

CONSULTATION DOCUMENT

TE KAHUI O POUTINI WESTLAND DISTRICT COUNCIL DRAFT ANNUAL PLAN 2023/2024



Tena Koutou

THIS IS WESTLAND DISTRICT COUNCIL'S 2023/2024 ANNUAL PLAN CONSULTATION DOCUMENT. IN THIS DOCUMENT WE SET OUT THE PROPOSED CHANGES FOR YEAR THREE OF THE LONG TERM PLAN 2021 – 2031 (LTP) AND ASK FOR YOUR FEEDBACK

This document outlines the changes to Council's workplan and costs that the Council budgeted for the third year of the Long Term Plan 2021-2031 (LTP) in June 2021. When Council developed the LTP, we were aware that due to Covid-19 and its effect on the commercial environment there would be challenges in achieving all our intended work. Even now, there continues to be ongoing issues with availability of contractors and supply chain. However, we did not foresee the severe changes to the financial landscape, with interest rates and inflation affecting day-to-day living.

Over the past few years, Council has drafted our plans with a view to reducing rates burden on the community as far-as-possible. However, we have always been upfront that this approach is unsustainable. The new Council believe that it is better to fund services and assets appropriately in a way that is as fair to everyone as possible. We have set out our proposed rates changes for your consideration on p 7 & 8 and the attached appendix.

Council is also seeking feedback through this document on changes to the Fees and Charges and these are outlined on pp 15-20.

We welcome the community's feedback on our proposals and encourage everyone to share their thoughts with us.

KEY DATES

SUBMISSIONS OPEN: 9am, 27 April 2023

SUBMISSIONS CLOSE: 4pm, 26 May 2023

HEARING, DELIBERATION AND DECISION: 9am, 7 & 8 June 2023 (Day two will only be used if necessary)

Our Long Term Plan is on our website: <https://www.westlanddc.govt.nz/your-council/plans-policies-and-bylaws/long-term-plan/>

The Draft Annual Plan 2023/2024 is on our website: <https://www.westlanddc.govt.nz/AP23-24>

SHARE YOUR FEEDBACK

IN PERSON You have the option to speak to Council during the hearing on 7 June 2023. If you make a submission in writing, or online tick the box on the submission form to advise that you would like to speak at the hearing. If you only want to submit in person (no written submission), either call or email us to discuss this option.

If you choose to speak to the hearing you can join elected members in the Council Chamber or join electronically through Zoom. Staff will contact you to confirm your preferred option and advise you of your timeslot.

ONLINE You can make a written submission using the online form. Go to: <https://www.westlanddc.govt.nz/AP23-24-submit/>

IN WRITING Complete the printable submission form. You can return it by post, or by scanning it and sending us an email. Alternatively, send us a letter or email with your submission.

- **POST:** Westland District Council, 36 Weld Street, Hokitika 7811
- **EMAIL:** consult@westlanddc.govt.nz

OVER THE PHONE: If using the online submission form or sending an email is not an option, you can make a submission by calling Council on the number below.

- **PHONE:** 03 756 9010
- **FREEPHONE:** 0800 474 834

Please note: submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Contact details will be redacted under the Privacy Act 1993.

CHANGES IN YOUR RATES BILL

You will see a change in the rates on your rates bill for 2023/2024. Examples of indicative proposed rates, based on our preferred options, are on p 14.

Information on your property's proposed rates for 2023/2024 will be available in the Council's Rating Information Database (RID) online at: <https://www.westlanddc.govt.nz/do-it-online/search-databases/look-up-property-records/> in the month of May 2023.

What is driving our budget?

In developing the budget for the 2023/2024 year, Council considered both internal and external factors. Council has assumed that:

- We will continue to deliver services at the same, if not better, level.
- We will continue to receive discretionary external funding for projects.
- That ratepayers will, in most cases, be able to pay their rates.
- We will not fund the depreciation on three waters assets in 2023/2024.
- If there is ongoing benefit to the wider community.

Internal considerations

Council took the following internal considerations into account when making decisions about the draft Annual Plan:

- The effect of rate smoothing in the first three years of the 2021 – 2031 LTP.
- The effect of holding rates at the same level as 2019/2020 for the 2020/2021 year (0% rate increase) early in the Covid-19 pandemic.
- The effect of holding rates at 6.9% (the rate of inflation) in the 2022/2023 year.

The compound effect of these previous decisions indicates that an increase in rates is necessary to ensure appropriate funding of services.

External considerations

Over the past 12 months there have been changes in the economic environment including:

Higher interest rates

When we drafted the Long Term Plan, the Official Cash Rate (OCR) was at a record low of 0.25%. Since then the OCR has steadily risen as the Reserve Bank works to ward off a recession. The OCR is currently 5.25% (April 2023) and forecast to increase to 5.5% in December 2023.

Inflation

When we drafted the Long Term Plan, inflation for local government activities was forecast to remain steady at around 2.3%. However, this was updated to 4.5% in 2022 and general inflation increased to 7.2% in December 2022.

If we continued to budget for lower inflation there is a risk that we would be unable to deliver some of our services at the same level.

PROPOSED RATES

Overall we are proposing a 0.07% **average** increase to rates, which is well below the 10.5% we planned in the LTP and below our 5% rates limit. This average is based on savings made if we do not fund depreciation on the three waters assets in the 2023/2024 year. We believe this is the right approach with the proposed transfer of three waters assets to the Water Service Entity through the three waters reform programme.

However, the average figures do not tell the full story and many ratepayers will see changes outside of the average in their rates bills.

Individual ratepayer’s increases vary dependant on location, property capital value and the services provided. The indicative range of rate changes from the sample rates is from –13.02% to 28.67%.

We have set out our full proposal and options on p 7 & 8, and the attached appendix.

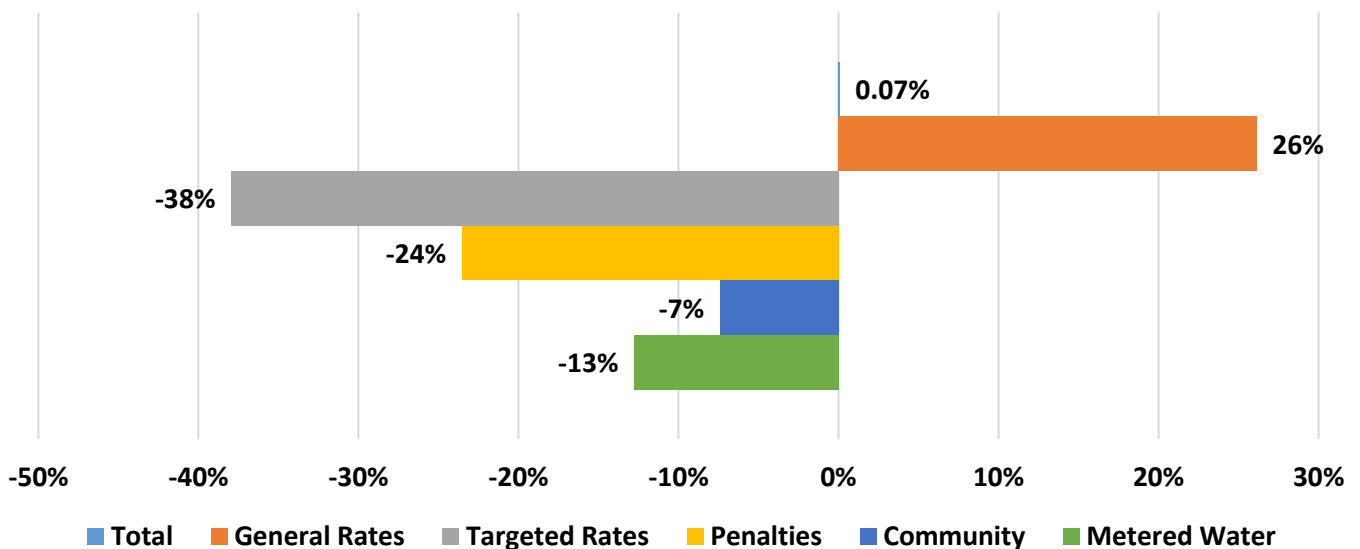
LTP 2023/2024 rate increase	10.5%
Proposed average Annual Plan increase*	0.07%
Rates Limit	5%

* The annual average rates increase is calculated as the difference between the total proposed annual plan rates and the prior year total annual plan rates, divided by the prior year total annual plan rates.

Rates are made up of general rates, which impacts all ratepayers, and targeted rate types: targeted rates, penalties, community rates, and metered water.

The proposed income from the general rate increases by 26%; rates smoothing in 2022/23 in order to reduce the rate increase in that year combined with the 2023/24 plan for a partial recovery of this smoothing accounts for 22.47% of this increase. However, the proposed income from targeted rates decreases if three waters depreciation is not funded. This results in an average increase of 0.07%.

Average rate change by type



Understanding your rates

Rate Assessments

Rates assessments are made up of two types of rates: *General Rates* and *Targeted Rates*. Everybody pays a general rate which is set and assessed on the capital value of all rateable land in the district. General rates are also affected by the location and use category (differentials) defined for each property. Some categories pay at higher or lower rates.

Targeted rates are payable by properties in a certain location, or those that receive, or are able to receive, a particular benefit. Targeted rates can be calculated on a value basis or a uniform basis. Most of Council's present targeted rates are calculated on a uniform or flat basis, which means all ratepayers pay the same amount, irrespective of the value of their property.

Uniform Annual General Charge (UAGC)

The Uniform Annual General Charge is the only targeted rate that applies to all properties.

Other factors affecting your rates

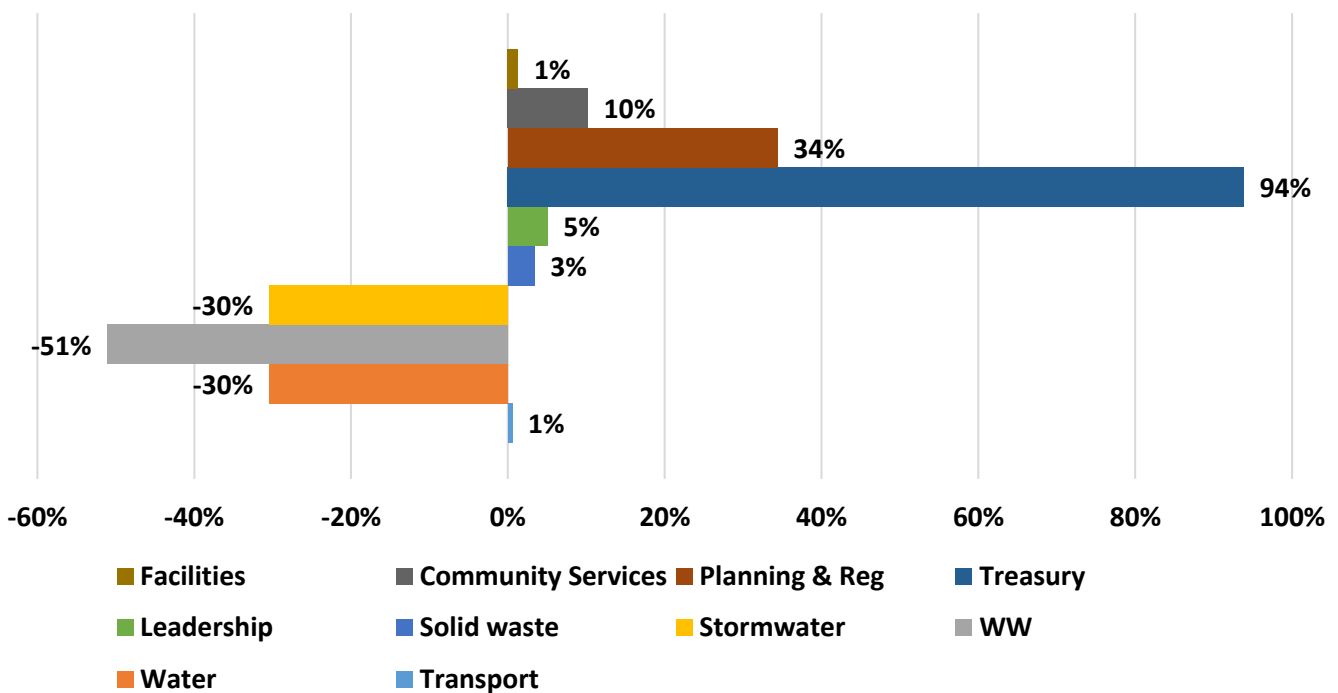
Each year Council calculates how much it needs to collect in rates from ratepayers to fund community infrastructure and services. This figure is then used to calculate the general and targeted rates assessment on individual properties.

Two factors affect what an individual ratepayer might pay in rates from year to year. The first is the Quotable Value NZ property valuation which occurs every three years. The other factor is a change in use of the land. If either of these two factors change then the rates calculation on the property changes.

What your rates are used for

If Council adopts all the proposals in this document, rates for each activity will increase/decrease by the following percentage of rates:

Percentage changes in rates by activity



The process of rates smoothing, where the required rates increase to cover planned costs has been reduced to ease the burden on ratepayers, is not sustainable in the long term. This rates manipulation is handled through the Treasury activity. In the 2023/2024 year there is a partial recovery of prior years' costs that had not been funded. The result is a significant increase in treasury as this was previously lowered to provide relief to the ratepayer.

What has changed in our plan?

3 waters depreciation and differentials – rates model

With the upcoming changes to the future ownership of our three waters assets (drinking water, stormwater and wastewater), Council is proposing that we will not fund depreciation for those assets in the 2023/2024 year. This means that any repairs, maintenance or capital works will be funded from the currently held reserves during that time. As the community has paid for these reserves, we believe that they are best spent locally and not given over to a wider fund.

In our LTP we set out our policy on unfunded depreciation:

Council is not fully funding the depreciation expense for all activities where it is assumed that assets will be not be replaced or will be funded from external sources.

When the water assets are transferred to the Water Services Entity they will be funded from an external source.

Taking this approach means that ratepayers who pay water rates will benefit significantly. Not funding depreciation for three waters assets reduces targeted rates by \$3.1 million. If funded, this would change the proposed rates increase from an overall average of 0.07% to 16.19%.

Ratepayers who do not pay water rates or metered water rates may be adversely affected. Because we want to ensure that rates are spread fairly across the ratepayer base, we have considered how our rates structure can be changed to benefit the most ratepayers.

Council has identified five options for the allocation of rates. Four of these options assume that Council will not be funding the depreciation of 3 waters in the 2023/2024 year. Whichever option is adopted, the total rates revenue will remain the same.

These options are explained in the table below. A full table of example rates figures for comparison is attached as appendix 1.

What do we mean by...

Depreciation:

The wearing out, consumption or loss of value of an asset over time. A portion of rates collected is put into depreciation reserves, which are used to fund capital projects and maintenance of specified assets.

Differential:

The difference, or amount of difference, between things that are compatible. In this case, the value applied to different categories of land use and the area in which the land is located. Rates are calculated proportionally.

UAGC:

A targeted rate that is applied to all properties at the same value.

3 Waters rates:

Targeted rates that are used to fund the drinking water, wastewater and stormwater activities.

Metered water rates:

Water rates that are set and assessed as a fixed charge per unit of water supplied in a specified location on properties connected to metered water supply.

Option 1:	Status Quo with 3 Waters depreciation funded and 17.5% UAGC	<p>This is the current model. Council reduced the UAGC to 17.5% following consultation on the Long Term Plan 2021-2031, and committed to ongoing review of the effectiveness of the UAGC rate percentage.</p> <p>While all ratepayers will pay the same UAGC charge, ratepayers with lower value properties pay lower rates on the capital value of their property.</p> <p>There is no advantage to ratepayers who pay targeted 3 waters rates as depreciation continues to be funded under this option.</p> <p>The overall average increase is 16.19%.</p>
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Option 2: 17.5% UAGC and no funding of 3 Waters depreciation
This option provides the greatest advantage to ratepayers who pay targeted 3 waters rates.
There is no advantage to other ratepayers.
The overall average increase is 0.07%.

Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7
This option still provides a greater advantage to ratepayers who pay targeted 3 waters rates but also provides some benefit to rural ratepayers by reducing the effect of the general rate increase.
The overall average increase is 0.07%.

Option 4: 20% UAGC and no funding of 3 Waters depreciation
This option provides a greater advantage to ratepayers who pay targeted water rates.
Increasing the UAGC to 20% reduces the disadvantage of ratepayers who do not pay targeted 3 waters rates.
The UAGC increase offsets some of the reduction in the targeted 3 waters rates for those who will receive this benefit.
The overall average increase is 0.07%.

Option 5: 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7
Increasing the UAGC to 20% reduces the disadvantage of ratepayers who do not pay targeted 3 waters rates, and also provides some benefit to rural ratepayers by reducing the effect of the general rate increase, above the UAGC increase benefit.
The UAGC increase offsets some of the reduction in the targeted 3 waters rates for those who will receive this benefit.
The overall average increase is 0.07%.

Option 5 is the preferred option. This provides the greatest benefit to the most ratepayers and allows rates to be spread more fairly across ratepayers.

Otira public toilets

The Otira community does not have a permanent public toilet facility. Based on public feedback, Council agreed during the 2022/2023 Annual Plan process to reinstate temporary public toilets in Otira and realigned the public toilet capital programme to build a permanent toilet block.

Public toilets are funded through the general rate. This is because generally ratepayers are more likely to utilise toilet facilities outside of their own community rate area, so this consolidates the costs for public toilets across the entire district. Most areas with public toilets are places that are popular stops for visitors who require convenient toilets.

Council has reviewed the project and considered the financial and social implications. Given the construction costs and ongoing maintenance costs, the provision of permanent public toilets at Otira are not warranted based on the small number of likely users. There is concern that the level of use does not justify the ongoing costs of cleaning and caretaking, and maintenance of a public toilet block. As the majority of the land in Otira is owned by Kiwirail, it is unrateable under Schedule 1, Part 1, cl 19 of the Local Government (Rating) Act 2002.

Three options have been identified for the future of the project.

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance

A permanent public toilet block will alleviate the community's concerns about tourists having nowhere environmentally sound to relieve themselves when stopping at the township. Local businesses do not have facilities available to tourists, and residents are concerned that human waste is left at roadsides when no toilet is available.

Otira is not serviced by Council sewage systems. A permanent public toilet block will require a septic tank with ongoing maintenance costs, which includes pumping sludge and sediment, safety inspections, and blockage removal. There will also be ongoing caretaking and cleaning, and maintenance costs. Caretaking and cleaning costs, which include monthly pump out of the toilets, daily cleaning, and sanitary supplies, would be reduced if new public toilet block is installed but this saving would be offset by the interest on the loan plus additional depreciation.

All of the costs of building and maintaining the public toilet are funded through general rates. Council could seek opportunities to minimise the capital or operational costs through external funding.

Indicative Costs	2023/2024 budget	Forecast ongoing costs	
Loan capital	\$480,000	Interest*	\$19,200
Caretaking and cleaning	\$25,000	Depreciation	\$9,600
Maintenance	\$500	Insurance	\$300
		Caretaking and cleaning	\$19,720
		Maintenance (Years 4 – 6)	\$1000

*Interest costs have been calculated at an assumed rate of 4%. This is subject to change.

Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance

Leaving the temporary public toilets in situ will provide the community with an environmentally sound solution for public toilet facilities.

Caretaking and cleaning includes monthly pump out of the toilets, daily cleaning, and sanitary supplies. As the township does not have a sewage system, and the temporary public toilet does not have an in-ground septic tank, it requires a holding tank that needs to be cleared on a regular basis. This adds to the caretaking cost, and the environmental impact through the use of vehicle transportation.

If the current temporary public toilets are retained the ongoing costs will be paid through the general rates.

For the 2023/2024 year these have been budgeted as:

Cost	2023/2024 budget
Caretaking and cleaning	\$25,000
Maintenance	\$500

This is Council's preferred option.

Option 3: Do not build a new public toilet block and remove the temporary structure

If Council does not build a new permanent public toilet block and removes the temporary structure there will be no impact on 2023/2024 rates or future rates.

Review of Fees and Charges

Council aims to set fees and charges in a way that ensures a fair distribution of cost and keeps rates increases to a minimum. Our fees and charges are based on a user-pays system, so that those who benefit the most from a service or activity carry the cost.

Each year we review the fees and charges in full to ensure that we continue to charge fairly and identify reductions as well as increases. A full breakdown of the amended fees and charges is on pp 15 -20 of this document. Some of our fees remain unchanged and a full list is in the Draft Annual Plan on pp 36 - 53.

Corporate Services

- A new charge is proposed for hire of the Council Chamber and the Pakiwaitara meeting room of \$300 for the general public and \$150 for community groups. This reflects the staff time to set up and pack down the room, and the loss of use for staff and elected members.

Westland District Library

- It is proposed to reduce some current charges to encourage use:
 - DVD hire reduces 66% to \$2.
 - Replacement library cards reduce 60% to \$1.
- Hire of the History room will increase to \$30 per hour.
- The Digital Learning Centre will no longer be available for bookings less than 4 hours.

Hokitika Museum

- The rate to hire the Carnegie Gallery is proposed to increase from \$60 per week to \$60 per hour.

Land Information Services

- The cost of a land online search will decrease to \$10 in line with services from Landonline Portal.

Resource Management

- All fees and charges for this activity are increasing by an average of 8% to accurately reflect the cost for provision of this service.

Cemeteries

- Costs to Council for these services continue to increase. All fees and charges for this activity are increasing to accurately reflect the cost for cemetery services.

Sport field charges

- Charges have not increased significantly since 2015. The cost of maintenance has risen since then and charges need to accurately reflect the cost of provision.
 - Proposed season charges increase an average of 31%.
 - The proposed charge for daily casual use increases to \$240, noting that the field cannot be used by the general public during that time.

Sewerage supply

- Bulk one-off loading into the sewerage system is placing undue pressure on the treating capacity of our waste facilities. The additional requirements necessary to chemically treat the effluent, manage odours and maintain the bio lifecycle of the ponds has increased the maintenance inputs and cost. This increased user charge will assist in managing these costs to the wider community.

Metered Water Rates

- A reduced charge of \$1.15 has been calculated based on not funding 3 waters depreciation. If we revert to funding the depreciation the charge will increase to \$2.30 per cubic metre.

Waste Management

- Due to the price of rubbish and recycling receptacles increasing the proposed cost of a replacement or additional bin is:
 - 240l recycling bin, \$150
 - 120l rubbish bin, \$130

Baches on unformed legal road

- The proposed annual site fee for baches on unformed legal roads increases to \$2,635.75. This increase reflects the increased costs for inspection compliance.

Jackson Bay Wharf

- Charges at Jackson Bay Wharf are proposed to increase by the CPI increase of 7.2%.

Changes in to day-to-day revenue and expenses

Key changes* to day-to-day Council activities that impact on the budget and have a direct impact on rates include:

	All of Council Expenses		Specific Activities
+\$1,017,464	Depreciation - revaluations in 2021/2022 were higher than originally forecast due to rising inflation and supply shortages.	+\$952,254	Community – Revenue from capital grants for project funding that was not forecast to be received in the LTP.
+\$555,000	Revenue – Council expects to receive increased revenue from updating our fees and charges, as well as a higher than planned increase in demand for services in Planning and Regulatory.	+\$169,000	Solid Waste – revenue from Refuse Site Fees are currently higher than planned and this is expected to continue.
+ \$224,479	Remuneration – an overall increase due to the pressures of a competitive market for securing personnel where demand exceeds the supply of skilled employees available. This is also influenced by rising inflation.	+\$119,375	Solid Waste – the cost of the emissions trading scheme is increasing more than planned.
+ 232,201	Software Licences – costs have risen for improved systems and improved online access for services.	+\$113,230	Water – Repairs & Maintenance and Materials are higher than planned due to rising inflation.
+ \$140,961	Insurance – the cost of insurance premiums has gone up as insurers become more risk averse. Council negotiates the best insurance rates possible but must carry insurance.	+\$108,520	Inspections and Compliance – Strong demand has fuelled an increase in Fees and Charges revenue which while expected to soften should continue into 2023/2024.
- \$610,248	Interest – forecast loan balances at 1 July 2023 are 27% lower than planned as a result of deferred projects and/or grant funding being received, resulting in lower than planned interest payments.	+\$105,713	Facilities and Leisure Services – revenue from Recreational Contributions has been trending higher than planned and this is expected to continue into 2023/2024.
		+\$97,113	Land Transport – overall operating costs, excluding depreciation and interest and net of the Waka Kotahi operational subsidies, are expected to be 8.6% higher than planned.
		-\$243,025	Museum & Library – Staffing is expected to be maintained at present levels resulting in employee costs being lower than planned.
		-\$106,440	Parks and Reserves – Repairs and Maintenance costs in the Hokitika Business Area have been reduced.

Operational Costs

Operational cost are for the day-to day running of the district and have a direct impact on rates.

Capital Costs

Capital costs are primarily for new or upgraded infrastructure. Council borrows money for these and pays it off over many years. These costs don't have a significant impact on rates.

* Against the Year 3 plan in the LTP

Changes to our Capital Plan

Timing changes to capital projects

Ongoing delays due to the ongoing impacts of Covid-19 such as contractor shortages and supply chain issues delayed projects in 2022/2023. Works to the value of \$9,208,952 have been carried over into the 2023/2024 year.

Other changes to the capital works programme

Where we are continuing our capital programme as planned, we now have to account for greater costs due to inflation and interest rate increases. Where possible we have identified cost-savings and reduced budgets to reflect this. Some new projects have also been introduced or brought forward from later years.

Some of these changes are:

+\$1,485,000	Museum fitout \$709,390 has been carried forward from 2022/2023 and \$755,610 has been added to the plan for 2023/2024.	-\$2,139,500	Hokitika Wastewater Treatment Plant upgrade Funding for the Hokitika Wastewater Treatment Plant Upgrade is reduced by \$2,139,500 as construction will not begin in 2023/2024.
+\$15,000	Stafford Cemetery A new project for infrastructure improvements.	-\$800,573	Cass Square – pavilion upgrade Funding has been deferred.
+\$110,000	Strategic land purchase Council needs to purchase the land which the generator for the Council building sits on.	-\$457,900	West Coast Wilderness Trail – Mahinapua boardwalk and bridges Budget has been reduced.
+\$400,000	West Coast Wilderness Trail - Totara Bride Stage 2&3 This project has been brought forward from 2025/2026.	-\$5,625	Hokitika water mains replacement Costs to complete this project have been budgeted to be lower than forecast.
+\$100,000	IT server replacement Funding brought forward from 2025/2026.	-\$3,541	Hokitika stormwater mains replacement Costs to complete this project have been budgeted to be lower than forecast.
+\$280,000	Purchase carbon credits Council purchases carbon credits to offset carbon emissions from our landfills. Quantities of Carbon Credits are pre-purchased and held as an intangible asset. These credits are then available to trade, offsetting future costs.	-\$3,179	Heritage Park Industrial Building 6 Costs to complete this project have been budgeted to be lower than forecast.
+\$118,000	Hokitika wastewater mains replacement Funding brought forward from 2024/2025.		

Effect on Rates for 2023/2024

The table below shows what the indicative rates are likely to be if Council adopts all of the proposals and the preferred option rating option (option 5) outlined in this document.

Sector	Community	Capital Valuation 2023 \$	Actual 2022/2023 Rates \$	Draft Rates 2023/2024 \$	Variance \$	Percentage Variance \$
Rural	Bruce Bay	785,500	2,101.48	2,651.02	549.55	26.15%
Rural Residential	Bruce Bay	830,000	1,795.07	2,224.93	429.87	23.95%
Commercial	Bruce Bay	385,000	2,764.44	3,416.68	652.24	23.59%
Rural	Fox Glacier	800,000	2,606.20	2,719.35	113.15	4.34%
Residential	Fox Glacier	640,000	3,196.56	3,247.67	51.11	1.60%
Rural Residential	Fox Glacier	86,000	1,077.26	1,212.41	135.16	12.55%
Commercial	Fox Glacier	670,000	5,598.89	6,257.35	658.46	11.76%
Rural	Franz Josef	420,000	1,437.74	1,698.39	260.65	18.13%
Residential	Franz Josef	420,000	2,640.04	2,530.27	-109.77	-4.16%
Rural Residential	Franz Josef	300,000	1,269.00	1,482.44	213.44	16.82%
Commercial	Franz Josef	960,000	7,570.34	8,021.03	450.68	5.95%
Rural	Haast	80,000	868.32	992.11	123.79	14.26%
Residential	Haast	225,000	2,046.80	1,780.36	-266.44	-13.02%
Rural Residential	Haast	290,000	1,119.86	1,312.59	192.73	17.21%
Commercial	Haast	1,290,000	6,987.57	8,844.06	1856.49	26.57%
Rural	Hari Hari	2,070,000	5,034.50	6,240.08	1205.57	23.95%
Residential	Hari Hari	130,000	1,339.48	1,307.56	-31.92	-2.38%
Rural Residential	Hari Hari	196,000	977.08	1,158.87	181.79	18.61%
Commercial	Hari Hari	250,000	3,273.82	3,187.67	-86.15	-2.63%
Rural	Hokitika	460,000	994.20	1,279.23	285.03	28.67%
Residential	Hokitika	390,000	3,189.56	2,978.85	-210.72	-6.61%
Rural Residential	Hokitika	510,000	2,081.87	2,320.00	238.14	11.44%
Commercial	Hokitika	470,000	7,396.56	6,668.63	-727.93	-9.84%
Rural	Kumara	12,000	859.66	947.43	87.76	10.21%
Residential	Kumara	155,000	1,897.80	1,792.07	-105.73	-5.57%
Rural Residential	Kumara	182,000	1,336.89	1,497.78	160.89	12.03%
Commercial	Kumara	170,000	3,358.86	3,146.31	-212.54	-6.33%
Rural	Ross	277,000	1,680.19	1,870.67	190.48	11.34%
Residential	Ross	210,000	2,289.68	2,178.24	-111.44	-4.87%
Rural Residential	Ross	750,000	2,694.37	3,041.50	347.13	12.88%
Commercial	Ross	910,000	5,499.94	6,803.26	1303.32	23.70%
Rural	Whataroa	1,050,000	2,676.22	3,377.04	700.81	26.19%
Residential	Whataroa	90,000	1,427.93	1,280.06	-147.87	-10.36%
Rural Residential	Whataroa	320,000	1,181.61	1,399.75	218.15	18.46%
Commercial	Whataroa	235,000	2,329.13	2,739.75	410.63	17.63%

Information on your property's proposed rates for 2023/2024 will be available in the Council's Rating Information Database (RID) online at: <https://www.westlanddc.govt.nz/do-it-online/search-databases/look-up-property-records/> in the month of May 2022.

FEES AND CHARGES

These are the proposed changes to Fees and Charges for 2023/2024.

All others Fees and Charges will remain the same as set out in our Annual Plan 2022/2023 – see our [website](#).

ALL FEES AND CHARGES ARE GST INCLUSIVE UNLESS OTHERWISE STATED

Corporate service charges

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Meeting room hire		
Council chambers hire, including tea and coffee	New charge	\$300 general public \$150 community groups
Pakiwaitara meeting room hire, including tea and coffee	New charge	\$300 general public \$150 community groups

Land Information Services

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Land online Search—CT or Plan Instrument	\$16	\$10

Westland Library

	Current Charge 2022/2023	Proposed New Charge 2023/2024
DVDs	\$3	\$2
Replacement cards	\$2.5	\$1
Interlibrary loans (per item)	\$8 - \$22	\$8.50 - \$23
Book covering	\$5 - \$10	\$10 - \$15
Photocopying		
A4	\$0.35	\$0.30
A3 B/W	\$0.55	\$0.50

Room Hire

Available during library opening hours		
History Room	\$15 per hour	\$30 per hour
Digital Learning Centre	\$30 per hour \$60 for 4 hour block \$100 for 8 hour block	\$30 per hour Digital Learning Centre will only be available for 4 or 8 hour block bookings at current fees.

Hokitika Museum

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Admission fee		
Adult 16+ West Coast resident visitors (must provide proof)	New Charge	Only Gallery 5 open, free All galleries are open, gold coin donation
Adult 16+	\$6	Only Gallery 5 open – \$2.00 for students (including tertiary). \$6.00 for adults

All galleries are open
 \$12.00 for students (including tertiary)
 \$25.00 for adults

Research

In person enquiry first half hour – non-Westland Residents	First half hour \$10.00 \$30 per half hour	First half hour \$15.00 \$35 per half hour thereafter
Written research service (per hour)	\$60 \$30 minimum charge	\$65 \$35 minimum charge

Venue Hire

Carnegie Gallery Hire	\$60 per week	\$60 per hour Use of food and drink needs to be approved by Museum Director. Every event is required to have staff members present. This pricing does not include staff requirements and packing in and out and cleaning.
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Sports field charges

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Cass Square (season hire)		
Touch Rugby per season	\$177	\$240
Softball per season	\$177	\$240
Rugby per season	\$1,000	\$1,250
Cricket per season	\$177	\$240
Soccer per season	\$1,000	\$1,250
Cass Square (casual use)		
Daily	\$64	\$240
Hourly	\$26.75	\$30
Showers and Changing Rooms	\$43	\$80
Changing Rooms only	\$21.50	\$35

Cemetery Charges

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Hokitika		
New grave (includes plot, interment and maintenance in perpetuity)	\$1,863	\$2,000
Ashes: plot purchase and interment (includes plot in Ashes Garden area and opening of plot)	\$522	\$700
Pre-purchase new Plot	\$1,421	\$2,000
Dig Grave site to extra depth	\$136	\$250
Interment on Saturday, Sunday or Public Holiday	\$294	\$350
Additional Cost to excavate grave on Saturday, Sunday or Public Holiday	\$382	\$425
Reopen a grave site	\$747	\$1,000

Cemetery Charges

Inter Ashes in an existing grave	\$152	\$350
New grave in RSA area	\$705	\$2,000
Reopen a grave in the RSA Area	\$705	\$1,000
Inter a child under 12 in Lawn Area	\$1,863	\$2,000

Ross and Kumara

New grave (includes plot, interment and maintenance in perpetuity)	\$1,863	\$2,000
Pre-purchase new plot	\$1,421	\$2,000
Bury Ashes (including registration)	\$423	\$700
Reopen a grave site	\$747	\$1,000

Resource Management

	Current Charge 2022/2023	Proposed New Charge 2023/2024
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Public enquiries (including pre-application meetings) that exceed 30 minutes of staff input	\$160	\$200
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Land Use: Deposit

Consent for single Rural Dwelling	\$1,000	\$1,100
Vegetation Clearance	\$1,500	\$1,600
Commercial Activity	\$1,500	\$1,600
Industrial Activity	New charge	\$1,600
Land use activities (not listed elsewhere).	\$1,200	\$1,300

Subdivision: Deposit

Subdivisions 2-5 lots	\$1,200	\$1,300
Subdivision 2 -5 lots with Land Use	\$1,500	\$1,600
Subdivisions 6-10 lots	\$2,000	\$2,100
Subdivisions 6-10 lots with Land Use	\$3,000	\$3,100
Subdivisions 11+ lots	\$3,500	\$3,600
Subdivisions 11+ lots with Land Use	\$5,000	\$5,100

General & Certificates

Variations to Resource Consent	\$800	\$900
Certificates and Permitted Subdivision (Compliance, existing use, marginal and temporary, boundary activities): fixed fee	\$600	\$650
s 125 Extension of time application: fixed fee	\$800	\$900
Release of covenants, caveats, encumbrances and other title instruments	\$600 plus applicable legal fee	\$650 plus applicable legal fee

Designations

Approval of outline plan	\$800	\$850
Consideration of waiving outline plan	\$800	\$850

Compliance

Issue of infringement notice: fixed fee	\$1000	\$300 - \$1,000 pursuant to Schedule 1, Infringement Offences and Fees of the Resource Management Regulations 1999
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Recreation contributions

5% of the value of each new allotment or the value of 4,000m² of each new allotment, whichever is the lesser. The minimum charge is **\$1,000** per new allotment and the maximum charge is **\$3,000** per new allotment, both GST-inclusive.

The minimum charge is **\$1,000** per new allotment and the maximum charge is **\$3,000** per new allotment, both GST-inclusive.

The minimum charge is **\$3,913.72** per new allotment and the maximum charge is **\$5,750** per new allotment, both GST-inclusive.

The above contributions are based on average values of the Westland QV Sales Linesflow data from the 1st July 2022 till the 17th February 2023. (\$68.32 per m²)

Administration staff time per hour \$145 per hour

\$180 per hour

Internal engineering services per hour which exceed 15 minutes \$160 per hour

\$200 per hour

Performance Bonds

Performance bonds may be put in place from time to time with the amount to be established on a case-by-case basis.

Lodgement fee \$6000

\$650

Building Consent Activity

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Residential Housing Units – Single and Multi-level		
Consent	New Charge	Multi units x 2 \$1,088 Multi-units x 3 \$1,620 plus processing fee
BCA Accreditation Levy	\$150	\$250
Code Compliance Certificate	New Charge	Multi units x 2 \$1,088 Multi-units x 3 \$1,620 plus processing fee
Commercial/Industrial/Multi Unit Development		
BCA Accreditation Levy	\$160	\$260
Accessory Buildings – Non-residential		
BCA Accreditation Levy	\$90	\$140
Minor Alterations/Renovations (<\$80,000)		
BCA Accreditation Levy	\$90	\$140
Major Alterations/Renovations (<\$80,000 and over)		
BCA Accreditation Levy	\$150	\$200
Drainage & Plumbing - Public System		
BCA Accreditation Levy	\$85	\$95
Drainage & Plumbing – Stand Alone System		
BCA Accreditation Levy	\$85	\$95
Other Building Charges		
Certificate of Acceptance – all other works except emergency	Double the entire applicable Building Consent Fee for the project – this includes consent, compliance check, all inspections, online processing fee, BCA accreditation levy, CCC.	Any fees, charges and levies that would have been payable had a building consent been applied for – times two
Residential swimming pool compliance inspection	First inspection free	First inspection \$56
New Compliance Schedules	\$305	\$305 plus processing fee

Compliance schedule audit	New charge	\$56 plus processing fee
Duplicate Compliance Schedules	\$143	\$151
Fee to apply for a refused CCC (incl 12 month extension)	Category Accessory building or spaceheater \$195 All others consent types \$324	\$163
Insurance Levy	New charge	Multi-units \$300
Exemptions under Schedules 1 & 2	\$374 plus levies	\$374 plus levies Plus online processing charge

Baches on Unformed Legal Road

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Annual Site Fee	\$2,458.70	\$2,635.75

District Assets

	Current Charge 2022/2023	Proposed New Charge 2023/2024
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Sewerage Supply

Trade Waste charges are levied separately according to waste volume and utilisation of sewerage system	Minimum fee of \$2,000 per annum	Minimum fee of \$2,500 per annum
Dumping into sewerage system Per event not per annum	\$550	\$2,500

Water Supply Annual Charges

Hokitika / Kaniere Water Supply	Commercial metered supply per cubic metre \$2.10	Commercial metered supply per cubic metre \$1.15
Treated Supplies—Rural Towns Fox Glacier / Franz Josef / Whataroa / Hari Hari	Commercial metered supply per cubic metre \$2.10	Commercial metered supply per cubic metre \$1.15

Road Damage – New Build

	Previously under Building Control Fees	
Road damage deposit – refundable deposit	\$2,250	\$2,500
Road Damage (unconsented works) enforcement	New charge	At cost (staff time)
Remedial action for unconsented road works	New charge	Full cost of remedial work required plus staff time

Temporary Road Closures

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Non-refundable application fee	\$107	\$200
Call Out / Audit of Traffic Management Plan	\$240 per hour	\$255 per hour

Jackson Bay Wharf Charge (prices exclude GST)

Annual Charge	Current Charge 2022/2023	Proposed New Charge 2023/2024
Vessels over 13.7 metres (45 feet)	\$4,700	\$5,040
Vessels between 9.1 metres and 13.7 metres (30-45 feet)	\$1,750	\$1,875
Vessels up to 9.1 metres (30 feet)	\$1,250	\$1,340
Casual users landing wet fish (per tonne)	\$27.30	\$29.25
Casual users landing crayfish (per tonne)	\$350	\$375

Other Vessels (not discharging) must pay a daily charge (24 hours) as below

Vessels over 13.7 metres (45 feet)	\$295	\$315
Vessels between 9.1 metres and 13.7 metres (30-45 feet)	\$235	\$250
Vessels up to 9.1 metres (30 feet)	\$120	\$130

Hokitika Transfer Station

	Current Charge 2022/2023	Proposed New Charge 2023/2024
Refuse Site Gate Fees		
General Waste		
Per tonne	\$535	\$595
60L bag	\$4.80	\$6
Green Waste		
Green Waste per tonne	\$51	\$55
60L bag Green Waste uncompacted	\$0.55	\$0.75
Other		
Cars Prepared (Conditions apply, per item)	\$55	\$150

Non Weighbridge Sites

Uncompacted General Waste

Per Cubic Metre small loads < 0.5m ³	\$73	\$85
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Uncompacted Green Waste

Per Cubic Metre	\$10.70	\$11.50
60L bag	\$0.55	\$0.75
Small Trailer /Ute (0.68m ³)	\$6.40	\$7.50
Medium Trailer (0.91m ³)	\$10.70	\$11.50

All Sites: Other Items

Gas Bottle Disposal	\$12	\$15
Whiteware (Fridges must be degassed, per item)	\$10.60	\$16.50
Tyres (Based on average weight of 7.5kg, per item)	\$5	\$10
Tyres over 7.5kg e.g. truck tyres	\$10	\$20
Cars Prepared (Conditions apply, per item)	\$45	\$55

Rubbish & recycling receptacles

Replacement and additional recycling bin 240 L (maximum 2x sets of bins per household)	\$106	\$150
Replacement and additional rubbish bin 120 L (maximum 2x sets of bins per household)	\$96	\$130
Delivery fee for replacement bins	\$25	\$50

Share your Feedback – Annual Plan 2023/2024

Submissions close: 4pm, 26 May 2023 (no late submissions will be accepted)

Submissions hearing: 9am, 7 June & 8 June 2023 (Day two will only be used if necessary)

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** Consult@westlanddc.govt.nz

You can also **call** us with your submission and use the form to help you.

Phone: 03 756 901

Freephone: 0800 474 834

Name _____ Organisation (if applicable) _____

Email _____ Address & phone number _____

I would like to speak to Council about my submission

In the meeting in the Council Chambers

Through a remote option (Zoom link or telephone)

I do not need to speak to Council about my submission

3 waters depreciation and differentials – rates model

Your preferred model:

- Option 1: Status Quo
- Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

Comments

Otira public toilets

Your preferred option

- Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- Option 3: Do not build a new public toilet block and remove the temporary structure.

Comments

Review of fees and charges

Please let us know what you think about our review of fees and charges.

Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024

More pages can be attached if necessary

Please note, submissions will be publicly available on the council’s website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will redacted under the Privacy Act 1993 or by request.