Council Members

Chairman Allan Birchfield Cr Stuart Challenger (Deputy) Cr Brett Cummings Cr Peter Ewen Cr Debra Magner Cr Laura Coll McLaughlin Cr John Hill



Extraordinary Meeting of Council (Te Huinga Tu)

Wednesday 21 September 2022 5:30pm

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



EXTRAORDINARY MEETING OF COUNCIL

AGENDA (Rarangi Take)

5:30 pm Wednesday 21 September 2022

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

Reports

4. Rates Reset and Set

H. Mabin
Chief Executive

Purpose of Local Government

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

Health and Safety Emergency Procedure

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

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

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

Report Purpose

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

Report Summary

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

Recommendation

That the Council:

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

1) General Rate

The General Rate is used to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.

The General Rate will be a differential general rate in the dollar set for all rateable land within the region and calculated on the Capital value of each rating unit.

Differential

Rateable Capital Value in the Buller District Council area to yield 31% of the total general rate.

Rateable Capital Value in the Grey District Council area to yield 39% of the total general rate.

Rateable Capital Value in the Westland District Council area to yield 30% of the total general rate.

	Differential	Estimated Rateable Capital Value		Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,357,015,960	0.00052558	\$1,238,802	\$1,077,219
Rateable Value of Land in the Grey District Local authority Area	39%	\$3,663,155,105	0.00042545	\$1,558,493	\$1,355,211
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,679,479,400	0.00044742	\$1,198,840	\$1,042,470
	100%	\$8,699,650,465		\$3,996,135.00	\$3,474,900.00
2) Uniform Annual General Charge					

The Uniform Annual General Charge is charged at one (1) full charge per rating unit as per section 15 of the Local Government (Rating) Act 2002

The Council sets a uniform annual general charge to fund activities that are of public benefit and where no other source of revenue is identified to cover the cost of the activities.

Estimated number of rating units		Amount per rating unit	Estimated Yield	GST Exclusive
20,617		\$138.05	\$2,846,250.00	\$2,475,000.00

3) Targeted Rates

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

Vine Creek	Estimated rateable Land Value	Differential based on benefits	Factor per \$ of Land Value	Calculated Yield	GST Exclusive
Class A	\$3,713,500.00	1.00	0.0043780	\$16,257.79	\$14,137.21
Class B	\$4,605,000.00	0.70	0.0024610	\$11,332.95	\$9,854.74
Class C	\$6,038,000.00	0.50	0.0021890	\$13,217.25	\$11,493.26
Class D	\$15,381,900.00	0.20	0.0008112	\$12,478.16	\$10,850.57
Class E	\$13,813,000.00	0.10	0.0004177	\$5,769.80	\$5,017.22
				\$59,055.95	\$51,353.00

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

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

c) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Kowhitirangi separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. Estimated Differential Based Factor per \$ of Capital Estimated to **GST Exclusive** Kowhitirangi **Rateable Capital** on Benefits Yield Value Class A \$15,151,200.00 1.00 0.0004376 \$6,630.37 \$5.765.54 Class C \$32,157,000.00 0.50 0.0002166 \$6,965.06 \$6,056.57 Class E \$30.370.000.00 0.29 0.0001277 \$3.876.79 \$3.371.12 0.0000699 \$4,200.77 Class F \$69,135,800.00 0.17 \$4.830.89 \$19,394.00 \$22,303.10 d) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Karamea separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. Estimated Differential Based Factor per \$ of Capital Estimated to Karamea Estimated RateableCapital Value **GST Exclusive Rateable Capital** on Benefits Value Yield \$2,274,600.00 0.0017828 \$4,055.26 \$3,526.31 Class A 1.00 \$32,065,040,00 0.0013958 \$44,756,61 \$38,918,79 Class B 0.80 Class C \$3,785,520.00 0.60 0.0010697 \$4,049.40 \$3,521.22 Class D \$107,443,420.00 0.10 0.0001783 \$16,656.96 \$19,155.50 Class E \$53,419,220.00 0.05 0.0000872 \$4,659.49 \$4,051.73 \$66,675.00 \$76,676.25 e) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Inchbonnie separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. **Estimated** Differential Based Factor per \$ of Capital Estimated to Inchbonnie Rating District **Rateable Capital** GST Exclusive on Benefits Yield Value Class A \$3,227,000.00 1.00 0.0022693 \$7,323.19 \$6,367.99 \$15,504,750.00 0.75 0.0015871 \$24,607.23 \$21,397.60 Class B Class C \$6,940,000.00 0.50 0.0009417 \$6.535.67 \$5,683.19 Class D \$2,195,000.00 0.30 0.0006174 \$1,355.11 \$1,178.35 \$1,847,000.00 0.15 0.0002079 \$333.87 Class F \$383.95 \$40,205.15 \$34,961.00 f) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the repayment of loans raised to fund capital works. Estimated Factor per \$ of Capital Estimated to **GST Exclusiv** Greymouth Floodwall (Loan) **Rateable Capital** 0.0002277 \$1.110.240.500.00 \$252.826.35 \$219.849.00 g) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Greymouth Floodwall separate rating area, calculated on the capital value of each rating unit for the maintenance of protection works in the scheme. New River / Saltwater Creek Catchment, Coal Creek Estimated Factor per \$ of Capital Calculated Greymouth Floodwall (Maintenance) Rateable Capital **GST Exclusive** \$1.110.240.500.00 0.0001953 \$216.832.50 \$188.550.00 h) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Okuru separate rating area, calculated

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

on the capital value of each rating unit for the maintenance of protection works in the scheme.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Franz Josef 2020 (Loan)	Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
Area A	\$176,172,000.00	1.00	0.0007556	\$133,106.83	\$115,745.07
Area B	\$24,334,000.00	0.50	0.0003765	\$9,162.42	\$7,967.32
	\$200,506,000.00			\$142,269.25	\$123,712.39

Waiho separate rating area, calculated on the capital value of eac	h rating unit for the repa	yment of a loan raise	d to fund capital works.		
Lower Waiho	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$21,353,500.00		0.0015928	\$34,011.72	\$29,575.41
t) A Targeted Rate in accordance with sections 16, 17 and 18 of the		-	eable land in the Matain	ui Creek separat	e rating area,
calculated on the capital value of each rating unit for the mainten	lance of the protection w	orks.			
	Estimated		Factor now 6 of Comital	Calculated	
Matainui Creek	Rateable Capital Value		Factor per \$ of Capital Value	Yield	GST Exclusive
	\$7,206,000.00		0.0008533	\$6,149.05	\$5,347.00
	.,,,			1.,	,
u) A Targeted Rate in accordance with sections 16, 17 and 18 of	the Local Government Ra	nting Act 2002.			
The Targeted Rate will be a uniform rate in the dollar set for all ra	teable land within the re	egion and calculated	on the Capital value of ea	ach rating unit, us	ed to fund
Emergency Management activities within the Region.					
Regional Emergency Management		Estimated Rateable Capital Value	Factor per \$ of Capital	Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area		\$2,357,015,960.00	- Lande		
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00			
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00			
		\$8,699,650,465.00	0.0000965	\$839,500.00	\$730,000.00
v) A Targeted Rate in accordance with sections 16, 17 and 18 of t	he Local Government Ra	ting Act 2002.			
The Targeted Rate will be a uniform rate in the dollar set for all ra		-	on the Capital value of ea	ach rating unit, us	ed to fund the
cost of preparation of "One District Plan" as directed by the Local	Government Commissio	п.			
		Estimated Rateable	Factor per \$ of Capital		
One District Plan		Capital Value		Calculated Yield	GST Exclusive
Rateable Value of Land in the Buller District Local authority Area		\$2,357,015,960.00			
Rateable Value of Land in the Grey District Local authority Area		\$3,663,155,105.00			
Rateable Value of Land in the Westland District Local authority Area		\$2,679,479,400.00		4	4
		\$8,699,650,465.00	0.0000661	\$575,000.00	\$500,000.00
A Targeted Data in accordance with costings 16, 17 and 19 of	the Legal Covernment Ba	sting Act 2002 on all re	staabla land in the Makik	vinui conorato rat	ing area
	the Local Government Ra	ating Act 2002 on all ra	ateable land in the Mokih	ninui separate rat	ing area,
w) A Targeted Rate in accordance with sections 16, 17 and 18 of t calculated as a fixed charge per rating unit.	the Local Government Ra	ating Act 2002 on all ra	steable land in the Mokil	ninui separate rat	ing area,
calculated as a fixed charge per rating unit.	the Local Government Ra	ating Act 2002 on all ra		·	ing area,
calculated as a fixed charge per rating unit. Mohikinui		ating Act 2002 on all ra	ateable land in the Mokif		
calculated as a fixed charge per rating unit. Mohikinui	Estimated number	ating Act 2002 on all ra		Calculated	GST Exclusive
	Estimated number of rating units	ating Act 2002 on all ra	Amount per rating unit	Calculated Yield	
calculated as a fixed charge per rating unit. Mohikinui Rating District	Estimated number of rating units 42		Amount per rating unit	Calculated Yield \$18,709.51	GST Exclusive \$16,269.14
calculated as a fixed charge per rating unit. Mohikinui Rating District x) A targeted rate set differentially in accordance with sections	Estimated number of rating units 42 5 16, 17, 18 of the Local Go	overnment Rating Act	Amount per rating unit \$ 445.46	Calculated Yield \$18,709.51	GST Exclusive \$16,269.1
calculated as a fixed charge per rating unit. Mohikinui Rating District x) A targeted rate set differentially in accordance with sections	Estimated number of rating units 42 16, 17, 18 of the Local Gounit, for maintenance of	overnment Rating Act f the protection work	Amount per rating unit \$ 445.46 2002 on properties incluses.	Calculated Yield \$18,709.51	GST Exclusive \$16,269.1
calculated as a fixed charge per rating unit. Mohikinui Rating District x) A targeted rate set differentially in accordance with sections separate rating area calculated on the capital value of each rating	Estimated number of rating units 42 16, 17, 18 of the Local Gounit, for maintenance of	overnment Rating Act f the protection work Differential Based on	Amount per rating unit \$ 445.46 2002 on properties inclus. Factor per \$ of Capital	Calculated Yield \$18,709.51	\$16,269.1
calculated as a fixed charge per rating unit. Mohikinui Rating District x) A targeted rate set differentially in accordance with sections separate rating area calculated on the capital value of each rating Whataroa River	Estimated number of rating units 42 16, 17, 18 of the Local Gounit, for maintenance of	overnment Rating Act f the protection work	Amount per rating unit \$ 445.46 2002 on properties incluses.	Calculated Yield \$18,709.51 Ided in the What	\$16,269.14 aroa River GST Exclusive
calculated as a fixed charge per rating unit. Mohikinui Rating District	Estimated number of rating units 42 16, 17, 18 of the Local Gounit, for maintenance of Estimated Rateable Capital Value	overnment Rating Act f the protection work Differential Based on Benefits	Amount per rating unit \$ 445.46 2002 on properties inclus. Factor per \$ of Capital Value	Calculated Yield \$18,709.51 Ided in the What	GST Exclusive \$16,269.14

\$29,983,000.00

0.20

0.0005374

\$16,112.57

\$50,838.05

\$14,010.93

\$44,207.00

Area C

Starcable Capital Value Value Value Value Value Value Value Starcable Capital Value Star	calculated on the capital value of each rating unit, f	or management of the protection works.		
Sist, 224,000.00 0.0.003879 S6,044.40 S3.2 2) A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on properties that have received Council funding to install insulation and/or clean heating appliances. The Inclusive funding provided by Council and John School (and the Inclusive funding provided by Council and John School (and John School) and Includes interest at 4.25%. The rate will be levied over a 10-year term from 1 July 2013 or 1 July 2014, depending on the year that funding was approved. **Avent West Cost Leans** **Avent West C		Rateable Capital	Factor per \$ of Capital Yield	GST Exclusive
A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on properties that have received Council funding to install insulation and/or clean heating appliances. The rate is calculated as a % of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 4.25%. The rate will be set to repay funding that Council has borrowed to fund this work and will be levied over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that unding was approved. **Worm West Coast Loss** **Factor as X of Local Council Calculated Tried & GST Enclusive funding provided by Council includes interest at 4.25%. The rate will be severed to the property of the council of the property of the provided by Council Includes and the year will be severed to the property of the provided by Council Includes and the year will be severed to the property of the provided by Council Includes and the year will be severed to the year of	Beach			40 \$5,256.0
Insulation and/or cleam heating appliances. He rate is calculated as 3 % of the ST inclusive funding provided by Council includes interest at 4.25%. The rate will be leveled over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that unding was approved. Pactor as % of Council has borrowed to fund this work and will be leveled over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that unding was approved.		Q13,224,000.00	0.0003370 30,044.	40 33,230.0
The rate is calculated as 8 of the GST inclusive funding provided by Council to the property. Funding provided by Council includes interest at 4.25%. The rate will be saved to repart funding that Council has borrowed to fund this work and will be levied over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that unding was approved. Pactor as 9 of Council Analysis of Council has borrowed to fund this work and will be levied over a 10 year term from 1 July 2013 or 1 July 2014, depending on the year that unding was approved. Pactor as 9 of Council Analysis	-	, 17 and 18 of the Local Government Rating Ac	t 2002 on properties that have received Council fund	ing to install
tunding provided Calculated Vall CSI Exclusive Underly provided Calculated Vall CSI Exclusive Underly provided Calculated Vall CSI Exclusive Underly provided CSI Exclusive Vall CSI	The rate is calculated as a % of the GST inclusive fur used to repay funding that Council has borrowed to			
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the northern side of the Hokitika river upstream to St Albans Street, Kaniere. Up to Hau Hau Road, including the old racecourse area and Racecourse subdivision, itchards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport. Estimated Rate side Capital Value Factor per \$ of Capital Vield GST Extended Value Section 12	he Hokitika 2021 separate rating area includes all r	rateable land within the following boundaries	s:	
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Richards Drive and the Tasman Sea. The boundaries also include seaview and Hokitika Airport. Stimated Rateable Capital Value Factor per \$ of Capital Value Seaview	he Hokitika 2021 separate rating area includes all r	rateable land within the following boundaries	5:	
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Estimated Rate and the capital value of each rating unit for the maintenance of protection works within the scheme. Westport Estimated Rateable Capital Value Saltulated On the capital value of Calculated Vield Factor per \$ of Capital Value Saltulated On the capital value of each rating unit for the repayment of a loan raised to fund capital works. Estimated Estimated Calculated On the Capital Value Calculated On the Capital Value On the Capital Val			0.0001540 \$101,990.	05 \$88,687.0
Estimated Rate and the capital value of each rating unit for the maintenance of protection works within the scheme. Westport Estimated Rateable Capital Value Saltulated On the capital value of Calculated Vield Factor per \$ of Capital Value Saltulated On the capital value of each rating unit for the repayment of a loan raised to fund capital works. Estimated Estimated Calculated On the Capital Value Calculated On the Capital Value On the Capital Val				
Maintenance) Rateable Capital Value Saturage Capital Value \$841,536,100.00 \$841,536,100		47 140 - (11-1-1-10)		ating area,
Maintenance) Rateable Capital Value \$841,536,100.00 \$841,536,100.00 0.0000737 \$62,052.56 \$53,9 and A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, calculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works. Estimated Estimated Factor per S of Capital Calculated	· · · · · · · · · · · · · · · · · · ·		n the scheme.	
\$841,536,100.00 0.0000737 \$62,052.56 \$53,9 and A Targeted Rate in accordance with sections 16, 17 and 18 of the Local Government Rating Act 2002 on all rateable land in the Westport separate rating area, alculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works. Estimated Estimated Factor per S of Capital Calculated	alculated on the capital value of each rating unit fo	or the maintenance of protection works within	Calculated	GST Evolusi
alculated on the capital value of each rating unit for the repayment of a loan raised to fund capital works. Estimated Estimated Eactor per S of Capital Calculated	alculated on the capital value of each rating unit fo	or the maintenance of protection works within Estimated Rateable Capital	Calculated Factor per \$ of Capital Yield	GST Exclusi
Factor per S of Capital Calculated	alculated on the capital value of each rating unit fo	or the maintenance of protection works within Estimated Rateable Capital Value	Calculated Factor per \$ of Capital Yield Value	
Factor per S of Capital Calculated	alculated on the capital value of each rating unit for sections (Assistance) d) A Targeted Rate in accordance with sections 16,	Estimated Rateable Capital Value \$841,536,100.00	Factor per \$ of Capital Yield Value 0.0000737 \$62,052. t 2002 on all rateable land in the Westport separate ra	56 \$53,958
vestport (Loan) Rateable Capital Value Vield	alculated on the capital value of each rating unit for vestport Maintenance) d) A Targeted Rate in accordance with sections 16,	Estimated Rateable Capital Value \$841,536,100.00 , 17 and 18 of the Local Government Rating Actor the repayment of a loan raised to fund capi	Factor per \$ of Capital Yield Value 0.0000737 \$62,052. t 2002 on all rateable land in the Westport separate ra	56 \$53,958.
Value Value \$841,536,100.00 0.0000792 \$66,655.20 \$57,9	alculated on the capital value of each rating unit for Vestport Maintenance) d) A Targeted Rate in accordance with sections 16, alculated on the capital value of each rating unit for	Estimated \$841,536,100.00 \$17 and 18 of the Local Government Rating Actor the repayment of a loan raised to fund capi Estimated Rateable Capital	Factor per \$ of Capital Vield 0.0000737 \$62,052. t 2002 on all rateable land in the Westport separate ratal works. Factor per \$ of Capital Calculate	\$53,958. ating area,

Total Rates

\$8,975,796

\$10,322,167

- 10. Set due dates for the payment of the rates for the 2022/23 rating year as follows:
 - a. That the rates be paid in two equal instalments: the first instalment is due on 31/10/2022 and the second instalment is due on 20/4/2023.
- 11. Set penalties for the late payment of the rates for the 2022/23 year as follows:
 - a. A penalty of 10% of the amount of any amount that remains unpaid after the resolved due date for the instalment, to be added on:
 - i. 1/11/2022 for instalment 1; and
 - ii. 21/4/2023 for instalment 2.

Considerations

Options Analysis

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

Table 1

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

Risks

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

Significance and Engagement Policy Assessment

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

Views of affected parties

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

Financial implications

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

Legal implications

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

General rates

For providing revenue for the general purpose of the Council in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Section 13 of the Local Government (Rating) Act 2002.

• Uniform Annual General Charge

For providing revenue for the general purpose of the Council in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Section 15 of the Local Government (Rating) Act 2002.

Rating district rates

For providing revenue for funding and maintaining the protection works within the various rating districts in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16-18 of the Local Government (Rating) Act 2002.

• Regional emergency management rates

For providing revenue for emergency management activities in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 - 18 of the Local Government (Rating) Act 2002.

Te Tai o Poutini Plan rates

For providing revenue to fund the preparation of Te Tai o Poutini Plan (the combined District Plan) in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.

Warm West Coast funding rates

For providing revenue to repay borrowing provided by Council during the 2013/14 financial year and this annual repayment being made in the year commencing 1 July 2022 and ending 30 June 2023 as authorised by Sections 16 – 18 of the Local Government (Rating) Act 2002.

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

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

Attachment 1

West Coast Regional Council			AP2023 Rates Revis	ion	
Trest doubt neglional doubles			7 II LOLD Hates Hevis		
Rating Funding Impact Statement – rates for the year					
ending 30 June 2023					
Note: All amounts are stated inclusive of GST.					
Rating Instalment Information					
Rates will be payable by two instalments:					
First instalment	Due date 31 Octo	ber 2022	Penalty date 1 Nove	mber 2022	
Second instalment	Due date 20 April		Penalty date 21 Apri		
A penalty for late payment will be applied at the amount 10% on any part of an instalment that remains unpaid aff A further 10% penalty will be charged on all accumulated 1) General Rate The General Rate is used to fund activities that are of pulidentified to cover the cost of the activities. The General Rate will be a differential general rate in the calculated on the Capital value of each rating unit. Differential Rateable Capital Value in the Buller District Council area	I rate arrears as at blic benefit and who dollar set for all rate to yield 31% of the	f 31 October 2022 30 June 2023, on 2 ere no other source ateable land within	and 20 April 2023. Luly 2023. The ending of the region and		
Rateable Capital Value in the Grey District Council area to	o yield 39% of the	total general rate.			
Rateable Capital Value in the Westland District Council a	rea to yield 30% of	the total general	rate.		
	Differential	Estimated Rateable	Factor per \$ of Capital	Calculated Yield	GST Exclusive
	Billerenda	Capital Value	Value	Calculated Field	GST Exclusiv
Rateable Value of Land in the Buller District Local authority Area	31%	\$2,357,015,960	0.00052558	\$1,238,802	\$1,077,219
Rateable Value of Land in the Grey District Local authority Area	39%	\$3,663,155,105	0.00042545	\$1,558,493	\$1,355,21
Rateable Value of Land in the Westland District Local authority Area	30%	\$2,679,479,400	0.00044742	\$1,198,840	\$1,042,470
	100%	\$8,699,650,465		\$3,996,135.00	\$3,474,900.00
2)					
2) Uniform Annual General Charge The Uniform Annual Congret Charge is sharped at any (1) full sharp.	nor rating unit as no.	coation 15 of the Lee	al Cavarament (Bating)	A ct 2002	
The Uniform Annual General Charge is charged at one (1) full charge					
The Council sets a uniform annual general charge to fund activities	that are of public ben	efit and where no oth	er source of revenue is i	dentified to cover	the cost of the
activities.					
activities.					
activities. Estimated number of rating units			Amount per rating unit	Estimated Yield	GST Exclusive
			Amount per rating unit \$138.05	Estimated Yield \$2,846,250.00	GST Exclusive \$2,475,000.00
Estimated number of rating units					
Estimated number of rating units 20,617					
Estimated number of rating units	Local Government Ra		\$138.05	\$2,846,250.00	\$2,475,000.0
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the		ting Act 2002 on all ra	\$138.05	\$2,846,250.00	\$2,475,000.0
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the	e of protection works	ting Act 2002 on all ra	\$138.05	\$2,846,250.00	\$2,475,000.0
Estimated number of rating units 20,617 3) Targeted Rates	e of protection works Estimated rateable Land	ting Act 2002 on all ra n the scheme. Differential based	\$138.05 teable land in the Vine C	\$2,846,250.00	\$2,475,000.0
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated on the land value of each rating unit for the maintenance. Vine Creek	Estimated rateable Land Value	ting Act 2002 on all ra n the scheme. Differential based on benefits	\$138.05 teable land in the Vine C Factor per \$ of Land Value	\$2,846,250.00 Creek separate rati Calculated Yield	\$2,475,000.0 ng area, GST Exclusiv
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated on the land value of each rating unit for the maintenance	e of protection works Estimated rateable Land	ting Act 2002 on all ra n the scheme. Differential based	\$138.05 teable land in the Vine C Factor per \$ of Land Value	\$2,846,250.00 Creek separate rati Calculated Yield \$16,257.79	\$2,475,000.0 ng area, GST Exclusiv \$14,137.2
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated on the land value of each rating unit for the maintenance Vine Creek Class A	Estimated rateable Land Value \$3,713,500.00	ting Act 2002 on all ra n the scheme. Differential based on benefits	\$138.05 teable land in the Vine C Factor per \$ of Land Value 0.0043780	\$2,846,250.00 Creek separate rati Calculated Yield	\$2,475,000.0 ng area, GST Exclusiv \$14,137.2 \$9,854.7
Estimated number of rating units 20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated on the land value of each rating unit for the maintenance Vine Creek Class A Class B	Estimated rateable Land Value \$3,713,500.00	ting Act 2002 on all ranthe scheme. Differential based on benefits 1.00	\$138.05 teable land in the Vine C Factor per \$ of Land Value 0.0043780 0.0024610	\$2,846,250.00 Creek separate rati Calculated Yield \$16,257.79 \$11,332.95	\$2,475,000.0 ng area, GST Exclusiv
20,617 3) Targeted Rates a) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated on the land value of each rating unit for the maintenance vine Creek Class A Class B Class C	Estimated rateable Land Value \$3,713,500.00 \$4,605,000.00	ting Act 2002 on all ran the scheme. Differential based on benefits 1.00 0.70	\$138.05 teable land in the Vine C Factor per \$ of Land Value 0.0043780 0.0024610 0.0021890	\$2,846,250.00 Creek separate rati Calculated Yield \$16,257.79 \$11,332.95 \$13,217.25	\$2,475,000.0 ng area, GST Exclusiv \$14,137.2 \$9,854.7 \$11,493.2

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

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

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

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

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

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

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

Estimated Rateable Capital Value	Differential Based on Benefits	Factor per \$ of Capital Value	Estimated to Yield	GST Exclusive
\$3,227,000.00	1.00	0.0022693	\$7,323.19	\$6,367.99
\$15,504,750.00	0.75	0.0015871	\$24,607.23	\$21,397.60
\$6,940,000.00	0.50	0.0009417	\$6,535.67	\$5,683.19
\$2,195,000.00	0.30	0.0006174	\$1,355.11	\$1,178.35
\$1,847,000.00	0.15	0.0002079	\$383.95	\$333.87
			\$40,205.15	\$34,961.00
	Rateable Capital Value \$3,227,000.00 \$15,504,750.00 \$6,940,000.00 \$2,195,000.00	Rateable Capital Value Differential Based on Benefits	Rateable Capital Value Differential Based on Benefits Value	Rateable Capital Value Differential Based on Benefits Factor per \$ of Capital Value Estimated to Yield \$3,227,000.00 1.00 0.0022693 \$7,323.19 \$15,504,750.00 0.75 0.0015871 \$24,607.23 \$6,940,000.00 0.50 0.0009417 \$6,535.67 \$2,195,000.00 0.30 0.0006174 \$1,355.11 \$1,847,000.00 0.15 0.0002079 \$383.95

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Josef separate rating area, calculated on the capital value of each ra		ing Act 2002 on all ra			
· · · · · · · · · · · · · · · · · · ·	ating unit for the repayn	nent of a loan raised	to fund capital works.		
The Franz Josef separate rating area includes all rateable land dowr hat was part of the original Lower Waiho, Franz Josef and Canavan: rranz Josef township to Lake Mapourika.	_				
Franz Josef 2020 (Loan)	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusiv
Area A	\$176,172,000.00	1.00	0.0007556	\$133,106.83	\$115,745.0
Area B	\$24,334,000.00	0.50	0.0003765	\$9,162.42	\$7,967.3
	\$200,506,000.00			\$142,269.25	\$123,712.3
s) A Targeted Rate in accordance with sections 16, 17 and 18 of the	Local Government Pati	ng Act 2002 on all rat	eashla land in the Lower		
 A Targeted Rate in accordance with sections 16, 17 and 18 of the Waiho separate rating area, calculated on the capital value of each 		_			
value separate rating area, calculated on the capital value of each	lating different the repay	mene or a roun raise	a to rana capital works.		
	Estimated		Factor per \$ of Capital	Calculated	
Lower Waiho	Rateable Capital Value		Value	Yield	GST Exclusiv
	\$21,353,500.00		0.0015928	\$34,011.72	\$29,575.4
A Targeted Rate in accordance with sections 16, 17 and 18 of the		•	eable land in the Matair	ıui Creek separat	e rating area,
calculated on the capital value of each rating unit for the maintenar	nce of the protection wo	orks.			
	Estimated				
Matainui Creek	Rateable Capital		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	Value		0.0008533		¢E 247.
	\$7,206,000.00		0.0008533	\$6,149.05	\$5,347.0
u) A Targeted Rate in accordance with sections 16, 17 and 18 of the	e Local Government Rat	ing Act 2002			
The Targeted Rate will be a uniform rate in the dollar set for all rate Emergency Management activities within the Region.	eable land within the re	gion and calculated o	on the Capital value of e	ach rating unit, u	sed to fund
Regional Emergency Management		Estimated Rateable Capital Value	Factor per \$ of Capital Value		
Rateable Value of Land in the Buller District Local authority Area				Calculated Yield	GST Exclusi
Rateable Value of Land in the Grey District Local authority Area		\$2,357,015,960.00		Calculated Yield	GST Exclusiv
		\$2,357,015,960.00 \$3,663,155,105.00		Calculated Yield	GST Exclusi
Rateable Value of Land in the Westland District Local authority Area				Calculated Yield	GST Exclusiv
Rateable Value of Land in the Westland District Local authority Area		\$3,663,155,105.00	0.0000965	\$839,500.00	
·		\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00			
·	Local Government Rati	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00			
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the		\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002.	0.0000965	\$839,500.00	\$730,000.0
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the Targeted Rate will be a uniform rate in the dollar set for all rate	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002.	0.0000965	\$839,500.00	\$730,000.0
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the Targeted Rate will be a uniform rate in the dollar set for all rate	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002.	0.0000965	\$839,500.00	\$730,000.0
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local G	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated on.	0.0000965	\$839,500.00 sach rating unit, us	\$730,000.0 sed to fund the
w) A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local Go	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of the c	0.0000965 on the Capital value of e Factor per \$ of Capital	\$839,500.00	\$730,000.0 sed to fund the
A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local Go One District Plan Rateable Value of Land in the Buller District Local authority Area	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated on. Estimated Rateable Capital Value \$2,357,015,960.00	0.0000965 on the Capital value of e Factor per \$ of Capital	\$839,500.00 sach rating unit, us	\$730,000.0 sed to fund the
A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local God District Plan Cone District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Grey District Local authority Area	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated on. Estimated Rateable Capital Value \$2,357,015,960.00 \$3,663,155,105.00	0.0000965 on the Capital value of e Factor per \$ of Capital	\$839,500.00 sach rating unit, us	\$730,000.0 sed to fund the
A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local Go One District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Grey District Local authority Area	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of the c	0.0000965 on the Capital value of e Factor per \$ of Capital Value	\$839,500.00 ach rating unit, use Calculated Yield	\$730,000.0 sed to fund the
v) A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local Go One District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Grey District Local authority Area	eable land within the re	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated on. Estimated Rateable Capital Value \$2,357,015,960.00 \$3,663,155,105.00	0.0000965 on the Capital value of e Factor per \$ of Capital	\$839,500.00 sach rating unit, us	\$730,000.0 sed to fund the
The Targeted Rate in accordance with sections 16, 17 and 18 of the Cost of preparation of "One District Plan" as directed by the Local Group District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Westland District Local authority Area Rateable Value of Land in the Westland District Local authority Area Rateable Value of Land in the Westland District Local authority Area Rateable Value of Land in the Westland District Local authority Area	eable land within the repovernment Commission	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of t	0.0000965 on the Capital value of e Factor per \$ of Capital Value 0.0000661	\$839,500.00 ach rating unit, use Calculated Yield \$575,000.00	\$730,000.0 sed to fund the GST Exclusiv \$500,000.0
Rateable Value of Land in the Westland District Local authority Area v) A Targeted Rate in accordance with sections 16, 17 and 18 of the The Targeted Rate will be a uniform rate in the dollar set for all rate cost of preparation of "One District Plan" as directed by the Local Gr One District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Grey District Local authority Area Rateable Value of Land in the Westland District Local authority Area w) A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated as a fixed charge per rating unit.	eable land within the repovernment Commission	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of t	0.0000965 on the Capital value of e Factor per \$ of Capital Value 0.0000661	\$839,500.00 ach rating unit, use Calculated Yield \$575,000.00	\$730,000.0 sed to fund the GST Exclusiv \$500,000.0
The Targeted Rate in accordance with sections 16, 17 and 18 of the Cost of preparation of "One District Plan" as directed by the Local Good District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Westland District Local authority Area When A Targeted Rate in accordance with sections 16, 17 and 18 of the calculated as a fixed charge per rating unit.	eable land within the repovernment Commission	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of t	0.0000965 on the Capital value of e Factor per \$ of Capital Value 0.0000661 teable land in the Mokil	\$839,500.00 ach rating unit, use Calculated Yield \$575,000.00	GST Exclusiv \$500,000.0
The Targeted Rate in accordance with sections 16, 17 and 18 of the cost of preparation of "One District Plan" as directed by the Local Grone District Plan Rateable Value of Land in the Buller District Local authority Area Rateable Value of Land in the Grey District Local authority Area Rateable Value of Land in the Westland District Local authority Area Wey A Targeted Rate in accordance with sections 16, 17 and 18 of the	eable land within the re overnment Commission	\$3,663,155,105.00 \$2,679,479,400.00 \$8,699,650,465.00 ing Act 2002. gion and calculated of the control of t	0.0000965 on the Capital value of e Factor per \$ of Capital Value 0.0000661	\$839,500.00 ach rating unit, use Calculated Yield \$575,000.00	\$730,000.0 sed to fund the GST Exclusive \$500,000.0

and a constant on the capital value of the	ach rating unit, for maintenance of	the protection work		ided in the What	aroa kiver
	derivating unit, for manifestance of	the protection work			
Whataroa River	Estimated Rateable	Differential Based on	Factor per \$ of Capital	Calculated Yield	GST Exclusive
Area A	Capital Value \$8,201,000.00	Benefits 1.00	Value 0.0026258	\$21,534.20	
Area B	\$12,253,000.00	0.40	0.0010766	\$13,191.28	\$11,470.6
Area C	\$29,983,000.00	0.20	0.0005374	\$16,112.57	\$14,010.9
	+			\$50,838.05	\$44,207.0
A targeted rate set in accordance with sections 16, alculated on the capital value of each rating unit, for m		-	erties included in the Ne	il's Beach separa	ite rating area
Neil's Beach	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$15,224,000.00		0.0003970	\$6,044.40	\$5,256.0
unding was approved. Varm West Coast Loans			Factor as % of Council funding provided	Calculated Yield	GST Exclusive
			0.1423629	\$41,553.34	\$36,133.3
		-		tika 2021 separa	te rating
area, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea	for the repayment of a loan raised to be a loa	to fund capital works daries:			-
area, calculated on the capital value of each rating unit	for the repayment of a loan raised to be a loa	to fund capital works daries: uu Road, including the			-
area, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea The northern side of the Hokitika river upstream to St A	for the repayment of a loan raised to be a loa	to fund capital works daries: uu Road, including the ort.			-
rea, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea The northern side of the Hokitika river upstream to St A Richards Drive and the Tasman Sea. The boundaries also	for the repayment of a loan raised to able land within the following boun albans Street, Kaniere. Up to Hau Hab include seaview and Hokitika Airp Estimated Rateable Capital	to fund capital works daries: uu Road, including the ort.	e old racecourse area and	d Racecourse sub	odivision, GST Exclusiv
rea, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea The northern side of the Hokitika river upstream to St A Richards Drive and the Tasman Sea. The boundaries also	for the repayment of a loan raised to able land within the following boun albans Street, Kaniere. Up to Hau Hab include seaview and Hokitika Airp Estimated Rateable Capital Value	to fund capital works daries: uu Road, including the ort.	e old racecourse area and Factor per \$ of Capital Value	d Racecourse sub Calculated Yield	odivision, GST Exclusiv
rea, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea The northern side of the Hokitika river upstream to St A Richards Drive and the Tasman Sea. The boundaries also	for the repayment of a loan raised to able land within the following boun albans Street, Kaniere. Up to Hau Hab include seaview and Hokitika Airp Estimated Rateable Capital Value \$662,062,500.00	to fund capital works daries: uu Road, including the ort.	e old racecourse area and Factor per \$ of Capital Value 0.0003673	d Racecourse sub Calculated Yield \$243,185.30	Odivision, GST Exclusiv
rea, calculated on the capital value of each rating unit The Hokitika 2021 separate rating area includes all ratea The northern side of the Hokitika river upstream to St A Richards Drive and the Tasman Sea. The boundaries also Hokitika 2021 (Loan)	for the repayment of a loan raised to able land within the following bountlands Street, Kaniere. Up to Hau Hab include seaview and Hokitika Airp Estimated Rateable Capital Value \$662,062,500.00	to fund capital works Idaries: Iu Road, including the Iort.	e old racecourse area and Factor per \$ of Capital Value 0.0003673	d Racecourse sub Calculated Yield \$243,185.30	odivision,

nicial us Drive and the Tasman Sea. The boundaries also include sea	iview and Hokitika An	port.			
Hokitika 2021 (Maintenance)	Estimated Rateable Capital Value		Factor per \$ of Capital Value	Calculated Yield	GST Exclusive
	\$662,062,500.00		0.0001540	\$101,990.05	\$88,687.00

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

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

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

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

Rating impact on some typical properties

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

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

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

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

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

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