this occurs, Council smooths the rate requirements between years to

collect the required rate income over the life of the plan, in a manner that does not cause spikes or reductions in rate requirements.

Council is not fully funding the depreciation expense for all activities where we have assumed assets will not be replaced or will be funded from external sources. Examples are the halls and buildings that Council owns.

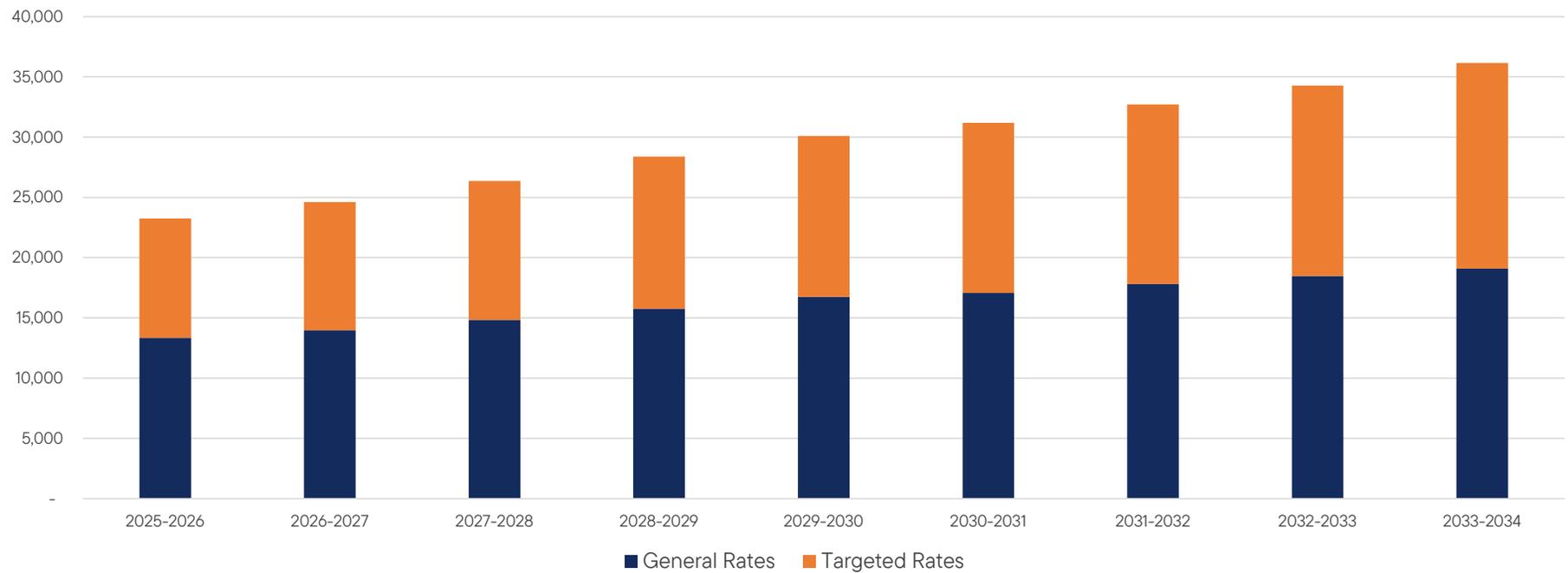
We also highlight that Council is funding renewals for roading asset rather than depreciation of those assets. This approach is consistent with how NZTA funds Council for their share of the roading programme and how NZTA fund their own state highways.

Council achieves a balanced budget by the careful use of term debt to fund capital expenditures as well as the cash we collect every year for the depreciation expense on our water, wastewater, and stormwater assets. and setting rates at levels necessary to fund annual operating costs.

Rate increases proposed below from 1 July 2025 to 30 June 2034 are summarised as follows:

	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
\$ increase in GR	709,476	627,688	862,489	918,348	994,241	318,626	745,650	658,654	619,748
% increase in GR	5.6%	4.7%	6.2%	6.2%	6.3%	1.9%	4.4%	3.7%	3.4%
\$ increase in TR	900,082	736,933	880,875	1,096,443	729,867	764,219	796,756	901,244	1,246,637
% increase in TR	10.0%	7.4%	8.3%	9.5%	5.8%	5.7%	5.6%	6.0%	7.9%
\$ increase in Total rates	1,609,558	1,364,620	1,743,364	2,014,791	1,724,108	1,082,844	1,542,406	1,559,897	1,866,385
% increase in Total rates	7.44%	5.87%	7.08%	7.64%	6.08%	3.60%	4.95%	4.77%	5.44%

Buller District Council Total Rates



What is a reasonable rates level?

In setting rates at the appropriate level, Council must balance what is affordable for both Council and the community. This is a balancing act which needs to take into account the services that Council delivers and whether the current or future ratepayers should pay for them. This is sometimes referred to as intergenerational equity. This is important for Council, given that many of its assets have long service lives and provide benefits over a prolonged period. The primary tool is the use of debt, followed by rating ratepayers to service that debt.

In assessing the right funding level Council has to consider the following.

- Have we set revenues at a level to cover all our expenses?
- Have we set revenue at a level so that we can afford an ongoing asset renewal and replacement programme?
- Is the number of projects and the total cost of the asset development programme affordable?
- Have we considered the needs of current and future ratepayers?
- Are we meeting our legal obligations? Rates and charges for water services (Water, Wastewater, and potentially Stormwater) in the future will be set based on regulations from the Commerce Commission, depending on the option selected in relation to Local Water Done Well.

What are quantified limits on rate increases?

Council will endeavour to keep the income required from rates steady, as well as creating predictability in the level of rates required. This will include taking a multi-pronged approach of managing the cost to the ratepayer (through efficiency gains and/or service reductions), increasing other revenue sources (to reduce dependency on rates revenue) and/or disposing of surplus assets. Currently, Council draws around 54% of its income from rates, noting we have limited alternative revenue streams. Council does not have significant financial investment funds or investments in corporate enterprises that can generate large income streams.

Limits on rates collected

Council will also continue the approach of allocating rates as a funding proportion - based on who receives and benefits from its activities. In previous Long-Term Plans, the LGA required Council to set a limit on total rates income. While this requirement has been removed, Council is following a strategy of minimising its reliance on rates income and is actively promoting the creation of alternative income streams. As such it still aims to keep total rates below the previous limit of 65% of total income.

Limits on rate increases

While Council will continue to consider affordability issues when setting rate levels each year, Council is required by legislation to include a statement on quantified limits on rate increases. Limiting the increase to the rates forecasted in the Long-Term Plan reflects the realities of higher local government costs, i.e., the cost of doing Council business. We also recognise that from time-to-time Council will need to increase the level of service that it is providing to meet, for example, community needs and new legislative requirements. Individual properties may experience smaller or larger increases depending on movements in property values, the services that they receive and their location.

Council is setting a limit of a maximum total rates movement of 7.5% in any one financial year.

Other finance matters

Investments - term deposits

Council currently has term deposit investments of \$11.5m and over the term of the Plan term deposits are consistent – noting \$11.1m at the end of the Long-Term Plan term.

This situation is under constant review – noting the balance of gross debt to investment could alter if relative interest rates change. It is also considered prudent to grow the term deposits to cater for any natural disasters.

Council will continue to monitor gross debt and the level of term deposits – actively looking to minimise interest costs while maintaining prudent reserves – noting there is a core amount of debt related to the acquisition of shares in Buller Recreation Limited where it is tax effective to not repay this debt.

Equity and other Investments

Council has a portfolio of other investments comprising:

- Investment properties – Council allows for the sale of 1-2 of its investment properties each year – these properties are more commonly known as municipal leases. These are forecast to be \$11.6m in 2024 and are planned to decrease to \$11.2m in 2034 as a result of revaluation gains offset by sales of investment properties.
- Equity investments – Investments in Buller Holdings Limited are expected to increase over the duration of the Long-Term Plan. In 2024, investments total \$19.89m and increased to \$22.5m in 2034, reflecting operating losses in Buller Recreation Limited and shares issued to Council in exchange for the funding of capital expenditure for Buller Recreation Limited which will increase the investment accordingly.
- Associated organisations – comprising mainly of community loans, which are not significant.

Council will continue to review any investment opportunities that may continue to generate long-term benefits for the community.

Council is currently in breach of the current Investment policy regarding

investments in building societies. The policy only allows a maximum of \$1.0m investment. Currently Council has exceeded this by resolution. The reason for this breach is that the respective building society has provided sponsorship towards the performing arts theatre. This will be re-assessed by Council when the sponsorship agreement ends in 2025.

Council has a conservative approach to investments, with surplus funds generally being used for debt repayment where appropriate rather than investing in financial assets. It does not intend to undertake investments in riskier financial assets, such as equity investments, with the aim of generating significant returns, either now or in the future.

Equity investments are held for strategic purposes, such as investments in Council Controlled Organisations, which enable Councils to provide services more efficiently.

Council's main such investment is its shareholding in Buller Holdings. The key performance targets for Buller Holdings subsidiaries, which are WestReef

Investment	Target Return
WestReef Services Ltd	To achieve a pre-tax operating profit of at least 10% on gross revenues before any subvention payments.
Buller Recreation Ltd	Achieve budget and expenditure targets.
Buller Holdings Ltd	The financial performance of the Group will be measured against the forecasts and KPIs in the approved Statements of Intent.

Growth in rateable properties

The growth rate in rateable properties in the district each year is mainly due to subdivision of land. The district has traditionally seen limited growth in the number of rateable properties through subdivision activity, with such growth coming in bubbles and, therefore difficult to budget for.

Accordingly, Council is taking a conservative view and not including growth in rating numbers during the Long-Term Plan period. When growth does occur, the additional rating numbers as at 1 July each year will provide additional rating income for that year and be used in the following manner:

- Targeted rates – Any additional targeted rate income in any one year will help fund the annual operating and debt servicing costs. However, as these rates are targeted, the additional cash is held in the specific rating account for use by that activity and community. Additional rating numbers will be available to help fund the following year’s rates with the certainty of rating numbers.
- General rates – any additional general rate collected will be used to build Council’s equity. Council in 2024 agreed that the \$1.75 million cost to Council from flood damage, response and recovery cost from July 2021 and February 2022 would be from Council cash reserves.

The alternate option was to rate the community to fund this \$ value. In essence, Council decided that it holds cash reserves for events such as the floods that are seen as uncommon and, accordingly, it is difficult to know how much should be funded and set aside each year. Using existing cash reserves does reduce the interest income from term deposits that is earned every year, therefore requiring the general rate to be lifted slightly.

It is important that Council, overtime, rebuild cash reserves to fund future flood events.

Allowing additional general rates to be held each year, as cash will allow Council to build surplus cash for future natural events that Council needs to contribute funding to.

Financial Prudence Benchmarks

Council must report on the Local Government (Financial Reporting and Prudence) Regulations 2014. These regulations seek to:

- assist in identifying local authorities where further inquiry is warranted in relation to their financial management; and
- promote prudent financial management by local authorities.

The regulations prescribe how Councils must report these benchmarks and indicators in their Annual Plans, Annual Reports and Long-Term Plans.

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

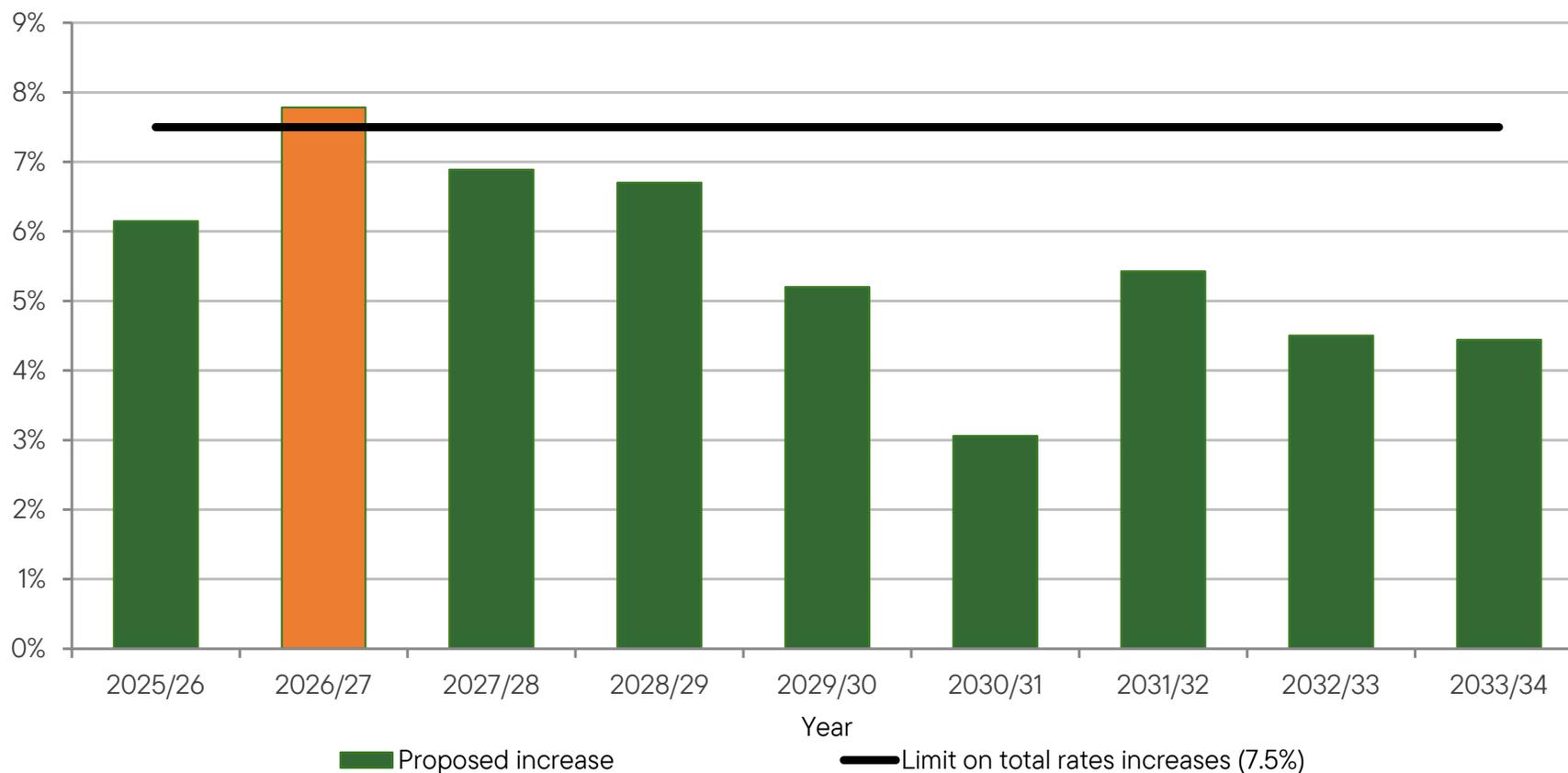
Council is required to include this statement in its Long-Term Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the ‘regulations’). Refer to the regulations for more information including definitions of some of the terms used in this statement.

The following benchmarks must be reported against:

Affordability benchmarks	Rates affordability and rates increase benchmark	Rates revenue and rate increases comply with the limits set in Council’s financial strategy.
	Debt affordability benchmark	Debt complies with the limits set in Council’s financial strategy.
Sustainability benchmarks	Balanced budget benchmark	Operating revenue, excluding development and financial contributions and revenue from revaluations, exceeds operating expenditure.
	Essential services benchmark	Capital expenditure on the five network infrastructure services exceeds depreciation on those five services
	Debt servicing benchmark	Interest expense is less than 10% of operating revenue, as defined in the balanced budget benchmark.

Rate increases affordability benchmark

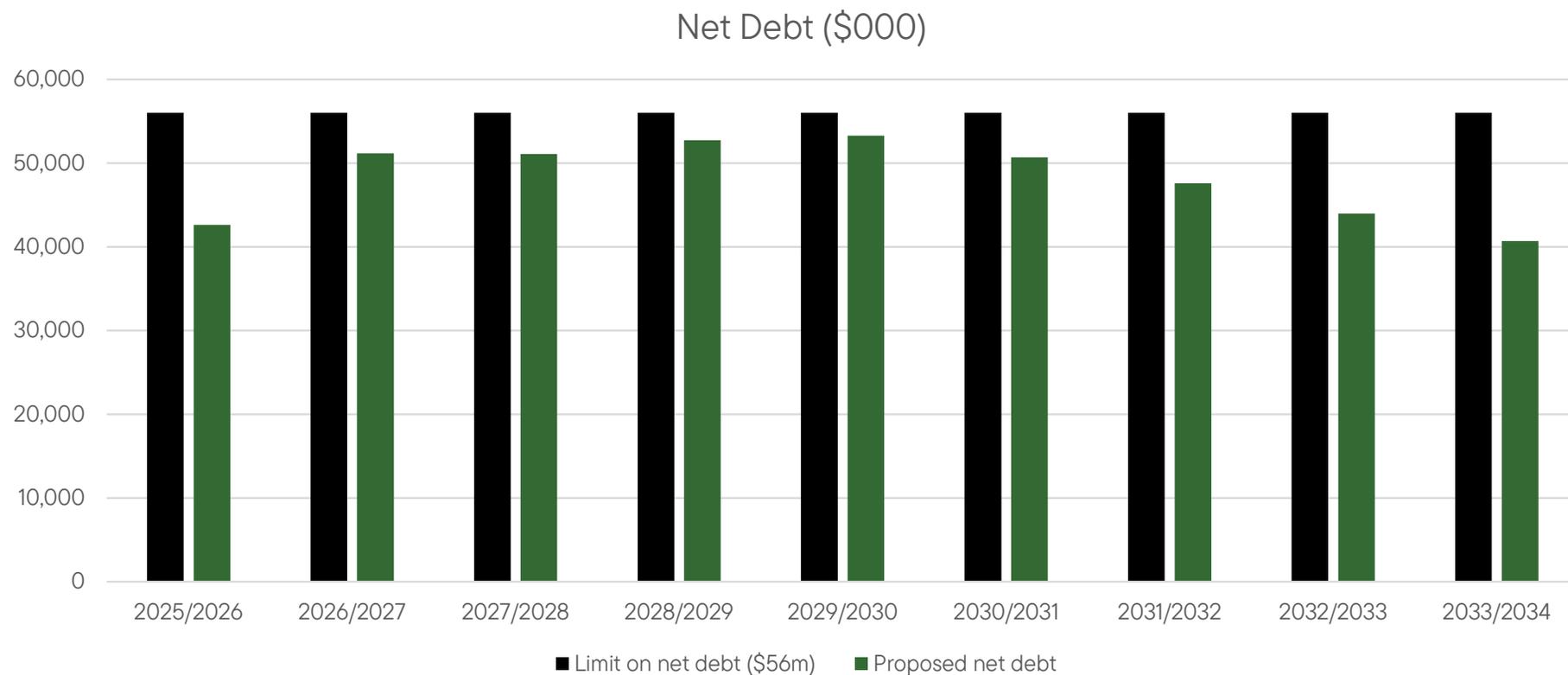
The rates affordability benchmark has been set at 7.5%. This does mean there is a breach in 2028/2029 which Council will have to address by that year.



Debt affordability benchmark – Update benchmark

Council meets the debt affordability benchmark if its planned borrowing is within each quantified borrowing limit.

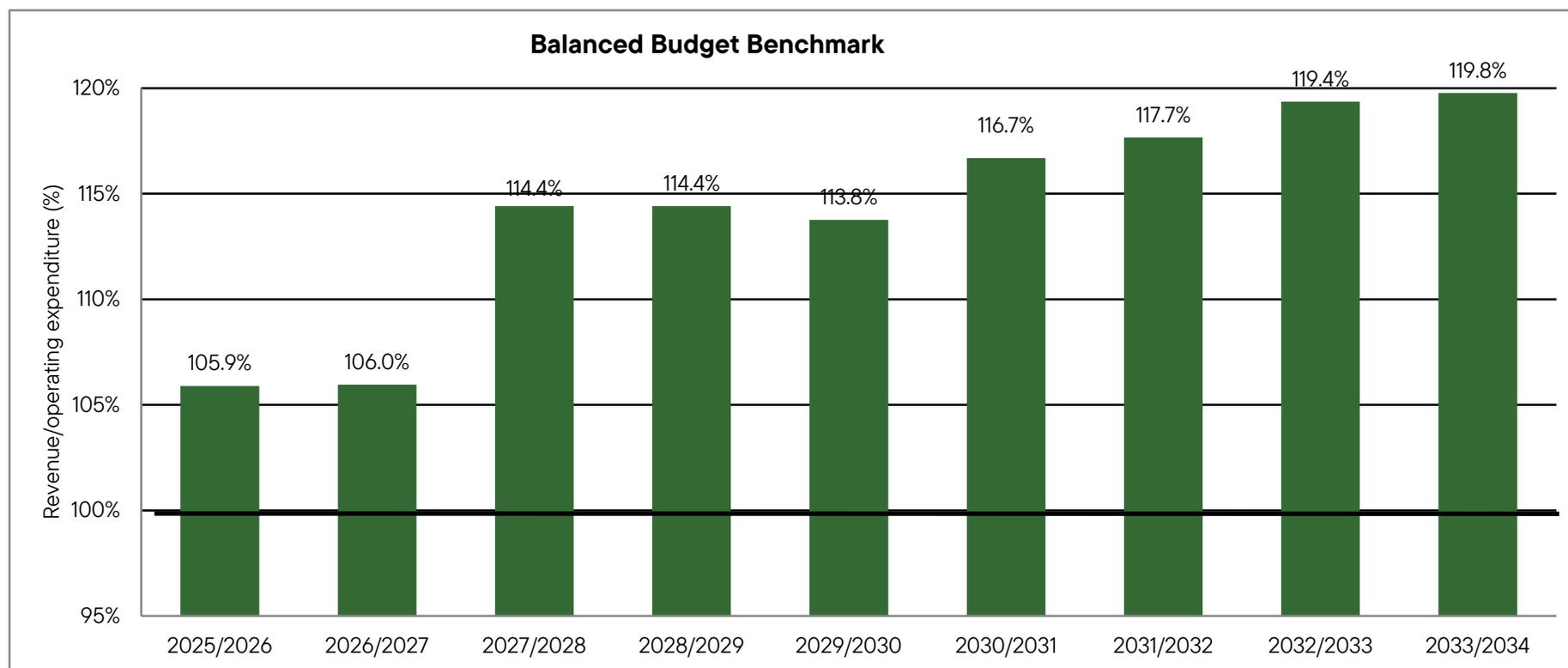
The following graph compares Council’s planned debt with a quantified limit on borrowing contained in the financial strategy included in this Long-Term Plan. The quantified limit on borrowing has been set at \$60m of net debt for each year in the Long-Term Plan.



Balanced budget benchmark

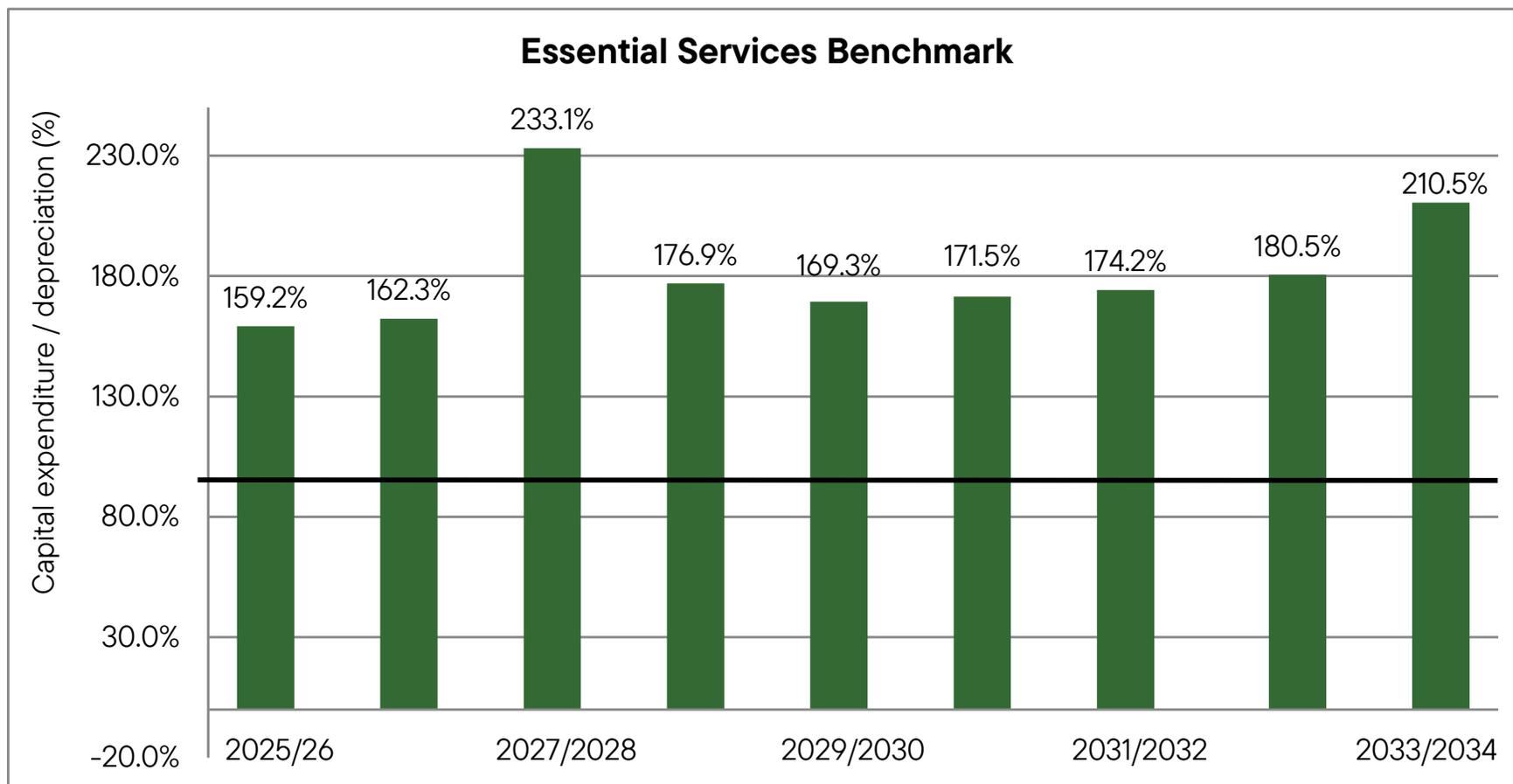
The following graph displays Council’s planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments and revaluations of property, plant, or equipment) as a proportion of planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

Council meets the balanced budget benchmark if its planned revenue equals or is greater than its planned operating expenses.



Essential services benchmark

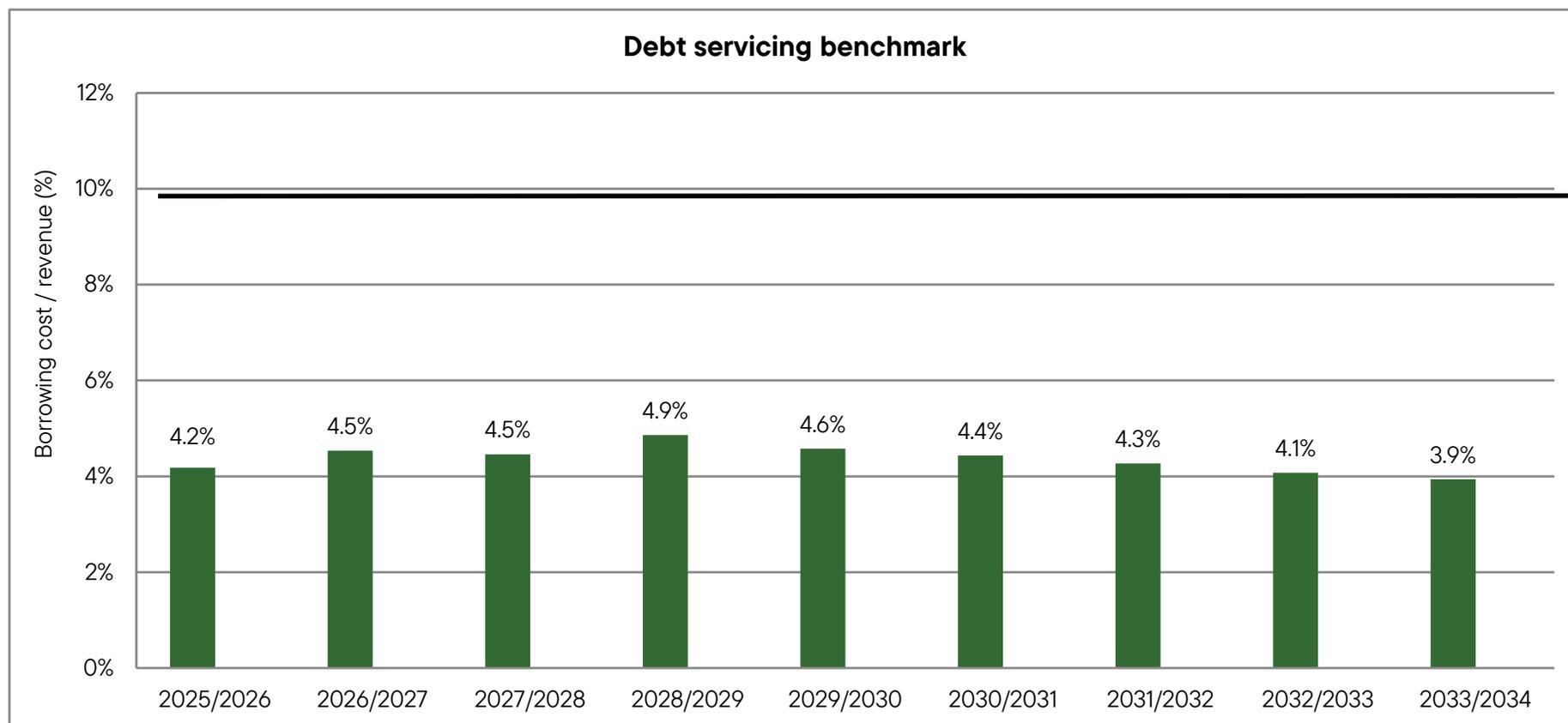
The following graph displays Council’s planned capital expenditure on network services as a proportion of expected depreciation on network services. Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than the expected depreciation on network services.

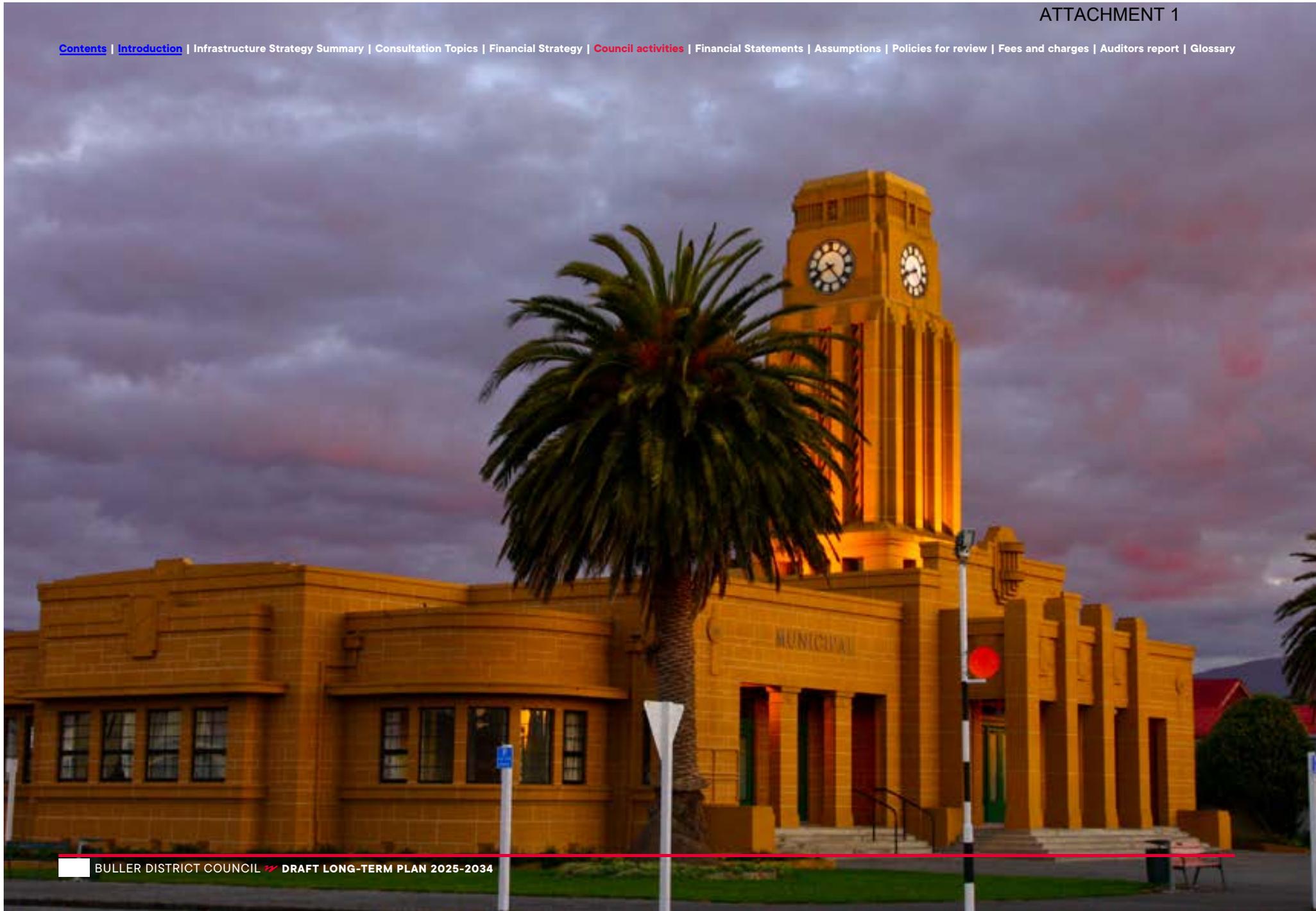


Debt servicing benchmark

The following graph displays Council’s planned borrowing costs as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments and revaluations of property, plant, or equipment).

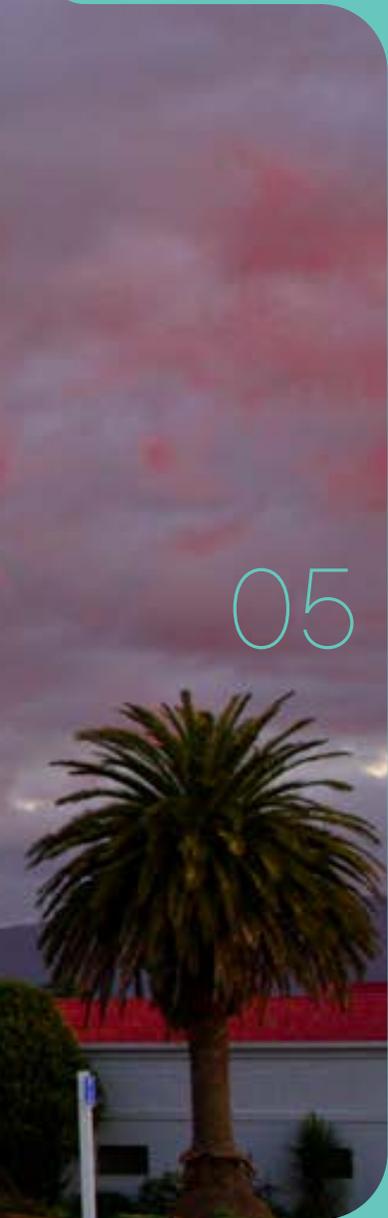
As Statistics New Zealand projects Council’s population will grow more slowly than the national population is projected to grow, Council meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.





05

Council activities



Council activities include, but are not limited to:

Regulatory Services

- Animal and stock control
- Plans, policies and guidance documents
- Processing of Resource Consents pursuant to the Resource Management Act 1991
- Building control
- Compliance and enforcement management
- Alcohol licensing
- Emergency Management and Civil Defence
- Environmental health
- Master Planning

Roading and Transport

- Sealed and unsealed roads
- Culverts
- Bridges
- Footpaths
- Seats and shelters
- Road signs and markings
- Street lighting
- Urban development

Water Supplies

- Westport
- Reefton
- Waimangaroa
- Ngakawau-Hector (owned, community managed)
- Inangahua Junction
- South Granity (not owned, community managed)
- Little Wanganui
- Cape Foulwind (stock supply only)
- Punakaiki
- Mokihinui

Wastewater

- Westport
- Reefton
- Little Wanganui

Stormwater

- Hector
- Ngakawau
- Seddonville
- Granity
- Waimangaroa
- Westport
- Carters Beach
- Reefton

Solid waste

- Collection, transfer and final disposal of waste materials
- Recycling
- Landfill sites
- Monitors groundwater quality at landfill's
- Waste minimisation

Infrastructure Delivery

- Engineering services
- Preparation of contracts
- Monitor contractors performance
- Organise work to be carried out

Community Services

- Community grants and funding
- Libraries
- Communications and Engagement
- Sub-committee Liaison
- Governance
- Theatres
- Customer Service Centres

Governance Representation

- Leadership
- Advocacy
- Accountable stewardship of Council's assets and resources
- Meeting agenda and minutes administration

Support Services

- Corporate planning
- Financial and accounting operations
- Rating operations
- Health and safety
- Asset management
- Management functions
- Human resources management

Commercial Infrastructure, Property and Community Facilities

- Public toilets
- Amenities and reserves
- Property management
- Cemeteries
- Senior Housing
- Commercial Infrastructure
- Westport Airport
- Westport Port
- Sports, recreation and cultural facilities and services

Council controlled organisations

- Buller Holdings Limited
- WestReef Services Limited
- Buller Recreation Limited

Other Council controlled organisations

- Buller Health Trust

Regulatory Services

What we do

- **Animal management**
- **Plans, policies and guidance documents**
- **Processing of Resource Consents pursuant to the Resource Management Act 1991**
- **Building control**
- **Compliance and enforcement management**
- **Alcohol licensing**
- **Emergency Management and Civil Defence**
- **Environmental health**
- **Master Planning**

Why we do it

Council undertakes these activities to contribute to providing a safe, healthy and sustainable environment:

- The animal management service aims to provide a safer district by reducing dog-related offences through the registration of dogs, educating their owners, and investigating complaints.
- The planning service ensures that new development is undertaken appropriately and sustainably throughout the district. This allows development to support a prosperous community without compromising the rights of residents and the district's physical and natural assets and resources. It achieves this aim by the appropriate application of the Resource Management Act 1991, through the review and implementation of the District Plan, as well as its resource consent and monitoring functions.
- Council's building control services ensure that the district's buildings and other associated structures (such as swimming pools) are safe, habitable, and meet national legislative requirements primarily under the Building Act 2004 and Building Code.
- Compliance and enforcement management activities focus on working with the community to ensure the district remains a peaceful and attractive place to live and work. Council aims to reduce littering, effectively manage freedom camping, and respond to noise nuisances via the application of bylaws and other legal mechanisms. Alcohol licensing ensures that the statutory requirements and the objectives of the Sale and Supply of Alcohol Act 2012 are being met, in that the sale and supply of alcohol should be undertaken safely and responsibly, and any harm caused by excessive or inappropriate consumption of alcohol should be minimised.
- Under the Civil Defence Emergency Management Act 2002, Council must be prepared to provide readiness, response, and recovery in the event of an emergency. The Buller District has a full-time Emergency Management Officer based in Westport. West Coast Regional Council provides additional staff and resources in the event of a Civil Defence emergency.
- Environmental health ensures that operators meet required public health standards in particular the safe preparation and service of food.
- Undertake Master Planning to ensure the future requirements of our townships are accommodated in relation to services, risk mitigation and social requirements.

Links to Community Outcomes



Social

- Provide essential services to residents and businesses to support a healthy environment.
- Ensure environmental health standards are met so that food offered for sale is prepared appropriately and safe for consumption.
- Provide and develop safe public places.
- Emergency management is a key function in ensuring that injury to people and damage to property is minimised in the event of natural disasters.
- Council is ready to respond in an emergency and empowers residents to be better prepared physically and psychologically for a Civil Defence event.
- Plan to ensure communities understand the natural hazard impacts and are prepared to implement mitigation strategies



Affordability

- By applying bylaws and other legal mechanisms to ensure facilities and services are fit for purpose.
- Ensure quality assurance requirements for building consent authorities are met.
- Focus on user pays to ensure ratepayers do not subsidise compliance requirements



Prosperity

- Make information easily available about Council, its functions and services.
- Recognise and support education excellence and opportunity in the district.
- Provide essential services to residents and businesses to support a healthy environment.
- Develop and implement policies and practices that enhance our environmental sustainability and biodiversity.
- Ensure appropriate management and promotion of the district's natural and physical resources.
- Provide a framework to accommodate new development and future business opportunities through the updated district planning processes (TTPP).



Environment

- By providing essential services to residents and businesses to support a healthy environment.
- Develop and implement policies and practices that enhance our environmental sustainability and biodiversity.
- Ensure appropriate management and promotion of the district's natural and physical resources.

Considerations and impact

Te Tai o Poutini Plan

The Local Government Commission opted to transfer the statutory powers associated with district plan-making to the Regional Council. The project is called the Te Tai o Poutini Plan (One District Plan) and was publicly notified as a Proposed Plan on 14 July 2022.

Over the past 12 months, submissions have been heard by the independent commissioners. The hearing commissioners have been working on their decision reports and recommendations to the Committee, and it is expected that these will be delivered to the TTPP Joint Committee in tranches, with all reports received by TTPP staff by June 2025. With over 14,000 submission points, it is expected that there will be a large number of changes to the recommended Plan, and it is essential for the Committee to have sufficient time to review these and understand them. The hearings were divided into 22 topics, and each topic will have a separate decision report and recommendations that will be brought to the Committee.

2025/26 Financial Year

The TTPP Joint Committee will make decisions on the combined plan over the first three months of the 2026 financial year. It is anticipated that the operative TTPP will be notified prior to the local government elections in October 2025.

During the 2025/26 financial year, it is anticipated that plan variations or plan changes will also be considered on the following:

1. Greymouth Coastal and Flood Hazards overlays will be updated to reflect new hydrodynamic modelling information.
2. The Historic Heritage Schedule will be updated following a detailed assessment of the schedule as notified in the proposed plan.
3. New regional scale assessment of land instability hazards has been completed by GNS Science, and updates to the Land Instability Hazards maps will be proposed.
4. Changes recommended by the Hearings Panel but where no scope has been provided in the submissions will be considered for a separate plan change.

Once the operative TTPP is notified, submitter appeals are expected. Mediation and possible Environment Court proceedings will be undertaken during the latter part of this financial year.

2026/27 Financial Year

This year will include:

- Mediation and Court proceedings post-plan notification.
- *Ongoing administration and plan changes
- *Ongoing governance and decision making

2027/28 Financial Year

Ongoing administration, plan changes and governance are a permanent feature of TTPP. A rolling review of the Plan may also be initiated.

*Once the TTPP is operative, plan changes will be undertaken by the TTPP Committee rather than the individual district Councils. Council planning and consenting staff will still be part of the process, but TTPP staff will administer the process, and TTPP Committee will be the decision-makers

Civil defence and climate change

Council will continue to review the risks of climate change for the district in the short and long term. Recent storm events have highlighted how climate change may seriously impact Council infrastructure and the provision of services, as well as our wider community. The lessons learned from recent events have helped inform decision-making to ensure that new development is undertaken sustainably and does not unduly increase the risk to life or property.

Climate change issues have a link with the Civil Defence activity that is budgeted for and undertaken by Council because climate change must be factored into future emergency planning.

Climate adaptation is concerned with action that can be taken to reduce the impact of climate-related hazards on our district. The science is clear: our

climate is changing and will continue to do so in the future. Part of Council's role, in conjunction with the West Coast Regional Council, is to understand what the changes will mean for our district and to work with our community to understand these impacts and their effects. Council is following a 10-step process developed by the Ministry for the Environment (MfE), which involves assessing climate-related hazards, including sea level rise, increased river flooding, erosion, and landslides, among others.

Building Consent and processes

The three Councils on the West Coast are looking to standardise the fees and charges we all apply to the Regulatory Building Department processes. This will ensure a consistent approach and fair approach for anyone undertaking building activities across the three Councils. A common approach that utilises the user pays philosophy to ensure the ratepayer is not subsidising the functions of the Building Department.

Negative effects

The current District Plan is 13 years old and is outdated due to numerous changes within the district and the entire West Coast over the years. Within the life of this new Long-Term Plan, the new TTPP will become operative. It is based on the latest expectations from the central government and provides a comprehensive framework to apply planning expectations. Several key topics within the plan will bring about change for many members of the general public, and we encourage the public to familiarise themselves with the content when considering any significant developments.

A significant amount of investment has been made to understand the natural hazard landscape within the Buller region. There is still more analysis to be done;

however, we now have a greater understanding of our risks. Thus, ensuring that the new TTPP has the latest scientific information across the natural hazards landscape will mean that some properties will be identified in zones affected by hazards. This may impact their ability to make significant modifications to their property without undergoing a resource consent process. Doing so will ensure all effects can be evaluated to protect both property and the public now and for future generations.

Significant capital expenditure

Council/District Civil Defence Emergency Management Centre (EOC) is located on the second floor of the Victoria Square Grandstand offices and Amenities building. Buller Search and Rescue use the EOC as their base. An EOC is required to be built to a standard that ensures it will be fully operational after a major seismic event, allowing all civil defence responders, such as Fire and Emergency, Police, St John, Buller Electricity, NZ Health, and Council, to coordinate their response.

The current building does not meet current standards, and therefore, there is a significant risk that civil defence responders, after an event such as the AF8 occurs, would not have an EOC from which to work.

Council has started the planning for a standalone EOC with a total capital spend of \$3.1 million. The initial design is expected to commence in the 2025/2026 financial year, and if approved, the build is scheduled to occur in the 2026/2027 financial year. The building would provide space for several Council day-to-day activities, while Search and Rescue and other emergency responders would be able to utilise the space for any major events they needed to manage.

This project is described above, as civil defence is an activity included in the Regulatory Services function; however, the budget for the actual build appears in the Community Facilities function.

Funding allocations

Activity	Funding Mechanism		
	General rate	Fees	Capital Spend
Resource Management Planning	90-98%	2-10%	<ul style="list-style-type: none"> Cash reserves Loans
Resource Consents	30-40%	60-40%	<ul style="list-style-type: none"> Cash reserves Loans
Building consents	35-45%	55-65%	<ul style="list-style-type: none"> Cash reserves Loans
Dog licensing	30-40%	60-70%	<ul style="list-style-type: none"> Cash reserves Loans
Animal control	90-98%	2-10%	<ul style="list-style-type: none"> Cash reserves Loans
Environmental Health - Food Premises	60-70%	30-40%	No Capital spend
Environmental Health - Liquor Licensing	75-90%	10-25%	No Capital spend
Environmental Health - Noise	90-95%	5-10%	No Capital spend
Environmental Health - General Inspection	100%		No Capital spend
Environmental Health - Freedom Camping	100% externally funded		No Capital spend
Emergency Management	100%		<ul style="list-style-type: none"> Cash reserves Loans Grants

Key performance indicators

Regulatory

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Building Consent Authority	Social Economic Environment	Ensure the public is protected through building consents adhering to NZ Building Code. Ensure quality assurance requirements for building consent authorities are met, as required by Regulation 17 of the Building Consent Authorities Regulation 2006.	Process building consent applications within the statutory timeframes and comply with the NZ Building Code.	100% of building consents comply with the NZ Building Code and are granted within the statutory timeframes. 100% of buildings under construction are inspected to ensure that code of compliance is achieved. Continue to retain accreditation by passing the biennial IANZ Audits. Next audit due end of 2025.	100% of building consents comply with the NZ Building Code and are granted within the statutory timeframes. 100% of buildings under construction are inspected to ensure that code of compliance is achieved. Continue to retain accreditation by passing the biennial IANZ Audits. Next
Resource Consent Planning	Social Economic Environment	Ensure appropriate management and promotion of the district's natural and physical resources.	Process non-notified resource consents within statutory timelines.	Process 100% of non-notified resource consents within statutory timeframes.	Process 100% of non-notified resource consents within statutory timeframes.
Food premises Public Health and Safety	Social Economic	Ensure compliance with environmental health standards by undertaking inspections so that all food and other licence premises comply with the relevant legislation.	Inspect all food premises, hairdressers, funeral homes, camping grounds and offensive traders, ensuring they meet the Food Hygiene Regulations 1974 and the Food Act 2014.	All food premises are inspected according to their status of 9, 12 or 18-month frequency. Inspect 100% of all hairdressers, funeral homes, camping grounds and offensive traders once annually for compliance.	All food premises are inspected according to their status of 9, 12 or 18-month frequency. Inspect 100% of all hairdressers, funeral homes, camping grounds, and offensive traders once annually for compliance.
Liquor Licences	Social Economic	Ensure liquor licencing standards are met to ensure managers, establishments, clubs & associations are acting in within the Sale of Alcohol Act.	Process all applications according to the Act, policies and guidelines. Ensure applications are processed in a timely and efficient manner. Inspect all Liquor premises to ensure compliance to the Sale & Supply of Alcohol Act 2012.	Inspect all Liquor premises as per policy. Process all completed-in-full applications within 60 of receipt (except those that are challenged). Process all challenged applications within 30 working days post hearings.	Inspect all Liquor premises as per policy. Process all completed-in-full applications within 60 of receipt (except those that are challenged). Process all challenged applications within 30 working days post hearings.

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Animal Control	Social Affordability	Keep the public safe from dogs and wandering stock	Residents satisfied with the level of service	75% of residents are satisfied with the service provided	80% of residents are satisfied with the service provided
Enforcement Compliance	Social Environmental	Ensure Council responds in an effective manner to public service requests associated with enforcement to ensure public safety and compliance with regulations	Council coordinates response to any public-initiated enforcement services requests in an effective and timely manner.	Public-initiated Service requests related to enforcement are responded to within two working days	Public-initiated Service requests related to enforcement are responded to within 2 working days.

Emergency Management

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Civil Defence Emergency Management	Social Affordability	<p>Allows the community to have confidence in Council's ability to respond in an emergency as well as empowering residents to be better prepared physically and psychologically for a civil defence event.</p> <p>Facilitates better preparation, leading to a better response and a quicker and more effective recovery.</p> <p>Ensure adequate staff are trained to respond to civil defence emergencies and EOC activations.</p> <p>Ensures Council has an operative Business Continuity Plan (BCP) to manage BAU during crisis</p>	<p>Capability minimum standards (trained staff for three shifts)</p> <p>EOC / ECC functional premises with alternate arrangements and resources</p> <p>Active BCP to enable EM functions alongside critical Council activities.</p>	<p>Each discipline with the CDEM role in the EOC has three trained local members.</p> <p>Facilities operable to minimum EOC requirements. Alternative premises sourced and resourced accordingly</p> <p>BCP approved and current. Annual review completed</p>	<p>Each discipline with the CDEM role in the EOC has three trained local members.</p> <p>Facilities operate a good level of service EOC. Alternative premises sourced and resourced accordingly</p> <p>BCP approved and current. Annual review completed</p>

Funding Impact Statement for Regulatory Services

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	1,893	1,898	2,067	2,213	2,390	2,499	2,687	2,794	2,999
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	1,632	1,685	1,736	1,785	1,833	1,882	1,930	1,982	2,031
Internal charges and overheads recovered	80	82	84	85	87	89	90	92	94
Local authorities fuel tax, fines, infringements fees and other receipts	2	2	2	2	2	2	2	2	2
Total operating funding A	3,607	3,667	3,889	4,085	4,312	4,472	4,709	4,870	5,126
Applications of operating funding									
Payments to staff and suppliers	2,536	2,640	2,803	2,905	3,071	3,174	3,347	3,444	3,638
Finance costs	1	0	0	0	0	0	0	0	0
Internal charges and overheads applied	879	934	990	1,082	1,139	1,190	1,252	1,312	1,371
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	3,416	3,574	3,793	3,987	4,210	4,364	4,599	4,756	5,009
Surplus/ (deficit) of operating funding A-B	191	93	96	98	102	108	110	114	117
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	325	333	341	348	355	362	369	376	383
Increase/(decrease) in debt	(10)	(5)	0	0	0	0	0	0	0
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	315	328	341	348	355	362	369	376	383
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	12	12	13	13	13	13	14	14	14
Increase/ (decrease) in reserves	494	409	424	433	444	457	465	476	486
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	506	421	437	446	457	470	479	490	500
Surplus/ (deficit) of capital funding C-D	(191)	(93)	(96)	(98)	(102)	(108)	(110)	(114)	(117)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
<hr/>									
Depreciation	8	10	12	14	16	18	20	22	24
Transfer from Depreciation Reserve	(22)	(18)	(13)	(13)	(13)	(13)	(14)	(14)	(14)
Reserve financial contributions transferred to RFC reserve	325	333	341	348	355	362	369	376	383
Separate balances transfers	0	0	(0)	0	0	0	0	(0)	(0)
	311	326	341	350	358	367	375	384	393
	(183)	(83)	(83)	(83)	(86)	(90)	(90)	(92)	(93)

Roading and Transport - Roothing

What we do

The roading activity provides for planning, operations, maintenance, development and improvements to the roading network so that it is affordable, integrated, safe, responsive and sustainable.

Council provides, maintains and renews sealed and unsealed roads, bridges and culverts to enable people to move around for employment, recreation, shopping, social activities and business purposes. It also provides road signs, markings and street lighting to ensure that travel is safe and convenient. Council reviews the road network in response to changing needs and develops forward work plans to ensure the road network is fit for purpose.

Why are we involved in this activity?

The roading activity provides people with access to employment, services, education and recreation, as well as providing for the movement of goods and services to support the local economy. The road corridor also provides access for critical services such as electricity, telecommunications, water supply and waste disposal.

Assumptions

Waka Kotahi NZTA will provide funding for local roads at 75% for the 2024/2027 period of this Long-Term Plan. Funding for the Karamea Highway, which is a Special Purpose Road, is confirmed to remain at 100% until 30 June 2027.

Council and Waka Kotahi NZTA have agreed to leave Special Purpose Roads as 100% FAR supported for the 2024/2027 National Land Transport Programme. For the remainder of this Long-Term Plan, it is Council's assumption that the Karamea Highway will remain fully funded by Waka Kotahi NZTA into the future. However, this has not been formally agreed by NZTA, and negotiations are continuing.

Council assumes that fuel tax rates remain at the current level and that fuel consumption remains at the current level (fuel tax received helps to offset the cost of providing roading throughout the District).

Negative effects

Roads can disrupt natural drainage patterns, introduce contaminants into stormwater, and alter the landscape. The purpose of road management systems is to minimise these effects while still providing a safe platform for development. There can be significant negative effects if the roading network is inadequate or under-maintained. Inadequately maintained roads pose an increased safety risk and significantly increase travel and maintenance costs. This risk is mitigated by ensuring that renewals are undertaken in line with the Roothing Asset Management Plan. This plan ensures that road maintenance is undertaken at the optimum level to maintain the current level of service provided.

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Roading & Transport	Local Roads Capital Investment (75% NZTA Funded) 2025-26 to 2033-34 \$43.1m			
	Karamea Highway Capital Investment (100% NZTA Funded) 2025-26 to 2033-34 \$42.8m			
	Transport and Urban Development Operating Costs (75% NZTA Funded) 2025-26 to 2033-34 \$675k			

Aspects of the capital expenditure relate to improvements on the Karamea Highway, which currently attracts 100% subsidy from Waka Kotahi NZTA.

Funding allocations

Activity	Funding Mechanism		
	General rate	NZTA Subsidy	Capital Spend
Roading – Local Roads	25%	75%	<ul style="list-style-type: none"> General Rates NZTA Subsidy
Roading – Special Purpose Road (Karamea Highway)	-	100%	<ul style="list-style-type: none"> Loans

Links to Community Outcomes



Social

- By providing a safe roading system.



Affordability

- By providing everyone easy access to the roading network.
- By providing links to sustain rural communities.



Environment

- By helping reduce energy consumption in our community.

Significant issues

Special Purpose Road - Karamea Highway

In northern Buller, the 49 km section of road over the Karamea Bluff, between Mokihinui and Karamea, forms the majority of the Karamea SPR. A 12km section from Karamea to Kohaihai completes the 61km of special purpose road designation in our district.

The SPR is historically known as the Karamea Highway and was originally constructed, operated and funded by NZTA as part of State Highway 67. In the early 1990s, the designation was changed by Waka Kotahi NZTA to a special purpose as part of a wider review and state highway strategy. At that time, SPRs received 100% of funding for maintenance and upgrading from Waka Kotahi NZTA.

In 2003, the legislative power to create SPRs was removed, leaving Waka Kotahi NZTA with a process of gradually phasing them out. All affected road controlling authorities have been developing transition plans to agree on the terms for this process and how these SPRs will be funded into the future. Buller has continued to advocate against the return of this road to the district, arguing that it should be funded and managed elsewhere. NZTA has agreed to maintain 100% FAR funding support for the triennial investment period, 2024-2027.

The challenges we need to address...

There are many challenges related to managing the Karamea Highway, especially the Karamea Bluff section. This goes back to its original corduroy construction, which included using organic materials such as trees, brush, and soil to build its foundation. Decomposition over time has caused instability, which, together with slips and washouts due to the natural terrain, has led to significant risk and safety concerns, as well as high repair and maintenance costs.

Significant weather events experienced throughout 2021 and 2022 have resulted in widespread damage across the Karamea Highway. This road damage has been repaired under the work category 141 which enables funding from the

National Land Transport Fund (NLTF) in response to a defined, major, short-duration natural event (a qualifying event) that has directly reduced customer levels of transport service significantly below those that existed prior to a storm event that resulted in the unforeseen and significant expenditure.

Key facts of the Karamea Highway:

- Karamea Highway is the only road access north of Mokihinui and services a population of approximately 700 people.
- There is no commercial access to the region by sea and the airport at Karamea is limited to small charter flights with a maximum of 12 seats.
- Records indicate that approximately 252 vehicles use the highway daily, of which approximately 60 people from Karamea Township stated that they commute in or out using Karamea Highway daily.
- The Karamea Highway provides access to the Heaphy Track and Oparara Arches, which are major tourist attractions for this area and part of the new Pounamu Pathway.
- Costs of emergency works have proven to be highly variable and unpredictable. Recent extreme weather events have been proven to have caused multi-million-dollar worth of direct road damage, as well as a significant indirect impact on business, transport access, and community.

Council's view remains that any work programme and financial investment going forward on the Karamea Highway will need to remain 100% funded by Waka Kotahi NZTA.

Roading and Transport - Transport

What we do

The transport activity provides for planning, operations, maintenance, development and improvements to the transport network so that it is affordable, integrated, safe, responsive and sustainable. Although having strong links with roading, transport established interrelated programs of work and budgets. These programs include public transport services, cycle and walkways, signs and wayfinding, parking infrastructure and footpaths.

Council provides, maintains and renews footpaths, seats and shelters to enable people to move around for employment, recreation, shopping, social activities and business purposes. Council reviews the transport network in response to changing needs and develops plans to ensure the transport network is able to cater for future growth. Council also provides support for the continued operation of the Westport taxi services which provide public transport.

Urban development is undertaken to provide a more pleasant environment for our communities through the use of plantings, street treatments, and decorative measures. This extends to the beautification of main thoroughfares with street flags and hanging floral baskets.

Why are we involved in this activity?

The transport activity allows the community to travel to employment, services, education and recreation activities. Benefits include a more active and healthy community, encouraging residents and visitors alike to explore and experience our amazing District and generally improved well-being and sense of community.

Assumptions

Waka Kotahi NZTA will provide funding for certain transport activities, including public transport services, footpath maintenance and resurfacing at 75% of the cost for the 2025/2027 period of this Long-Term Plan.

Council continues to plan for areas of the region that are experiencing residential developments and growth. Further impacts on the transport network of any other significant subdivisions or land use changes will be managed via consenting processes (e.g. resource consent conditions and financial contributions).

Negative effects

There can be significant negative effects if the footpath network is inadequate or under-maintained. Inadequately maintained footpaths are an increased safety risk, and they significantly increase renewal costs. This risk is mitigated by ensuring that renewals are undertaken in line with an Asset Management Plan. This plan ensures that footpath maintenance is undertaken to maintain the current level of service provided.

Links to Community Outcomes



Social

- By providing a safe footpath system.
- By promoting cycleways and walkways, signs wayfinding and parking infrastructure.



Prosperity

- By providing everyone easy access to the greater roading network by providing links to sustain rural communities.
- By providing assistance with public transport



Environment

- By helping reduce energy consumption in our community.
- By creating relationships within the community that contribute to the overall beautification of our transport spaces and ensure that mobility issues are addressed for all stakeholders.

Funding allocations

Activity	Funding Mechanism		
	General rate	NZTA Subsidy	Capital Spend
Transport	25%	75%	<ul style="list-style-type: none"> • General Rates • NZTA Subsidy • Loans

Key performance indicators

Roading & Transport

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Roads and transport	Social Affordability Prosperity	Roads, footpaths, and transport links help to achieve an integrated, safe, responsive, and sustainable land transport system.	Mandatory Performance Measure 1: No change or reduction in the safety quality of the road network from the previous financial year in the number of fatalities and serious injury crashes. Ensure district roads remain safe.	Either: no change or a reduction in the safety quality of the roading network from the previous financial year.	Either: no change or a reduction in the safety quality of the roading network from the previous financial year.
Roads and transport	Social Affordability Prosperity	Roads, footpaths, and transport links help to achieve an integrated, safe, responsive, and sustainable land transport system.	Mandatory Performance Measure 2: The sealed and unsealed roads are fit for purpose and provide for comfortable, efficient, and safe travel. Smooth Travel Exposure (STE - system scoring count) is measured on our sealed road network. Sealed and unsealed roading network is being maintained.	STE is greater than 90% STE performance per km of road roughness. ≥ 85% of Potholes are fixed within 24 hours of being reported. ≥ The three-year average for sealed local road that is resurfaced is at least 5.8% per annum based on network length. From 1 July 2027, this should be increased to 9%. Unsealed network surfacing renewal annual target of greater than 2,500m3.	STE is greater than 90% STE performance per km of road roughness. ≥ 85% of Potholes are fixed within 24 hours of being reported. ≥ The three-year average for sealed local road that is resurfaced is at least 9% per annum based on network length. Unsealed network surfacing renewal annual target of greater than 2,500m3.
Roads and transport	Social Affordability Prosperity	Roads, footpaths, and transport links help to achieve an integrated, safe, responsive, and sustainable land transport system.	Mandatory Performance Measure 3: Footpaths are fit-for-purpose and provide for comfortable and efficient travel. Footpaths are maintained within the level of service standard for the condition of footpath.	Continue to achieve >75% of district footpaths ranked as grade 1 and 2 (satisfactory). Continue to achieve >95% of district footpaths ranked as grade 1 through to 3 (satisfactory – fair).	Continue to achieve >75% of district footpaths ranked as grade 1 and 2 (satisfactory). Continue to achieve >95% of district footpaths ranked as grade 1 through to 3 (satisfactory – fair).
Roads and transport	Social Affordability Prosperity	Roads, footpaths, and transport links help to achieve an integrated, safe, responsive, and sustainable land transport system.	Mandatory Performance Measure 4: Responsive to, and focus on, the customer. Ensure that customers' service requests relating to roads and footpaths are acknowledged and placed into the forward works programme (as appropriate in relation to priority).	Service requests are managed through the service request systems, and >85% of requests are planned for action, in line with the level of service criticality, within 15 working days.	Service requests are managed through the service request systems, and >85% of requests are acknowledged and planned for action, in line with the level of service criticality, within 15 working days.

Funding Impact Statement for Roading & Transport

	Long Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan ong	Term Plan
	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Sources of Operating Funding										
General rates, uniform annual general charge, rates penalties	2,975	2,849	3,369	3,480	3,552	3,705	3,781	3,861	4,007	
Targeted rates	0	0	0	0	0	0	0	0	0	
Subsidies and grants for operating purposes	3,824	3,885	5,110	5,198	5,256	5,525	5,605	5,659	5,933	
Fees and charges	0	0	0	0	0	0	0	0	0	
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0	
Local authorities fuel tax, fines, infringements fees and other	120	123	126	129	131	134	136	139	141	
Sources of operating funding	A	6,919	6,857	8,605	8,807	8,939	9,364	9,522	9,659	10,081
Applications of operating funding										
Payments to staff and suppliers	4,234	4,309	5,612	5,708	5,765	6,104	6,190	6,240	6,586	
Finance costs	25	24	23	33	32	30	28	26	24	
Internal charges and overheads applied	1,463	1,513	1,772	1,826	1,871	1,926	1,969	2,024	2,072	
Other operating funding applications	0	0	0	0	0	0	0	0	0	
Total applications of operating funding	B	5,722	5,846	7,407	7,567	7,668	8,060	8,187	8,290	8,682
Surplus/ (deficit) of operating funding	A-B	1,197	1,011	1,198	1,240	1,271	1,304	1,335	1,369	1,399
Sources of capital funding										
Subsidies and grants for capital expenditure	5,089	4,523	8,687	8,922	9,154	9,382	9,608	9,838	10,055	
Development and financial contributions	0	0	0	0	0	0	0	0	0	
Increase/(decrease) in debt	(42)	(43)	(44)	(53)	(55)	(57)	(58)	(60)	(62)	
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	
Lump sum contributions	0	0	0	0	0	0	0	0	0	
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	
Total sources of capital funding	C	5,047	4,480	8,643	8,869	9,099	9,325	9,550	9,778	9,993
Application of Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	
- to improve the level of service	2,315	0	326	335	344	352	361	369	377	
- to replace existing assets	3,931	5,491	9,516	9,772	10,026	10,278	10,524	10,777	11,014	
Increase/ (decrease) in reserves	(2)	0	(1)	2	0	(1)	0	1	1	
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0	
Total applications of capital funding	D	6,244	5,491	9,841	10,109	10,370	10,629	10,885	11,147	11,392
Surplus/ (deficit) of capital funding	C-D	(1,197)	(1,011)	(1,198)	(1,240)	(1,271)	(1,304)	(1,335)	(1,369)	(1,399)
Funding balance	((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	5,307	5,520	5,610	5,699	5,800	5,904	6,013	6,126	6,237	
Transfer from Depreciation Reserve	(5,307)	(5,520)	(5,610)	(5,699)	(5,800)	(5,904)	(6,013)	(6,126)	(6,237)	
	0	0	0	0	0	0	0	0	0	
	2	0	1	(2)	0	1	0	(1)	(1)	

Water Supplies

What we do

Council manages drinking water supplies to support the health and well-being of the community.

Why are we involved in this activity?

Drinking water is an essential need for individuals and commercial operations. Council provides sufficient quantities of drinking water for domestic and commercial needs and public amenities. Council water management is required under a number of legal statutes.

Assumptions

There will be no significant change to current water demand from any of Council water supplies. Any significant increase in water consumption due to additional subdivision, housing or industry will be addressed as part of the development (e.g. through a financial contribution).

There will be no major infrastructure failures.

It is anticipated that an amendment to our Long-Term Plan (Long-Term Plan) will be necessary next year due to recent legislative changes. This amendment will ensure our strategic planning remains compliant with new regulatory requirements and timelines. The reason for this is due to the Coalition government's Local Water Done Well reform.

Significant projects

Westport water supply

The Westport water catchment was damaged in the February 2022 severe weather event. Elements of the supply have remained vulnerable. This Long-Term Plan proposes investment to ensure ongoing resilience and provide a safe, reliable and adequate drinking water supply for our district's largest population. This includes water loss and water resilience upgrade work on the intake, treatment processes and distribution networks. Major projects include trunk main replacement (Stage 2), raw water

storage reservoir improvements, p, Tunnel 1 PE lining and North Branch source connection. Resource consenting for water abstraction will be renewed.

Further mains replacement and reticulation pipe work are planned to be completed in both Westport and Carters Beach communities. A backflow prevention programme will protect the network and consumers, ensuring a step towards compliance.

Reefton water supply

Reefton water supply will have a backflow prevention and mains replacement programme undertaken throughout the life of this plan.

Punakaiki water supply

Continued investment in water safety compliance and water treatment via the installation and operation of chlorination in the supply. Council will continue to work with others to seek external funding for the wider Punakaiki water supply upgrade project.

Negative effects

There are no negative effects to upgrading drinking water supplies when viewed through the lens of community health. To ensure compliance and meet the requirements of water safety plans, drinking water suppliers must be on a pathway towards achieving this goal, providing safe drinking water to all consumers.

Links to Community Outcomes

Capital expenditure and changes in level of service



Social

- By providing safe drinking water to support a healthy community.
- By providing water for sanitary services.
- By maintaining sufficient water for firefighting purposes.

Levels of service

Levels of service have been summarised into a number of more specific target performance standards as below:

- To ensure that all supplies have sufficient water at the source and within the system to meet the reasonable needs of the consumers.
- To ensure that connections are provided with adequate water pressure under normal use.
- To ensure that fire hydrants provide an adequate firefighting supply.
- To ensure the quality of the water supplies meets the expectations of each community and all legal requirements.
- To maintain the service to the consumer with a minimum of disruption and inconvenience.
- To minimise the quantity of unaccounted water.
- To ensure that supplies are managed cost-effectively.
- To ensure that supplies are managed in an environmentally sensitive manner.
- The corresponding levels of service established as a means of achieving the performance standards, as set out above.



Environment

- By conserving water and encouraging others to do the same.



Affordability

- By meeting commercial and community needs at an affordable cost with equal access to water.

Funding allocations

Activity	Funding Mechanism		
	Targeted rate	Fees	Capital Spend
Water	100%	-	<ul style="list-style-type: none"> Targeted Subsidies/Grants Cash reserves Loans

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Drinking Water	Westport North Branch Re-connect \$3.1m		Westport Tunnel #1 Lining \$3.1m	Westport Trunk Main Extension \$3.2m
	Pipe Renewals 2025-26 to 2033-34 \$6.8m			
	Improved Water Standards and Backflow Prevention 2025-26 to 2033-34 \$6.4m			

Targeted rates

Water Supply - Targeted Rates (inc of GST)	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,401.15	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Reefton	\$1,347.15	\$1,448.67	\$1,584.25	\$1,618.28	\$2,015.02	\$2,015.02	\$2,046.50	\$2,046.50	\$2,132.78	\$2,261.05
Little Wanganui	\$432.95	\$765.57	\$1,024.57	\$1,207.96	\$1,718.03	\$2,490.43	\$2,617.71	\$2,748.67	\$2,883.84	\$3,021.04
Mokhinui	\$478.40	\$460.00	\$1,723.18	\$2,108.69	\$3,032.47	\$3,096.83	\$3,259.94	\$3,986.27	\$3,986.27	\$3,986.27
Ngakawau-Hector	\$356.50	\$356.50	\$356.50	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55
Waimangaroa	\$2,274.62	\$2,274.62	\$2,274.62	\$2,274.62	\$2,933.75	\$3,103.79	\$3,208.80	\$3,393.21	\$3,506.75	\$3,706.09
Cape Foulwind	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Punakaiki Water	\$1,430.83	\$3,216.76	\$3,400.05	\$3,592.11	\$4,028.45	\$4,169.94	\$4,346.03	\$4,346.03	\$4,346.03	\$4,346.03
Inangahua Junction	\$1,193.69	\$2,380.97	\$3,190.83	\$3,740.19	\$4,360.49	\$4,427.36	\$4,487.10	\$4,493.14	\$4,493.14	\$4,493.14
South Grantly	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50

These targeted rates include GST.

Key performance indicators - water

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Provide an adequate quality of water	Social Affordability Prosperity Environment	Safe drinking water supports the health of our community.	Council water supplies conform to part 4 and part 5 of the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and the Drinking Water Quality Assurance Rules.	Full compliance (100%) with part 4 (bacteria compliance criteria). Full compliance (100%) with part 5 (protozoa compliance criteria).	Full compliance (100%) bacteria compliance criteria. Full compliance (100%) protozoa compliance criteria
Provide a reliable supply of water	Social Affordability Prosperity Environment	A reliable supply of water is provided through a maintained network.	No more than a 30% of real water loss from the networked reticulation system.	No more than 30% water loss from the networked reticulation system. Unachievable as we have no means of measurement	No more than 30% water loss from the networked reticulation system. Unachievable as we have no means of measurement
Provide a reliable supply of water – demand management	Social Affordability Prosperity Environment	Demand on the water supply is managed through a maintained network.	Meet the average consumption of drinking water per day per resident within the Buller District.	A minimum of 700 litres per resident per day is available.	A minimum of 700 litres per resident per day is available
Provide an acceptable supply of water – customer satisfaction		An acceptable supply of water is provided through a maintained network to communities	Stated performance delivery of the supply does not exceed the total complaints received target on the following aspects of the drinking water: <ul style="list-style-type: none"> • Clarity • Taste • Odour • Pressure or flow • Continuity of supply 	Less than 5 valid complaints per 1,000 connections for these measures.	Less than 5 valid complaints per 1,000 connections for these measures.

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
<p>Provide a reliable supply of water - fault response times</p>	<p>Social Affordability Prosperity Environment</p>	<p>A reliable supply of water is provided through a maintained network.</p>	<p>Response to network outages, faults and unplanned interruptions are measured.</p>	<p>Attendance for urgent call-outs: Priority A: from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most.</p> <p>Resolution of urgent call-outs: Priority A: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be three working days at the most.</p> <p>Attendance for non-urgent callouts: Priority B: from the time Council receives notification to the time that service personnel reach the site is to be eight hours at the most.</p> <p>Attendance for non-urgent callouts: Priority C: from the time Council receives notification to the time that service personnel reach the site is to be two working days at the most.</p> <p>Resolution of non-urgent callouts: Priority B & C: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be five working days at the most.</p> <p>Attendance for non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel reach the site is to be five working days at the most.</p> <p>Resolution of non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be twenty working days at the most.</p>	<p>Attendance for urgent call-outs: Priority A: from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most.</p> <p>Resolution of urgent call-outs: Priority A: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be three working days at the most.</p> <p>Attendance for non-urgent callouts: Priority B: from the time Council receives notification to the time that service personnel reach the site is to be eight hours at the most.</p> <p>Attendance for non-urgent callouts: Priority C: from the time Council receives notification to the time that service personnel reach the site is to be two working days at the most.</p> <p>Resolution of non-urgent callouts: Priority B & C: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be five working days at the most.</p> <p>Attendance for non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel reach the site is to be five working days at the most.</p> <p>Resolution of non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be twenty working days at the most.</p>

Table 1: Drinking Water Quality Assurance Rules and WSA 2021

Water Supply (plant compliance)	Population (WINZ)	Bacterial Compliance		Protozoal Compliance (%)	
		Current Performance	Target	Current Performance	Target
South Granity Tank Supply (administered by Council)	30	No *	No	No *	No
Hector/Ngakawau (administered by Council)	219	No*	No	No *	No
Inangahua Junction	70	Yes	Yes	Yes	Yes
Little Wanganui	150	No*	No	No *	No
Mokihinui	100	No*	No	No *	No
Punakaiki	230	Yes	Yes	No****	Yes
Reefton	951	Yes	Yes	Yes	Yes
Waimangaroa	300	No *	No	No*	No
Westport (including Carters Beach)	4974	Yes	Yes	Yes	Yes

* No treatment plant to enable compliance, **** Insufficient sampling, non-compliance of certain parameters

Table 2: Water leakage

Water Supply	Connections	Actual Performance	Target	Method
South Granity Tank Supply (administered by Council)	23	2023/2024 : not measured.	30%	MNF
Hector/Ngakawau	176	2023/2024 : not measured.	30%	MNF
Inangahua Junction	33	2023/2024 : not measured.	30%	MNF
Little Wanganui	78	2023/2024 : not measured.	30%	MNF
Mokihinui	50	2023/2024 : not measured.	30%	MNF
Punakaiki	93	2023/2024 : not measured.	30%	MNF
Reefton		2023/2024 : not measured.	30%	MNF
Waimangaroa	137	2023/2024 : not measured.	30%	MNF
Westport	2694	2023/2024 : 46%	30%	WB

MNF = Minimum Night Flow Water leakage is not measured in some supplies as those supplies have no treatment plant therefore there is no way of determining leakage.

WB = Water Balance.

Funding Impact Statement for Water Supplies

	Long Term Plan 2025-2026	Long Term Plan 2026-2027	Long Term Plan 2027-2028	Long Term Plan 2028-2029	Long Term Plan 2029-2030	Long Term Plan 2030-2031	Long Term Plan 2031-2032	Long Term Plan 2032-2033	Long Term Plan 2033-2034
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Sources of Operating Funding									
rates penalties	0	0	0	0	0	0	0	0	0
Targeted rates	5,474	5,893	6,412	7,110	7,473	7,834	8,212	8,623	9,090
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
fees and other receipts	0	0	0	0	0	0	0	0	0
Total operating funding	A	5,474	5,893	6,412	7,110	7,473	8,212	8,623	9,090
Applications of operating funding									
Payments to staff and suppliers	1,880	1,954	2,167	2,046	2,065	2,105	2,157	2,200	2,244
Finance costs	850	899	1,020	1,213	1,347	1,314	1,266	1,211	1,158
Internal charges and overheads applied	630	696	747	777	799	827	859	897	930
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding	B	3,360	3,549	3,934	4,036	4,211	4,282	4,308	4,332
Surplus/ (deficit) of operating funding	A-B	2,114	2,344	2,478	3,074	3,262	3,930	4,315	4,758
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	795	2,306	4,495	2,973	(981)	(1,388)	(1,537)	(1,526)	(1,306)
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding	C	795	2,306	4,495	2,973	(981)	(1,388)	(1,537)	(1,306)
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	1,029	944	1,891	1,095	886	594	558	641	955
- to replace existing assets	1,990	3,772	5,240	4,878	1,486	1,432	1,548	1,583	1,885
Increase/ (decrease) in reserves	(110)	(66)	(158)	74	(91)	174	287	565	612
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding	D	2,909	4,650	6,973	6,047	2,281	2,200	2,393	3,452
Surplus/ (deficit) of capital funding	C-D	(2,114)	(2,344)	(2,478)	(3,074)	(3,262)	(3,930)	(4,315)	(4,758)
Funding balance	((A-B)+(C-D))	0	0	0	0	0	0	0	0
Depreciation	1,568	1,700	1,816	1,897	1,929	1,955	1,984	2,008	2,052
Transfer from Depreciation Reserve	(1,568)	(1,700)	(1,816)	(1,897)	(1,929)	(1,955)	(1,984)	(2,008)	(2,052)
Separate balances transfers	27	55	16	193	224	191	219	191	202
		27	55	16	193	224	191	219	202

Wastewater

What we do

Council provides these activities to support the health and well-being of the community and the environment. Council currently provides for the collection and transportation of wastewater from residential and commercial properties of the townships of Westport, Little Wanganui and Reefton through a network of underground piping infrastructure to treatment facilities. The rest of the district is serviced by on-site disposal systems that property owners maintain.

Assumptions

It has been assumed that no significant capacity change will be required for infrastructure to meet demands from industry or population growth. Wastewater and stormwater separation work will become a high priority over the next ten years for the Westport network to meet the expected conditions of the Resource Consent renewal and ensure that the impact of stormwater flow on the wastewater networks is reduced.

Freshwater legislation for wastewater discharge will provide continued compliance challenges. A continuation of existing Resource consents, allowing discharge of primary treated and untreated sewage effluent to our rivers during storm overflow events, will be required for continued operation of all three wastewater treatment plants.

A further assumption is that there will be no major failures in wastewater infrastructure.

Wastewater and sewerage systems

Council continues a routine sewer mains replacement programme throughout Westport, Carters Beach, Little Wanganui and Reefton, as well as any resource consent compliance-related treatment plant upgrades as required. Sewer modelling for Westport and Reefton will inform aspects of stormwater and wastewater separation. This will continue to address the level of stormwater inflow and infiltration into the network and allow for planning to reduce the amount of stormwater volume, therefore improving capacity across the network.

Significant negative effects

There is potential for the discharge of effluent from wastewater systems to have significant negative effects on public health and the receiving environment. However, effluent discharges are subject to a resource consent process, and the effects of each discharge are identified. Where risks exist, there are conditions placed on that discharge to manage the potential effects. The primary purpose of the sewer system is to reduce the negative effects of wastewater discharges that would otherwise arise from households and communities.

Links to Community Outcomes



Social

- By providing a sanitary wastewater collection and treatment service.



Environment

- By protecting the environment through the treatment of wastewater.
- By providing water conservation programmes.



Affordability

- By meeting commercial wastewater needs and meeting community needs at an affordable cost

Changes in level of service

Mains upgrades resulting in increased levels of service.

Sewer modelling informs storm water separation prioritisation.

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
Wastewater	Pipe Renewals 2025-26 to 2033-34 \$10.6m			
	Westport Wastewater/Stormwater Separation 2025-34 \$4.1m			
	Riley Street Pumpstation \$1m	Riley Street Network 2026-34 \$1.7m		

Funding allocations

Activity	Funding Mechanism		
	Targeted rate	Fees	Capital Spend
Wastewater/ Sewerage	100%	-	<ul style="list-style-type: none"> • Targeted • Subsidies/Grants • Cash reserves • Loans

Targeted rates

Wastewater- GST inclusive	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,145.87	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Reefton	\$874.25	\$1,017.63	\$1,184.52	\$1,378.78	\$1,604.90	\$1,868.10	\$2,174.47	\$2,531.08	\$2,946.18	\$3,429.36
Little Wanganui	\$949.90	\$949.90	\$949.90	\$1,064.03	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$6,660.36

Key performance indicators - wastewater

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Provide adequate wastewater and sewerage systems	Social Affordability Prosperity Environment	Wastewater and sewerage systems contribute to maintaining public health.	Wastewater and sewerage systems provide adequate capacity in relation to dry weather overflows.	less than five dry-weather sewerage overflows per 1,000 connections.	less than five dry-weather sewerage overflows per 1,000 connections.
Wastewater and sewerage discharge compliance	Social Affordability Prosperity Environment	Provision of wastewater and sewerage collection and disposal systems that contribute to ensuring minimal environmental impact.	Wastewater and sewerage systems are managed within resource consent parameters, with less than five abatement notices and no infringement notices, enforcement orders and convictions in relations to those resource consents.	No abatement notices. No infringement notices. No enforcement orders. No convictions received.	No abatement notices. No infringement notices. No enforcement orders. No convictions received.
Provide acceptable wastewater and sewerage systems – customer satisfaction	Social Affordability Prosperity Environment	An acceptable wastewater and sewerage collection and disposal systems is maintained.	Stated performance delivery of the system does not exceed the total complaints received target on the following aspects of the sewerage and wastewater system: <ul style="list-style-type: none"> • Sewage Odour • Sewage System faults • Sewage System blockages • Council's response to any issues with the sewage system 	≥ less than five complaints per 1,000 connections for each of these measures.	≥ less than five complaints per 1,000 connections for each of these measures.

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
<p>Provide reliable wastewater and sewerage systems – fault response time</p>	<p>Social Affordability Prosperity Environment</p>	<p>Fault response provides a reliable wastewater and sewerage collection and disposal systems</p>	<p>Response to network overflows resulting from a blockage or other fault in the system.</p>	<p>Attendance for urgent call-out (Overflow, Blockage or Network Failure) : from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most.</p> <p>Resolution of urgent call-outs: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be three working days at the most.</p> <p>Attendance for non-urgent callouts: Priority B: from the time Council receives notification to the time that service personnel reach the site is to be eight hours at the most.</p> <p>Attendance for non-urgent callouts: Priority C: from the time Council receives notification to the time that service personnel reach the site is to be two working days at the most.</p> <p>Resolution of non-urgent callouts: Priority B&C: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be five working days at the most.</p> <p>Attendance for non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel reach the site is to be five working days at the most.</p> <p>Resolution of non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be twenty working days at the most</p>	<p>Attendance for urgent call-out (Overflow, Blockage or Network Failure) : from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most.</p> <p>Resolution of urgent call-outs: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be three working days at the most.</p> <p>Attendance for non-urgent callouts: Priority B: from the time Council receives notification to the time that service personnel reach the site is to be eight hours at the most.</p> <p>Attendance for non-urgent callouts: Priority C: from the time Council receives notification to the time that service personnel reach the site is to be two working days at the most.</p> <p>Resolution of non-urgent callouts: Priority B&C: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be five working days at the most.</p> <p>Attendance for non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel reach the site is to be five working days at the most.</p> <p>Resolution of non-urgent callouts: Priority D: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be twenty working days at the most</p>

Funding Impact Statement for Wastewater

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	0	0	0	0	0	0	0	0	0
Targeted rates	3,690	4,096	4,344	4,600	4,680	4,817	5,288	5,517	5,758
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	409	419	429	438	447	456	464	473	482
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts	0	0	0	0	0	0	0	0	0
Total operating funding A	4,099	4,515	4,773	5,038	5,127	5,273	5,752	5,990	6,240
Applications of operating funding									
Payments to staff and suppliers	1,802	1,836	1,871	1,965	1,949	1,987	2,027	2,067	2,263
Finance costs	204	282	306	309	314	324	330	313	297
Internal charges and overheads applied	453	485	501	532	545	564	586	613	645
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	2,459	2,603	2,678	2,806	2,808	2,875	2,943	2,993	3,205
Surplus/ (deficit) of operating funding A-B	1,640	1,912	2,095	2,232	2,319	2,398	2,809	2,997	3,035
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	1,614	642	2	(77)	340	(60)	(285)	(484)	(589)
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	1,614	642	2	(77)	340	(60)	(285)	(484)	(589)
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	3,247	2,552	2,097	1,860	2,237	2,282	2,485	2,498	2,532
Increase/ (decrease) in reserves	7	2	0	295	422	56	39	15	(86)
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	3,254	2,554	2,097	2,155	2,659	2,338	2,524	2,513	2,446
Surplus/ (deficit) of capital funding C-D	(1,640)	(1,912)	(2,095)	(2,232)	(2,319)	(2,398)	(2,809)	(2,997)	(3,035)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
<hr/>									
Depreciation	1,408	1,483	1,517	1,545	1,580	1,615	1,652	1,689	1,723
Transfer from Depreciation Reserve	(1,408)	(1,483)	(1,517)	(1,545)	(1,580)	(1,615)	(1,652)	(1,689)	(1,723)
Separate balances transfers	7	2	0	297	423	56	39	16	(86)
	7	2	0	297	423	56	39	16	(86)
	0	1	0	2	1	(0)	0	1	0

Stormwater

What we do

Stormwater management systems are a set of procedures and physical assets designed to manage the disposal of surface water from rainfall.

Council manages open drain stormwater systems in Hector, Ngakawau, Seddonville, Granity, Waimangaroa, Westport, Carters Beach and Reefton. In addition, there are piped stormwater systems in Westport, Reefton and Waimangaroa. Sections of the Westport piped wastewater system, and all of the Reefton piped wastewater system also convey stormwater. In Punakaiki, the only public stormwater drain is maintained by Waka Kotahi NZTA as part of their roading network. In other townships, such as Mokihinui and Little Wanganui, there are no formal stormwater systems; instead, all stormwater soaks into the ground naturally or utilises overland flow paths. Primarily, stormwater network designs are intended to protect the finished floor levels of consented habitable dwellings from stormwater resulting from local rainfall.

Why are we involved in this activity?

Council provides stormwater systems to manage surface water runoff in a way that achieves a balance between the level of protection from localised flooding and the cost to the community.

Assumptions

It has been assumed that there will be negligible population growth in urban areas, requiring further extensions to the existing stormwater reticulation. Any future significant subdivisions will need to address stormwater disposal through the development. Freshwater legislation for stormwater will provide continued compliance challenges and this will directly affect Council's ability to retain current discharge resource consents and any future conditions that will need to be met. Stormwater, as defined here, is separate from the roadside drainage in rural areas, which is covered under roading activities.

Westport is faced with the high likelihood of future severe weather events including flooding (similar to July 2021 and February 2022) due to a low-lying position and its location adjacent to both the sea and major rivers. The impact of these severe weather events has worsened with the increased frequency and severity attributed to climate change.

The West Coast Regional Council is currently leading a Westport Flood Protection project, funded by the government.

Part of the proposed solution includes a flood wall around the perimeter of Westport. Council has expressed its strong view that a suitable pump-out system must be included to remove accumulated stormwater and rising groundwater from within the flood walls and avoid a significant new risk being introduced. We will continue to advocate to the Westport Flood Protection project for a complete solution, including an appropriate pump-out system to ensure stormwater (pluvial) flooding from high-intensity rainfall events and river (fluvial) flooding, including rising groundwater, can be captured and discharged.

Costs for the associated pump-out infrastructure, including central interceptor or gravity mains, rising mains, inlet structures, storage reservoirs, pump stations, flood wall penetrations or crossings, have not been included in this Long-Term Plan as such assets are currently regarded as belonging to the Westport Flood Protection project and not part of Council stormwater network.

Negative effects

Severe storm and rainfall events that exceed design capability, may result in short term negative effects such as localised flooding. There are hazards posed by open drains that impact freshwater values from stormwater discharge. If external funding, which is currently being sought, is declined, then significant stormwater challenges will remain or worsen as any additional Council-based funding is simply unaffordable.

Links to Community Outcomes



Social

- Stormwater systems reduce the risk of death, injury and property damage resulting from flooding on private property.



Environment

- The adverse environmental effects of stormwater runoff and disposal can be addressed with appropriate management.



Affordability

- The service is deemed to provide a public benefit, through the protection of property.

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Stormwater	Resilient Westport Stormwater Improvements 2025-26 to 2027-28 \$17.5m			
	Pipe Renewals 2025-26 to 2033-34 \$6.9m			
	Minor Capital Repairs 2025-26 to 2033-34 \$821k			

Funding allocations

Activity	Funding Mechanism		
	General rate	Fees	Capital Spend
Stormwater	100%	-	• Loans

Levels of service

Levels of service have been summarised into a number of more specific targeted performance standards as below :

- Provide stormwater systems with sufficient capacity to meet the reasonable needs of consumers.
- Focus on cost-effective improvements that prioritise outcomes where urban stormwater systems do not contribute to cross-boundary flooding in storm and rain events up to 10% AEP* (1 in 10-year event) and urban stormwater does not enter dwellings for events up to 2% AEP* (1 in 50-year event).
- Provide secondary flow paths for events exceeding the capacity of the primary systems.
- Ensure that stormwater systems are prudently maintained and, if replaced, are designed to exceed the calculated minimum capacity cost-effectively.

- Continue to monitor and have input to the Westport Master Planning project and respond accordingly.
- Stormwater discharges are managed in an environmentally sensitive manner.

It can be costly to undertake the necessary investigations to quantify the actual capacity of an existing system, and significant costs may be associated with upgrading to achieve that capacity. Therefore, while it is appropriate to apply these performance standards to all new stormwater systems, a more pragmatic approach is taken towards managing existing stormwater systems. The system-wide design parameters will be informed by stormwater modelling. This will inform a programme of investment on a needs-based approach.

Key performance indicators - stormwater

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Provide adequate stormwater drainage capacity	Social Affordability Prosperity Environment	Stormwater systems contribute to maintaining public safety	The number of flooding events in the stormwater systems are managed to a target level of service set in the performance measure	<p>≥ No target has been set for the number of flooding events as it is deemed that flooding events are outside of Council control</p> <p>≥ For each flooding event, the number of habitable floors affected (expressed per 1,000 properties connected Councils stormwater system) is not more than five houses flooded for each event</p>	<p>≥ No target has been set for the number of flooding events as it is deemed that flooding events are outside of Council control</p> <p>≥ For each flooding event, the number of habitable floors affected (expressed per 1,000 properties connected Councils stormwater system) is not more than five houses flooded for each event</p>
Stormwater environmental discharge compliance	Social Affordability Prosperity Environment	Provision of stormwater collection and disposal systems that contribute to ensuring minimal environmental impact through its discharge.	Stormwater systems are managed within resource consent parameters, with no abatement notices, infringement notices, enforcement orders, or convictions in relations to those resource consents.	<p>≥ 0 abatement notices.</p> <p>≥ 0 infringement notices.</p> <p>≥ 0 enforcement orders.</p> <p>≥ No convictions received</p>	<p>≥ 0 abatement notices.</p> <p>≥ 0 infringement notices.</p> <p>≥ 0 enforcement orders.</p> <p>≥ No convictions</p>
Provide reliable storm water systems – fault response time	Social Affordability Prosperity Environment	Fault response provides a reliable stormwater collection and disposal systems.	Response to flooding overflows resulting from a blockage or other fault in the system.	Response to flooding overflows resulting from a blockage or other fault in the system.	≥ The median response time to attend a flooding event, measured from the time that Council receives notification to the time that service personnel reach the site is to be one hour at the most.
Provide acceptable stormwater systems – customer satisfaction	Social Affordability Prosperity Environment	An acceptable stormwater system is maintained for communities.	Stated performance delivery of the system does not exceed the total complaints received about the performance of the stormwater system.	≥ Less than 10 complaints per 1,000 connections	≥ Less than 10 complaints per 1,000 connections.

Funding Impact Statement for Stormwater

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	1,257	1,311	1,341	1,383	1,595	1,642	1,690	1,737	1,805
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts	5	5	6	6	6	6	6	6	6
Total operating funding A	1,262	1,316	1,347	1,389	1,601	1,648	1,696	1,743	1,811
Applications of operating funding									
Payments to staff and suppliers	259	267	274	280	285	291	297	303	327
Finance costs	21	24	28	33	36	36	36	37	37
Internal charges and overheads applied	253	273	287	303	311	324	337	353	370
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	533	564	589	616	632	651	670	693	734
Surplus/ (deficit) of operating funding A-B	729	752	758	773	969	997	1,026	1,050	1,077
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	72	76	101	98	(71)	(72)	(74)	(72)	(74)
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	72	76	101	98	(71)	(72)	(74)	(72)	(74)
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	800	829	858	870	898	925	951	978	1,003
Increase/ (decrease) in reserves	1	(1)	1	1	0	0	1	0	0
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	801	828	859	871	898	925	952	978	1,003
Surplus/ (deficit) of capital funding C-D	(729)	(752)	(758)	(773)	(969)	(997)	(1,026)	(1,050)	(1,077)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	645	673	681	688	697	706	716	726	737
Transfer from Depreciation Reserve	(645)	(673)	(681)	(688)	(697)	(706)	(716)	(726)	(737)

Solid waste

What we do

The solid waste activity provides for the collection, transfer and final disposal of waste materials generated by households and businesses across the District. Council provides solid waste collection and recycling services through an environmentally sustainable contractor across collection Zone 1. Council entered into a 10-year contract with Smart Environmental Ltd to provide this service until 1 February 2024; a contract extension has since been approved to July 2025.

Our current solid waste approach includes the collection and disposal of residual refuse and recycling, the management of the transfer stations and the transportation of residual waste to a landfill at Nelson's York Valley. This is done via a waste management contractor. The kerbside collection service contract will be re-tendered for the period 2025–2035.

Council has commenced investigations into the opportunities and benefits of an optimised approach to delivering waste management services for our district working with other West Coast Councils. Council engaged with the public throughout 2023 on a statement of the proposal which saw a proposed change for rubbish (refuse) and recycling collection services within Zone 1 move from the current existing waste collection method of being bag-based to a more nationally consistent wheelie bins collection service. As part of this long-term plan consultation, the Council continues to consult with the community on establishing the best waste management solution and the community-preferred service level option, allowing our district to meet its affordability, safety, and efficiency goals, as well as comply with wider government waste management legislation, waste system objectives, and industry changes.

Furthermore, Council operates two active landfills at Karamea and Maruia. Central government policy is shifting away from relying on landfilling as a waste management response and toward creating a more carbon-neutral, circular economy in New Zealand. Council provides the aftercare of Council's closed landfill sites (Birchfield, Westport,

Charleston, Inangahua, Reefton, Springs Junction and Ikamatua) and monitors groundwater quality at these sites as required under resource consent conditions. Council also has a role in facilitating waste minimisation behaviours within communities. This is implemented by providing resources for educational programs in schools about sustainability and waste minimisation. Support is also provided to businesses to develop more sustainable practices.

Why are we involved in this activity?

Facilitating the provision of a kerbside collection for household refuse and recycling, as well as providing waste disposal and materials diversion services helps maintain the quality of life in the District and facilitates waste minimisation through reuse, recycling, and recovery. The provision of the service also minimises illegal dumping of refuse.

Assumptions

Smart Environmental Ltd continue to provide the service that they tendered for in accordance with the contract extension until mid-2025. After this, the service will be re-tendered.

Legislation will change in line with the current indicated central government strategic direction over the term of this Plan.

Consumer patterns of consumption and product packaging will remain at current levels, or, through

product stewardship initiatives, they will be reduced. The district will remain set out on a waste reduction pathway. The inability of certain recycling streams to have a financial end-value will remain.

The Government Landfill Waste Levy will remain in place and increase as projected throughout the life of this Plan.

Negative effects

Refuse is trucked to Nelson from Westport and Reefton, and this adds to both road usage and vehicle pollution. All loads are fully secured and covered to minimise the opportunity for spillage. Road usage is currently independently managed by the contractor.

Contaminants from closed landfills leaching into surrounding land and/or water pose a threat to the environment and general well-being of the public. This risk is minimised by compliance with resource consents and the monitoring of waterways in the vicinity of landfills. Council continues to look for ways to remediate the closed landfill legacy and the direct environmental impact these are causing at Westport and Birchfield.

Changes in level of service provided

Changes in the level of service is being consulted on as part of this long-term plan.

Significant issues and their impact

- Increases in additional landfill levy costs from central government.
- Move towards a sustainable circular economy.
- Continued consultation on service levels for Zone 1.

Links to Community Outcomes



Affordability

- The District has a means of safely disposing of its refuse.



Prosperity

- Commercial needs for dealing with waste are met.



Culture

- Programmes are provided to schools and the community on waste care and reduction. There is continued public education around composting, food waste reduction strategies and recycling opportunities.



Environment

- Refuse is collected and disposed of in a safe, efficient and sustainable manner, minimising the risk of waste being inappropriately or dangerously disposed of.
- Waste minimisation is encouraged.

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Solid Waste	Westport Transfer Station Compactor 2025-26 to 2027-28 \$1.5m			
	Waste Minimisation Project 2025-26 to 2033-34 \$1.6m			
	Landfill Monitoring Costs 2025-26 to 2033-34 \$609k			

Funding allocations

Activity	Funding Mechanism			
	General rate	Targeted rate	Fees & Charges	Capital Spend
Westport	-	80-95%	5-20%	<ul style="list-style-type: none"> Loans Cash reserves
Karamea	-	60-75%	25-40%	
Maruia	-	80-95%	5-20%	
Landfill operations	100%	-	-	

Targeted rates

	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Recycling - GST inclusive										
Zone 1 Waste Management	\$192.49	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
Maruia	\$362.74	\$403.94	\$430.96	\$449.94	\$466.85	\$482.59	\$498.63	\$532.88	\$550.86	\$567.94
Karamea	\$138.38	\$138.38	\$138.38	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94

Key performance indicators - Solid waste

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Solid waste	Social Affordability Prosperity Environment Culture	<p>Council provides ethical, economical, and efficient waste management services, where the concepts of sustainability and social responsibility are equally valued alongside cost.</p> <p>Change behaviours to Solid waste leading to a decrease in the quantity of waste generated per person and divert Solid waste from landfills</p>	<p>Provide landfill operations in Karamea, Maruia, and Springs Junction.</p> <p>Offer recycling services at Karamea landfill.</p> <p>Provide transfer station services in Westport and Reefton, as well material recovery facilities at Westport Transfer Station. Provide transfer station services in Westport and Reefton, as well material recovery facilities at Westport Transfer Station.</p> <p>Education activities to encourage waste reduction, reduce contamination in recycling material, and compliance of recycling rules.</p> <p>Explore opportunities to extract value from resources making the waste management system more financially and environmentally sustainable in the long term.</p>	<p>100% of compliance with regulations set in the RMA, and the resource consents and environmental national regulations.</p> <p>Customer Satisfaction (survey) >60% for Kerb collection and resource recovery centres.</p> <p>>20% Recovery and/or diversion of collected waste tonnage is diverted from going to landfill</p>	<p>100% of compliance with regulations set in the RMA, and the resource consents and environmental national regulations.</p> <p>Customer Satisfaction (survey) >60% for Kerb collection and resource recovery centres.</p> <p>>20% Recovery and /or diversion of collected waste tonnage is diverted from going to landfill.</p>

Funding Impact Statement for Solid waste

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general	415	476	425	432	433	441	451	462	549
Targeted rates	1,067	1,125	1,195	1,222	1,246	1,269	1,269	1,295	1,319
Subsidies and grants for operating purposes	220	226	231	236	240	245	250	254	259
Fees and charges	201	206	211	215	219	223	228	232	236
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements	8	9	9	9	9	9	10	10	10
Total operating funding A	1,911	2,042	2,071	2,114	2,147	2,187	2,208	2,253	2,373
Applications of operating funding									
Payments to staff and suppliers	1,469	1,501	1,496	1,485	1,515	1,544	1,575	1,606	1,636
Finance costs	37	73	90	81	72	66	60	55	125
Internal charges and overheads applied	385	415	437	456	470	488	508	530	552
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	1,891	1,989	2,023	2,022	2,057	2,098	2,143	2,191	2,313
Surplus/ (deficit) of operating funding A-B	20	53	48	92	90	89	65	62	60
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	740	357	(250)	(261)	(202)	(181)	(170)	(178)	(179)
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	740	357	(250)	(261)	(202)	(181)	(170)	(178)	(179)
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	967	709	11	15	15	16	17	18	19
Increase/ (decrease) in reserves	(207)	(299)	(213)	(184)	(127)	(108)	(122)	(134)	(138)
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	760	410	(202)	(169)	(112)	(92)	(105)	(116)	(119)
Surplus/ (deficit) of capital funding C-D	(20)	(53)	(48)	(92)	(90)	(89)	(65)	(62)	(60)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
<hr/>									
Depreciation	10	11	11	11	12	12	12	13	13
Transfer from Depreciation Reserve	(217)	(343)	(251)	(265)	(207)	(186)	(176)	(184)	(192)
Separate balances transfers	9	31	27	71	69	68	39	37	42
	(198)	(301)	(213)	(183)	(126)	(106)	(124)	(134)	(137)
	9	(2)	0	1	1	2	(2)	0	1

Infrastructure Delivery

What we do

The Professional Services Business Unit (PSBU) provides engineering services to support the maintenance, development and construction of Council infrastructure.

This includes the preparation of contracts for transport, roading, drinking water, wastewater, stormwater and solid waste. The PSBU monitors the performance of contractors and issues instructions for work in response to requests for service and comments from the community.

Why are we involved in this activity?

A PSBU allows Council to access engineering services on a cost-effective basis. In-house expertise assists the efficient management of Council portfolios, including transport, roading, drinking water, wastewater, stormwater and solid waste.

Assumptions

Assumptions are that staffing and engineering requirements remain at levels required to deliver the activity in the Long-Term Plan.

Negative effects

There are no negative effects.

Links to Community Outcomes



Affordability

- By monitoring the conditions of Council assets and issuing requests for maintenance.



Prosperity

- By managing capital asset renewal programmes.



Environment

- By monitoring landfills and wastewater treatment plants.

Changes in level of service provided

No anticipated changes in level of service.

Significant issues and their impact

No significant issues.

Significant capital expenditure

Vehicle replacements have been delayed to maximise return on investment. Full fleet analysis and rationalisation process being undertaken will result in a greater use of pool vehicles and push replacement dates out as vehicles are proving to be more reliable and found to be more than adequate for our purposes.

Funding allocations

Activity	Funding Mechanism		
	Internal allocation	Fees	Capital Spend
Professional Services	100%	-	<ul style="list-style-type: none"> • Investments • Cash reservesCash reserves • Loans

Funding Impact Statement for Infrastructure delivery

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$001	Long Term Plan 2028-2029 \$002	Long Term Plan 2029-2030 \$003	Long Term Plan 2030-2031 \$004	Long Term Plan 2031-2032 \$005	Long Term Plan 2032-2033 \$006	Long Term Plan 2033-2034 \$007
Sources of Operating Funding									
General rates, uniform annual general charge, rates penaltie	0	0	0	0	0	0	0	0	0
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	2,359	2,504	2,651	2,808	2,894	3,038	3,198	3,367	3,413
Local authorities fuel tax, fines, infringements fees and other	0	0	0	0	0	0	0	0	0
Total operating funding A	2,359	2,504	2,651	2,808	2,894	3,038	3,198	3,367	3,413
Applications of operating funding									
Payments to staff and suppliers	1,765	1,866	1,966	2,067	2,170	2,274	2,381	2,490	2,503
Finance costs	0	0	0	0	0	0	0	0	0
Internal charges and overheads applied	592	636	674	720	703	743	786	835	868
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	2,357	2,502	2,640	2,787	2,873	3,017	3,167	3,325	3,371
Surplus/ (deficit) of operating funding A-B	2	2	11	21	21	21	31	42	42
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	0	0	0	0	0	0	0	0	0
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	0	0	0	0	0	0	0	0	0
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	1	2	3	4	5	6	7
- to replace existing assets	1	1	44	44	(2)	(3)	44	43	(6)
Increase/ (decrease) in reserves	1	1	(34)	(25)	20	20	(18)	(7)	41
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	2	2	11	21	21	21	31	42	42
Surplus/ (deficit) of capital funding C-D	(2)	(2)	(11)	(21)	(21)	(21)	(31)	(42)	(42)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	2	2	11	21	21	21	31	41	42
Transfer from Depreciation Reserve	(1)	(1)	(45)	(46)	(1)	(1)	(49)	(49)	(1)
Net Surplus/(deficit)	0	0	0	0	0	0	0	0	0
	1	1	(34)	(25)	20	20	(17)	(8)	40
	1	0	0	(0)	(0)	0	1	(1)	(1)

Community Services

Activities and services delivered;

- Funding – community grants, museum support, community-led revitalisation projects, arts funding, facilities hire, rural travel fund
- Libraries – Westport and Reefton
- NBS Theatre and Reefton Cinema
- Communications – Buller District Council website, media releases, social media, advertising and print publications.
- Customer services – over the counter, by phone and email through offices in Westport and Reefton
- Community engagement and consultation
- Subcommittee Support – central point for our 11 Reserve and Hall Subcommittees

Funding

Council provides and/or administers a range of funding to community organisations and groups throughout the Buller District. Some are Council's own grants others are administered on behalf of central government organisations such as Creative New Zealand. All funds have a committee or subcommittee who assess criteria, and applications. Council supports a range of organisations, museums, community-led revitalisation projects, and facilities through annual funding as part of the Long-Term Plan or APs.

Council provides support and advice to the community to access and leverage external funding opportunities, ensuring access to funding opportunities are available to a diverse range of individuals and non-profit groups.

Libraries

Sue Thomson Casey Memorial Library (Westport) and Inangahua County Library (Reefton).

The district's libraries offer up-to-date services and facilities that cater to the information, learning, recreational, and cultural needs of residents of all ages and backgrounds, thereby enhancing our community's well-being. Access to information will continue to be available in various formats, including books, media, and online applications. Free internet access is provided through Aotearoa People's Network. A book return service is available

for Karamea residents. All patrons can borrow items from either Reefton or Westport Libraries using the holds service, with regular delivery between facilities.

NBS Theatre and Reefton Cinema

The NBS Theatre in Westport features a live theatre auditorium and two cinemas. The venue offers multiple movie screenings each week, and the auditorium is used regularly for live performances, meetings, weddings, cabaret, and funerals. The outdoor stage is well used over the summer months.

The Reefton Cinema offers movie screenings, and the venue is also utilised for conferences, live performances, meetings, and community events.

Communications

Council communicates proactively and responsively to ensure the community stays informed about local and national matters. By sharing updates on key initiatives, activities, and decisions, Council provides residents with timely and relevant information through multiple communication channels. Information is shared through media releases, social media, digital platforms, print publications, radio, and direct engagement to meet the diverse needs of the community.

Media releases and public notices are regularly

distributed to media outlets, uploaded to Council's website, and promoted on social media.

Major projects and updates are proactively shared through this multi-channel approach, ensuring important information is accessible. To enhance transparency, Council also proactively publishes Local Government Official Information and Meetings Act (LGOIMA) requests on its website. Key information and public notices are distributed through radio and print channels, while direct communication via email or mail is used when targeted engagement is required.

Council's 'Connect' newsletter, previously delivered directly to all letterboxes, is now printed monthly within a free publication that is available across the district at no cost. This ensures that individuals without digital access still receive important updates should they wish to access it. Social media and digital platforms continue to be utilised creatively and engagingly to connect with diverse audiences and foster community participation.

Recognising the ever-changing communication methods, Council takes a strategic approach to improving traditional and digital engagement. Council website underwent a major upgrade in December 2022 to enhance usability and interaction, followed by the launch of a new library website in March 2023 and a harbour website in June 2023. These platforms are continuously updated to meet community needs, making it easier to find information, make payments, and stay informed. To further improve the reach and effectiveness of digital communication, staff receive ongoing training to develop their skills and expertise.

Council maintains strong processes to manage LGOIMA requests, with staff trained to ensure timely and appropriate responses. To increase participation and transparency in local government, Council live-streams meetings and workshops on its YouTube channel, making them accessible in a visually engaging format. Council also actively supports national, regional and local campaigns where appropriate, reinforcing its commitment to open and effective communication.

By taking a strategic approach to communication and adapting to the evolving digital landscape, Council continues to improve its engagement with the

community, ensuring that information remains accessible, relevant, and widely available.

Customer services

Council has service centres for customer use in Westport and Reefton, where staff are available to assist over the counter, by phone and by email. An after-hours telephone service is provided via a call centre.

Responses to service requests are becoming increasingly streamlined. Council will further promote the use of the service request system with customers and is looking at ways to make it more user-friendly and increase its functionality.

Community Outreach days were established in September 2024 for a twelve-month trial to provide residents in our outer laying areas the opportunity to meet, engage and connect with Council in informal, drop-in style sessions. Facilitated by staff from across all departments and with support from Elected members, the days are being held in our smaller communities: Charleston, Punakaiki, Northern Buller (Ngakawau), Karamea, Maruia and Ikamatua, with each community being visited at least every three months. If attendance numbers are consistent and feedback is received requesting the continuance of the days, Council will consider permanently introducing this platform as an ongoing engagement with our communities.

Economic development

Economic development plans and initiatives are supported in partnership with Development West Coast (DWC). Council engages with local key stakeholders such as Development West Coast and ensures strong relationships are formed and maintained. Council seeks input and liaises with local communities about major projects that impact the future look, feel, shape and growth of the district creating opportunities for participation. Council also provides support for tourism for some Buller organisations by way of grants to assist with the availability of museums, i-site / visitor centres and tourism attractions.

Community engagement and consultation

To shape our district, Council creates multi-media campaigns and engagement activities to encourage the community to have their say. Opportunities to do so will be promoted and implemented during Council's Annual Plan and Long-Term Plan (Long-Term Plan) processes, including policy and bylaw reviews, as well as other changes that have a significant impact on the community. Council has a Significance and Engagement Policy that guides Council when deciding which issues to engage and/ or consult the community on outside of the requirements of the Local Government Act 2002. Council will foster the community's understanding of how to participate in local government as part of its engagement efforts. Council will continue to engage with key stakeholders and groups in the community.

Council works alongside our communities to support them in identifying and implementing solutions to the complex social issues in our community. The team works strategically and practically to ensure issues are identified, prioritised and addressed through a collaborative approach.

Council works collaboratively through its dedicated liaison officer with its subcommittees supporting volunteers, promoting and caring for Council's owned halls and reserves.

Links to Community Outcomes



Social

- Recreation facilities allow people to connect socially, play sport, and achieve their fitness and recreational goals. Developing community cohesion which supports mental and social well-being.



Affordability

- The range of services and facilities provided are managed with the aim of being efficient and fit-for-purpose, with an eye on the current and future needs of our community, and are funded through a mix of rates and user-pays to keep them as affordable as possible.



Culture

Libraries play a crucial role in promoting lifelong learning and literacy. Theatres provide performance space for artistic and cultural performances, all of which facilitate social and cultural connections.



Prosperity

- Economic development strategies, focused on building partnerships of trust and collaboration, along with advocating on behalf of the district, will achieve economic development through specific projects.



Environment

- Council partners with Kotahitanga mō te Taiao Alliance (KMTT) to support their strategy of large-scale conservation projects that deliver environmental, social, and economic benefits. Through this collaboration, Council contributes to initiatives that restore biodiversity, enhance climate resilience, and create local employment opportunities. By working alongside iwi, government agencies, and The Nature Conservancy (TNC), the partnership helps drive sustainable community outcomes while protecting and restoring the region's natural landscapes

Reefton Visitor and Service Centre

The Reefton Visitor and Service Centre (RVSC) continues to provide core services to the residents and visitors of Reefton. Within the facility, the public can access information about Council, as well as services from NZ Post and NZTA, and borrow items from the Inangahua County Library. Following the amalgamation of the Reefton Service Centre (RSC) and Reefton Visitor Centre (RVC) in November 2021, the RVSC has undergone many challenges and changes. Moving forward, the facility remains committed to being open six days a week during the cooler autumn and winter months and will operate seven days a week during the busier spring and summer seasons.

Assumptions

That the funding Council administers on behalf of other organisations will remain at the same level.

Funding allocations

Activity	Funding Mechanism			
	General rates	Fees	Grants	Capital Spend
Economic Development and Marketing We don't allocate much funds to either of these now	100%	-	-	<ul style="list-style-type: none"> Cash reserves Loans
Libraries	85-98%	2-15%	-	<ul style="list-style-type: none"> Cash reserves Loans Grants
Museums	100%	-	-	<ul style="list-style-type: none"> Cash reserves Loans
Theatre	60-75%	25-40%	-	<ul style="list-style-type: none"> Cash reserves Loans Grants
Reefton Visitor & Service centre	100%	-	-	<ul style="list-style-type: none"> Cash reserves
Reefton Post Office	20-30%	70-80%	-	<ul style="list-style-type: none"> Cash reserves

Negative effects

Expectations from the community for continued funding and support.

Changes in level of service provided

No anticipated changes in level of service.

Significant issues and their impact

No significant issues.

Significant capital expenditure

No significant capital expenditure

Key performance indicators - community and customer services

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
<p>Develop and maintain effective communication methods that inform the community.</p> <p>Create engagement opportunities for meaningful participation in Council decisions.</p>	Social Prosperity Environment Culture	Council ensures the community are informed, included, and empowered to access services and resources.	Council actively maintains and updates its social media, website, print publications and engagement platform to ensure they remain key sources of information about Council projects, services, and resources.	<p>Social media platforms, website and engagement tools has 1% increase (reach) year on year.</p> <p>>55% of the community are satisfied with communication and engagement methods</p>	<p>Social media platforms, website and engagement tools has Libraries and Theatres 1% increase (reach) year on year.</p> <p>>55% of the community are satisfied with communication and engagement methods</p>
Libraries and Theatres	Social Prosperity Environment Culture	Libraries and theatres, offer quality services and a variety of cultural, recreational, and learning opportunities that meet the community's current and future needs	Libraries and theatres, provide welcoming spaces with quality services that meet current and future community needs, reflecting their learning, recreational, and cultural interests	>90% satisfaction with the community library and theatre facilities	>90% satisfaction with the community library and theatre facilities

Funding Impact Statement for Community Services

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	4,700	4,776	4,856	5,041	5,335	5,335	5,468	5,633	5,777
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	(54)	31	31	31	31	31	31	31	31
Fees and charges	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts	327	328	336	343	346	354	361	367	374
Total operating funding A	4,973	5,135	5,223	5,415	5,712	5,720	5,860	6,031	6,182
Applications of operating funding									
Payments to staff and suppliers	2,709	2,783	2,862	2,943	3,155	3,127	3,209	3,311	3,366
Finance costs	841	831	825	869	866	887	905	923	898
Internal charges and overheads applied	749	836	873	935	996	1,028	1,074	1,127	1,175
Other operating funding applications	428	429	430	431	432	433	434	435	436
Total applications of operating funding B	4,727	4,879	4,990	5,178	5,449	5,475	5,622	5,796	5,875
Surplus/ (deficit) of operating funding A-B	246	256	233	237	263	245	238	235	307
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	(95)	(59)	336	(205)	161	(98)	(81)	292	175
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	(95)	(59)	336	(205)	161	(98)	(81)	292	175
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	111	163	99	138	357	198	130	300	176
Increase/ (decrease) in reserves	40	34	470	(106)	67	(51)	27	227	306
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	151	197	569	32	424	147	157	527	482
Surplus/ (deficit) of capital funding C-D	(246)	(256)	(233)	(237)	(263)	(245)	(238)	(235)	(307)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	171	180	178	182	206	212	210	209	282
Transfer from Depreciation Reserve	(300)	(361)	(305)	(353)	(582)	(434)	(310)	(488)	(320)
NBS contribution to NBS Theatre transfer to cash	35	35	35	35	35	35	35	35	35
Separate Balance movements	(94)	(146)	(92)	(137)	(341)	(187)	(65)	(244)	(3)
	(134)	(180)	(562)	(31)	(408)	(136)	(92)	(471)	(309)

Governance, Representation

What do we do?

Council is an elected body that provides a governance structure for effective leadership, advocacy and accountable stewardship of Council's assets and resources.

Council is made up of 11 elected members, including 10 Councillors and one Mayor, who are elected to serve a three-year term of office which coincides with the local authority elections. Two Councillors represent Inangahua Ward, two represent Seddon Ward, and six represent Westport Ward. The Mayor chairs Council. The Inangahua Community Board comprises of four elected members plus two Inangahua Ward Councillors. A Chief Executive Officer and staff supports governance.

Council provides systems for democratic local decision-making, benefiting the community for both current and future generations. Council decision-making and actions are concerned with meeting the current and future needs of communities for good quality infrastructure, local public services and the performance of regulatory functions in a cost-effective way for both businesses and households.

Buller District Mayor and Councillors provide governance to set direction, monitor and review Council performance, represent the community as well as inform the community of decisions made.

Why are we involved in this activity?

The Local Government Act 2002 requires Councils and their elected members to lead and represent their communities. This Act requires Council to meet current and future needs of community in terms of good quality infrastructure and services as well as provide quality regulatory functions, all in a cost-effective way. As well as this, Council is well placed to provide advocacy and leadership on other local matters that are outside those core functions.

Council and Community Boards provide:

- Advocacy for community issues.
- Monitoring of performance.
- Strategy setting to decide the level of services and activities to be provided to the district's communities.
- A way for our community to have its views heard.
- A way to promote social, economic, environmental and cultural well-being for the Buller District.

Assumptions and negative effects

We have assumed there will be no significant legislation changes that may affect this activity.

Significant issues and their impact

Council has a major role as a facilitator. It should provide reliable, affordable services and infrastructure that meet the community's needs and help develop attractive towns and a district that people will want to visit and reside in. This is important if the district is to experience economic growth and a transition to a diversified, resilient and sustainable economy which is a key aspect of Council's strategy.

It is critical that Council continues to advocate strongly to central government on important issues.

Key issues include:

- Affordability of local infrastructure; and
- Better local provision of core government services.
- Resilience to natural hazards

It is also important that Council considers affordability issues in our communities. Rates affordability is important but needs to recognise the need for investment in key infrastructure, eg, roading and water.

Rates review

The 2024-2025 Enhanced Annual Plan (EAP) produced a decision of Council to complete a rating review in that financial year. The existing system had been heavily modified over time and would appear to be a complex structure with over 40 different categories of ratepayers all being rated for. Council then adopted that they would delay the completion of a rates review until future years but with a reserve amount set aside to do so. This will be completed in the coming years.

Media releases and public notices are regularly distributed to media outlets, uploaded to Council's website, and promoted on social media.

Significant Capital Expenditure

Nil.

Links to Community Outcomes



Social



Affordability



Prosperity



Environment



Culture

Funding allocations

Activity	Funding Mechanism		
	General rates	Fees	Capital Spend
Democracy	100%	-	• No capital spend

Key performance indicators - community and customer services

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Corporate Services	Social Affordability Prosperity Environment Culture	To ensure compliance with the Local Government Act 2002 and all other statutory requirements	Publishing annual plans, annual reports and long-term plans as well as other statutory documentation in accordance with the requirements and deadlines provided in the Local Government Act	To prepare key accountability documents in line with the Local Government Act that allow for input from ratepayers and meet statutory requirements LGOIMA requests are responded to within statutory timeframes. Target 100%	To prepare key accountability documents in line with the Local Government Act that allow for input from ratepayers and meet statutory requirements LGOIMA requests are responded to within statutory timeframes. Target 100%

Funding Impact Statement for Governance & Representation

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penaltie	2,153	2,217	2,160	2,440	2,618	2,540	2,760	2,947	2,865
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements fees and other	30	0	0	32	0	0	34	0	0
Total operating funding A	2,183	2,217	2,160	2,472	2,618	2,540	2,794	2,947	2,865
Applications of operating funding									
Payments to staff and suppliers	931	927	811	944	1,052	926	1,067	1,182	1,050
Finance costs	0	0	0	0	0	0	0	0	0
Internal charges and overheads applied	1,252	1,289	1,349	1,528	1,566	1,613	1,727	1,765	1,815
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	2,183	2,216	2,160	2,472	2,618	2,539	2,794	2,947	2,865
Surplus/ (deficit) of operating funding A-B	0	1	0	0	0	1	0	0	0
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	0	0	0	0	0	0	0	0	0
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	0	0	0	0	0	0	0	0	0
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	0	0	0	0	0	0	0	0	0
Increase/ (decrease) in reserves	0	1	0	0	0	1	0	0	0
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	0	1	0	0	0	1	0	0	0
Surplus/ (deficit) of capital funding C-D	0	(1)	0	0	0	(1)	0	0	0
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0	0	0	0
Transfer from Depreciation Reserve	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0
	0	(1)	0	0	0	(1)	0	0	0

Support Services

What do we do?

Customer Services and Support Services provides numerous functions for Customers and all of Council including:

- Customer service centres for customer information, support and enquiries in Westport and Reefton.
- Corporate planning and support to governance.
- Financial and accounting operations.
- Production of Annual Plans, Long Term Plans and Annual Reports.
- Rating operations, Human Resources management.
- Information technology management.
- Health and safety compliance.
- Monitoring and compliance of all Council Controlled organisations.
- Guidance and monitoring of holding company performance.
- Asset management.
- Management functions.

Why are we involved in this activity?

The activity supports the functioning of all Council's activities and service provision.

Assumptions and negative effects

No major assumptions for this activity of negative effects.

Changes in level of service

There are no changes in the level of service proposed in this Long-Term Plan.

Links to Community Outcomes

Support services have a link to all the Community Outcomes as it provides the administrative and operational capacity to achieve those outcomes.



Social



Prosperity



Culture



Affordability



Environment

Funding allocations

Activity	Internal allocation	Funding Mechanism		
		Fees	Other	Capital Spend
Corporate Services	100%	-	-	<ul style="list-style-type: none"> • Cash reserves • Loans
Information Systems	100%	-	-	<ul style="list-style-type: none"> • Cash reserves • Loans

Funding Impact Statement for Customer Service and Support Services

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	268	288	306	325	343	361	380	402	423
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	22	22	23	24	25	25	26	29	29
Internal charges and overheads recovered	7,755	8,220	8,666	9,351	9,817	10,229	10,709	11,252	11,714
Local authorities fuel tax, fines, infringements fees and other	70	72	74	75	77	78	80	81	83
Total operating funding A	8,115	8,602	9,069	9,775	10,262	10,693	11,195	11,764	12,249
Applications of operating funding									
Payments to staff and suppliers	6,082	6,372	6,638	6,936	7,275	7,538	7,848	8,216	8,492
Finance costs	178	191	203	209	207	208	203	199	195
Internal charges and overheads applied	1,900	2,012	2,162	2,514	2,589	2,701	2,834	2,964	3,080
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	8,160	8,575	9,003	9,659	10,071	10,447	10,885	11,379	11,767
Surplus/ (deficit) of operating funding A-B	(45)	27	66	116	191	246	310	385	482
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	(109)	(112)	(116)	(45)	(12)	0	0	0	0
Gross proceeds from sale of assets	100	100	100	50	50	50	50	50	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	(9)	(12)	(16)	5	38	50	50	50	0
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	356	325	265	288	393	266	319	381	372
Increase/ (decrease) in reserves	(410)	(310)	(215)	(167)	(164)	30	41	54	110
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	(54)	15	50	121	229	296	360	435	482
Surplus/ (deficit) of capital funding C-D	45	(27)	(66)	(116)	(191)	(246)	(310)	(385)	(482)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Transfer of asset sales proceeds to cash	45	74	74	23	23	22	22	21	(29)
Depreciation	75	119	158	212	288	346	409	485	582
Transfer from Depreciation Reserve	(464)	(437)	(382)	(333)	(405)	(266)	(319)	(381)	(372)
	66	66	65	69	69	72	70	71	71

Community Facilities

What do we do?

- Amenities, parks, domains, reserves and public spaces
- Cultural and community facilities, buildings and structures
- Other property management
- Public toilets
- Cemeteries
- Senior Housing
- Other Housing:
- Urban renewals and revitalisation
- Punakaiki Beach Camp
- Mokihinui Domain Camping Ground

Amenities, parks, domains, reserves and public spaces

Council provides and maintains active and passive recreational land and facilities in the Buller District to meet community and environmental needs. These areas may be managed by Council, or in conjunction with subcommittees.

This includes the provision of gardens, sports grounds, green areas, playgrounds and parks.

Cultural and community facilities, buildings and structures

A number of facilities, buildings and structures are owned by Council and made available for a range of cultural and community uses. These include community halls, theatres, walkways, trails, swing bridges, public access structures, aquatic centres, sporting facilities and meeting facilities.

Other property management

Council also owns and manages a number of other properties, land and buildings in the district. These have a range of uses, including community groups, private licences and commercial leases.

Managing these properties includes assisting with property transfers, disposals and acquisitions, along with Council property licences, leases and legal agreements.

Public toilets

Public toilet facilities are provided by Council at Westport, Carters Beach, Tauranga Bay, North Beach, Reefton, Fox River, Springs Junction and Waimangaroa.

Council assists in the provision of toilet facilities in Karamea, Granity, Inangahua Junction, and Ikamatua.

Cemeteries

Council provides adequate land and plots to meet the district's burial needs, operating the following cemeteries:

- Orowaiti
- Mokihinui
- Reefton – suburban
- Council assists the Karamea Cemetery Trust
- Council maintains closed cemeteries at Charleston, Lyell and Boatmans Road.

Senior Housing

Council provides affordable housing for seniors in our community, with 32 housing units across the district:

- 4 in Karamea
- 14 in Reefton (two in care and maintenance have been identified for sale)
- 14 in Westport

BDC purchased 5 new senior housing homes at 177b Queen Street Westport, with proceeds from the sale of 4 older units in Russell Street Westport. These are being modified to meet the needs of our senior residents, with one unit being made fully wheelchair accessible. Maintenance and repair costs are expected to be minimal over the span of this Long-Term Plan – given their age and excellent condition; this will bring the usable senior housing total to 32. Two units, in Reefton, have been vacant for some time, as the cost of upgrading them to a suitable standard was not viable. These units are being sold, with the proceeds tagged for future senior housing projects in Reefton.

Other Housing:

- Council has leased 5 ex Temporary Accommodation Service units, located in Stafford Street Westport, that were sold to the Buller Resilience Trust. Minor repairs and healthy home upgrades will be completed in early 2025, with the expectation that this property will continue to be commercially leased or rented.

For the purposes of this Long-Term Plan, it is assumed that BDC will continue to operate this property to alleviate the rental shortages in Westport, as well as in Reefton (plus two properties in care and maintenance that are being sold).

- Council has also signed a lease agreement for 20 new houses at Paparoa Way Westport until May 25, with a further right of renewal until May 26. No assumptions have been made in this Long-Term Plan for the arrangement continuing past this date. However, should this arrangement be extended or modified, it will be expected to be a cash-positive contribution to BDC.

Urban renewals and revitalisation

In conjunction with Council's roading and transport activity, property assists with maintaining and renewing existing urban revitalisation spaces which provide a more pleasant environment for our communities. Urban revitalisation and renewal shape and articulate space by giving form, shape, and character to buildings, neighbourhoods, and towns.

Urban development in the roading and transport activity includes the use of plantings, street treatments and decorative measures with a focus on the beautification of main thoroughfares with street flags, hanging floral baskets and appropriate planting.

Punakaiki Beach Camp

The Punakaiki Beach Camp is situated in a picturesque setting on the beach and adjacent to the Paparoa National Park.

The camp provides 10 various-sized cabins, 32 powered sites, and 30 tent sites, along with shared kitchen and ablution blocks. It has been leased to a private operator for a term of 20 years, and Council is working with the lessee to improve the facilities for expected tourism growth and demand. A \$461k co-funded project between the Tourism Infrastructure Fund and BDC Development Contributions Fund was completed in late 2024 to increase the capacity and efficiency of the campground's wastewater system.

Mokihinui Domain Camping Ground

The Mokihinui Domain Camping Ground is a popular recreation and camping spot for locals and tourists,

The camp provides 3 various sized cabins, powered sites, tent and a shared kitchen and ablution block. It is managed by staff under contract to BDC and administered by a Domain Board. A \$800k co-funded project between the Tourism Infrastructure Fund and BDC's Reserves Contribution Fund will be completed in 2025 to deliver an upgraded and efficient wastewater system.

Why are we involved in this activity?

- The provision and maintenance of amenities and reserves creates a pleasant environment in which to live, work and play, which is an important part of the vision for the district. Amenities and reserve areas provide for social interaction and promote sport and recreation.
- Council-owned buildings allow for cost-effective provision of property for community use.
- The provision of public toilet facilities assists with promoting the health and well-being of the community and environment and enhances visitor experience.
- Jointly funding facilities with other agencies allows the public access to facilities at an acceptable cost.
- Housing for seniors helps members of our community stay in the district, close to public facilities.

Assumptions

It is assumed that:

- The current levels of service for parks and reserves maintenance will be maintained where these facilities are being utilised. Unused and under-utilised parks and reserves will be rationalised, and options and opportunities will be considered to reduce maintenance costs.

- A recent, unforeseen change to regional pest weed control funding, in mid-2024, resulted in West Coast Regional Council and the Department of Conservation advising BDC to maintain the areas brought under control through an annual programme or face compliance orders and costs if the identified areas deteriorated. Currently this work is being done as a short-term variation to the Parks and Reserves contract with cost savings being encouraged to comply with existing budgets. A new parks and reserves contract is being developed with the expectation it will be awarded by December 31 2025. For the purposes of this Long-Term Plan, assumptions have been made regarding the incorporation of this weed control work and the maintenance of current service levels under the existing contract.
- Council will not construct any new housing for seniors' units.
- Council will continue to operate its existing housing for seniors' units.
- If a viable alternative non-Council-owned operating model is presented to Council, it will consider this model over the life of this Long-Term Plan.
- Opportunities to rationalise Council's building and property portfolio with sales of some surplus land and buildings will be realised during the life of this plan.

Negative effects

There are no identified negative effects.

Links to Community Outcomes



Social

- By ensuring our parks and reserves are healthy and safe. By providing areas for people to engage in healthy activities, social interaction, and recreation. Caring for our vulnerable senior residents with affordable housing options.



Affordability

- By contributing to the district's image and attracting businesses, skills, employment, and tourism, and focusing on future growth for the district and community



Environment

- By providing green spaces and open areas that contribute to people's enjoyment of our environment.

Changes in level of service

- Increased quality and quantity of senior housing stock.
- Addition of leased housing available for commercial rentals.
- Addition of pest weed control to the Parks and Reserves Contract from late 2024.

Senior Housing

Council recognises that there is a need to provide affordable and appropriate housing for older people in our community. Currently Council provides affordable housing for seniors with limited financial means or other proven needs across Westport, Reefton and Karamea as listed above.

As a housing provider Council is constrained in what it is able to provide in this area. Resources are restricted because tenants of Council-owned accommodation are unable to access some central government rent subsidies, and Councils are unable to access some subsidies for capital works on the housing. Council rents are therefore kept as low as possible to ensure the housing remains affordable, which in turn limits the resources Council

has available in terms of staff time and capital investment in the properties.

Council has a policy that operating costs associated with the provision of pensioner housing must continue to be self-funding over time. Currently, the existing units are maintained, and the amount of depreciation funded is capped at the level required to meet loan principal repayments and minor capital renewals only.

In February 2020 Council established a steering group of Councillors and staff to review the social and financial implications of various alternative forms of management of Council’s existing housing for seniors. The goal of this review is to address the issues identified above and ensure the delivery of well-supported, affordable housing for older people in our community who are in need of this service.

The steering group has agreed a policy approach that:

- In general Council wants to see the ongoing provision of housing for seniors to enable older people within our community to live independently with the support of each other, the wider community and Council.

- On-going housing provision should be limited to seniors rather than more general social housing in the community.
- There should be no decrease in the provision of housing for seniors; these assets should remain available for this purpose, and the service should be enhanced where possible (rental assistance, services, and care for tenants).
- Council will look for the best option to provide the above – it is likely that ownership may not be best held by Council but that Council have some level of control in the future operation of this service.

Potential options for providing this service include retaining the activity inside Council, a trust or community housing provider model, and the private market (with appropriate safeguards for tenants and continuation of the service).

In the previous Long-Term Plan Council considered options which included an alternative supplier from year 4, however no alternative viable options have been presented and agreed to. This Long-Term Plan includes Council continuing to provide the service and if viable option become available during the term of this Plan, Council will consider them.

Significant capital expenditure



Funding allocations

Activity	Funding Mechanism		
	General rates	Fees	Capital Spend
Reserves	90-100%	0-10%	<ul style="list-style-type: none"> Reserve contributions Investments Cash reserves Investment
Public Toilets	100%	-	<ul style="list-style-type: none"> Investments Cash reserves Loans
Cemeteries	70-85%	15-30%	<ul style="list-style-type: none"> Investments Cash reserves Loans
Community Halls	90-100%	0-10%	<ul style="list-style-type: none"> Investments Cash reserves Loans
Senior Housing	-	100%	<ul style="list-style-type: none"> Investments Cash reserves Loans
Property Management	100%	-	<ul style="list-style-type: none"> Investments Cash reserves Loans
Camping Grounds	61-100%	0-39%	<ul style="list-style-type: none"> Investments Cash reserves Loans

Key performance indicators - Community Facilities

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034		
Property	Social Affordability Culture	Ensuring our parks, reserves, cemeteries and public amenities are compliant, safe and vibrant environments that encourage community inclusion and use.	The district's parks, reserves, cemeteries and other amenities are maintained to ensure we are providing compliant, safe and vibrant social spaces for the community and visitors. Maintenance work is contracted out and is undertaken by qualified personnel. Council's property staff manage these contracts to ensure the work is being done to the agreed level of service and that contractual obligations are being met.	Average Customer Satisfaction Rating (annual survey) >80%. Driven from the customer satisfaction surveys	Average Customer Satisfaction Rating (annual survey) >80%. Driven from the customer satisfaction surveys		
		Ensuring Council buildings and associated property infrastructure is maintained to relevant standards.				All Council buildings are compliant with NZ Building standards and have a current BWOF	All Council buildings are compliant with NZ Building standards and have a current BWOF
		Ensuring land and property owned, vested and managed by Council is rationalised and utilised responsibly, and for the benefit of the Buller community					

Funding Impact Statement for Community Facilities

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	1,814	1,928	2,109	2,186	2,228	2,289	2,377	2,427	2,485
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	164	169	173	178	182	186	190	194	198
Internal charges and overheads recovered	577	609	659	892	760	766	823	797	803
Local authorities fuel tax, fines, infringements fees and other receipts	1,579	1,701	1,262	1,290	1,317	1,343	1,370	1,396	1,421
Total operating funding A	4,134	4,407	4,203	4,546	4,487	4,584	4,760	4,814	4,907
Applications of operating funding									
Payments to staff and suppliers	3,273	3,351	3,289	3,411	3,352	3,421	3,537	3,571	3,643
Finance costs	76	116	266	369	351	333	353	333	313
Internal charges and overheads applied	520	528	518	544	552	565	584	610	640
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	3,869	3,995	4,073	4,324	4,255	4,319	4,474	4,514	4,596
Surplus/ (deficit) of operating funding A-B	265	412	130	222	232	265	286	300	311
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	(18)	3,216	2,663	(409)	(419)	113	(456)	(453)	(432)
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	(18)	3,216	2,663	(409)	(419)	113	(456)	(453)	(432)
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	143	114	229	106	248	147	244	161	291
- to replace existing assets	633	3,872	3,353	439	262	849	405	454	302
Increase/ (decrease) in reserves	(529)	(358)	(789)	(732)	(697)	(618)	(819)	(768)	(714)
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	247	3,628	2,793	(187)	(187)	378	(170)	(153)	(121)
Surplus/ (deficit) of capital funding C-D	(265)	(412)	(130)	(222)	(232)	(265)	(286)	(300)	(311)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
Depreciation	86	177	235	335	374	420	465	494	534
Transfer from Depreciation Reserve	(550)	(662)	(657)	(881)	(696)	(753)	(847)	(979)	(850)
less unfunded depreciation on assets funded from RFCs	0	0	0	0	0	0	0	0	0
Transfers from RFC Reserve to fund capital	(122)	(64)	(196)	(67)	(180)	(97)	(188)	(74)	(224)
Reserve Committees Net Surplus	53	54	55	57	58	59	60	61	62
Separate balances transfers	(242)	(181)	(227)	(177)	(255)	(247)	(310)	(270)	(235)
Internal rents needing balancing	0	0	0	0	0	0	0	0	0

Commercial Infrastructure - Westport Airport

What do we do?

The Westport Airport is an unattended aerodrome certificated under Part 139 of the NZ Civil Aviation Regulations, located 8km to the southwest of Westport. The airport provides facilities for commercial airline and charter operations, aero-medical evacuation and transfer and general aviation, including training and recreational activities.

The Westport Airport is a joint venture between the Buller District Council and the Ministry of Transport. The airport is managed and operated by the Buller District Council, which oversees the daily operation.

The airport is occasionally used as an airfield for military operations and training, and it serves as an essential point of entry for regional Civil Defence emergencies. The airfield has a sealed main runway and one grass taxiway. The airfield navigation aids (Distance Measuring Equipment (DME) and Non-Directional Beacon (NDB)) are provided and maintained by Airways Corporation of New Zealand under an agreement for services. The airport serves as a hub for connecting families and communities to services in other towns, linking Buller to Wellington International Airport.

Why are we involved in this activity?

- Ensuring the Buller District has a key transport link to support the community and economy
- To operate as close as possible to a commercial business cost-effectively and efficiently.
- To maintain the Westport Airport assets.
- To enter into any commercial undertakings that will complement the airport operations.

Assumptions

- From January 2025, Originair is the main service provider
- There will be no loss of service or change to level of service agreements
- Airport will continue to pass audits and maintain a high level of safety management

Negative effects

None

Changes in levels of service

No proposed change to levels of service.

Links to Community Outcomes



Social

- Our communities are vibrant, healthy, safe and inclusive.



Affordability

- Our communities are supported by quality infrastructure, facilities and services that are efficient, fit-for-purpose, affordable and meet our current and future needs.



Environment

- Our district is supported by quality technology and an innovative and diverse economy that creates opportunities for self-sufficiency, sustainable growth and employment.

Funding allocations

Activity	Internal allocation	Funding Mechanism		
		Fees	Other	Capital Spend
Airport	-	45-48%	Balance funded 50/50 with Ministry of Transport (MOT)	• Cash reserves(balance 50% funded from MOT)

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Airport			Runway Reseal (50% Funded by MoT) \$914k 2027-28	

Key performance indicators - Community Facilities

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Airport	Social Affordability	Our airport provides public transportation links for the region. Providing a safe and sustainable transport system. We are a lifeline link for our rural community	An airport facility that is safe, compliant and available for use.	Retain CAA certification 100% of the time. Operate in a cost-effective manner – judged against projected income and expenditure.	Retain CAA certification 100% of the time. Operate in a cost-effective manner – judged against projected income and expenditure.

Commercial Infrastructure - Westport Harbour

What do we do?

Located on the west coast of the South Island at the mouth of the Buller River, Westport Harbour provides a sheltered haven for fishing and recreational vessels.

Westport Harbour supplies berthage and marine services, including a modern floating marina, which is currently at capacity. The Harbour is ideally located for exporting and importing cargo via the West Coast, as well as supporting a vibrant commercial fishing industry.

The dredge Kawatiri has had significant repairs undertaken and continues to work in the Westport Harbour area and outport dredging. The general harbour vessel Protector has been upgraded and now is able to provide pilotage and passenger services to clients using the port.

Why are we involved in this activity?

- Ensuring the Buller District diversifies its economies by opening the port for recreational boating, fisheries and coastal shipping.
- To operate as close as possible to a commercial business in a cost effective and efficient manner.
- To maintain the Westport Harbour assets, including the Kawatiri dredge, harbour vessel Protector and marina.
- To enter into any commercial undertakings that will complement the port operations.

Assumptions

- It was assumed that harbour activities, including porting and dredging, were partially rate-funded. Since the 2021-2031 long-term plan, it has now been assumed that all harbour activities, including the port and dredging activities, will be ring-fenced as a separate activity of the term of the plan. This means it would separate all funding, expenditure, surpluses and deficits for the Westport Harbour activity to accumulate to a separate reserve and are not ratepayer funded.
- It was assumed in past Long-Term Plans that the Kawatiri dredge was to be sold; however, now the dredge is assumed to be operating out of Westport Harbour for the life of the plan.

Negative effects

There may be greater than predicted cash surpluses and 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.

Changes in levels of service

No proposed change to levels of service.

Links to Community Outcomes



Social

Our communities are vibrant, healthy, safe and inclusive.



Affordability

Our communities are supported by quality infrastructure, facilities and services that are efficient, fit-for purpose, affordable and meet our current and future needs.



Prosperity

Our district is supported by quality technology and an innovative and diverse economy that creates opportunities for self-sufficiency, sustainable growth and employment.



Environment

By providing green spaces and open areas that contribute to people's enjoyment of our environment.

Funding allocations

Activity	Internal allocation	Funding Mechanism		
		Fees	Other	Capital Spend
Westport Harbour/Kawatiri dredge	-	-	Self-funded	<ul style="list-style-type: none"> Cash reserves Loans

Significant capital expenditure

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
Westport Harbour	Kawatiri Dredge Refurbishment 2025-26 to 2027-28 \$1.83m			Runway Reseal (50% Funded by MoT) \$914k 2027-28
				2028-34 \$1.59m

Key performance indicators - Westport Harbour

Activity	Community Outcome	Activity contribution	Level of service	Performance measures 2025-2027	Performance measures 2028-2034
Port	Social Affordability Prosperity Environment	Westport harbour provides a sheltered port for fishing and recreational vessels. It supplies berthage and marine services and is ideally situated for exporting and importing cargo via the West Coast.	A port facility which has health and safety at a high standard and provides a high level of service and commercial opportunity	To operate in a cost-effective manner. Performance to be judged against projected income and expenditure. 100% compliant with the Maritime Transport Act 1994, the Health and Safety at Work Act 2014 and the Port and Harbour Marine Safety Code. Over 80% satisfaction of users of port and Harbour facilities and services.	To operate in a cost-effective manner. Performance to be judged against projected income and expenditure. 100% compliant with the Maritime Transport Act 1994, the Health and Safety at Work Act 2014 and the Port and Harbour Marine Safety Code. Over 80% satisfaction of users of port and Harbour facilities and services.
Navigational Safety	Social Affordability Prosperity Environment	Primary activities in this space are the safety of all shipping and users in the harbour water space. This means the management and operation of the aids to navigation (lights and beacons), management and monitoring of the bar and surroundings, education of recreational and commercial vessel Skippers, compliance and liaison activities at sea and at launching ramps.	A harbour that operates using best practice navigation and safety systems ensuring safe operation of vessels.	To operate in a cost-effective manner. Performance to be judged by having no gaps in providing real time information on all aspects of navigation safety within the waters administered by BDC. 100% compliant with the Maritime Transport Act 1994, the Health and Safety at Work Act 2014 and the Port and Harbour Marine Safety Code.	To operate in a cost-effective manner. Performance to be judged by having no gaps in providing real time information on all aspects of navigation safety within the waters administered by BDC. 100% compliant with the Maritime Transport Act 1994, the Health and Safety at Work Act 2014 and the Port and Harbour Marine Safety Code.

Council Controlled Organisations

Buller Holdings Limited

Buller Holdings Limited has two fully owned subsidiaries:

- WestReef Services Limited; and
- Buller Recreation Limited trading as the Pulse Energy Recreation Centre.

Buller Holdings Limited is a holding company established to provide a commercial focus in the governance and management of the Buller District Council's commercial assets. Buller Holdings aims to operate as a successful company, providing a competitive rate of return on its capital investments.

WestReef Services Limited

WestReef is fully owned by Buller Holdings Ltd, a Buller District Council controlled trading organisation. The current project works include a core Council service focus, providing Council with roading, utilities, and parks and reserves management services. While Council remains a key client, WestReef Services Limited have diversified and expanded and year-on-year aims to draw a larger percentage of its total revenue from competitive business opportunities, separate from Council's contract.

The nature and scope of WestReef Services Limited activities is predominantly to provide contracting services for physical works in the Buller Region and the West Coast of the South Island. Its activities include maintenance and construction services for:

- Roads and bridges.
- Response to road and Civil Defence emergencies.
- Parks and reserves (including associated facilities).
- Utility services (water and sewerage reticulation, wastewater treatment, stormwater collection).
- Solid and liquid waste collection and disposal.
- Vehicle workshop repairs.
- Transfer stations.
- Recovery parks.
- Roadside vegetation control.
- Property maintenance.
- Refuse collection.
- Environmental and backcountry projects.

Buller Recreation Limited Trading as Pulse Energy Recreation Centre

Buller Recreation Limited owns and operates the Pulse Energy Recreation Centre which was formally opened on 18 April 2009, and provides a range of leisure services to the district as summarised below:

- Recreational swimming and learn to swim programmes.
- Aquatic sports events.
- Indoor court sports competitions and events.
- Fitness centre programmes and classes.
- Outdoor turf sports.
- Corporate, trade and social events.

Significant policies and objectives

The principal objective of Buller Holdings Limited is to operate as a successful business, working in the best interest of its shareholders.

In pursuing these objectives, the company is guided by the following key principles.

Financial performance

The company is committed to operating as a successful business and achieving a competitive rate of return on its investments, all while working in the best interest of its shareholders. It will strive to minimise operating costs and prudently manage assets and liabilities. The definition of financial return takes into account social, economic, cultural and environmental needs of the community.

Service

The company recognises that the needs of the group's major customers are paramount and is committed to meeting those needs. It also recognises the need to develop its customer base to ensure the business's future sustainability.

Employee relations

The holding company values its employees and will recruit and retain those with the necessary skills to run the business, providing opportunities for staff training and development. It will ensure that employees are fairly treated and provided with good and safe working conditions.

The holding company, together with its employees, will create a culture that recognises the importance of being competitive, the value of delivering high-quality customer service, and the mutual benefits of continued employment. This will involve effective internal communications.

Safety and environment

The company has a zero-tolerance policy for safety and environmental incidents. The company undertakes to comply with all Health and Safety legislation requirements.

Key performance indicators - Buller Holdings Limited

Activity	Performance measure	Performance measures 2025-2027	Performance measures 2028-2034
Financial performance	Achieving budget revenue and expenditure	Operate within budgets	Operate within budgets
	Delivery of unaudited quarterly reports by 16 November, 23 February and 16 May	Provision of quarterly reports to Council by due dates	Provision of quarterly reports to Council by due dates
	Delivery of an annual report and audited financial statements in respect to the financial year	Provision of annual report and audited financial statements by due date	Provision of annual report and audited financial statements by due date
	The Directors shall provide a Statement of Intent (SOI) by 1 March for approval by Council	Provision of Statement of Intent by due date	Provision of Statement of intent by due date
	Financial performance will be measured against the forecasts and Kpi's in the approved Statement of Intent	Annual review of financial performance	Annual review of financial performance
Health and Safety	Medical treatment injury	Nil treated injuries	Nil treated injuries
	Serious harm accidents	Nil serious harm incidents	Nil serious harm incidents
	Lost Time Incidents	Nil lost time incidents	Nil lost time incidents
Operational	The board of directors will meet with BDC, CCO committee on a formal basis (per/year)	Meet at least three times per year on a formal basis	Meet at least three times per year on a formal basis
	The Buller Holdings Limited Chief Executive Officer will provide a formal or informal report to Council as requested	Provide a formal and/or informal report to Council as requested	Provide a formal and/or informal report to Council as requested
	The Chief Executive Officer of Buller Holdings Limited will meet with the Chief Executive Officer of Buller District Council when requested	Meet with the Chief Executive Officer of Buller District Council as requested	Meet with the Chief Executive Officer of Buller District Council as requested

Key performance indicators - Westreef Services Limited

Activity	Performance measure	Performance measures 2025-2027	Performance measures 2028-2034
Health and Safety	Medical treatment injury	Nil treated injuries	Nil treated injuries
	Serious harm accidents	Nil serious harm incidents	Nil serious harm incidents
	LTI target	Nil lost time incidents	Nil lost time incidents
	ISO 45001 accreditation	Maintain iso 45001 accreditation	Maintain iso 45001 accreditation
Operational	Employee satisfaction - staff turnover excluding retirement, redundancy and internal transfers	Within the range of +/- 5% of national benchmark	Within the range of +/- 5% of national benchmark
	Client satisfaction - meet with major clients to obtain feedback on contract performance	Minimum of 12 meetings per year	Minimum of 12 meetings per year
	To renew its TQS1 certification as required	Achieve renewal	Achieve renewal
Employee development and satisfaction	Undertake staff satisfaction survey two-yearly.	Carry out staff satisfaction survey in 2025	Carry out staff satisfaction survey in 2027, 2029, 2031 and 2033
	Hold staff meetings to ensure effective communication with all staff	Weekly department staff meetings to be held	Weekly department staff meetings to be held
Financial Performance	Achieving budget revenue and expenditure	Operate within budgets	Operate within budgets
	To grow revenue from competitively procured work	Target 45% of gross revenue	Target 45% of gross revenue
	Maintain a ratio of 45% of shareholders' funds to total assets	Achieve 45%	Achieve 45%
Environmental	Undertake to receive no enforcement notices	Nil enforcement notices received	Nil enforcement notices received
Community	Support activities involved with the social and environmental development in the community	Support a minimum of 25 community activities per annum	Support a minimum of 25 community activities per annum

Key performance indicators - Buller Recreation Limited

Activity	Performance measure	Performance measures 2025-2027	Performance measures 2028-2034
Financial	Achieving budget revenue and expenditure	Operate within budgets	Operate within budgets
	Maintain a ratio of 45% of shareholders' funds to total assets	Achieve 45%	Achieve 45%
Fitness membership	Maintain an average of 700 members over a 12-month period	Maintain an average of 700 members	Maintain an average of 700 members
	Average retention rate of >75% over 12-month period	Maintain membership over >75%	Maintain membership over >75%
Aquatic Centre	Maintain an average visits of >4,080 per month over 12 months	2024 – 3,750 visits 2025 – 4,000 visits 2026 – 4,000 visits	>4,000 visits per annum
	Achieve in excess of 140 swimming students, over four terms	2024 - 140 students 2025 - 150 students 2026 - 150 students	>150 students, over four terms
Health and safety	Medical treatment injury	Nil treated injuries	Nil treated injuries
	Serious harm accidents	Nil serious harm incidents	Nil serious harm incidents
	LTI target	Nil lost time incidents	Nil lost time incidents
Work environment	Maintain regular communication with all employees through weekly emailed updates and meetings with all staff every four months	Hold all of staff meetings every four months	Hold all of staff meetings every four months
	Review the succession plan for key positions and identify training needs and actions for the next 12-months	Update succession plans and training programs	Update succession plans and training programs
	Complete annual review process with all staff	Annual review process is achieved with all staff	Annual review process is achieved with all staff
	Undertake a staff satisfaction survey 2-yearly	Conduct staff survey during 2025; 2027	Conduct staff survey during 2029; 2031; 2033
	Undertake a client satisfaction survey every second year	Conduct client satisfaction survey during 2024 and 2026	Conduct client satisfaction survey during 2028,2030,2032 and 2034
Asset management	Complete a review of the Asset Management Plan (AMP) annually	Complete an annual review of the AMP	Complete an annual review of the AMP
	Complete maintenance and replacement in accordance with the AMP (monitor monthly)	Complete planned maintenance and replacement program	Complete planned maintenance and replacement program

Funding Impact Statement for Commercial Infrastructure

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding									
General rates, uniform annual general charge, rates penalties	161	179	202	234	267	250	270	291	287
Targeted rates	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0
Fees and charges	202	207	212	216	220	225	229	233	237
Internal charges and overheads recovered	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts	3,910	3,734	3,753	3,648	4,190	4,472	4,350	4,911	4,942
Total operating funding A	4,273	4,120	4,167	4,098	4,677	4,947	4,849	5,435	5,466
Applications of operating funding									
Payments to staff and suppliers	3,008	2,908	2,974	3,011	4,088	3,415	3,465	3,700	3,794
Finance costs	50	44	41	57	52	48	43	37	32
Internal charges and overheads applied	383	393	413	458	495	519	538	579	601
Other operating funding applications	0	0	0	0	0	0	0	0	0
Total applications of operating funding B	3,441	3,345	3,428	3,526	4,635	3,982	4,046	4,316	4,427
Surplus/ (deficit) of operating funding A-B	832	775	739	572	42	965	803	1,119	1,039
Sources of capital funding									
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0
Increase/(decrease) in debt	(307)	(245)	224	(252)	(278)	(123)	(128)	(133)	456
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	(307)	(245)	224	(252)	(278)	(123)	(128)	(133)	456
Application of Capital expenditure									
- to meet additional demand	0	0	0	0	0	0	0	0	0
- to improve the level of service	0	0	0	0	0	0	0	0	0
- to replace existing assets	1,062	899	481	69	790	29	40	32	624
Increase/ (decrease) in reserves	(537)	(369)	482	251	(1,026)	813	635	954	871
Increase/ (decrease) in investments	0	0	0	0	0	0	0	0	0
Total applications of capital funding D	525	530	963	320	(236)	842	675	986	1,495
Surplus/ (deficit) of capital funding C-D	(832)	(775)	(739)	(572)	(42)	(965)	(803)	(1,119)	(1,039)
Funding balance ((A-B)+(C-D))	0	0	0	0	0	0	0	0	0
<hr/>									
Depreciation	60	64	168	436	439	441	444	447	509
Transfer from Depreciation Reserve	(115)	(47)	(119)	(401)	(404)	(406)	(408)	(411)	(474)
Separate balances transfers	(483)	(386)	435	217	(1,060)	777	600	919	837
	(538)	(369)	484	252	(1,025)	812	635	954	873
	0	0	2	1	1	(1)	0	0	2

Other Council Controlled Organisations

Buller Health Trust

Nature and scope of activities to be provided

The Buller Health Trust (BHT) is a charitable trust incorporated under the Charitable Trusts Act 1957. The strategic direction of the Trust is guided by the vision, values and strategic objectives set out in the trust deed.

BHT will assist in preserving public health and well-being in the Buller District. The Trustees comprise the Mayor and Chief Executive Officer of the Buller District Council.

BHT is the owner and operator of the Westport Dental Clinic and Coast Medical; it purchased both clinics from the previous owners to ensure that dental and health services were provided in Westport.

Significant policies and objectives

- The Mayor and Chief Executive Officer are appointed as Trustees.
- The objective of the trust is to support the provision of medical services in the Buller District.
- The Buller District Council provides funding to the Trust by way of loans.

Key performance targets

- To support the provision of appropriate medical services to the Buller community.
- To operate on a break-even basis.



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Financial statements

Forecast Statement of Comprehensive Revenue and Expenses

FORECAST STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES

		Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Operating revenue	Notes:										
General rates and rate penalties	1	12,794	13,499	14,126	14,990	15,908	16,901	17,221	17,967	18,626	19,245
Targeted rates and metered water charges	2	9,000	9,635	10,808	11,661	12,528	13,014	13,609	14,535	15,340	16,229
Development and reserve financial contributions		55	325	333	341	348	355	362	369	376	383
Subsidies and grants	3	27,910	9,079	8,665	14,059	14,386	14,681	15,184	15,494	15,782	16,278
Fees and charges	4	1,879	2,293	2,721	2,798	2,869	2,940	3,010	3,080	3,156	3,228
Investment income	5	2,157	1,441	1,338	1,342	1,236	1,130	1,126	1,191	1,279	1,357
Other Revenue	6	4,841	6,038	5,962	5,556	5,522	6,067	6,388	6,338	6,900	6,969
Gains	7	222	291	295	287	255	245	235	237	239	228
Total operating revenue		58,858	42,601	44,248	51,034	53,052	55,333	57,135	59,211	61,698	63,917
Operating expenditure											
Employee benefit expenses		9,079	9,225	9,792	10,355	10,930	11,514	12,104	12,713	13,325	13,981
Depreciation and amortisation	8	8,953	9,339	9,940	10,398	11,041	11,363	11,651	11,956	12,261	12,736
Finance costs	9	2,082	1,825	2,025	2,296	2,602	2,565	2,547	2,533	2,500	2,497
Other expenses		19,061	19,840	20,003	21,557	21,796	23,197	22,664	23,119	23,605	24,154
Writeoff of assets		476	0	0	0	0	0	0	0	0	0
Total operating expenses	10	39,651	40,229	41,760	44,606	46,369	48,639	48,966	50,321	51,691	53,368
Net surplus (deficit) before taxation		19,207	2,372	2,488	6,428	6,683	6,694	8,169	8,890	10,007	10,549
Income tax expense		0	0	0	0	0	0	0	0	0	0
Net surplus (deficit) after taxation		19,207	2,372	2,488	6,428	6,683	6,694	8,169	8,890	10,007	10,549
Comprehensive revenue and expenses											
Increase in infrastructure revaluation reserve			19,790	19,790	19,790	19,790	19,790	19,790	19,790	19,790	19,790
Total comprehensive revenue and expenses		19,207	22,162	22,278	26,218	26,473	26,484	27,959	28,680	29,797	30,339

FORECAST STATEMENT OF MOVEMENTS IN EQUITY

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$001	Long Term Plan 2028-2029 \$002	Long Term Plan 2029-2030 \$003	Long Term Plan 2030-2031 \$004	Long Term Plan 2031-2032 \$005	Long Term Plan 2032-2033 \$006	Long Term Plan 2033-2034 \$007
Equity as at 1 July	507,791	526,998	549,160	571,438	597,656	624,129	650,613	678,572	707,252	737,049
Total comprehensive revenue and expenses	19,207	22,162	22,278	26,218	26,473	26,484	27,959	28,680	29,797	30,339
Total equity at end of year	526,998	549,160	571,438	597,656	624,129	650,613	678,572	707,252	737,049	767,388
Components of equity										
Accumulated funds	203,889	226,051	248,329	274,547	301,020	327,504	355,463	384,143	413,940	444,279
Reserves	4,185	3,332	1,736	1,129	996	-681	30	551	1,563	2,900
Asset revaluation reserve	337,804	357,594	377,384	397,174	416,964	436,754	456,544	476,334	496,124	515,914
Total equity at end of year	545,878	586,977	627,449	672,850	718,980	763,577	812,037	861,028	911,627	963,093

Forecast Statement of Financial Position

FORECAST STATEMENT OF FINANCIAL POSITION WORKINGS

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Current assets									
Cash and cash equivalents	6,251	7,830	11,384	7,969	8,427	8,623	10,887	13,333	15,706
Trade and other receivables	6,342	6,588	7,606	7,914	8,257	8,529	8,840	9,212	9,546
Inventories	14	14	14	14	14	14	14	14	14
Other current assets	489	489	489	489	489	489	489	489	489
Short term investments	3,353	2,479	1,791	1,172	582	463	326	66	228
Assets Held for Sale	5	5	5	5	5	5	5	5	5
Total current assets	16,454	17,405	21,289	17,563	17,774	18,122	20,560	23,119	25,988
Non current assets									
Investment in council controlled organisations	20,041	20,236	20,814	20,862	21,288	21,441	21,550	22,040	22,370
Other investments	758	758	758	758	758	758	758	758	758
Investment property	11,759	11,895	12,021	12,115	12,198	12,269	12,339	12,408	12,465
Infrastructural assets	543,974	570,259	598,059	624,762	649,453	675,824	700,832	725,731	750,562
Other non current assets	29,317	29,361	30,779	32,915	32,679	32,088	31,418	30,831	30,589
Derivative financial instruments	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054
Deferred Tax	615	615	615	615	615	615	615	615	615
Intangible assets	496	496	496	496	496	496	496	496	496
Total non current assets	608,014	634,675	664,596	693,577	718,541	744,545	769,063	793,934	818,909
Total assets	624,468	652,080	685,885	711,140	736,314	762,668	789,622	817,053	844,897
Current liabilities									
Trade and other payables	5,913	5,871	6,764	6,904	6,448	6,677	6,545	6,671	6,890
Derivative financial instruments	-	-	-	-	-	-	-	-	-
Employee entitlements	1,060	1,125	1,190	1,256	1,323	1,391	1,461	1,532	1,607
Provisions	57	59	60	61	62	63	64	65	288
Current portion of borrowings	866	1,089	1,366	1,424	1,479	1,521	1,601	1,663	1,724
Total current liabilities	7,896	8,144	9,380	9,646	9,312	9,652	9,671	9,931	10,509
Non current liabilities									
Derivative financial instruments	-	-	-	-	-	-	-	-	-
Non Current Provisions	1,311	1,258	1,206	1,156	1,107	1,059	1,012	967	701
Bond deposits	157	157	157	157	157	157	157	157	157
Employee entitlements	89	89	89	89	89	89	89	89	89
Borrowings	44,964	50,253	56,514	55,338	54,285	52,917	51,825	50,652	49,258
Total non current liabilities	46,520	51,756	57,965	56,739	55,637	54,221	53,082	51,864	50,204
Equity									
Accumulated funds	207,996	211,207	218,466	225,510	232,920	240,679	249,100	257,959	266,933
Reserves	4,462	3,588	2,900	2,281	1,691	1,572	1,435	1,175	1,337
Asset revaluation reserve	357,594	377,384	397,174	416,964	436,754	456,544	476,334	496,124	515,914
Total equity	570,052	592,179	618,540	644,755	671,365	698,795	726,869	755,258	784,184
Total equity & liabilities	624,468	652,079	685,885	711,140	736,314	762,668	789,622	817,053	844,897

Forecast Statement of Cashflow

FORECAST STATEMENT OF CASHFLOWS

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Cashflows from operating activities:									
Cash will be provided from:									
Rates	23,507	25,274	27,012	28,849	30,517	31,127	32,576	33,626	34,922
Other income	17,948	17,738	23,673	23,330	24,326	25,106	25,469	26,440	27,077
Interest received	135	641	538	492	386	280	276	341	429
Dividend income and subvention payments received	1,300	800	800	850	850	850	850	850	850
	43,240	44,453	52,023	53,521	56,079	57,363	59,171	61,257	63,278
Cash will be applied to:									
Payments to suppliers and employees	32,748	30,031	32,349	32,990	35,096	34,893	36,098	37,201	38,428
Interest paid	1,829	2,019	2,288	2,591	2,552	2,532	2,516	2,480	2,475
	34,577	32,050	34,637	35,581	37,648	37,425	38,614	39,681	40,903
Net cash from operating activities	8,663	12,403	17,385	17,940	18,431	19,938	20,557	21,576	22,375
Cashflows from investing activities:									
Cash will be provided from:									
Investments realised	10,333	5,568	4,518	1,868	8	1,588	3,568	5,868	7,758
Sale of fixed assets	0	0	0	0	0	0	0	0	0
Sale of investment property	220	223	226	179	181	184	186	189	141
	10,553	5,791	4,744	2,047	189	1,772	3,754	6,057	7,899
Cash will be applied to:									
Purchase of fixed assets	16,764	16,264	19,917	20,318	16,680	18,397	17,308	17,667	18,481
Purchase of equity investments	148	195	578	48	426	153	109	490	330
Purchase of investments	7,568	5,568	4,518	1,868	8	1,588	3,568	5,868	7,758
	24,480	22,027	25,013	22,234	17,114	20,138	20,985	24,025	26,569
Net cash from investing activities	(13,927)	(16,236)	(20,269)	(20,187)	(16,925)	(18,366)	(17,231)	(17,968)	(18,670)
Cashflows from financing activities:									
Cash will be provided from:									
Loans raised	4,472	6,378	7,627	248	426	153	509	490	330
	4,472	6,378	7,627	248	426	153	509	490	330
Cash will be applied to:									
Repayment of loans	560	866	1,089	1,366	1,424	1,479	1,521	1,601	1,663
	560	866	1,089	1,366	1,424	1,479	1,521	1,601	1,663
Net cash from financing activities	3,912	5,512	6,538	(1,118)	(998)	(1,326)	(1,012)	(1,111)	(1,333)
Net increase (decrease) in cash	(1,352)	1,679	3,654	(3,365)	508	246	2,313	2,497	2,373
Opening cash as at 1 July	7,706	(377)	(2,117)	(2,969)	(5,938)	(6,703)	(5,438)	(3,456)	(1,541)
Closing cash as at 30 June	6,354	1,302	1,537	(6,334)	(5,430)	(6,457)	(3,125)	(959)	831

RECONCILIATION OF NET SURPLUS AFTER TAX TO CASHFLOWS FROM OPERATING ACTIVITIES

	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Surplus/(deficit) before tax	2,754	2,212	6,155	6,486	6,676	7,734	8,289	8,966	9,268
Add/(less) non-cash items:									
Depreciation and amortisation expense	9,340	9,939	10,398	11,041	11,362	11,651	11,956	12,260	12,737
Asset writeoffs	0	0	0	0	0	0	0	0	0
Movement in provisions	(60)	(51)	(51)	(49)	(48)	(47)	(46)	(44)	(43)
Vested assets	0	0	0	0	0	0	0	0	0
	9,280	9,888	10,347	10,992	11,314	11,604	11,910	12,216	12,694
Add/(less) items as investing activities:									
(Gains)/losses in fair value of investment property	(291)	(295)	(287)	(255)	(245)	(235)	(237)	(239)	(228)
	(291)	(295)	(287)	(255)	(245)	(235)	(237)	(239)	(228)
Add/(less) movements in working capitals items:									
Movement in receivables	(330)	(150)	(1,023)	(319)	(372)	(215)	(285)	(305)	(303)
Inventories	0	0	0	0	0	0	0	0	0
Movement in operating payables	(3,265)	(114)	(313)	(138)	(257)	5	(133)	(136)	(153)
Employee benefits	362	65	65	66	67	68	70	71	75
	3,222	29	(645)	(115)	(48)	(152)	(82)	(98)	(75)
Net cash inflow/(outflow) from operating activities	15,665	12,536	16,304	17,826	18,414	19,711	20,641	21,606	22,461

Note 1: REQUIRED FROM GENERAL RATES

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Regulatory services	1,885	1,893	1,898	2,067	2,213	2,390	2,499	2,687	2,794	2,999
Roading and transport	2,752	2,975	2,849	3,369	3,480	3,552	3,705	3,781	3,861	4,007
Stormwater	961	1,257	1,311	1,341	1,383	1,595	1,642	1,690	1,737	1,805
Solid waste	584	415	476	425	432	433	441	451	462	549
Infrastructure delivery	0	0	0	0	0	0	0	0	0	0
Community services	4,506	4,700	4,776	4,856	5,041	5,335	5,335	5,468	5,633	5,777
Governance and representation	2,317	2,153	2,216	2,160	2,439	2,618	2,539	2,760	2,946	2,865
Customer and support services	330	268	288	306	325	343	361	380	402	423
Community facilities	2,007	1,814	1,928	2,109	2,186	2,228	2,289	2,377	2,427	2,485
Commercial infrastructure	193	161	179	202	234	267	250	270	291	287
	15,535	15,636	15,921	16,835	17,733	18,761	19,061	19,864	20,553	21,197
LESS										
Investment income	(1,259)	(1,099)	(995)	(995)	(975)	(1,010)	(990)	(1,047)	(1,077)	(1,102)
Other income - dividends	(1,300)	(800)	(800)	(850)	(850)	(850)	(850)	(850)	(850)	(850)
Leasehold property revenues	(182)	(238)	-	-	-	-	-	-	-	-
Asset sales	-	-	-	-	-	-	-	-	-	-
	(2,741)	(2,137)	(1,795)	(1,845)	(1,825)	(1,860)	(1,840)	(1,897)	(1,927)	(1,952)
Total general rates requirement	12,794	13,499	14,126	14,990	15,908	16,901	17,221	17,967	18,626	19,245

Note 2: TARGETED RATES AND METERED WATER CHARGES

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Water supplies	4,685	5,015	5,389	5,921	6,503	6,882	7,314	7,767	8,314	8,935
Metered Water Charges	194	194	198	201	203	206	209	211	214	217
Wastewater/sewerage	3,122	3,359	4,096	4,344	4,600	4,680	4,817	5,288	5,517	5,758
Solid waste	999	1,067	1,125	1,195	1,222	1,246	1,269	1,269	1,295	1,319
Total targeted rates	9,000	9,635	10,808	11,661	12,528	13,014	13,609	14,535	15,340	16,229

Note 3: SUBSIDIES AND GRANTS

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Roading and transport	22,784	8,913	8,408	13,797	14,119	14,410	14,908	15,213	15,497	15,988
Water supplies	935	0	0	0	0	0	0	0	0	0
Wastewater/sewerage	2,488	0	0	0	0	0	0	0	0	0
Stormwater	1,400	0	0	0	0	0	0	0	0	0
Solid waste	130	220	226	231	236	240	245	250	254	259
Infrastructure Delivery	0	0	0	0	0	0	0	0	0	0
Community services	31	-54	31	31	31	31	31	31	31	31
Customer and support services	142	0	0	0	0	0	0	0	0	0
Community facilities	0	0	0	0	0	0	0	0	0	0
Commercial infrastructure	0	0	0	0	0	0	0	0	0	0
Total subsidies and grants	27,910	9,079	8,665	14,059	14,386	14,681	15,184	15,494	15,782	16,278

Note 4: FEES AND CHARGES

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Regulatory services	1,335	1,632	1,687	1,738	1,787	1,835	1,884	1,932	1,984	2,034
Roading and transport	0	0	0	0	0	0	0	0	0	0
Water supplies	0	0	0	0	0	0	0	0	0	0
Wastewater/sewerage	59	59	419	429	438	447	456	464	473	482
Stormwater	0	0	0	0	0	0	0	0	0	0
Solid waste	46	201	206	211	215	219	223	228	232	236
Infrastructure delivery	0	0	0	0	0	0	0	0	0	0
Community services	0	0	0	0	0	0	0	0	0	0
Governance and representation	0	0	0	0	0	0	0	0	0	0
Customer and support services	8	22	22	23	24	25	25	26	29	29
Community facilities	102	60	61	63	64	66	68	69	70	72
Commercial infrastructure	329	319	326	334	341	348	354	361	368	375
Total fees and charges	1,879	2,293	2,721	2,798	2,869	2,940	3,010	3,080	3,156	3,228

Note 5: INVESTMENT INCOME

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Dividends and Subvention payments	1,300	800	800	850	850	850	850	850	850	850
Interest income	857	641	538	492	386	280	276	341	429	507
Total investment income	2,157	1,441	1,338	1,342	1,236	1,130	1,126	1,191	1,279	1,357

Note 6: OTHER REVENUE

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Regulatory services	2	2	2	2	2	2	2	2	2	2
Roading and transport	120	120	123	126	129	131	134	136	139	141
Water supplies	0	0	0	0	0	0	0	0	0	0
Wastewater/sewerage	0	0	0	0	0	0	0	0	0	0
Stormwater	5	5	5	6	6	6	6	6	6	6
Solid waste	66	8	9	9	9	9	9	10	10	10
Infrastructure delivery	0	0	0	0	0	0	0	0	0	0
Community services	338	327	328	336	343	346	354	361	367	374
Governance and representation	0	30	0	0	32	0	0	34	0	0
Customer and support services	69	70	72	74	75	77	78	80	81	83
Community facilities	1,350	1,683	1,808	1,372	1,403	1,433	1,462	1,491	1,519	1,547
Commercial infrastructure	2,891	3,793	3,615	3,631	3,523	4,063	4,343	4,218	4,776	4,806
Vested assets	0	0	0	0	0	0	0	0	0	0
Total other revenue	4,841	6,038	5,962	5,556	5,522	6,067	6,388	6,338	6,900	6,969

Note 7: GAINS

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Profit on Sale of Assets	-	-	-	-	-	-	-	-	-	-
Revaluation of Investment Property	222	291	295	287	255	245	235	237	239	228
Total gains	222	291	295	287	255	245	235	237	239	228

Note 8: DEPRECIATION

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Regulatory services	75	8	10	12	14	16	18	20	22	24
Roading and transport	4,622	5,307	5,521	5,611	5,700	5,801	5,905	6,014	6,127	6,238
Water supplies	1,234	1,568	1,700	1,816	1,897	1,929	1,955	1,984	2,008	2,052
Wastewater/sewerage	1,053	1,408	1,483	1,517	1,545	1,580	1,615	1,652	1,689	1,723
Stormwater	368	645	673	681	688	697	706	716	726	737
Solid waste	117	10	11	11	11	12	12	12	13	13
Infrastructure delivery	22	2	2	11	21	21	21	31	41	42
Community services	247	171	180	178	182	206	212	210	209	282
Governance and representation	0	0	0	0	0	0	0	0	0	0
Customer and support services	270	75	119	158	212	288	346	409	485	582
Community facilities	629	86	177	235	335	374	420	465	494	534
Commercial infrastructure	319	59	64	168	436	439	441	443	447	509
Total depreciation	8,956	9,339	9,940	10,398	11,041	11,363	11,651	11,956	12,261	12,736

Note 9: FINANCE COSTS

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
External loan interest	2,066	1,799	1,996	2,264	2,567	2,528	2,507	2,491	2,455	2,374
Bank fees	20	20	21	21	21	22	22	23	23	24
Landfill closure provision discount unwinding	(4)	6	8	11	13	15	17	20	22	99
Total finance costs	2,082	1,825	2,025	2,296	2,601	2,565	2,546	2,534	2,500	2,497

Note 10: OPERATING EXPENDITURE AS PER ACTIVITY

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Regulatory services	3,142	3,344	3,503	3,722	3,915	4,139	4,294	4,529	4,686	4,939
Roading and transport	10,352	11,028	11,366	13,017	13,266	13,467	13,964	14,200	14,416	14,920
Water supplies	5,205	4,929	5,249	5,749	5,933	6,140	6,202	6,266	6,316	6,384
Wastewater/sewerage	3,181	3,867	4,086	4,196	4,350	4,388	4,491	4,595	4,682	4,928
Stormwater	966	1,179	1,237	1,270	1,304	1,329	1,357	1,387	1,419	1,470
Solid waste	1,872	1,901	2,056	2,090	2,092	2,128	2,171	2,218	2,267	2,389
Infrastructure delivery	2,182	2,359	2,504	2,651	2,808	2,894	3,038	3,198	3,367	3,413
Community services	4,786	4,899	5,059	5,168	5,360	5,656	5,688	5,833	6,006	6,158
Governance and representation	2,317	2,183	2,216	2,160	2,471	2,618	2,539	2,794	2,946	2,865
Customer and support services	8,556	8,235	8,694	9,162	9,870	10,358	10,792	11,295	11,864	12,350
Community facilities	4,134	3,955	4,172	4,308	4,660	4,630	4,739	4,939	5,007	5,129
Commercial infrastructure	3,422	3,500	3,410	3,595	3,961	5,074	4,424	4,489	4,762	4,935
50,115	51,379	53,552	57,088	59,990	62,821	63,699	65,743	67,738	69,880	
PLUS writeoff of assets	476	0	0	0	0	0	0	0	0	0
LESS internal interest	(401)	(458)	(457)	(503)	(589)	(730)	(714)	(706)	(648)	(595)
LESS internal recoveries	(10,690)	(10,771)	(11,415)	(12,060)	(13,136)	(13,558)	(14,122)	(14,820)	(15,508)	(16,024)
Total operating expenditure	39,500	40,150	41,680	44,525	46,265	48,533	48,863	50,217	51,582	53,261

Note 10a: INTERNAL RECOVERIES

	Annual Plan 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Infrastructure delivery	2,182	2,359	2,504	2,651	2,808	2,894	3,038	3,198	3,367	3,413
Customer and support services	7,880	7,755	8,220	8,666	9,351	9,817	10,229	10,709	11,252	11,714
Community facilities	551	577	609	659	892	760	766	823	797	803
Total internal recoveries	10,613	10,691	11,333	11,976	13,051	13,471	14,033	14,730	15,416	15,930

Forecast Funding Impact Statement

	EAP 2024-2025 \$000	Long Term Plan 2025-2026 \$000	Long Term Plan 2026-2027 \$000	Long Term Plan 2027-2028 \$000	Long Term Plan 2028-2029 \$000	Long Term Plan 2029-2030 \$000	Long Term Plan 2030-2031 \$000	Long Term Plan 2031-2032 \$000	Long Term Plan 2032-2033 \$000	Long Term Plan 2033-2034 \$000
Sources of Operating Funding										
General rates, uniform annual general charge, rates penalties	12,794	13,499	14,126	14,990	15,908	16,901	17,221	17,967	18,626	19,245
Targeted rates	9,000	9,635	10,808	11,661	12,528	13,014	13,609	14,535	15,340	16,229
Subsidies and grants for operating purposes	27,910	9,079	8,665	14,059	14,386	14,681	15,184	15,494	15,782	16,278
Fees and charges	1,879	2,293	2,721	2,798	2,869	2,940	3,010	3,080	3,156	3,228
Interest and dividends from investments	2,157	1,441	1,338	1,342	1,236	1,130	1,126	1,191	1,279	1,357
Local authorities fuel tax, fines, infringements fees and other receipts	4,841	6,038	5,962	5,556	5,522	6,067	6,388	6,338	6,900	6,969
Total operating funding A	58,581	41,985	43,620	50,406	52,449	54,733	56,538	58,605	61,083	63,306
Applications of operating funding										
Payments to staff and suppliers	22,979	28,637	29,366	31,482	32,295	34,278	34,335	35,397	36,494	37,698
Finance costs	815	1,825	2,027	2,299	2,585	2,547	2,531	2,519	2,486	2,484
Other operating funding applications	370	428	429	430	431	432	433	434	435	436
Total applications of operating funding B	24,164	30,890	31,822	34,211	35,311	37,257	37,299	38,350	39,415	40,618
Surplus/ (deficit) of operating funding A-B	34,417	11,095	11,798	16,195	17,138	17,476	19,239	20,255	21,668	22,688
Sources of capital funding										
Subsidies and grants for capital expenditure	4,825	5,089	4,523	8,687	8,922	9,154	9,382	9,608	9,838	10,055
Development and financial contributions	55	325	333	341	348	355	362	369	376	383
Increase/(decrease) in debt	1,033	3,912	5,512	6,538	(1,118)	(998)	(1,326)	(1,012)	(1,111)	(1,333)
Gross proceeds from sale of assets	264	220	223	226	179	181	184	186	189	141
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding C	6,177	9,546	10,591	15,792	8,331	8,692	8,602	9,151	9,292	9,246
Application of Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve the level of service	5,401	3,487	1,058	2,446	1,536	1,478	1,093	1,163	1,171	1,623
- to replace existing assets	6,977	13,110	18,625	21,977	18,386	16,475	16,285	16,477	17,078	17,935
Increase/ (decrease) in reserves	(881)	143	445	(148)	(200)	1,231	(287)	273	(150)	(326)
Increase/ (decrease) in investments	123	(92)	(1,805)	(472)	(2,602)	(1,434)	1,733	2,089	2,790	2,220
Total applications of capital funding D	11,620	16,648	18,323	23,803	17,120	17,750	18,824	20,002	20,889	21,452
Surplus/ (deficit) of capital funding C-D	(5,443)	(7,102)	(7,732)	(8,011)	(8,789)	(9,058)	(10,222)	(10,851)	(11,597)	(12,206)
Funding balance ((A-B)+(C-D))	28,974	3,993	4,066	8,184	8,349	8,418	9,017	9,404	10,071	10,482

Detailed Rates Schedule draft 2025/2026 financial year

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.

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)	Collect
Residential 101	0.990%	0.25622	\$112,693
Residential 102	0.168%	0.28996	\$19,114
Residential 103	0.661%	0.34690	\$75,218
Residential 104	0.831%	0.32723	\$94,600
Residential 105	0.363%	0.30567	\$41,353
Residential 106	19.298%	1.06260	\$2,197,239

General Rate differential categories	Percentage of General Rate	General Rate (cents per \$ land value)	Collect
Residential 107	1.441%	0.97307	\$164,099
Residential 108	1.149%	0.63914	\$130,825
Residential 109	0.629%	0.60736	\$71,596
Residential 110	0.717%	0.49427	\$81,584
Residential 111	0.217%	0.23870	\$24,734
Residential 112	0.563%	0.43814	\$64,078
Residential 113	0.398%	0.44607	\$45,367
Residential 114	1.024%	0.55377	\$116,602
Residential 115	2.611%	0.46968	\$297,230
Multi Residential 121	0.030%	0.77009	\$3,388
Multi Residential 122	0.008%	0.53642	\$912
Multi Residential 123	1.676%	2.14227	\$190,876
Multi Residential 124	0.116%	2.21629	\$13,187
Multi Residential 125	0.348%	1.28657	\$39,614
Multi Residential 126	0.158%	1.08133	\$17,982
Commercial 131	0.904%	1.68779	\$102,875
Commercial 132	0.189%	1.04298	\$21,548
Commercial 133	1.753%	3.65285	\$199,619
Commercial 134	10.335%	4.69814	\$1,176,761
Commercial 135	0.127%	2.55531	\$14,463
Commercial 136	0.299%	1.02820	\$34,003
Commercial 138	0.019%	0.18467	\$2,182
Commercial 139	1.253%	1.11674	\$142,663
Commercial 140	0.950%	1.32602	\$108,163

General Rate differential categories	Percentage of General Rate	General Rate (cents per \$ land value)	Collect
Rural 141	18.749%	0.44699	\$2,134,720
Rural 142	1.221%	0.39284	\$138,982
Rural 143	3.760%	0.31950	\$428,107
Rural Residential 151	4.741%	0.40338	\$539,801
Rural Residential 152	3.259%	0.38681	\$371,043
Rural Small Holding 161	1.493%	0.26427	\$169,975
Rural Small Holding 162	0.112%	0.22382	\$12,740
Rural Small Holding 163	0.230%	0.22086	\$26,190
Rural Small Holding 164	0.063%	0.11442	\$7,204
Industrial 172	9.910%	11.29262	\$1,128,303
Industrial 173	6.708%	2.71864	\$763,765
Industrial 174	0.529%	4.12203	\$60,264
	100.00%		\$11,385,662

Uniform Annual General Charge (UAGC)

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 \$600.00 (inclusive of GST) per rating unit.

Expected Yield (Collect)

The expected collect from the general (differential) rate is calculated to be \$11,385,622 (including GST), and the expected collect from the uniform annual general charge is calculated to be \$4,084,800 (including GST), a total of \$15,470,422.

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. The detail of this charge is set out in the Buller District Council Fees and Charges.

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)
Westport - Multi-residential only			
	1-2	1.0	\$1,488.94
	3	1.7	\$2,531.20
	4	2.3	\$3,424.56
	5	2.8	\$4,169.03
	6	3.2	\$4,764.61
	7	3.6	\$5,360.18
	8	4.0	\$5,955.76
	9	4.4	\$6,551.34
	10	4.8	\$7,146.91
	11	5.2	\$7,742.49
	12	5.6	\$8,338.06
Westport - all other rating sectors			
	1	1.0	\$1,488.94
	2	1.7	\$2,531.20
	3	2.3	\$3,424.56
	4	2.8	\$4,169.03
	5	3.2	\$4,764.61
	6	3.6	\$5,360.18
	7	4.0	\$5,955.76
	8	4.4	\$6,551.34
	9	4.8	\$7,146.91
	10	5.2	\$7,742.49
	11	5.6	\$8,338.06
	12	6.0	\$8,933.64

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Reefton - Multi-residential only			
	1-2	1.0	\$1,448.67
	3	1.7	\$2,462.74
	4	2.3	\$3,331.94
	5	2.8	\$4,056.28
	6	3.2	\$4,635.74
	7	3.6	\$5,215.21
	8	4.0	\$5,794.68
	9	4.4	\$6,374.15
	10	4.8	\$6,953.62
	11	5.2	\$7,533.08
	12	5.6	\$8,112.55
Reefton - all other rating sectors			
	1	1.0	\$1,448.67
	2	1.7	\$2,462.74
	3	2.3	\$3,331.94
	4	2.8	\$4,056.28
	5	3.2	\$4,635.74
	6	3.6	\$5,215.21
	7	4.0	\$5,794.68
	8	4.4	\$6,374.15
	9	4.8	\$6,953.62
	10	5.2	\$7,533.08
	11	5.6	\$8,112.55
	12	6.0	\$8,692.02

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Reefton – Major users			
1905006101	1+	2.0	\$2,897.34
1905026900	1+	2.0	\$2,897.34
1905044200	1+	2.0	\$2,897.34
1905044800	1+	2.0	\$2,897.34
1905050000	1+	2.0	\$2,897.34
1905050400	1+	2.0	\$2,897.34
1905051100	1+	2.0	\$2,897.34
1905051400	1+	2.0	\$2,897.34
1905047900	1+	4.0	\$5,794.68
1905049300	1+	4.0	\$5,794.68
1905050700	1+	4.0	\$5,794.68
1905036800	1+	20.0	\$28,973.40
Mokihinui			
Connected (excluding major users)	1	1.0	\$598.00
Major users*	1+	8.0	\$4,784.00
Ngakawau / Hector			
Connected (excluding major users)	1	1.0	\$357.00
Ngakawau / Hector (major users)			
1880002800	1+	3.0	\$1,071.00
1880006100	1+	20.0	\$7,140.00

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Waimangaroa			
Connected (excluding major users)	1	1.0	\$1,481.43
Waimangaroa (major users)			
1880034200	1+	2.0	\$2,962.86
1883037500	1+	2.0	\$2,962.86
1883039602	1+	2.0	\$2,962.86
1883044300	1+	3.0	\$4,444.29
1883002000	1+	5.0	\$7,407.15
Little Wanganui			
Connected (excluding major users)	1	1.0	\$480.06
Serviceable	1	0.5	\$240.03
Major users*	1+	14.0	\$6,720.84
Inangahua Junction			
Connected (excluding major users)	1	1.0	\$1,372.74
Serviceable	1	0.5	\$686.37
Major users*	1+	3.0	\$4,118.22
*Other Major Users		Valuation Reference	
Mokihinui		1879001700	
Inangahua Junction		1901009300	

Metered Water Supplies

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 \$0.66 (inclusive of GST) per cubic metre (m³).

Westport Metered Water Supply

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 \$1,401.00 (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 \$3.83 (inclusive of GST) per cubic metre (m³) for consumption over the allowance of 400m³ for each targeted rate paid per annum.

Reefton Metered Water Supplies

Council is considering options to introduce metered water supply for extraordinary users. If introduced a charge of \$3.65 (inclusive of GST) per cubic metre (m³) for consumption over the allowance of 400 m³ for each targeted rate paid per annum will apply.

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 \$1,645.45 per connection (including GST).

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

Differential category	Differential factor	Targeted Rate (GST inclusive)
Punakaiki		
(A) Section only	0.5	\$822.73
(B) Single residential dwelling	1	\$1,645.45
(C) Department of Conservation Depot	1	\$1,645.45
(D) Two residential dwellings or one residential dwelling and a lodge on one rating unit	2	\$3,290.90
(E) Motel complex of more than 4 units	2	\$3,290.90
(F) Hostel (backpackers)	4	\$6,581.80
(G) Tavern, motel complex, and dwelling	6	\$9,872.70
(H) Camping ground	11	\$18,099.95
South Granity		\$287.50
Westport Metered rate	400	\$3.83

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, 1886031609
E	1886019000, 1886018700
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. If introduced a charge of \$4.14 (inclusive of GST) per cubic metre (m³) for consumption over the allowance of 400 m³ for each targeted rate paid per annum will apply.

Expected Yield (Collect)

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

Water Supply Area	Collect (GST Inc)
Little Wanganui Subdivision	\$30,580
Mokihinui	\$28,106
Ngakawau-Hector	\$62,118
Waimangaroa	\$205,919
Westport	\$4,254,050
Reefton	\$964,814
Punakaiki	\$156,318
Inangahua Junction	\$43,241
Cape Foulwind	\$85,514
South Granity	\$6,325

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 inclusive)
Westport - Multi-residential only			
	1-2	1.0	\$1,217.00
	3	1.7	\$2,068.90
	4	2.3	\$2,799.10
	5	2.8	\$3,407.60
	6	3.2	\$3,894.40
	7	3.6	\$4,381.20
	8	4.0	\$4,868.00
	9	4.4	\$5,354.80
	10	4.8	\$5,841.60
	11	5.2	\$6,328.40
	12	5.6	\$6,815.20

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Westport - all other rating sectors			
	1	1.0	\$1,217.00
	2	1.7	\$2,068.90
	3	2.3	\$2,799.10
	4	2.8	\$3,407.60
	5	3.2	\$3,894.40
	6	3.6	\$4,381.20
	7	4.0	\$4,868.00
	8	4.4	\$5,354.80
	9	4.8	\$5,841.60
	10	5.2	\$6,328.40
	11	5.6	\$6,815.20
	12	6.0	\$7,302.00
Reefton - Multi-residential only			
	1-2	1.0	\$1,017.63
	3	1.7	\$1,729.97
	4	2.3	\$2,340.55
	5	2.8	\$2,849.36
	6	3.2	\$3,256.42
	7	3.6	\$3,663.47
	8	4.0	\$4,070.52
	9	4.4	\$4,477.57
	10	4.8	\$4,884.62
	11	5.2	\$5,291.68
	12	5.6	\$5,698.73

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Reefton - all other rating sectors			
	1	1.0	\$1,017.63
	2	1.7	\$1,729.97
	3	2.3	\$2,340.55
	4	2.8	\$2,849.36
	5	3.2	\$3,256.42
	6	3.6	\$3,663.47
	7	4.0	\$4,070.52
	8	4.4	\$4,477.57
	9	4.8	\$4,884.62
	10	5.2	\$5,291.68
	11	5.6	\$5,698.73
	12	6.0	\$6,105.78
Little Wanganui			
	1	1.0	\$950.00
	1	0.5	\$475.00

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

Sewerage Scheme Area	Collect
Little Wanganui Subdivision	\$58,615
Westport	\$3,191,826
Reefton	\$599,079

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)

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.

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.

Any property that has been delivered more than one set of bins, 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 \$206.34 per set of two bins (including GST).

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 \$138.00 per rating unit (including GST).

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 \$403.94 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	\$1,088,444
Zone 2	\$87,458
Zone 3	\$44,069

Lump sum contributions

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

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, 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, Omau, 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 Omau 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 (seperately 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.

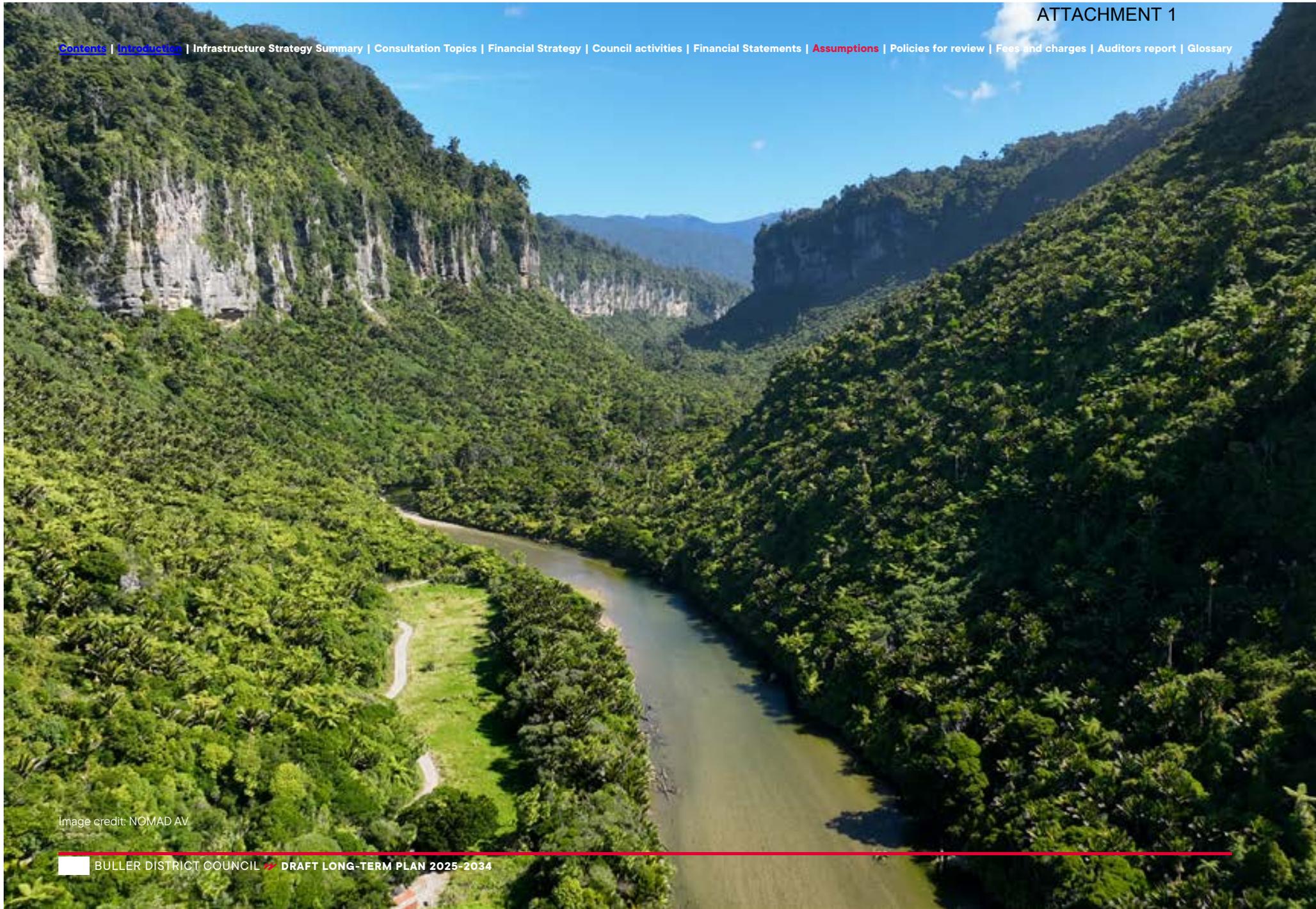


Image credit: NOMAD AV

07

Assumptions

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>1. Population growth/decline:</p> <p>The Statistics NZ June 2023 census recorded 10,466 persons as being normally resident in the district. Without intervention (i.e., economic growth through core industries), we anticipate that population growth will continue at a slow pace. Resilient Westport is promoting a growth strategy, but it is dependent on key stakeholder support, i.e., central government.</p>	Low population growth may impact the affordability and scale of Council projects and operations.	 Medium	 Low	<p>If the Resilient Westport strategy is implemented, then demand for resources and pressure on infrastructure will require Council oversight.</p> <p>Any new developments will require serious modelling to determine Council's infrastructure requirements.</p>
<p>2. Inflation/price changes:</p> <p>In preparing the Long-Term Plan Council has utilised the inflation factors as provided by Business and Economic Research Limited (BERL) to be the inflation factors used to escalate expenses. Council has used impact inflation factors from BERL, in this plan.</p>	That inflation is higher or lower than predicted.	 Low-Med	 High	<p>There is likely to be some variation in the actual rates of inflation from the forecast rates used as the inflation factors.</p> <p>If the variances are significant, Council may need to consider increasing or decreasing rates and charges or the levels of services for activities. This would be considered through the Annual Plan process.</p> <p>Council plans to spend \$441 million in operating expenditure and \$175 million in capital over the 9 years of the plan.</p> <p>A 1% movement in inflation could increase or decrease costs by an average of approximately \$685k per Annum.</p>
<p>3. Waka Kotahi NZTA Funding</p> <p>The Waka Kotahi NZTA financial assistance rate (FAR) provided for Council will be 75% for Local Roads and 100% for the Karamea Highway, which is a Special Purpose Road (SPR) for this Long-Term Plan. We also assume that Council will continue to receive financial assistance for emergency work.</p>	That Waka Kotahi NZTA will reduce the subsidy available to Councils.	 Medium	 High	<p>Any decrease in NZTA funding will require Council to decide whether to increase funding from rates, reduce service levels, remove projects from the Long-Term Plan, or apply a combination 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> <p>This would require reducing service levels in roading, which may be evident in higher road roughness levels, maintenance levels of low-volume rural roads, and a reduction in vegetation control, including mowing.</p>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>4. Useful lives of significant assets</p> <p>Council has made several assumptions about the useful life of its assets. These assumptions impact the depreciation charge included in the Long-Term Plan. The details for each asset category are reflected in the Statement of Accounting Policies.</p>	That the lives of assets are materially different from those contained within the Plan.	 Low	 High	If the life of the assets is materially different from those contained within the Long-Term Plan, the asset values stated in the prospective balance sheet and the profit contained in the prospective statement of financial performance would be affected. If the life was shorter than expected, then Council may need to replace the asset sooner than planned, which would need to be funded.
<p>5. Significant asset condition</p> <p>Council's understanding of the condition of its assets underpins the renewal forecasts in the Long-Term Plan (and the significant lives of assets discussed above). Council has sufficient information about the condition of most of its assets to forecast their probable replacement periods. However, we have limited affordability to fund full asset assessments. Renewals can be challenging if the actual condition varies from the assumed condition.</p>	That condition information is not a sufficiently accurate representation of the actual condition of assets.	 Low	 High	If the asset condition is substantially worse than expected, 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 included in the Long-Term Plan, and Council would need to consider how they should be funded—options include higher rates, use of cash reserves, or debt.
<p>6. Vested assets</p> <p>Council will receive vested assets escalated with BERL inflation indices. Vested assets are assets such as roads, wastewater, stormwater and drinking water infrastructure paid for by developers and vested to Council on completion of a subdivision.</p>	That actual 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.
<p>7. Return on investments</p> <p>It is assumed that the return on investments, including dividends from Council Controlled Organisations and retained earnings on subsidiaries will continue at Current agreed levels.</p>	That return on investment decreases.	 Medium	 Medium	Lower returns will impact on rates as investment income is used to subsidise rates. Lower returns will require either higher rates, reduced expenditure, increased debt or a combination of the three
<p>8. Interest rates - external borrowings</p> <p>Council has assumed an interest rate of 4.25% across the 9 years of this Long-Term Plan.</p>	Actual interest rates may differ significantly from those estimated.	 Medium	 High	Increases in interest rates flow through to higher debt servicing costs and higher rates of funding requirements. Council has mitigated these risks with a prudent fixed-interest swaps programme developed within the limits of Council's Treasury Policy.

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
9. External borrowings - renewability It has been assumed that Council will be able to renew existing external loan facility.	Higher interest rates or delay of capital projects.	 Low	 High	If a loan facility cannot be renegotiated with the current debt provider, a change in provider could increase finance costs.
10. Interest rates - term deposits Council has assumed an interest rate range of 4.25% across the 9 years of this Long-Term Plan.	Actual interest rates may differ significantly from those estimated.	 High	 High	Decreases in term deposit interest rates would lower investment income, which could lead to increased rates.
11. Rates and rate increases Limits on rates and rate increases, as required by the Local Government Act 2002, are set out in the Financial Strategy. This Long-Term Plan assumes that Council will remain within these limits.	That rates increases are above the limits set by Council.	 Low	 High	If planned rate increases are too high, this may have a negative impact on rate affordability within communities.

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>12. Natural disasters</p> <p>It is assumed that there will be limited events during the term of this Long-Term Plan, and that these events will not be significant.</p> <p>It is assumed that the West Coast Regional Council will complete their Resilience Westport package of work, which includes significant protection works for the township of Westport.</p> <p>It is assumed that central Government will continue to support Resilience Westport program of work via additional funding.</p> <p>It is assumed that any impacts to local roads will continue to be supported by funding from NZTA via their emergency works funding.</p> <p>Council will continue to receive financial assistance for emergency work via NEMA and/or other central Government agencies.</p>	<p>That there is a significant natural disaster in the district, such as flooding, earthquake or fire.</p>	 <p>High</p>	 <p>High</p>	<p>Council has insurance in place to cover natural disasters.</p> <p>In the event of a significant event, Council may need to re-evaluate its work programmes and implement disaster recovery plans.</p> <p>Council also may need to assess the financial impact of funding the local share for events.</p>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>13. Climate change</p> <p>Through the work undertaken by the TTPP, the Future Buller Project and Resilient Westport, there is an increased clarity of areas and zones affected by Climate Change and Natural Hazards in general.</p> <p>Coastal hazards (coastal erosion and inundation) in the proposed TTPP were mapped using the most accurate data and modelling available in the form of highly accurate Light Detection and Ranging (Lidar) data.</p> <p>The criteria for analysis is based on the Ministry for the Environment (MFE) guidelines set out in 'Coastal Hazards and Climate Change 2017' for estimating Sea Level Rise (SLR).</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>The TTPP will assist Council in ensure new resource consent applications minimises future exposure to natural hazards based on the latest scientific data.</p> <p>All LIMs issued have all the natural hazards information shared with the applicant as they pertain to their property request.</p> <p>The work completed by the Future Buller Project also highlights the requirement to plan for future adaptation for those communities that are under duress by climate change. The Resilient Westport Project has provided a Master Plan as a possible solution for an intergenerational adaptation model; however, spatial plans still need to be developed for other communities exposed to natural hazards.</p>
<p>14. Resource consents</p> <p>It is assumed that resource consents held by Infrastructure Services will not be significantly altered, and any due for renewal during the life of this Long-Term Plan can be renewed accordingly.</p>	<p>That conditions of resource consents are significantly altered, and there are accordingly significant new compliance costs or consents cannot be renewed or introduce significant financial burden</p>	 Medium	 High	<p>Budgets are in place for the renewal of resource consents. Any increased compliance costs will be managed through the Annual Plan process and asset investment needs.</p> <p>If resource consents are not renewed, Council will need to consider how it delivers these services. These costs could be significant, for example, if water extraction rights are not approved.</p>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>15. Potential impact of societal changes</p> <p>The age composition of an area’s population has implications for the demand for services and facilities, as well as decisions regarding changes to property rates. For example, as population ages, the demand for certain types of services and new facilities, such as schools, will decrease. Meanwhile, as a greater proportion of the population retires from work, sources of income change, and there is likely to be an increase in demand for leisure and care-based facilities.</p> <p>In 2024, 59% of Buller District’s population was of working age (15-64). This proportion was lower than in New Zealand (64.7%).</p> <p>The proportion of young people (0-14) was 14.7% in Buller District. This proportion was lower than in New Zealand (18.7%).</p> <p>The proportion of people 65 years and older was 26.3% in Buller District. This proportion was higher than in New Zealand (16.6%).</p>	<p>An increase in the age of the population may increase demand for some services and housing and place pressure on rates affordability.</p>	 Medium	 Low	<p>The plan assumed that the demand for housing for the elderly is adequate and can be met through supply. Council may need to adjust its level of service in some areas to meet expectations. Rates affordability is managed by keeping rates within financial prudence benchmarks, from the planned rates review and by carefully managing rates debt.</p>
<p>16. Future population growth and developments</p> <p>Buller District’s total population was 10,446 in 2023, up 0.5% from a year earlier. Total population grew by 1.8% in New Zealand over the same period.</p> <p>Council assumes resident population will initially continue to grow at a slow rate in line with statistical predictions. With the Resilient Westport programme of work we expect this growth rate to increase in second quarter of this Long-Term Plan period and that additional pressure will come onto infrastructure.</p>	<p>Allowance needs to be factored into the growth requirements as an outcome of the Resilient Westport Master Planning.</p>	 Medium	 Medium	<p>The Resilient Westport program highlight future developments areas that require new infrastructure. Council expects that the developments will occur based on demand, but additional spatial planning work is required to determine actual physical requirements.</p>
<p>17. External assumptions - Government Legislation</p>				
<p>The October 2023 election has cast a significant uncertainty over the future of some legislation that will have a significant impact on Buller District Council.</p>				
<p>Water Reform Legislation</p> <p>Council assumes that many of the outcomes of the Local Water Done Well legislation will not be known at the commencement of this Long-Term Plan. Therefore, Council has assumed that the water assets will remain under its control in this plan and that a status quo is foreseen for the next couple of years at least.</p>	<p>LWDW directs BDC to accelerate capital investment in infrastructure.</p>	 High	 High	<p>Ratepayers face significant rate rises, and BDC exceeds its borrowing limits to accommodate the levels of investment required.</p>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>A separate piece of work is being undertaken to provide options for our communities and governance on how BDC may best respond to this legislation. All advised legislative changes indicate a significant increase in capital expenditure will be required, but until the funding options are fully understood, this Long-Term Plan document assumes a limited response based largely on ratepayer affordability.</p> <p>Council are working with other Territorial Authorities to understand if a Regional CCO would work for them.</p>	<p>BDC is unable to negotiate a CCO agreement with other Councils or this option is rejected by governance</p>	 <p>High</p>	 <p>High</p>	<p>BDC is forced to establish a 3 Waters CCO, increasing administrative, compliance, and capital costs without being able to substantially increase affordable borrowing.</p>
<p>18. Water upgrades</p> <p>The drinking water upgrades for untreated drinking water supplies are based on assumption materials and labour required to complete the work are available, and the cost for fully compliant treatment plants will not be affordable for some of our communities in the timeframe set out in this Long Term Plan.</p> <p>The key concern is that the regulations have changed in terms of untreated supplies. This has been exacerbated by the recent cryptosporidium outbreak in Queenstown, which has prompted the regulator to issue compliance notices to Councils around the country.</p> <p>For this Long-Term Plan, it has been assumed that the Water Authority will allow our untreated supplies to become Raw Water suppliers, with turbidity control and settling tanks installed to improve raw water quality. Property owners would then become responsible for installing and maintaining their own filters and UV treatment equipment to provide safer water inside the property.</p>	<p>Inability to meet minimum safe drinking water standards for our smaller supplies.</p> <p>Becoming a supplier of raw water and relying on the property owners to self-treat may not be acceptable to the Water Regulator.</p> <p>Property Owners may reject self-treatment and refuse to install necessary equipment.</p>	 <p>Medium</p>	 <p>High</p>	<p>Potential for penalties and enforcement orders to be issued by the water regulator.</p> <p>Ratepayers connected to smaller schemes may opt out, increasing costs for those remaining, or simply be unable to pay for the required treatment standards.</p> <p>Council may be forced to install end-of-line treatment systems, increasing costs.</p>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>19. Capital projects</p> <p>Capital projects are based on the assumption that they will occur when identified in the Long-Term Plan and for the costs that have been allocated. 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.</p>	<p>There is a risk of deferral of projects to later years of the Long-Term Plan</p>	 <p>High</p>	 <p>Medium</p>	<p>This will lower capital expenditure, loans and finance costs. Depreciation would be lower than rated for.</p>
<p>20. Te Tai o Poutini Plan</p> <p>It is assumed that the Operative TTPP will be notified by October 2025. Once the operative TTPP is notified, submitter appeals are expected. Mediation and possible Environment Court proceedings will be undertaken during the latter part of 2026.</p> <p>There is likely to be ongoing mediation and Court proceedings through 2027-2028.</p> <p>Ongoing administration, plan changes and governance will be a permanent feature of TTPP. A rolling review of the Plan may also be initiated.</p> <p>Once the TTPP is operative, plan changes will be undertaken by the TTPP Committee rather than the individual district Councils. Council planning and consenting staff will still be part of the process, but TTPP staff will administer the process and TTPP Committee will be the decision makers.</p>	<p>Potential loss of local control over key decisions relating to district planning. Potential legal challenge to plan.</p>	 <p>Medium</p>	 <p>Low</p>	<p>Once the TTPP is operative, plan changes will be undertaken by the TTPP Committee rather than the individual district Councils. Council planning and consenting staff will still be part of the process, but TTPP staff will administer the process, and TTPP Committee will be the decision-makers on any plan change requests.</p>
<p>21. Westport harbour</p> <p>All harbour activities, including the port and dredging activities, will be ring-fenced as a separate activity over the term of the plan. This means that all funding, expenditure, surpluses, and deficits for the Westport Harbour activity will accumulate in a separate reserve, which is not ratepayer-funded.</p>	<p>Westport Harbour does not perform as expected, creating greater cash losses or surpluses than predicted.</p>	 <p>Medium</p>	 <p>High</p>	<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>

Assumption	Description of Risk	Level of Uncertainty	Financial Impact	Impact
<p>22. Dredge</p> <p>Following upgrades and the installation of new equipment, Kawatiri is now in a position to earn a regular income dredging out of port allowing the funding of operating and renewal costs with more certainty.</p>	Dredging in Westport and other ports does not eventuate with associated loss of income.	 Medium	 High	The Kawatiri's improved condition means that she will have reduced down time due to mechanical issues and if Council had to sell her, she is more likely to be sold with the sale proceeds, which would pay off any outstanding debt at the time of her sale.
<p>23. Landfill aftercare provision/Legacy Landfill Remediation</p> <p>Council has budgeted to monitor its closed landfills. Across the Long-Term Plan, it will also undertake a detailed study of the remedial work required on the closed landfill to ensure they remain compliant with the resource consent conditions. It is assumed that some significant restoration work is required on the closed landfills beyond what has been budgeted and provided for in the Long-Term Plan.</p> <p>In respect of the Karamea and Maruia landfills, which have resource consents (and estimated closing dates) until 2034 and 2038 respectively.</p> <p>Council is undertaking detailed assessments of future closing cost liabilities for these active landfills.</p>	Landfill restoration work is required earlier than planned or the costs are found to be higher than budgeted.	 Low	 Low	<p>Council has a provision fund to call on if restoration work is required to be done earlier.</p> <p>Council will work with central government to look at opportunities to co-share costs or seek direct financial support for the remediation of these closed landfill contaminated sites.</p>
<p>24. Stormwater management improvements</p> <p>Council will continue to seek external funding for improving the stormwater management in Westport township</p>	If external funding is not received, the project will be unable to be completed.	 High	 High	There will continue to be stormwater management issues in the Westport township.
<p>25. Wastewater improvement programme</p> <p>Council will continue to seek external funding for improving the wastewater management in Westport township.</p>	Additional costs to ratepayers. Existing supply not fit for purpose.	 High	 High	There will continue to be resource consent compliance issues with Wastewater in the Westport township, with the potential for penalties to be enforced under the Resource Management Act.

Price adjustments for inflation

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

Year ending	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34
Roading	1.030	1.03	1.031	1.030	1.027	1.026	1.025	1.024	1.024	1.022
Community Activities	1.035	1.03	1.029	1.027	1.025	1.024	1.023	1.022	1.021	1.020
Water	1.028	1.025	1.028	1.025	1.021	1.020	1.020	1.020	1.020	1.020
Staff	1.040	1.035	1.032	1.028	1.026	1.024	1.022	1.021	1.020	1.019
Other (Local Govt Admin)	1.026	1.025	1.025	1.024	1.021	1.020	1.019	1.019	1.019	1.018
Earthmoving	1.032	1.034	1.036	1.035	1.033	1.032	1.030	1.029	1.028	1.026
Pipelines	1.035	1.035	1.036	1.033	1.031	1.029	1.028	1.026	1.025	1.024
Average	1.032	1.029	1.029	1.027	1.024	1.023	1.022	1.021	1.021	1.020

BERL Adjustors: Cumulative % change, base = June 2022

Year ending	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34
Roading NZTA	1.000	1.000	1.000	1.062	1.091	1.119	1.147	1.174	1.203	1.229
Roading Transport	1.000	1.000	1.031	1.062	1.091	1.119	1.147	1.174	1.203	1.229
Community Activities	1.000	1.000	1.029	1.057	1.083	1.109	1.135	1.160	1.184	1.208
Water	1.000	1.000	1.028	1.054	1.076	1.097	1.119	1.142	1.165	1.188
Staff	1.000	1.000	1.032	1.061	1.088	1.115	1.139	1.163	1.186	1.209
Other (Local Govt Admin)	1.000	1.000	1.025	1.050	1.072	1.093	1.114	1.135	1.157	1.177
Earthmoving	1.000	1.000	1.036	1.072	1.108	1.143	1.177	1.212	1.245	1.278
Pipelines	1.000	1.000	1.036	1.072	1.108	1.143	1.177	1.212	1.245	1.278

Statement of Accounting Policies

Price adjustments for inflation

The purpose of this Long-Term Plan is to consult with the community on the planned activities and expenditure of Council over the next 9 years from 1 July 2025 to 30 June 2034. The use of this information for other purposes other than for which it was prepared may not be appropriate.

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 available information at the time of their preparation.

Reporting entity

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

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

The prospective financial statements of Buller District Council cover the 9-year period from 1 July 2025 to 30 June 2034.

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. There have been no changes in accounting policies during the financial year. The prospective 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 98, and Part 3 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.

The prospective financial statements comply with PBE Standards and Council has complied with PBE FRS 42 in the preparation of these prospective financial statements.

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 issued and not yet effective and not early adopted

The following new standards, interpretations and amendments have been issued but are not yet effective as at 30 June 2025. Buller District Council has not early adopted these standards and interpretations.

Insurance Contracts in the Public Sector – In June 2023, the XRB issued the amending Standard to PBE IFRS 17 Insurance Contracts. Key public sector modifications include:

- information on how to identify arrangements to which PBE IFRS 17 should apply
- specific exemptions relating to sub-grouping contracts

- an amendment to the initial recognition requirements
- guidance on coverage periods
- an accounting policy choice on liability measurement when applying the premium allocation approach
- a specific grandfathering transition requirement.
- not expected to have a significant impact on Buller District Council

2024 Omnibus Amendments to PBE Standards – In Oct 2024, the XRB issued an amending Standard that updates PBE IPSAS 1 and PBE IAS 12. Amendments for PBE IPSAS 1 are required to be adopted in the accounting period ending 30 June 2027, and the amendment to PBE IAS 12 is required to be adopted in the accounting period ending 30 June 2026. The main changes are:

- The amendments to PBE IPSAS 1 clarify the principles for classifying a liability as current or non-current.
- The amendments to PBE IAS 12 provide temporary relief from accounting for deferred taxes arising from the Organisation for Economic Co-operation and Development's (OECD's) international tax reform (Pillar Two Model Rules).
- 2024 PBE Conceptual Framework – In Aug 2024, the XRB issued a PBE Conceptual Framework Update for the accounting period ended 30 June 2026. This is not a standard; however, it may need to be referred to when preparing financial reports – for example, when determining how to account for a transaction not specifically covered by a Standard.

Subsidiaries

Subsidiaries are 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 Buller Health Trust.

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 operation.

Council has two associates: Tourism West Coast and Denniston Heritage Trust. There are no entries in the prospective financial statements for Denniston Heritage Trust because Council has no equity investment in this organisation.

Joint operation

A joint operation 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 operation interest in the Westport Airport Authority with Ministry of Transport.

Buller District Council recognises in its prospective financial statements the investment in this 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. Council considers that the effect of paying rates by instalments is insufficient to require the discounting of rate receivables and the 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, resulting from unread meters at year-end, is accrued on an average usage basis.
- Rates remissions are recognised as a reduction of rates revenue when 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 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 Council's costs in maintaining the local roading infrastructure. Grants are also received from the Ministry of Health for eligible 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 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.

Dividends 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 expenditures at the time when such application has been received.

Discretionary grants are those grants that Council has no obligation to award and are recognised as expenditure when a successful applicant has been notified of 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 prospective 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 operations, except where 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 are 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, 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 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 include 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 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 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 carrying amount of the assets and the present value of the 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 Council commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred, 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. 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 at inception.

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management.

Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

After initial recognition, they are measured at their fair values. Gains or losses on remeasurement are recognised in the surplus or deficit.

Currently, 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 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, 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 and long 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 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 Council intends to hold long-term but which may be realised before maturity.
- Shareholdings that Council holds for strategic purposes. 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 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, 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 Council 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, the probability that the debtor will enter into bankruptcy, receivership, or liquidation, and default in payment are considered objective evidence of impairment.

Derivative financial instruments

Council utilises derivative financial instruments to hedge its exposure to interest rate risks arising from financing activities. In accordance with its treasury policy, 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 counterparts. 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.

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, street lights, bridges, culverts, water reticulation, stormwater reticulation, sewerage reticulation and landfill.

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

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

Buller Health Trust assets – These include plant, equipment, furniture, and fittings. Property, plant and equipment are 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 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 costless impairment and is not depreciated. The cost of day-to-day servicing of property, plant, and equipment is recognised in the surplus or loss as it is incurred.

Disposals

Gains and losses on disposal are determined by comparing the proceeds with the asset's carrying amount. Gains and losses on disposal are included in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves for 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 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

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

WestReef Services Limited Assets	Depreciation rate (%)	Useful life (years)
Leasehold improvements	6.5% to 15%	6.7 - 15
Plant and equipment	5.5% to 40%	2.5 - 18
Vehicles	8% to 29%	3 - 12.5
Office equipment	8% to 40%	2.5 - 12.5
Office furniture and Fittings	8% to 24%	4 - 12.5
Computer equipment	18% to 36%	3 - 5.5

Buller Health Trust assets	Depreciation rate (%)	Useful life (years)
Plant and equipment	10% to 50%	2 - 10
Furniture and fittings	7% to 13.5%	7.4 - 14.3
Furniture and fittings (accommodation)	16.2% to 48%	2.1 - 6.2

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 channeling	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
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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 based on the description 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 these values are not materially different from their fair value.

Council land

The Airport land was revalued to fair value as determined by market-based evidence by an independent valuer. Quotable Value performed the most recent valuation 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. Quotable Value performed the most recent valuation 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-year valuation cycle at fair value determined on a replacement cost basis with preparation or peer review by an independent valuer. However, for the years ended 30 June 2023 and 30 June 2024, off-cycle valuations were carried out by BECA in accordance with advice received from Auditors when undertaking the 2022/23 audit. At the balance date, Council assesses the carrying values of its infrastructural assets to ensure that they do not differ materially from the asset's fair value. The most recent roading valuation was performed by BECA, and the valuation is effective as of 30 June 2024. All infrastructure asset classes were valued at their respective valuations. The total value of infrastructural assets valued by or peer-reviewed by BECA on 30 June 2024 was \$452,085,657.

Accounting for revaluation

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 in revaluation that offsets 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 based on the costs incurred to acquire and bring the specific software into use.

Costs that are directly associated with the development of software for internal use are recognised as intangible assets. 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.

Costs associated with the development and maintenance of Council's website 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 de-recognised. 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%

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 initially measured at its cost, including transaction costs.

After initial recognition, Council measures all investment property at fair value as determined annually by an independent valuer. Quotable Value carried out the most recent valuation of investment property with an effective date of 30 June 2024.

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 a cost that has 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, a restoration cost approach, or a service units approach. The most appropriate approach for measuring value in use depends on the nature of the impairment and the 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 cash flows.

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 the balance date, retiring and long service leave entitlements expected to be settled within 12 months, and sick leave.

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 Council anticipates it will be used by staff to cover future absences.

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, the likelihood that staff will reach the point of entitlement, and the present value of the estimated future cashflows.

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 employee remuneration.

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

Council recognises a provision for future expenditure of an 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 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 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 statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Budget figures

The budget figures are those approved by Council at the beginning of the year in the Long-Term Plan. The budget figures have been prepared in accordance with NZ GAAP or Public Benefit Entity Accounting Standards, using accounting policies that are consistent with those adopted by Buller District Council for the preparation of the prospective financial statements.

Cost allocation

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, 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.

Classification of property

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

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.

Landfill aftercare provision

The Landfill Aftercare Provision Note 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, eg 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. Local conditions can impact these estimates, eg 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 underestimating the annual depreciation charge recognised as an expense in the surplus or deficit. To minimise 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 the three waters asset revaluations. The last roading and three waters revaluations were prepared by BECA on 30 June 2024.



Image credit: Richard Rossiter

08

Policies for review



Revenue and Financing Policy

The Local Government Act 2002 requires Council to adopt a Revenue and Financing Policy. This policy outlines how the expenditure needs of Council activities are funded. Council has developed this policy as part of the 2025-2034 Long Term Plan.

Principles

Several funding sources are available to Council to fund its activities. This Policy outlines Council's approach to funding its activities. It provides information on what funding tools are used and who pays and describes the process used to make these decisions. This Policy should be read with the Funding Impact Statement in the Long Term Plan (Long-Term Plan) or Annual Plan. The Funding Impact Statement is the mechanism used to implement the Revenue and Financing Policy and details how rates are set.

Process

There are three main steps for the development of the Revenue and Financing Policy;

Step 1 - Identify activities. This step requires Council to determine the activities it will be involved with (e.g. community facilities, roading etc.). This, in turn, determines what Council will make provision for in terms of funding in the Long-Term Plan.

Step 2 - Analysis at activity level. Step two requires Council to identify the most appropriate funding sources for each activity. Council is required to consider the following factors in making its decisions:

- Council outcomes – what are Council outcomes the activity primarily contributes toward.
- User/beneficiary pays principle – how the benefits of the activity are spread – across the community or to identifiable groups, individuals and communities (referred to as 'Who benefits?').
- Intergenerational equity principle – who will benefit from the activity in the future and how should the costs be shared between present and future generations (referred to as 'period of benefit').

- Exacerbator pays principle – are there particular parties (individuals or groups) whose actions or inactions contribute to the need for activities (referred to as 'General/Private Benefits').
- The costs and benefits of funding activities distinctly from other activities—are the funding sources for each activity efficient, transparent, and accountable?

Step 3 - Consideration of impact on affordability. In this step, Council must consider the collated results of Steps 1 and 2 and identify the impact on affordability. Changes to the selection of funding mechanisms may be made depending on this analysis and the Funding Impact Statement, which provides information about all funding sources. The following outlines the various options Council has to source funding for Operating Expenditure and Capital Expenditure.

Funding of operating expenditure

Council funds operating expenditure from the following sources:

- General rates and Targeted rates
- Grants and Subsidies
- Fees and charges
- Income from dividends, interest and net rental income. Council may choose not to fully fund operating expenditure in any particular year if the deficit can be funded from operating surpluses in the immediately preceding or subsequent years. An operating deficit will only be budgeted when beneficial to avoid significant fluctuations in rates, fees or charges.

Funding of capital expenditure

Rates are used to fund an ongoing replacement programme and may be used to fund a portion of capital acquisition work. When rates are applied to capital expenditures, the affordability to the current ratepayers and the life of the asset being replaced or acquired are taken into consideration.

Council also funds capital expenditure from borrowing and spreads the

Types of funding mechanisms

repayment over several years. This enables Council to match charges placed on the community against the period of benefits from capital expenditure. While seeking to minimise interest costs and financial risks associated with borrowing is of primary importance, Council also seeks to match the term of borrowings with the average life of assets when practical. Proceeds from asset sales may also be used to fund capital works or to repay debt.

Council's overall borrowing requirement is reduced to the extent that other funds are available to finance capital expenditure. Such other funds include:

- Council cash reserves, including reserves comprising financial contributions under the Resource Management Act 1991. Council endeavours to fund the annual depreciation cost via rates/charges annually, particularly for its water and wastewater activities. The cash created from this funding of depreciation can be used to fund the cost of renewing and replacing items of capital.
- Contributions towards capital expenditure from other parties in relation to specific projects
- Operating surpluses – which may flow into cash reserves to be used in the current or future years
- Any other sources.

After consideration of funding sources or mechanisms Council then considers the overall impact of any allocation of liability for revenue needs on the community. Council considers the impact of rates and rate increases on various properties, including residential and lifestyle properties, properties in the rural sector, and business properties with varying rates of rateable values and services. The level of the Uniform Annual General Charge is one of the “tools” Council uses to moderate rates movements for rating units. Council also considers the impact of other charges (e.g. Reserve and Development Contributions).

Changes to funding mechanisms

There are no changes to funding mechanisms proposed.

Sources of funding for operating expenditure

General rates are the major source of Council's revenue and are used to fund services where Council believes there is a public benefit even though it may not be to the whole community. It typically funds “public goods” for which there is no practical method for charging individual users as the benefit is wider than just specific users. General rates fund a range of services that are used by individual ratepayers to varying extents.

Council uses the general rate rather than several targeted rates to achieve a simpler rating structure. That simpler structure makes it easier for ratepayers to understand how they are being rated and it is also simpler and cheaper to administer.

Rates are regarded as a tax that funds the collective community benefit rather than some form of proxy for service use. Differentials are only used to ensure that other rate mechanisms do not alter the incidence of rates between the major rate payer groups.

Council sets a general rate based on:

- the land value of each rating unit in the District. This rate is set as a rate in the dollar of land value.
- a uniform annual general charge per rating unit

Targeted rates are also used to fund community benefits and wider public goods. A targeted rate is a rate to be used exclusively to pay for that operating expense. It is used in circumstances where Council believes that the benefits from the services are such that the principles of a general rate approach (noted above) are insufficient and should be targeted to a particular beneficiary's group. Targeted rates may be used to provide certainty of Council recovering its costs, or where greater transparency in funding the cost of the activity is desirable.

Grants and subsidies are used where they are available. Council receives government grants from Waka Kotahi NZ Transport Agency, which subsidises part of Council's costs in maintaining the local roading infrastructure. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible

expenditure have been fulfilled. Council actively seeks out opportunities to apply for grants and subsidies from other agencies, such as the central government, and is thankful for their contributions.

Licence fees are charged where possible as a mechanism for funding. They are set as for user charges but may have constraints on the level of the fee. These constraints are established under various legislation.

Enforcement fees are also charged when possible. The purpose of the fee is to promote compliance rather than to raise revenue. At times, enforcement fees will recover the full cost, and at other times, they will not, depending on the level of compliance and the extent to which the charges are limited by legislation or the courts.

User charges are used for services that directly benefit an individual. If it is possible to efficiently impose a charge, Council does so, either recovering the full cost of the service or a rate that the market will pay. An acceptable market rate can limit the potential for charging in circumstances where Council believes a charge set too high will reduce use adversely.

Income from dividends, interest, and net rental income is used to offset the cost of providing other services. Income from interest and dividends is included as revenue in the investments and governance activity. This revenue is utilised to reduce Council's general rates income stream. Income from the rental of property is applied to the activity which is the primary user of a facility; if the property does not have a primary use but is held for commercial or strategic purposes, the rental is included in the investments and support activity and is applied to general purposes.

Borrowing is not generally used to fund operating expenses but is a tool to smooth out major lumps in the capital replacement and acquisitions programme. Council may choose to borrow for an operating expense to give a grant to a community organisation building a community facility.

Sources of funding for capital expenditure

Rates in all forms will be used to fund an ongoing capital replacement programme and may be used to fund a portion of capital acquisition work. This will be balanced against the affordability for the current ratepayers and the extent to which a capital replacement or acquisitions programme is even over the plan's period. Over the plan's period, Council will get to the point where asset renewals are being met from operating revenue, and a contribution is also being made to levels of service and growth capital.

Borrowing will be applied to capital works subject to the use of rates as discussed above. Council views debt as a smoothing mechanism and a means of achieving equity between time periods. Council does not have an unlimited capacity to borrow, and the community does not have the capacity to service those loans in the future. Therefore, Council adopts a prudent approach to debt and its capital programme to ensure that the burden of debt and the interest cost does not place an impossible burden on the community. In doing so, Council is conscious of its peak debt and ongoing funding stream for debt servicing and the work programme.

Proceeds from asset sales may be used to fund capital works or repay debt. The preferred option will be debt repayment, with any new works funded from new debt drawdown. This method is favoured due to its transparency and the neutral effect it has on rating. There are no major planned asset sales programmes over the period of this plan, but assets that are no longer required for strategic or operational purposes may be sold.

Reserve Contributions may be used to fund capital expenditures on Council reserves in cases where the provision of that funding complies with the Resource Management Act 1991, which permitted the use of financial contributions.

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Governance	Democracy	Elected representatives	Statutory requirement Local Government Act 2002 Local Electoral Act 2001. No capital spend regulations	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	All can be involved in democratic representation	Inangahua community benefits through a separate board of Four members plus two Councillors	Operating 100% general rates Capital No capital expenditure expected
		Community planning and consultation	The Inangahua Community creates the need for the Inangahua Community Board. Governance structure for effective leadership, advocacy and accountable stewardship of Council's assets and resources			Social cohesion and community focus Liaison with central government Equal access for all		
Community Services	Libraries	Library service	Supports lifelong literacy and learning for different ages and needs. Council's provision of services allows all residents the opportunity for information, knowledge, recreation and leisure at a community facility	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term	Library facilities are provided for the entire community and enhance wellbeing	Researchers	Operating 85-98% general rates, 2-15% fees Capital A mix of funding from the 3 sources below is available <ul style="list-style-type: none"> Loans Cash reserves Grants
		Information service				A better informed and educated community			Equal access to all
	Economic Development and Marketing	<ul style="list-style-type: none"> Grants District marketing Economic development 	District promotion and marketing agencies and businesses' economic development	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Improved economic benefit of the district	Local business	Operating 100% general rates Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Community Services	Museum Funding	Museums	Funding for museums and heritage operations	<ul style="list-style-type: none"> Social Affordability Culture 	Ongoing	Preserves important cultural history	Community	<p>Operating 100% general rates</p> <p>Capital A mix of funding from the 3 sources below is available</p> <ul style="list-style-type: none"> Loan Grants Cash reserves
	Recreation Facilities	<p>Swimming pool at Reefton</p> <p>Community Reserves Centre at Reefton, which provides an indoor community and sports venue and gym facilities</p> <p>Pulse Energy Recreation Centre in Westport, which provides gym, pool and sports facilities</p>	Users of facilities benefit from personal fitness and competition The Pulse Energy Recreation Centre can be used to attract regional and national sporting events	<ul style="list-style-type: none"> Social Affordability 	Ongoing	<p>Community benefits in providing options for people to exercise and relieve the pressure on the health system</p> <p>Community benefits include providing options for people to exercise and relieve the pressure on the health system.</p> <p>Enhanced health and well-being of the community.</p> <p>Opportunities for recreation and leisure.</p> <p>Controlled safe environment for the younger community.</p>	Users of pool Users of gym, pool and sports recreational facilities	<p>Operating 100% general rates. Note – fees for pool users are charged by the pool operator.</p> <p>Capital A mix of funding from the 3 sources below is available</p> <ul style="list-style-type: none"> Loans Cash reserves Grants

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Community Services	Theatre	Live performance	Theatre groups who use the theatre for performances	<ul style="list-style-type: none"> Social Affordability 	Ongoing	A facility that can be used by all and enhances the cultural well-being of the district.	Groups who need a venue for live performances.	Operating 25-40% fees - user pays 60-75% general rates Capital A mix of funding from the 3 sources below is available <ul style="list-style-type: none"> Loans Cash reserves Grants
		Moviegoers School groups who use the theatre for performances			Long term <ul style="list-style-type: none"> Theatre Venue 	Overall public benefit	Residents who want to watch movies	
	Reefton Visitors & Service Centre	Council services	Reefton residents who require access to services	<ul style="list-style-type: none"> Social Affordability Prosperity 	Ongoing Long term <ul style="list-style-type: none"> Building 	Reefton residents and visitors to the area	Individuals and businesses requiring information or transaction processing	Operating 100% general rates Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves
Reefton Post Office	Postal services	Reefton residents who require access to services	<ul style="list-style-type: none"> Social Affordability Prosperity 	Ongoing Long term <ul style="list-style-type: none"> Building 	Reefton residents and visitors to the area	Individuals and businesses requiring postal agency information or transaction processing	Operating 70-80% fees, 20-30% general rates Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves 	

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Community Services	Community Development and Support	Provision of grants	Volunteer organisations and individuals who want funding due to financial pressures	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Grants paid to organisations benefit the whole community through improved facilities and cultural opportunities	Users of the services or facilities provided by grant recipients	<p>Operating 85-100% general rates 0-15% grants</p> <p>Capital A mix of funding from the 2 sources below is available</p> <ul style="list-style-type: none"> Loans Cash reserves
	Community Development and Support	Vision 2010 rural projects	Council recognises that our rural communities face particular challenges in continuing to provide community services and facilities to their local populations. The Vision 2010 projects are designed to support local community initiatives to improve community facilities and projects that benefit residents	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	The Vision 2010 projects are designed to support local community initiatives to improve community facilities and projects that benefit residents	Users of the community facilities	<p>Operating 100% general rates</p> <p>Capital No capital spend planned</p>
Regulatory Services	Resource Management Planning	District Plan - framework, regulation and control of subdivisions and land use.	Council administers the responsibilities imposed under the Resource Management Act (RMA) relating to the use of land, air and water. This function requires the administration of the operative District Plan. The RMA Act places specific statutory functions on territorial authorities to promote the sustainable development of natural and physical resources.	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term <ul style="list-style-type: none"> District Plan 	Entire district - regulations monitoring benefits Contributes to the sustainable management and development of the district resources and of benefit to the district as a whole	Applicants for resource consents	<p>Operating 90-98% general rates, 5-12% fees</p> <p>Capital A mix of funding from the following two sources</p> <ul style="list-style-type: none"> Cash reserves Loans

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Regulatory Services	Resource Management Consents	Resource consents	Legislation – RMA	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing	Entire district – regulations monitoring benefits.	Applicants for resource consents	<p>Operating 30-40% general rates, 70-60% fees</p> <p>Capital A mix of funding from the following two sources</p> <ul style="list-style-type: none"> • Cash reserves • Loans
			Resource Consent Applicants			There is also an element of benefit to the whole district by ensuring planning and development is coordinated and controlled.		
			Monitoring enforcement of land use.			Environment safeguards		
	Building Control	Building consents	The Building Act 2004 places substantial statutory function requirements on territorial authorities. The activity ensures buildings meet the requirements of New Zealand Building Legislation.	<ul style="list-style-type: none"> • Affordability • Prosperity • Environment 	Ongoing	The benefit to the entire district is having safe buildings that comply with regulations. Public health and wellbeing	Individuals who are building	<p>Operating 55-65% fees 35-45% general rates</p> <p>Capital A mix of funding from the following two sources</p> <ul style="list-style-type: none"> • Cash reserves • Loans
			To provide high quality safe solutions to the community for their building needs					
	Animal Control – Dogs	Dog licensing	Legislation below requires territorial authorities to enforce certain statutory functions regarding dog control: Dog Control Act 1996 Impounding Act 1955	<ul style="list-style-type: none"> • Social • Affordability • Environment 	Ongoing Long term <ul style="list-style-type: none"> • Dog Pounds 	Entire district: Complaint service Public Safety	Those with dogs cause the problems.	<p>Operating 30-40% general rates, 60-70% fees</p> <p>Capital A mix of funding from the following two sources</p> <ul style="list-style-type: none"> • Cash reserves • Loans
Animal control activities promote public welfare and safety			Individuals will have delegated exercise areas for dogs.					

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Regulatory Services	Animal Control	Stock control	Legislation below requires territorial authorities to enforce certain statutory functions regarding stock control	<ul style="list-style-type: none"> Social Affordability Environment 	Ongoing	Entire district Complaint service Public safety	Those with stock cause the problems	Operating 90-98% general rates, 2-10% fees Capital No capital spend planned
			Impounding Act 1955					
			Stock control activities promote public welfare and safety					
Regulatory Services	Environmental Health - Food Premises	Licensing of premises	Legislation Food Hygiene Regulations 1974 Health Act 1956	<ul style="list-style-type: none"> Social Affordability Prosperity Environment 	Ongoing	The entire district benefits from health and safety in business, meeting standards The community, as a whole, benefits through the control of infectious diseases and the monitoring of environmental standards. The community includes local residents and visitors to the district	Individuals who require certification of their businesses	Operating 60-70% fees 30-40% general rates Capital No capital spend planned
			The activity ensures the enforcement of safety legislation to protect members of our community from potential risk					
Regulatory Services	Environmental Health - Liquor Licensing	Licensing of premises	Sale and Supply of Alcohol Act 2012	<ul style="list-style-type: none"> Social Affordability Prosperity Environment 	Ongoing	Entire district - Regulated opening times/venues	Individuals who require certification of their businesses	Operating 75-90% fees, 10-25% general rates Capital No capital spend planned
			Gambling Act 2003						The activity ensures the enforcement of safety legislation to protect members of our community from potential harm

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Regulatory Services	Environmental Health - Noise	Noise complaints serviced	This is driven by legislation via the Resource Management Act (RMA). People are not allowed to make 'excessive' noise and must ensure that noise from their property does not reach an 'unreasonable' level. Address nuisance activities	<ul style="list-style-type: none"> Social 	Ongoing	Health benefits from reduced noise levels	Promotion of a pleasant environment for the community	<p>Operating 90-95% general rates, 5-10% fees</p> <p>Capital No capital spend planned</p>
	Environmental Health - general inspection	Freedom camping and illegal littering monitoring and investigation	This activity ensures compliance and enforcement of Council regulations and by-laws that control these activities.	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Provides control over the impact of freedom camping within the district.	Freedom camping does not clash with other recreational activities	<p>Operating 100% external contributions</p>
		General compliance	This activity encompasses all other compliance not detailed elsewhere in this policy.	<ul style="list-style-type: none"> Social Affordability Prosperity Environment 	Ongoing	Ensures public spaces are litter free and pleasant environments for the public to enjoy.	No hazards from litter.	<p>Capital No capital spend planned</p>
Emergency Management	Emergency Management	Training of civil defence staff and volunteers	This activity is fundamental to achieving community preparedness for emergencies. There is a requirement for this activity as per the Civil Defence Emergency Management Act 2002. It ensures public safety and ensures that there are adequate plans to respond to hazards, risks and emergencies. It also ensures that there are sufficient trained personnel and response measures in place during an emergency.	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	It includes the development and review of compliance documents	Promotion of a pleasant environment for the community.	<p>Operating 100% general rates</p>
		Civil defence preparedness and response						<p>Capital No capital spend planned</p>
						Provides certainty and assurance to the public that Council are prepared to meet impact of natural disaster	Individuals requiring assistance during an emergency	<p>Operating 100% general rates</p> <p>Capital A mix of funding from the 3 sources below is available</p> <ul style="list-style-type: none"> Loans Grants Cash reserves

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
	Reserves	Parks, Sports grounds, Reserves, Playgrounds, Beach areas	Provides the community with recreation facilities and relaxation areas	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	The use of parks is for public enjoyment	Users of parks and reserves facilities	<p>Operating 90-100% general rates, 0-10% fees</p> <p>Capital A mix of funding from the 3 sources below is available</p> <ul style="list-style-type: none"> Loans Reserve contributions Cash reserves
			Create a pleasant environment for the community.		Long term	Promotion of a pleasant environment for the community		
					Land, Playground equipment	The beauty and image of Buller District is enhanced		
						Enhanced health and wellbeing		
	Public Toilets	Toilet facilities	The provision of toilet facilities promotes the health and wellbeing of the district and environment.	<ul style="list-style-type: none"> Social Affordability Environment 	Ongoing	Public - nonexclusively Health and wellbeing of the community	Individuals using facilities	<p>Operating 30-40% general rates, 60-70% fees</p> <p>Capital A mix of funding from the following 3 sources</p> <ul style="list-style-type: none"> Cash reserves Loans Grants
					Long term				Buildings
	Cemeteries	Interment facilities, Cemetery reserve, Records enquiry service	Burial and Cremation Act 1964	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	The community as a whole benefits from the availability of interment facilities	Benefit for the family of the person interred	<p>Operating 70-85% general rates, 15-30% fees</p> <p>Capital A mix of funding from the following 2 sources</p> <ul style="list-style-type: none"> Cash reserves Loans
					Long term	Land			Availability of heritage records

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
	Property - Community	Community halls	Community and civic buildings provide for a diverse range of community activities	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term <ul style="list-style-type: none"> Buildings 	All benefits from public buildings	Groups using halls	Operating 90-100% general rates, 0-10% fees Capital A mix of funding from the 3 sources below is available <ul style="list-style-type: none"> Loans Grants Cash reserves
	Senior Housing	Senior Housing	Provision of housing for the elderly assists our senior citizens to maintain their independence and remain in the community	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term <ul style="list-style-type: none"> Buildings 	Retaining the elderly within the community which retains our social character and mix	Tenants renting	Operating 100% fees Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves
	Property - Private	Property management of leased property	Management of leased land assists in the effective maintenance of Council's assets and facilities	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term <ul style="list-style-type: none"> Buildings 	All benefit from return on investment	Leasehold tenants	Operating 100% fees Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves
	Punakaiki Camping Ground	Holiday park accommodation for visitors	Provision of an area for both passive and active recreation and enjoyment	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing Long term Buildings	All benefit from extra visitors and economic gain	Customers using the facility	Operating 61-100% fees 0-39% general rates Capital A mix of funding from the 2 sources below is available <ul style="list-style-type: none"> Loans Cash reserves

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
	Roading	Roads, Street lighting, Footpaths, Car parking spaces	Local Government Act 2002 Road Controlling Authority This activity ensures property access and freedom of travel and supports the sustainability of the community	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Environment 	Ongoing Long term Road construction & renewals	Sustainability of the community	Individuals using the transport network Benefit from access to property and access to facilities Improved safety of roads	Operating 25% general rates, 75% NZTA subsidy, 100% NZTA subsidy for special purpose roads (Karamea Highway) Capital A mix of funding from the 4 sources below is available <ul style="list-style-type: none"> • General rates • NZTA subsidy • Cash reserves • Loans
	Urban Development	Improving street and landscape in towns	More pleasant environment for our communities by use of planting, street treatment and decorative measures	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing Long term Landscaping	Promotion of a pleasant environment for the community	Improved environment for residents and tourists	Operating 100% general rates Capital <ul style="list-style-type: none"> • 100% General rates subject to the following • Grants and subsidies where they are available
	Community Water Supplies	Supply of water	Community health, safety and development. provision of water supplies is a core function of Local Government	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing Long term • New Schemes, renewals	Supply of water for public toilets Fire fighting supply	Residents are able to be connected to the supply	Operating 100% targeted rates and Metered water charges for major users Capital A mix of funding from the following 4 sources <ul style="list-style-type: none"> • Targeted rate • Subsidies where available • Loans • Cash reserves

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
Refuse Collection and Recycling, Litter and Landfill Operations Z	ZONE 1 - Westport provide waste management disposal facilities	Necessary for the health and quality of life in the community Ensure that refuse is managed and disposed of in an efficient and sustainable manner	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing	Better environment	Those using the collection service	<p>Operating 80-95% targeted rates 5-20% other income (fees and charges)</p> <p>Capital A mix of funding from the following 4 sources</p> <ul style="list-style-type: none"> • Targeted rates • Loans • Cash reserves • Grants and subsidies where available 	
					Public health			
Refuse Collection and Recycling, Litter and Landfill Operations Z	ZONE 2 - Karamea provide waste management disposal facilities	Necessary for the health and quality of life in the community Ensure that refuse is managed and disposed of in an efficient and sustainable manner	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing	Better environment	Those using the collection service	<p>Operating 60-75% targeted rates, 25-40% fees and charges</p> <p>Capital A mix of funding from the following 4 sources</p> <ul style="list-style-type: none"> • Targeted rates • Loans • Cash reserves • Grants and subsidies where available 	
					Public health			

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
	Refuse Collection and Recycling, Litter and Landfill Operations	ZONE 3 - Maruia provide waste management disposal facilities	Necessary for the health and quality of life in the community. Ensure that refuse is managed and disposed of in an efficient and sustainable manner	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Better environment	Those using the collection service	<p>Operating 80-95% targeted rates, 5-20% fees and charges</p> <p>Capital A mix of funding from the following 4 sources</p> <ul style="list-style-type: none"> Targeted rates Loans Cash reserves Grants and subsidies where available
						Public health		
	Landfill Operation	Landfill development and monitoring	Ensure that capacity exists for residual waste and recycling if it cannot be disposed at the Nelson facility	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Community facilities for rubbish disposal Better environment Public health	Residents are able to dispose of unwanted rubbish	<p>Operating 100% general rates</p> <p>Capital A mix of funding from the following 4 sources</p> <ul style="list-style-type: none"> General rates Loans Cash reserves Grants and subsidies where available
Closed landfills, monitor and rehabilitate		Ensure that refuse is managed and disposed of in an efficient and sustainable manner that maintains the districts natural and aesthetic values	Long term , Buildings , Land					
Litter collection		Necessary for health and quality of life in communities, and disposed of in an efficient manner	Ongoing					
	Sewerage	Disposal of sewerage	Necessary for health and quality of life in the community	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Community health and wellbeing	Residents are able to be connected to a sewer	<p>Operating 100% targeted rates and trade waste fees</p> <p>Capital A mix of funding from the following 2 sources:</p> <ul style="list-style-type: none"> Loans Cash reserves
		Disposal of trade waste			Ongoing	Maintains sanitation	Those disposing of trade water	

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
	Stormwater	Collect and transport land drainage from property	Protection of property Health and safety as it reduces danger from flooding	<ul style="list-style-type: none"> • Social • Affordability • Prosperity • Culture • Environment 	Ongoing Long term <ul style="list-style-type: none"> • New schemes, renewals 	Public health benefits Continuity of access to property	Urban properties benefit due to the density of roading and footpaths Drainage protection Open drains in rural areas	Operating 100% general rates Capital Loans 100%
	Corporate Services	General staff and administration services	Implement and support of all Council activities	<ul style="list-style-type: none"> • Social • Affordability • Prosperity 	Ongoing Long term Office Equipment	Benefits community at large		Overheads Reallocated to other activities. Capital A mix of funding from the following 3 sources: <ul style="list-style-type: none"> • Depreciation reserves • Loans • Investments
Support Services	Information Systems	Computer systems Telecommunication networks	Availability of information and systems to support all Council activities and enable sound decision making	<ul style="list-style-type: none"> • Social • Affordability • Prosperity 	Ongoing Long term Computer systems	Benefits community at large	Individuals accessing databases and information	Overheads Reallocated to other activities. Capital A mix of funding from the following 2 sources: <ul style="list-style-type: none"> • Cash reserves • Loans

Activity Group	Activity	ACTIVITY: What is the Community getting	Rationale for service	Community Outcome	Period of benefit	Benefit		Funding Mechanism Effective: 1 July 2025
						General Benefits	Private Benefits	
In-House Professional Services		Engineering services	Council access to engineering services on a cost effective basis	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Benefits community at large	Individuals accessing databases and information	<p>Overheads Reallocated to other activities.</p> <p>Capital A mix of funding from the following 2 sources:</p> <ul style="list-style-type: none"> Cash reserves Loans
Airport	Westport Airport	Airport services	Public transportation	<ul style="list-style-type: none"> Social Affordability Prosperity Environment 	Ongoing Long term Buildings, Land	The economic benefit to all Social and heritage value	Commercial/individual users benefit	<p>Overheads 75-80% 45-48% fees. The balance is funded: 50% general rates, 50% by the Crown.</p> <p>Capital A mix of funding from the following 2 sources:</p> <ul style="list-style-type: none"> Depreciation reserves 50% funded by the Crown
Harbour	Westport Harbour	Port facilities	Services fishing fleet vessels, recreation and commercial vessels	<ul style="list-style-type: none"> Social Affordability Prosperity Culture Environment 	Ongoing	Provides a facility for the district benefit	Individuals using the facility	<p>Operating Self-funding from income</p>
		Dredging services provided by the vessel Kawatiri	Dredging Westport port and other ports	<p>Capital</p> <ul style="list-style-type: none"> Use of cash reserves and loans to fund 				

Remission of Rate Penalties

Policy objective

To enable Council to act fairly and reasonably in its consideration of penalties on rates which have not been received by Council by the due date.

Conditions and criteria

The penalty incurred on instalment one will be automatically remitted if the ratepayer pays the total amount due for the year on or before the penalty date of the second instalment, provided the ratepayer has not incurred any other penalties in the previous 12 months.

Remission of any one penalty will be considered in any rating year where payment has been late due to circumstances outside the ratepayer's control.

Where a suitable payment arrangement is in place to clear an outstanding rates balance within a certain time frame (agreed to in writing by both parties), instalment penalties (only) incurred during the term of the repayment arrangements may be remitted after a set period (usually after each 12 months), provided the terms of the repayment arrangement are being adhered to.

Policy for Rates Relief on Māori Freehold Land

Background

Māori freehold land means land whose beneficial ownership has been determined by the Māori Land Court by freehold order. Māori freehold land may be managed on behalf of the owners by a Māori Land Incorporation.

Schedule 11 of the Local Government Act 2002 identifies the matters that Council must consider when providing rates relief on Māori Freehold Land.

The matters that the local authority must consider are:

(a) the desirability and importance within the district of each of the objectives below; and

(b) whether, and to what extent, the attainment of any of those objectives could be prejudicially affected if there is no remission of rates or postponement of the requirement to pay rates on Māori freehold land; and

(c) whether, and to what extent, the attainment of those objectives is likely to be facilitated by the remission of rates or postponement of the requirement to pay rates on Māori freehold land; and

(d) the extent to which different criteria and conditions for rates relief may contribute to different objectives.

The objectives referred to above are:

(a) supporting the use of the land by the owners for traditional purposes:

(b) recognising and supporting the relationship of Māori and their culture and traditions with their ancestral lands:

(c) avoiding further alienation of Māori freehold land:

(d) facilitating any wish of the owners to develop the land for economic use:

(e) recognising and taking account of the presence of waahi tapu that may affect the use of the land for other purposes:

(f) recognising and taking account of the importance of the land in providing economic and infrastructure support for marae and associated papakainga housing (whether on the land or elsewhere):

(g) recognising and taking account of the importance of the land for community goals relating to:

(i) the preservation of the natural character of the coastal environment:

(ii) the protection of outstanding natural features:

(iii) the protection of significant indigenous vegetation and significant habitats of indigenous fauna:

(h) recognising the level of community services provided to the land and its occupiers:

(i) recognising matters related to the physical accessibility of the land.

Policy

As a general policy the Buller District Council will not remit or postpone rates in relation to Māori freehold land.

However it should be noted the owners may still apply to Council under its general remissions policy if applicable.

Policy on Remission on General Rates - land used and/or occupied by community, sporting and other organisations

Objective of the policy:

To support the provision of sporting, cultural, and recreational activities for the residents and ratepayers of the district, through the financial assistance to such nonprofit community organisations by the granting of general rates remissions.

Conditions and criteria

1. A rating unit that is owned or used by any non-profit society or association that has formerly been granted a 50% remission through prior resolution of Council, shall be deemed to fall within the “Land 50% non-rateable” category of Schedule 1, Part 2, of the Act.
2. Any rating unit that has been granted a 100% remission of the rates prior to the establishment of this policy shall continue to receive such until such time that the organisation or the rating unit becomes ineligible. The total amount(s) of remission for any one organisation in any one rating year shall be no more than \$5,000.
3. Any application received after 1 July 2024, from a non-profit community organisation for a remission of rates shall be considered by the General Manager Corporate Services/Chief Financial Officer, in terms of either paragraph 1 or 2 above, and shall be treated for rating purposes in line with similar or like

organisations. If the new applicant has no similar or like organisation to be gauged against, then the application will be considered on its merits by Council.

4. Any rating unit that is owned or used by any sporting organisation, for which a club liquor licence is in force, shall have the rating unit apportioned into “divisions” for the various uses within the unit, in terms of commercial, residential, and “remainder” (as appropriate).

- The divisions of the rating unit classified as Commercial and/or Residential shall be rated fully in terms of the applicable annual rates levied. The remainder of the rating unit will be rated as if in the Rural sector of the rating units location, irrespective of the area of the rating unit.
- Where the rating unit is liable for more than the one charge for any service provided (eg water supply, sewage disposal, refuse collection), then only one set of such service charges shall be charged;
- The rating unit will be liable for only one full set of uniform charges, whether or not these are apportioned over the divisions of the unit.

The above shall apply to any rating unit that has in the past had apportionments made for this very purpose, or to any new application from an organisation that has a rating unit with a similar use or uses.

5. The practice of the lands owned by Karamea Aerodrome Incorporated being rated at twice the Rural 141 differential rate for the property shall continue, unless otherwise revoked by a resolution of Council.

Policy on Uneconomic Balances

Policy objectives

To avoid collecting rates that are not economical to collect.

Conditions and criteria

The policy will apply to rating units which are charged total annual rates, excluding metered water rates, of \$20.00 or less.

Council will notify affected ratepayers that it has decided not to collect the rates.

No application for the remission of uneconomic balances will be necessary in order to qualify for the remission.

The authority to consider and approve remissions is delegated to the Group Manager Corporate Services/Chief Financial Officer.

This policy is made under section 54 of the Local Government (Rating) Act 2002.

Policy on Remission for rates and charges in times of extenuating circumstances

Policy objective

To provide relief from general and/or targeted rates on properties affected by circumstances beyond the normal status of everyday life.

Conditions and criteria

In extreme circumstances when a natural disaster or other phenomenon beyond the “control of man” affects the normal day-to-day activities of any ratepayer or affects (or changes) the use of any land for an extended period, Council may remit all or part of any general or targeted rate for a specified time, each case to be considered “on merit.”

Financial Contributions Policy

Purpose

This policy outlines how the increased demand for infrastructure and community facilities resulting from new subdivisions and development within the District will be recovered fairly and equitably from those undertaking these activities.

Introduction

The Long Term Plan (Long-Term Plan) includes capital expenditure that Buller District Council expects to incur to meet the increased demand for infrastructure and community facilities resulting from growth in the District. Unplanned capital expenditure is also needed occasionally to accommodate changes to or increased demand from specific developments. Council must make adequate and effective provision in its Long Term Plan / Annual Plan to fund this expenditure.

New developments and subdivisions in the district can lead to an increased demand for infrastructure, open spaces, and community facilities. It is important that the developer (or subdivider) shares the cost of providing these assets so that it does not fall inequitably on the entire community.

Financial contributions and development contributions

Both the Resource Management Act 1991 (RMA) and the Local Government Act 2002 (LGA) provide local authorities with the ability to charge the developer for a fair portion of the funding needed for additional infrastructure, reserves and community facilities arising from new developments and subdivisions.

Under the RMA, Financial Contributions can be required as part of resource consent conditions, and they can also be applied to any development for which the costs exceed a certain amount, even if it is a permitted activity. Under the LGA, Development Contributions can be calculated and charged based on resource consent applications, building consents and service connections. These different forms of charges on development can be used by a local authority either alone or together.

Buller District Council – financial contributions

Population growth in Buller is currently forecast to be low. Statistics New Zealand population forecasts indicate a 0.1% growth increase for the year 2043 (high population forecast). This number will be boosted by employment generated by the Provincial Growth Fund, and other funding population growth

will likely be slow. Most of that growth is anticipated to be accommodated through subdivisions rather than more intensive forms of housing, such as in-fill developments. Subdivisions can be charged financial contributions under the provisions of the District Plan. Demand for increased infrastructure from other growth forms is not expected to be significant in the coming years.

Financial contributions

In the interests of achieving financial equity between existing ratepayers and developers/ subdividers, Council requires developers/subdividers to pay the growth-related capital expenditure costs of providing infrastructure and community facilities (network infrastructure, community infrastructure, and reserves). To achieve this equity, Council charges financial contributions as specified in its District Plan prepared under the RMA.

Part 8 Buller District Plan (BDP)

Council's policy on Financial Contributions is contained within Part 8 of the Buller District Plan (BDP) and is summarised below.

Introduction:

Financial contributions as outlined in the BDP may be required:

- for permitted activities, which are developments (section 8.2); and
- on land use and subdivision consents for controlled, discretionary and non-complying activities (section 8.3). Esplanade reserves and strips are not defined as financial contributions in terms of section 108 of the RMA, where they relate to subdivision consents and are subject to the provisions of the Act relating to subdivisions. However esplanade reserves and strips can be required as financial contributions on land use consents.

Contributions on permitted activities (section 8.2 BDP)

For the purposes of this rule, “development” means:

- the construction, erection, or alteration of any non-residential building; or

- the fencing, draining, excavation, filling or reclamation of land or the making or retaining walls in relation to such work; or
- the removal or destruction of vegetation; or
- the arresting or elimination of erosion or flooding;

or

- the construction of any tramway or railway.

Permitted activities that involve considerable financing have the potential to greatly benefit the District but also lead to a strain on resources. Accordingly only substantial activities (as determined by their value) require a financial contribution for the development of reserves and facilities. Any development that is defined as a network utility shall be exempt from the development contributions.

Developments of a value of over \$500,000 shall be subject to a financial contribution of up to 0.5% of the value of the development. The financial contribution shall only be spent by Council on the provision and development of reserves, recreational facilities and community facilities within the District.

Financial contributions as conditions of Resource Consents section 8.3 BDP)

Financial contributions (whether cash, land, works or services) may be required as conditions of land use and subdivision consent. The contribution is the full and actual cost of ensuring the following:

- Provision of new roads, private ways, access lots, service lanes and accessways.
- Provision for the upgrading and/or widening of existing roads.
- The provision of off-street parking or cash-in-lieu of car parking.
- Carry out earthworks, including excavation, filling, and compaction.
- Carry out landscaping, including revegetating modified or cleared land, planting trees and shrubs, and providing street furniture.
- Provision of fencing or screening.

- Provision of water supply.
- Provision for sewerage, drainage or the disposal of sewage.
- Provision for control and disposal of stormwater, including during construction of any works.
- Provision for electricity supply.
- Provisions for street lighting.
- Provision of telephone systems.
- Provision for land for open space, public recreation, and reserve purposes.
- Covenants or caveats for the protection of individual trees or areas of bush.
- Contributions of land for esplanade reserves or an interest in land as an esplanade strip.
- Development contributions (for developments of a value over \$500,000)

Circumstances, maximum amount and purpose (section 8.4)

Financial contributions are required to cover a range of circumstances, from making developments more attractive by adding one or two trees to ensuring that drains are laid so that they will effectively deal with stormwater over large new subdivisions. Council will refer to the relevant New Zealand Standards to ensure that works are undertaken to a suitably high standard.

The purpose and circumstances under which Financial Contributions may be imposed, and the maximum amount of the contribution in respect of each of the types of financial contributions, is outlined in sections 8.4.1.1 to 8.4.1.16 of the Buller District Plan.

Future direction (as at March 2025) on financial/development contributions with regard to the Proposed Te Tai o Poutini Plan

The proposed Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for infrastructure and for their use to offset adverse effects on the environment of the West Coast/Te Tai o Poutini.

The proposed plan acknowledges that the three District Councils on the West Coast/Te Tai o Poutini use financial contributions under the RMA as the sole

mechanism to provide for the costs and impacts of development on Council infrastructure and that the financial contributions draft provisions have been developed on the basis of that approach continuing.

The proposed plan notes that the District Councils are exploring the potential to move to a Development Contributions regime under the Local Government Act 2002 (LGA) and that if Councils do introduce Development Contributions under the LGA then the provisions in the proposed plan will be amended by Variation or Plan Change to reflect the updated regime. This Council also notes the announcement by Government on 28 February 2025 that they are proposing to move the collection of funding for infrastructure from a development contribution funding model to one using development levies. Minimal detail is available yet but any change to how this Council funds infrastructure in the future will follow the recently announced development levy model. A hearing in relation to Subdivision, Financial Contributions and Public Access was held at the West Coast Regional Council office on 16 and 17 April 2024.

Significance and Engagement Policy

Introduction

Council values public input and involvement when it is making significant decisions. The Significance and Engagement Policy sets out when and how the community can expect to be engaged in Council's decision-making processes.

The Significance and Engagement Policy is one of the policies that the Local Government Act 2002 (LGA 2002) requires Councils to have (refer section 76AA, LGA 2002). The Buller District Council adopted the last Significance and Engagement Policy as part of the Long-Term Plan 2021-2031. The policy will be updated as part of the 2025-2034 Long-Term Plan.

The purpose of the policy is to provide Council with guidance on:

- How important or 'significant' the various proposals and decisions they have to make are; and
- What level of engagement or consultation with the public is appropriate.

This policy also ensures that Council decision-making is transparent and fair.

The Act is specific about how Council should conduct consultation processes to ensure the public have their say about significant issues that may affect them and their communities.

Section 76AA (2) of the LGA 2002 states:

(2) The purpose of the policy is:

- (a) To enable the local authority and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions and activities; and
- (b) To provide clarity about how and when communities can expect to be engaged in decisions about different issues, assets or other matters; and
- (c) To inform the local authority from the beginning of a decision-making process about –
 - (i) The extent of any public engagement that is expected before a decision is made; and
 - (ii) The form or type of engagement required.

Significance

The Act defines the key terms (part 1, section 5, Interpretation, LGA 2002):

‘significance, in relation to any issues, proposal, decision or other matter that concerns or is before a local authority, means the degree of importance of the issue, proposal, decision or matter, assess by the local authority, in terms of its likely impact on, and likely consequences for –

- (a) the district or region;
- (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision or matter;
- (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
- (d) significant in relation to any issue, proposal, decision or other matter, means that the issue, proposal, decision or any other matter, has a high degree of significance.’ The Act provides guidance and requirements on how Councils should determine the significance of proposals and decisions on communities.

General approach

Council’s general approach to determining significance is to identify the potential impact, i.e. the consequences of proposals and decisions on the community. Consequences depend on the likelihood and frequency (how often) of the impacts occurring and the magnitude of those impacts. Significance ranges from low to high in a continuous spectrum. At one end there may be no consequences, or very few (low significance); at the other there may be major consequences (high significance).

For each proposal or decision on an issue (other than the issues which require processes specified in other legislation) Council will consider the degree of significance of the issue and the corresponding level of engagement. The identified significance generally mirrors the level of engagement required. In general low significance proposals and decisions require less engagement than those of high significance which require a higher level of engagement.

Council will consider the likely impact of proposals or decisions on:

- The Buller District and communities;
- The people who are likely to be particularly affected by, or interested in, the matter;
- The financial impact on Council’s overall resources; and
- The capacity of Council and its ability to perform its role, ie, to carry out its activities, to have the ability to achieve its community outcomes and to provide for community wellbeing, now and in the future.

Those who may be particularly affected in communities include: the public, certain sections of the community, iwi, vulnerable groups in the community, organisations, and interest groups.

Criteria

To assess the significance of an issue, proposal or decision, and to determine the level of engagement required, Council uses the following criteria as guidelines:

Threshold criteria

- Equates to more than 5% of Council's asset base or 5% of Council's budgeted turnover.
- Significantly alters the intended level of service provision for any significant activity.
- Reduces Council income or increases rates.
- Transfers ownership or control of a strategic asset to and from Council.

Council will consider each criterion independently of the others. If an individual threshold is exceeded, Council will deem the matter as significant.

Other criteria:

- What is the level of impact on affected individuals and groups?
- What is the level of community interest?
- What are the likely impacts on iwi cultural values and their relationship to land and water?
- What are the likely impacts on future generations?
- Is this likely to generate a high degree of interest or controversy in terms of the number of people potentially affected, the extent of the area potentially affected and the duration of the impacts?
- How difficult is it to reverse?

Significant proposals or decisions

Proposals and decisions with high significance are considered on a case-by-case basis.

Where a proposal or decision is considered significant Council must have greater regard for the decision-making provisions of the LGA 2002 (refer s76-82). This includes:

- The extent to which different options are to be identified and assessed.
- The degree to which benefits and costs are to be quantified.
- The extent of the detail of the information to be considered.
- The extent and nature of any written record to be kept or the manner in which Council has complied with these considerations.

Engagement

Community engagement includes a wide range of things, including consultation. Consultation is a common requirement of many types of legislation, for example under the Resource Management Act.

For the purposes of this policy, consultation is defined as the genuine communication or exchange of information and points of view between decision-makers and the community, before Council makes the decision. It is a two-way interactive process that is fair and transparent.

Council will decide how it will engage on a particular issue by considering criteria or circumstances such as:

- Who is affected by, interested in, or likely to have a view on the issue.
- The community's preferences for engagement.
- What information already exists on community views on the proposal or decision.
- The circumstances in which the decision is taken, or the issue arose.

Types of engagement and consultation

After considering the matters above Council will engage with the community using a range of approaches considered appropriate for the proposal or decision under consideration – including the following:

- Council website www.bullerdc.govt.nz.
- Social media, e.g., Facebook.
- Announcements on the local radio stations.

- Newsletters, Letters to ratepayers.
- Posters and leaflets on community notice boards and in community buildings.
- Public meetings.
- Workshops and roadshows which are open to the public, unless the information to be discussed at the workshop/roadshow is of a nature that Council deems it cannot consult with the public on – refer to the paragraph below headed up “when Council may not consult”
- Council meetings, open to the public.
- Clinics or meetings with Councillors and the Mayor and/or key staff.
- Online submission processes and surveys.
- Focus group discussions
- Stakeholder forums.
- Face-to-face meetings.

Consultation principles

Council is committed to the consultation principles out in Section 82 of the Local Government Act 2002 for significant matters.

These include:

- Access – Council providing reasonable access to relevant information in a manner people want, in a form people can understand.
- Encouragement – Council to encourage people to present their views.
- Culturally appropriate – ensure appropriate processes are in place for consulting with Māori.
- Clarity – Council to provide clear information about the purpose of consultation and the scope of decisions Council will take after considering the community views.
- Opportunity – Council to provide reasonable opportunity to present their

views in a way that suits people’s needs and preferences.

- Open-minded and Fair – Council to receive community views with an open mind and to take due consideration of those views.
- Transparency – Council to provide access to a clear record or description of decisions made, with clear explanations of what they considered.

Engaging with communities on other matters

Local Government Act 2002

The Act prescribes particular processes for Council’s to follow to consult and engage with communities on particular matters.

- The Act specifies that a Special Consultative Procedure, as defined under section 83, must be followed for community engagement on certain plans and processes including:
- Long Term Plans.
- Annual Plans, where they are significant or material differences from the Long Term Plan.
- Bylaws of significant interest.

Other Legislation

There are other decisions made by Council under legislation that prescribes specific consultation and decision-making procedures, including the procedures for public notification, considering submissions and making decisions (e.g., Resource Management Act 1991).

Even if a decision is clearly a significant one within the meaning of the LGA 2002, where the procedures for decision-making are set out in other legislation, those procedures will be used instead of those contained in this Significance and Engagement Policy. Section 82 (5) of the Act broadly allows the authorising legislations procedures to apply.

When Council may not consult

Access to information is always necessary for the decision-making process. However there are times when it is not necessary, appropriate or possible for Council to consult with the community, even if it is considered significant under this policy. Council will always engage with the community to inform and educate on issues. The LGA 2002 and other Acts set out very clear requirements for Council to follow about when Council must consult and how or when it may not.

Circumstances when Council may not consult with the public or release official information are numerous and are set out in section 82 of the LGA 2002, including, but not limited to, the following:

- Where there has been previous consultation and/or Council is aware of community views.
- There is a need for confidentiality or commercial sensitivity.
- The costs of consultation outweigh the benefits of it.
- Where it may endanger the safety of any person.
- Strategic Assets

Council has identified a schedule of the strategic physical assets which are considered significant in ensuring Council's capacity to achieve or promote important outcomes for the current and future well-being of the community.

Council manages a number of strategic assets as a whole because these asset classes as a whole, deliver the service. Strategic decisions in these areas, therefore only concern the whole asset class and not individual components, unless those components substantially affect the ability of Council to deliver the service.

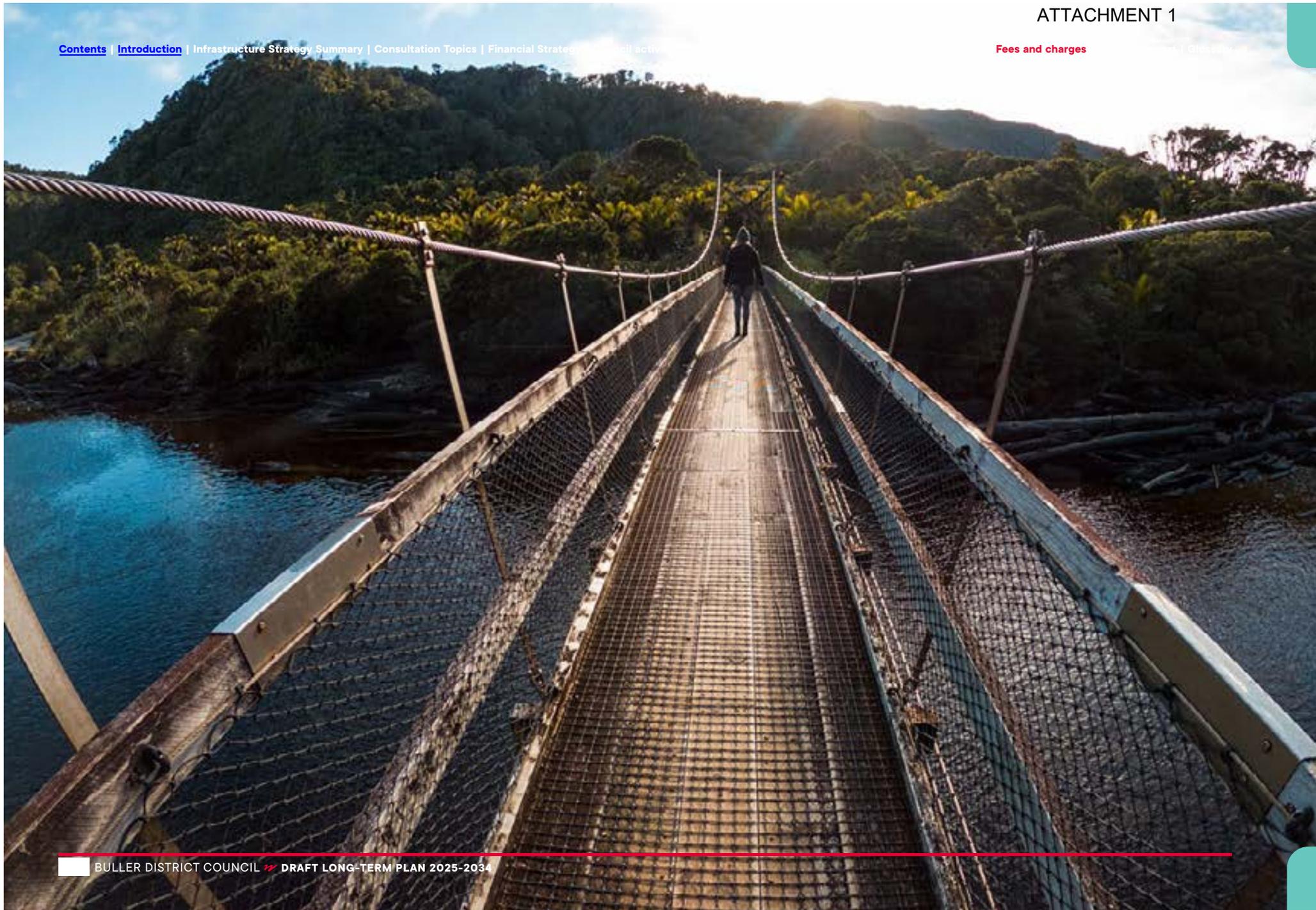
Buller District Council's strategic assets include the following assets, systems and places:

- Council's land holdings portfolio.
- Council's social housing portfolio.

- Council's leasehold portfolio.
- Council buildings.
- Roading system – includes the land corridor, carriageway, footpaths, bridges, street lighting and off-street parking and equipment.
- Water reticulation, storage and treatment systems – includes the land, pipes, pumps, reservoirs, treatment plants and equipment.
- Waste collection, recycling, transfer stations, disposal sites – systems and aftercare systems.
- Public toilets and campervan waste receiving facilities.
- Westport Airport (jointly owned with the Ministry of Transport).
- Westport Port
- Buller Civil Defence Emergency Operations Centre and related infrastructure.
- Flood protection works and infrastructure.
- Reserves.
- Cemeteries.
- Libraries – Sue Thomson Casey Memorial Library, Westport; Inangahua County Library, Reefton.
- Museums.
- Community and recreation facilities – NBS Theatre, Pulse Energy Recreation Centre, Reefton pool, community centres.

Review of the policy

The Significance and Engagement Policy will be reviewed every three years to coincide with each Long Term Plan review process.





09

Fees and Charges

All figures are GST inclusive unless expressly stated otherwise.

Sue Thomson Casey Memorial 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 (first issue year)	\$0.50
Jigsaws	\$1.00
DVD	\$3.00

Items recovery charge

Lost/damaged	Replacement cost plus \$6.00 processing fee
Item recovery charge This charge applies to any overdue accounts referred to Council and followed up with a debt collection agency)	\$15.00

Requests

Interloan (reciprocal libraries)	\$9.00
Interloan (non-reciprocal libraries)	\$20.00
Replacement cards	\$2.00

Sales

Books	From \$1.00 - \$3
Book covering	\$8.00

Photocopying

A4 mono	\$0.30 per sheet
A4 mono double-sided	\$0.60 per sheet
A4 colour	\$1.20 per sheet
A3 mono	\$0.50 per sheet
A3 Mono double-sided	\$1.00 per sheet
A3 colour	\$2.20 per sheet

Scanning

Use of scanning services	\$1 per transaction
Laminating	
A4	\$2.00 each
A3	\$4.00 each

Hire of Meeting Room

Commercial / business / government department	\$150.00 per day
Commercial / business / government department	\$75.00 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

Internet printing (from People's Network)

A4 mono	\$0.20 per side
A4 colour	\$1.00 per side
Charging of mobile devices	\$2.00 per device

Re-surfacing of DVD's.....\$ 8.00 per DVD

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
 Seniors - SuperGold Card Holders..... \$10.00
 Family ticket (two adults and two children)\$42.50
 3-D glasses\$2.50 per pair

Theatre hire

Variable at discretion of Theatre Manager, plus other direct costs - wages, heating..... \$55.00 per hour

Daily Theatre hire rate

Professional\$1,200.00
 Local.....\$600.00
 Arts Council and public meetings.....\$450.00
 Two-day hire.....\$1,100.00
 Green Room hire rate Per hour \$50.00
 Daily rate \$200.00
 Fred Gregory Screen Room hire rate Per hour \$50.00
 Daily rate \$200.00

Equipment usage charges

Lights\$20.00 per day
 Dimmer packs.....\$30.00 per day
 Speakers\$30.00 per day
 Microphones, stands, light trees, CD player.....\$15.00 per day
 Usher, front of house\$28.00 per hour per person
 Laptop, projector and screen\$30.00 per day
 Hire of tablecloths\$2.50
 Hire of chairs.....\$4.50
 Hire of trestles.....\$3.00
 Staff technician.....\$38.00 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 - SuperGold Card Holders..... \$10.00
 Family ticket (two adults and two children)\$42.50
 3-D glasses\$2.50 per pair

Cinema hire

Local daily hire.....\$500.00
 Cinema hire\$50.00 per hour
 Cinema hire - Arts Council and public meetings.....\$450.00 per day

Reefton Community Hall

Hire rate

Hire rate to 4:00pm weekdays.....	\$15.00 per hour
Hire rate, nights, weekends, statutory holidays.....	\$25.00 per hour
(Variable at discretion of Staff, plus other direct costs - wages, heating, cleaning)	

Reefton Women's Institute Rooms / Community room

Commercial/business/government department.....	165.00 per day
.....	\$80.00 per half day
.....	\$25.00 per hour
Non-profit/community group.....	\$60 per day
.....	\$30 per half day
.....	\$15 per hour

Reserves

Reefton Community Hall - sports

U16 training.....	\$10.00 per hour
Senior training and U16 competition.....	\$15.00 per hour
Senior competition.....	\$25.00 per hour
Full night hire.....	\$250.00

Victoria Square

Casual Commercial Use of Oval.....	
.....	\$1,500 per weekend and other times by negotiation.
Long Term Leases and Licences.....	Negotiated case by case, reviewed annually

Kilkenny Park

Casual Commercial Use.....	\$350.00 per event
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Hall and reserve hire fees

Fees and charges are set by the relevant subcommittee

For campgrounds, please refer to the following pages:

<https://mokihinui.co.nz/campground/>

<https://seddonvillepark.co.nz/>

Westport and Reefton 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 contribution and service to their country, Council only charges an interment fee for the burial of Returned Services personnel in Council operated cemeteries.)

Interment Fees

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

Additional Fees

Interments 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

The contractors will charge solid waste fees,

Maruia Landfill

Minimum charge for refuse	\$12.00
Light truck/ute/van	\$75.00
Single axle trailer	\$75.00
Double axle trailer	\$100.00
Domestic Recycling	Free

Karamea Landfill

Minimum charge for refuse	\$12.00
Charge per tonne (above minimum) including Green Waste	\$132.00 per tonne
Gas Bottles	\$22.00 each
Oil used	\$1.75 per litre
Domestic Recycling	Free
Batteries	Free
Tyres	Free
Scrap metal	Free

Westport and Reefton

Minimum charge for refuse	\$16.20
Charge per tonne (above minimum)	\$606.50 per tonne

Recycling Glass - Commercial	\$100.00 per tonne
Recycling - Other - Commercial	\$906.00 per tonne
Paint 10 or 20 litre Container	\$8.20 per container
Oil used - 4 litre container	\$2.30
Oil used - 20 litre container	\$4.60
Construction and Demolition Waste	\$270.00 per tonne
Whiteware - Fridge/Freezer	Free
Whiteware - Other	\$10.40 each
Gas Bottles	\$10.40 each
Scrap Metal	\$40.00 per tonne
Car bodies - prepared only	\$58,00 each
Batteries	Free
Tyres	Free
E-waste (electronics)	Free
Greenwaste	Free
Polystyrene	Free

Refuse Bin Collection – Zone 1

Solid waste fees,

Refuse Wheelie Bin	\$17.00 per empty
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Advertising

Advertising on Palmerston Street rubbish bins.

(One panel on each of the 11 bins. The advertiser is to meet the costs of producing the advertising material.)

Cost to be provided upon application

Advertising on Council-owned State Highway billboards

The advertiser is to meet the costs of producing the advertising material, installation and removal.)

\$800.00 per month, per site (plus GST)

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 (1 bedroom - Single occupancy)\$165.00 (GST exempt) per week
 Double unit (2 bedroom) (Up to 2 occupants)..... \$215.00 (GST exempt) per week
 Three 3 bedroom unit (Up to 3 occupants)\$290.00 (GST exempt) per week
 Garage (if available)\$10.00 (GST exempt) per week

Room rental

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

License to Occupy

Application for licence to occupy application..... \$185.00
 Licence to occupy documentation fee..... \$185.00

Annual licence fee

For dwellings on unformed legal road, as per Council policy. Council will provide rental rates upon application.

For dwellings on unformed legal road, as per Council policy
 (All other licences by negotiation)

Vehicle Crossings

Vehicle crossing 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. Crossings inspected as part of a resource consent application will be charged at \$170 per hour, other individual inspections will be charged @ \$150 each.

Road Stopping

Application fee

if application is approved all costs including staff time are payable in advance, in addition to the application fee) \$365.00

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 schedule 1D, of 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.

Schedule 1D of 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 schedule.

1C. This methodology is based on principles outline in the Introduction to the bylaw.

1. Council will prepare a schedule of non-domestic consumers from their rating database.
2. Using best available information and local knowledge, 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 req.

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.

South Granity Water Contribution

Buller District Council has a memorandum of understanding with the South Granity Water Board to collect an annual charge for the upkeep of the South Granity community water supply. The charge is applicable for all properties connected to the water supply and will be included in the rates assessment for the property..... \$288.00 per year

Instalment dates

South Granity water charges are payable in 4 instalments with the due dates being:

Instalment 1	27 August 2025
Instalment 2	26 November 2025
Instalment 3	25 February 2026
Instalment 4	27 May 2026

Penalties

On the penalty date a ten percent (10%) charge will be added to the balance of charges left owing

A charge of five percent (5%) will be added on 1 September 2025 to any balance owing from any year's charges applied prior to 1 July.

South Granity Water charges are payable at Council's main office, Brougham Street, Westport (open 8.30am - 4.30pm, Monday to Friday), or the Visitor and Service Centre at 67 - 69 Broadway, Reefton (open 8.30am - 4.30pm), or by using on-line banking, or through direct credit, direct debit, or credit card.

All unpaid water charges will incur penalties on the penalty dates as set out in the table below:

Instalment 1	27 August 2025	10%
Instalment 2	26 November 2025	10%
Instalment 3	25 February 2026	10%
Instalment 4	27 May 2026	10%
Any year's water contribution struck prior to 1 July 2025.....	1 September 2025	5%

Regulatory Services – Resource Management/Planning

Basis of charges

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

In setting these charges, 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 Council. Pursuant to Section 36(7) of the RMA 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, 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, 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.

Remission of charges

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

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.

Discount on the charges

Pursuant to Section 36AA of the RMA 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:

- a. Staff costs will be charged out at their hourly charge out rates as determined by the Department Manager from time to time. Vehicle mileage rates will be charged at \$2.00 per kilometre plus GST for external charging. Travel for Consultants will be charged at cost.
- b. Staff travel time for site visits will be capped at one hour, plus applicable mileage.
- c. Advertising, materials and laboratory costs will be charged at cost.
- d. Costs for Hearing Commissioners and their disbursements will be recovered at actual rates.
- e. Legal charges / peer reviews will be recovered at actual rates.
- f. Costs for contractors and consultants will be recovered at actual rates.
- g. An additional charge of 10% will also be applied to cover Council's costs 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	\$200.00
Monitoring administration fee	\$200.00

Category A - Land Use Consents

Description of service.....	Minimum deposit/fixed charge
Non notified applications (other than below), including certificate of compliance applications	\$1,200.00 deposit with full cost recovery
Non notified.....	\$800.00 deposit with full cost recovery
• Electric line installation	
• Minor bulk, height and location matters	
• Signs	
Non-notified relocation of an existing powerpole	\$600.00 flat fee
Notified (e.g. hearings and joint hearings with the Regional Council)	\$1,500.00 deposit with full cost recovery

Deemed permitted boundary activities – section 87BA of the Resource Management Act 1991.....	\$550.00 deposit with full cost recovery
Deemed permitted activities – section 87BB of the Resource Management Act 1991.....	\$550.00 deposit with full cost recovery

Category B - Subdivision Consents

Non notified applications, including certificate of compliance applications	\$1,200 deposit with full cost recovery
Notified	\$1,500.00 deposit with full cost recovery
Boundary adjustment.....	\$1200.00 deposit with full cost recovery

Category C - Survey Plan and Related Subdivision Processing

Section 223 sealing of plan.....	\$350.00 minimum with full cost recovery
Signing under section 224(c) where no conditions are imposed.....	\$250.00 minimum with full cost recovery
Signing under section 224(c) where conditions are imposed.....	\$350.00 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).....	\$400.00 minimum with full cost recovery
Authenticated copy of section 321 resolution.....	\$230.00 minimum with full cost recovery
Easements and encumbrances including lifting building line restrictions.....	\$400.00 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.....	\$450.00 deposit with full cost recovery

Lapsing/cancellation/change/review of conditions:

Sections 125, 126, 127, 128-132.	\$800.00 deposit with full cost recovery
Notified review of condition - section 128.....	Full cost recovery
Maintenance bond administration.....	\$300.00 per condition to be bonded
Performance bond administration	\$300.00 per condition to be bonded
Bond preparation by Council Solicitor	At cost
Legal costs associated with consent application.....	At cost

Category E - Other RMA Functions

Existing use rights - section 10	\$1000.00 deposit with full cost recovery
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Transfer of resource consent (per consent).....	\$70.00
Certificate of Compliance - section 139.....	
.....	\$800.00 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 of s348 certificate.....	\$150.00 minimum with full cost recovery
Request for private plan change	\$5,100.00 deposit with full cost recovery

Requirement for Designation - Sections 168-173/Heritage Order Sections 189-191

Non-notified.....	\$1,100.00 deposit with full cost recovery
Notified	\$2,100.00 deposit with full cost recovery

Outline Plan- section 176A

Approval of outline plan - section 176A.....	
.....	\$400.00 deposit with full cost recovery
Waiver of outline plan - section 176A.....	\$200.00 flat fee

Requirement for alteration of a designation - Section 181

Non-notified.....	\$600.00 deposit with full cost recovery
Notified	\$900.00 deposit with full cost recovery

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

Non-notified.....	\$400.00 deposit with full cost recovery
Notified	\$1,100.00 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 search (or first instrument).....	\$50.00
Plus: per additional document relating to Record of Titles.....	\$20.00
Consultants' miscellaneous fees (i.e., printing costs).....	At Cost
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
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	\$50.00 deposit with full cost recovery
Written response to interpretations sought on District Plan or any Proposed District Plan rule/s	Invoiced on completion of investigations

Category G - District Plans

Buller District Plan folder (A4 printed).....	\$300.00 flat fee
Buller District Plan on USB	\$80.00 flat fee
Buller District Plan maps - printed A3	\$350.00 flat fee
Buller District Plan maps - copy on USB	\$80.00 flat fee

Category H - Charge-out rates (including rates, mining privileges) The following are charge-out rates that will be used to assess actual costs

Chief Executive.....	\$200.00 per hour
All divisional managers.....	\$200.00 per hour
Processing officer (including consultants undertaking processing and monitoring of applications.....	\$145.00 - \$260.00 per hour
Assets and infrastructure and building officers.....	\$145.00 - \$260.00 per hour
Technical support officer planning	\$165.00 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, 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

- Council may charge a late default fee of \$200.00 if a resource consent application is withdrawn within five (5) working days of an appointed hearing, in addition to costs.
- Consent monitoring charges will be included as conditions on resource consents where appropriate.
- Every other certificate, authority, approval, consent, service given or inspection made by Council under any enactment or regulation not specifically mentioned in the resolution above, where such enactment contains no provision authorising 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.
- All information searches which take longer than 30 minutes will be charged for.
- 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 Council, the applicant will pay the amount that 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 Council, under Section 100A of the RMA, the applicant will pay the full costs.

Land Information Memorandum (LIM)

Land Information Memorandum (excluding commercial and farms) minimum fee	\$375.00
Land Information Memorandum – commercial and farms - minimum fee	\$500.00

Building Act Activity

The cost of your building consent depends on the type of application, costs of the work involved, levies, how long it takes to process and how many inspections

you will need.

An estimated number of inspections will be charged for at the outset, with additional inspections charged for at the end of the project. Refunds may be available for any unused inspections, which is calculated at the end of the job.

All building work over a certain value attract MBIE and BRANZ levies and an insurance charge– see end of building consent fees and charges for this.

You, as the owner, are responsible for paying the fees. If you withdraw an application at any stage you are still required to pay charges incurred for the consent.

All new housing/residential, commercial buildings, major alterations and certificate of Acceptances require the deposit to be paid.

Any functions or services that are provided but are not specifically detailed in this schedule will be charged at the relevant officer charge out rate.

Housing / Residential Units – Single and Multi-Unit

Deposit – per application	\$3,000
Project Information Memorandum (with BC application)	\$235 plus processing fees
Compliance Check - RMA / Planning	\$105 plus processing time if over 30 minutes
Consent fee	Category Res 1 & 2 \$595
.....	Res 3 \$775
.....	Multi units x 2 \$1185
.....	All plus processing fees
Alpha One / Objective Build online processing charge	\$92 for work less than \$125,000K
.....	or 0.075% plus GST for total value of work over \$125,000.
.....	\$1875 plus GST fixed fee for consents with a value over \$2,500,000
BCA Quality Assurance / Accreditation Levy	\$400
.....	Multi units \$800
Inspection Fees	\$225 each
Code Compliance Certificate	Category Res 1 & 2 \$595
.....	Res 3 \$775

.....Multi units x 2 or more \$1185
 All plus processing fees

Commercial/Industrial

Deposit – per application \$3,000
 Project Information Memorandum \$340 plus processing fees
 Compliance Check – RMA / Planning
 \$105 plus processing time if over 30 minutes
 Consent fee Category Com 1 & 2 \$775
 Com 3 \$950
 plus processing fees
 Alpha One / Objective Build online processing charge
 \$92 for work less than \$125,000K
 or 0.075% plus GST for total value of work over \$125,000.
 \$1875 plus GST fixed fee for consents with a value over \$2,500,000
 BCA Quality Assurance/ Accreditation Levy \$500
 Inspection Fee \$225 each
 Code Compliance Certificate Category Com 1 & 2 \$775
 Com 3 \$950
 All plus processing fees

Accessory Buildings – garages, shed, sleepouts, temporary buildings, pool, signs and demolition outside of Schedule 1 etc

Project Information Memorandum \$235 plus processing fees
 Compliance Check – RMA \$105 plus processing time if over 30 minutes
 Consent & processing \$215 plus processing fees
 Alpha One / Objective Build online processing charge
 \$92 for work less than \$125,000K
 or 0.075% plus GST for total value of work over \$125,000
 BCA Accreditation Levy \$120
 Inspection Fee \$225 each
 Code Compliance Certificate \$215 plus processing fees

Minor Alterations/Renovations (<\$150,000)

Project Information Memorandum \$235 plus processing fees
 Compliance Check - RMA \$105 plus processing time if over 30 minutes
 Consent fee \$215 plus processing fees
 Alpha One / Objective Build online processing charge
 \$92 for work less than \$125,000K
 or 0.075% plus GST for total value of work over \$125,000
 BCA Accreditation Levy \$200
 Inspection Fee \$225 each
 Code Compliance Certificate \$215 plus processing fees

Major Alterations/Renovations (>\$150,000 and over)

Deposit - required \$3,000
 Project Information Memorandum \$235 plus processing fees
 Compliance Check - RMA \$105 plus processing time if over 30 minutes
 Consent fee Category Res 1 & 2 \$595
 Res 3 \$775
 Category Com 1 & 2 \$775
 Com 3 \$915
 plus processing fees
 Alpha One / Objective Build online processing charge
 \$92 for work less than \$125,000K
 or 0.075% plus GST for total value of work over \$125,000
 BCA Accreditation Levy \$400
 Inspection Fee \$225 each
 Code Compliance Certificate Category Res 1 & 2 \$595
 Res 3 \$775
 Category Com 1 & 2 \$775
 Com 3 \$915
 plus processing fees

Free-standing Spaceheater

Set fee, including one inspection	\$635
Additional Inspection Fees	\$225 each
Additional Processing.....	as per processing section

Plumbing & Drainage

Project Information Memoranda.....	as per processing section
Compliance Check.....	\$105 plus processing time if over 30 minutes
Consent fee	\$215 plus processing fees
Alpha One / Objective Build online processing charge	
.....	\$92 for work less than \$125,000K
.....	or 0.075% plus GST for total value of work over \$125,000
BCA Accreditation Levy.....	\$65
Inspection Fee.....	\$225 each
Code Compliance Certificate	\$215 plus processing fees

Application for Project Information Memorandum (PIM) only

BCA Accreditation Levy.....	\$65
PIM Fees - Residential	\$235 plus processing fees
PIM Fee - Commercial/Industrial.....	\$340 plus processing fees
Alpha One / Objective Build online processing charge	\$92
Compliance Check.....	\$105 plus processing time if over 30 minutes

++Where any building charge is inadequate to enable the recovery of the actual and reasonable costs, a further charge may be payable.

Marquees Only

Consent fee	\$70 plus processing fees
Alpha One / Objective Build online processing charge	
.....	\$92 for work less than \$125,000K
.....	or 0.075% plus GST for total value of work over \$125,000

BCA Accreditation Levy.....	\$62
Inspection Fee.....	\$225 each
Code Compliance Certificate	\$70 plus processing fees

Receiving and Checking Building Warrant of Fitness (BWOFF)

BWOFF - On or before due date (inc B-rad and S-rad).....	
.....	\$62 backflow preventor only
.....	\$200 (2 – 4 specified systems)
.....	\$300 (5 - 6 specified systems)
.....	\$400 (7 or more specified systems)
After due date	\$200 late fee
BWOFF - Audits	\$225 per inspection

Compliance Schedules

New Compliance Schedules.....	\$455 plus processing fees
Duplicate/copy Compliance Schedules	\$166
Amendment to compliance schedule	\$235 plus processing fees

Certificate of Acceptance

Certificate of Acceptance – Emergency works	\$595 plus any fees, charges and levies that would have been payable had a building consent been applied for plus processing fees
Certificate of Acceptance – all other works application fee	\$1850 flat fee plus any fees, charges and levies that would have been payable had a building consent been applied for in accordance with Section 97 of the Building Act 2004. plus processing fees

Other Building Charges

Withdrawal or Lapse of Building Consent.....	\$155
Waiver / Modification for Durability.....	\$155
Notices to Fix.....	\$546 includes 1 investigation inspection and 1 hour processing time. Additional inspections will be charged accordingly as per the inspection fees.

Notice to Fix – Building Warrant of Fitness.....	\$285 includes processing fees
Residential Swimming Pool compliance inspection.....	\$225 per inspection
Certificate of Public Use [CPU] (valid for 12 months from issue)	\$565 includes one hour processing time
Additional CPUs for the same consent	\$820 include one hour processing time
On-site - Variation to building consent.....	\$115 plus processing fees
Building consent amendment.....	\$155 plus processing fees plus online processing charge and amendment accreditation levy
Accreditation charge for amendments	\$100
Extension of time for exercise of building consent.....	\$175
Signing of Certificates for Lodgement (s 72 & s75)	\$350
Deposit to lodge s 72/75 certificate	\$670 (actual costs to be charged) includes lawyers costs and lodgement fee
Removal of s 73 or 75 certificate.....	\$350
Section 124 notice – dangerous/insanitary buildings (except in the event of a natural disaster)	\$350
Extension of time for obtaining CCC	\$175
Preparation of Sec 37 Certificate	\$85
Reapply for a CCC once it is refused	\$175
Exemptions under Schedule 1(2)	\$400 plus levies & hourly processing
	\$92 online processing charge fees apply whether the decision is to approve or decline the application
Investigation/Additional / Site Inspections	\$225 each
Desktop / Remote inspection – only with prior approval and 2-day booking ...	\$160 each
Cancellation of inspection – on the day of.....	\$130 each
Certificate of compliance (district licencing agency) – building code assessment for fire safety and sanitary facilities in a building, done with an alcohol licence application.....	\$250 includes 1 hour processing time

Building Infringement.....	Relevant set fee plus \$155 administration charge
Application for extension of time – Heritage Earthquake prone building	\$360 includes 1 hour processing fees
Receiving and reviewing of engineer/ information relating to status of an earthquake prone building.....	\$460 includes 1 hour processing fees
Issue of Earthquake prone building notice (S133AL).....	\$260 includes 1 hour processing fees
Removal of an Earthquake prone building notice	\$260 includes 1 hour processing fees
File lodgement fee for BCA to supplying records to the TA under S238 of the Building Act 2004.....	\$155

Insurance / Legal Levy

Residential, and accessory buildings:
assessed value of work over \$20,000

- Accessory buildings..... \$100
- Housing / Residential standalone units..... \$300
- Housing/Residential multi units of 2
- Housing/Residential muti units 3 or more..... \$850
- Commercial

Application for information for Determinations.....	Hourly rate for staff involved and lawyers' fees
Applications for court orders	\$150 plus processing costs

Hourly Fee structure for staff – per hour:

Processing fees per hour	
Administration Staff	\$155
Compliance, monitoring & enforcement officer	\$210
Residential Building Control Officer.....	\$210
Commercial Building Control Officer	\$230
Building Team Leader/Manager	\$260

Infrastructure Officer fees\$210
 Meetings charge out rate – staff.....
 Refer to hourly fee structure for staff (first 10 minutes free)
 Specialist / consultancy specific design input.....At cost plus 10%

Building Research Levy

In addition to the Building Consent Fee, a Building Research Levy based upon \$1.00 per \$1,000 or part thereof of total value is required to be paid.
 Consents of lesser value than \$20,000 are exempt from this levy.

Building MBIE Levy

In addition to the Building Consent, a Building Industry Levy based upon \$1.75 per \$1,000 or part thereof of total value is required to be paid.
 Consents of lesser value than \$65,000 are exempt from this levy.

Independent Building Consent Authority (BCA)

Where the services of a Building Certifier are used, the fee will be established on a case-by-case basis to ensure full cost recovery.

Election Signs – if not exempt work under Schedule 1 of the Building Act 2004

Up to 3 signs
\$335 plus online fees, accreditation levy and processing time
 Up to 6 signs.....
\$670 plus online fees, accreditation levy and processing time
 For each additional sign in excess of 6 signs.....\$25

Reports

Monthly building consent reports.....\$85

Sale & Supply of Alcohol

On, Off or Club Licence

Applications and renewals for On, Off or Club Licence are assessed using a cost / risk rating system. The cost / risk rating of the premises is the sum of the highest applicable weighting for the type of premises and type of licence, the hours of operation and any enforcement holdings in the last 18 months.

Cost/risk rating	Fees category	Application fee	Annual fee
0-2	Very low	\$368	\$161
3-5	Low	\$609.50	\$391
6-15	Medium	\$816.50	\$632.50
16-25	High	\$1,023.50	\$1035
26 plus	Very high	\$1,207.50	\$1,437.50

The cost/risk rating used to set the fees above is calculated using the tables below.

Latest alcohol sales time allowed for premises

Type of premises	Latest Trading time allowed	Weighting
Premises for which an on-licence or club-licence is held or sought	2.00 am or earlier	0
	Between 2.01 and 3.00am	3
	Anytime after 3.00 am	5
Premises for which an off-licence is held or sought (other than remote sales)	10.00pm or earlier	0
	Anytime after 10.00pm	3
Remote Sales premises	Not Applicable	0

Type of license	Type of premises	Weighting
On-licence	Class 1 restaurant, night club,	15
	Class 2 restaurant, hotel, function centre	10
	Class 3 restaurant, other premises not otherwise specified	5
	BYO restaurants, theatres, cinemas, winery cellar doors	2
Off-Licence	Supermarket, grocery store, bottle store	15
	Hotel, Tavern	10
	Class 1, 2 or 3 club, remote sale premises, premises not otherwise specified	5
	Winery cellar doors	2
Club-licence	Class 1 club	10
	Class 2 club	5
	Class 3 club	2

Enforcement holdings

Number of enforcement holdings in respect of the premises in the last 18 months	Weighting
None	0
One	10
Two or more	20

Definitions for types of premises

Type	Class	Description
Restaurants	1	A restaurant that has or applies for an on-licence and has, in the opinion of the Territorial Authority, a significant bar area and operates that bar area at least one night a week in the manner of a tavern.
	2	A restaurant that has or applies for an on-licence and has, in the opinion of the Territorial Authority, a separate bar area and does not operate that bar area in the manner of a tavern at any time.
	3	A restaurant that has or applies for an on-licence and, in the opinion of the Territorial Authority, only serves alcohol to the table and does not have a separate bar area.
	BYO	A restaurant for which an on-licence is or will be endorsed under section 37 of the Act.
Clubs	1	A club that has or applies for a club licence and has at least 1,000 members of purchase age and in the opinion of the territorial authority, operates any part of the premises in the nature of a tavern at any time.
	2	A club that has or applies for a club licence and is not a class 1 or class 3 club
	3	A club that has or applies for a club licence and has fewer than 250 members of purchase age and in the opinion of the territorial authority, operates a bar for no more than 40 hours each week.
Remote sales premises		Premises for which an off-licence is or will be endorsed under section 40 of the Act.
Enforcement holding		A holding as defined in section 288 of the Act, or an offence under the Sale of Liquor Act 1989 for which a holding could have been made if the conduct had occurred after 18 December 2013.

Special licenses

The fee payable for a Special Licence is assessed using a cost / risk rating system depending on the size of the event and the number of events applied for.

Large event: Means an event that the territorial authority believes on reasonable grounds will have patronage of more than 400 people.

Medium event: Means an event that the territorial authority believes on reasonable grounds will have patronage of between 100 and 400 people.

Small event: Means an event that the territorial authority believes on reasonable grounds will have patronage of fewer than 100 people.

Class	Issued in respect of	Application fee \$ incl GST
1	1 large event: More than 3 medium events or More than 12 small events	\$575
2	3 to 12 small events: 1 to 3 medium events	\$207
3	1 – 2 small events	\$63.25

Other charges

Other charges	Issued in respect of	Application fee \$ incl GST
Managers certificate	New or renewal	\$316.20
Temporary authority	Per license	\$296.70

Health inspections

Premises licence fees

Additional visits if required	\$145.00 per hour (includes mileage)
Food vending machines	\$39.00
Hairdressers	\$220.50
Mortuary licence	\$276.00

Offensive trades	\$300.00
Camping grounds	\$400.00
Transfer fee of health registrations	\$50.00
Others - itinerant traders	\$300.00

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	
Full year	\$250.00
1 October to 31st March	\$175.00
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

Registration of Food Control Plan and/or national programme (initial)	\$250.00
Renewal of Food Control Plan and/or national programme.	\$200.00
Food Premises Levy	\$97.25
Printed food control plan	\$10.00
Verification visits (per audit)	\$200.00 per hour
Verification follow-up including corrective actions	\$200.00 per hour
Amendment to food control plans based on a change in circumstances	\$50.00
Additional visits to check compliance	\$180.00 per hour
Compliance and monitoring (investigation of complaint resulting in the issue of an improvement notice by Food Safety Officer.	\$180.00 per hour

Environmental Health Officer

Inspections	\$200.00 per hour
Administration	\$155.00 per hour
Consultation	\$200.00 per hour

Amusement devices

For one device, for the first seven days of proposed operation or part days thereof	\$11.25
For each additional device, for the first seven days of proposed operation of part days thereof	\$2.25
For each device, for each further period of seven days or part thereof	\$1.12

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.

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

Responsible dog owners will be charged the following registration fees

20% discount for Gold Card holders. Gold Card must be presented at the time of payment.

Dogs aligned with disabilities or medical reasons will not incur registration fees (at the discretion of the Compliance Manager).

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

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	\$20.00
Microchipping of dogs (after hours)	\$40.00
Inspection fee	\$55.00
Animal control officer consultation	\$66.50 per hour

Dog impounding

First impounding within 12 months	\$90.00
Second impounding within 12 months	\$180.00
Third impounding within 12 months	\$250.00
Plus, in each instance above, a sustenance fee per day or part thereof.	\$22.50
Dogs impounded after normal working hours, owner to pay an additional fee	\$50.00
Finder's 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 \$1.50 per kilometre plus GST for external charging. The actual freight costs incurred

Administration costs

Travel costs	vehicle expenses at \$1.50 per kilometre (plus, GST for external charging)
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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
Photography costs	\$2.00 per photo

Other services

All other services rendered by staff which is outside of the services normally provided for in the other fees and charges	\$71.50 per hour
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All departments

Staff time

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

A4 Mono	\$0.20 per copy
A4 Colour	\$1.00 per copy
A3 Mono	\$0.40 per copy
A3 Colour	\$2.00 per copy

Aerial photos or maps

GIS preparation and printing:	\$10.00 per item
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Photocopying charges apply as above for multiple copies.

Complex enquiries may incur specialist staff time charges

Electronic imaging:

CD or DV	\$5.00 per job
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Westport Airport Authority

Parking charges

Daytime (more than 1 hour, but less than 24 hours).	\$6.00 per day
Overnight (24-hour period, plus).	\$12.00 per 24-hour period
7 days	\$60 per 7 nights
12-month annual parking	\$504 per 12 months
12-month annual parking 2 vehicles	\$897 per 12 months

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.

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.

Airport Charter support services

Request access the airport terminal for charter flights after hours, 1 airport team member to open and close. Additional runway safety inspection for your charter flight.	\$180 plus GST, per arrival and departure per 3 hours (minimum charge). \$90 per additional hour.
Ground handling services	Contact airport for pricing
GPU connect	Contact airport for pricing

Westport port

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

Soundings

Special Soundings (at the request of Ship's Master or Agent)	\$690.00 per hour.
Harbour Master vessel use	\$690.00 per hour

Wharfage and other

Fish	\$9.45 per metric tonne or part thereof.
Other bulk commodities	\$9.45 per metric tonne or part thereof.
All other cargo	\$9.45 per metric tonne or part thereof.
Trans-shipment (within Westport Harbour limits)	\$2.45 per metric tonne or part thereof.
Containers- (TEU=20ft equivalent)	\$215.45 per TEU.
Containers- (FEU=40ft equivalent)	\$305.00 per FEU.
Landing /loading of passengers.	\$22.50 p/p.

Berthage

Casual rate vessel more than 25m (LOA).	\$4.65 per metre per day.
Permanent berth holders (floating marina and Fishermans wharf)	An annual charge of \$205.00 per metre or part metre of the overall length of the vessel. Minimum charge 6 months.
Permanent berth holders (pole mooring)	An annual charge of \$155.00 per metre or part metre of the overall length of the vessel for pole mooring (non-powered). Minimum charge 6 months.

Permanent berth holders (non-secure)	An annual charge of \$175.00 per metre or part metre of the overall length of the vessel. Minimum charge 6 months.
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Mooring Fee - Linesmen

Monday-Friday (0700 hrs - 1800 hrs)	\$90.00 per hour, per person
All other times (Minimum charge - 1 hour per person)	\$120.00 per hour, per person

Slipway Charges

Haulage (up/down)	\$900.00 minimum charge (this includes 5 days applicable cradle charge)
Additional Daily cradle charge	\$150.00 per day (a cleaning fee of up to \$500.00 will be charged if the site is left untidy)

Security Access Card Replacement

Replacement card	\$75.00
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Pilotage

Per movement (or attempted movement)	\$4612.50
Pilot detailed on board (per day)	\$2500
Pilot/PEC examination	\$1355
PEC candidate observation/supervision (per day)	\$1755

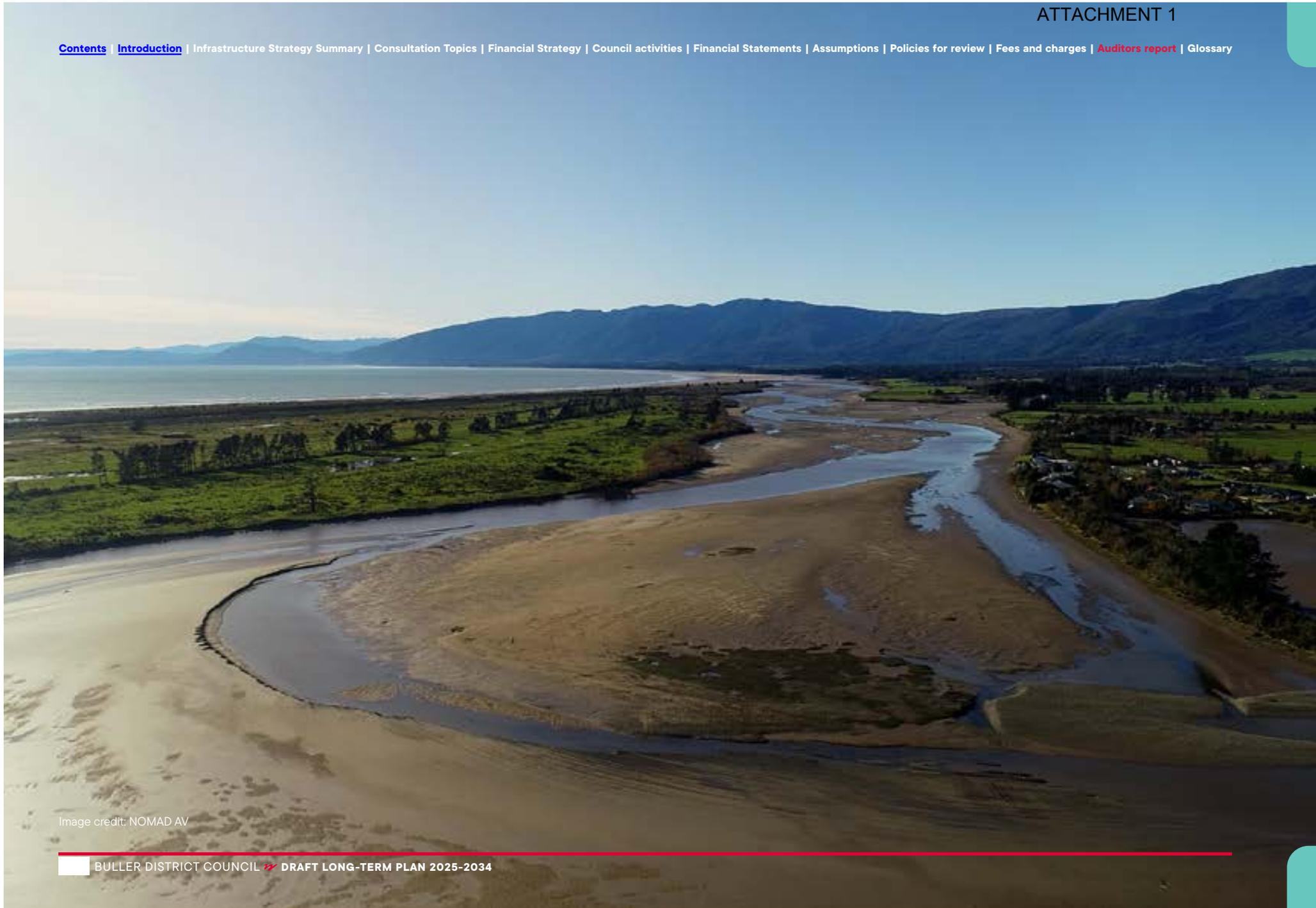


Image credit: NOMAD AV

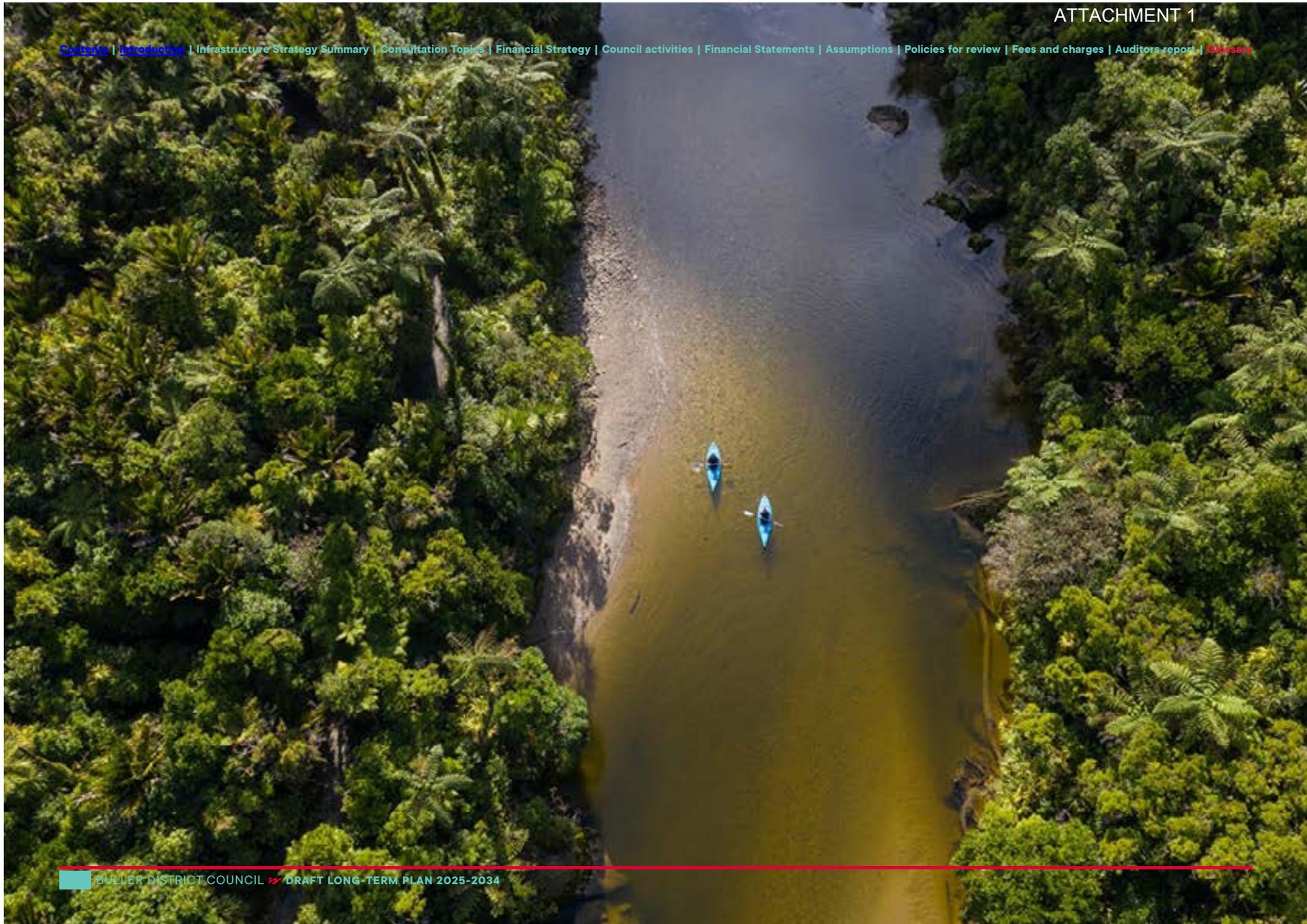


10

Auditors report

To be provided

To be provided





11

Glossary

Glossary

Activity:

A specific service or function provided by Council, such as roading, water supply, waste management, or libraries.

AF8 (Alpine fault Magnitude 8):

A scientific and civil defence planning project preparing for a future major earthquake (magnitude 8) on the Alpine Fault, likely to affect the South Island.

Annual plan:

A yearly document that updates the Long-Term Plan (Long-Term Plan) for the upcoming financial year, including budgets and planned activities. It provides a detailed focus on Council's short-term actions.

Asset management plan (AMP):

A detailed plan for managing Council-owned assets, such as water infrastructure, roads, parks, and community facilities, to ensure they meet community needs over time.

Buller REAP (Rural Education Activities Programme):

An organisation that delivers educational support and services to the Buller District, focusing on rural communities. Buller REAP works with individuals, families, schools, and communities to enhance learning opportunities, community development, and lifelong education.

Business Case (BC):

A Business Case outlines the strategic justification, investment objectives, and benefits of a programme or project. It is used to secure approval and funding by demonstrating value for money and alignment with strategic priorities.

Capital Expenditure (Capex):

Expenses incurred in acquiring, repairing, or improving physical assets (such as land, buildings, water, wastewater and stormwater reticulation, pump stations, treatment plants that provide a benefit that exceeds greater than 12 months.

Civil Defence:

The coordinated emergency management systems in New Zealand are responsible for reducing risks and preparing for, responding to, and recovering from natural disasters, emergencies, and other significant events. It involves local Councils, emergency services, government agencies, iwi, and communities working together to ensure public safety and resilience.

Community Board:

A subsidiary of a district or city Council in some areas of New Zealand, tasked with representing and advocating for local community interests.

Community Outcomes:

High-level goals that reflect the aspirations of the community. Councils must work towards achieving

these outcomes in partnership with iwi, hapū, and other stakeholders.

Consultation Document:

A document required under the Local Government Act 2002 to summarise key issues, options, and impacts for public consultation when the Long-Term Plan is being developed.

Contestable Funds:

Funding pools where organisations or individuals must apply and compete for grants or financial support. Allocation is based on the criteria stated in the funding guidelines and alignment with community outcomes.

Consumer Price Index (CPI):

A statistical measure that tracks changes in the price of a selected basket of goods and services purchased by households over time. It is used to calculate inflation and reflects the cost of living in New Zealand.

Council-Controlled Organisation (CCO):

Entities owned or controlled by a Council to deliver specific services or manage assets on behalf of the community. CCOs operate independently with their own boards but are accountable to Council through reporting requirements and governance frameworks.

Creative New Zealand:

New Zealand's National Arts Development Agency provides funding, capability-building, and advocacy to support the arts and creative industries across the country.

Deliberations:

The formal consideration and discussion by elected members of submissions, feedback, or reports before making decisions.

Department of Internal Affairs (DIA):

A government department responsible for supporting New Zealand's democratic processes, managing community funding, local government oversight, and services such as identity documentation, public recordkeeping, and the regulation of gambling.

Department of Conservation (DOC):

A government agency tasked with protecting and preserving New Zealand's natural and historic heritage. DOC manages public conservation land, native species, and national parks, working with iwi, communities, and other organisations to conserve biodiversity and encourage outdoor recreation.

Development Contributions:

Charges imposed under the Local Government to help fund the additional capacity in infrastructure such as roads, stormwater, or wastewater systems, which will service the residents living in new developments,

Development West Coast (DWC):

A regional development trust was established to promote economic and business growth in the West Coast region of New Zealand, offering funding, training, and advisory services.

District Plan:

A regulatory document that sets out rules for land use and development in the district, including zoning, resource consents, and environmental management.

Financial Strategy:

This strategy explains how Council will manage its finances, including revenue generation, debt levels, and affordability, over a ten-year period, however, for 9 years this time around.

Funding Impact Statement (FIS):

A summary of how Council plans to fund its activities, showing revenue from rates, fees, grants, and borrowing, as required under the Local Government Act 2002.

General rates:

The general rate is a tax rate collected by Councils from all ratepayers within the district to fund public services that benefit the entire community.

Guaranteeing local authority:

A local authority that participates in the LGFA borrowing structure and guarantees LGFA's obligations, in return for potentially more favourable borrowing rates

Inflation:

The rate at which the general level of prices for goods and services rises over time, reducing the purchasing power of money.

Infrastructure:

Physical assets and facilities required for delivering essential services such as water supply, stormwater, wastewater systems, roads, and bridges.

Iwi/Māori Engagement:

A process of working with mana whenua (local iwi or hapū) and Māori communities to ensure their values, aspirations, and kaitiakitanga (guardianship) are incorporated into Council decision-making.

Kawatiri Youth Voice:

A youth-led initiative in the Buller District that provides a platform for young people to express their views, participate in decision-making, and contribute to community development. It aims to empower youth and ensure their voices are heard in local government and community projects.

Kotahitanga mō te Taiao Alliance (KMTT):

An alliance of iwi, Councils, and conservation organisations across the top of the South Island and the West Coast. The alliance aims to deliver collaborative projects that enhance environmental well-being, biodiversity, and sustainable development while supporting the social and cultural aspirations of local communities.

Key Performance Indicators (KPIs):

Measurable values used to evaluate how effectively an individual, team, or organisation is achieving specific objectives.

Levels of Service (LoS):

The standards set by Council to define the quality, quantity, and reliability of services provided to the community (e.g., frequency of rubbish collection or water supply pressure).

Local Government Act 2002 (LGA):

The legislation governing local authorities in New Zealand, outlining their responsibilities, powers, and requirements, including the preparation of the Long-Term Plan.

Local Government Cost Index (LGCI):

An index that measures cost changes in goods and services typically purchased by Councils, such as infrastructure, maintenance, and staff costs. It helps Councils plan budgets and set rates.

Local Government (Rating) Act 2002:

A New Zealand law that outlines how local authorities can establish, assess, and collect rates to fund services and infrastructure. It provides the legal framework for determining who is liable to pay rates, how rates are calculated, and what types of rates can be used (e.g. general rates, targeted rates, and uniform annual general charges).

Local Water Done Well – LWDW:

The coalition governments water reform. This reform comes after the repeal of the affordable waters (3 Waters) under the previous government. It recognises the importance of local decision making and flexibility for communities and Councils to determine how their water services will be delivered in the future.

It will do this while ensuring a strong emphasis on meeting economic, environmental and water quality regulatory requirements.

Ministry of Business, Innovation and Employment (MBIE):

A government agency tasked with supporting economic development, business growth, and employment opportunities in New Zealand. MBIE oversees sectors such as housing, energy, immigration, and building regulations.

Ministry for the Environment (MfE):

The central government agency responsible for environmental policy and regulation, including climate change, waste, water, and resource management.

Ministry of Health (MoH):

The government agency responsible for providing policy advice, regulation, and leadership for New Zealand's public health system, ensuring equitable access to healthcare and improving population health outcomes.

Ministry of Social Development (MSD):

The government agency responsible for providing social services and support to New Zealanders, including welfare payments, employment services, housing assistance, and community development initiatives.

New Zealand Police:

The national law enforcement agency responsible for maintaining public safety, crime prevention, and community policing. The Police also manage emergency responses and road safety.

New Zealand Transport Agency / Waka Kotahi:

The New Zealand Transport Agency (NZTA) are a Crown entity responsible for promoting safe and functional land transport, including driver and vehicle licensing, and managing the New Zealand State Highway network.

New Zealand Transport Agency, Waka Kotahi Funding Assistance Rate (FAR):

The funding assistance rate (FAR) represent the percentage of funding that Waka Kotahi contributes to Councils and other approved organisations for eligible projects and activities within the National Land Transport Programme (NLong-Term Plan)

Operating Expenditure (Opex):

The costs of running Council services on a day-to-day basis, such as staff wages, payments to service contractors for operating Council water and

wastewater plants, mowing and maintaining Council parks, vehicle fuel, or building maintenance.

Rates:

A tax on property within Council's jurisdiction that is the primary source of revenue for funding Council services and infrastructure.

Regional Council:

A Council responsible for managing natural resources like water, soil, and air quality within its region. This is separate from district or city Councils, which manage local infrastructure and services.

Regional Land Transport Plan (RLong-Term Plan)

The West Coast Regional Land Transport Plan (RLong-Term Plan) sets out the current state of our transport network, the challenges facing the region and the priorities for future development. Reserves:

Funds, land, or facilities set aside for specific purposes, such as parks, recreational areas, or disaster response.

Resilient Westport Steering Group:

A multi-agency group established to oversee and coordinate projects that improve Westport's flood resilience, supported by central government funding and involving local Councils, iwi, and national agencies .

Resource Management Act (RMA):

New Zealand's primary legislation for managing the use, development, and protection of natural and physical resources, including land, air, and water. The RMA aims to promote sustainable management of these resources while balancing environmental, social, and economic considerations. It provides a framework for Councils to manage resource consents, zoning, and environmental policies.

Revenue:

Income received by Council from sources such as rates, user charges, government grants, and investments.

Revenue and Financing Policy:

A policy required under the Local Government Act that outlines how a Council funds its activities.

Significance and Engagement Policy:

A policy that sets out how Council determines the importance of issues, and the level of community engagement required for decision-making

Special Purpose Roads (SPRs):

Roads designated for specific strategic, tourism, or access purposes that receive targeted funding above the FAR through national transport programmes.

Sport Tasman:

A regional sports trust that promotes active and healthy lifestyles in the Tasman region. It provides support for community sport, recreation, and wellness initiatives.

Strategic Asset:

Assets deemed critical to community well-being and Council service delivery, such as major roads, water treatment plants, or cultural facilities.

Sustainability:

A principle ensuring that Council decisions and activities balance social, cultural, environmental, and economic well-being for both current and future generations.

Targeted rates:

A targeted rate is imposed on specific properties or groups of ratepayers to fund particular services or projects that generally provide a direct benefit to them.

Taumata Arowai:

The water services regulator in New Zealand responsible for overseeing and ensuring the safe, reliable, and sustainable delivery of drinking water. Taumata Arowai also monitors wastewater and stormwater networks, working with Councils, water suppliers, and communities to uphold the standards set under the Water Services Act 2021.

Te Whatu Ora – Health New Zealand:

A Crown entity established to unify and deliver public health services across New Zealand. It replaces district health boards (DHBs) and works to provide consistent, equitable, and high-quality healthcare.

Ten-Year Budget:

A financial forecast included in the Long-Term Plan that details Council's projected income and expenditure over the next ten years.

Territorial and Local Government Agencies:

City, district, and regional Councils across New Zealand that govern and manage local infrastructure, community services, resource management, and regulatory activities to meet the needs of their communities.

TTPP (Te Tai o Poutini Plan):

Te Tai o Poutini Plan (TTPP) is the combined District Plan for the Buller, Grey and Westland District Councils. It will replace the current individual district plans. TTPP sets out the objectives, policies, rules and methods to manage land use activities and subdivision across the districts. TTPP also includes online maps to show zoning, and where various rules apply.

Waste Minimisation Act 2008

New Zealand legislation that promotes waste reduction, reuse, recycling, and recovery to protect the environment and encourage sustainability.

Waste Management & Minimisation Plan (WMMP):

A strategic plan required under the Waste Minimisation Act 2008 that outlines how a territorial authority will manage and reduce waste in its district.

Water Services Authority (Taumata Arowai):

An entity (usually a territorial authority or Council-controlled organisation) responsible for delivering safe, reliable drinking water, wastewater, and stormwater services to communities in accordance with national regulations and standards.

Water Services Delivery Plan:

A document that outlines how a local authority will deliver water services, improve infrastructure, and meet regulatory and environmental requirements, often linked to government reform expectations.

Water Services Preliminary Arrangements) Act 2024 (PA Act):

The Preliminary Arrangements Act requires territorial authorities to prepare water services delivery plans. The delivery plans provide local water services information and display a commitment to achieving a financially sustainable delivery model that meets regulatory requirements

Well-being:

Refers to the four aspects of community well-being—social, economic, environmental, and cultural—that Councils in New Zealand must promote under the Local Government Act 2002.

West Coast Regional Council (WCRC):

The regional Council responsible for managing the West Coast's natural resources, including water, air, and soil, as well as providing civil defence and flood protection. The WCRC works with local Councils, iwi, and communities to promote sustainable environmental management and regional development.

Whakapapa:

Ancestral connections or genealogy, an important concept for iwi and hapū engagement with Councils to ensure culturally appropriate decision-making.

Consultation Document

Let's talk

DRAFT

LTP

LONG-TERM PLAN 2025-2034



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

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Message from the Mayor and Chief Executive Officer

Welcome to Buller District Council’s Long-Term Plan 2025-2034 Consultation Document. This is your chance to help shape the future of our district over the next nine years by telling us what matters most to you.

We know we can’t do everything and keep rates reasonable, so we need your input to help us set the right priorities. The challenges ahead include legislative changes, uncertainty around water reform, and how we deliver essential services while balancing costs and affordability.

We want to know if the priorities in the draft Long-Term Plan are still aligned with what our community needs. Planning for Buller’s social, cultural, environmental, and economic future is a significant responsibility, requiring tough decisions and a clear direction.

This Long-Term Plan is the foundation for everything Council does. It ensures that every decision we make contributes to our community’s vision while building on the progress already made. Now, we need your feedback to refine this plan before final decisions are made.

The choices we make together will shape Buller’s future, so we encourage you to have your say. This Consultation Document provides a summary of the draft Long-Term Plan, and we invite you to share your thoughts by making a submission. Details on how to do so are on page 7.

Thank you for being part of this process. Together, we can shape Buller’s future.

Mihiri.




Jamie Cline
 Mayor


Simon Pickford
 Chief Executive Officer



Your Council



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Jamie Cleine

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Rosalie Sampson

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Non-elected Ngāti Waewae



Chairperson
Francois Tumahai

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Delegated Rep.
Ned Tauwhare

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Inangahua Community Board (ICB)



Robyn Abbey

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Phone 021 0899 7494



Alun Bollinger

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Phone 03 732 8123



Ashleigh Neil

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Dean Gibbens

bcfs@reefton.nz
Phone 022 591 0717

ICB Councillor representatives

Councillor Linda Webb
Councillor Graeme Neylon

Community Outcomes

Community outcomes are specific goals set by local Councils to reflect the aspirations and needs of their communities. These outcomes focus on delivering essential infrastructure, public services, and effective regulatory functions. They serve as a foundation for Council's strategic planning and decision-making, ensuring services align with the community's vision and priorities. Ultimately, community outcomes guide Council's efforts to build a thriving, sustainable, and resilient future for the district.

The Community Outcomes were formulated through previous community engagement across the Buller District, which was completed in October 2023 alongside input from Councillors and Iwi. They indicate how Council plans to promote community well-being through social, cultural, economic, and environmental indicators.

Though the four well-beings were removed from the Local Government Act in 2024, our elected representatives saw them as essential to Local Government and chose to incorporate them into our community outcomes within this Draft Long-Term Plan, believing they reflect the core objectives that local government should pursue.

These Community Outcomes, refined and agreed upon by elected members, underpin the Draft Long-Term Plan, directing actions, spending, and priorities for the next decade while aligning with other Council plans like the Annual Plan and economic strategies, all rooted in community aspirations.



Social

Our communities feel safe, vibrant, healthy and connected



Affordability

Our communities are supported by infrastructure, facilities and services that are quality, efficient, affordable and meet our current and future needs



Prosperity

Our district is supported by resilient infrastructure that promotes an innovative and diverse economy, creating opportunities for self-sufficiency, sustainable growth and employment



Culture

Our lifestyle is treasured, our strong community spirit is nurtured, and our inclusive and caring communities understand our Whakapapa and heritage



Environment

Our distinctive environment and natural resources are sustainably managed, healthy and valued

Key dates for the Long-Term Plan 2025-2034

23 April
2025

Council approves the draft Long-Term Plan and Consultation Document

25 April
2025

Public consultation opens

26 May
2025

Public consultation closes

9 -10
June
2025

Public hearings for those who want to speak

11 - 12
June
2025

Deliberations - Council reviews all feedback and discusses next steps

30 June
2025

Council approves the final Long-Term Plan

1 July
2025

The Long-Term Plan 2025-2034 starts

Have your say on the Long-Term Plan

When?

Share your feedback from Friday 25 April to 4:30 PM, Monday 26 May 2025.

How?

Choose the way that works best for you:

Online:

Submit feedback at **Let's talk Buller**

Scan this QR code with your phone or tablet to visit letstalk.bullerdc.govt.nz



Email:

Send your submission to submissions@bdc.govt.nz - photos of submission forms will not be accepted

Paper form:

Pick one up at Council offices, libraries, the Northern Buller Community Resource Centre, the Karamea Information Centre, or a drop-in session

Talk to a Councillor:

Find their contact details in this document

Mail:

Post to Buller District Council, PO Box 21, Westport 7866

In-person:

Share your thoughts at our advertised drop-in sessions

Big decisions are ahead, and we need your input! Tell us which option you prefer or give feedback on any part of the Draft Long-Term Plan.

Join the conversation now!



letstalk.bullerdc.govt.nz



What is the Long-Term Plan?

The Long-Term Plan is Buller District Council's roadmap for the next nine years (2025-2034). It sets out Council's priorities, the services and projects we will deliver, and how we will fund them. This plan affects everyone who lives in our district.

It also outlines the key factors shaping our decisions and investments, such as population changes, economic shifts, infrastructure needs, and government legislation. These big-picture drivers influence the projects we take on, how we prioritise them, and how they align with the district's long-term goals.

We review and update the Long-Term Plan every three years to ensure it reflects the district's needs for the next ten years. This time, the process is a little different. In February 2024, Council decided to delay the new Long-Term Plan by a year to better understand the coalition government's Local Water Done Well and the repeal of the Water Services Legislation.

To manage this transition, Council adopted an Enhanced Annual Plan for 2024/2025. Now, we are asking for your feedback on the Draft Long-Term Plan 2025-2034. Your input will help shape the future of our district.

The Long-Term Plan explained



What Council aims to do

Pages 20 - 24 detail the key projects and services planned for our community.



Why we are doing it

Page 5 details the big-picture goals that guide our decisions based on our vision and Community Outcomes.



How much it will cost

Pages 33 - 39 detail costs and where the money will come from.

What are our challenges for the next nine years?

The Buller District faces a range of challenges and opportunities that will shape its future. Demographic shifts, including an ageing population and fewer working-age residents, impact workforce availability and service demands. At the same time, rising costs of living and affordability pressures mean Council must carefully balance service provision with financial sustainability.

A major challenge ahead is determining the future of water services following the government's repeal of the Three Waters reform and the introduction of the "Local Water Done Well" legislation. Responsibility for drinking water, wastewater and stormwater services has returned to local Councils, bringing opportunities for local decision-making and challenges in funding, infrastructure investment, and long-term asset management.

Council must now consider the best approach, including the potential for a regional Council-Controlled Organisation (CCO) to share resources and expertise. Any decision will require careful assessment of governance, community representation, and financial impacts to ensure a sustainable and effective solution.

Meanwhile, improving digital connectivity remains a priority, with 90.4% of households having mobile access, though rural gaps persist. As Council plans for the next nine years, these factors will shape key decisions to ensure Buller remains a resilient and thriving district.

Challenges around climate-change

Legislative uncertainty, climate change, and natural hazards also pose significant risks, with a 75% chance of an Alpine Fault event in the next 50 years and increasing exposure to extreme weather.

Buller District Council is actively working to gain a better understanding of the hazards our district may face due to climate change.

Additionally, several departments are progressing with initiatives to respond early to the identified hazards. These efforts aim to ensure that, over time, the Buller District can respond effectively and is well prepared to adapt as needed. The following initiatives support this work:

Infrastructure Acceleration Fund

To help prepare for the impacts of climate change, Buller District Council is investing in areas that are less exposed to natural hazards. One major initiative is the Infrastructure Acceleration Fund (IAF), a \$13.6 million work programme supporting new development in a safer, newly zoned area through the Te Tai o Poutini Plan. This forward-looking approach recognises the risks of sea level rise and increased storm events.

BDC's IAF application for the Alma Road area is split into two funding parts:

- **Tranche One** (circa \$7 million): Provides essential infrastructure upgrades for water, wastewater, stormwater, and transport from State Highway 67 to the intersection of Alma Road and McPaddens Road.
- **Tranche Two** (circa \$6.5 million): The specific works for this phase are still to be confirmed. Progress depends on completing certain milestones and reaching a new Housing Outcome Agreement. Based on developer intentions, final plans are expected within the next 18 months.

Resilient Westport works

Buller District Council and its partners are taking action to protect Westport from the effects of climate change, including more severe flooding and sea level rise.

Two key projects are part of this work:

- **Flood defences** – Led by the West Coast Regional Council, this project is building protection around Westport to reduce the impact of future flood events. It aims to protect Council infrastructure, government services, and important community assets.
- **Westport Master Plan** – Led by Buller District Council, this plan looks at current and future hazard risks to guide Long-Term Planning and investment. You can read more about it at www.resilientwestport.co.nz.

Stormwater improvement programme

Council is working to upgrade Westport's stormwater network to better manage climate change's impacts, such as heavier rainfall and rising water levels.

This programme supports the wider Resilient Westport works and includes two key stages:

- **Regional Infrastructure Fund:** This phase focuses on improving the stormwater network to better handle climate-related risks and works alongside the broader flood protection projects already underway.
- **Future improvements:** Planning is underway for further upgrades to the stormwater system. Funding for this stage is yet to be confirmed. The design will include traditional infrastructure upgrades and nature-based solutions to support long-term resilience.

Resilience Explorer tool

The Resilience Explorer tool is part of Future Buller, a joint project between the University of Canterbury and the Buller District Council. The project assessed local risks and worked with industry partners to develop this tool.

It brings all hazard information together in one place, so Council and community can easily access the most up-to-date information about the hazards our district may face.

It is still early days for this work, and further assessment is needed over the course of the Long Term Plan to fully understand the risks and vulnerabilities of Council's infrastructure network.

Over the next three years, Council expects to identify any work needed in response to the findings from the hazard reports and the Resilience Explorer tool.

What is Local Water Done Well?

Local Water Done Well is the government's approach to reforming the way water services are delivered in New Zealand in the future. The aim is to address New Zealand's long-standing water infrastructure challenges.

It focuses on the importance of local decision-making and the flexibility for communities and Councils to determine how their water services will be delivered in the future. But it requires future delivery models must meet economic, environmental and water quality regulatory requirements.

The new legislation enacted in September 2024 requires Councils to draft a Water Services Delivery Plan by September, which must:

- Identify the current state of each Council's water services.
- Demonstrate each Council's commitment publicly to deliver water services that ensure compliance, meet drinking water standards, are financially sustainable, and support housing growth and urban development.

Councils nationwide can choose between five options on which to base their future water service delivery models.

Buller District Council have been exploring options for managing the district's drinking, storm, and wastewater for the future, as required under the Local Water Done Well legislation.

To date, there has been a significant amount of work undertaken with other Councils as there is clearly benefits of creating a Multi-Council Council Controlled Organisation (MCCCO).

Council representatives held initial discussions in 2024 with the West Coast Councils to understand if there were any opportunities to join, however at that point in time there was no consensus view at that time. Council then engaged with other Councils in the South Island to see whether there were any possibilities of a Multi Council Water Delivery Service which also at that time didn't go any further. In recent months the possibility of a West Coast delivery model has found more favour, however discussions are at an early stage.

Ownership and delivery of water services are a significant matter to our community and Council would like to understand what they would prefer to see happen with water services in the future.

This Long-Term Plan consultation document is based on underlying financial information that retains water services. As permitted under the Local Government (Water Services Preliminary Arrangements) Act 2024, Council is consulting separately on its preferred future arrangements for water services

Council haven't chosen a preferred option yet, but some options are less beneficial than others. How Council deliver water services will be determined in the coming months after community consultation.

The three options that Council have ruled out are a mixed Council/consumer trust-owned water organisation, a consumer trust-owned water organisation. Any consumer trust options would cut off access to New Zealand Local Government Funding Agency borrowing levels.

Therefore, these options are unlikely to meet the financial sustainability requirements set out in the Local Government (Water Services Preliminary Arrangements) Act 2024.

A single Council CCO has also been ruled unfeasible given the cost of set up and the implications. The option to keep stormwater management in-house and only include drinking and wastewater is also off the table since it is not financially feasible.

The options shortlisted for public consultation are:

- an internal business unit or division, meaning to keep the status quo but at an enhanced level to meet the requirements of the Act in terms of financial sustainability and the regulatory requirements
- an asset owning multi Council, Council controlled organisation (MCCCO)

If the decision is made to proceed with the Multi Council Controlled organisation option, it is proposed that Council's water assets will transfer to the CCO in the future. This would require an amendment to the Long-Term Plan to reflect that decision.

Find out more about Local Water Done Well at Council offices, libraries, Northern Buller Community Resource Centre, Karamea Information Centre or via Let's talk Buller



Scan this QR code to visit letstalk.bullerdc.govt.nz





How do we plan to navigate these challenges?

To ensure the success of the Long-Term Plan, Council must take a long-term, intergenerational approach to decision-making. Central government has made it clear that Councils can no longer delay critical infrastructure investment, particularly in water services. New regulations require upgrades to meet national standards. While Northern Buler's water supply funding is not yet budgeted, we are working closely with the Water Services Authority (Taumata Arowai), the water regulator, to find an affordable solution. The cost-of-living crisis and rising infrastructure costs make this one of the most challenging plans in Council's history.

The coalition government's Local Water Done Well means we must develop a Water Services Delivery Plan outlining how we will sustainably provide water services over the next 30 years. The key aspects of Local Water Done Well are highlighted throughout this document, but we will be consulting on this separately. Depending on the outcome of the Local Water Done Well consultation, it is assumed that there will be a lot

of changes in the future years of this Long-Term Plan. Financial planning is critical, and while this Long-Term Plan is based on the best available forecasts, actual results may vary. Council is committed to realistic, responsible financial planning to ensure that necessary investments are made while keeping services affordable for the community.



Help us to make the big decision (and small ones too)

When developing a Long-Term Plan, we need to identify the big decisions and our priorities for the next 10 years, which will have a big impact on our debt or how we deliver services to our community.

There are decisions we need your input! We will hear your views.

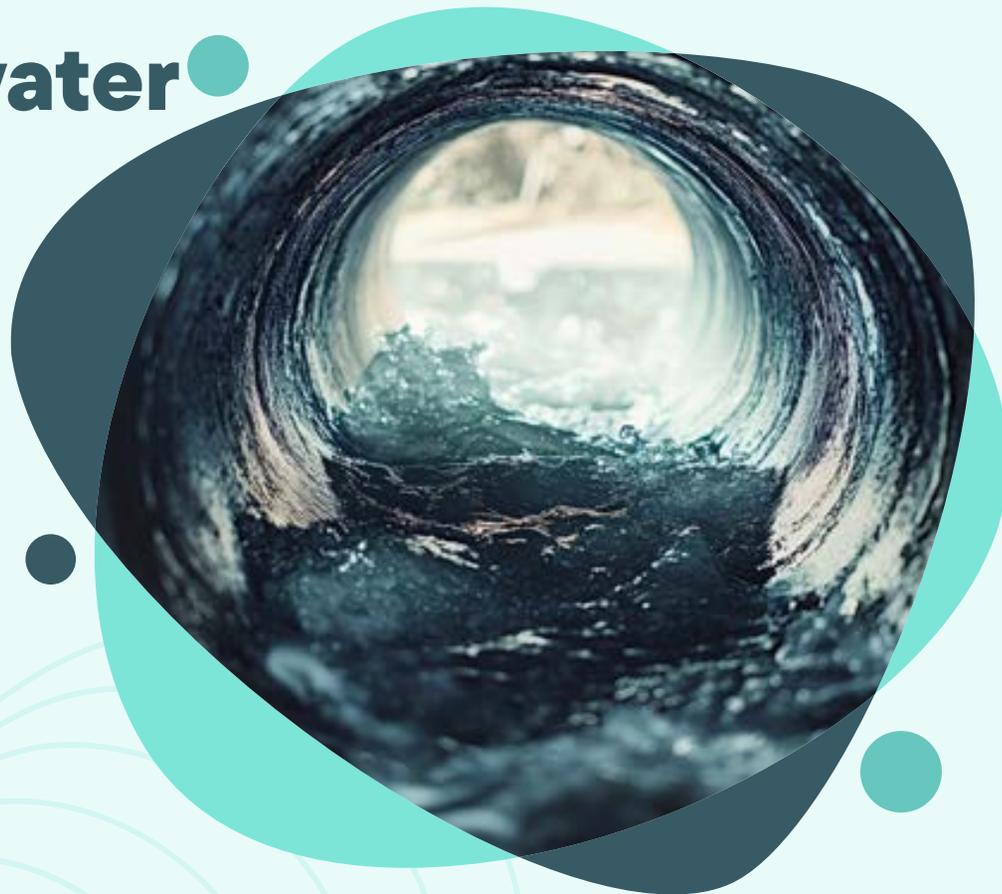
Wastewater/stormwater separation

Key Decision

The key consultation issue is our big decision:

We present different options for addressing the key consultation issue, including the implications, financial and otherwise and the likely consequences of each option on Council's rates, debt, and levels of service.

As part of developing the draft Long-Term Plan 2025-2034, Council has considered all the different options relating to the big decision we have to make.



The existing Resource Consent for the combined stormwater wastewater overflow into the Buller River has expired. In Westport, there are a number of private properties that discharge stormwater from their roofs (and other areas) directly into the wastewater network. During dry weather, Westport's wastewater network and treatment plant operate efficiently to cope with the volume. However, during medium and heavy rainfall events, the wastewater system is overwhelmed by stormwater, resulting in overflows to the Buller and Orowaiti Rivers.

The West Coast Regional Council (WCRC) requires BDC to commit to a programme to reduce the volume of stormwater in our network as part of the consent renewal process.

Should unconsented discharges continue, there is a high probability that WCRC will prosecute BDC and the mitigation work would still need to be done.

Five scenarios were considered, with the following three choices discounted:

Do nothing

This option would see uncompliant discharge into the Buller River continue. As this would be unlawful, and result in considerable penalties and enforcement actions under the Resource Management Act, this is not considered a feasible option.

Property owner compliance - voluntary

BDC would issue notices to property owners to fix cross-connections in their private wastewater systems, allowing homeowners a chance to complete the work voluntarily with compliance officers engaged to ensure the work is completed.

Property owner compliance - regulatory

BDC would allow homeowners two years to complete the required work before Council would then undertake any uncompleted work and recover the costs from homeowners.

Both property owner compliance approaches have been unsuccessful in other districts in New Zealand (and would be costly should Council need to initiate enforcement action) and would, therefore, fail to meet lwi and WCRC expectations for addressing the issue within an acceptable timeframe.

Council is therefore proposing to fund the work through rating.

This could be either a targeted rate for all residents in the Westport and Carters Beach area connected to the Westport wastewater treatment plant, or a general rate applied across the district. These are the two viable options being considered by Council, which we are asking you to choose from. The following Council-delivered options provide a planned, deliverable pathway to compliance and improved network performance.

Option 1

Council delivered programme – via targeted rates

Option 2

Council delivered programme – via general rates

Let's talk

Tell us what you think:



Option 1 or 2



Option 1

Council delivered programme – via targeted rates

BDC would assume full responsibility for completing the separation of stormwater from wastewater systems on private properties connected to the Westport wastewater network.

Costs would be incurred over a ten-year period and loan funded over 30 years through targeted rates levied against all properties connected to the Westport network.

Advantages:

- Less time required to complete the work programme as an operational lead would be employed to begin delivery at the start of the 25/26 FY,
- Progression of work already underway to meet RMA compliance.
- Only ratepayers connected to the Westport wastewater treatment plant will be paying for it through their rates
- Decreased wastewater overflows on private properties and less disruption for household utilities (e.g. ability to flush toilets) during heavy rain.

Disadvantages:

- Higher rates impact as Council would fund and deliver the whole work programme.
- High rates burden on Westport and Carters Beach ratepayers over a ten year period.

What's the impact?



Capital cost:

Full implementation \$5.7m from 2026-36 (10-year period)



Council's level of service:

This project will improve Council's compliance with the Resource Management Act and reduce the risk of penalties.



Operating cost:

Ongoing operational costs \$0 after ten years



Debt:

Council would need to raise a loan to pay for the costs of this project. This would be funded through the Westport wastewater targeted rate, paid for by the Westport and Carters Beach ratepayers who are connected. This would be an increase on average per property of \$162.10 per year over a 30 year period



Rates:

Targeted Rates increase of 12.54% in year 1, approximately \$162 per targeted property commencing 1 July 2026.

	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
Annual costs								
- interest costs on loan	\$280,952	\$276,628	\$272,093	\$267,338	\$262,351	\$257,121	\$251,636	\$245,885
- 30 year loan principal	\$88,789	\$93,113	\$97,648	\$102,403	\$107,390	\$112,620	\$118,105	\$123,856
Annual Funding								
% of Targeted rate	12.54%	11.80%	11.11%	10.46%	9.85%	9.27%	8.73%	8.22%
\$ value per annum	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10	\$162.10

Option 2

Council delivered programme – via general rates

BDC would assume full responsibility for completing the separation of stormwater from wastewater systems on private properties connected to the Westport wastewater network.

Costs would be incurred over a ten-year period and loan funded over 30 years from general rates levied against all properties in the Buller District as a mechanism for sharing the burden of compliance costs across all ratepayers.

Advantages:

- Quicker time to complete the work programme as an operational lead would be employed to begin delivery at the start of the 25/26 FY,
- Progression of work underway to meet RMA compliance.
- Decreased wastewater overflows on private properties and less disruption for household utilities (e.g. ability to flush toilets) during heavy rain.

Disadvantages:

- Higher rates impact as Council would fund and deliver the whole work programme.
- Ratepayers not connected to Westport wastewater treatment would be paying higher rates over 30-year period.

What's the impact?



Capital cost:

Full implementation \$5.7m from 2026-36 (10-year period)



Council's level of service:

This project will improve Council's compliance with the Resource Management Act and reduce the risk of penalties.



Operating cost:

Ongoing operational costs \$0 after ten years



Debt:

Council would need to raise a loan to pay for the costs of this project. This would be funded through the general rate of \$62.45 on average per property over a 30 year period.



Rates:

General rates increase of 2.65% per property every year commencing 1 July 2026 for all BDC ratepayers. Each property will be rated differently through differential rates. To give an indication of rates impact an average amount would be \$62.45 per property.

	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
Annual costs								
- interest costs on loan	\$280,952	\$276,628	\$272,093	\$267,338	\$262,351	\$257,121	\$251,636	\$245,885
- 30 year loan principal	\$88,789	\$93,113	\$97,648	\$102,403	\$107,390	\$112,620	\$118,105	\$123,856
Annual Funding								
% of General rate	2.65%	2.49%	2.35%	2.21%	2.17%	2.08%	2.00%	1.94%
\$ value per annum	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46	\$62.46

Rates examples for the 8 properties in the Long-Term Plan modelling the impact of paying for the Westport Stormwater project via General Rates (option 2)

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Res 101										
Location	Karamea										
Land value	145,000										
Westport wastewater separation											
General rates - Land Value on differential				11.71	11.71	11.71	11.71	11.71	11.71	11.71	11.71
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				28.33	28.33	28.33	28.33	28.33	28.33	28.33	28.33
SECTOR	Res 106										
Location	Westport (Brougham)										
Land Value	106,000										
Westport wastewater separation											
General rates - Land Value on differential				35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				52.12	52.12	52.12	52.12	52.12	52.12	52.12	52.12
SECTOR	Res 114										
Location	Punakaiki										
Land Value	290,000										
Westport wastewater separation											
General rates - Land Value on differential				50.62	50.62	50.62	50.62	50.62	50.62	50.62	50.62
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				67.24	67.24	67.24	67.24	67.24	67.24	67.24	67.24
SECTOR	Res 115										
Location	Reefton										
Land Value	100,000										
Westport wastewater separation											
General rates - Land Value on differential				14.80	14.80	14.80	14.80	14.80	14.80	14.80	14.80
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				31.42	31.42	31.42	31.42	31.42	31.42	31.42	31.42

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Com 134										
Location	Westport										
Land Value	265,000										
Westport wastewater separation											
General rates - Land Value on differential				392.42	392.42	392.42	392.42	392.42	392.42	392.42	392.42
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				409.04	409.04	409.04	409.04	409.04	409.04	409.04	409.04
SECTOR	Rur 141										
Location	Grey Valley										
Land Value	1,500,000										
Westport wastewater separation											
General rates - Land Value on differential				211.33	211.33	211.33	211.33	211.33	211.33	211.33	211.33
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				227.95	227.95	227.95	227.95	227.95	227.95	227.95	227.95
SECTOR	RR 152										
Location	Granity										
Land Value	149,000										
Westport wastewater separation											
General rates - Land Value on differential				18.17	18.17	18.17	18.17	18.17	18.17	18.17	18.17
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				-	34.79	34.78	34.78	34.79	34.78	34.78	34.78
SECTOR	RR 151										
Location	Fairdown										
Land Value	240,000										
Westport wastewater separation											
General rates - Land Value on differential				30.51	30.51	30.51	30.51	30.51	30.51	30.51	30.51
UAGC				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				-	47.13	47.13	47.13	47.13	47.13	47.13	47.13

Other important issues

Becoming a guarantor of the LGFA

The Buller District Council is proposing to become a guaranteeing local authority for the Local Government Funding Agency Ltd (LGFA) scheme. Council is already a borrowing local authority of the LGFA.

The LGFA is an organisation that lends money to Councils and Council companies. It was established by a group of local authorities and the Crown to allow local authorities to borrow on more favourable terms, including lower interest rates.

All local authorities can borrow from the LGFA, but different benefits apply depending on the level of participation. Buller District Council has been a borrowing local authority since 2015, but is now proposing to join 72 other New Zealand Councils as a guaranteeing local authority. The benefit of becoming a guarantor would be reduced interest rates, with Council anticipating interest savings of \$10,000 per annum for every \$1 million of debt with LGFA.

One consideration in becoming a guarantor of the LGFA is that Council would need to cover the LGFA's

debts if ever required, however this risk would be shared with all the other 72 guarantor Councils.

Overall, Council considers that the opportunity to borrow at lower interest rates and on more favourable terms would outweigh any costs and risks associated with being a guarantor to the LGFA scheme.

We want your feedback on Council's proposal to become a guaranteeing local authority in the LGFA scheme. If endorsed, this proposal would allow Council to borrow more from the LGFA scheme and on more favourable terms while also making it a guarantor to LGFA alongside 72 other Councils.

If you need to find out more about the LGFA, please visit:

www.lgfa.co.nz/about-lgfa

We seek feedback on more than just the big issue; we have other important decisions to make and want your feedback on these too.

As part of the submission process, you can also provide feedback on any other aspect of the Long-Term Plan that is important to you.

LGFA



New Zealand Local
Government Funding Agency

Te Pūtea Kāwanatanga ā-rohe

Benefiting communities through delivering efficient
financing for local government.

Ka whiwhi painga ngā hapori mā te whakarato pūtea
tōtika ki ngā kaunihera.

Let's talk

Tell us what you think:



Do you support
Council in becoming
an LGFA guarantor



Our key projects for the next 9 years

If we tried to do everything that our community wants us to do, it would be unaffordable, and we don't have the capacity to deliver every project on our wish list right now.

For this reason, we have to carefully prioritise and decide which projects we will progress on over the coming nine years, when we will deliver these projects, and which can be left till later.

Our focus for the next nine years is on getting the basics right and only including and charging rates for projects we can deliver. This means we will focus on essential improvements to our roads and other key infrastructure to provide the current level of service to our community. This means that we will prioritise projects to maintain and improve Council assets, like community halls and infrastructure, to a standard where they are easy to maintain in the future and comply with legal requirements. To read more about this, refer to the Infrastructure Strategy.

The following pages provide detailed information about some of our key projects, including cost estimates and how we plan to pay for them.

Westport drinking water: Trunk main extension (Queen St-Alma Road)

This is a Level of Service improvement project that will see the new trunk main extended from Queen Street, under the Buller Bridge and out to Alma Road/Carters Beach. The new main will provide more capacity and offer increased resilience in catastrophic events. The new main has significantly reduced water loss in our network.



Estimated Capital Cost

\$3.2m
2028/2029



Funding

Loan Funded,
repaid via
targeted rates



Operating Costs

Minimal

Westport drinking water: Re-establish the North Branch/ tunnel lining

This renewal project will see the existing intake (from the South Branch of Giles Creek) augmented with water from the North Branch. The North Branch was connected via a tunnel that collapsed decades ago. The North Branch water is less turbid than the South Branch and will provide a more consistent intake of treatable water. This work requires an on-site tunnelling machine, which will also be used after the North Branch work is complete to line tunnel #1 from the intake.



Estimated Capital Cost

\$6.2m 2026/27
and 2027/28



Funding

Loan Funded,
repaid via
targeted rates



Operating Costs

Minimal

Untreated drinking water supplies: Waimangaroa, Mokihinui, Little Wanganui

This is a level of service improvement for these untreated supplies. Initial discussions with Taumata Arowai (NZ Drinking Water Regulator) have suggested that our smaller, untreated water supplies will simply be unaffordable to upgrade to the proposed minimum standards. BDC has adopted an approach to upgrade these supplies to provide raw water suitable for end-user self-treatment (a small filter and UV treatment unit) that property owners will install and operate to provide potable water. These upgrades include turbidity sensors and solar-powered intake valves that will allow BDC to stop taking water that is not clean enough to self-treat. Settlement and storage tanks will provide water when the intake is turned off.

Waimangaroa



Estimated Capital Cost

\$666,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

Mokihinui



Estimated Capital Cost

\$188,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

Little Wanganui



Estimated Capital Cost

\$216,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

Westport’s wastewater: Riley Street Pump Station and network replacement

The Riley Street pump station is under capacity, and the pipes that feed it are badly located and in poor condition. Replacing the pump station and network pipes will also greatly contribute to solving the combined wastewater and stormwater issues.



Estimated Capital Cost
\$1.85m 2026/2028



Funding

Loan Funded, with Targeted Rates funding the payment of principal repayments and interest



Operating Costs

Minimal

Westport’s stormwater: Response to Westport Resilience

The Westport Resilience Project is being led by West Coast Regional Council and will see Westport protected from flooding with a series of floodwalls. These walls will limit access to existing stormwater outfalls, so these need to be made fit for purpose before the walls are constructed. Modelling suggests that overland flows will also be impacted, and new flow paths, detention systems and emergency pumping equipment will need to be provided. This response will come at a significant cost and is simply unaffordable to our ratepayers. An application has been made to the Regional Infrastructure Fund (RIF) for the anticipated \$17.5m cost. Without this funding, the project cannot proceed.

While there is some confidence that the RIF application will be favourably reviewed, if this funding is not received, the project will be unable to be completed. Due to the cost, Council has not included any cost or funding for this project in the term of the Long-Term Plan. Further funding options and designs will continue to be explored, and urgent work to integrate with the Westport floodwalls will be prioritised. The risks associated with not doing this are highlighted in the Long-Term Plan document.



Estimated Capital Cost

\$17.5m 2026/2028



Funding

External



Operating Costs

Approx \$400k pa

Property: Replacement Emergency Operation Centre and Brougham House Buildings

The Civil Defence Emergency Operations Centre (EOC) at Victoria Square and Brougham House are both rated to survive severe earthquakes, but unlikely to be usable after a severe event – the very situation where access to both will be needed. Multiple options have been looked at, for both buildings, and a final recommendation will be made in time for the next Annual Plan. The cost estimates below have been based on two 700m² single-story IL4 compliant and relocatable buildings to be constructed on the existing Brougham House site. These costs include estimates for demolition of Brougham House and the garages and have been taken from high level estimates from local companies.



Estimated Capital Cost

\$6.1m
2026/2028



Funding

Loan Funded, with General Rates funding the payment of principal repayments and interest



Operating Costs

Lower than existing

Rubbish management: Upgrade to the Westport and Reefton Transfer Stations

Solid Waste collected at Westport and Reefton is freighted to the York Valley landfill in Nelson. York Valley has insisted that BDC compact the waste better, so BDC will need to purchase 2 suitable compactors.



Estimated Capital Cost

Westport \$0.9m
2025/2026
and Reefton \$615,000
2026/2027



Funding

Loan Funded, with General Rates funding the payment of principal repayments and interest



Operating Costs

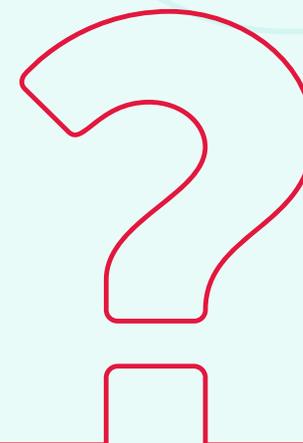
Minimal

Let's talk

Tell us what you think:



Do you have any feedback on our key projects for the next nine years?



Our roadmap for the next 9-years

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Drinking Water	Westport North Branch Re-connect \$3.1m		Westport Tunnel #1 Lining \$3.1m	Westport Trunk Main Extension \$3.2m
	Pipe Renewals 2025-26 to 2033-34 \$6.8m			
	Improved Water Standards and Backflow Prevention 2025-26 to 2033-34 \$6.4m			
 Wastewater	Pipe Renewals 2025-26 to 2033-34 \$10.6m			
	Westport Wastewater/Stormwater Separation 2025-34 \$4.1m			
	Riley Street Pumpstation \$1m	Riley Street Network 2026-34 \$1.7m		
 Stormwater	Resilient Westport Stormwater Improvements 2025-26 to 2027-28 \$17.5m			
	Pipe Renewals 2025-26 to 2033-34 \$6.9m			
	Minor Capital Repairs 2025-26 to 2033-34 \$821k			
 Roading & Transport	Local Roads Capital Investment (75% NZTA Funded) 2025-26 to 2033-34 \$43.1m			
	Karamea Highway Capital Investment (100% NZTA Funded) 2025-26 to 2033-34 \$42.8m			
	Transport and Urban Development Operating Costs (75% NZTA Funded) 2025-26 to 2033-34 \$675k			
 Solid Waste	Westport Transfer Station Compactor 2025-26 to 2027-28 \$1.5m			
	Waste Minimisation Project 2025-26 to 2033-34 \$1.6m			
	Landfill Monitoring Costs 2025-26 to 2033-34 \$609k			
 Community Facilities	Emergency Operations Centre 2026-27 to 2027-28 \$2.88m			
	Brougham House 2026-27 to 2027-28 \$3.47m			
	Community Housing Capital Improvements 2026-27 to 2033-34 \$787k			
 Parks & Reserves	Playground Equipment Replacements 2025-26 to 2033-27 \$550k			
	Reserves Maintenance and Weed Management Program 2025-26 to 2033-34 \$7.47m			
	Reserves Repairs and Maintenance 2025-26 to 2033-34 \$753k			
 Amenities	Libraries and Service Centre Operating Costs 2025-26 to 2033-34 \$1.35m			
	Public Toilets Operating Costs 2025-26 to 2033-34 \$670k			
	District Revitalisation Volunteer Projects 2025-26 to 2033-34 \$450k			
 Airport & Port				Runway Reseal (50% Funded by MoT) \$914k 2027-28
	Kawatiri Dredge Refurbishment 2025-26 to 2027-28 \$1.83m			2028-34 \$1.59m

Shaping our tomorrow – Infrastructure Strategy

Our Infrastructure Strategy looks ahead to 2034, examining challenges, opportunities and legislative requirements for our drinking water, wastewater, stormwater, roading and transport network, rubbish and recycling management, community facilities, and parks and reserves. Maintaining this vast network of streets, pipes, buildings, green spaces and facilities and ensuring it is fit for purpose now and into the future has unique challenges and opportunities.

For the period 2024-2034, we must consider factors like compliance with national and regional standards and regulations, planning for future demand, improving the resilience of infrastructure from natural hazards and climate change, and ensuring cost-effective improvements and upgrades over time.

A key challenge is Buller's far and widespread population. Balancing what our small communities need with what they can afford is challenging, especially when we are vulnerable to flooding, landslides, earthquakes and other natural forces. Future predictions such as minimal population growth forecasts, a population with an above average age and a lower average household income means that the community has a lower threshold to absorb the costs of funding major infrastructure investments.

Therefore, our approach for infrastructure upgrades and projects has been pragmatic for this Long-Term Plan, using actual operating costs for 2023-2024 as a baseline. Our capital budgets include only "must-have" improvements that either make financial sense or provide an improved level of service or resilience that is desperately needed. The philosophy is to spend only what we must but deliver what we have planned.

There is a significant backlog of overdue replacements for drinking water, stormwater and wastewater that are unaffordable to rectify over the coming nine-years. A well-planned and executed renewal programme should result in better levels of service and a reduction in reactive maintenance costs as the age and condition of our infrastructure gradually improve.

This Long-Term Plan proposes balancing rates affordability against the risk of asset failures from underinvestment in renewals. Stormwater renewal budgets have been significantly increased in this Long-Term Plan. The 3Water renewal budgets, if kept at the levels in this Long-Term Plan, will see our assets returned to acceptable age and condition ratings over the next 30 years.

One of the key things we need to consider is the Local Water Done Well (LWDW) reform; while further information is highlighted later in this document, another piece of work has been undertaken to understand what the likely increase in funding provided by LWDW funding options will allow a dedicated 3Waters entity to achieve.

Assuming there is capacity for contractors to undertake this work, LWDW reforms should result in asset condition and ages returned to an acceptable level within 15 years and all water supplies upgraded to fully compliant NZ potable water standards.

For this Long-Term Plan, we have assumed that the water regulator will allow BDC to supply end-user treatable raw water for our three non-compliant supplies at Little Wanganui, Mokihinui and Waimangaroa. This proposed solution has been raised in all conversations with Taumata Arowai (the water services regulator) and while they have not formally endorsed the approach they have not rejected it either. We are awaiting a firm decision that we are unlikely to get until our Water Services Delivery plan is submitted in September. This piece of work is ongoing.

For property, parks and reserves, a significant amount of work is underway to review all leases, licences to occupy, the parks and reserves contract, and fleet management. The expectation is that this work will be completed by September 2025, and a Property AMP will be provided for each Long-Term Plan going forward from this point. In line with our Councilors' direction, all leases and licences are being reviewed with a focus on the fees charged being fair, equitable and appropriate.

The roading and transport programme is developed by way of the joint West Coast Council's Transport Programme Business Case (PBC) and Asset Management Plan (AMP), which are developed in conjunction with the New Zealand Transport Agency (NZTA) and predominantly funded by this agency.

Rubbish and recycling are focused on providing a fit-for-purpose service model based on a user-pays principle. Better compaction and reducing the amount of waste being freighted to York Valley (by recovering, recycling or diverting material) will reduce our costs and lower fees.

How we keep our infrastructure running

Council has a dedicated infrastructure team that oversees the maintenance, development and major infrastructure programs for all areas of infrastructure. This team focuses on three key elements: planning for tomorrow, delivering for the present and overseeing upgrades and improvements.

The team understands our infrastructure and will apply best-practice planning and implementation principles to achieve value-for-money outcomes. This includes delivery, costs, schedule, quality, risk and safety management. The team applies best practices to meet industry standards and comply with relevant acts, regulations and guidelines.



Let's talk

Tell us what you think:



Do you have any feedback on our Infrastructure Strategy

Roading and Transport

Our roads are the most significant asset connecting people with places and enabling our economy to move goods, people and services to all corners of the district.

Previous community engagement and road user surveys, confirm that our communities want Council to maintain our local roads to the current standard.

Council receives financial support from central government through three funding streams:

- Return to Service – confirmed as > 90% for past network damage.
- Local Roads Funding Assistance Rate (FAR) – confirmed at 75% for the first 2 years of this Long-Term Plan.
- Karamea Special Purpose Road (SPR) – Confirmed at 100% for the first 2 years of this Long-Term Plan.

Transport's planning and investment decisions in this Long-Term Plan are to improve network resilience, provide safer travel and increase service delivery efficiencies.

Our Asset Management Plan informs our Long-Term Plan and the Programme Business Case (PBC) prepared for our funding partner NZTA.

Buller has consistently performed well with NZTA's contestable funding – largely due to the detail in our AMP and PBC and the strong working relationship between both parties.

The overall network is in reasonable condition, but more work is needed to be done to renew footpaths, road surfaces and bridges.

Operational imperatives are repairing and maintaining sealed pavements, unsealed (gravel) roads, bridges and structures, environmental and drainage, network management and managing our roading service level contracts. Capital works include pavement replacement, reseal programme, unsealed metaling, bridge renewals and replacements and footpaths.

The final NZTA Return to Service (RTS) capital works are now in progress. However, there are still areas of storm damage around our district that will need to be funded by ratepayers to complete the rebuild programme.

NZTA has confirmed that the Funding Assistance Rate (FAR) will be 75% for local roads, and the Karamea Highway Special Purpose Road (SPR) will have 100% from 1 July 2025

The current Long-Term Plan (2024-25 to 2026-27) 3-year Transport budget is circa \$32.9m, comprised of \$5.9m SPR at 100% NZTA funding and \$27.1m local roads at 75% FAR, corresponding to a ratepayer contribution of \$6.9m over the 3 years (or \$2.3m p.a.).

The remaining 2027-28 to 2030-34 -7 year budget is \$121.6m, comprised of \$48.0m SPR at 100% NZTA Waka Kotahi funding and \$98.4m local roads at 75% FAR, corresponding to a ratepayer contribution of \$24.8m over the 7 years (or \$3.54m p.a.). The ratepayer contribution over this period is calculated at \$24.9m, representing a 20% contribution. If our bids are successful, this will be our most significant opportunity and our best news story.

Council believes that the increase in spending on our local roads with an increase in FAR and rates funding is an important investment in one of our community's major assets. However, if the NZTA does not fund its share of the programme, then BDC will not provide any additional funding. This approach supports the community feedback we received during the adoption of the 2024/2025 enhanced annual plan when we asked the same question.

Council manages the 100% NZTA funded SPR and has also put forward an increased programme of works. The SPR is the only road to the popular tourism area of Karamea. The Government has stated that it wishes to grow tourism in New Zealand and maintain and improve infrastructure such as roads. The proposed programme of improving the SPR thus supports two key government objectives, and on that basis, Council's view is that it is justified in including the work programme in the Long-Term Plan from 1 July 2027.

Waste and recycling

Over the next nine years, waste management aims to provide the community with the same level of recycling and rubbish collection and drop-off facilities and services.

The focus is on users being fairly charged for the waste they produce while identifying potential risks and opportunities for waste management and minimisation. Leveraging and addressing these is part of our waste management and minimisation strategy.

The current waste management services will continue as per the zone attributes already in place, including:

- Zone 1 – District wide (Westport, Reefton, Inangahua, Ikamatua, Granity Mōkihinui, Charleston, Punakaiki areas):
- Kerbside recycling via rates (a 240L recycling bin and 45L glass crate)
- Kerbside rubbish via Westport and Reefton Resource Recovery Centres funded via charges
- Zone 2 – Karamea area: Recycling and rubbish services via drop off to the Karamea landfill and Resource Recovery Centre, with no kerbside collection service
- Zone 3 – Maruia area: Recycling and rubbish services are provided via drop-off at the Maruia landfill, with no curbside collection service.

At this stage, the extended waste services contract, which expires in June 2025, is in process to be re-extended to allow further review of the best long-term solid waste solutions for our communities.

Other long-term strategies, risks and opportunities for ongoing review, including a regional approach for waste management and legacy landfill remediation issues, are discussed in future considerations.

The Waste Management and Minimisation Plan (WMMP)

The new WMMP 2024-2030 has been drafted and will be adopted by Council before the Long-Term Plan. The review considered:

- Objectives, policies, and methods for achieving effective and efficient waste management and minimisation including:
- Collection, recovery, recycling, treatment, and disposal services for the district to meet its current and future waste management and minimisation needs.
- Any waste management and minimisation facilities provided or to be provided.
- Any waste management and minimisation activities, including any educational or public awareness activities, provided or to be provided.
- How implementing the plan is to be funded.
- The options for making grants or advance of money would be assessed in a further project (under s47 of the Waste Minimisation Act 2008).

Key infrastructure at a glance



2

Active landfills
(Maruia and Karamea)



9

Closed landfills (Hector, Birchfield, Westport, Inangahua, Reefton, Springs Junction, Ikamatua, Mawheraiti, Charleston)



2

Transfer Stations
(Reefton and Westport)



4

Recycling centres
(Westport, Reefton, Karamea and Maruia)



5,200
Recycling bins
collected



Recycling
Schemes for Tyres,
Polystyrene, e-waste,
refrigerants etc

Key infrastructure at a glance



21

Reserves



13

Public toilets



12

Playgrounds



5

Community halls



2

Swimming pools
(Reefton and Westport)



2

Public libraries
(Reefton and Westport)

Property, parks and reserves

Prior Long-Term Plan engagements and recent surveys confirm that our community want BDC to maintain current levels of service.

This Long-Term Plan has slight increases for the Parks and Reserves maintenance contract to reflect increased requirements to control noxious weeds in our district (previously dealt with by WCRC and DOC). Capital improvements for playgrounds, walk bridges, and structures have been included in realistic budgets and timeframes.

Our vehicle fleet is being rationalised, and we have extended the predicted life of most of our fleet as modern vehicles are proving to be much more reliable and longer lasting.

We are seeking to leverage our reserves contribution fund with external funding partners and agencies to boost our spending power and maximise the benefit to ratepayers.



Drinking water, stormwater and wastewater

The most uncertain variable is how drinking water, stormwater and wastewater will be managed in the future. The change in direction, signalled by central government and the consequent legislative changes, have contributed to uncertainty about how our strategic plans and investment programmes for drinking water, stormwater and wastewater can now be implemented and afforded.

The infrastructure enables taps to run, toilets to flush and rainwater to drain, which Council owns and manages on behalf of our communities. It holds a significant replacement value. Our vast network of pipes, plants, pumps and reservoirs includes plants and equipment with a total value of £226m, making it our second most significant asset in terms of management and replacement.

Key infrastructure at a glance



8

Council owned drinking water supplies delivering water to your property



1

Council owned stock water supply keeping local stock hydrated



4

Water treatment plants making your drinking water safe to consume



189.6 km

of pipes delivering water to your house



12

Water reservoirs collecting water pre and post treatment



\$32.4m

of investment is required over the coming nine years (2025 – 2034) to provide our communities with drinking water.



39 years

is the average age of our drinking water infrastructure

Drinking water

Feedback from our communities Long-Term Plan engagement supports maintaining or improving water supply for a reduced cost

Three Waters's strategic planning and Long-Term Plan aim to improve resilience, compliance and efficiency. However, it may be prescribed by the new government. Ultimately, the external funding support will reduce expenditure.

Council believe that our small ratepayers are a critical work programme and meeting the needs of this long term plan. Accordingly, Council will seek assistance which might be in the form of a grant option i to look at alternative options

Stormwater

Key infrastructure at a glance



8

Stormwater catchments are managed by Council



66.5km

of stormwater pipes drain rainwater



29.4%

of the stormwater pipes are in poor or very poor condition



49 years

is the average age of our stormwater pipe network

Wastewater

Key infrastructure at a glance



3,307

Connections get your wastewater out the door



3

Wastewater treatment plants make sure your wastewater is processed properly



95.9 km

of pipe channel wastewater from your house to the treatment plant



16.9%

of the wastewater pipes are in poor or very poor condition



49 years

is the average age of the wastewater pipe network

We have taken a pragmatic approach to our asset renewals. Asset age and condition are deteriorating due to past decisions to delay asset replacements for as long as possible. We are now seeing an increase in unplanned, reactive maintenance costs as pipes and hardware fail more regularly due to increasing age and declining condition.

The 30-year Infrastructure Strategy shows an initial spike of older assets that require attention. This initial spike is unaffordable to address in this 9-year horizon. However, if we use the average annual spend of the 30-year strategy (and consistently apply that through each Long-Term Plan adoption process), then BDC will, over time, catch up on capital renewals.

The Resilient Westport Project and Westport's Stormwater Network

The Resilient Westport Project, being led by the West Coast Regional Council, will see Westport protected from 1 in 100 flood events by a series of floodwall defences.

Stormwater modelling has identified a potential for localised heavy rainfall events to result in increased surface water in Westport. BDC has applied to the Government's Regional Infrastructure Fund (RIF) for \$17.5m of funding to mitigate that risk.

Part of that funding will be used to replace existing stormwater outfalls with larger pipes and pump accessible manholes - before the floodwalls are constructed. This will increase the capacity of the network and allow efficient pump out points when our stormwater network reaches maximum capacity.

The remainder of the funding application will be used to improve flow paths and capacity in high risk areas and the creation of detention and drainage areas.

It is important to note that none of this work has been included in this Long-Term Plan budget. The work is solely reliant on the RIF application being supported by Government as the required investment is significant and simply unaffordable for Westport residents to self fund.

Wastewater and Stormwater Separation

The Westport and Reefton Wastewater systems are being overwhelmed in medium intensity rainfall events that result in overflows to rivers. Westport's Resource Consent for these discharges is being renewed but will require significant investment to reduce the amount of stormwater entering the wastewater network. The plan to rectify and fund this work is one of the key consultation topics in this Long-Term Plan.

For Reefton, their discharge resource consent expires in late August-2028. Similar separation works will need to occur to meet the expected renewal conditions. However, unlike Westport, Reefton does not have an existing stormwater network. In this Long-Term Plan, we have allocated funding to investigate and price options that will inform the methodology to adopt and, consequently, budgets for future consultation with the Reefton community.

Setting our financial future – Financial Strategy

Council has aimed to keep its rate increases as low as it can for the next 9 years with a focus on business as usual. We have increased user charges and reduced our use of contractor and consultants whilst continuing to maintain adequate levels of service. Where practical and possible, our preference has been to hire permanent staff that reduce our costs and dependence on external consultants.

The Buller District Council has a high reliance on rate income, and this continues to be a challenge year after year. With the district having an ageing population, the focus for Council continues to be on minimising rates increases.

Council will also put a limit on its gross borrowings at \$57.4 million. In addition, finance costs as a percentage of total operating revenue must not exceed 15%.

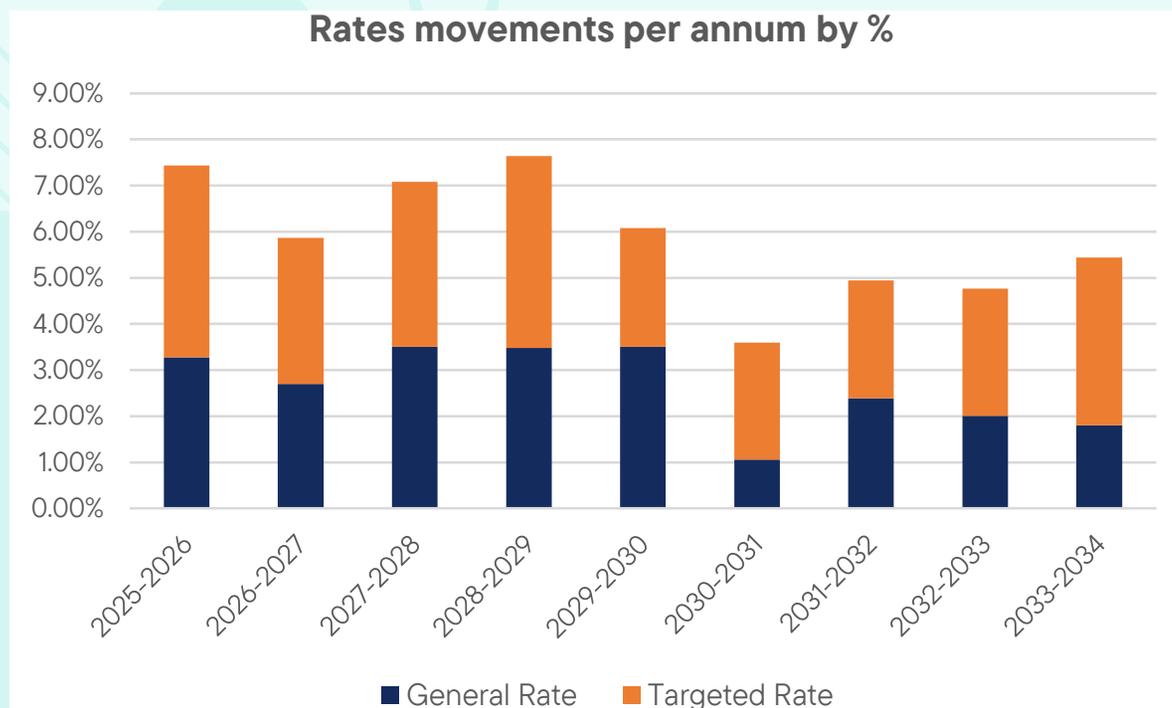
Council is setting a limit of a maximum total rates movement of 7.5% in any one financial year. There are no significant changes to how Council funds its operating and capital expenditure requirements in this Long-Term Plan. There are no changes proposed to Council’s rating system.

Some of the challenging factors for the 2025-2034 Long-Term Plan are reflected in the decrease in the Buller Holdings Ltd subvention payment from \$1.30 million to \$ 0.80 million, there has been an increase in management fees for the Pulse Energy Recreation Centre (PERC), and infrastructure project costs.

Affordability to carry out significant projects can also be a challenge, and Council does rely on debt to fund our capital works programme. We also receive funding from NZTA for roading projects.

Proposed rate changes

The chart below and tables overleaf show the movements in rates.



Not all properties pay a general and target rate. The following provides general guidance on the rates your property will pay. Please note that the rates movements below do not include the Westport Stormwater and Wastewater separation project and will increase depending on which option is chosen.

Please note that these are GST inclusive

	2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Res 101									
Location	Karamea									
Land value	\$145,000									
General rates	\$350.51	\$371.52	\$388.99	\$412.99	\$438.54	\$466.21	\$475.07	\$495.82	\$514.15	\$531.40
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate	-	-	-	-	-	-	-	-	-	-
Targeted Wastewater Rate	-	-	-	-	-	-	-	-	-	-
Targeted Solid Waste Rate	\$138.00	\$138.38	\$138.38	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94
TOTAL RATES	\$994.51	\$1,068.51	\$1,109.90	\$1,155.58	\$1,300.90	\$1,367.72	\$1,440.07	\$1,463.26	\$1,517.51	\$1,565.44
% Change to Previous Year	7.44%	3.87%	4.12%	12.58%	5.14%	5.29%	1.61%	3.71%	3.16%	2.88%
SECTOR	Res 106									
Location	Westport (Brougham)									
Land Value	\$106,000									
General Rates	\$1,062.65	\$1,126.35	\$1,179.31	\$1,252.07	\$1,329.54	\$1,413.42	\$1,440.30	\$1,503.21	\$1,558.77	\$1,611.06
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate	\$1,401.00	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Targeted Wastewater Rate	\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,861.27	\$4,381.65	\$4,638.79	\$4,901.42	\$5,198.30	\$5,513.86	\$5,850.63	\$6,112.72	\$6,437.88	\$6,772.45
% Change to Previous Year	13.48%	5.87%	5.66%	6.06%	6.07%	6.11%	4.48%	5.32%	5.20%	5.08%
SECTOR	Res 114									
Location	Punakaiki									
Land Value	\$290,000									
General Rates	\$1,515.12	\$1,605.93	\$1,681.43	\$1,785.18	\$1,895.64	\$2,015.23	\$2,053.55	\$2,143.24	\$2,222.47	\$2,297.01
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate	\$1,431.00	\$1,645.45	\$1,892.27	\$2,176.11	\$2,502.53	\$2,877.91	\$3,309.59	\$3,806.03	\$4,376.94	\$5,033.48
Targeted Wastewater Rate	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,245.94	\$3,718.12	\$4,057.73	\$4,420.22	\$4,851.79	\$5,335.34	\$5,879.80	\$6,368.88	\$6,987.58	\$7,672.64
% Change to Previous Year	14.55%	9.13%	8.93%	9.76%	9.97%	10.20%	8.32%	9.71%	9.80%	9.95%
SECTOR	Res 115									
Location	Reefton									
Land Value	\$100,000									
General Rates	\$443.12	\$469.68	\$491.77	\$522.11	\$554.41	\$589.39	\$600.60	\$626.83	\$650.00	\$671.80
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate	\$1,350.00	\$1,448.67	\$1,584.25	\$1,618.28	\$2,015.02	\$2,015.02	\$2,046.50	\$2,046.50	\$2,132.78	\$2,261.05
Targeted Wastewater Rate	\$874.00	\$1,017.63	\$1,184.52	\$1,378.78	\$1,604.90	\$1,868.10	\$2,174.47	\$2,531.08	\$2,946.18	\$3,429.36
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,025.50	\$3,439.12	\$3,742.33	\$4,107.05	\$4,409.66	\$5,111.51	\$5,459.18	\$5,827.30	\$6,242.72	\$6,802.19
% Change to Previous Year	13.67%	8.82%	9.75%	7.37%	15.92%	6.80%	6.74%	7.13%	8.96%	9.79%

	2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP	
SECTOR	Com 134										
Location	Westport										
Land Value	\$265,000										
General Rates	\$11,745.95	\$12,450.08	\$13,035.40	\$13,839.68	\$14,696.04	\$15,623.18	\$15,920.30	\$16,615.62	\$17,229.82	\$17,807.74	
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20	
Targeted Water Rate	\$1,401.00	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42	
Targeted Wastewater Rate	\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39	
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62	
TOTAL RATES	\$13,203.62	\$15,064.95	\$15,962.51	\$16,757.52	\$17,785.90	\$18,880.36	\$20,060.39	\$20,592.71	\$21,550.30	\$22,443.50	\$23,313.37
% Change to Previous Year	14.10%	5.96%	4.98%	6.14%	6.15%	6.25%	2.65%	4.65%	4.14%	3.88%	
SECTOR	Rur 141										
Location	Grey Valley										
Land Value	\$1,500,000										
General Rates	\$6,325.62	\$6,704.86	\$7,020.07	\$7,453.21	\$7,914.40	\$8,413.70	\$8,573.71	\$8,948.17	\$9,278.94	\$9,590.17	
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20	
Targeted Water Rate	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Wastewater Rate	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62	
TOTAL RATES	\$6,259.64	\$7,097.62	\$7,511.20	\$7,866.59	\$8,343.71	\$8,851.57	\$9,400.36	\$9,579.43	\$9,986.47	\$10,352.16	\$10,695.99
% Change to Previous Year	13.39%	5.83%	4.73%	6.07%	6.09%	6.20%	1.90%	4.25%	3.66%	3.32%	
SECTOR	RR 152										
Location	Granity										
Land Value	\$149,000										
General Rates	\$543.74	\$576.34	\$603.44	\$640.67	\$680.31	\$723.23	\$736.99	\$769.17	\$797.61	\$824.36	
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20	
Targeted Water Rate	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Wastewater Rate	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Solid Waste Rate	\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62	
TOTAL RATES	\$1,203.49	\$1,315.74	\$1,382.69	\$1,449.96	\$1,531.17	\$1,617.49	\$1,709.90	\$1,742.71	\$1,807.48	\$1,870.84	\$1,930.18
% Change to Previous Year	9.33%	5.09%	4.87%	5.60%	5.64%	5.71%	1.92%	3.72%	3.51%	3.17%	
SECTOR	RR 151										
Location	Fairdown										
Land Value	\$240,000										
General Rates	\$913.37	\$968.12	\$1,013.64	\$1,076.18	\$1,142.77	\$1,214.86	\$1,237.97	\$1,292.04	\$1,339.80	\$1,384.74	
UAGC	\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20	
Targeted Water Rate	-	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Wastewater Rate	-	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Targeted Solid Waste Rate	\$192.49	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62	
TOTAL RATES	\$1,526.73	\$1,685.37	\$1,774.47	\$1,860.16	\$1,966.68	\$2,079.94	\$2,201.53	\$2,243.69	\$2,330.34	\$2,413.02	\$2,490.56
% Change to Previous Year	10.39%	5.29%	4.83%	5.73%	5.76%	5.85%	1.92%	3.86%	3.55%	3.21%	

General rates – all properties in the district pay a general rate, regardless of whether they are residential, commercial, or rural. By way of an example, all properties in the 2025/2026 rating year will pay approximately 5.6% more than in 2024/2025 rating year. The general rates are proposed to move on average in a range of 1.9% to 6.3% over the life of the plan.

Targeted rates – these are levied for three services: water supply, wastewater and recycling collection. These services are mainly funded by residential properties that are connected to, or can be connected to Council water or wastewater systems. Targeted rates vary depending on the water or wastewater system to which your property is connected. For recycling collection, they vary depending on which zone in the district your property is located. Targeted rates in total are proposed to move on average in a range of 5.6% to 10.0% over the life of the plan.

Total rates – the total rates per property, calculated in the table below, are averages from year to year. The range is from 3.8% to 7.64% per annum compared to the previous year.

Water Supply - Targeted Rates (inc of GST)	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,401.15	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Reefton	\$1,350.00	\$1,448.67	\$1,584.25	\$1,618.28	\$2,015.02	\$2,015.02	\$2,046.50	\$2,046.50	\$2,132.78	\$2,261.05
Little Wanganui	\$381.00	\$480.06	\$604.88	\$762.14	\$960.30	\$1,209.98	\$1,524.57	\$1,920.96	\$2,420.41	\$3,049.72
Mokhinui	\$478.40	\$598.00	\$747.50	\$934.38	\$1,167.97	\$1,459.96	\$1,824.95	\$2,281.19	\$2,851.49	\$3,564.36
Ngakawau-Hector	\$357.00	\$357.00	\$357.00	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55
Waimangaroa	\$1,311.00	\$1,481.43	\$1,674.02	\$1,891.64	\$2,137.55	\$2,415.43	\$2,729.44	\$3,084.27	\$3,485.22	\$3,938.30
Cape Foulwind - per m3	\$0.63	\$0.66	\$0.69	\$0.73	\$0.77	\$0.80	\$0.84	\$0.89	\$0.93	\$0.98
Punakaiki Water	\$1,430.83	\$1,645.45	\$1,892.27	\$2,176.11	\$2,502.53	\$2,877.91	\$3,309.59	\$3,806.03	\$4,376.94	\$5,033.48
Inangahua Junction	\$1,194.00	\$1,372.74	\$1,578.65	\$1,815.45	\$2,087.76	\$2,400.93	\$2,761.07	\$3,175.23	\$3,651.51	\$4,199.24
South Granity	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50

The above rates apply to the base rating unit. Differentials are also applicable for properties depending on their connection numbers and/or type/category of property. Charges per m3 (cubic metre) also apply in the Westport and Reefton water supplies where a property uses more than 400m3 per annum.

Recycling - GST inclusive	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
District - zone 1	\$192.49	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
Maruia - zone 2	\$362.74	\$403.94	\$430.96	\$449.94	\$466.85	\$482.59	\$498.63	\$532.88	\$550.86	\$567.94
Karamea - zone 3	\$138.38	\$138.38	\$138.38	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94

Wastewater - GST inclusive	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Reefton	\$874.00	\$1,017.63	\$1,184.52	\$1,378.78	\$1,604.90	\$1,868.10	\$2,174.47	\$2,531.08	\$2,946.18	\$3,429.36
Little Wanganui	\$950.00	\$950.00	\$950.00	\$1,064.03	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$6,660.36

The above rates apply to the base rating unit. Differentials are also applicable for properties depending on their connection numbers and/or type/category of property.

Let's talk

Tell us what you think:

Do you have any feedback on our proposed rates



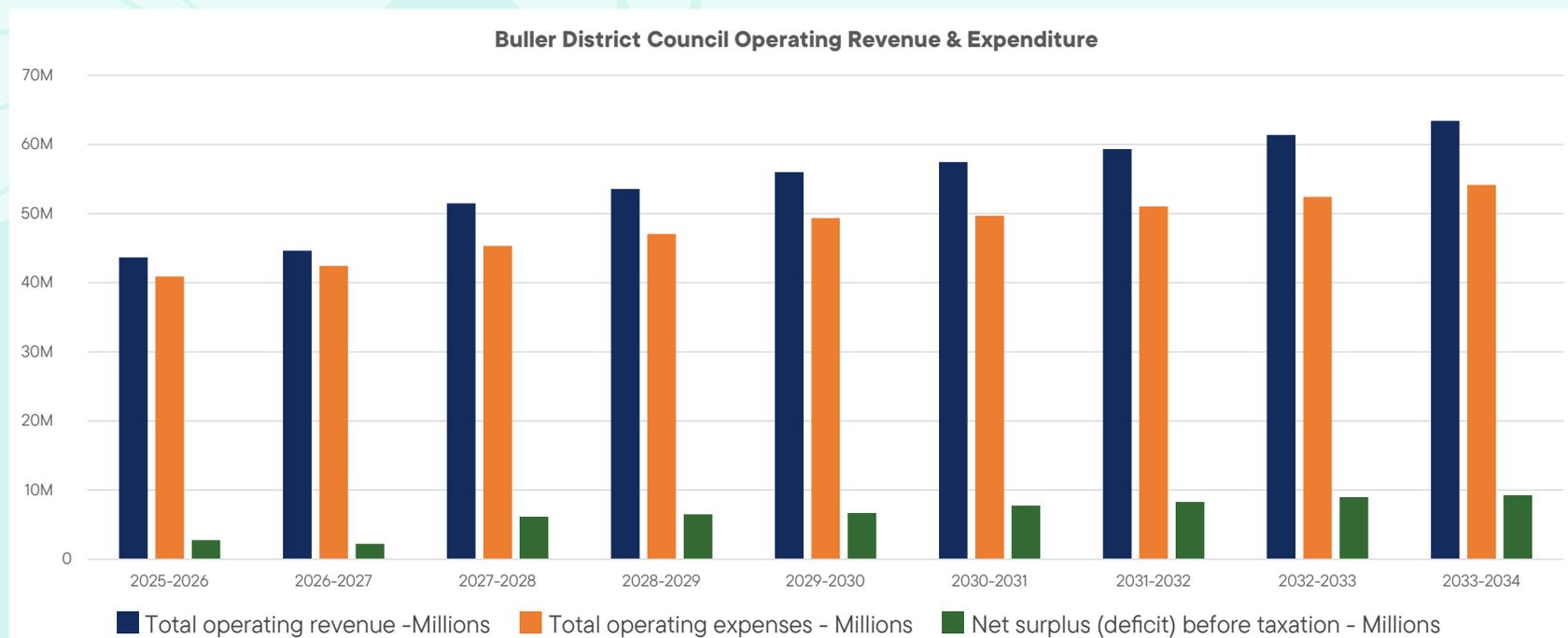
Financial Strategy

What we'll spend and how we'll pay for it

Council sets its rates and other income in a manner that ensures similar annual changes from year to year, thereby avoiding major movements. The best way to achieve this is by ensuring that the day-to-day operating expenses that provide the services our community needs don't vary greatly from year to year.

The difference between revenue and expenditure is the operating surplus, which is used to fund capital items such as new assets and loan principal repayments.

The graph below shows that revenue and expenditure are relatively smooth over the period of the Long-Term Plan, with no major fluctuations.

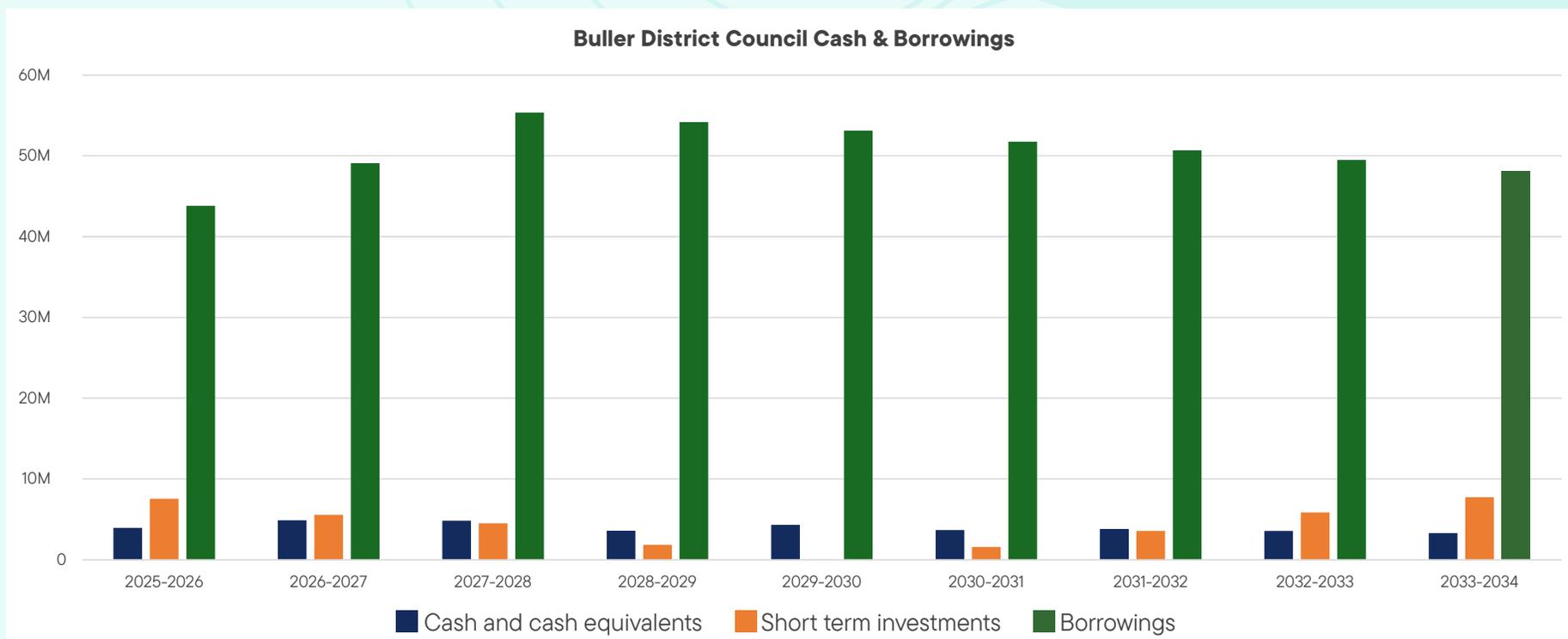


Financial Strategy

How much will Council borrow?

Council has endeavoured to limit its borrowings. However, borrowings are a good way to spread the cost of new assets over a longer period. This allows users of the asset or service to pay for its replacement over this longer period.

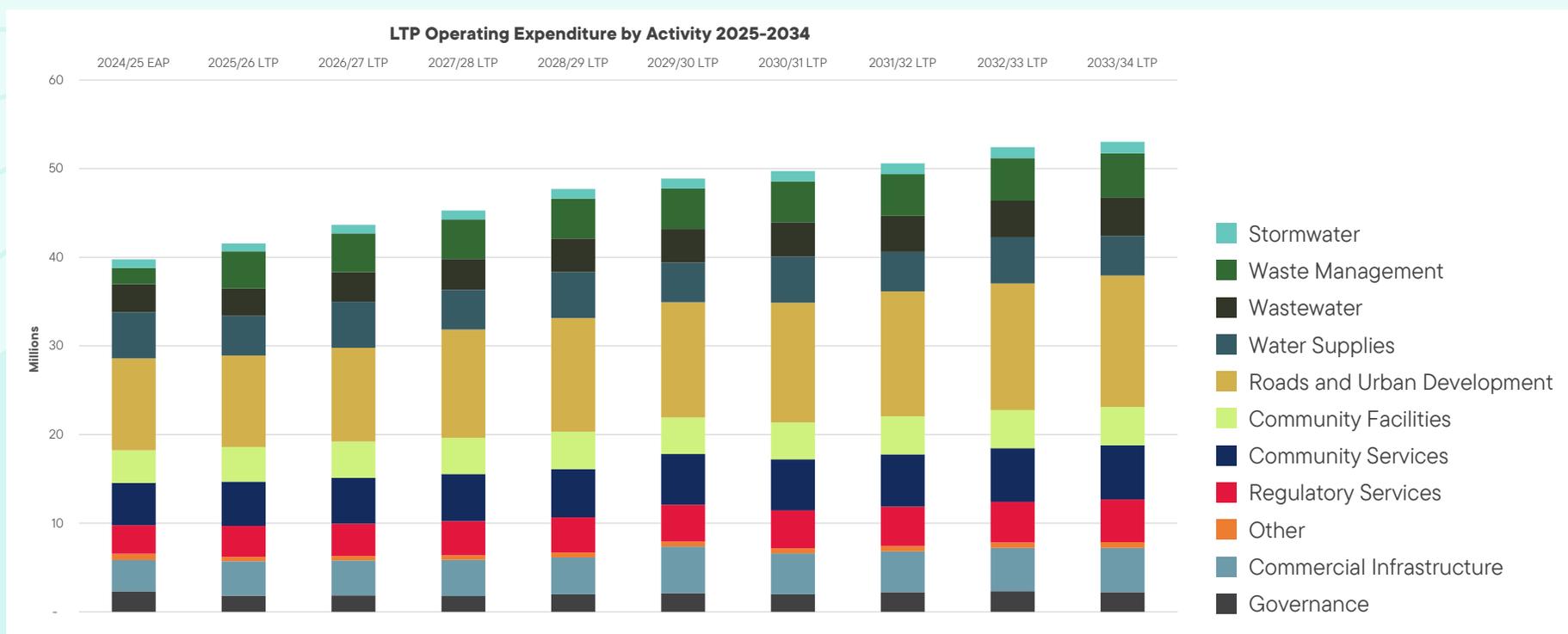
We expect our borrowing to peak in the 2027/2028 financial year and then slowly be repaid. The Local Water Done Well reform requirements might impact this, so careful monitoring will be required to manage our borrowings.



Financial Strategy

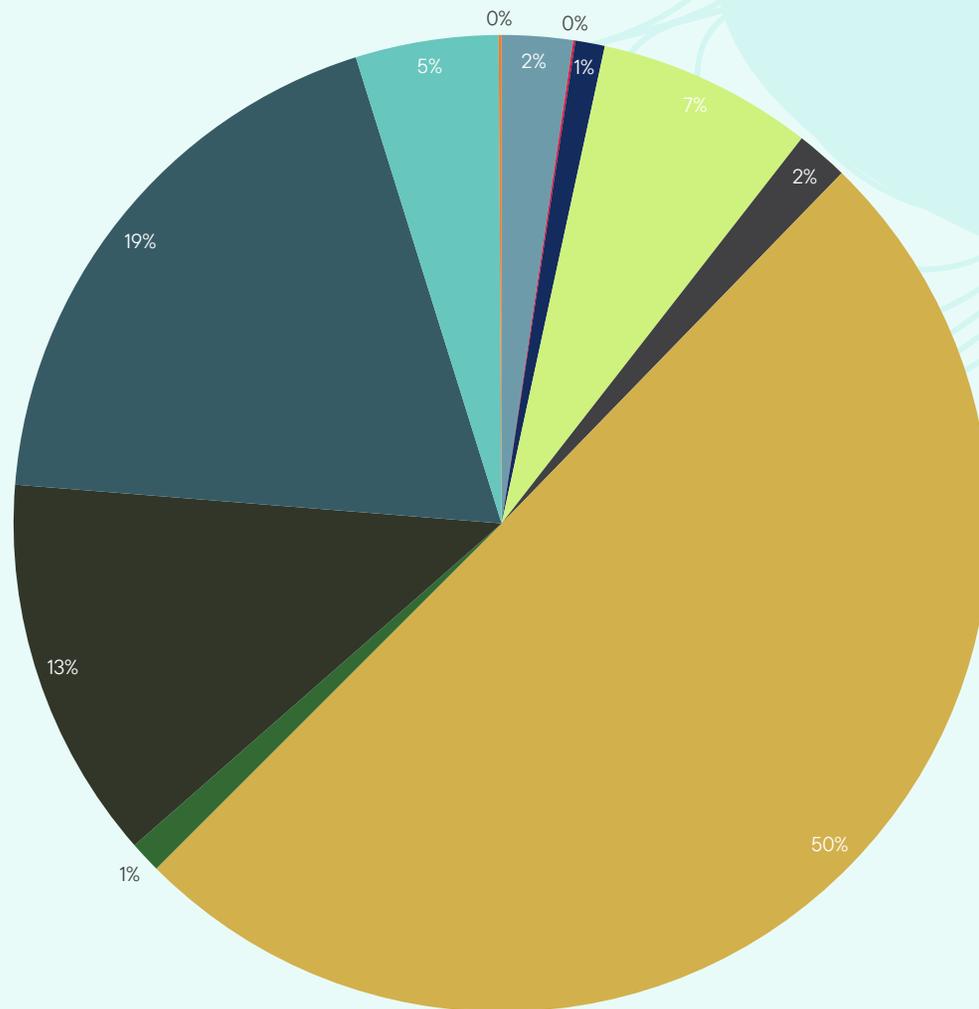
Operating expenditure by activity

The graph below shows how much we will spend on an operational day-to-day basis on each activity. This is displayed over the life of the Long-Term Plan.



The graph below shows how much we will spend on capital expenditure on each activity over the life of the Long-Term Plan.

Total Capital Expenditure in \$M



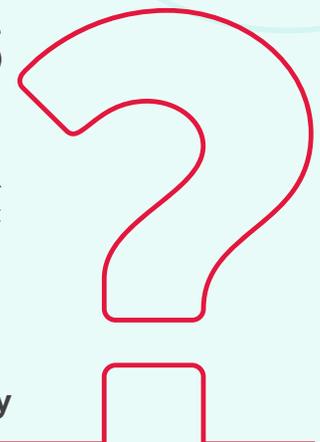
- Commercial Infrastructure \$4.03M
- Regulatory Services \$0.12M
- Community Services \$1.67M
- Community Facilities \$12.25M
- Support Services \$2.96M
- Rooding & Transport \$86.11M
- Solid Waste \$1.79M
- Wastewater \$21.79M
- Water Supplies \$32.41M
- Stormwater \$8.11M
- Infrastructure Delivery \$0.17M

Let's talk

Tell us what you think:



Do you have any feedback on our Financial Strategy



What is happening to fees and charges?

Proposed fee increases

Certain Council services are funded through fees and charges, such as getting building consents or applying for a liquor licence.

Extensive work has been done to review Council's fees and charges, with each department developing its own strategy. For example, the Regulatory Services team is considering adopting a more user-pays approach.

Port and Harbour

The proposed fee changes across the various activities and services provided or supplied at the Port are in place to support a simplification programme.

In the past, the fees were hard to understand and overly complicated, with multiple use categories for vessels. We propose changing this to a basic per-meter charge, regardless of the vessel's use. This will give greater clarity and understanding for current and prospective clients around berthage in Westport.

A modest fee increase is necessary to cover the rising costs of providing these services while maintaining fairness.

Regulatory Fees & Charges

The fees and charges within the Building and Planning departments have always been based on a user pays approach. However, it has not been applied in full, which has meant the wider community has subsidised private benefits. The changes to the proposed Long-Term Plan fees and charges aim to align the three district Councils on the coast to ensure consistency. This provides a level playing field for all developers and building companies operating within the West Coast. The intention is to review these fees collectively each year to ensure alignment is maintained.

The primary factors for an increase:

- The process included bringing the Buller District Council in line with both Grey and Westland District Councils. Factors include enforcing the user pay levy (Objective Build levy) 0.075% + GST for a total value of work over \$125K, capped at \$1,875, which was previously charged via a flat fee of \$86.25.
- A new insurance levy that has not previously been charged. This is to cover Council's insurance costs associated with industry building issues, i.e. leaky homes.
- A new BCA Accreditation fee which covers the cost of Council's accreditation for the industry

Other Regulatory Charges include a new Food Premise Levy, which has been included at \$97.25 per establishment. This is an MBIE levy which Council collect on behalf of the government.

- We have also introduced a 20% discount for Responsible dog owners who are Gold Card holders.
- Dogs aligned with disabilities or medical reasons will not incur registration fees (at the discretion of the Compliance Manager).

Let's talk

Tell us what you think:

Do you have any feedback on our Fees & Charges



What is happening with Levels of Service and the Key Performance indicators?

We have reviewed and updated our Key Performance Indicators (KPIs) and levels of service for the draft Long-Term Plan.

This ensures that the measures we track are relevant and align with our shared vision for the region's future.

A detailed breakdown of our performance indicators can be found in the Draft Long-Term Plan 2025-2034 under Council Activities.

What policies are we consulting on?

We are not proposing any new policies as part of this draft Long-Term Plan.

However, we have reviewed and updated a small number of existing policies to ensure they remain current and fit for purpose.

Full details of our policies can be found in the Draft Long-Term Plan 2025-2034 under Council Activities

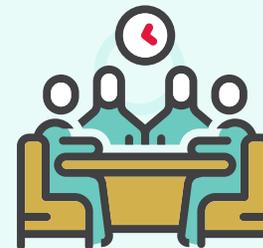
Hearings and deliberations



Hearings are meetings where people can have their say. It's your chance for Council to listen to what you think.

Following the consultation period, you can talk about your submission to Council during the public hearings.

The public hearings are scheduled for 9 – 10 June 2025.



Deliberations happen after the hearings.

This is when Council will discuss all the feedback they've heard or received in writing and decide what to do.

The Long-Term Plan deliberations are scheduled for the 11 - 12 June 2025.

You are welcome to join these public events or watch them via livestream.

Auditors Report

To be provided