

Notice of the Ordinary Council Meeting

Buller District Council

Te Kaunihera O Kawatiri

Agenda | Rārangi take

Date: Wednesday 17 December 2025
Time: 1:30 pm
Location: Clock Tower Chambers, Palmerston Street, Westport

Chairperson His Worship the Mayor Chris Russell

Deputy Mayor Shayne Barry

Members

- Cr Linda Webb
- Cr Dave Hawes
- Cr Rosalie Sampson
- Cr Toni O'Keefe
- Cr Philip Rutherford
- Cr Colin Reidy
- Cr Ray Curnow
- Cr Dave Hingston
- Cr Paul Reynolds

Quorum (6)



BULLER DISTRICT COUNCIL
17 DECEMBER 2025

Council

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

Purpose

The Council is responsible for:

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

Terms of Reference

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

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the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.

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

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Venue: Clock Tower Chambers

Live streamed on Buller District Council YouTube channel

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AGENDA ITEM: 1.1 APOLOGIES

Prepared by: Simon Pickford
 Chief Executive Officer

REPORT PURPOSE

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

DRAFT RECOMMENDATION

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

OR

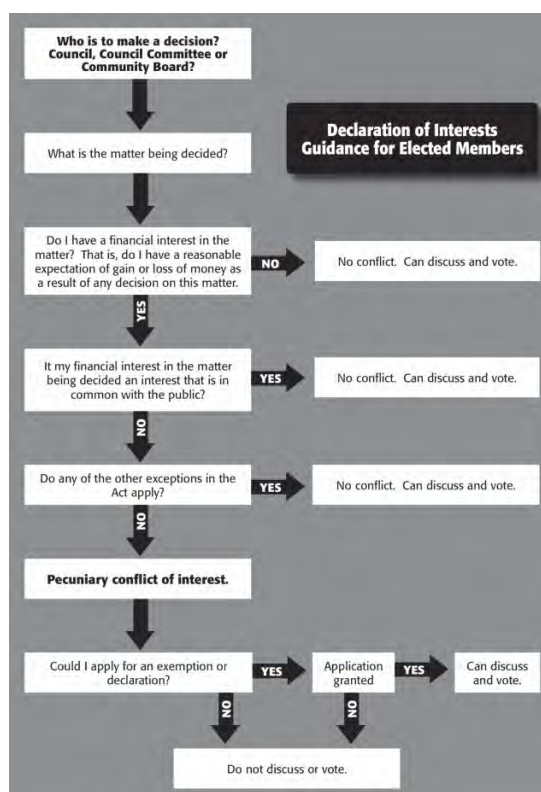
- 2. That the Buller District Council receive apologies from (insert councillor) and accepts councillor (insert name) request for leave of absence.**

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AGENDA ITEM: 2.1 MEMBERS INTERESTS

Prepared by: Simon Pickford
Chief Executive Officer

1. Members are encouraged to consider the items on the agenda and disclose whether they believe they have a financial or non-financial interest in any of the items in terms of Council's Code of Conduct.
2. Councillors are encouraged to advise the Governance Advisor, of any changes required to their declared Members Interest Register.
3. The attached flowchart may assist members in making that determination.



DRAFT RECOMMENDATION

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

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AGENDA ITEM: 3.1 CONFIRMATION OF PREVIOUS MINUTES

Prepared by: Simon Pickford
 Chief Executive Officer

DRAFT RECOMMENDATION

1. That Council receive and confirm the Public Minutes from:

- Ordinary Council Meeting 25 November 2025.

Attachments

1. 2025-11-25 OCM Minutes Public [**3.1.1** – 13 pages]

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Buller District Council

Te Kaunihera O Kawatiri

Minutes | Rārangi take

Date: Tuesday 25 November 2025
Time: 4:30 pm
Location: Clock Tower Chambers, Palmerston Street, Westport



Chairperson His Worship the Mayor Chris Russell

Deputy Mayor Shayne Barry

Members

- Cr Linda Webb
- Cr Dave Hawes
- Cr Rosalie Sampson
- Cr Toni O'Keefe
- Cr Philip Rutherford
- Cr Colin Reidy
- Cr Ray Curnow
- Cr Dave Hingston
- Cr Paul Reynolds

Quorum (6)

**BULLER DISTRICT COUNCIL
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25 NOVEMBER 2025**

PRESENT: Mayor C Russell, Cr D Hawes, Cr L Webb, Cr T O'Keefe, Cr D Hingston, Cr R Curnow, Cr R Sampson, Deputy Mayor S Barry, Cr P Rutherford, Cr P Reynolds

PRESENT VIA ELECTRONIC LINK: Cr C Reidy

IN ATTENDANCE: S Pickford (CEO), L Crichton (Interim Group Manager Corporate Services), A Blom (Group Manager Infrastructure Services), K Trigg (Group Manager Community Services), B Little (Senior Policy Advisor), J Salmond (Corporate and Strategic Planning Manager), C McDonald (Governance Advisor)

IN ATTENDANCE VIA ELECTRONIC LINK: R Southam (AON Insurance), S Parker (AON Insurance)

MEDIA: Ellen Curnow (Westport News)

PUBLIC FORUM: Mandy Coleman – Spoke to the Governance Structure and having Cr T O'Keefe as the elected member on the subcommittee last triennium. Highlighted the importance of keeping consistency with the subcommittee. Mandy read a letter from Faye Spillane (Treasurer of the Subcommittee) around wanting to keep the structure the same.

MEETING DECLARED OPEN AT: 4:42pm

1 APOLOGIES

1.1 Apologies

Discussion:

F Tumahai (Ngati Waiwai Representative)

RESOLVED

1. That the Buller District Council receive apologies from F Tumahai (Ngati Waiwai Representative)

10 / 0

Moved: Cr Paul Reynolds

Seconded: Cr Dave Hawes

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CARRIED UNANIMOUSLY

2 MEMBERS INTERESTS

2.1 Members Interests

Discussion:

Nil.

RESOLVED:

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

11 / 0

**Moved: Cr Toni O'Keefe
Seconded: Cr Paul Reynolds
CARRIED UNANIMOUSLY**

3 CONFIRMATION OF PREVIOUS MINUTES

3.1 Confirmation of Previous Minutes

Discussion:

Nil.

RESOLUTION NUMBER: 2025-OCM/34

RESOLVED

- 1. That Council receive and confirm the Public Minutes from:**

- Inaugural Council Meeting 29 October 2025
- Extraordinary Council Meeting 10 November 2025

11 / 0

**Moved: Mayor Chris Russell
Seconded: Cr Shayne Barry
CARRIED UNANIMOUSLY**

4 ACTION POINTS

4.1 Action Points Report

Discussion:

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Staff to come back to Councillors around timing on the Punakaiki Camping Ground and the rent review.

RESOLUTION NUMBER: 2025-OCM/35

RESOLVED

- 1. That Council receive the Action Points Report for information.**

11 / 0

Moved: Cr Rosalie Sampson

Seconded: Cr Dave Hingston

CARRIED UNANIMOUSLY

5 OFFICERS REPORTS

5.1 End of Triennium Minutes

Discussion:

Nil.

RESOLUTION NUMBER: 2025-OCM/36

RESOLVED

- 1. That the End of Triennium Minutes Report dated 25 November 2025 be received.**

11 / 0

Moved: Cr Philip Rutherford

Seconded: Cr Shayne Barry

CARRIED UNANIMOUSLY

5.2 District Licencing Committee – Chair Appointment

Discussion:

The recommendations that were tabled as four, five and six have not been voted on and a new recommendation has been inserted as recommendation four. It reads as below:

RESOLUTION NUMBER: 2025-OCM/44

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RESOLVED

That Council:

1. Appoints Mr Graeme Neylon as commissioner to the Buller District Council District Licensing Committee effective from 10 October 2025.

2. Thanks Mr Neylon for his expertise and service to the Buller District Council District Licensing Committee over the past 15 years;

11/0

Moved: Cr Paul Reynolds

Seconded: Cr Dave Hawes

CARRIED UNANIMOUSLY

3. Appoints Councillor Phil Rutherford as deputy chairperson to the Buller District Council District Licensing Committee upon the resignation of Graeme Neylon.

11/0

Moved: Cr Dave Hawes

Seconded: Cr Linda Webb

CARRIED UNANIMOUSLY

4. That Councillor Linda Webb be appointed as Chair of the Buller District Council District Licensing Committee, effective from the date of Graeme Neylon's resignation.

11/0

Moved: Cr Rosalie Sampson

Seconded: Cr Dave Hingston

CARRIED UNANIMOUSLY

5. Instructs the Chief Executive Officer to undertake a community recruitment process in line with guidance from Health Promotion – Health New Zealand for a commissioner from the community;

6. Appoints the Mayor and Mr Neylon to be part of the Appointment Panel along with the Chief Executive Officer and Group Manager Regulatory Services; and

7. Instructs the Appointment Panel to assess applications, interview applicants with appropriate skills and experience and report back to

Council with a recommendation.

5.3 Establishment of Committees of Council

Discussion:

Mayor C Russell spoke to the report.

Meeting adjourned at 6:02pm

Meeting reconvened at 6:16pm

As the motions put forward were lost, a new recommendation was proposed to allow this paper to be brought back to the December Council Meeting.

It reads below as recommendation 13:

RESOLUTION NUMBER: 2025-OCM/37

RESOLVED

That Council:

- 1. Receive the report for information.**
- 2. Notes that, pursuant to section 41A(3)(b) of the Local Government Act 2002, the Mayor has established the following committees of Council:**

Risk and Audit Committee
Chief Executive Review and Performance Committee
Community Services Committee
Regulatory Hearings Committee

- 3. Notes that, pursuant to section 41A(3)(c) of the Local Government Act 2002, the Mayor has appointed the following chairpersons to the committees of Council:**

- a. Councillor Dave Hingston as Interim Chair of the Risk and Audit Committee until an Independent Chair is appointed.**

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- b. Mayor Chris Russell as Chair of Chief Executive Review and Performance Committee.**
- c. Deputy Mayor Shayne Barry as the Chair of the Community Committee and Councillor Toni O’Keefe as the Deputy Chair.**
- d. Councillor Linda Webb as Chair Regulatory Hearings Committee and Councillor Phil Rutherford as Deputy Chair.**
- 4. Approve the appointment of Councillors to the following Subcommittees of the Community Committee:**

Reefton Reserve Subcommittee	Councillor Dave Hawes
Springs Junction-Marua Reserve and Hall Subcommittee	Councillor Dave Hawes
Inangahua Junction Reserve and Hall Subcommittee	Councillor Linda Webb
Ngakawau-Hector Reserve Subcommittee	Councillor Toni O’Keefe
Mokihinui Reserve and Hall Subcommittee	Councillor Dave Hingston
Waimangaroa Reserve and Hall Subcommittee	Councillor Toni O’Keefe
Karamea Reserve Subcommittee	Councillor Rosalie Sampson
Seddonville Reserve Subcommittee	Councillor Toni O’Keefe
Little Wanganui Reserve and Hall Subcommittee	Councillor Rosalie Sampson
Carters Beach Reserve and Hall Subcommittee	Councillor Ray Curnow

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Omau Reserve Subcommittee	Councillor Toni O'Keefe
Creative Communities Subcommittee	Councillor Rosalie Sampson and Councillor Paul Reynolds

5. Approve the Appointment of Councillors to Advisory Groups, Working Groups and other Committees requiring representation:

Regional Transport Committee	Councillor Rosalie Sampson
Westport Rating District Joint Committee	Mayor Chris Russell, Councillors Paul Reynolds and Phil Rutherford
Development West Coast, Destination Management Governance Group	Deputy Mayor Shayne Barry
Local Water Done Well Governance Group	Mayor Chris Russell, Councillors Colin Reidy and Dave Hawes (Deputy Mayor Shayne Barry as a proxy if required)
Economic Development Working Group	Deputy Mayor Shayne Barry, Councillors Paul Reynolds, Ray Curnow, Dave Hingston, Dave Hawes, Toni O'Keefe and Phil Rutherford
West Coast Primary Health Organisation	Linda Webb

6. Appoints Mayor Chris Russell to the Civil Defence Emergency Management Joint Committee, with Councillor Dave Hingston providing a proxy vote and acting in an informal advisory capacity. Councillor Toni O'Keefe is appointed as the alternate representative, in the event that Chris Russell or Dave Hingston are unavailable.

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- 7. Notes, Mayor Chris Russell and Councillor Linda Webb have been appointed to the Te Tai Poutini Plan Committee.**
- 8. Appoints Councillor Phil Rutherford as the alternate representative to the Te Tai Poutini Plan Committee, to act as proxy in the event that appointed member is unavailable.**
- 9. Note the appointment of Councillors, Linda Webb and Dave Hawes to the Inangahua Community Board as per council resolution 29th October 2025.**
- 10. Council approves the continuation of Ngāti Waewae representation and voting rights at committee level, the exception being full council.**
- 11. Adopt the Governance Structure including Terms of Reference as per Attachment 1.**
- 12. Adopts the 2026 Council and Committee dates per Attachment 2.**

5 / 6

Moved: Mayor Chris Russell

Seconded: Cr Dave Hawes

Cr L Webb, Cr C Reidy and Cr T O'Keefe against

LOST

- 13. Allows the 'Establishment of Committees of Council' paper to be brought back to the table at the December Council Meeting, noting that the Mayor and Councillors will meet informally prior to this to discuss Committee Structure.**

8 / 3

Moved: Mayor Chris Russell

Seconded: Cr Ray Curnow

Cr Linda Webb against

CARRIED

5.4 Elected Members Remuneration Post Election 2025

Discussion:

This agenda item was left tabled.

RESOLVED

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That Council:

- 1. Receives this report.**
- 2. Notes the Remuneration Authority sets the minimum allocable to councillors is \$27,954. The total pool for 2025/26 is \$363,402.**
- 3. Resolves that Shayne Barry receive remuneration of \$48,402, per year for the role of Deputy Mayor, this includes the role of Chair of the Community Committee.**
- 4. Resolves that Councillor Linda Webb receive remuneration of \$37,000 per year for the role of Chairperson Regulatory Hearings Committee.**
- 5. Resolves that all other Councillors receive remuneration of \$34,750, per year for the role of Councillor. The role includes deputy chairpersons, appointees to reserve and hall subcommittees as well as representation on other community bodies or organisations on behalf of Council as required.**

5.5 Buller District Council 2025 Residents Survey

Discussion:

K Trigg spoke to the report.

RESOLUTION NUMBER: 2025-OCM/38

RESOLVED

- 1. That the Buller District Council 2025 Residents Survey be received.**

10 / 1

Moved: Cr Philip Rutherford

Seconded: Cr Shayne Barry

Cr Colin Reidy against

CARRIED

5.6 Gifting of the Karamea Water Bore to Ministry of Education

Discussion:

A Blom spoke to the report and Cr Rosalie Sampson gave some background to the bore.

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RESOLUTION NUMBER: 2025-OCM/39

RESOLVED

That Council:

- 1. Receives the report.**
- 2. Approves the transfer of ownership of the Karamea Bore to the Ministry of Education.**
- 3. Notes that a License to Occupy will be issued to the Ministry of Education.**

11 / 0

Moved: Cr Rosalie Sampson

Seconded: Cr Toni O'Keefe

CARRIED UNANIMOUSLY

5.7 Buller Holdings Limited Annual Report 30 June 2025

Discussion:

J Salmond informed Councillors that in future, the Chair of Buller Holdings would attend to answer questions on the BHL Annual Reports and Quarterly Reports.

RESOLUTION NUMBER: 2025-OCM/40

RESOLVED

- 1. That the 2025 BHL Annual Report from John Salmond, Corporate and Strategic Planning Manager dated 25 November 2025 be received.**

11 / 0

Moved: Cr Shayne Barry

Seconded: Cr Dave Hingston

CARRIED UNANIMOUSLY

5.8 Buller Holdings Ltd Letter of Expectation 2026/2027

Discussion:

J Salmond spoke to the report.

RESOLUTION NUMBER: 2025-OCM/41

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RESOLVED

That Council:

- 1. Receives the report**
- 2. Approve the Letter of Expectation (with any amendments that are required)**
- 3. Instruct the Chief Executive Officer to forward the Letter of Expectation to Buller Holdings Limited**

11 / 0

**Moved: Cr Toni O'Keefe
Seconded: Cr Dave Hingston
CARRIED UNANIMOUSLY**

6 CHIEF EXECUTIVE OFFICER REPORT

6.1 Chief Executive Officer Report

Discussion:

S Pickford spoke to the report.

Point 11 – The wording should read Mayor Elect not Mayor. *Noted and amended.*

RESOLUTION NUMBER: 2025-OCM/42

RESOLVED

- 1. That the Chief Executive Officer's Report dated 25 November 2025 be received.**

11 / 0

**Moved: Cr Toni O'Keefe
Seconded: Cr Philip Rutherford
CARRIED UNANIMOUSLY**

Public Forum Response:

The response to M Coleman will inform her that the decision has been deferred until December and thank her for her contribution.

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7 PUBLIC EXCLUDED REPORTS

7.0 Public Excluded Reports

Discussion:

Nil.

RESOLUTION NUMBER: 2025-OCM/43

RESOLVED

That the public be excluded from the following parts of the proceedings of this meeting.

AGENDA ITEM: 7.1 INSURANCE COVER PLACEMENT 2025-2026

Prepared by: Lesley Crichton
Interim Group Manager Corporate Services

REASONS FOR CONFIDENTIALITY

(2) Subject to sections 6, 8, and 17, this section applies if, and only if, the withholding of the information is necessary to—
(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

11 / 0

**Moved: Cr Dave Hawes
Seconded: Cr Toni O'Keefe
CARRIED UNANIMOUSLY**

Moved into Public Excluded at 6:53pm

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4 ACTION POINTS

AGENDA ITEM: **4.1 ACTION POINTS REPORT**

Prepared by: Simon Pickford
 Chief Executive Officer

DRAFT RECOMMENDATION

1. The Council receives the Action Points Report for information.

Attachments

1. Council Action Points December 2025 [**4.1.1** – 2 pages]

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Council Action Points – CURRENT

No	Meeting Date / Action Point	Responsible	Update	Date Required By
25	<p>28 February 2024</p> <p>Punakaiki Campground Lease</p> <p>D Marshall to bring back reports to April Council regarding proposal from the Leasee</p> <p>Update 25 September 2024</p> <p>Staff to report on what needs to come back to Council in terms of decision-making regarding modifications and negotiations to the lease.</p> <p>Update 27 November 2025</p> <p>Staff to also report on what element of Rate Payer money has been invested into the Campground.</p> <p>Update 27 August 2025</p> <p>Staff to report on what element of Ratepayer money has been invested into the Campground.</p> <p>A Reserve Contribution Policy Workshop is scheduled for Wednesday 10 September 2025.</p> <p>Update 25 November 2025</p> <p>Staff to report back to Councillors around the lease rental review</p>	<p>D Marshall</p> <p>M Sutherland</p> <p>L Crichton/A Blom</p>	<p>Staff have been focused on achieving the additional funding from TIF during the last month and on preparing the draft enhanced annual plan.</p> <p>Staff will be contacting the leasee over the effluent system installation in the coming month and will engage and report back on their proposal by end of June.</p> <p><u>Update 26 June 2024</u></p> <p>Once the TIF Funding Agreement has been received and approved by Council, staff will contact the leasee regarding the effluent system project and report back to the August 2024 meeting.</p> <p><u>Update 31 July 2024</u></p> <p>The 28 August Update is to include Camp Development Plans of the Leasee</p> <p><u>Update 28 August 2024</u></p> <p>Due to staff illness this will be included in the September update to Council with the update on the Punakaiki Wastewater Treatment Plant</p> <p><u>Update 19 Sept 2024</u></p> <p>Commencement of negotiations are being deferred until after the completion of the upgrade of the Punakaiki Wastewater Treatment Plant and due to staff changes in the Property Portfolio.</p> <p><u>Update 9 October 2024</u></p> <p>Development of options for leasing and ownership of the Punakaiki Beach Camp will be undertaken following the completion of the Punakaiki Beach Camp Wastewater Disposal System Upgrade (expected completion by end of October 2024)</p> <p><u>Updated 12 November 2024</u></p> <p>The Punakaiki Beach Camp Wastewater Disposal System Upgrade was completed by the end of October 2024 and the work is not in its maintenance period that expires in March 2025. This Action Point is now referred to the Group Manager Corporate Services with regards to the lease conditions and an update on this is to be brought to the December Council Meeting.</p> <p><u>Update 12 December 2024</u></p> <p>Once all the information requested is gathered, a report outlining this information will be brought back to Council in the new year</p> <p><u>Update February 2025</u></p> <p>Punakaiki Campground lease rental review is due November 2025. As part of facilitating the lease rental review – Council needs to update the Asset Management Plan. An Independent Contractor has been engaged to perform this work and once finalised an update will be reported to Council.</p> <p><u>Update March 2025</u></p> <p>Asset Management Plan report due for completion 30 June 2025.</p> <p>Rent review due for completion following 16/11/25 review as detailed in Lease terms and conditions.</p>	<p>26 June 2024</p> <p>28 August 2024</p> <p>25 September 2024</p> <p>30 October 2024</p> <p>27 November 2024</p> <p>18 December 2024</p> <p>26 February 2025</p> <p>26 March 2025</p> <p>Ongoing</p>

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			<p><u>Update 30 July 2025</u> Staff are to report the element of Ratepayer Money that has been invested into the Campground via email to Elected Members</p> <p><u>Update 21 August 2025</u> Elected Members have been emailed the following information on 19 August 2025: At the Council meeting on 30 July Council staff were asked to report the element of ratepayer money that has been invested into the Campground. In consultation with Infrastructure Services, we can confirm that apart from the 50/50 funded Tourism Infrastructure Fund (TIF) wastewater upgrade, BDC haven't paid for any other improvements in the past 2 years. The project total cost as reported to TIF was \$499,458 with half that amount to be contributed from the BDC Reserves Contribution Fund. TIF have paid their share.</p> <p><u>Update November 2025</u> With the change in Group Manager, an update will be brought to a future Council Meeting.</p>	
28	<p>30 July 2025 Karamea Special Purpose Road (SPR) Advocacy Plan pre 2027</p>	A Blom	<p>Reporting on this is to come back to Council in November <u>Update November 2025</u> Currently in consultation with NZTA working on developing options for this plan.</p>	<p>26 November 2025 March 2026</p>

5 OFFICERS REPORTS

AGENDA ITEM: 5.1 USE OF RESERVES CONTRIBUTIONS FUND POLICY

Prepared by: Brent Oldham
Manager Infrastructure Planning

Reviewed by: Anthony Blom
Group Manager Infrastructure Services

Public Excluded: No

EXECUTIVE SUMMARY

1. The Buller District Council collects financial contributions from developers under the Buller District Plan (and Te Tai o Poutini Plan) to help fund improvements to public reserves and recreational spaces. These contributions are held in a dedicated account known as the Reserves Contributions Fund (RCF).
2. The use of the RCF is governed by the Resource Management Act 1991 and the District Plans, which restrict spending to capital upgrades – not maintenance – of public open spaces and reserves. Historically, the fund has been underutilised, with many reserve improvements have instead been funded through general rates.
3. This report proposes the adoption of a formal policy to guide the allocation and use of the RCF. The policy would introduce a structured process for identifying and approving eligible projects, with the majority of funding decisions made once a year.

DRAFT RECOMMENDATION

That Council:

- 1. Receive the report;**
- 2. Adopt the draft 'Use of Reserves Contributions Fund Policy' (Attachment 1) without amendment OR with amendments.**

ISSUES & DISCUSSION

BACKGROUND

Financial Contributions

1. Under the Resource Management Act 1991 (RMA), local authorities are permitted to require financial contributions from developers, provided this is supported by rules in their District Plans. The Buller District Plan and Te Tai o Poutini Plan outline the circumstances under which these contributions may be imposed, typically as a condition of a resource consent. These contributions are intended to offset the additional demand that new developments place on public infrastructure and amenities to ensure the cost of new development is borne by the developer, rather than existing ratepayers. They include contributions for new roading, water services and stormwater services.
2. Also included are provisions for funding the development and improvement of open spaces, public recreation areas, and other reserves. Under Clause 8.4.1.14 of the Buller District Plan, Council is empowered to require such contributions based on the number of lots created in a subdivision. Te Tai o Poutini Plan also provides for financial contributions for funding open space, recreational and community facilities. These provisions reflect the link between subdivision activity, population growth, and the resulting increased demand for public spaces.
3. Funds collected for this purpose are held in a dedicated account within Council's financial system, referred to as the Reserves Contributions Fund (RCF). The use of these funds is strictly governed by the RMA, which requires that they be spent in reasonable accordance with the purpose for which they were collected.
4. Under the Buller District Plan, purposes include upgrades to public recreational space. The Buller District Plan does not define the term 'upgrade'; however, legal advice confirms it can be interpreted in its ordinary sense – meaning to improve or update. Examples of eligible upgrades include replacing outdated playground equipment, planting native vegetation, and installing fencing around sports fields.
5. Te Tai o Poutini Plan also provides for financial contributions for reserves and community facilities. These financial contributions, collected under

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Section FC-R9, may be required to provide for open space, recreational and community facilities to address the need for these facilities created by subdivision and development in the locality where new allotments or residential units are created. These contributions can be required for new subdivisions, and the plan includes rules for calculating the amount payable.

6. The RMA and both district plans direct Council to use the funds collected through the Financial Contributions for capital expenditure rather than maintenance or day-to-day operational costs. This focus on capital expenditure aligns with the provisions in Council's Revenue and Financing Policy (RFP) and Funding Impact Statement (FIS) relating to Reserves Contribution Funds.
7. It is noted that at the time of writing this report, Te Tai o Poutini Plan Decisions Version had legal effect but was still open to appeals (and will subsequently be open for other original submitters to join an appeal as a section 274 party under the RMA). During this appeal period both plans must be considered in the evaluation of matters such as financial contributions. TTPP provisions and purposes for financial contributions regarding reserves and open spaces are substantially consistent with those outlined in the Buller District Plan. Both plans are also regulated by the overarching requirements of the RMA.

Buller District Council RCF

8. As of 30 June 2025, the RCF had a balance of **\$1,321,809.61**, with \$300,000 committed to co-funding the Mokihinui Campground Effluent System. This leaves an **available balance of \$1,021,809.61**. With several subdivision applications currently in progress, the fund is expected to grow significantly in the near term. Infrastructure Services staff have analysed contributions over the past five years by location, and the following table shows the balance based on the proportion each area contributed.
9. The available fund balance, reconciled by area as at 30 June 2025:

Location	Amount	%
Carters Beach	\$4,152.40	0.40%
Charleston	\$23,070.42	2.30%

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Location	Amount	%
Granity	\$2,526.53	0.20%
Hector	\$14,413.71	1.40%
Ikamatua	\$7,356.08	0.70%
Karamea	\$109,552.88	10.70%
Little Wanganui	\$18,700.28	1.80%
Mokihinui	\$0.00	0.00%
Omau	\$433,080.09	42.40%
Punakaiki	\$0.00	0.00%
Reefton	\$12,230.39	1.20%
Springs Junction	\$7,506.75	0.70%
Tauranga Bay	\$28,703.14	2.80%
Waimangaroa	\$30,683.08	3.00%
Westport	\$329,833.84	32.30%
Total	\$1,021,809.61	

Fund allocation:

10. Currently, there is no formal policy or process guiding the use of the RCF. Expenditure decisions have typically been made on an ad hoc basis during the Annual Plan and Long-Term Plan processes, or in response to specific funding needs throughout the year. As a result, the fund has remained largely underutilised, and many reserve upgrades have been funded through general rates or deferred altogether.
11. This lack of utilisation means the RCF has not been consistently used for its intended purpose. Developers and the public should be able to see that growth-related contributions are being reinvested into the community through tangible improvements to public spaces.
12. It is also worth noting that Council has not yet adopted Reserve Management Plans (RMPs) for its reserves. These plans are currently in draft form and are expected to be finalised and released for public consultation in the coming months. Once adopted, RMPs will provide a strategic framework for reserve planning and will help guide future RCF expenditure.

Allocation of RCF:

13. At a Council workshop held on 10 September 2025, elected members received clarification on the types of projects that can be funded

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through the RCF and discussed options for establishing a consistent and transparent allocation process. Officers presented a draft policy outlining proposed criteria and mechanisms for fund allocation.

14. Councillors reviewed and refined these proposals, resulting in the following agreed approach:

Initial Staff Draft Proposal	Councillor Feedback / Final Position
Open the fund to contestable rounds for community group applications, alongside staff-identified projects, for a small portion of the annual allocation of RCF.	Remove contestable rounds. Community aspirations should be captured through Reserve Management Plans and community consultation via the Annual Planning or LTP process.
Officers to compile and pre-screen project lists against the fund's objectives and relevant legislation.	Supported.
Introduce six-monthly funding rounds in March and September.	Replace with consideration during Annual and Long-Term Plan processes. One-off requests to utilise the fund (including co-funding opportunities) may be submitted to ordinary Council meetings during the year.
Allocate 90% of funds to areas near the development that generated the contribution.	Supported.
Allow 10% of funds to be used district wide.	Supported.
Define proximity using a 25km radius from the development.	Replace with "as close as practicable to the development that the funds were sourced from."
Limit annual fund allocation to 30% of the total balance.	Not supported. No fixed percentage cap to be applied.

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Maintain a minimum fund balance of \$100,000.	Supported.
Provide fund balance and project status reports with each funding round.	Reports to be provided every six months.

15. The approach endorsed at the workshop ensures that RCF expenditure remains aligned with the purpose for which contributions were collected, while providing Council with flexibility to address emerging needs. It also highlights the critical role of Reserve Management Plans in identifying and prioritising future investment in public reserves.

OPTIONS

Option 1 – Status Quo

Continue allocating RCF funding through the Annual Plan and Long-Term Plan processes and submissions made to the plans, with occasional ad hoc approvals for unexpected projects or co-funding opportunities. No set guidelines for allocation of funds each year or purposes for which funds should be applied.

Advantages

- Allows for public input through submissions to the Annual and Long-Term Plans.

Disadvantages

- No formal framework for how or when the RCF should be accessed.
- Underutilisation of the fund which places unnecessary pressure on ratepayer funding.
- The fund is not being used consistently for its intended purpose i.e. to upgrade reserves in response to development-related demand.
- Funding may be distributed unevenly across the district, without clear alignment to where contributions were collected.

Option 2 – Adopt the draft Policy for allocation of RCF (Attachment 1)

Implement a policy that clearly defines how the RCF is allocated, in line with the Buller District Plan, TTPP and relevant legislation.

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Key Features:

- Establish criteria for eligible projects and defines how much of the fund can be allocated.
- Ensure 90% of funds are used in the area where development occurred, with 10% available for district-wide use.
- Infrastructure Services staff to identify and assess capital projects for reserves, informed by Reserve Management Plans (RMPs), reserve and hall subcommittees, community input, and internal priorities.
- Present project lists and cost estimates to Council during Annual and Long-Term Plan development, with flexibility for one-off approvals during the year.
- Maintain a minimum uncommitted balance of \$100,000.

Advantages

- Provides a transparent and consistent process for fund allocation.
- Ensures funds are used for their intended purpose, managing the impact of population growth.
- Reduces reliance on general rates for capital improvements to reserves.
- Enables timely responses to urgent or unplanned capital needs.
- Demonstrates to developers and the public that contributions are being invested appropriately.
- Supports and encourages co-funding arrangements
- Six-monthly reporting will improve oversight and accountability.

Disadvantages

- None identified

PREFERRED OPTION

Option 2 is the preferred approach. It introduces a clear, structured process for allocating the RCF, ensures the fund is used for its intended purpose, and balances staff input with councillor decision-making. It also provides flexibility to respond to community needs while maintaining financial prudence

NEXT STEPS

Attached to this report is a draft policy which reflects the process outlined for Option 2 and incorporates the outputs from the September 2025 Council workshop. Staff are seeking this Council's adoption of the policy.

CONSIDERATIONS

Strategic Impact

16. Accessing and using the RCF appropriately will deliver outcomes that align with the BDC Vision and Mission Statement:

- Our vision is for the Buller district to grow and for the district to become a thriving community where families enjoy a great quality of life and the distinctive nature, cultural and historical environment are treasured.
- Our Mission: To serve the residents of the Buller district, conscious of their needs, by providing facilities and services and creating an appropriate environment for progress and development while preserving the distinctive natural environment, as well as the cultural and historical environments.

Significance Assessment

17. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council Policy on significance can be found [here](#).

18. This report is assessed as being of low significance. The draft policy outlines a process for the expenditure of the RCF each financial year that could see up to \$900,000 spent annually, based on the current fund balance. The process does not however preclude those groups from the community who wish to make submissions for funding through the Annual Plan or Long-Term Plan.

Risk Management Implications / Opportunities

19. The following risks or opportunities should be considered with the issues identified in this report.

20. Current Practice Risks

- Decisions risk being made on an ad hoc basis, with limited long-term planning or prioritisation of projects for funding.

- Developers and the public see minimal tangible outcomes from the funding collected under District Plan provisions.
- The RCF is intended to mitigate the impacts of additional residents and workers on recreational opportunities within Council-owned or administered reserves and land
- At present, projects and upgrades on reserves are more likely to be funded through general rates rather than the RCF, despite the fund being collected for this purpose.

Draft Policy opportunities

- Ensure the RCF is utilised in accordance with relevant legislation and Council policies.
- Establish a clear and transparent process for RCF expenditure.
- Reduce reliance on ratepayer funding for reserve development and upgrades.
- Implement the process with minimal additional workload and resource requirements for administration

Policy & Legislative Considerations

21. As outlined above, the provision for setting Financial Contributions and the way those funds can be expended is established under the Resource Management Act 1991 (RMA). The Buller District Plan and the TTPP provide the mechanism for collecting Financial Contributions through subdivision applications and broadly specify the purposes for which the fund can be used. The draft policy will ensure compliance with these provisions by requiring a thorough assessment of projects considered by Council.

22. In addition, the provisions in the Development and Financial Contributions Policy (adopted through the Long-Term Plan process under section 106 of the Local Government Act 2002), along with the Revenue and Financing Policy and the Funding Impact Statement, have been considered. These policies support the Buller District Plan and TTPP provisions and reaffirm that Financial Contributions are to be used for capital expenditure on reserves. The draft policy ensures that the use of the RCF is limited to this type of expenditure, following a thorough assessment of projects by Council staff.

Māori Impact Statement

23. The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value; therefore, this decision does not specifically impact Tangata Whenua, their culture and traditions.

Financial Considerations

24. The use of the RCF for eligible projects, as outlined in the attached draft policy, will have some impact on Council's cash reserves. However, Council has an obligation to apply the RCF for the purpose for which it was collected, and the draft policy reinforces this obligation.

25. It is anticipated that community groups are likely to continue to submit requests for RCF funding during the Annual Plan and Long-Term Plan processes. Decisions on these submissions will rest with councillors at the time and may include options such as approving, declining, deferring for further assessment, considering at another Council meeting, or funding through general rates.

Communication Internal / External

26. Communication within Council has taken place and the outcomes have been included in this report and the draft policy.

ATTACHMENTS

1. Use of RCF Policy – Draft December 2025 [**5.1.1** – 6 pages]



Use of Reserves Contributions Fund POLICY

Creation Date:	11-Sep-2025	Consulted on:	
Approved Date:		Date for Review:	30-12-2030
Author:	B Oldham	Authorised by:	Anthony Blom
Version:	1		GM Infrastructure Services
Also, Refer to:			

1. INTRODUCTION

1.1 PURPOSE

The Resource Management Act 1991 (the Act) provides councils with the authority to require financial contributions for reserves under Section 108(10)(a). In line with this provision, both the Buller District Plan and Te Tai o Poutini Plan enable the collection of financial contributions to support the provision of open space and associated facilities. These plans specify the purposes, circumstances, and maximum amounts for such contributions.

Buller District Council (BDC) allocates these contributions to the Reserves Contribution Fund. This policy establishes the objectives and processes for the use of the Reserve Contribution Fund, ensuring compliance with the Act and the relevant provisions of the District Plans.

Note: This policy is intended to guide the use and allocation of funds within the Reserves Contribution Fund. It does not address the collection of financial contributions, which is governed by the Resource Management Act 1991 and the relevant provisions of the District Plans.

1.2 OBJECTIVES

The objectives of this Policy are to:

- a) Define the priorities BDC has for the use of Financial Contributions collected for open space and reserve purposes (Reserve Contribution Funds) under the District Plan(s);
- b) Determine projects of greatest benefit to the community using these priorities; and
- c) Allocate funding based on a) and b) above

1.3 SCOPE

Resource Management Act 1991

The Act allows Council to require financial contributions for reserves, where necessary, to achieve one or more of the following purposes:

Section 108(10)(a):

- Creating open space (including recreation areas, visual buffers and amenity areas) through reserve contributions.
- Adding capacity to or otherwise enhancing existing open spaces (including recreation areas, visual buffers and amenity areas) through reserve contributions.
- Giving public access to coastal areas, reserves, bush areas or areas of special character through reserve contributions.

Buller District Plan*

The Buller District Plan provides for the collection of Financial Contributions from developers in the district for a variety of purposes to address the impacts of development. Under Part 8 of the Buller District Plan Financial Contributions can be required as conditions of land use or subdivision consents.

In accordance with the Act, Part 8.4.1.14.1 of the Buller District Plan specifies the purposes, circumstances, and maximum amounts for financial contributions relating to the provision of open space, public recreation areas, and other reserves.

Te Tai o Poutini Plan*

Te Tai o Poutini Plan also provides for financial contributions for reserves and community facilities. These financial contributions, collected under Section FC-R9, may be required to provide for open space, recreational and community facilities to address the need for these facilities created by subdivision and development in the locality where new allotments or residential units are created.

Reserve Contribution Fund

The Financial Contributions collected for the purposes set out in the District Plans are commonly referred to as the Reserve Contribution Fund and are set aside in Council's financial system in a dedicated stand-alone account. This account can be used only for the purposes specified in the Act and the relevant District Plans.

**As of December 2025, Te Tai o Poutini Plan Decisions Version has legal effect and is still under appeal. The provisions and purposes for financial contributions related to reserves and open spaces are substantially similar to those in the operative Buller District Plan.*

2. DEFINITIONS

Co-Funding: financial collaboration between the council and external partners, including central government agencies and charitable organisations. Each party contributes a portion of the overall project cost, thereby sharing both the financial commitment and the anticipated community benefits.

Financial Contributions: This is a payment, made under the provisions of the Act and the District Plans, intended to help cover the cost of infrastructure and services made necessary by a development. Financial contributions are used to manage the effects of development and ensure that growth is supported by adequate infrastructure.

Open space: recreational areas, visual buffers and amenity areas (as described in the Act).

Reserve Contribution Fund – Financial Contributions specifically intended to allow Council to develop or upgrade reserves, other public open spaces and undertake Capital Works on new or existing recreational assets.

3. POLICY

3.1 Annual Distribution of Reserves Contribution Fund

Funding Availability

The uncommitted balance of the Reserves Contribution Fund may be allocated to eligible projects in any financial year, provided that a minimum available balance of \$100,000 is maintained.

For the purposes of this policy, availability is defined as the current fund balance minus any committed but unspent funding for previously approved projects.

Allocation

Council will allocate:

- 90% of the annually available funds as closely as practicable to the development/property from which they were generated; and
- 10% of the annual available funds to other parts of the district.

All expenditure must meet the criteria set out in section 3.2 below.

3.2 Process for distribution of Reserves Fund Contribution Fund

Annual Project List

The Infrastructure Services Group will compile a list of projects annually, in conjunction with the Annual Plan or Long-Term Plan.

The project list will take into consideration:

- Reserve Management Plans
- Asset Management and Operations Plans
- Reserve and Halls subcommittees – requests for projects not included in the plans above
- Information from the community
- Co-funding opportunities
- Previous or current projects in the vicinity

Each of the projects presented on the list will include:

- Background
- Estimated costings
- Eligibility assessment
- Co-funding opportunities**

*** Projects that rely on co-funding will not be permitted to incur any expenditure until a formal co-funding agreement has been executed and signed by both Buller District Council and the relevant funding agency.*

Council Consideration

Council will consider the projects presented and make decisions on which projects should be funded from the Reserves Contribution Fund as part of the Annual Plan or Long-Term Plan deliberations.

Staff may also present, to any regular Council meeting, projects that meet the criteria, but were not included in the annual process, for approval.

3.2 Six month review and summary

A financial analysis of the Reserves Contribution Fund balance, showing contributions made, by area, along with the committed and uncommitted balance of the fund will be provided to Council every six months.

Council will also receive a six-monthly summary of completed or in progress projects from the last allocation decisions.

3.3 Eligibility criteria

When assessing proposals for the use of the Reserve Contribution Fund, Council will have regard to the following criteria:

- a) Creating public open spaces (including recreation areas, visual buffers and amenity areas);
- b) Adding capacity to or otherwise enhancing existing public open spaces (including recreation areas, visual buffers and amenity areas).
This can include, but is not limited to:
 - bringing existing reserves up to a minimum standard for public use e.g. providing public toilets in recreation reserves if needed;
 - landscaping and planting;
 - Playground equipment
 - Other equipment e.g. seats, barbecues, signage
 - providing access to recreational areas or for public wellbeing and safety such as walkways, trails and footbridges;
- c) Projects that add amenity to under-equipped parks and reserves to increase usability, accessibility and community value.

4 POLICY REVIEW

This policy will be reviewed every 5 years.

AGENDA ITEM: 5.2 TE KUHA WATER CONSERVATION RESERVE

Prepared by: Jess Curtis
Manager Capital Works

Reviewed by: Simon Pickford
Chief Executive Officer

Public Excluded: No

EXECUTIVE SUMMARY

1. Westport and Carters Beach's drinking water is supplied from surface water collected from a 'local purpose (water conservation) reserve' located on the hills above Westport. The water conservation reserve is vested 'in trust' to, and administered by, Buller District Council under the Reserves Act 1977.
2. In 2024, Stevenson Mining Ltd (Stevenson) applied to be listed under the Fast-Track Approval Act 2024 to seek the authorisations necessary to advance its proposed Te Kuha Coal Project.¹ The proposed Te Kuha mine overlaps the water conservation reserve. In May 2025, Stevenson requested that Council assess whether all the land within the water conservation reserve is required for that purpose (the Stevenson request) and agreed to cover Council's costs of the assessment.
3. On 25 June 2025, Council requested that staff evaluate the Stevenson request in more detail and to report back to Council.² This report addresses the findings of a detailed strategic assessment undertaken in response to Council's direction. This report has been prepared to inform the Council's decision on the Stevenson request. It does not engage in the merits or otherwise of the Te Kuha mine proposal.

¹ Whilst the application was subsequently rejected, it is understood, Stevenson intends to reapply.

² Refer to CEO's report *Westport Water Conservation Area* (Council meeting 25 June 2025, Agenda Item No PE2).

DRAFT RECOMMENDATION

That Council:

- 1. Receives this report**
- 2. Note the information provided in this report and the attached strategic assessment prepared by Anguillid Consulting Engineers and Scientists Limited.**
- 3. Decline Stevenson’s request to revoke part of the local purpose (water conservation) reserve at this time, but on the basis that partial revocation may be available at a later date (Option 3).**
- 4. Delegate to the Chief Executive to do those things necessary to reply to the Stevenson request as follows:**
 - a. All of the local purpose (water conservation) reserve is currently required to meet Westport’s current and future water supply needs;**
 - b. Revocation of part of the local purpose (water conservation) reserve at this time would result in Council being unable to meet its statutory obligations to provide a suitable quantity of water to meet Westport’s current and future needs;**
 - c. Council will continue to explore potential alternative water supply sites. Should a preferred site be identified, Council will need to complete a special consultative procedure prior to any decisions being committed to.**
- 5. Note the possibility that the Minister may independently consider revoking part of the water conservation reserve.**
- 6. Note that options are being investigated for an alternative water supply outside the current water conservation reserve to address current supply and resilience risks and that a report will be brought back to Council with a recommended way forward for securing Westport’s future water supply.**

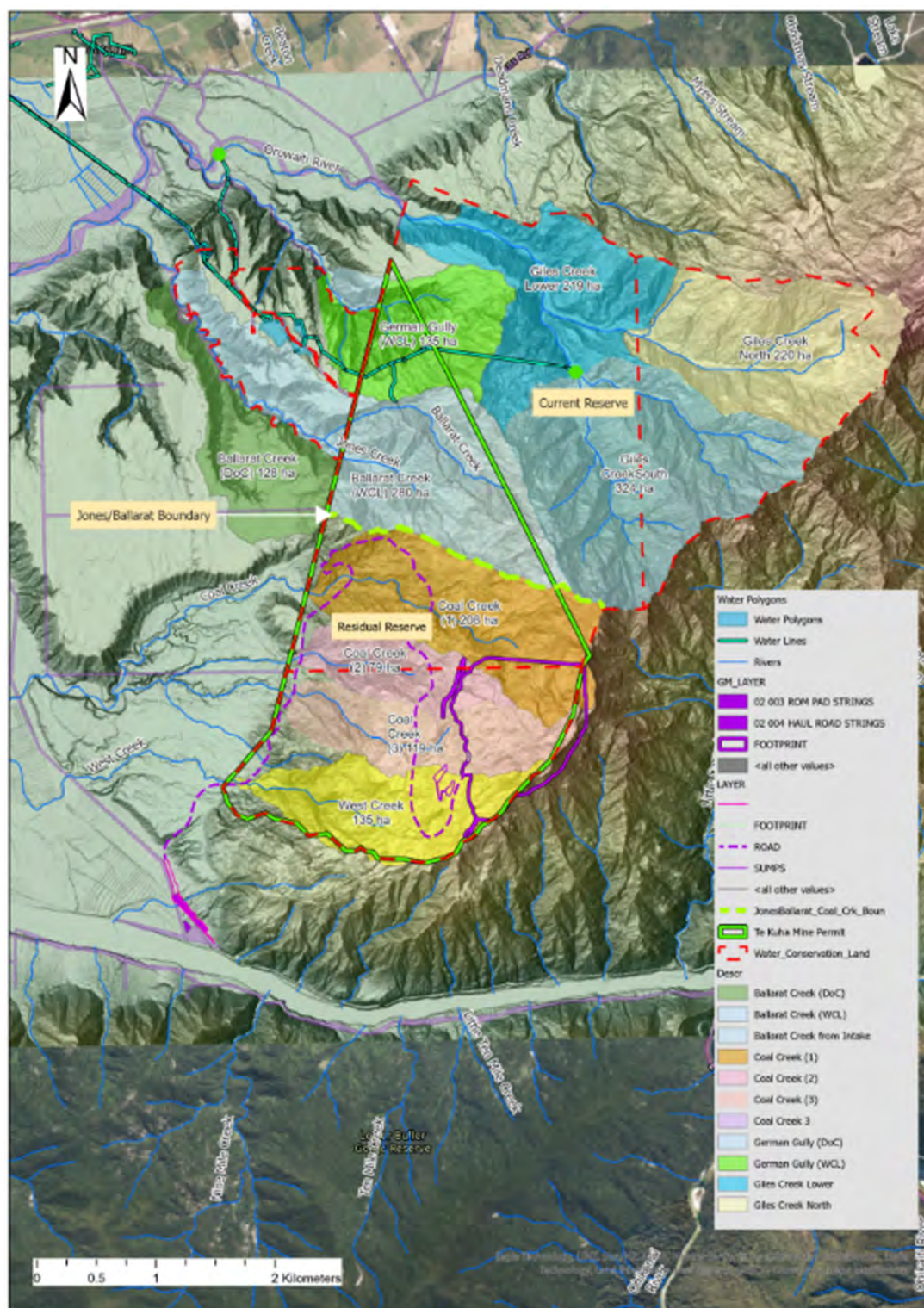
ISSUES & DISCUSSION

BACKGROUND

4. Westport and Carters Beach's drinking water is supplied from surface water collected from the water conservation reserve located on the hills above Westport, comprising the following titles:
 - a) Part Section 13 Blk VIII Kawatiri SD Water Conservation Reserve;
 - b) Section 14 Blk VIII Kawatiri SD Water Conservation Reserve;
 - c) Section 1 Blk IX Kawatiri SD Water Conservation Reserve; and
 - d) Section 17 Blk II Ohika SD Water Conservation Reserve.
5. The water conservation reserve is vested 'in trust' to and administered by Council under the Reserves Act 1977.
6. The Water Conservation Reserve was originally Gazetted in 1951 from the Westport Harbour Endowment, and in 2019 was reclassified 'local purpose (water conservation) reserve' to meet s16 *Reserves Act 1977* requirements.³
7. Mining Permit 41-289 is held by Rangitira Developments Ltd ("Rangitira"). Rangitira is owned by Te Kuha Limited Partnership ("TKLP"), a limited partnership between Stevenson Holdings Limited and Wi Pere Holdings Limited Partnership. TKLP has appointed Stevenson as the project co-ordinator and mine operator for the proposed Te Kuha Coal Project, which affects approximately 144 ha of the greater Mining Permit area.
8. With the exception of 12ha of the proposed Te Kuha mine footprint within Department of Conservation administered land, and 2ha of private land, the balance of the proposed Te Kuha Coal mine (including the mine itself and auxiliary works such as the access road and treatment ponds) is located within the water conservation reserve (see Figure 1).

³ The rationale for this is addressed within the BDC officer's report *Classification of Reserve Land – Westport Water Conservation Reserve* (Council meeting 28 August 2019, Agenda Item No 6).

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9. Figure 1 Assessment context

Stevenson request

10. While access arrangements have previously been sought, they have not been obtained. As a result, Stevenson has now requested that

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Council consider whether all of the water conservation reserve is required, or whether some of the water conservation reserve vesting could be revoked and revested in the Crown.

11. As Stevenson offered to cover the Council's costs associated with the assessment of the water conservation reserve, Council agreed to undertake the analysis required to respond to the Stevenson request. The primary focus of the analysis is to determine whether all of the water conservation reserve is required for water conservation purposes, or not.⁴
12. Of the Westport water conservation reserve ('Total Reserve'), to date Council has used only the northern catchments comprising the North and South Branches of Giles Creek, and Ballarat Creek (known as the 'Current Reserve') to meet its historical, current, and emergency water supply needs. All water supply infrastructure is located in the Current Reserve.
13. The southern portion of the reserve (referred to as the 'Residual Reserve'), contains no water supply assets and has not been utilised for water supply purposes to date.
14. While the mining permit covers a much larger area than the proposed Te Kuha Mine footprint and auxiliary activities (such as the water treatment ponds and access road), the permit corresponds roughly with the southern catchment boundary of Jones / Ballarat Creek and is outside of the 'Current Reserve' (see Figure 1).
15. Stevenson has observed to the Council that:

It has always been recognised that the land required for the proposed mine footprint is not within a catchment which is required for Westport's water supply now or in the future, and the proposed mine will not affect the Westport water take – including the reservoir and ponds.

⁴ Refer to CEO's report *Westport Water Conservation Area* (Council meeting 25 June 2025, Agenda Item No PE2).

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16. Building on that observation, Stevenson's request is that Council (or the Minister) revoke part of the Reserve, being the part that is not (in their view) required to meet Council's water supply requirements.

Previous Council processes

17. Matters relating to 'access arrangements' under the Crown Minerals Act ('CMA') for the Te Kuha Mine have come before Council previously. Historically, there has been some confusion, with the term 'access arrangement' sometimes being merged with permission to construct an access road, when in fact it refers to a broader legal agreement.
18. For clarity, an 'access arrangement' under the CMA is not limited to physical access but grants permission to undertake mining activities on the land, including associated access. This requirement applies regardless of whether the land is held as a reserve. If Council were to agree to Stevenson's request to revoke part of the water conservation reserve (with that part reverting in the Crown), any subsequent applications for an access arrangement would be decided by the Crown, instead of the Council. Additional authorisations, such as under the RMA, would still be required (namely resource consent).
19. The scope of the required access is approximately 144ha for the mine itself and its auxiliary activities. Approximately 130ha is located within the Water Conservation reserve (see Figure 1).
20. Council has previously assessed the implications of granting access. However, in reviewing those records, the more recent assessment, in the attached report has found:
 - a) There was not a comprehensive underlying assessment of Council's water supply needs from a first principles basis, nor consideration of future requirements or risk; and
 - b) The assessment of land requirements within the reserve was based solely on the presence of the existing physical water supply assets.

2025 Assessment approach

21. The attached assessment and report was commissioned to provide Council with a robust evidence-based foundation from which to inform its decision.
22. The assessment involved collaboration and dialogue across departments and officers, and engagement with Ngāti Waewae, all with the aim of understanding the history, context, and water supply need. The strategic assessment has investigated three tranches:
- a) Strategic (Council strategies and plans);
 - b) Statutory; and
 - c) Technical.
23. The technical assessment, which has been peer reviewed, considers water supply needs from a first principles basis, for both the current needs and 2075 (50-year) scenario allowing for modest growth (0.5%). A legal review was completed on the draft report.

Summary of findings

24. An overview of the strategic and statutory matters is provided in the considerations section below. The technical assessment was framed relative to four key questions:
25. *Q1: Is the 'Current Reserve' sufficient to meet Westport's strategic growth needs?*
- a) Table 1 (below) summarises Westport's current and future water demand.
 - b) If the water is capped at the consented limit of 10,000m³/day, then the current abstraction point on the South Branch of Giles Creek is insufficient to meet Westport's immediate water supply needs.
 - c) A likely future consent requirement for 75% Low Flow restriction of 22 L/s in the South Branch will reduce available water intake times and volume, resulting in Westport running out of water.

- d) Council is currently planning works to reinstate abstraction from the North Branch to increase current levels of supply (refer to the current LTP).
- e) The combined Giles Creek take (i.e. North plus South Branches) would need to be increased by approximately the year 2045. This would be by a take from, for example, the lower Ballarat Creeks and/or by provisioning an overall catchment of approximately 825ha.
- f) Additional mitigation would be required to meet future demand by the year 2075 and, the supply would remain vulnerable to natural hazard-related disruption.
- g) In summary, without additional mitigation measures, the 'Current Reserve' does not have the capacity to meet future demand.

⁵ The feasibility of this is yet to be assessed.

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26. Table 1: Summary of current and future demand

Scenario						Current demand (2025 or 2075 zero growth)	Future demand (0.5% residential growth + 50% TTPP industrial, to 2075)
Nº	Base scenario		Location	Area (ha)	Low flow provision		
1	Actual take	Uncapped	South Branch	324	Actual daily take often exceeded the resource consent maximum take of 10,000m³/day.	Excess of water available for storage but non-compliant take	Reservoir storage would be utilised. Non-compliant take.
2	Consented take	Capped at 10,000m³/d	South Branch	324	-	Water balance precarious. Reservoir storage would be utilised.	Westport would run out of water.
3	Compliant take	Capped at 10,000m³/d	South Branch	324	Minus 75% MALF (22L/s) where historical intake flow is less than 190L/s.	Westport would run out of water.	Westport would run out of water.
4	Compliant take	Capped at 10,000m³/d	South Branch + North Branch	544	Minus 75% MALF (22L/s & 15L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Insufficient water. Reservoir storage would be utilised.
5	Compliant take	Capped at 10,000m³/d	South Branch + Ballarat	604	Minus 75% MALF (22L/s & 19L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Very unlikely to provide sufficient water. Reservoir storage would be utilised.
6	Compliant take	Capped at 10,000m³/d	South Branch + North Branch + Ballarat	824	Minus combined 75% MALF where historical intake flow is less than 190L/s	Supply will exceed historical water demand.	May meet water demand requirements, but water balance precarious. Does not provide for significant drought or disruptive events.

27. Q2: If the 'Current Reserve' is insufficient to meet future demand, how much of the 'Residual Reserve' is likely to be required?

- a) Even with additional mitigation, the use of the Current Reserve makes no allowance for extended dry periods and/or disruptive events.
- b) This results in lower suitable catchment yield and reduced reservoir recharge. The higher intensity rainfall also comes with an increased landslide risk (page 132 in the attached assessment document).
- c) There is insufficient viable area within the water conservation reserve to provide 100% water supply source redundancy for future demand which has implications for Westport's resilience in a significant event.

- d) Coal Creek is a viable water supply source, with approximately 406ha of the catchment located within the water conservation reserve. West Creek, at 136ha, is identified as suitable for a supplementary source. Both catchments are very similar to those within the Current Reserve (page 134 in the attached assessment document).
- e) Approximately 825ha is required to meet Westport's future water supply needs. The Residual Reserve would be needed in cases where:
 - i. a weather or geological event has created localised impacts in one area but not across the whole water conservation reserve; or
 - ii. growth is higher than expected; or
 - iii. a water intensive industry locates within the supply area; or
 - iv. further investigations show the available catchment area or water take from the Current Reserve are less than assumed.

28.Q3: Should a significant event occur (e.g. AF8), might the Residual Reserve be realistically required to augment or deliver water supply needs?

- a) The Residual Reserve provides a contingent supply if other sources are unavailable due to seismic activity or other disruptive events.

29.Q4: Is the Residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

- a) The Residual Reserve is suitable for use as a water conservation reserve and offers flexibility and resilience to Council's current supply.

30. The overarching conclusions from the strategic assessment are that:

- a) Action is needed to meet Council's current water supply needs;
- b) Additional raw water intake(s) will likely be needed in the next 20 years;

- c) The balance of the water conservation area is 'suitable' and needed to mitigate risks and uncertainty;
- d) Per s 20(1) of the Local Government (Water Services) Act 2025, Council has a general duty to retain its interests in the whole of the water conservation reserve as Council would be unable to demonstrate that the Current Reserve is sufficient to meet Westport's future water supply needs; and
- e) Reliance on the water conservation reserve merits review.

31. An assessment of implications (if any) on the new water entity should be undertaken for completeness and added assurance.

OPTIONS

32. Officers consider that there are five options available to Council in response to Stevenson's request that it revoke part of the water conservation reserve.

33. Options 4 and 5 have been discounted by staff as they are not considered feasible, as explained below:

Option 1 – Do nothing (option 1b in strategic assessment)

34. Decline Stevenson's request irrespective of whether or not the water conservation catchment is required to meet current and future water supply needs.

35. Even if Council declines the request, the Minister of Conservation may decide to do so independently and on their own initiative, particularly if Council's rationale is not well substantiated. If the Minister exercises this power, Council may lose the opportunity to influence or negotiate the terms of any future changes to the reserve's status.

Advantages

- Maintains status quo.
- Likely avoids potential legal challenge linked to mine proposal.
- Does not preclude revocation at a later date.

Disadvantages

- Could potentially be challenged by Stevenson.

Option 2 – ‘Say no’ to revoking part of the reserve (option 1a in strategic assessment)

36. Refuse the request on the basis that the Residual Reserve is required for Westport’s water current and future supply needs.

Advantages

- The peer reviewed technical assessment demonstrates that the Residual Reserve is required for Westport’s water current and future supply needs. This is also underpinned by the statutory and strategic assessment.
- Provides for water supply resilience and uncertainty in assessment parameters.
- Likely avoids potential legal challenge linked to mine proposal.
- Does not preclude revocation at a later date.

Disadvantages

- Could potentially be challenged by Stevenson, or the subject of a request from Stevenson to the Minister to revoke the reserve status.
- Minister may still revoke reserve status. However, there is a clear rationale for not doing so.

Option 3 – Say ‘not yet’ to revoking part of the reserve (option 2 in the strategic assessment)

37. This option would involve the Council refusing to revoke at this time, but on the basis that partial revocation may be available at a later date.

38. This option is contingent on Council demonstrating it has fulfilled its statutory obligations at a future date and would likely require an additional step to provide for community consultation before the later decision could be put to Council.

39. Whether or not the Council may find itself in a position of comfort for a partial revocation will be dependent on a range of factors, including outright demand, risk management and/or the availability of an alternative supply source. Council would also need to demonstrate or otherwise satisfy itself that it could fulfil the applicable statutory requirements of the time.

40. There is a potential pathway under the Reserves Act 1977 for a land exchange, whereby part of the water conservation reserve could be 'swapped' for other land if this would better serve Council's needs. If Council were to pursue Option 3, this land swap mechanism could remain open for consideration while alternative water supply options are investigated. However, whether such an exchange would be appropriate or feasible would require further exploration as part of the process.

Advantages

- Recognises the strategic and technical assessment findings.
- Gives Council time to complete investigations into the viability of other options to secure Westport's water current and future supply needs and in so doing:
 - a) Enhance resilience to natural hazard risks;
 - b) Re-orient infrastructure to meet future demand where it is planned to be needed
- Responds to the recommendations in the strategic assessment that Council investigate alternative water supplies to better provide for Westport's water current and future supply needs.
- This option does not preclude a separate policy position on the mine, so may provide an opportunity to work with Stevenson on a possible solution to the benefit of the District.
- Does not preclude revocation at a later date.

Disadvantages

- Finding an alternative water source would take time to source, validate, consent and build.
- Could potentially be challenged by Stevenson.
- Potential for legal challenge by opponents of the proposed Te Kuha Mine Project if Council makes a request to cancel vesting.
- Potential for alternative water supply to be challenged if linked to Council intention to facilitate the proposed Te Kuha Mine.

Option 4 – Say ‘yes’ to revoking part of the reserve (discounted) (option 3 in the strategic assessment)

41. The option to agree to revoking part of the water conservation reserve on the basis that Council can demonstrate that the Residual Reserve is not required for Westport’s current and future water supply needs.
42. This option is not considered to be feasible as the peer reviewed technical assessment demonstrates that the Residual Reserve is required for Westport’s water current and future supply needs. That conclusion is also underpinned by the assessment of Council’s statutory obligations, strategic objectives.

Option 5 – Accept Stevenson’s request (discounted) (option 3b in the strategic assessment)

43. Council has the prerogative to accept Stevenson’s request and agree to a pathway to revoke part or all of the reserve even if the reserve is needed to meet its water supply needs.
44. The applicable legislation places an obligation on Council as a Water Supplier not to divest its water assets unless it retains its capacity to meet its obligations (20(1)(d) Local Government (Water Services) Act, 2025).
45. This option is not considered to be feasible and was discounted on the basis that the peer reviewed technical assessment demonstrates that the Residual Reserve is required for Westport’s water current and future supply needs.

PREFERRED OPTION

46. The recent assessment commissioned by the Council gives the available technical evidence, matters raised by Ngāti Waewae described in the assessment, and provides consideration of Council’s statutory obligations and strategic imperatives at this time. This assessment shows that Council would be unable to demonstrate that the Residual Reserve is not needed to meet Westport’s future water supply needs.
47. It has been recommended that Council investigate an alternative water supply outside of the reserve to mitigate risk and provide for future

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growth. Therefore, Officers consider there is merit in continuing to explore alternative supply options without committing Council to a given future position (Option 3).

48. Therefore, the preferred option is Option 3: Decline Stevenson's request to revoke part of the local purpose (water conservation) reserve at this time on the basis that all of the reserve is required for Westport's water current and future supply needs. A partial revocation of the reserve may be available at a later date.

NEXT STEPS

49. Chief Executive Officer to reply to Stevenson by 19 December 2025 as follows:

- a) All of the local purpose (water conservation) reserve is currently required to meet Westport's current and future water supply needs;
- 7. Revocation of part of the local purpose (water conservation) reserve at this time would result in Council being unable to meet its statutory obligations to provide a suitable quantity of water to meet Westport's current and future needs. A partial revocation of the reserve may be available at a later date;
- b) Council will continue to explore potential alternative water supply sites. Should a preferred site be identified, Council will need to complete a special consultative procedure prior to any decisions being committed to.

50. Investigate options for an alternative water supply outside the current water conservation reserve to address current supply and resilience risks and report back to Council with a recommended way forward.

CONSIDERATIONS

Strategic Impact

51. The proposed decision as set out within this report is not in conflict with, and aligns with the long-term plan, annual plan, and other key policies including Council's core purpose, vision, mission, and values as set out within the *Enhanced Annual Plan 2024/2025*. It also aligns with Council's

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30 year infrastructure strategy 2024-2054. This assessment is summarised in section 4.4 of the strategic assessment.

Significance Assessment

52. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council Policy on significance can be found [here](#).

53. The matters raised in this report have been assessed against the Significance and Engagement Policy (SEP) below.

54. In addition to an assessment of the SEP, Council also manages a number of strategic assets as a whole because these asset classes as a whole, deliver the service. Strategic decisions in these areas, therefore, only concern the whole asset class and not individual components, unless those components substantially affect the ability of Council to deliver the service. One of Council's strategic assets is 'reserves'.

Criteria	Assessment
Does this decision relate to a strategic asset?	Yes. The matter relates to water reticulation including the land associated with water supply and is a reserve.
Does this decision affect the ability of Council to deliver the service?	If Council adopts the recommendations of this assessment, then Council's ability to deliver the service remains unchanged.
>5% of Council's asset base/budgeted turnover?	The decision could increase Council's asset base and budget if new infrastructure is planned.
Significantly alters the intended level of service provision for any significant activity	The decision could increase Council's level of service if a new water source is found for the town.
Reduces Council income or increases rates	The decision would maintain the status quo; however, this may change rates in the future should new infrastructure be planned.
Transfers ownership or control of a strategic asset to and from Council	The decision would maintain the status quo.
What is the level of impact on affected individuals and groups?	The decision would maintain the status quo for the Westport community today. Stevenson would be affected by the decision in the immediate term as it would affect the mine proposal. Whether there is an opportunity cost to the wider community is a matter for the assessment of effects and mine application process and would need to be assessed in the round. This is a separate matter outside the scope of this decision. This decision specifically considers Westport's current and future water supply.

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Criteria	Assessment
	Should a partial revocation be proposed at a future date, the impacts on affected individuals and groups would need to be assessed at that time.
What is the level of community interest?	This is likely to be high as the decision is intertwined with the Te Kuha mine proposal. Council has previously indicated that there is not a recognised interest in the boundaries of the water conservation reserve.
What are the likely impacts on iwi cultural values and their relationship to land and water?	The decision would enable Council to respond to Ngāti Waewae concerns with the level of abstraction from the South Branch and to give effect to the conditions of consent that were offered by Council to use best endeavours to locate an alternative water supply for Westport. The approach to the underpinning assessment has integrated provision for the maintenance of stream low flows to reflect Ngāti Waewae concerns and align with Te Mana o te Wai. Ngāti Waewae has indicated that they will liaise directly with Stevenson on the Te Kuha mine proposal itself.
What are the likely impacts on future generations?	The decision reflects the need to provide a sufficient quantity of water to future generations and better enables Council to meet its obligations under the Local Government (Water Services) Act 2025.
Is this likely to generate a high degree of interest or controversy in terms of the number of people potentially affected, the extent of the area potentially affected and the duration of the impacts?	This is likely to be very high as the decision is intertwined with the Te Kuha mine proposal.
How difficult is it to reverse?	Should Council adopt the recommendation, Council would have the option of revoking part or all of the reserve at a later date if it is able to locate an alternative source that enables it to fulfil its statutory duties and aligns with its strategic direction. Should Council not adopt the recommended decision, reversing the revocation would likely be very difficult. For completeness, Officers have not assessed whether the Residual Reserve would be suitable for use as a raw water supply after mining and related rehabilitation activities are complete. This would be a matter for the mine's assessment of environmental effects. However, Officers note that the proposed duration of the mine and its rehabilitation (26+ years) ⁶ would extend beyond the

⁶ Stevenson. 2024. Fast Track approval application.

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Criteria	Assessment
	projected 20 years by which Ballarat catchment is required. The technical assessment is that an additional catchment area over and above the North/South Branches plus Ballarat would be required at that time to mitigate uncertainty and natural hazard risk. The Residual Reserve catchments were identified as suitable for that purpose.
The extent to which different options are to be identified and assessed	The underlying assessment has considered a range of different technical scenarios in concert with the strategic options available to Council in approaching the overarching Stevenson request. The options assessment is underpinned by regard to Council's statutory obligations and alignment with its stated strategic direction and supporting strategies.
The degree to which benefits and costs are to be quantified	This relates to a question of whether or not to maintain the status quo. Benefits and costs have been assessed relative to the ability of Council to meet its statutory obligations to provide a sufficient quantity of water. The underpinning assessment has touched on the need for additional water supply infrastructure and the possibility of locating an alternative supply outside of the water conservation reserve. These require further investigation and would be subject to their own benefit: cost assessment as determining how to 'solve' Westport's water supply requirements is outside the scope of this report.
The extent of the detail of the information to be considered	The underpinning assessment is based on a thorough review of the available information. It has also been developed from first principles assessing current and water demand. This differs from past approaches which considered the matter solely on the basis of the presence of the physical water infrastructure in place at the time.

55.The overall assessment based on the officer recommendation is that this report is of low significance, despite the level of interest in Te Kuha mine project. Because the issue relates to a reserve, and one for water conservation, it could be a high significance matter. However, it is assessed as low as it will involve no change at this time.

56.This is because the proposed decision is to decline Stevenson's request to revoke part of the water conservation reserve, explore alternative water supply sites and complete community consultation before confirming any decision regarding partial revocation availability at a later date.

Risk Management Implications / Opportunities

57. The following risks or opportunities are identified with the issues identified in this report.

- a) The need to identify an alternative water supply for Westport water. This work will begin in early 2026.
- b) A special consultative procedure will be required before confirming any decision regarding partial revocation availability at a later date.

Policy & Legislative Considerations

58. The following legislative requirements underpinned the proposed decision:

- a) Local Government Act 2002:
 - i. s10: The purpose of local government is, in addition to enabling democratic decision-making, to *"promote the social, economic, environmental, and cultural well-being of communities in the present and for the future"*.
 - ii. s77(1)(c): Specific obligation to consider *"the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga."* when making a significant decision relating to land or a body of water.
 - iii. s140: Restrictions applying to endowment property require that *"the property must be retained by the local authority for the purpose for which the property was vested in the local authority"* unless specific conditions are met.
- b) Water Services Act 2021:
 - i. s25: Obligation to provide a sufficient quantity of drinking water.
- c) Local Government (Water Services) Act 2025:
 - i. s10: Council to remain accountable for water supply even if it transfers those services to another entity. Water supply objectives include reliability, resilience to external factors such as climate change and natural hazards, quality, and regulatory compliance including consumer safety. The objectives also

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extend to matters such as cost effectiveness, planning for future services, acting in the best interest of current and future consumers, and supporting housing growth.

- ii. s20(1)(d): Specifically requires that (emphasis added):

*A water service provider **must not**... lose control of, sell, or otherwise dispose of the significant water services infrastructure necessary for providing water services in its service area, **unless it retains its capacity to meet its obligations.***

- iii. s69(2)(d): Council assessment of ability to provide sufficient quantity of drinking water to consider matters including community access, reasonably foreseeable risks to community access in the future, and current and future demands.

d) Reserves Act 1977:

- i. s3(1): Purpose of the Act is managing and preserving areas with community value.
- ii. s15: Provides a potential pathway for reserve land exchange.
- iii. ss23, 40, and 61: Council is required to manage and protect natural value and the reserve's value as a water conservation area.
- iv. s24 sets out requirements and a test (emphasis added) for the classification or revocation of reserve land:

No change of classification or purpose** of a scenic, nature, or scientific reserve, or any part thereof, to a recreation, historic, government purpose, or **local purpose reserve** shall be made, except where, in the opinion of the Minister, the reserve or the part thereof is by reason of the destruction of the forest, bush, or other vegetation, or of the fauna or scientific or natural features thereon, or for any other like cause, **no longer suitable for the purposes of its classification.

59. Consideration was also given to matters under the:

- a) National Policy Statement for Freshwater Management 2020.
- b) National Policy Statement on Urban Development 2020.
- c) Civil Defence and Emergency Management Act 2002.

60. The effects of the mine proposal itself is not within the scope of this matter and would be subject to a separate authorisation process (e.g. Resource Management Act or Fast-Track Approvals Act).

Māori Impact Statement

61. Officers have engaged with Ngāti Waewae through Poutini Environmental to understand if – from their perspective – there are any matters that might affect the suitability of the water conservation reserve to supply water (e.g. wāhi tapu) or development proposals that might affect the growth assumptions used in the technical assessment. Ngāti Waewae advise that they do not have any upcoming residential development plans which would likely impact the future population numbers of Westport.
62. Ngāti Waewae does have an interest in the management of the existing water conservation reserve, and in particular the reduction of the South Branch water take. As part of varying the consent for the take, Council agreed to conditions requiring it to investigate an alternative supply and *“use its best endeavours to meet this commitment”*. Ngāti Waewae’s interests, which include the maintenance of low flows within the catchment’s streams, has been acknowledged and considered within the underpinning technical and strategic assessment.
63. Ngāti Waewae has advised that they would address any matters relating to the mine proposal directly with Stevenson.

Financial Considerations

64. Council retaining its interest in the whole water conservation reserve is likely to have implications for the authorisation process for the mine. However, as this report regards the future of Westport’s water supply, the financial considerations of the proposed mine are largely out of scope.
65. The assessment underpinning this decision has also highlighted the need to further address water supply infrastructure; some, but not all, of which is already provided for within the LTP. The scope and financial implications of any arising infrastructure requirements is outside the remit of this matter and will be addressed separately.

66. Consequently, there is therefore no financial implications relevant to this decision.

67. The funding for this assessment has been fully paid for by Stevenson with no cost to ratepayers.

Communication Internal / External

68. Ngāti Waewae (through Poutini Environmental) has been consulted part of this matter (see above).

69. The community will be informed of the outcome of this report through a media release the day following the Council meeting as part of Council's standard practices.

70. Following Council's decision, external communication and consultation will be undertaken. This will include further engagement with Ngāti Waewae.

71. A workshop was held with the wider Infrastructure Services team to develop an action plan for Westport's Water Supply. Urgent tasks of the action plan are underway, and regular reviews are held to confirm that the action plan is being adhered to.

ATTACHMENTS

1. Te Kuha water assessment strategic assessment [5.2.1 - 164 pages]
2. Te Kuha Water Assessment Workshop December 2025 [5.2.2 - 32 pages]



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Te Kaunihera O Kawatiri

Te Kuha water assessment

Strategic assessment

Legally privileged and confidential

November 2025

Strategic assessment



**Te Kuha water
assessment**

Legally privieged and confidential

November 2025

Prepared by:
Dr C Blom FEngNZ, CMIOd

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CMB141125

Executive summary

Background

Municipal water to Westport and Carters Beach is supplied from surface water collected from a 'local purpose (water conservation) reserve' located on the hills above Westport (refer to Figure E.1). The water conservation reserve is vested 'in trust' to — and administered by — Buller District Council (BDC; Council) under the Reserves Act 1977.

In 2024, Stevenson Mining Ltd (Stevenson) applied to be listed under the Fast-Track Approval Act 2024 to seek the authorisations necessary to advance the Te Kuha Coal Project. The proposed Te Kuha mine overlaps the Westport water conservation reserve so Stevenson requested Council assess whether all the land within the Westport water conservation reserve is required for that purpose (the Stevenson request).

Of the Westport water conservation reserve ('Total Reserve'), to date Council has used only the northern catchments (comprising the North and South Branches of Giles Creek, and Ballarat Creek) to meet its historical, current, or emergency water supply needs ('Current Reserve'). There are no water-related assets located within the southern parts of the reserve ('Residual Reserve'). Whilst the associated mining permit covers a much larger area, the area of the proposed Te Kuha Mine and auxiliary activities (such as the water treatment ponds and access road) corresponds roughly with the southern catchment boundary of Jones / Ballarat Creek and is outside of the 'Current Reserve' (see Figure E.1).

This is not the first time the Te Kuha mine proposal has come before Council. Stevenson has previously sought to agree an access arrangement with Council under the Crown Minerals Act 1991. However, the previous resolution to advance the access arrangement was rescinded. Stevenson has since advised Council that in light of that decision, in its opinion *"the most appropriate way forward is for the Minister of Conservation to cancel under section 27(1) of the Reserves Act 1977 the 1951 vesting of that part of the reserve in BDC which is not required for water supply purposes"*.

Assessment purpose

The purpose of this report is to overview the strategic context relating to the Stevenson request, which at its core is requesting Council revoke part of the Westport water conservation reserve, and to synthesise the technical inputs by others to inform Council's response. The overall objective is to determine whether all of the local purpose (water conservation) reserve is required to meet Westport's current and future water supply needs.

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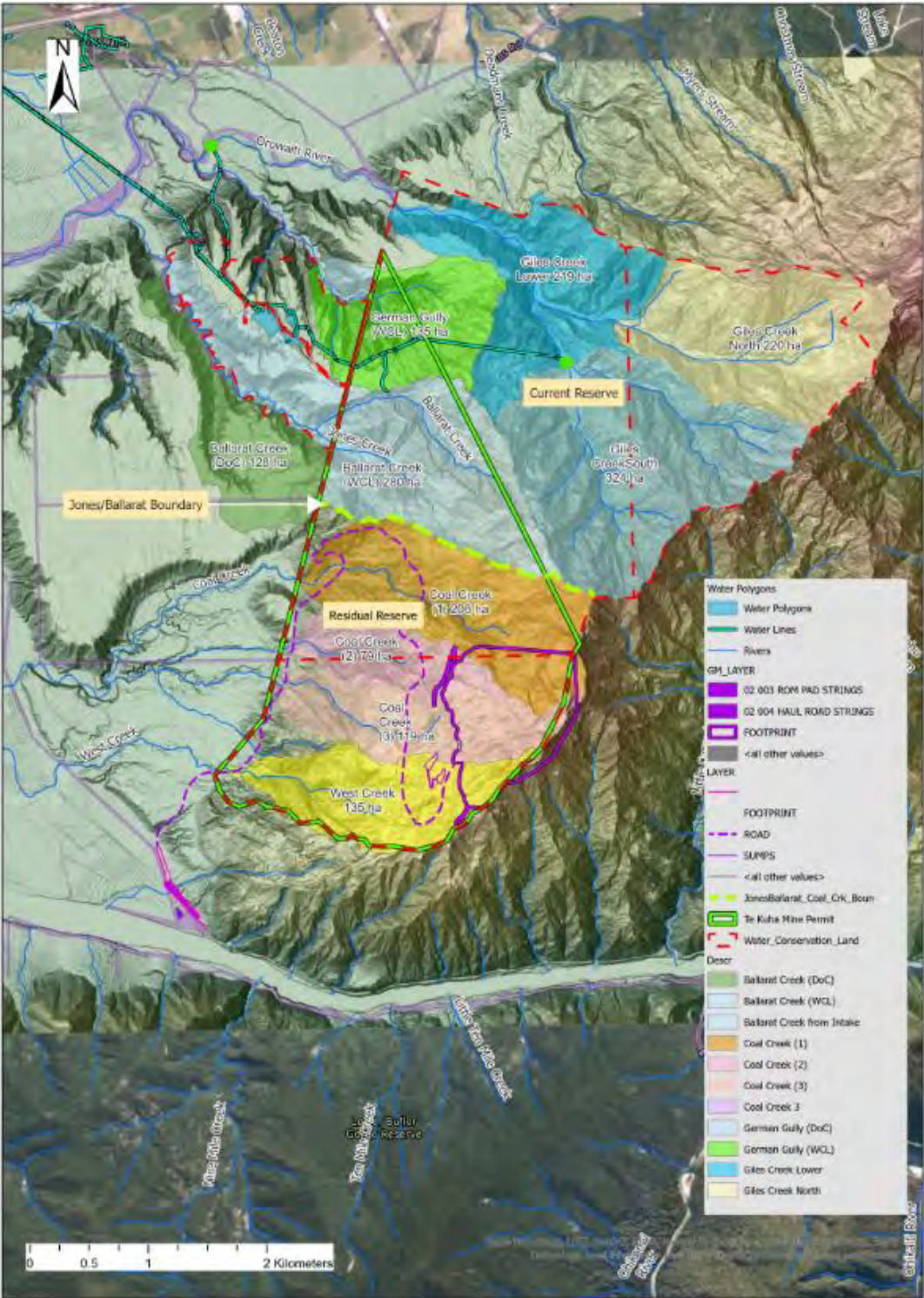


Figure E.1: Assessment context

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Council's options

Council has several options available to it to respond to the Stevenson request:

Option (Can Council revoke part of its water conservation reserve?)		Short description
1	Say 'no'	<i>a) Council has the option to say no on the basis that the Residual Reserve is required for Westport's water current and future supply needs.</i> <i>b) Irrespective of whether or not the water conservation catchment is required to meet current and future water supply needs, Council has the prerogative to decline Stevenson's request. This is the equivalent of the 'do nothing'/status quo option.</i>
2	Say 'not yet'	<i>Council may be unable to release part of the water conservation reserve at this time. This might be due to a range of factors from outright demand through to risk management and/or the need to secure an alternative supply. This option is contingent on Council demonstrating it can fulfil its statutory obligations at a future date.</i>
3	Say 'yes'	<i>Council has the option to say yes on the basis that Council can demonstrate that the Residual Reserve is not required for Westport's current and future water supply needs.</i>

In this instance, Council will not have the discretion to say an unqualified 'yes' if the reserve is needed for water supply needs (a theoretical 'option 3b)', and the flip side of the 'do nothing' option). Not only would this run contrary to its Statutory obligations (particularly s20(1)(c) Local Government (Water Services) Act 2025), but might be perceived as enabling the proposed Te Kuha Mine which cannot be an objective for Council in its assessment of water supply need and administration of the water conservation reserve. This does not preclude Council taking a separate policy position on the mine.

Assessment Approach

Past assessments relating to the Te Kuha proposal have been made on the basis of the location of the mine relative to Westport's physical water supply assets within the water conservation reserve. As the proposed mine is located within the 'Residual Reserve' and outside of the catchments used for water supply currently, historically and/or for emergency purposes, there have been no identified impacts upon Westport's water supply.

By contrast, this assessment considers Westport's current and future water supply needs from first principles. It examines Council's statutory obligations, its strategic direction, and available operational and technical information underpinning water supply requirements. Amongst other matters, the assessment considers community growth and Council's obligations to provide a sufficient quantity of water accounting for factors such as climate change and natural hazards.

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Findings

The overarching report conclusions are as follows:

- **Action is needed to meet current water supply needs.** Currently Council is taking more water than is consented and no provision is made for maintaining low flows. Modelling indicates Council needs to abstract water from the South Branch and either the North Branch or lower Ballarat Creek now. Consequently, we have recommended Council:
 - Urgently look at how it might accelerate the necessary investigations, designs, and authorisations for an additional water source;
 - Put in place contingency measures to manage risks until the alternative source can be delivered;
 - Address current operational practices to manage existing water take to be within the conditions of consent;
 - Address any other outstanding conditions relating to the current consents (such as fish passage); and
 - Take appropriate steps to manage the risk with the West Coast Regional Council and Ngāti Waewae.
- **Additional raw water intake(s) will likely be needed in the next 20 years.** Although the supporting technical assessment looked at a 50-year horizon, modelling indicates by approximately 2045 Westport will need to be supplied from a catchment of approximately 825ha (equivalent to the North and South Branches of Giles Creek, plus lower Ballarat Creek). It is recommended the necessary investigations and planning work be advanced so there is sufficient time for the project essentials (including funding) to be in place before they are required.
- **The balance of the water conservation area is 'suitable' and needed to mitigate risks and uncertainty.** Whilst the Current Reserve may be able to meet future need, the water balance has been assessed as precarious and does not provide for the matters required to be managed under s10(4) of the *Local Government (Water Services) Act 2025*. The recommended mitigation for managing these risks is an alternative water source, and Coal Creek (supplemented by West Creek) was identified as suitable for that purpose.
- **Council must retain its interests in all of the water conservation reserve.** The technical assessment, when framed against Council's statutory and strategic obligations shows that ***Council would be unable to demonstrate that the Residual Reserve is not needed to meet Westport's future water supply needs***, so must say 'no' (option 1a)) to revoking part of the reserve. This is underlined by:
 - s20(1)(c) Local Government (Water Services) Act 2025:

A water service provider must not... lose control of, sell, or otherwise dispose of the significant water services infrastructure necessary for providing water services in its service area, unless it retains its capacity to meet its obligations.
 - s25 Water Services Act 2021: Obligation to provide sufficient quantity of drinking water.
 - s69 Local Government (Water Services) Act 2025: Requirement to assess whether Council can deliver a sufficient quantity of water to meet current and estimated future drinking water demands.

Council is also likely to be bound by s24(3) of the Reserves Act since the balance of the 'local purpose (water conservation) reserve' is still suitable for that purpose.

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The report also recommends Council:

- Investigate options for an alternative water supply outside the current water conservation reserve to address current supply and resilience risks; and
- Consider whether there is a need to test the implications of this assessment for the new West Coast water services entity.

Recommended reply to the Stevenson request

Given the available technical evidence, the matters raised by Ngāti Waewae, and consideration of Council's statutory obligations and strategic imperatives at this time, we recommend the following reply to the Stevenson request:

- All of the local purpose (water conservation) reserve is required to meet Westport's current and future water supply needs;
- Revocation of part of the local purpose (water conservation) reserve would result in Council being unable to meet its statutory obligations to provide a suitable quantity of water to meet Westport's current and future needs.

This wording seeks to cover the possibility that the Minister may independently consider the option to revoke part of the water conservation reserve.

Should Council be minded to work with Stevenson to secure an alternative water supply outside of the current water conservation reserve, then Council may be able to release part of the reserve at a later date (Option 2, above).

Next steps

This report is offered for Council consideration. We have suggested there is benefit in a workshop with Council to enable the background and findings to be unpacked as the approach differs from that adopted by officers previously. The report also raises a compliance issues and changes expectations for water supply infrastructure which has potential implications for the new water services entity. The workshop would enable Council to provide guidance on the preferred direction that can then be developed into an appropriate paper for open Council consideration and resolution. An addendum to this report may be required to capture Council direction post workshop and to further shape the summary Officer's Report.

Should Council decide to adopt the recommendations of this report, then the next steps would be for Council to provide that feedback to Stevenson. It would also be judicious, given the likely high level of public interest in the proposed mine, to develop suitable communications to explain the decision to the wider public and media. The way forward, including any need for community consultation, would need to be reviewed should Council decide to adopt a different approach.

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This assessment has also identified a number of matters needing urgent Council attention. These range from an immediate need to achieve a compliant water take through to securing an additional raw water supply. There is also an opportunity for Council to explore whether continued use of the water conservation reserve is prudent given the natural hazard risks and proposed direction of local development. We recommend that these be collated into a Council works programme and advanced by Council in parallel to a response to the Stevenson request.

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Appendices

- Appendix I:** 1951 Gazette notices
- Appendix II:** Stevenson request
- Appendix III:** DO Report
- Appendix IV:** Records of Title overlapping the water conservation reserve
- Appendix V:** 1902 Westport waterworks licences
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Glossary

1877 Administration Act	<i>Westland and Nelson Coalfields Administration Act 1877</i>
1901 Administration Act	<i>Westland and Nelson Coalfields Administration Act 1901</i>
2016 access resolution	BDC resolution to enter into an access arrangement with Rangitira (subject to conditions) for the proposed Te Kuha Mine. Refer to Agenda Item 7, <i>Minutes of the Meeting of the Buller District Council</i> (28 September 2016)
2023 Options Report	Davis Ogilvie. 2023. <i>Westport alternative water source – desk top study</i> .
AF8	<p>Alpine fault magnitude 8. Refers to scientific research which “<i>indicates there is a 75% probability of an Alpine Fault earthquake occurring in the next 50 years, and there is a 4 out of 5 chance that it will be a magnitude 8+ event</i>” (see: https://af8.org.nz/).</p> <p>In this review, a proxy for a significant event likely requiring emergency water supply at a wholesale scale.</p>
AMP	Asset management plan
Anguillid	Anguillid Consulting Engineers and Scientists Ltd
BDC	Buller District Council
CMA	<i>Crown Minerals Act 1991</i>
Current Reserve	Buller District Council local purpose (water conservation) reserve north of the Jones/Ballarat Creek catchment boundary. Reserve area in which current, historical, and/or emergency water assets are or have been located.
DIA	Department of Internal Affairs
DO	Davis Ogilvie Ltd
DOC	Department of Conservation
DO Report	<i>Westport water conservation reserve water supply and catchment suitability assessment</i> . Davis Ogilvie Ltd, 2025.
Endowment	Westport Harbour Endowment (refer to s7 <i>Westland and Nelson Coalfields Administration Act 1901</i>)
FTAA	<i>Fast-Track Approvals Act 2024</i>

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Fast Track	Refers to authorisation processes under the <i>Fast-Track Approvals Act</i> with the purpose of facilitating “the delivery of infrastructure and development projects with significant regional or national benefits” (s3).
ha	Hectare (10,000m ³)
Land Act	<i>Land Act 1948</i>
LGA	<i>Local Government Act 2002</i>
LTP	<i>Buller District Council Long-Term Plan 2025-2034</i>
MALF	Mean annual low flow
MfE	Ministry for the Environment
Mine	See Te Kuha Mine
Mine Permit	Mining permit 41-289
North Branch	Refers to the north branch of Giles Creek.
NPS: FWM	<i>National Policy Statement for Freshwater Management 2020</i> (MfE, October 2024)
NPS: UD	National Policy Statement on Urban Development 2020 (MfE, May 2022)
Rangitira	Rangitira Developments Ltd-
Reserves Act	<i>Reserves Act 1977</i>
Residual Reserve	<p>Buller District Council local purpose (water conservation) reserve south of the Jones/Ballarat Creek catchment boundary. Reserve area in which current, historical, and/or emergency water assets have not been located and/or are not currently planned.</p> <p>‘Residual’ does not imply the area is not required; that is the purpose of the underlying technical water supply assessment.</p>
RMA	<i>Resource Management Act 1991</i>
RWMPA	Resilient Westport master planning area
SEP	<p>Significance and Engagement Policy.</p> <p>s76AA of the <i>Local Government Act 2002</i> requires Council to adopt a policy on significance and engagement. The current SEP is set out within the <i>2025-2034 Long Term Plan</i>.</p>
SLR Report	SLR Consulting NZ. 2023. <i>Hydrology review: Giles Creek – Orowaiti Stream</i>
Stevenson	Stevenson Mining Ltd

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South Branch	Refers to the south branch of Giles Creek.
Stevenson request	Is all the land within the Westport water conservation reserve is required for that purpose?
Te Kuha Mine	Proposed 144 ha mine (the Mine) located within mining permit 41-289 and overlapping 130ha of the Buller District Council <i>local purpose (water conservation) reserve</i> .
TKLP	Te Kuha Limited Partnership
Total Reserve	<p>Buller District Council <i>local purpose (water conservation) reserve</i> comprising:</p> <ul style="list-style-type: none">• Part Section 13 Blk VIII Kawatiri SD Water Conservation Reserve;• Section 14 Blk VIII Kawatiri SD Water Conservation Reserve;• Section 1 Blk IX Kawatiri SD Water Conservation Reserve; and• Section 17 Blk II Ohika SD Water Conservation Reserve.
TTPP	<p><i>Te Tai o Poutini Plan.</i></p> <p><i>Note: References are to the ‘Decisions Version’ of the TTPP (as accessed on 12 November 2025). The Plan is subject to change under appeal so references herein should be reviewed and revised as required.</i></p>
WSA	<i>Water Services Act 2021</i>
WSCCO	Water Services Council Controlled Organisation comprising Buller, Westland, and Grey District Councils.
WSDP	<i>West Coast Councils Water Services Delivery Plan.</i>

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1 Introduction

1.1 Overview

Municipal water to Westport and Carters Beach is supplied from surface water collected from a ‘local purpose (water conservation) reserve’ located on the hills above Westport (refer to Figure 1.1). The water conservation reserve is vested ‘in trust’ to — and administered by — Buller District Council (BDC) under the *Reserves Act 1977*.¹

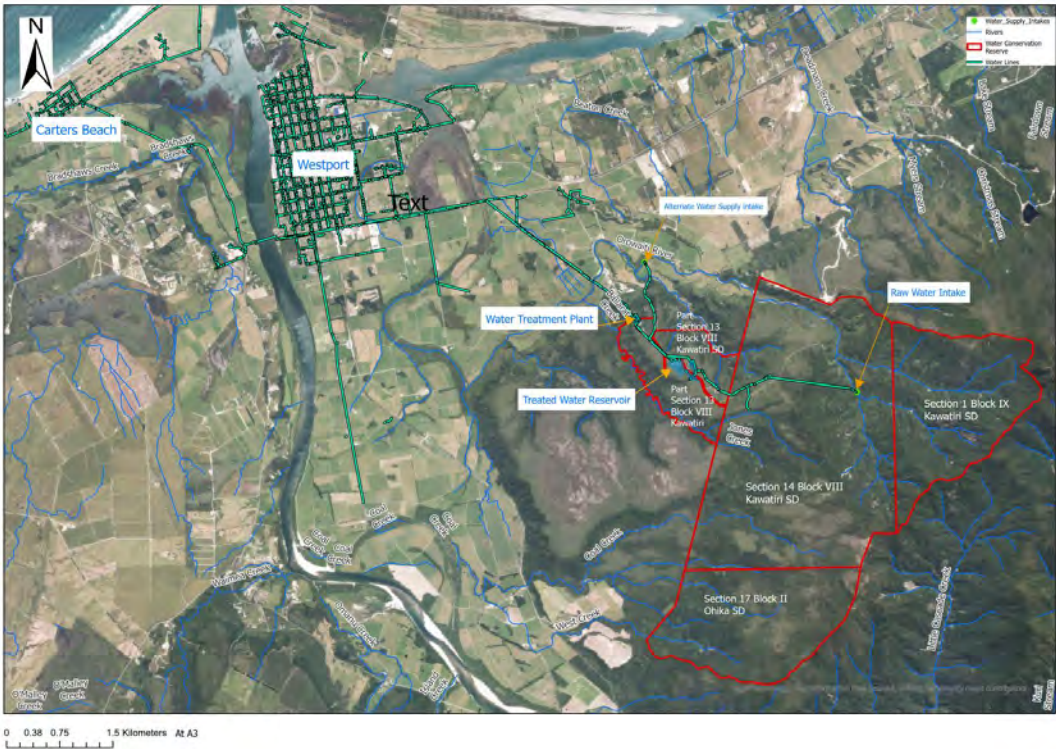


Figure 1.1: Location and extent of the Westport water conservation reserve
Legend: red = water conservation reserve boundaries; teal = reticulated water supply

In 2024, Stevenson Mining Ltd (Stevenson) applied to be listed under the *Fast-Track Approval Act 2024* (FTAA) to seek the authorisations necessary to advance the Te Kuha Coal Project. The proposed Te Kuha mine (the Mine) is covered by Mining Permit 41-289 and overlaps the Westport water conservation reserve (Figure 1.2). Consequent to its FTAA application, Stevenson has sent a request to Council to assess whether all the land within the Westport water conservation reserve is required for that purpose (the Stevenson request; refer to Appendix II).

¹ Gazette Notice 067 (1951), p1185 and Gazette Notice 084 (1951), p1640. Refer to Appendix I.

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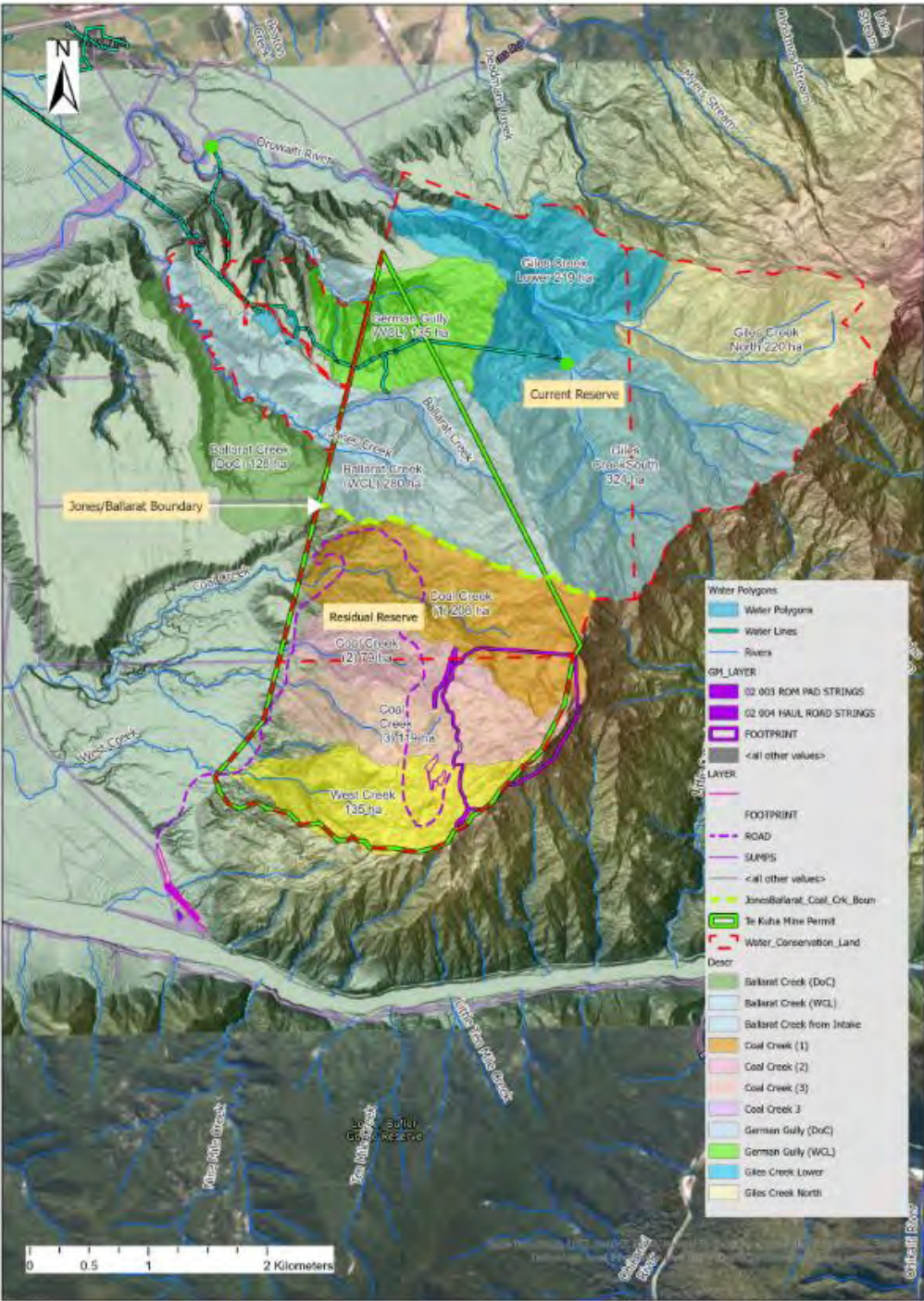


Figure 1.2: Proposed Te Kuha Mine location overlay²

² Shape files for the proposed Te Kuha Mine and related infrastructure have been provided by Stevenson. Batter details for the access road were requested but not available at this time. The exact positioning of the access road relative to the Jones/Ballarat catchment boundary would need to be verified should the mine proceed.

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Of the Westport water conservation reserve ('Total Reserve'), to date Council has used only the northern catchments to meet its historical, current, or emergency water supply needs ('Current Reserve'). There are no water-related assets located within the southern parts of the reserve ('Residual Reserve');³ see Figure 1.2. Whilst the Mining Permit covers a much larger area, the area of the proposed Te Kuha Mine and auxiliary activities (such as the water treatment ponds and access road) corresponds roughly with the southern catchment boundary of Jones / Ballarat Creek⁴ and is outside of the 'Current Reserve'.⁵

1.2 Purpose and scope

The purpose of this report is to overview the strategic context relating to the Stevenson request, which at its core is requesting Council revoke part of the Westport water conservation reserve, and to synthesise the technical inputs by others to inform Council's response. As such, the report sets out the:

- Background context and establishment of the water conservation reserve;
- Key risks to Council and management recommendations for those risks; and
- Implications should the water conservation reserve status be removed and (in the event that this emerges as an option) the process for a removal to be implemented.

To assist us in addressing these matters, Council commissioned Davis Ogilvie Ltd (DO) to undertake an assessment of Westport's water supply needs. The outputs from the *Westport water conservation reserve water supply and catchment suitability assessment* (DO Report; DO, 2025), which was peer reviewed by WSP, have been integrated throughout this strategic overview. The full DO Report is attached within Appendix III.

1.3 Mine application and status

At the time work to inform Council's response to Stevenson was initiated in July 2025, publicly available information recorded that Te Kuha Mine had applied to the fast-track process and was an unlisted project under the FTAA (project FTA049).⁶ In early August 2025, Council learned⁷ that the application had been rejected by the Ministry for the Environment (MfE) in March 2025.⁸

Whilst the Stevenson request has been put to Council after the initial FTAA rejection, this report does not engage with the merits or otherwise of the Mine. It also does not speculate on — nor is the author party to — the proposed next steps, if any, being taken by the parties responsible for seeking authorisations for the Mine.

³ 'Residual' does not imply the area is surplus to need; rather that it not within areas used by Council to date to meet historical, current, or emergency water supply needs.

⁴ Jones Creek is a small tributary of Ballarat Creek.

⁵ <https://environment.govt.nz/assets/what-government-is-doing/Fast-Track-Unlisted/Te-Kuha-Coal-Project/049.02-Te-Kuha-Map-Overview-and-Legal-Property-Boundaries.pdf>. Accessed 8 July 2025.

⁶ <https://environment.govt.nz/assets/Unlisted-Projects.pdf>. Accessed 8 July 2025.

⁷ <https://www.rnz.co.nz/news/business/569660/controversial-west-coast-te-kuha-mine-s-fast-track-bid-stalled>. Accessed 12 August 2025.

⁸ See also https://www.fasttrack.govt.nz/_data/assets/pdf_file/0018/9513/23-FTAA-2502-1014-Te-Kuha-Coal-Letter-to-applicant_Redacted.pdf. Accessed 18 August 2025.

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1.4 Limitations

This report has been prepared by Anguillid Consulting Engineers and Scientists Ltd (Anguillid) for Buller District Council (BDC; Council) to understand whether all of the land within the Westport water conservation reserve is required for Westport's water supply needs and to assist Council respond to the Stevenson request. Our assessment and advice rely upon the completeness and accuracy of the information available at the time, which includes that cross referenced throughout the report. Should information change or additional information become available, then this report and its conclusions should be reviewed accordingly.

The report considers the Stevenson request; whether all the land within the Westport water conservation reserve is required for that purpose. It places the 'in principle' response within Council's strategic context but does not consider how best to 'solve' future water supply needs and/or how — or whether — to optimise the current treatment system. Consequently, no additional environmental investigations or engineering work has been undertaken, and no samples were collected from the site or analysed in any way as part of this assessment. Opinions and conclusions herein are based upon our understanding and interpretation of current requirements and information and should not be construed as legal opinions.

The scope and considerations herein exclude all matters relating to the mining proposal itself including effects, if any, upon the water supply catchment.⁹

This report should not be copied or used for any purpose other than was originally intended, nor used by any other parties without the written approval of a Director of Anguillid. Should this report be used by third parties, whether authorised or otherwise obtained, Anguillid accepts no liability for any reliance placed on this report nor its use by any party for any purpose other than as identified.

Whilst this matter is not before the Environment Court at this time, for completeness, the author has read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. Whilst Council has reviewed this report, this is an independent report, and the author has not omitted to consider material facts known to them that might alter or detract from the opinions expressed herein. The author has visited the Westport water treatment plant, reservoirs, South Branch intake, and overviewed the North Branch and location of the Ballarat emergency take along with the end of Nine Mile Road but has not ventured into the hinterland of the water conservation reserve.

⁹ These are matters to be considered under any authorisations processes for the proposed mine. This report is focused upon water supply matters and does not engage with the merits or otherwise of the mining proposal.

2 The Westport water conservation reserve

This chapter provides a brief overview of the Westport water conservation reserve and what is known from the information available within this project's timeframes of the reserve's historical and current use as it applies to water supply to provide context to the assessment of the reserve's suitability as a water supply catchment and the Stevenson request.

References herein are solely to the 'Decisions Version' of the Te Tai o Poutini Plan (TTPP).¹⁰ It is acknowledged that the Buller District Plan is still operative in part at this time. However, this is not an assessment of environmental effects; not all details typically included within an effects assessment are germane to the purpose and scope of this report. Consequently, the report is not focused on detailed planning matters, but rather the in-principle direction of land use as it might inform future water supply needs. The TTPP also includes the latest mapping of natural hazards and areas of interest as they are understood at this time. Should significant revisions to the TTPP arise, then this report (and the underpinning DO Report) should be reviewed and if necessary revised accordingly.

As noted previously, additional investigations (e.g. ecology) and engineering assessments are outside the scope of this report as are matters relating to the effects (if any) of the mine itself.

2.1 Legal description of the reserve

As shown in Figure 1.1, the Westport water conservation reserve comprises:

- Part Section 13 Blk VIII Kawatiri SD Water Conservation Reserve;
- Section 14 Blk VIII Kawatiri SD Water Conservation Reserve;
- Section 1 Blk IX Kawatiri SD Water Conservation Reserve; and
- Section 17 Blk II Ohika SD Water Conservation Reserve.

Separate titles under the *Land Act* 1948 have not been raised for these sections and we return to the implications of this later within the chapter. The total reserve area is approximately 1,825ha.¹¹

For completeness, Records of Title for mining activities overlapping the water conservation area are attached in Appendix IV.

2.2 Establishment history

What we have been able to discern through Council archives is the timing and authorisation for the original water supply works which still provide the framework for the current system. The archives contain licences issued in 1902 for the purposes of constructing the 'Westport Waterworks' pursuant to the Mining Act 1898 (refer to Appendix V). The licences, issued to the "*Mayor, Councillors, and Burgess of the Borough of Westport*", assigned "*Part I [Māori] Reserve No 41 John Monigatti to the Council, also agreement between John Monigatti and the Council*". The bundle of licences provides for the

¹⁰ As accessed on 12 November 2025 to update this report.

¹¹ CEO's Report, 25 June 2025. BDC agenda item: PE2.

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construction of the water reservoirs (dams) on Caledonian Terrace, and the construction of tunnels and associated water races along the north and south branches of Giles Creek, plus within German Gully.¹²

The *Grey River Argus* of 16th April 1910 records a large slip near Caledonian Terrace that occurred during the works which resulted in the death of the above-mentioned John Monigatti (Appendix VI).¹³ The article also seems to corroborate a note on the envelope containing the licences for the waterworks, that the land had previously been Māori reserve. Although comment on Māori title has been sought from Ngāti Waewae as part of this work, this aspect has not been researched further at this time and does not directly influence Council's considerations for the reasons we turn to shortly.

It appears that at some date subsequent to the construction of the Westport waterworks, the land was included in an endowment to the Westport Harbour Board.¹⁴ The Westport Harbour Endowment (the Endowment) was itself established as an extension to the *Westland and Nelson Coalfields Administration Act 1877* (1877 Administration Act) through the *Westland and Nelson Coalfields Administration Act 1901* (1901 Administration Act).¹⁵

The reserve was subsequently gazetted for water conservation purposes in 1951 subject to "*the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950*".¹⁶ On 31 October 1951, and pursuant to s9 of the *Public Reserves, Domains, and National Parks Act 1928*, the land for water conservation was "*vested in the Mayor, Councillors, and Burgesses of the Borough of Westport, in trust, for water conservation purposes*".¹⁷

Whilst accountability for the water conservation reserve subsequently transferred to the Buller District Council through the 1989 local government reforms, the land is vested in the Council but without title being 'formally transferred'; as a result, the land remains 'conservation land'.¹⁸ The implication of this, with reference to the matter of Māori land title, is explained by Simpson Grierson, who advise:¹⁹

Both the cancellation of vesting and the revoking of reserve status result in the land being held by the Crown under the Land Act. Land held under the Land Act is not held for a Public Works Act 1981 purpose, so there is no offer back requirement.

Consequently, we understand that the establishment of land title is a matter that need not concern Council further at this time.

¹² We have not confirmed whether the works were all located within the currently defined boundaries of the reserve and note that only the headwaters of German Gully are within the current water conservation reserve.

¹³ National Library archives (Papers Past). <https://paperspast.natlib.govt.nz/newspapers/GRA19100416.2.29>. Accessed 18 August 2025.

¹⁴ Gazette Notice 067 (1951), p1185. Refer to Appendix I.

¹⁵ Subsequent extensions to the Endowment were directed to be managed in accordance with the 1877 Administration Act under s7 *Reserves and other Lands Disposal Act 1932*.

¹⁶ Gazette Notice 067 (1951), p1185. Refer to Appendix I.

¹⁷ Gazette Notice 084 (1951), p1640. Refer to Appendix I.

¹⁸ Simpson Grierson, email 6 August 2025.

¹⁹ *Ibid*.

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To close out the land establishment history, we note that in 2019 the water conservation reserve was reclassified '*local purpose (water conservation) reserve*' to meet s16 *Reserves Act 1977* requirements. The full rationale for this is addressed within the BDC officer's report *Classification of Reserve Land – Westport Water Conservation Reserve* (Council meeting 28 August 2019, Agenda Item No 6). In short, the classification attended to an outstanding requirement to classify the land and to define its purpose under the *Reserves Act, 1977* (s16, *Ibid.*). We do not advance further detail relating to that process as it should also have no bearing on the matters under consideration here.

2.3 Overview of the environment

Cultural considerations

As part of the preparation of this report, BDC has engaged with Ngāti Waewae through Poutini Environmental to understand if — from their perspective — there are any matters that might affect the suitability of the water conservation reserve to supply water (e.g. wāhi tapu) or development proposals that might affect the growth assumptions used in the technical assessment. Ngāti Waewae advise that they do not have any upcoming residential development plans which would likely impact the future population numbers of Westport.²⁰ Matters such as *Te Mana o te Wai* are addressed later within this report as part of our assessment.²¹

Natural environment

Most of the water conservation reserve is classified as an Outstanding Natural Landscape (ONL) under the TTPP (Figure 2.1).²² Those parts of the reserve that are not so classified are located within the 'Current Reserve' (the exception being a small portion of Coal Creek that lies within the 'Residual Reserve').

Of relevance to this matter is the underlying description of what constitutes an ONL in order for an area to be defined as such, since this is germane to water supply and in particular to water quality. In this regard, the Environment Court has indicated that an ONL may (amongst other matters) "*be marked by the presence of (usually native) vegetation, and convey the feeling of being uncluttered by structures and/or obvious human influence.*"²³ These are attributes noted to be of benefit to the water supply within the *Westport drinking water supply: Drinking water safety plan* as this mitigates the risk of contaminants entering the supply source.²⁴

²⁰ Poutini Environmental email dated 9 September 2025.

²¹ *Te Mana o te Wai* is a fundamental concept within the *National Policy Statement for Freshwater Management 2020* (NPS:FWM). MfE, October 2024.

²² <https://tppp.nz/wp-content/uploads/pdf-maps-2025/Environmental%20and%20Cultural%20Mapbook%20150k%20v3.pdf>. Accessed 12 November 2025.

²³ The Environment Guide citing *High Country Rosehip Orchards Ltd v Mackenzie DC* [2011] NZEnvC 387.

<https://www.environmentguide.org.nz/issues/landscape/protection-of-landscapes-and-features/what-is-an-outstanding-natural-feature-or/>. Accessed 19 August 2025.

²⁴ BDC (2022), p53.

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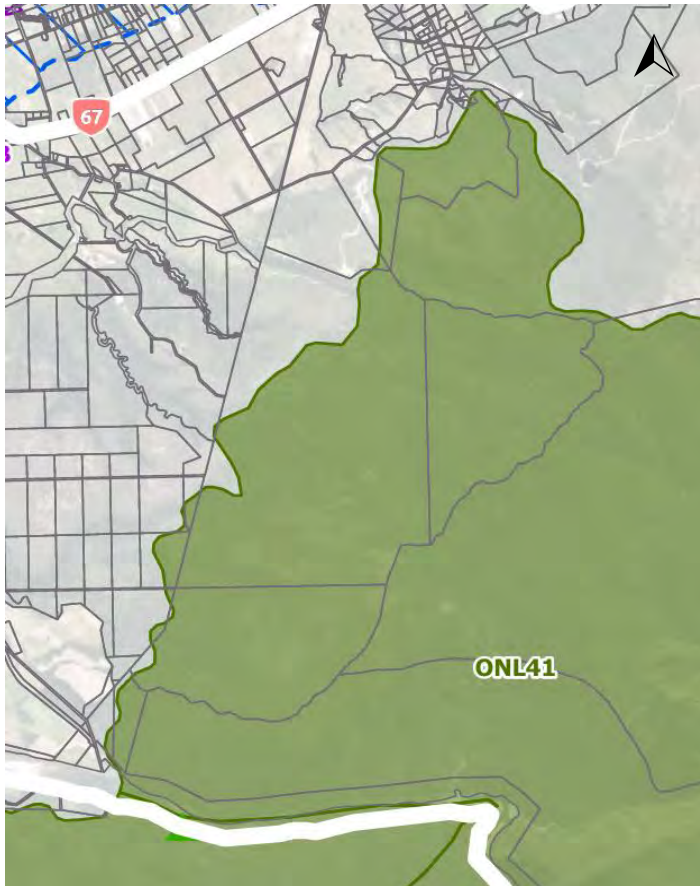


Figure 2.1: Outstanding Natural Landscape (ONL) extent within the water conservation reserve

Legend: Green = ONL

Source: <https://tpp.nz/wp-content/uploads/pdf-maps-2025/Environmental%20and%20Cultural%20Mapbook%20150k%20v3.pdf>. Accessed 12 November 2025.

Beyond this benefit to water supply quality, the quality of the vegetation itself and the forest ecosystem are outside the scope of this work. However, these are aspects that would need to be assessed along with aquatic ecology should additional assets or water takes be proposed such as those included within the *Buller District Council Long-Term Plan 2025-2034* (LTP; p43). It is also noted that Council has broader duties under the Reserves Act. To the extent that it is compatible with the purpose of the reserve for which it is held (i.e. water conservation), Council is required to protect the biological and natural features of the reserve, and to maintain the value of the reserve as a soil, water, and forest conservation area.²⁵

An example of this can be seen in the resource consents held for the water take from the south branch of Giles Creek (South Branch)²⁶ and outside the water conservation reserve at Keoghans Farm²⁷ (see Figure 1.2 and section 2.4). Both consents require fish passage to be maintained; although the South

²⁵ s23(2)(a)-(b) Reserves Act 1977.

²⁶ RC-2023-014801 to RC-2023-0148-04 expiring 2040.

²⁷ RC05233, expiring 2041.

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Branch consent²⁶ currently provides for fish passage to cease when the Westport water supply is “*under pressure*”.²⁸ It is unclear how the Regional Council, in setting this condition, has reconciled the provision with the requirements of the NPS: FWM or the *Freshwater Fisheries Regulations*, 1983; we therefore expect this will be a matter to be traversed in future consents.

Rainfall

Westport experiences, on average, approximately 2,150mm of rainfall each year, distributed fairly evenly across the year except for January – February, which is typically slightly drier (Figure 2.2).²⁹ Rainfall experienced in the hills above Westport is known locally to be higher than that experienced at the coast where NIWA data is collected. Limited data collected by Council from the South Branch intake records approximately 3,900mm/year compared with approximately 2,300mm/year at the NIWA coastal gauge for the same period.

Whilst Westport has similar sunshine hours to Nelson (approximately 2,390³⁰ and 2,497³¹ per annum respectively), it has (conservatively) more than double the annual rainfall (2,150mm³² and 959mm³³ respectively). The prevalence of high intensity rainfall events — interspersed by long dry spells — has implications for water supply and affects water take through increased turbidity and available flow respectively.³⁴ As the DO Report notes, this is only likely to be exacerbated in the future as the climate changes.

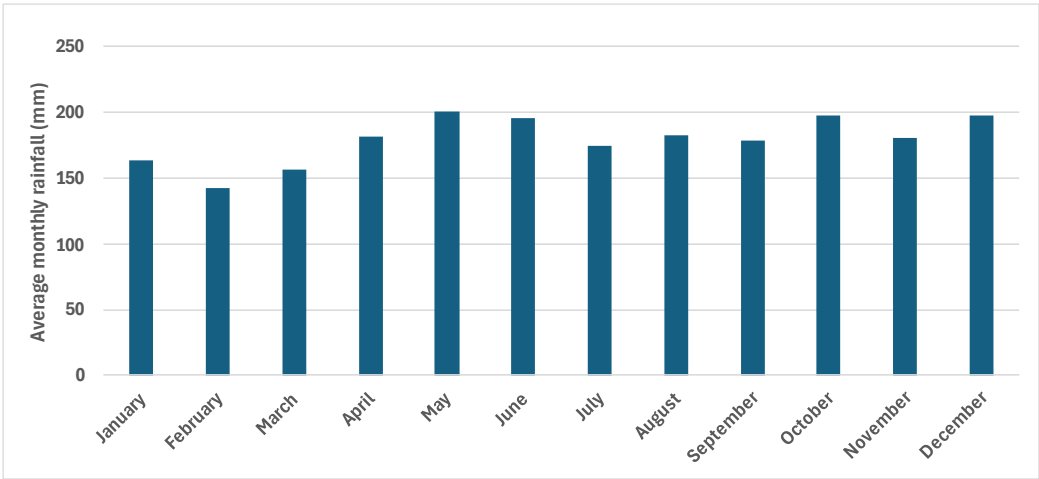


Figure 2.2: Westport monthly rainfall distribution

Source: NIWA DataHub 1944-2024 (from information provided by BDC)

²⁸ Condition 10 of the General Conditions.

²⁹ NIWA DataHub 1944-2024 (from information provided by BDC). Data collected from ‘Westport Aero (Station 3810)’ until October 1991 when collection switched to ‘Westport Aero EWS (Station 7342)’.

³⁰ <https://en.climate-data.org/oceania/new-zealand/west-coast/westport-19393/>. Accessed 20 August 2025.

³¹ <https://niwa.co.nz/climate-and-weather/mean-monthly-sunshine-hours>. Accessed 20 August 2025.

³² NIWA DataHub 1944-2024 (from information provided by BDC).

³³ NIWA. 2016. The climate and weather of Nelson and Tasman.

³⁴ SLR Consulting NZ. 2023. *Hydrology review: Giles Creek – Orowaiti Stream* (the SLR Report), p1.

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Catchments

The water conservation reserve comprises 7 catchments as summarised in Table 2.1 (see also Figure 2.3). The characteristics of the catchments within the water conservation reserve are very similar, and DO has assessed all as being suitable for water supply purposes.³⁵ As noted, Council also has an intake and pumping station at Keoghans Farm (see Figure 1.2). The Keoghans intake receives runoff from both the north and south branches of Giles Creek (although much of the contributing catchment is outside the water conservation reserve).

Table 2.1: Summary of sub-catchments within the water conservation reserve

Source: Synthesised from the DO Report (2025)

Sub-catchment	Catchment area ³⁶	Geology	Location
Giles Creek North	220ha <i>Above the current water take</i>	Buckland Peaks Granite, Hawks Crag Breccia, Brunner Coal Measures, & O'Keefe Formation.	<i>Current Reserve.</i>
Giles Creek South	324ha <i>Above the historical water take</i>	Buckland Peaks Granite, Hawks Crag Breccia, Brunner Coal Measures, & O'Keefe Formation.	<i>Current Reserve.</i>
	744 ha <i>Combined Giles Creek catchment within the water conservation reserve</i>		<i>Current Reserve.</i>
German Creek	135ha <i>Within the water conservation reserve</i>		<i>Current Reserve.</i>
Ballarat Creek	280ha <i>Within the water conservation reserve³⁷</i>	Brunner Coal Measures, Kaiata and O'Keefe Formations	<i>Current Reserve.</i>
Jones Creek	<i>Small tributary included within Ballarat Creek.</i>		<i>Current Reserve.</i>
Coal Creek	406ha <i>Within the water conservation reserve. Comprising three sub-catchments of 208ha, 79ha, 119ha north to south)</i>	Hawks Crag Breccia, Brunner Coal Measures, Kaiata & O'Keefe Formations	<i>Residual Reserve</i>
West Creek	136ha <i>Within the water conservation reserve</i>	Buckland Peaks Granite, Hawks Crag Breccia, Brunner Coal Measures & Kaiata Formation	<i>Residual Reserve</i>

³⁵ DO Report, p6.

³⁶ The total of the listed catchments is approximately 300ha less than the total reserve area as it excludes the water reservoirs and treatment plant areas.

³⁷ This excludes the DOC-administered area within the catchment.

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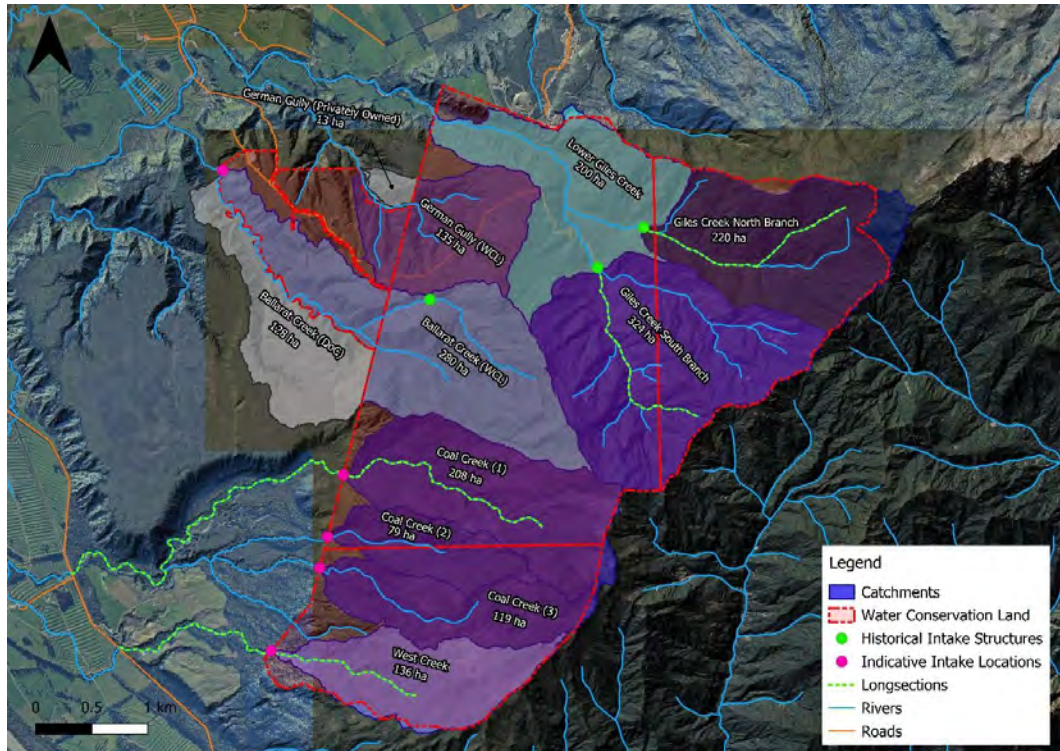


Figure 2.3: Catchments within the Westport water conservation reserve

Source: DO Report

Natural hazards

The catchments within the water conservation reserve are steep, experience high rainfall, and are periodically affected by rockfall, debris flows and high energy fluvial flows.³⁸ Whilst rare, these events can result in “major destructive consequences”.³⁹ As was noted in section 2.2, this has previously resulted in the loss of life. GEOadvice (2021) point to a debris flow as the likely reason for widening of the north branch of Giles Creek (North Branch) in the 1970s.⁴⁰ More recently, a major event in 2021 resulted in the loss of water supply infrastructure within the North Branch (see Figure 2.4).⁴¹

Noting the scope of the GEOadvice assessment was limited to consideration of only the north and south branches of Giles Creek, and the similarity of all the catchments within the water conservation area (Table 2.1), GEOadvice previously advised Council that because:

The South Branch cuts through a similar geological setting as the North Branch and within a similar landscape, destructive debris flows could occur in the South Branch, making the existing [Westport water supply] intake vulnerable.

³⁸ DO Report, p45.

³⁹ *Ibid.*, p46.

⁴⁰ GEOadvice. 2021. *Westport Water Supply: Site Visit and Inspection Report*.

⁴¹ *Ibid.*, p4.

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Figure 2.4: Remnant of North Branch historical concrete intake structure destroyed by July 2021 debris flow

Source: GEOadvice (2021). Photo taken August 2021.

Subsequent to that advice, that vulnerability has resulted in Council deploying a lay-flat hose from Ballarat Creek (see Figure 2.5) when:

- the South Branch tunnel collapsed, and water supply needs were unable to be met by the smaller capacity Keoghans pump station; and separately
- slips within the South Branch over February to March 2022 left only one of its sub-catchments useable and unable to meet demand.

DO note that whilst the GEOadvice conclusion was that a similar landslide and debris event was unlikely to occur again in the North Branch in the next 30-50 years:³⁹

With climate change and the increase in frequency and intensity of weather events, the historical record may not be a reliable indicator for the future. We suggest that severe weather events will become more frequent and with greater severity over time, consistent with trends and commentary elsewhere.

This is a point also noted within the *Westport drinking water supply: Drinking water safety plan* which highlights the loss of supply through slips as an “unacceptable risk”; the plan advising:⁴²

With reduced flows from the Giles Creek intake due to slips in the catchment zone, a maximum 17 days of raw water storage, and less than 2 days treated water storage the Westport community will run out of water. The intake has experienced recent slips within the intake that have reduced water quantities and impacted raw water quality.

⁴² WSP, 2022 (see pp51 and 55).

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The improvement actions to reduce this risk are:

- Identify alternative raw water intakes*
- Prepare a water drought management plan*
- Reduce leakage in raw water storage ponds*
- Reduce leakage in the distribution network*



Figure 2.5: Ballarat Creek emergency supply July 2025

A check of TTPP maps indicated that the Westport water conservation reserve is not expected to be affected by natural hazards such as groundwater inundation, sea level rise, tsunami, or the effects of flooding from the Buller River; all of which have the potential to affect — to varying degrees — the community served by the water supply.⁴³ However, in addition to land instabilities risks already

⁴³ TTPP maps. <https://tppp.nz/wp-content/uploads/pdf-maps-2025/Hazards%20and%20Risks%20Mapbook%20150k%20v3.pdf>. Accessed 12 November 2025.

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outlined, the reserve *is* subject to seismic risks; of which a displacement of the Alpine Fault (known as 'AF8') is the 'greatest hazard':⁴⁴

An AF8 event would create considerable ground shaking that could induce rock falls, landslides, and potentially liquefaction (co seismic hazards), as well as cascading hazards such as debris flows, stream blockage and potentially lateral shifts in stream channels and related flooding. In terms of the current water supply the effects may include all of the above, as well as increased turbidity in the streams and resulting consequences to intake areas, pipes, and treatment plants.

There are also several nearby active faults, including the Lower Buller Fault, which passes over the lower reaches of Giles Creek, and the Cape Foulwind Fault, located approximately 3 – 6km offshore and with an assessed potential to generate moderate to large earthquakes. Inland faults (e.g. the Inangahua Fault) have also previously affected the Westport area, and as the DO Report points out, these may be reactivated by an AF8 event.⁴⁴

Community, growth and development

As of June 2024, the combined population of the greater Westport area including Carters Beach was 6,060.⁴⁵ However, much of the area is not reticulated, meaning the Westport water supply is currently limited to mostly urban areas in both Westport and Carters Beach. The combined population of those areas is approximately 4,940 at present,^{45,46} and the reticulated system currently has 2,680 unmetered connections supplying 2,617 mainly residential properties.

Business in Westport is dominated by construction- and real estate-related industries, and by agriculture, forestry and fishing when the wider surrounds and district are considered.⁴⁵ Currently, there are 193 business and farm metered connections to 140 properties.

Council strategic planning documents acknowledge the Buller District is not currently growing as fast as the rest of New Zealand.⁴⁷ The population increased by 0.5% in 2024 and 1.1% per annum over the five years preceding that compared with 1.8% and 1.4% respectively for New Zealand as a whole. Whilst the district has experienced higher growth at times, it has also experienced population decline due to factors such as retraction of industry, the district's lower rates of full time employment and the older than average population.⁴⁵

Council's recent approach to growth as currently adopted in its short- to medium-term infrastructure planning, is one of 'cautious optimism'.⁴⁸ The LTP cites Statistics New Zealand population forecasts which indicate a 0.1% growth increase for the year 2043 for Buller as a whole, but goes on to add that:⁴⁹

This number will be boosted by employment generated by the Provincial Growth Fund, and other funding population growth will likely be slow. Most of that

⁴⁴ DO Report, p47.

⁴⁵ Statistics New Zealand. <https://tools.summaries.stats.govt.nz/places/SA3/westport>. Accessed 25 August 2025.

⁴⁶ An updated dataset has become available from Statistics New Zealand since the DO Report was prepared. Whilst population numbers differ slightly in the DO Report (10 people), this is not considered to be material to the assessment or conclusions reached in either report.

⁴⁷ LTP, pp14-15.

⁴⁸ For example, the 'hold/lift' scenario adopted within the BDC 30 Year Infrastructure Strategy, p32.

⁴⁹ LTP, pp229-230.

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growth is anticipated to be accommodated through subdivisions rather than more intensive forms of housing, such as in-fill developments. ... Demand for increased infrastructure from other growth forms is not expected to be significant in the coming years.

We have checked this against Council's more recent approach to growth set out within the *West Coast Councils water services delivery plan* (WSDP; 3 September 2025) being developed as part of water reform requirements. The WSDP assumes a 0.5% growth rate, noting:⁵⁰

With the potential for increased growth, including in the West Coast Councils Transport Business Case, we have assumed an average growth rate of 0.5% for the West Coast Councils.

... ..

Growth is only forecast to be 0.5% pa and as such, it is expected that financial contributions income will continue at their low levels for each council area during the life of the WSDP period.

This is an update on a previously assumed population decline, which projected the Buller population would reduce from approximately 9,600 in 2020 to 8,800 in 2051.⁵¹

For Westport, any growth is expected to largely occur south of the Buller River with significant nodes expected at:

- **Alma Road:** The WSDP states approximately 200 houses are planned for the Alma Road growth area over the next 10-15 years.⁵²
- **Omau/Cape Foulwind:** Council anticipates up to 500 properties in this development area over the long term but is not currently expecting any growth in the area. Moreover, Council expects to only provide wastewater services at this stage.⁵³
- **Resilient Westport master planning area (RWMPA):** The site is proposed to be located above Gillows Dam and is currently in the concept stage (Figure 2.6, overleaf).

All three areas have been addressed through zoning changes within the TTPP.⁵⁴

The RWMPA is, in the first instance, aimed at providing a safer alternative for the existing population so in itself, is not expected to result in growth. However, Resilient Westport has sought to integrate initiatives within the overarching approach with the aim of stimulating growth and acting as a driver for change.⁵⁵ We have been advised that the conceptual approach considers factors such increased

⁵⁰ *Water Services Delivery Plan: West Coast Water Services Organisation* (3 September 2025), p66 and p144 respectively.

⁵¹ BDC. 2025. *9 year three waters AMP 2025-2034*, p23.

⁵² *Water Services Delivery Plan: West Coast Water Services Organisation* (3 September 2025), p29.

⁵³ *Ibid.*

⁵⁴ C du Plessis email, 26 September 2025.

⁵⁵ BDC. 2024. *Cutting our own track: Westport concept framework*.

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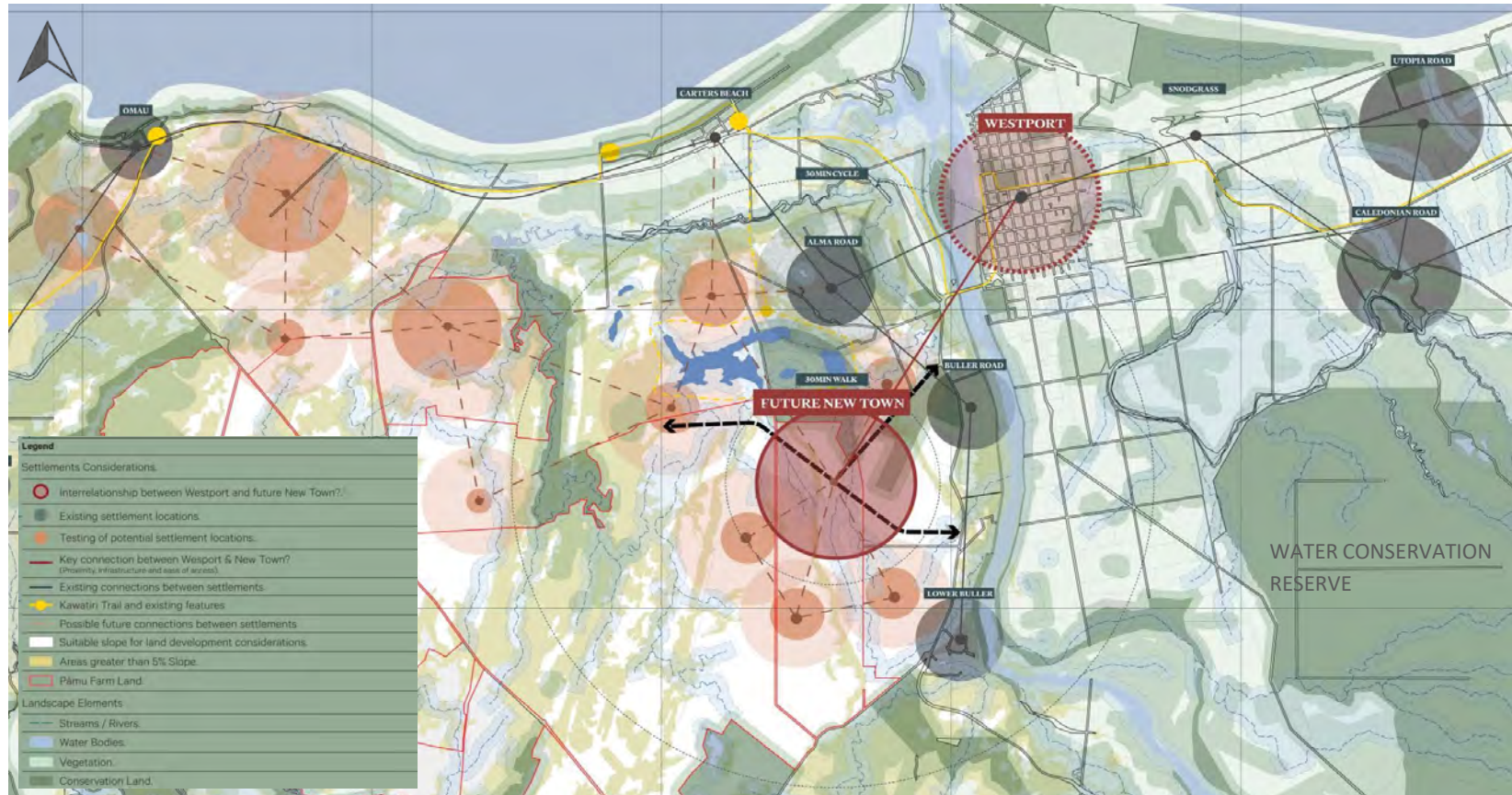


Figure 2.6: Anticipated Westport development areas

Source: Modified from Isthmus Group Ltd

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industry with flow-on population growth, but also the possibility of ‘seismic-refugees’ relocating to Westport as a consequence of a large Coast-wide event such as AF8. Whilst a range of scenarios have been considered, long-term growth at 0.5% is deemed by Resilient Westport to be realistic at this time (P Zaanen, *pers. comm.*).

Rounding out the growth picture is the Development West Coast aspiration to create a “*generational shift*” in the economic growth and prosperity of the Coast by building confidence, diversifying the economy, and strengthening communities.⁵⁶ They highlight the role of tourism, rare earth minerals research and extraction, horticulture, and marine services as sectors underpinning investment on the Coast,⁵⁷ but also that further diversification (underpinned by digital connectivity) is required given the vulnerability of many of these sectors to global commodity price fluctuations.⁵⁸ The DO Report notes that at this time less than half of the 33ha currently zoned for heavy industrial use within the TTPP has been developed.⁵⁹

2.4 Water supply overview and context

System overview

Figures 1.1 and 1.2 show the position of the key water infrastructure within the Westport water conservation reserve, and Table 2.2 (overleaf) summarises how the various catchments within the Westport water supply reserve have been used over time. Further detail on the water supply system and operations is included within the DO Report attached in Appendix III.

Table 2.2: Summary of Westport water treatment plant sources and water conservation reserve use

Sub-catchment	Status	Infrastructure	Comment	Location
Giles Creek north	Historical	Intake, tunnel, race.	Consent RC03081 surrendered	<i>Current Reserve.</i>
Giles Creek South	Current (active)	Intake, tunnel, race.	RC-2023-0148-01 to RC-2023-0148-04 expiring 30 June 2040. ⁶⁰ Abstraction rate of 190L/s not exceeding 10,000m ³ /day.	<i>Current Reserve.</i>
Keoghans	Current (backup)	Intake and pumping station	Consent RC05233 unable to be exercised concurrently with Giles Creek South. Expiring 2041. Abstraction rate of 100L/s not exceeding 4,025m ³ /day (annual average).	<i>Outside Reserve.</i>
German Creek	Historical/current	Race, reservoirs, water treatment plant	Status of any separate historical assets (if any) unknown.	<i>Current Reserve.</i>

⁵⁶ Development West Coast. *Te whanaketanga: Te Tai Poutini West Coast 2050 strategy*, pp5 and 8.

⁵⁷ Development West Coast. *Invest in the West Coast: Regional investment profile 2024/2025*.

⁵⁸ *Ibid.*, and Development West Coast. *Tai Poutini West Coast growth study: Opportunities report* (2016).

⁵⁹ DO Report, p23. Noting DO was working off the version of the TTPP available at the time their report was prepared.

⁶⁰ Whilst the consent for Keoghans and the surrendered North Branch consents are included within the WSDP, we were unable to locate a reference to the South Branch consent (see p41 WSDP). We recommend Council address this within the next review/revision of the WSDP or subsequent strategies developed by the new water entity.

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Sub-catchment	Status	Infrastructure	Comment	Location
Ballarat Creek	Emergency	Emergency supply via lay-flat hose.	Not consented ⁶¹	<i>Current Reserve.</i>
Jones Creek	Not used	-	-	<i>Current Reserve.</i>
Coal Creek	Not used	A spur water supply pipeline runs out <u>to</u> Coal Creek but there is no abstraction point (see Figure 1.1)	-	<i>Residual Reserve</i>
West Creek	Not used	-	-	<i>Residual Reserve</i>

Development of alternatives

Available records indicate that the need to augment Westport's water supply was being considered in 2017 in order to *"provide a sustainable ongoing provision of high quality treated water to the Westport community that meets all legislative requirements now and for the next 100 years+".*⁶² Unfortunately, those records do not include an assessment of the quantity of water needed.

The driver for augmenting Westport's water supply was significantly increased when the historical water take and supply structures within the North Branch were destroyed by a debris flow in 2021, highlighting the vulnerability of the supply. Then, there were 20 days of raw water reserve when the storage ponds were full and the compromised system led to *"dangerously low levels [in the reservoirs] with less than a week's supply of water".*⁶³ At the time, Council held a consent to abstract 60L/s from the North Branch and 116L/s from the South Branch.⁶⁴

Recently introduced flow monitoring at the intakes had also highlighted an issue with water take exceeding the allocated consent conditions. When combined with the loss of the North Branch, Council determined that it did not have enough water to meet community need if limited to 116L/s (refer to Table 2.3).⁶⁵ The identified options to respond to this included:

- Adjusting the resource consent conditions to allow greater abstraction.
- Installing an additional treatment process to allow water with higher turbidity to be abstracted at a lower volume but more frequently.
- Finding an alternative water source independent of the Giles Creek/Orowaiti system.
- Reinstating the North Branch intake to maximise abstraction in summer months when flows in the South Branch drop below 116 L/s.
- Reducing town consumption to give more storage in the ponds.

⁶¹ It is understood from Council that consents were not sought for the emergency takes (see section 2.3).

⁶² *Opus International Consultants. 2017. Westport water supply – long term alternatives: Options workshop report*, p1.

⁶³ BDC. 2022. *Investment in critical water supplies for Buller: Confidential business case prepared for DIA*, p5. Note that the DO Report assesses current reserves at 27 days citing a reduction in demand since the 2022 Terrace Pipeline renewal project was completed (p13).

⁶⁴ Poutini Environmental email dated 14 August 2025.

⁶⁵ BDC internal staff memo dated 29 March 2023. We note the total number of days analysed corresponds with a longer period than winter and summer. This is because the data covers the period 28 February 2022 to 27 September 2022 (winter) and 27 September 2022 to 27 March 2023 (summer).

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Table 2.3: Comparison of 2023 summer and winter intake operations

Source: Adapted from BDC 2023⁶⁵

Water operations	Winter	Summer
Total Days	211 days	181 days
Days with intake closed	79 days	52 days
Days with abstraction exceeding 116 L/s	87 days	36 days
Compliant days of abstraction	45 days	93 days
Volume of Water lost if 116 L/s max	244,102 m ³	78,758 m ³
Volume/day lost	1,157 m ³	435 m ³

As part of its strategy to meet its immediate water supply needs, Council sought an increase in the consented water take from the South Branch from 116L/s to the current 190L/s.⁶⁴ It appears 190L/s was selected because “currently the Westport Intake operates at a maximum flow of 190 L/s which is the capacity of the intake”.⁶⁶

Ngāti Waewae was consulted as part of that process and Poutini Environmental has usefully provided background and context to this to inform our current assessment.⁶⁷ They advise the “*rūnanga had concerns regarding the proposed re consenting which was seeking to have the ability to divert all the flow in the creek for water supply*”, and noted “*BDC advised that they were aiming to ensure that water is taken at higher flow periods*” after “*accurate metering installation discovered that the Council had been taking over their consented amount from this branch*”. We were advised that consequently, the rūnanga asked for consent conditions to cover:

- *Improved monitoring and metering of the stream flows and takes to ensuring a better understanding of flows. This should improve the accuracy of predicting the reliability of supply.*
- *Need some instream gauging and possible monitoring of rainfall and flow in upper catchment and records kept accuracy of predicting the reliability of supply. Lack of flow data acts as a major constraint on the reliability of any estimates of the potential availability of a sustainable community water supply from Orowaiti Stream. Hydrology report outlines there are no continuous flow recorders operating currently which acts as a further constraint on the accuracy and detail of any hydrological analysis.*
- *There is continued investigation and installation of fish passage at the site – backed up by conditions of consent.*
- *Provision that BDC investigate alternative water sources and its management, especially supplementary water sources in low flow situations.*

⁶⁶ BDC internal staff memo dated 29 March 2023.

⁶⁷ Our enquiry into the background to this consent highlighted that Council staff turnover has resulted in some of this background being unavailable within Council systems and current staff knowledge.

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Whilst consent was granted with a condition allowing up to 190L/s, corresponding with the capacity of the intake, the full wording of the condition reads:⁶⁸

12. *The quantity of water taken from the South Branch of Giles Creek must not exceed 190 litres per second (L/s) averaged over 1 hour and must not exceed a maximum volume of 10,000 cubic metres per day (m³/day).*

The condition is supported by a requirement for continuous monitoring of the rate of abstraction and volumes taken.

What is unclear is how the change in abstraction to 190L/s assisted Council in addressing the identified water shortfall. Whilst the abstraction rate was increased and the daily maximum was able to be applied to just the South Branch,⁶⁹ the maximum daily take effectively limits abstraction to 116L/s if abstraction could occur over a 24 hour period. The 2023 Council assessment was that this was insufficient to meet community needs at that time. Although the consent variation was sought, in part to regularise exceedance of the water take requirements, as the DO Report has subsequently found, water supply needs have been met since by continued water abstraction in excess of the conditions of consent.⁷⁰ We return to this later in the report.

Also of relevance to the Stevenson request, is the requirement to seek alternative supply options embedded within RC-2023-0148-01 to RC-2023-0148-04 general conditions 21 and 22 as follows:

21. *The Consent Holder must investigate alternative water supply options to the current abstraction and use its best endeavours to meet this commitment.*

Advice Notes:

- This condition was volunteered during consultation with Ngati [sic] Waewae who sought a commitment to investigation of alternatives to the current water supply.*
- It is acknowledged that this commitment does not guarantee that the Consent Holder will be able to provide a practicable alternative at the expiry of this consent.*

22. *The Consent Holder must initiate an Alternative Investigation Study within 12 months of commencement of this consent that addresses the following:*

- (a) *Alternative abstraction sites for the community water supply; and*
(b) *Measures to augment the current abstraction;*

⁶⁸ RC-2023-0148-04.

⁶⁹ The BDC internal staff memo dated 29 March 2023 states that the previous water take consents for Giles Creek (RC03081/2 and RC03081/3) included a condition that stated "The combined rate of take from Giles Creek North Branch and Giles Creek South Branch intake, shall not exceed a total volume of 10,000 m³/day."

⁷⁰ DO Report, section 5.5.

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Within four years of this consent commencing and thereafter at four yearly intervals, the Consent Holder must report to the Consent Authority by 1 June of the relevant reporting period, on progress with the Alternative Investigation Study and provide a summary of investigations undertaken to date and outcomes of these investigations.

Poutini Environmental has advised that the North Branch was not excluded as an alternative and options outside the water conservation area were not discussed. The rūnanga “*was concerned about the possibility of all (or most) of the water being taken at times*” and “*would like BDC to investigate ways which would protect the life supporting capacity of the waterway.*”⁷¹

Around this time, Council completed a desk top options assessment to identify options for providing a “*reliable water supply of approximately 100L/s*” to “*more than replicate*” the North Branch supply of 65L/s.⁷² The scope of that 2023 Options Report was limited to options west of the Buller River and issues with the current water supply take and associated treatment and delivery were excluded. The report does not unpack why the scope was oriented to the west of the Buller River, particularly as a response to the above-mentioned consent conditions. It also does not explain the basis for the study’s nominated abstraction rate. We have been advised DO was not party to that decision and Council staff turnover again means that we have been unable to determine the basis for the study’s rationale including how (or if) this linked to the then current and/or future water supply need.

In 2023 funding from the National Emergency Management Agency (NEMA) also facilitated a Council study of alternative bore water supply options. The stated objectives for the pre-feasibility study was to identify options and to recommend a preferred solution for an alternative drinking water source for Westport. The driver for the study was given as recognition that the South Branch had recently experienced significant weather-related damage and was subject to extended dry periods due to low rainfall such that:⁷³

The ability of the Giles Creek south branch to supply safe, reliable and adequate drinking water is now a high community risk, with the probability of “no water” scenarios increased for the future.

Unfortunately, the available documentation indicate that the reports did not advance beyond draft.

Current delivery direction

Whilst the 2023 Options Report might be construed as taking a step towards meeting the above-mentioned consent conditions to locate an alternative supply, the current Council focus is upon works to improve the current system including the following LTP projects:⁷⁴

- *Reservoir capacity and raw water clarification – increased raw water storage capacity and availability for treatment, improving reserve time.*
- *Tunnel 1 PE lining and North Branch Connection – Improve useful life of 1.2km tunnel 1 and drought resilience adding new catchment.*

⁷¹ Poutini Environmental email dated 16 August 2025.

⁷² Davis Ogilvie. 2023. *Westport alternative water source – desk top study* (2023 Options Report).

⁷³ BDC *Draft Stakeholder Requirement Specification* (January 2023).

⁷⁴ LTP, p43 and BDC *9 Year Three Water AMP 2025-2034*, p27.

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The indicative North Branch tunnel location is shown in Figure 2.7. A reduction of the South Branch water take as a consequence of either of the two projects is not signalled within the LTP or the BDC's 30 year infrastructure strategy 2024-2054. Beyond an acknowledged need to improve resilience and risk management, we have been unable to identify any recent reference to there being an issue with the current quantum of 'business as usual' water available to the Westport treatment plant. Similarly, we have been unable to locate a documented link to the above-mentioned conditions of consent requiring alternative water supplies as a driver to current studies and/or strategies. We return to the orientation of current water supply strategies later within this report.



Figure 2.7: Projected North Branch tunnel alignment based off southern excavations

Source: BDC

2.5 Other uses of the reserve

The water conservation reserve is understood to have been mined in the past. Reference to mining activity within the water conservation reserve was made in the 1910 *Grey River Argus* article referenced earlier and included in Appendix VI. We have also heard that it is known there are mine shafts and workings within the reserve, but that the location of these is uncertain (R Weston, *pers. comm.*). This information is not inconsistent with historical provisions made for the land; under the terms of the 1901 Administration Act, the Westport Harbour Board was from time to time able to “*apply such portion of its funds as it thinks fit ... in prospecting for coal on its endowments*”. Further background on the legislative framing of this is set out by the Supreme Court in its ‘Te Kuha’ decision.⁷⁵

⁷⁵ NZSC 66. 2020, *Rangitira Developments Ltd v Royal Forest and Bird Protection Society of New Zealand Inc.* Para 31-33.

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Notwithstanding any historical mining activity, there are no sites of historical note or with cultural values identified within the proposed *Te Tai o Poutini Plan* (TTPP) or the Heritage New Zealand database.⁷⁶ Should Council decide to revoke part of the reserve, a report is required from Heritage New Zealand Pouhere Taonga before the Minister makes their decision on the status of the reserve.⁷⁷

Previous versions of the TTPP had provided for a 'Mineral Extraction Zone' over the part of the water conservation reserve corresponding to the proposed Te Kuha mine footprint. However, all of the water conservation reserve is now zoned 'General Rural' under the 'Decisions Version' of the TTPP (refer to Figure 2.8).

We understand that the reserve is not used for any other Council purposes such as walking or cycling (B Oldham, *pers. comm.*).

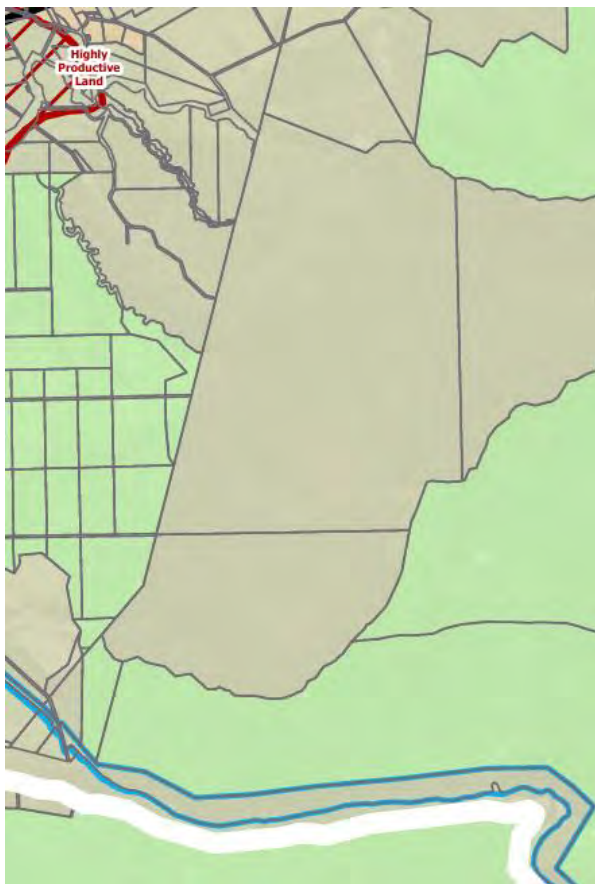


Figure 2.8: TTPP land use zoning

Legend: Brown = General Rural; Green = Open Space Zone; Grey = Special Purpose (mineral extraction zone)

Source: [https://tpp.nz/wp-content/uploads/pdf-maps-](https://tpp.nz/wp-content/uploads/pdf-maps-2025/Zones%20and%20Development%20Areas%20Mapbook%20150k%20v3.pdf)

[2025/Zones%20and%20Development%20Areas%20Mapbook%20150k%20v3.pdf](https://tpp.nz/wp-content/uploads/pdf-maps-2025/Zones%20and%20Development%20Areas%20Mapbook%20150k%20v3.pdf). Accessed 12 November 2025.

⁷⁶ See: www.heritage.org.nz/list-search?keywords=®ion=West+Coast+Region&districtCouncil=Buller+District&listEntryType=&generalUsage=&specificUsage=&themeType=&isPublic=undefined. Accessed 24 July 2025.

⁷⁷ s24(5) Reserves Act 1977.

3 Overview of previous Council processes

Matters relating to access arrangements under the CMA for the Te Kuha Mine have come before Council before. This chapter provides a brief overview of that history although we have not stepped through the consenting processes for the Te Kuha mine other than when there is an interface with previous Council consideration of the access arrangement or the current Stevenson request. Together with the previous chapter, this overview provides further context for the current — and different — approach that has been adopted herein for the assessment of Westport’s water supply needs and beyond that, to consideration of the Stevenson request and recommendation to Council.

Whilst the current Stevenson request might lead to revocation of the reserve, before moving on, we firstly turn to what is meant by an access arrangement as we found this may not have been clear to all parties in the past. The different approach also has implications for compensation ‘pathways’ open to Council which we touch on briefly; although it is outside the scope of this report to advance that matter further.

3.1 Access arrangements

In the course of preparing this report, we have sighted the 2016 public submissions relating to the access agreement sought from Council. It was apparent that in some cases, an ‘access agreement’ was being conflated with the seeking of permission solely to construct the road to the mine. For example:

*I’m not saying no completely to a road but I haven’t seen any other options being considered.*⁷⁸

This misunderstanding may not have been helped by the scope of the visual information provided by Rangitira in support of the access agreement which, whilst noting its application included the mine area, only provided a general location plan and one detailing the access road.⁷⁹

With the aim of avoiding future misunderstanding, an access arrangement under the CMA has broader meaning than giving access to or through the land by means such as a track or road.

A permit granted under the Crown Minerals Act 1991 “*does not confer on the permit holder a right of access to any land*” (s47 CMA). Other than ‘minimum impact activities’ which are addressed separately, s54(2) CMA requires (emphasis added):

The holder of a permit in respect of a mineral (other than petroleum) shall not prospect, explore, or mine on or in land to which his or her permit relates otherwise than in accordance with an access arrangement—

- (a) *agreed in writing between the permit holder and each owner and occupier of the land; or*
- (b) *determined by an arbitrator in accordance with this Act.*

⁷⁸ Meeting transcript. September 2016 RDL Access Arrangement.

⁷⁹ Report for Agenda Item 7, for the Meeting of the Buller District Council (28 September 2016; pp70-72).

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Under s2 CMA, an access arrangement means:

... an arrangement to permit access to land—

- (a) entered into by way of arrangement or determined by an arbiter in accordance with this Act; and*
- (b) between a person desiring to carry out mineral-related activities and ...—*
 - (i) the owner (and occupier, if any) of the land; ...*

Consequently, under the CMA, Stevenson required permission from Council as the administrator of the reserve⁸⁰ to undertake mining on Council land. That 'permission' would take the form of an access arrangement as prescribed by the CMA and is a requirement that applies irrespective of whether the land is classified as a reserve. However, an access arrangement would only be a matter for Council so long as the land is administered by Council as a 'local purpose (water conservation) reserve'.⁸¹

As the land was vested in Council in trust by the Crown, if the reserve status is revoked under sections 24 and 25 of the Reserves Act then ownership and management will revert to the Crown as Crown land for disposal under the Land Act 1948. Essentially, the Council's ownership and title to the land is conditional on the land remaining reserve.

If vesting is cancelled under s 27(1) [of the Reserves Act], the land will revest in the Crown but the reserve status would not be revoked. Therefore, if the Crown then wanted to dispose of the land it would need to go through a reserve revocation process (per section 24 of the Reserves Act above). Following this, it would become Crown land available for disposal under the Land Act 1948.

In the context of the Stevenson's request, it is the Crown that would need to consider the application for an access arrangement. The matter being put to Council now, is whether Council needs all the water conservation reserve to meet Westport's current and future water supply needs, and therefore whether the reserve's status as a local purpose (water conservation) reserve can be revoked for part of that area. In a shift from past approaches to Council, what this *also* means is that any compensation arising from an access arrangement as provided for under s76 CMA, would be a matter between Stevenson and the Crown unless Council is deemed to be an 'occupier' subsequent to any revocation process (noting that Council does not presently have water supply assets in, or otherwise use or 'occupy' the Residual Reserve).

3.2 Previous council engagement

Mining Permit 41-289 is held by Rangitira Developments Ltd (Rangitira); refer to Figure 1.2.⁸² In approximately 1995, Rangitira commenced the process for seeking the authorisations necessary to advance the Te Kuha mine. An initial application for an access agreement under the CMA was made to

⁸⁰ Refer to section 2.2 and footnote 18.

⁸¹ Simpson Grierson, email 6 August 2025.

⁸² Rangitira is owned by Te Kuha Limited Partnership (TKLP); a joint venture between Stevenson Group Ltd and Wi Pere Holdings Ltd. Stevenson Mining Ltd (Stevenson) is the project operator and understood to have overall project responsibility for the delivery of the project.

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the Department of Conservation (DOC) and BDC in 2000.⁸³ The application to DOC was subsequently withdrawn and the application to BDC declined.⁸³

After a further application for project authorisations was made by Stevenson in 2016, Council formally resolved to enter into an access arrangement with Rangitira (the 2016 access resolution), with the agreement to include “*appropriate conditions to ensure there are no impacts on the Westport water supply, and anything highlighted by the resource consent process.*”⁸⁴

The supporting Council officer’s report upon which the 2016 access resolution was based, acknowledged the need to manage reserves in accordance with their purpose (water conservation) and that of the overarching *Reserves Act 1977*.⁸⁵ The report advised (emphasis added):

*The proposal for which access is sought will not impact on the water conservation features or value of the reserve. **The works proposed are not within the catchments of the Westport water supply.** Activities will be managed to ensure that they do not impact on the Westport water supply and any access arrangement entered into would be conditioned to this effect. Public access to the reserve is currently limited and will remain so if an access arrangement is granted. The proposal is not considered to detract from the functioning of the reserve for water conservation purposes.*

... ..

*The key consideration is the extent to which the water conservation values of the reserve would be affected. ...it is not considered that granting an access arrangement... would affect the water conservation values of the reserve. **The area that [Rangitira] is seeking access to is at the southern end of the reserve and is not within the water catchment that serves the Westport water supply.***

... ..

There are not considered to be any other potential adverse effects of carrying out the proposed programme of work that would not be covered by the RMA process.

The Officer’s Report gives brief consideration to broader Local Government Act 2002 (LGA) matters, noting the matter related to Council’s “Well-being”, “Sustainable Environment” and “Prosperity” *Community Outcomes*.”⁸⁶ In referencing Council’s Significance and Engagement Policy (SEP), the officer’s report noted (emphasis added):⁸⁷

*“Water reticulation, storage and treatment systems – **Includes land, pipes, pumps, reservoirs and treatment plants**” are listed as a strategic asset in Appendix 1 of [the SEP] and that “Water Supplies” and “Property Management, Amenities & Reserves” are listed as significant activities in Appendix 2. The Policy states that **strategic assets are considered “as a whole, because it is the asset***

⁸³ BTW South Ltd. 2013. *Application for access to undertake opencast coal mining and related activities on public conservation land*.

⁸⁴ Agenda Item 7, *Minutes of the Meeting of the Buller District Council* (28 September 2016).

⁸⁵ Report for Agenda Item 7, *for the Meeting of the Buller District Council* (28 September 2016; pp57-107).

⁸⁶ *Ibid.*, p65.

⁸⁷ *Ibid.*, pp65-66.

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class that delivers the service” and that significant activities are “activities in total and not the separate elements of the activities.”.

The decision being considered does not involve the transfer of ownership or control of a strategic asset to or from Council, nor would it alter significantly the intended level of service provision for any significant activity. It would also not incur more than 5% of Council’s asset base or 5% of Council’s budgeted turnover and as such does not meet the thresholds for determining significance outlined in the Policy.

The report concludes that “no persons are considered to be affected by the decision” and if there were to be any effect “will not be substantial” on the basis that the proposed mine is not accessible and did not impact on those parts of the reserve “actively used as part of the Westport water supply” and would revert to the status quo once mining activities finished (~10-25 years).⁸⁸

Under resource implications, the Officer opines:⁸⁹

If an access arrangement is entered into and resource consents are granted for the project, the site would become a working mine site and it is likely that there would be restrictions on entry. The site is not currently actively used and at present can only be accessed by helicopter. Any restrictions are not considered to give rise to any resource implications given the current situation with the site. ... the activity will not affect the functioning of the site as a water conservation reserve, nor will it impact Westport’s water supply.

Compensation received under an access arrangement would be an additional source of income for Council.

Finally, and with reference to the underlying ownership of the land, the Officer’s report states:⁹⁰

While the land in question is a reserve in terms of the Reserves Act 1977, it is not “Crown Land” as that term is defined in the CMA.^[91] The land has been vested in Council and Council can therefore consider an access arrangement for the land as a private landowner would, rather than having to use additional provisions at section 61 of the CMA that apply to Crown land.

Subsequent to Council’s 2016 access resolution which provided for Rangitira to enter into an access arrangement with Council, it rescinded its resolution with the agreement of Stevenson.⁹²

⁸⁸ *Ibid.*, p66.

⁸⁹ *Ibid.*, p68.

⁹⁰ *Ibid.*; p60.

⁹¹ Under s2 CMA 1991, Crown land means “all land held in allodium by, or the fee simple title to which is vested in, the Crown whether by virtue of Crown prerogative, operation of law, any enactment, or any deed or instrument; and includes— (a) land alienated by way of lease or licence under section 66, section 68, or section 69 of the Land Act 1948; and (b) Crown land within the meaning of paragraphs (a) to (f) of the definition of the term Crown land in section 2 of the Land Act 1948.”

⁹² Report for Agenda Item 1, for the Meeting of the Buller District Council (12 April 2017; pp5-7) and Minutes of the Special Meeting of the Buller District Council (12 April 2017).

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The ability for Council to enter into an access agreement over reserve land was challenged before the courts by Forest and Bird. In 2020, the Supreme Court unanimously dismissed Rangitira's appeal finding in relation to Rangitira's primary argument that:⁹³

In the case of a request for an access arrangement, the Council as owner of the Westport Reserve is given a wide freedom to agree to an access arrangement or decline to do so under s 60(2) of the Crown Minerals Act. But under the Reserves Act, it is required to give effect to ss 16(8) and 23(2) and, accordingly, to give effect to the requirement to administer and maintain the reserve so that its value as a water conservation reserve is maintained. There is nothing in s 60(2) of the Crown Minerals Act that limits the obligations of the Council under the Reserves Act.

Over this period, resource consents for the mine proposal were sought and obtained from the West Coast Regional and Buller District Councils. In parallel to the above declaratory matter, an appeal on the granted consents was taken to the Environment Court where it ultimately prevailed, and the consents were declined.⁹⁴

For completeness, we note available records indicating draft conditions of consent were being compiled.⁹⁵ A comment attached to one of those draft conditions notes the proposed condition was worded "to align with the access arrangement with BDC":

Contributions towards Westport Water Supply

204. *The Consent Holder must provide to the administering body of the Westport Local Purpose Reserve (water conservation) the sum of \$x (subject to an upwards only adjustment each year to take into account any change in the Consumer Price Index (All Groups)) for every tonne of coal notified to the Ministry of Business Innovation and Employment for the purposes of paying royalties to the Crown under section 99H of the Crown Minerals Act 1991.*
205. *The purpose of these funds is for the Buller District Council to further protect and enhance the supply of drinking water to Westport and surrounding areas.*

The status of any parallel access arrangement documentation is not known, and no records were available on file within the assessment timeframes. Irrespective, this would be a matter for the Crown should Council decide to revoke part of the water conservation reserve. The resource consent matters are outside the scope of this report and are not discussed further.

⁹³ NZSC 66. 2020, Rangitira Developments Ltd v Royal Forest and Bird Protection Society of New Zealand Inc. Para 59.

⁹⁴ NZEnvC 68. 2023. Royal Forest and Bird Protection Society of New Zealand Inc. v Ors.

⁹⁵ See BDC file: 160038 proposed conditions 23 July 2021 tracked updated 28 March 2022.pdf which is annotated: *The tracked changes show all the changes made to conditions since the Council's grant of consent in 2017. Each change is identified as being made by agreement or as a result of either the 2018 or 2022 expert conferencing, or as suggested by the applicant independently of the conferencing.*

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3.3 Recent Council assessment

In June 2025, Council undertook its own brief and preliminary internal review in response to the Stevenson request. That memo, like the previous reports to Council before it, concluded that *“as the proposed is completely situated on land unused by the Westport water supply, the development will not have any impact on current operations.”*⁹⁶

The memo considers the potential timing of the mine and water need over the next 25 years. It notes the northern-most tributary of Coal Creek, where the mine is proposed, is some 2km from the treatment plant ponds and would require significant pumping and was of the view that the cost of developing any infrastructure in that area was unrealistic. Instead, the Jones/Ballarat Creek, which has previously been used for emergency supply was identified as a more likely means of augmenting supply given its proximity to the treatment plant; the memo noting that the catchment is outside areas to be affected by the proposed mine. For context we note the historical emergency take from the Ballarat Creek is higher in the catchment than that assessed by the DO Report, which has positioned the take where the creek exits the water conservation reserve.

The basis of the future needs assessment within the memo draws on the population decline set out within Council's *9 year three waters AMP 2025-2034* (see section 2.3) and concludes:⁹⁷

The current water source has sufficient capacity for Westport and future projections. If required, Council also has ability to abstract additional water quantity via the Westport Alternative Pump Station located on the Orowaiti River near Keoghans Road and also committed to reconnect the North Branch in the 2026-2034 Long Term Plan.

The memo does not unpack the conditions attached to the Keoghans consent which precludes water being abstracted concurrently with a take from the South Branch (see Table 2.2).

⁹⁶ BDC memo June 2025, p4.

⁹⁷ *Ibid.*, p5.

4 Framing this assessment

This chapter sets out the approach to the current assessment, why the approach was adopted, and the statutory and strategic matters that need to be complied with and/or had regard to. The chapter also provides an overview of the separate technical assessment and its findings before we turn — in the next chapter — to our overall assessment of the risks and recommendations for their management, and implications to Council should the water conservation reserve status be removed and (in the event that this emerges as an option) the process for a removal to be implemented.

4.1 The Stevenson request and response options

On 29 May 2025, Stevenson wrote to Council advising it was continuing to advance its Te Kuha Mine proposal (Appendix II). Stevenson acknowledged the Supreme Court’s decision which clarified that legal tests within the *Reserves Act 1977* needed to be applied by Council when considering whether or not to enter into access arrangements over its local purpose (water conservation) reserve. Stevenson has advised Council that in light of that decision, in its opinion *“the most appropriate way forward is for the Minister of Conservation to cancel under section 27(1) of the Reserves Act 1977 the 1951 vesting of that part of the reserve in BDC which is not required for water supply purposes”*, asserting:

It has always been recognised that the land required for the proposed mine footprint is not within a catchment which is required for Westport’s water supply now or in the future, and the proposed mine will not affect the Westport water take – including the reservoir and ponds.

This is a different proposition to that put to Council previously, since any access arrangement (and so subsequent compensation — if any) would be a matter for the Crown should Council revoke part of the water conservation reserve status (see section 3.1).

Stevenson has asked Council whether it needs all of the water conservation reserve for Westport’s water supply needs (the Stevenson request). At its core, this is asking whether Council can revoke part of the reserve status it holds for that purpose, and in this regard, Council has a range of options available to it at this time, as set out within Table 4.1.

Table 4.1: Options for responding to the Stevenson request

Option (Can Council revoke part of its water conservation reserve?)		Short description
1	Say ‘no’	<p>a) Council has the option to say no on the basis that the Residual Reserve is required for Westport’s water current and future supply needs.</p> <p>b) Irrespective of whether or not the water conservation catchment is required to meet current and future water supply needs, Council has the prerogative to decline Stevenson’s request. This is the equivalent of the ‘do nothing’/status quo option.</p>
2	Say ‘not yet’	Council may be unable to release part of the water conservation reserve at this time. This might be due to a range of factors from outright demand through to risk management and/or the need to secure an alternative supply. This option is

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Option (Can Council revoke part of its water conservation reserve?)		Short description
		<i>contingent on Council demonstrating it can fulfil its statutory obligations at a future date.</i>
3	Say 'yes'	<i>Council has the option to say yes on the basis that Council can demonstrate that the Residual Reserve is not required for Westport's current and future water supply needs.</i>

For completeness we note s15 of the *Reserves Act 1977* provides, subject to conditions, for the Minister to authorise the exchange of the reserve for other land. This might provide Council with an option to augment option 2 should this emerge as the recommended response.

In this instance, Council will not have the discretion to say an unqualified 'yes' if the reserve is needed for water supply needs (a theoretical 'option 3b'), and the flip side of the 'do nothing' option). Not only would this run contrary to s20(1)(d) of the Local Government (Water Services) Act 2025 (see section 4.3), but might be perceived as enabling the proposed Te Kuha Mine; and that, as Simpson Grierson has advised, is not a relevant objective for Council in its assessment of water supply need and as the current reserve administrator since:⁹⁸

It is implicit in the Reserves Act that by providing for the cancelling of reserve vesting, [there] will have been an assessment that vesting is no longer required (based on the purpose of the original vesting).

Should it be found that the Residual Reserve is not required for water supply needs and Council is minded to act on Stevenson's request, then there are two options open to it:

- A. Make a formal request to the Minister of Conservation to cancel the vesting of part of the reserve land; and
- B. Write to the Minister to raise the possibility of cancellation without making a formal request at this stage.

Notwithstanding the above, on the Minister's own initiative and using their own power in a decision distinct from the current issue before BDC regarding the Stevenson's request, the Minister may decide that:

- Administration of the reserve by the Crown would better serve the reserve's purpose and the purpose of the Reserves Act 1977; or
- Rationalisation of the reserve boundary under s27 Reserves Act 1977 is appropriate.⁹⁹

⁹⁸ This does not preclude Council taking a separate policy position on the mine.

⁹⁹ This might also be the outcome should Te Kuha Mine be accepted back into the FTAA process.

4.2 Assessment approach

As the Stevenson's request is predicated on an assumed lack of need for all of the reserve land for water supply purposes, it will be important for the Council to be able to either endorse that assumption or rebut it. It is also important that the basis for doing so be based on more than the presence or absence of engineered water supply assets within the water conservation reserve. Consequently, the approach adopted for this assessment (and so the brief developed for the underpinning DO Report) was to assess both the current and future water supply needs from first principles. Our subsequent review of the background information underlined why this was a prudent approach (see chapter 2).

Parameters to frame this assessment were established and agreed with Council at the outset as follows:

- **Assessment timeframes:** s15 *Local Government (Water Services Preliminary Arrangements) Act 2024* requires water entities to prepare a 10 year plan with provision that it covers an additional 20 consecutive years. The requirement for Council to plan its infrastructure over 30 years is also embedded within s101B(1) of the *Local Government Act 2002* (LGA). However, some Councils are starting to move to 50 year strategies,¹⁰⁰ and central government is contemplating requiring Councils to plan for 50 years of growth rather than the current 30.¹⁰¹ Natural hazard risks and climate-related matters are also more readily reconciled with a 50 year time frame corresponding to a given return period event. Given Council is being asked if it can revoke part of the water supply reserve, it was considered appropriate and prudent to adopt a longer timeframe for the assessment. Consequently, a more conservative 50 year horizon has been used to assess future need.
- **Availability of water supply options outside the water conservation reserve:** Whilst Council has previously advanced options assessments to appraise alternative water supply options outside of the current water conservation reserve, none of the recent studies appears to have advanced beyond high-level appraisals or through to a business case. Certainly, we were not made aware of any options that are consented, so must treat these as 'fanciful' for the purposes of this assessment. This does not preclude alternative supplies outside the reserve being secured in the future — and given the likely direction of growth south of the Buller River, it may be advantageous to do so — but rather, that we must assess the ability to meet Westport's water supply needs on the basis of the existing water conservation reserve area.
- **Stimulated growth:** Given the available information, discussions with Council staff, the strategic drivers for growth, and the overall low numbers involved, a 0.5% year-on growth rate was assumed by DO as a realistic scenario for the assessment of residential water supply need. DO has considered a range of industrial scenarios, but adopted a conservative (low – 50%) level of development in the final assessment.

As noted in section 2.3, areas for growth have been identified to the south of the Buller River and have been included in this assessment. Stimulated growth generated by the RWMPA has, however, not been included as in the first instance this is expected to relocate existing demand. Also excluded is any growth from other initiatives or as yet unconsented proposals that the community may be aware of with either a high water need for processing or consequential residential demand for the incoming workforce.

¹⁰⁰ For example, Waikato District Council's *Growth & Economic Development Strategy: Waikato 2070* (2020).

¹⁰¹ [https://www.beehive.govt.nz/sites/default/files/2024-07/Factsheet 1 - Going for Housing Growth at a glance.pdf](https://www.beehive.govt.nz/sites/default/files/2024-07/Factsheet%201%20-%20Going%20for%20Housing%20Growth%20at%20a%20glance.pdf). Accessed 18 July 2025.

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We note the inherent uncertainty in the assumed growth rate of 0.5% and any growth in excess of this would only put upward pressure on the water required by the community. The counterfactual to this is that should 0.5% growth be deemed unduly optimistic, then the assessment of current water demand becomes a proxy for future need with zero growth.

- *Expanding the supplied communities:* We understand that some thought has been given in the past to the prospect of connecting remote communities such as Waimangaroa to Westport's reticulated supply. However, we understand that these are conceptual or at best in-principle discussions, so these small populations¹⁰² have not been included in the supply community. Again, this assessment does not preclude future options and it was considered unlikely that the numbers would materially affect the technical modelling. Some sensitivity analysis has been included to test the overall results and whilst this does not directly examine the population within the supply, it does use a higher rate of water use which nonetheless provides insight into uncertainty in the population numbers / assumed growth rate.
- *Ability to engineer better performance:* System and operational improvements are identified within Council's current LTP,¹⁰³ *9 year three waters AMP 2025-2034*, and *30 year infrastructure strategy 2024-2054*.¹⁰⁴ These are aimed at processing efficiency, improved water quality, and surety of supply. Residential water metering might also reduce demand should this be implemented in the future; however, whilst this is recognised as a demand management tool, metering of Westport's residential supply is not currently proposed.¹⁰⁵

As the Stevenson request relates directly to the reserve area and the ability of the land to yield sufficient water to meet Westport's current and water supply needs, process efficiency has not been considered further. However, improvements to water supply management are good practice and should apply irrespective of the available reserve.

We have advanced three tranches that inform and frame an overall objective to meet Westport's current and future water supply needs:

- Statutory;
- Strategic; and
- Technical.

The following sections of this chapter overview the relevant statutory requirements, strategic objectives, and the technical findings in turn before assessing the options and making an overall recommendation for Council's consideration.

¹⁰² The 2024 population of Waimangaroa was approximately 220 people (<https://tools.summaries.stats.govt.nz/places/UR/waimangaroa>; accessed 2 September 2025).

¹⁰³ LTP, pp101, 103 including 'improved water standards and backflow prevention.

¹⁰⁴ *30 year infrastructure strategy 2024-2054*, p130 including drinking water standards, and upgrades for resilience and safety.

¹⁰⁵ *9 year three waters AMP 2025-2034*, p24.

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4.3 Statutory context

Local Government Act 2002 (LGA)

The purpose of local government is, in addition to enabling democratic decision-making, to “*promote the social, economic, environmental, and cultural well-being of communities in the present and for the future*”.¹⁰⁶ In making any decision relative to the Stevenson request, Council must meet the requirements of Part 6 of the LGA.

Framing any proposed decision is the need to have a clearly defined objective for the decision being sought.¹⁰⁷ Here, the stated objective is: *to determine whether all of the local purpose (water conservation) reserve is required to meet Westport’s current and future water supply needs*.

This objective has informed the identification of options (as set out in section 4.1, above), that this report must now assess; the overall intent being to identify which option will best achieve Council’s intentions.¹⁰⁸ As this matter (and therefore the options) involve a significant decision relating to land or a body of water, there is a specific obligation to take into account “*the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga*”.¹⁰⁹

Part 6 of the LGA 2002 also requires Council to address the need for consultation based on the significance of the decision; taking into account its Significance and Engagement Policy (SEP).¹¹⁰ This is to be addressed within the covering Officer’s Report. Part 7 of the LGA previously set out specific obligations relating to water; however, these were repealed on 27 August 2025. The Local Government (Water Services) Act is now the relevant legislation, which we turn to in a separate subsection next.

Whilst s138 (restrictions on disposal of parks) does not apply as the water conservation reserve is held as a reserve under the *Reserves Act 1977*,¹¹¹ s140 LGA sets out restrictions that apply to endowment property and notes that the “*property must be retained by the local authority for the purpose for which the property was vested in the local authority*” unless specific conditions are met.

Duty to provide adequate supply

s25 of the *Water Services Act 2021* sets out Council’s obligation (as a drinking water supplier) to provide a sufficient quantity of drinking water.¹¹² Unless specific rules have been prescribed to otherwise define this, ‘sufficient quantity’ means “*the quantity of drinking water that is sufficient to support the ordinary drinking water and sanitary needs of consumers at the point of supply*”.¹¹³

¹⁰⁶ s10, LGA 2002.

¹⁰⁷ s77(1)(a) LGA 2022.

¹⁰⁸ s77(1)(b) LGA 2002.

¹⁰⁹ s77(1)(c) LGA 2002.

¹¹⁰ s76AA(2)(b), LGA 2002.

¹¹¹ See s138(2)(b) LGA.

¹¹² The *Water Services Act 2021* replaces previous water-related provisions under the *Health Act 1956*.

¹¹³ s25(2) *Water Services Act 2021*. Note: This is subject to the provisions of s26 and to any contrary provisions in the *Civil Defence Emergency Management Act 2002* (s25(8) *Water Services Act 2021*).

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Whilst provision is made for environmental factors such as a drought disrupting supply, this must not exceed “8 hours on any 1 occasion” for both planned and unforeseen/emergency conditions.¹¹⁴ Where water supply restrictions or interruptions exceeds this, Council must make arrangements to find an alternative supply to provide a sufficient quantity of water to affected consumers.¹¹⁵ s26 sets out Council’s duties should its ability to maintain a sufficient quantity of drinking water be at ‘imminent risk’, including requirements to notify Taumata Arowai and Fire and Emergency New Zealand.

s69(2)(d) of the Local Government (Water Services) Act 2025 requires Council to assess its ability to deliver a sufficient quantity of drinking water and to consider:

- (i) *the community’s existing access to drinking water services; and*
- (ii) *any reasonably foreseeable risks to the community’s access to drinking water services in the future; and*
- (iii) *the current and estimated future demands for drinking water services within the community*

It is outside the scope of this report to comment on the appropriateness of how (or if) Council is currently meeting these requirements — and we do not drill down into operational regulations for a similar reason — but we note that Council currently addresses demand through an assessment of its ability to meet the average consumption of drinking water for the present population (~700L per resident per day).¹¹⁶ As noted in section 2.4, this has historically and is currently being achieved through a water take that exceeds the conditions of its resource consents. Whilst the *Westport Drinking Water Supply: Drinking Water Safety Plan* does flag future risks to the supply, it does not address future drinking water needs.¹¹⁷

Rather than the Local Government Act, Council’s water-related obligations are now also defined within the *Local Government (Water Services) Act 2025*. Under s10(4) of that Act, Council will remain accountable for water supply even if it transfers those services to another entity. Under these new requirements, the objectives of water service providers are:¹¹⁸

- (a) *to provide water services that—*
 - (i) *are reliable; and*
 - (ii) *are resilient to external factors, for example, climate change and natural hazards; and*
 - (iii) *are of a quality that meets consumer expectations; and*
 - (iv) *meet all regulatory requirements, including, if the water service provider is responsible for water supply services, providing drinking water that is safe for consumers; and*

¹¹⁴ s25(4)-(5) *Water Services Act 2021*.

¹¹⁵ s25(6) *Water Services Act 2021*

¹¹⁶ Extract (water section) of the unpublished BDC 2024 Annual Report. BDC email 3 September 2025. Note: The last Annual Report was published in 2021.

¹¹⁷ BDC, 2022.

¹¹⁸ s17 *Local Government (Water Services) Act 2025*.

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- (b) *to ensure that it provides water services in a cost-effective and financially sustainable manner, including by—*
 - (i) *planning effectively to manage water services infrastructure used to provide water services in the future; and*
-
- (d) *to act in the best interests of current and future consumers; and*
- (e) *to support housing growth and, if applicable, urban development in its service area; ...*

Replacing previous obligations under s130 LGA, s20(1)(d) Local Government (Water Services) Act 2025 specifically requires that (emphasis added):

*A water service provider **must not**... lose control of, sell, or otherwise dispose of the significant water services infrastructure necessary for providing water services in its service area, **unless it retains its capacity to meet its obligations.***

Reserves Act 1977

The *Reserves Act 1977* is subject to the control of the Minister of Conservation and administered by DOC for the purpose of:¹¹⁹

- (a) *Providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—*
 - ...
 - (v) *... community, or other special features or value:*
- (b) *Ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape which in the aggregate originally gave New Zealand its own recognisable character:...*

Under s23 of the *Reserves Act 1977*, and the functions and powers set out within s40 and s61 respectively, the reserve is required to be administered and maintained to manage and protect “*scenic, historic, archaeological, biological, or natural features*” and the reserve’s “*value as a soil, water, and forest conservation area*” to the extent that it is compatible with the reserve’s purpose.

s24 of the *Reserves Act 1977* sets out the requirements that would apply should it be proposed to change the classification or purpose of the reserve or to revoke the reserve status. As overviewed in section 4.1, Council has a range of options available to it to advance at that point since the Minister may also act independently of Council. Should Council notify the Commissioner in writing, then that notification is required to be accompanied by a Council resolution together with the reasons for the request. Council would then be required to notify the proposed revocation and provide the opportunity

¹¹⁹ s3(1) *Reserves Act 1977*.

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to every person claiming to be affected by the proposed revocation to set out the reasons for their objection.¹²⁰ Notwithstanding this, s24(3) provides (emphasis added):

No change of classification or purpose of a scenic, nature, or scientific reserve, or any part thereof, to a recreation, historic, government purpose, or local purpose reserve shall be made, except where, in the opinion of the Minister, the reserve or the part thereof is by reason of the destruction of the forest, bush, or other vegetation, or of the fauna or scientific or natural features thereon, or for any other like cause, no longer suitable for the purposes of its classification.

As noted in section 4.1, s15 of the *Reserves Act 1977* provides that the Minister may authorise the exchange of a reserve for other land. This would be subject to Council resolution requesting the exchange, and public notice of the intention to pass the resolution. As discussed, should the parties be so minded, this might provide the parties with an alternative way forward to augment option 2.

Interfacing statutory requirements

Council currently holds two resource consents under the *Resource Management Act 1991* (RMA) for the abstraction of water for Westport's municipal drinking water supply (see section 2.4). Whilst the conditions include requirements relating to fish passage, there is no current requirement to provide for low flows within the watercourses from which Council takes its water. This should be expected to change either through the review or renewal of the current consents and/or for any additional sources proposed moving forward. Underpinning this (aside from Part 2 matters) are the principles of Te Mana o te Wai which are embedded within the *National Policy Statement for Freshwater Management 2020* (NPS: FWM) and include a hierarchy of obligations that prioritises the:^{121,122}

- health and well-being of water bodies and freshwater ecosystems;
- health needs of people (such as drinking water);
- ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Less directly linked to its current abstraction consents, but germane to Council's wider functions, the *National Policy Statement on Urban Development 2020* (NPS: UD) directs local authorities to be responsive to proposals that would supply significant development capacity and to integrate planning and funding decisions.¹²³ The need for water to be an enabler was identified through work supporting the RWMPA (P Zaanen, *pers. comm.*).

Any effects of the mine proposal upon the water conservation reserve are outside the scope of this report and would need to be assessed as part of the applications under the RMA/FTAA. Noting that irrespective of the reserve status, an access arrangement is still required for the mine, so any effects of the proposal would also need to be assessed under s59(2) of the Crown Minerals Act 1991.

¹²⁰ s24(2) *Reserves Act 1977*.

¹²¹ s1.3(5) NPS: FWM, p6.

¹²² It is acknowledged that the RMA and related policies are under review and revision at this time. However, the principles of Te mana o te Wai were indicated as important to Ngāti Waewae, and it is expected that provision for low flows would prevail in some form.

¹²³ Objective 6.

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Lastly, we record that as a lifeline utility, under the *Civil Defence and Emergency Management Act 2002* Council must also “ensure that it is able to function to the fullest possible extent, even though this may be at a reduced level, during and after an emergency”.¹²⁴

4.4 Strategic context

Cascading from its obligations under the Local Government Act are the objectives and policies within Council’s various strategic documents. These provide a touchstone for Council decision making within the overarching frame of the Local Government Act.

Strategic direction

Council’s strategic direction, which includes its core purpose, vision, mission, and values is set out within the Enhanced Annual Plan 2024/2025. The LTP then sets the key result areas or outcomes for the district for the next nine years. The 30 Year Infrastructure Strategy 2025 – 2054 then details how Council will translate this into the delivery of the District’s infrastructure over the next 30 years. Section 2.4 has already provided an overview of the Westport water supply-related projects and works currently proposed to address the strategic direction, so is not replicated here.

Table 4.2 summarises Council’s core purpose, vision, mission, and values. Table 4.3 then summarises the strategic outcomes set out within the LTP and how Council has translated these into its annual plan and infrastructure strategy, which has the stated objective to:¹²⁵

Provide quality and affordable infrastructure and services to meet the current and future needs of our communities, and to engage with our communities to ensure positive economic, social, cultural and environmental wellbeing.

Infrastructure strategies

Two of the core challenges set out within BDC’s *30 year infrastructure strategy 2024-2054* are particularly germane to Council’s response to the Stevenson request:

- *Is the district’s infrastructure sized correctly, fit-for-purpose, reliable and affordable?*
- *What are the climate change implications and resilience for the district’s infrastructure?*

Council’s stated strategic goal for water supply is to:¹²⁶

Provide an adequate supply of water that is of sufficient quality for household, agricultural, commercial and industrial use, which meets the current and future needs of the community, in a cost effective manner.

¹²⁴ *Westport drinking water supply: Drinking water safety plan*. BDC, 2022, p6.

¹²⁵ 30 Year Infrastructure Strategy 2025 – 2054, p11.

¹²⁶ *Ibid.*, pp50-51.

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Table 4.2: Buller District Council strategic direction

Source: *Enhanced Annual Plan 2024 – 2025*

Core purpose				
Service the residents of the Buller District, conscious of their needs, by providing facilities and services and creating an environment for progress and develop while preserving the distinctive natural environment as well as the cultural and historical environment				
Vision				
For the Buller district to grow and for the district to become a thriving community where families enjoy a great quality of life and the distinctive nature, cultural and historical environment are treasured.				
Mission				
To serve the residents of the Buller district, conscious of their needs, by providing facilities and services and creating an appropriate environment for progress and development while preserving the distinctive natural environment, as well as the cultural and historical environment.				
Values				
COMMUNITY DRIVEN	ONE TEAM	FUTURE FOCUSED	INTEGRITY	WE CARE
We are committed to making a difference in the community we call home.	Shared direction, shared effort.	We seek solutions that are fit for the future.	Open and honest in decisions and action.	About people and place.

The key drinking water-related activities identified to support the strategy are associated with compliance-related upgrades, monitoring and reporting, reticulation renewals and improvements, and condition assessments/modelling. Also identified is the strategic imperative to:¹²⁷

Prepare for natural disasters by ensuring an alternative source of supply, be it a separate supply pipe or a dedicated storage reservoir to ensure water is available at selected points in each town.

This is supported through Council's 9 year three waters AMP 2025-2034.¹²⁸

¹²⁷ BDC. 2025. 30 year infrastructure strategy 2024-2054, p49.

¹²⁸ 9 year three waters AMP 2025-2034, p25.

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Table 4.3: Buller District Council strategic outcomes

Community outcomes (LTP) ¹²⁹	Planned short-term actions (Enhanced Annual Plan 2024-2025)	Long-term infrastructure priorities and projects (30 Year Infrastructure Strategy 2025 – 2054)
SOCIAL: Our communities feel vibrant, healthy, safe and connected	<ul style="list-style-type: none"> • Provide essential services to residents and businesses to support a healthy environment. • Ensure environmental health standards are met, so food offered for sale is prepared appropriately and safe for consumption. • Provide and develop safe public places. • Emergency management is a key function in ensuring that injury to people and damage to property is minimised in the event of natural disasters. • Council is ready to respond in an emergency and empowers residents to be better prepared physically and psychologically for a Civil Defence event. 	<ul style="list-style-type: none"> • Support the implementation of the West Coast Disability Strategy • Maintain a strategic overview of community wellbeing through community monitoring, and partnering with and advocating for Non-Government Organisations • Support connectedness and revitalisation through the provision of grants • Provide quality community facilities that meet current and future needs such as theatres, libraries, and recreation and health facilities • Improve the district's live-ability by supporting safety and access improvements
AFFORDABILITY: Our communities are supported by infrastructure, facilities and services that are quality, efficient, affordable and meet our current and future needs	<ul style="list-style-type: none"> • By applying bylaws and other legal mechanisms to ensure facilities and services are fit for purpose. • Ensure quality assurance requirements for building consent authorities are met 	<ul style="list-style-type: none"> • Grow Council's revenue streams to reduce rates dependence • Achieve rates equity through targeted rates • Develop partnerships or enable solutions that increase affordability

Continued overleaf...

¹²⁹ Note: The wording of the community outcomes in the 30 Year Infrastructure Strategy 2025 – 2054 differs slightly from the LTP.

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Community outcomes (LTP) ¹²⁹	Planned short-term actions (Enhanced Annual Plan 2024-2025)	Long-term infrastructure priorities and projects (30 Year Infrastructure Strategy 2025 – 2054)
PROSPERITY: Our district is supported by resilient infrastructure that promotes an innovative and diverse economy, creating opportunities for self-sufficiency, sustainable growth and employment	<ul style="list-style-type: none"> • Make information easily available about Council, its functions, and services. • Recognise and support education excellence and opportunity in the district. • Provide essential services to residents and businesses to support a healthy environment. • Develop policies and implement practices that enhance our environmental sustainability and natural diversity. • Ensure appropriate management and promotion of the district's natural and physical resources 	<ul style="list-style-type: none"> • Improve connectedness in infrastructure and partnerships • Support district revitalisation to engender pride and a better future • Provide support and advocate for key existing industries as well as new industries and innovations
CULTURE: Our lifestyle is treasured, our strong community spirit is nurtured, and our inclusive and caring communities understand our Whakapapa and heritage		<ul style="list-style-type: none"> • Partnerships and support iwi aspirations • Youth • Support for, and partnerships with, all community groups
ENVIRONMENT: Our distinctive environment and natural resources are sustainably managed, healthy and valued	<ul style="list-style-type: none"> • By providing essential services to residents and businesses to support a healthy environment. • Develop policies and implement practices that enhance our environmental sustainability and natural diversity. • Ensure appropriate management and promotion of the district's natural and physical resources 	<ul style="list-style-type: none"> • Drive for a balance between development, biodiversity, and sustainability • Develop strategies for climate change and natural hazard preparedness • Improve waste management approaches • Promote and advocate for Te mana o te Wai

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Interface with Local Water Done Well

In September 2025, BDC entered into a Heads of Agreement with the Westland and Grey District Councils to form a Water Services Council Controlled Organisation (WSCCO). The establishment Principles embedded within the Heads of Agreement include:¹³⁰

- (a) **Deliver quality services:** Establish a model that will deliver reliable, affordable and high quality water services to all three West Coast Districts, while staying financially sustainable and ensuring preparedness and resilience to natural hazards and climate change.
- (b) **Meet the rules:** satisfy all regulatory requirements, by meeting regulatory compliance expectations set by Taumata Arowai, the Commerce Commission and the West Coast Regional Council, and proactively informing the development of any new rules, standards or regulations that will apply to the service area... ..

4.5 Technical assessment

To inform its response to the Stevenson request, Council has commissioned Davis Ogilvie (DO) to provide an evidence-based technical assessment of Westport's water supply needs. The assessment brief was framed around for core questions:

1. Is the Current Reserve sufficient to meet Westport's strategic growth needs taking into consideration:¹³¹
 - a. Existing and projected growth (if any) for existing Westport Water Treatment Plant sourced community water supplies and primary and secondary industry;
 - b. Known development areas (e.g. TTPP zoned areas and the RWMPA);
 - c. Consequential stimulatory factors within existing water supply communities (a) arising from known development areas and industry (b, c); and
 - d. Climate change effects.
2. If the answer to 1) above is 'no', how much of the Residual Reserve is likely to be required?
3. Should a significant event occur (e.g. AF8), might the residual Reserve be realistically required to augment or deliver water supply needs?
4. Notwithstanding either of the above, is the residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

The scope excluded:

- consideration of other alternative water supplies outside of the water conservation reserve;

¹³⁰ Clause 2.3, Heads of Agreement dated 2 September 2025.

¹³¹ The Current Reserve is area within the water conservation reserve that is currently being used, or has been used historically or for emergency purposes.

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- matters relating to the proposed Te Kuha mine including actual or potential effects (if any) of the mine itself.

The full DO Report is attached within Appendix III and the findings summarised below.

Water use

The average daily flow for Westport is currently approximately 4,186 m³/day with a 95th percentile peak daily flow of approximately 5,117 m³/day.

DO assessed 50-year water use for a range of scenarios that considered different rates of growth (0.5% and 1%) and levels of industrial infill (50%, 75%, and 100% of TTPP industrial zoned infill).¹³² They found the projected average daily and peak daily water usage for all scenarios was less than the consented take of 10,000 m³/day. Whilst water use than the maximum consented take of 10,000m³ per day, this does not equate to there being sufficient supply because the catchment is unable to support that level of abstraction throughout the year (which we overview next). DO also draws attention to a potential reduction in the reservoir storage as a consequence of the assessed level of consumption:

The raw water reservoir storage comprising 3 reservoirs is 116,000 m³. If water reservoir recharge was not possible, then this relates to 20 days storage for the worst case 1% 'TTPP 100% industrial + residential growth' Average Daily Flow of 5,695 m³/day. This is a reduction from the current 27-day storage at 4,186 m³/day calculated Average Daily Flow.

Water take

DO undertook an analysis of the historical water take from the South Branch over the period 9 July 2024 to 31 July 2025. They found a number of instances where the daily water take exceeded the consented maximum daily limit of 10,000m³/day. Citing data from December 2024 as an example of the wider issues — over a period of 18 days where water was taken — 4 days exceeded the maximum consent limit, and on two of those days, the take exceeded 15,000 m³.

Drier conditions, such as January 2025, which DO identified as one of the driest periods ever recorded, limits the ability of operators to exceed the conditions of consent simply because there is insufficient water to abstract. DO note there is no condition requiring a base flow to be maintained downstream of the intake and that at times, all water at the intake is captured and diverted to the reservoirs:

As can be derived by comparing [January 2025] rainfall and daily intake volumes, it is apparent that operators were vigilant, taking every opportunity to draw water from the intake outside of rainfall-induced turbidity events. This vigilance meant that the reservoir did not drop below 80%. Except for 1 January 2025, no other daily takes exceeded the consented 10,000 m³/day maximum. The Average Daily Intake volume for this period was 4,844 m³/day.

It is clear from our review of background documentation and DO's assessment of operational data that the perception Westport has sufficient water has not taken into account the status of compliance with the current conditions of consent.

¹³² As noted previously, current demand requirements would also equate to a zero-growth scenario.

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Demand assessment

DO has developed a water balance model for multiple scenarios in order to explore current and future demand. The basis for the model and supporting detail is set out within the body of the DO Report. The scenarios and model outputs are summarised in Table 4.4 and Figures 4.1 -4.3, below. There are three base scenarios that have been assessed for the current and projected future levels of development:

- **Actual take:** This is unmanipulated data so includes instances of historical abstraction in excess of the consented limits. This has been modelled to help Council understand the impact operations within its consent parameters will have on the ability to supply an adequate quantity of water.
- **Consented take:** Data has been manipulated so abstraction remains within the conditions of consent.
- **Compliant take:** Data has been manipulated so abstraction remains within the conditions of consent and provision is made for the maintenance of the mean annual low flow (MALF) in accordance with the broader compliance requirements of *Te Mana o te Wai*, Council undertakings to Ngāti Waewae, and consistency with Council legislative duties and strategic direction. It should be expected that there would be a requirement to provide for the MALF for future authorisations, variations, or renewals.

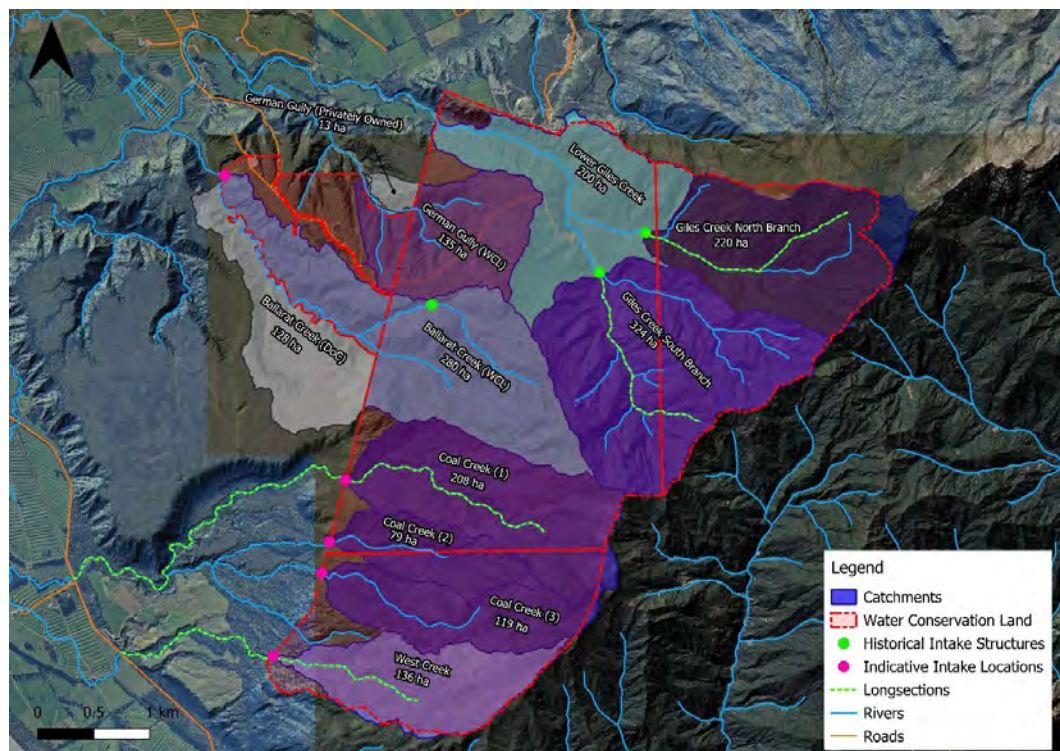


Figure 4.1: Assessed actual and potential water take locations

Source: DO Report

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Table 4.4: Summary of current and future demand

Scenario						Current demand (2025 or 2075 zero growth)	Future demand (0.5% residential growth + 50% TTPP industrial, to 2075)
Nº	Base scenario		Location	Area	Low flow provision		
1	Actual take	Uncapped	South Branch	324ha	Actual daily take often exceeded the resource consent maximum take of 10,000 m³/day.	Excess of water available for storage but non-compliant take	Reservoir storage would be utilised. Non-compliant take.
2	Consented take	Capped at 10,000m³/d	South Branch	324ha	-	Water balance precarious. Reservoir storage would be utilised.	Westport would run out of water.
3	Compliant take	Capped at 10,000m³/d	South Branch	324ha	Minus 75% MALF (22L/s) where historical intake flow is less than 190L/s.	Westport would run out of water.	Westport would run out of water.
4	Compliant take	Capped at 10,000m³/d	South Branch + North Branch	544ha	Minus 75% MALF (22L/s & 15L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Insufficient water. Reservoir storage would be utilised.
5	Compliant take	Capped at 10,000m³/d	South Branch + Ballarat	604ha	Minus 75% MALF (22L/s & 19L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Very unlikely to provide sufficient water. Reservoir storage would be utilised.
6	Compliant take	Capped at 10,000m³/d	South Branch + North Branch + Ballarat	824ha	Minus combined 75% MALF where historical intake flow is less than 190L/s	Supply will exceed historical water demand.	May meet water demand requirements, but water balance precarious. Does not provide for significant drought or disruptive events.

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Figure 4.2: Water balance scenarios – current demand

Source: DO Report

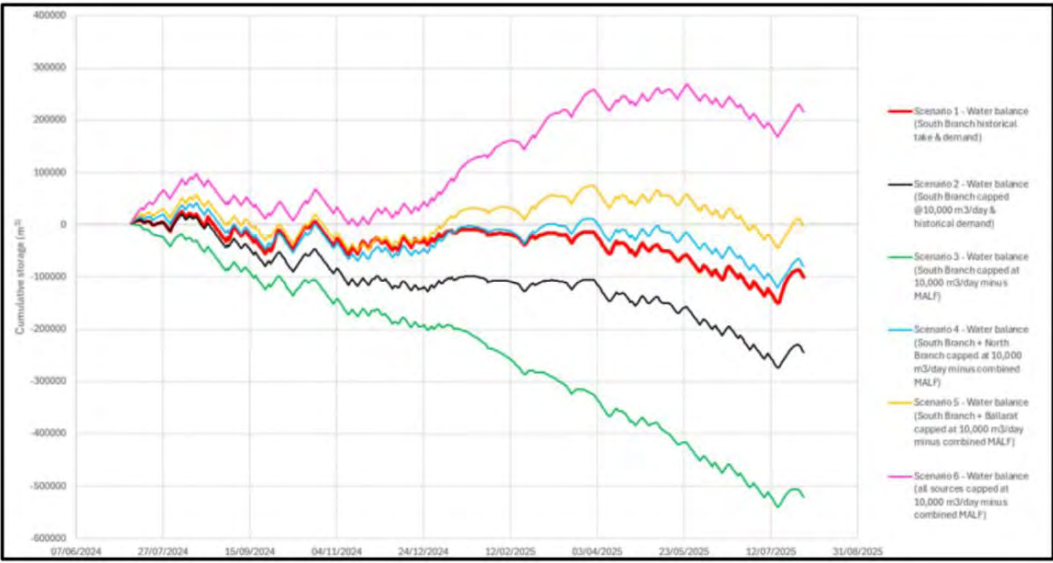


Figure 4.3: Water balance scenarios – future demand

Source: DO Report

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Where the need for additional supply catchments has been identified, those closest to the existing treatment plant have been assumed by DO to be used first. This is on the basis of currently planned works within the LTP (North Branch), followed by those catchments within the water conservation reserve likely to require the shortest length of associated pipework to the treatment plant¹³³. We note that engineering and environmental assessments would still be required to confirm the feasibility of these catchments to be used, in particular for a new take lower in the Ballarat Creek, which is necessary to provide the required yield. The additional water takes and associated infrastructure are also still subject to seeking and obtaining all necessary authorisations. Should a reduction in the assumed catchment and/or available water take arise then additional/other catchments would be required.

Is the 'Current Reserve' sufficient to meet Westport's strategic growth needs?

DO modelling demonstrates that South Branch alone is insufficient to meet Westport's immediate water supply needs. Current demand is being met by abstraction in excess of the conditions of consent; the requirement to secure an additional supply is underlined by a likely need to provide for low flows plus the conditions of consent requiring Council use best endeavours to locate an alternative supply. To this end, Council is currently planning works to reinstate abstraction from the North Branch to augment current levels of supply.¹³⁴ This would be the minimum to meet current needs or a zero growth scenario; however, it still leaves the supply vulnerable to natural hazard-related disruption.

Modelling by DO indicates that the combined Giles Creek take (i.e. North plus South Branches) would need to be augmented by approximately 2045;¹³⁵ notionally by a take from the lower Ballarat Creek and/or by provisioning an overall catchment of approximately 825ha. Even then, DO identify additional mitigation would be required to meet future demand by 2075. Again, the supply would remain vulnerable to natural hazard-related disruption.

Without additional mitigation measures, the 'Current Reserve' does not have the capacity to meet future demand.

If the 'Current Reserve' is insufficient to meet future demand, how much of the 'Residual Reserve' is likely to be required?

Even with additional mitigation, DO note the use of the Current Reserve makes no allowance for extended periods of drought and/or disruptive events, concluding:¹³⁶

Future climate change will worsen the situation, with more drought days, and high-intensity short-duration storms reducing water intake capture time due to high turbidity and lower catchment yield.

In turn, this results in lower suitable catchment yield and reduced reservoir recharge. The higher intensity rainfall also comes with an increased landslide risk. Should a landslide occur within one of the three supply catchments and impact on the ability to service the town's water supply, then Council would have to look beyond the Current Reserve to meet supply needs. DO observe that there is insufficient viable area within the water conservation reserve to provide 100% water supply source

¹³³ German Gully was excluded due to the small size of the catchment within the water conservation reserve.

¹³⁴ Refer to the LTP.

¹³⁵ DO email dated 9 September 2025. Note: This makes no allowance for climate change (i.e. drought) effects upon the supply.

¹³⁶ DO Report, p6.

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redundancy for future demand. This also has implications for Westport's resilience in a significant event, which we turn to next.

For completeness, we note that if growth is higher than expected and/or a water intensive industry were to locate within the supply catchment, then the supply catchment would need to be greater than the currently estimated 825ha required to meet future needs. We also note that the modelled scenario assumes it is feasible to collect water from the lower Ballarat Creek. This detail needs to be assessed including considerations such as any consequential operating costs should pumping be required. Should the feasibility studies show the available Ballarat catchment (or for that matter also the North Branch) be smaller than assumed, then additional area would be required outside of the Current Reserve.

DO is of the opinion that Coal Creek is a viable water supply source, with approximately 406ha of the catchment located within the water conservation reserve. West Creek, at 136ha, is identified as suitable for a supplementary source. DO note the catchments are very similar to those within the Current Reserve (see section 2.3, above), but that a constraint would be the number of intakes and the infrastructure required to convey the water through to a water treatment plant (or if treated remotely, to where the water is required).

Approximately 825ha is required to meet Westport's future water supply needs. The Residual Reserve would be needed in cases where:

- ***a weather or geological event has created localised impacts in one area but not across the whole water conservation reserve; and/or***
- ***growth is higher than expected; and/or***
- ***a water intensive industry locates within the supply area; and/or***
- ***further investigations show the available catchment area and/or water take from the Current Reserve are less than assumed.***

Should a significant event occur (e.g. AF8), might the Residual Reserve be realistically required to augment or deliver water supply needs?

Noting the uncertainty associated with how the effects of a catastrophic event might manifest, DO is of the opinion that retaining the Residual Reserve provides contingent supply if other sources are unavailable due to seismic activity. They are of the view that Coal Creek is an option for future supply, and would be an option to provide raw water in the event of a major seismic or disruptive event (subject to access and water volume).

Whilst an event such as AF8 is anticipated to have catastrophic consequences, there is an immediate risk to Westport's water supply and lifeline utility through land stability-related risks. There are multiple documented major events that have either disrupted or severely impacted water supply and related infrastructure. DO noted advice by others that a significant failure within the North Branch is unlikely within the next 30-50 years, but point to the likely increase in the frequency and intensity of rainfall events as a consequence of climate change. The *Westport drinking water supply: Drinking water safety plan* independently assesses the potential loss of supply through slips as an "unacceptable risk" with the consequent need to identify an alternative raw water intake.¹³⁷

¹³⁷ p51.

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The Residual Reserve provides contingent supply if other sources are unavailable due to seismic activity or other disruptive events.

Is the Residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

DO has assessed that the Residual Reserve is suitable for its defined purpose as a water conservation reserve. They note *“the catchment geology and area is suitable as a water source, most likely as a supplement to other sources”*.¹³⁸ Noting the suitability of the Residual Reserve, they continue:

While other parts of the [water conservation reserve] may be preferred (due to access, water yield, catchment size etc.) it would be prudent for BDC to retain all of the [water conservation reserve]. This will allow greater flexibility for future options even if Coal Creek and West Creek are not the preferred target catchment.

The retention of the Residual Reserve as an alternative supply would be consistent with the *30 year infrastructure strategy 2024-2054*, which identifies the need to *“prepare for natural disasters by ensuring an alternative source of supply ... to ensure water is available at selected points in each town”*.¹²⁷

The Residual Reserve is suitable for use as a water conservation reserve and offers flexibility and resilience to Council’s current supply.

¹³⁸DO Report, p56.

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5 Strategic assessment

5.1 Synthesis

The stated objective of this assessment is to determine whether all of the local purpose (water conservation) reserve is required to meet Westport's current and future water supply needs. The statutory and strategic imperatives obligate Council to ensure it can provide its community with an adequate supply of water now and in the future. Council's own strategic direction and supporting strategies orient to supporting sustainable community growth and wellbeing.

Action is needed to meet current water supply needs

Currently Council is taking more water than is consented and no provision is made for maintaining low flows (a requirement of the NPS:FWM, *Te Mana o te Wai*, and Ngāti Waewae). Once historical abstraction data is manipulated to appropriately address this, then in order to meet Westport's current water supply needs, DO modelling indicates Council needs to abstract water from the South Branch and either the North Branch or lower Ballarat Creek now.¹³⁹

This finding is contrary to some of the existing Council strategic documents. For example, the *9 year three waters AMP 2025-2034* states "*the current water source has sufficient capacity for Westport and future projections*".¹⁴⁰ We therefore recommend Council review relevant documents and plans to align with the findings of this assessment. This should extend to the next iterations of the infrastructure strategy and long term plan given the assessment indicates the need for additional infrastructure within the next 20 years.

Given the projected requirements and issues with current abstraction exceeding the conditions of consent, we recommend Council:

- Urgently look at how it might accelerate the necessary investigations, designs, and authorisations for an additional water source;
- Put in place contingency measures to manage risks until the alternative source can be delivered;
- Address current operational practices to manage existing water take to be within the conditions of consent; and
- Address any other outstanding conditions relating to the current consents (such as fish passage).

Given this is a compliance matter, we recommend Council take appropriate steps to manage the risk with the West Coast Regional Council. We also recommend further discussion with Ngāti Waewae given their approval of the South Branch variation was contingent on Council not taking all the available water and using best endeavours to locate an alternative supply. Both discussions need to address the steps taken to ensure operations moving forward will be compliant. We suggest seeking a consent variation

¹³⁹ This is also the zero growth scenario. However, we note s10(4) of the Local Government (Water Services) Act 2025 requires water service providers to support housing growth and, if applicable, urban development in their service area.

¹⁴⁰ 9 year three waters AMP 2025-2034, p5.

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to regularise current operations is unlikely to be a palatable solution in this instance and, as already noted, any variation could be counterproductive if it triggered the low flow requirements.

Additional raw water intake(s) will likely be needed in the next 20 years

Although the DO Report looked at a 50-year horizon, further modelling indicates by approximately 2045 Westport will need to be supplied from a catchment of approximately 825ha (equivalent to the North and South Branches of Giles Creek, plus lower Ballarat Creek).

Engineering and environmental investigations would be required for the additional water take; DO has modelled a take from the lower Ballarat catchment in order to provide the necessary yield. The feasibility of this (including whether this then requires pumping to the water treatment plant) is not known and is outside the scope of this assessment. Council also does not yet hold consents to authorise the abstraction of water from these catchments or for the construction and operation of the necessary infrastructure to support this. It is recommended the necessary investigations and planning work be advanced so there is sufficient time for the project essentials (including funding) to be in place before they are required.

The balance of the water conservation area is 'suitable' and needed to mitigate risks and uncertainty

Whilst the Current Reserve may be able to meet future need, the water balance has been assessed by DO as precarious and does not provide for significant drought and/or disruptive events such as landslides, debris flows, or a more significant seismic event such as AF8. These are matters required to be managed under s10(4) of the *Local Government (Water Services) Act 2025* whereby Council is required to provide a water supply that is reliable and resilient to external factors such as climate change and natural hazards.

Reliance on just the Current Reserve also does not provide for growth or the types of development that exceeds the study assumptions, and as noted earlier in this report there are a number of initiatives underway that are aimed at stimulating growth within the Westport water supply community. Should it also be found that there is less available catchment and/or water available from the North Branch and Ballarat Creek, then an additional area will be required.

The recommended mitigation for managing these risks is an alternative water source, and Coal Creek (supplemented by West Creek) was identified by DO as suitable for that purpose.

Council must retain its interests in all of the water conservation reserve

Council had four available options to it as set out within Table 4.1. The DO assessment, when framed against Council's statutory and strategic obligations shows that ***Council would be unable to demonstrate that the Residual Reserve is not needed to meet Westport's future water supply needs***, so must say 'no' (option 1a)) to revoking part of the reserve.

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This is underlined by the following statutory requirements:

- *s20(1)(c) Local Government (Water Services) Act 2025 (emphasis added):*

*A water service provider **must not**... lose control of, sell, or otherwise dispose of the significant water services infrastructure necessary for providing water services in its service area, **unless it retains its capacity to meet its obligations.***

- *s25 Water Services Act 2021: Obligation to provide sufficient quantity of drinking water.*
- *s69 Local Government (Water Services) Act 2025: : Requirement to assess whether Council can deliver a sufficient quantity of water to meet current and estimated future drinking water demands.*

Council is also likely to be bound by s24(3) of the Reserves Act since the balance of the 'local purpose (water conservation) reserve' is still suitable for that purpose.

Consequently, in response to the Stevenson request — which asks whether all the land within the Westport water conservation reserve is required for that purpose — it is recommended Council reply 'yes' and retain its interests in all of the water conservation reserve.

Reliance on the water conservation reserve merits review

Whether any additional intakes within the water conservation reserve are the most *appropriate* supply option is another matter. The catchments within the water conservation reserve have a similar morphology and geology which puts them at risk landslides, which the current drinking water safety plan deems an 'unacceptable risk'. In addition, the indicated development zones of Alma Road, Omau/Cape Foulwind, and the RWMPA are all south of the Buller River.

Council has previously undertaken studies of alternative sources outside of the water conservation reserve, and both the location of proposed future growth and the identified "*unacceptable*" natural hazard risks within the wider reserve would suggest this could be prudent. However, the studies on these alternatives do not appear to have been sufficiently advanced.

Whilst it is not within the scope of this assessment to 'solve' how Westport might address its water needs, we note that Council recently held an internal workshop to advance its thinking on the matters and to revisit whether it needs to reorient its approach to water supply in light of the findings of this assessment. We recommend Council takes this further and investigate options for an alternative water supply outside the current water conservation reserve to address current supply and resilience risks.

Should an alternative raw water source be able to be secured outside of the current water conservation reserve, then Council *may* be able to explore options under s15 of the Reserves Act 1977 to exchange part of the water conservation reserve and so be able to advance option 2. However, for the reasons given above, this does not appear to be an option to Council at this time unless Council is minded to advance discussions with Stevenson on this point and it would be its prerogative to do so.

Independent to the Stevenson request, there are several positive and evidence-based drivers for advancing an alternative supply south of the Buller River. However, there is also a risk that this becomes caught in a wider debate on the merits or otherwise of the proposed Te Kuha mine since it could be seen as a mechanism to revoke part of the water conservation reserve and therefore an enabler for the mine. This could delay and add cost to processes to advance an alternative water supply, and it is

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Our Ref: 08025001
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suggested, would be counterproductive to the community's interests in securing a reliable water supply to meet its future needs. Should Council decide to advance an alternative water supply outside the water conservation reserve, then we recommend it be transparent with the reasons for doing so and put in place a strategy for managing any actual or perceived interface with the proposed Te Kuha mine.

Is there an opportunity cost to this decision?

Under the CMA, Council would have been entitled to receive compensation for granting access to the water conservation reserve. Should the reserve status be revoked, this would be a matter for the Crown not Council, and it has already been established that entering into an access agreement over the water conservation reserve would be contrary to the purpose of the reserve.

Council retaining its interest in the whole water conservation reserve is likely to have implications for the authorisation process for the mine. Whether or not the mine presents an opportunity for the local community is a matter for the application and assessment of environmental effects and needs to be assessed in the round. Commenting further in this would be speculative and is outside of the scope of this report. However, perceptions of opportunity cost and views on the mine proposal are aspects that could well lead to political risks associated with the recommended decision, which would need to be managed.

Are there implications for the new water entity?

This assessment has highlighted the need for additional water supply infrastructure within the next 20 years. That will mean investigations and planning will need to start in the near future and likely within the current ten year scope of the Water Services Delivery Plan. We recommend Council assess whether the identified need for additional water infrastructure might have any implications for their obligations to the new entity.

5.2 Recommended reply to the Stevenson request

Stevenson has asked Council whether it needs all of the water conservation reserve for Westport's water supply needs. At its core, this is asking whether Council can revoke part of the reserve status it holds for that purpose. This assessment has considered the Stevenson request from first principles with the objective of determining whether all of the local purpose (water conservation) reserve is required to meet Westport's current and future water supply needs.

Given the available technical evidence, the matters raised by Ngāti Waewae, and consideration of Council's statutory obligations and strategic imperatives at this time, we recommend the following reply to the Stevenson request:

- All of the local purpose (water conservation) reserve is required to meet Westport's current and future water supply needs;
- Revocation of part of the local purpose (water conservation) reserve would result in Council being unable to meet its statutory obligations to provide a suitable quantity of water to meet Westport's current and future needs.

This wording seeks to cover the possibility that the Minister may independently consider the option to revoke part of the water conservation reserve.

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Our Ref: 08025001
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Should Council be minded to work with Stevenson to secure an alternative water supply outside of the current water conservation reserve, then Council may be able to release part of the reserve at a later date (Option 2, above).

5.3 Next steps

This report is offered for Council consideration. We suggest there is benefit in a workshop with Council to enable the background and findings to be unpacked as the approach differs from that adopted by officers previously. The report also raises a compliance issues and changes expectations for water supply infrastructure which has potential implications for the new water services entity. The workshop would enable Council to provide guidance on the preferred direction that can then be developed into an appropriate paper for open Council consideration and resolution. An addendum to this report may be required to capture Council direction post workshop and to further shape the summary Officer's Report.

Should Council decide to adopt the recommendations of this report, then the next steps would be for Council to provide that feedback to Stevenson. It would also be prudent, given the likely high level of public interest in the proposed mine, to develop suitable communications to explain the decision to the wider public and media. The way forward, including any need for community consultation, would need to be reviewed should Council decide to adopt a different approach.

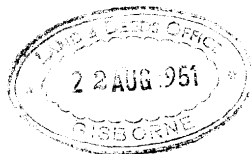
This assessment has also identified a number of matters needing urgent Council attention. These range from an immediate need to achieve a compliant water take through to securing an additional raw water supply. There is also an opportunity for Council to explore whether continued use of the water conservation reserve is prudent given the natural hazard risks and proposed direction of local development. We recommend that these be collated into a Council works programme and advanced by Council in parallel to a response to the Stevenson request.

Appendix I

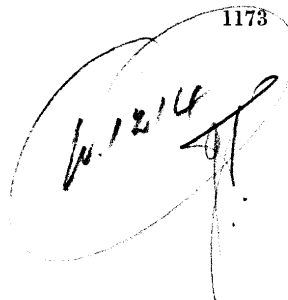


1951 Gazette notices

Numb. 67



NEW ZEALAND



THE
NEW ZEALAND GAZETTE

Published by Authority

WELLINGTON, THURSDAY, AUGUST 16, 1951

Additional Land at Port Ahuriri Taken for the Purposes of the Wellington-Napier Railway

[L.S.] B. C. FREYBERG, Governor-General
A PROCLAMATION

IN pursuance and exercise of the powers and authorities vested in me by the Public Works Act, 1928, and of every other power and authority in anywise enabling me in this behalf, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the Schedule hereto is hereby taken for the purposes of the Wellington-Napier Railway.

SCHEDULE

APPROXIMATE areas of the pieces of land taken:—

A. R. P.	Being
0 2 36.81	} Parts street, being parts Ahuriri Lagoon.
0 0 17.72	

All situated in the City of Napier. (S.O. 2527.)

In the Hawke's Bay Land District; as the same are more particularly delineated on the plan marked L.O. 10986, deposited in the office of the Minister of Railways at Wellington, and thereon coloured green.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand and issued under the Seal of that Dominion this 10th day of August, 1951.

W. S. GOOSMAN, Minister of Railways.

GOD SAVE THE KING

(L.O. 16649/93)

Land and Easement Over Land Taken for Waterworks Purposes in Block VI, Waiopehu Survey District, Horowhenua County

[L.S.] B. C. FREYBERG, Governor-General
A PROCLAMATION

PURSUANT to the Public Works Act, 1928, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the First Schedule hereto is hereby taken for waterworks purposes and shall vest in the Mayor, Councillors, and Burgesses of the Borough of Levin as from the date hereinafter mentioned; and I do also hereby proclaim and declare that an easement is hereby taken over the land described in the Second Schedule hereto vesting in the Mayor, Councillors, and Burgesses of the Borough of Levin, as from the date hereinafter mentioned, full and free and uninterrupted right and liberty of way and passage for the said Mayor, Councillors, and Burgesses of the Borough of Levin and their agents, servants, and workmen with or without vehicles, by day or by night, through, over, and along the said land, and also the right to construct and maintain a line of electric wires over or along the said land and to erect, maintain, and replace all poles reasonably necessary for the carrying of those wires; and I do also declare that this Proclamation shall take effect on and after the 20th day of August, 1951.

A

FIRST SCHEDULE

APPROXIMATE area of the piece of land taken: 34 perches.
Being part Lot 1, D.P. 2127, being part Horowhenua 3E No. 2, Subdivision 11; coloured sepia.

SECOND SCHEDULE

APPROXIMATE area of the piece of land in respect of which the above-described easement is taken: 36.8 perches.
Being part Lot 1, D.P. 2127, being part Horowhenua 3E No. 2 Subdivision 11; coloured blue.

All situated in Block VI, Waiopehu Survey District. (S.O. 22230.)

In the Wellington Land District; as the same are more particularly delineated on the plan marked P.W.D. 134825, deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand and issued under the Seal of that Dominion, this 10th day of August, 1951.

J. R. MARSHALL,
For the Minister of Works.

GOD SAVE THE KING!

(P.W. 50/187; D.O. 19/2/3)

Land Taken, Subject as to Part to a Drainage Easement, for a Drill-shed and Training-ground in the Borough of Whangarei

[L.S.] B. C. FREYBERG, Governor-General
A PROCLAMATION

PURSUANT to the Public Works Act, 1928, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the First and Second Schedules hereto is hereby taken, subject as to the land described in the said Second Schedule to the drainage easement reserved by Memorandum of Transfer No. 436995 (Auckland Land Registry), for a drill-shed and training-ground; and I do also declare that this Proclamation shall take effect on and after the 20th day of August, 1951.

FIRST SCHEDULE

APPROXIMATE area of the piece of land taken: 4 acres and 23.2 perches.
Being part Allotment 2, Parish of Whangarei.

Situated in Block XII, Purua Survey District (Borough of Whangarei), (Auckland R.D.). (S.O. 36373.)

In the North Auckland Land District; as the same is more particularly delineated on the plan marked P.W.D. 134503, deposited in the office of the Minister of Works at Wellington, and thereon coloured red.

Revoking the Reservation Over a Reserve in Block XII, Puketapu Survey District, Hawke's Bay Land District

B. C. FREYBERG, Governor-General

ORDER IN COUNCIL

At the Government House at Wellington, this 15th day of August, 1951
Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

IN pursuance and exercise of the powers and authorities conferred upon him by subsection (1) (b) of section 7 of the Public Reserves, Domains, and National Parks Act, 1928, His Excellency the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, do hereby revoke the reservation for a resting-place for travelling stock over the land described in the Schedule hereto: and do hereby declare that the said land, being vested in the Crown, is Crown land available for disposal under the Land Act, 1948.

SCHEDULE

HAWKE'S BAY LAND DISTRICT

SECTION 2, Block XII, Puketapu Survey District: Area, 3 roods 1·3 perches, more or less. (S.O. plan 369.)

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 6/1/112 and 6/1/113; D.O. 3/451)

Changing the Purpose of a Reserve in Block II, Tahoraite Survey District, Hawke's Bay Land District

B. C. FREYBERG, Governor-General

ORDER IN COUNCIL

At the Government House at Wellington, this 15th day of August, 1951
Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

WHEREAS the land described in the Schedule hereto is a reserve for gravel purposes and is vested, in trust, in the Dannevirke Borough Council:

And whereas it is expedient that the purpose of the reservation over such land shall be changed to a reserve for plantation purposes and the Dannevirke Borough Council has duly consented to such change of purpose:

Now, therefore, His Excellency the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, and in exercise of the powers and authorities conferred upon him by subsection (1) (a) of section 7 of the Public Reserves, Domains, and National Parks Act, 1928, do hereby declare that the purpose of the reserve described in the Schedule hereto is hereby changed from a reserve for gravel purposes to a reserve for plantation purposes.

SCHEDULE

HAWKE'S BAY LAND DISTRICT

SECTION 15, Block II, Tahoraite Survey District: Area, 22 acres 2 roods 17 perches, more or less.

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 6/5/370; D.O. 8/89)

Recreation Reserve in Westland Land District Brought Under Part II of the Public Reserves, Domains, and National Parks Act, 1928

B. C. FREYBERG, Governor-General

ORDER IN COUNCIL

At the Government House at Wellington, this 15th day of August, 1951
Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

BY virtue of the powers and authorities vested in me by section 34 of the Public Reserves, Domains, and National Parks Act, 1928, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, do hereby order and declare that the reserve for recreation in the Westland Land District described in the Schedule hereto shall be and the same is hereby brought under the operation of and declared to be subject to the provisions of Part II of the said Act, and such reserve shall hereafter form part of the Blackball Domain, and be managed, administered, and dealt with as a public domain by the Blackball Domain Board.

SCHEDULE

WESTLAND LAND DISTRICT

RESERVE 1925, situated in Block II, Mawheranui Survey District: Area, 3 acres 1 rood 10 perches, more or less. Subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950. (S.O. plan 4545.)

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 1/171; D.O. 8/8/116)

Recreation Reserve in the Otago Land District Brought Under Part II of the Public Reserves, Domains, and National Parks Act, 1928

B. C. FREYBERG, Governor-General

ORDER IN COUNCIL

At the Government House at Wellington, this 15th day of August, 1951
Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

BY virtue of the powers and authorities vested in me by section 34 of the Public Reserves, Domains, and National Parks Act, 1928, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, do hereby order and declare that the reserve for recreation in the Otago Land District described in the Schedule hereto shall be and the same is hereby brought under the operation of and declared to be subject to the provisions of Part II of the said Act; and such reserve shall hereafter form part of the Bannockburn Domain, and be managed, administered, and dealt with as a public domain by the Bannockburn Domain Board.

SCHEDULE

OTAGO LAND DISTRICT

SECTION 149, Block I, Cromwell Survey District: Area, 3 roods 1·4 perches, more or less. Subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950. (S.O. plan 11388.)

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 1/730; D.O. 8/3/59)

Notice of Taking Land at Port Ahuriri Under Sections 147 and 148 of the Harbours Act, 1950, for the Purposes of the Wellington-Napier Railway

B. C. FREYBERG, Governor-General

BY virtue and in pursuance of the powers and authorities vested in me by sections 147 and 148 of the Harbours Act, 1950, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby, on behalf of His Majesty the King, give notice to the Napier Harbour Board that one month from the date of service of notice upon the said Board I shall enter upon and take possession of the land described in the Schedule hereto for the purposes of the Wellington-Napier Railway.

SCHEDULE

APPROXIMATE areas of the pieces of land:—

A.	R.	P.	Being
10	0	2·02	Part Ahuriri Lagoon; coloured orange.
0	3	5·17	Part Ahuriri Lagoon; coloured orange.
0	3	3·05	Part Ahuriri Lagoon; coloured orange.
0	1	35·02	Part Lot 1, D.P. 7511, being part Ahuriri Lagoon; coloured orange.

All situated in the City of Napier. (S.O. 2527.)

In the Hawke's Bay Land District; as the same are more particularly delineated on the plan marked L.O. 10986, deposited in the office of the Minister of Railways at Wellington, and thereon coloured as above mentioned.

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

W. S. GOOSMAN, Minister of Railways.

(L.O. 16649/93)

Land Reserved in the Otago Land District for a Site for a Fire-station

B. C. FREYBERG, Governor-General

WHEREAS by section 167 of the Land Act, 1948, it is enacted that the Governor-General may from time to time set apart as a reserve, notwithstanding that the same may be then held under pastoral lease or pastoral occupation licence, any Crown land for any purpose which, in his opinion, is desirable in the public interest and notice thereof shall be published in the *New Zealand Gazette*:

Now, therefore, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the powers and authorities conferred upon me by the said Act, do hereby reserve, subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950, the land in the Otago Land District, described in the Schedule hereunder written, for a site for a fire-station.

SCHEDULE

OTAGO LAND DISTRICT

SECTION 92, Block VI, Town Survey District: Area, 2 roods 27 perches, more or less. (S.O. plan 11403.)

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

JACK T. WATTS,
For the Minister of Lands.

(L. and S. H.O. 6/6/473; D.O. 3/325)

AUG. 16]

THE NEW ZEALAND GAZETTE

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Land Reserved in Taranaki Land District

B. C. FREYBERG, Governor-General

WHEREAS by section 167 of the Land Act, 1948, it is enacted that the Governor-General may, from time to time, set apart as a reserve, notwithstanding that the same may be then held under pastoral lease or pastoral occupation licence, any Crown land for any purpose which, in his opinion, is desirable in the public interest, and notice thereof shall be published in the *New Zealand Gazette* :

Now, therefore, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the powers and authorities conferred upon me by the said Act, do hereby reserve, subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950, the land in the Taranaki Land District, described in the Schedule hereunder written, for a reserve for recreation purposes.

SCHEDULE

TARANAKI LAND DISTRICT

ALL that area containing by admeasurement a total of 2 acres 2 roods 18-16 perches, more or less, being Lot 1, as shown on a plan deposited in the Land Registry Office at New Plymouth under No. 6423; and all the land as shown on a plan deposited as aforesaid under No. 1993; both being parts Section 18, Block XIV, Cape Survey District.

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

E. B. CORBETT, Minister of Lands.

(L. and S. H.O. 6/6/989; D.O. 8/5/39)

Land Reserved in Nelson Land District

B. C. FREYBERG, Governor-General

WHEREAS by section 167 of the Land Act, 1948, it is enacted that the Governor-General may from time to time set apart as a reserve, notwithstanding that the same may be then held under pastoral lease or pastoral occupation licence, any Crown land for any purpose which, in his opinion, is desirable in the public interest, and notice thereof shall be published in the *New Zealand Gazette* :

Now, therefore, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the powers and authorities conferred upon me by the said Act, do hereby reserve, subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950, the land in the Nelson Land District, described in the Schedule hereto, for water-conservation purposes.

SCHEDULE

NELSON LAND DISTRICT

ALL those areas of Crown land (Westport Harbour Endowment), and Crown land in the Nelson Land District, Buller County, containing a total of 4,510 acres 2 roods, more or less, and described as follows :—

All that area of Crown land (Westport Harbour Endowment) containing by admeasurement 3,215 acres, more or less, and being part Section 17, Block II, Ohika Survey District, bounded as follows : Towards the north by Section 14, Block VIII, Kawatiri Survey District, aforesaid; towards the east and south generally by Crown land (Westport Harbour Endowment) and Section 16, Scenery Preservation Reserve, Block II, Ohika Survey District; and towards the west by other part of Section 17 (Crown land), and Section 5, State Forest Reserve, Block II, Ohika Survey District.

Also all that area of Crown land (Westport Harbour Endowment) containing by admeasurement 852 acres, more or less, and being part Section 17, Block II, Ohika Survey District, bounded as follows : Towards the north by Section 14, Block VIII, Kawatiri Survey District, aforesaid; towards the east and south generally by Crown land (Westport Harbour Endowment) and Section 16, Scenery Preservation Reserve, Block II, Ohika Survey District; and towards the west by other part of Section 17 (Crown land), and Section 5, State Forest Reserve, Block II, Ohika Survey District.

Also all that area of Crown land being part Section 17, Block II, Ohika Survey District, containing by admeasurement 29 acres, more or less, and bounded as follows : Towards the east by other part of Section 17, Crown land (Westport Harbour Endowment); towards the west generally by Section 20, Scenic Reserve, and Sections 5 and 6, State Forest Reserve, all of Block II, Ohika Survey District.

Also all that area of Crown land containing by admeasurement 414 acres 2 roods, more or less, and being part Section 13, Block VIII, Kawatiri Survey District, as described in *New Zealand Gazette*, 1950, page 855.

As the same are more particularly delineated on plan marked L. and S. 6/1/40n, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon edged red. (S.O. plan 7492.)

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

JACK T. WATTS,
For the Minister of Lands.

(L. and S. H.O. 6/1/40; D.O. O.L. 400)

Notice of Intention to Issue an Order in Council Revoking the Reservation for Recreation Purposes over a Reserve in Block X, Christchurch Survey District, Canterbury Land District

B. C. FREYBERG, Governor-General

WHEREAS by subsection (1) (b) of section 7 of the Public Reserves, Domains, and National Parks Act, 1928 (hereinafter referred to as the said Act), it is provided that the Governor-General may, from time to time, by Order in Council, revoke the reservation over any public reserve or part thereof, and thereupon the land comprised therein shall, if vested in the Crown or in any local authority, or trustees deriving title from the Crown, become Crown land available for disposal under the Land Act, 1948 :

And whereas the land described in the Schedule hereto is a reserve duly set apart for recreation purposes but is not required for that purpose, and it is expedient to revoke the reservation over the said land :

Now, therefore, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby give notice, pursuant to subsection (2) of section 7 of the said Act, that it is my intention to issue an Order in Council under the provisions of subsection (1) (b) of section 7 of the said Act declaring that the reservation for recreation purposes over the land described in the Schedule hereto shall be revoked.

SCHEDULE

CANTERBURY LAND DISTRICT

RESERVE 4163, situated in Block X, Christchurch Survey District : Area, 1 acre 1 rood 35 perches, more or less.

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

JACK T. WATTS,
For the Minister of Lands.

(L. and S. H.O. 6/6/104; D.O. 2/8)

Notice of Intention to Issue an Order in Council Revoking the Reservation for Recreation Purposes Over a Reserve in Umutoi Village, Wellington Land District

B. C. FREYBERG, Governor-General

WHEREAS by subsection (1) (b) of section 7 of the Public Reserves, Domains, and National Parks Act, 1928 (hereinafter referred to as the said Act), it is provided that the Governor-General may, from time to time, by Order in Council, revoke the reservation over any public reserve or part thereof, and thereupon the land comprised therein shall, if vested in the Crown or in any local authority or trustees deriving title from the Crown, become Crown land available for disposal under the Land Act, 1948 :

And whereas the land described in the Schedule hereto is a reserve duly set apart for public recreation purposes but is not required for that purpose, and it is expedient to revoke the reservation over the said land :

Now, therefore, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of the Dominion of New Zealand, do hereby give notice, pursuant to subsection (2) of section 7 of the said Act, that it is my intention to issue an Order in Council under the provisions of subsection (1) (b) of section 7 of the said Act declaring that the reservation for public recreation purposes over the land described in the Schedule hereto shall be revoked.

SCHEDULE

WELLINGTON LAND DISTRICT

SECTION 5, Umutoi Village, situated in Block VII, Umutoi Survey District : Area, 6 acres and 3 perches, more or less. (S.O. plan 14611.)

As witness the hand of His Excellency the Governor-General, this 10th day of August, 1951.

JACK T. WATTS,
For the Minister of Lands.

(L. and S. H.O. 22/4862; D.O. 14/58)

Vesting the Control of a Scenic Reserve in the Christchurch City Council

B. C. FREYBERG, Governor-General

IN pursuance and exercise of the powers and authorities conferred upon him by section 13 of the Scenery Preservation Act, 1908 (hereinafter referred to as the said Act), His Excellency the Governor-General of the Dominion of New Zealand doth hereby vest the control of the scenic reserve described in the Schedule hereto (being land reserved under the said Act) in the Christchurch City Council, subject to the conditions hereinafter contained, that is to say :—

1. The said Council shall prepare a report each year ending on the 31st day of March, together with a statement of receipts and expenditure in connection with the said reserve.

Such report and statement shall be sent to the Minister charged with the administration of the said Act as soon as possible after the close of the year.

2. The said Council shall control the said reserve in accordance with the provisions of the said Act and of the regulations made thereunder.



NEW ZEALAND

THE

NEW ZEALAND GAZETTE

Published by Authority

WELLINGTON, THURSDAY, NOVEMBER 1, 1951

Declaring Certain Crown Land to be Subject to Part I of the Maori Land Amendment Act 1936 (Rotoiti Rehabilitation Block)

[L.S.] B. C. FREYBERG, Governor-General

A PROCLAMATION

PURSUANT to section 5 of the Maori Purposes Act 1939, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of New Zealand, hereby declare the Crown land described in the Schedule hereto to be subject to Part I of the Maori Land Amendment Act 1936.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

ALL that area in the Rotorua County situated in Blocks III, IV, VII, and VIII, Rotoiti Survey District, containing by admeasurement 3,445 acres 1 rood 28 perches, more or less, being Te Rotoiti Nos. 3k, 3L, 3M, 3N, and 3T Blocks. As the same is more particularly delineated on the plan marked M.A. 5/5/32, deposited in the Head Office of the Department of Maori Affairs at Wellington, and thereon edged red.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 19th day of October 1951.

E. B. CORBETT, Minister of Maori Affairs.

GOD SAVE THE KING!

(M.A. 5/5/32)

Varying a Proclamation Declaring Certain Parts of New Zealand to be a Tribal District Under the Maori Social and Economic Advancement Act 1945

[L.S.] B. C. FREYBERG, Governor-General

A PROCLAMATION

PURSUANT to section 6 of the Maori Social and Economic Advancement Act 1945, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of New Zealand, hereby vary the Proclamation made on the 30th day of June 1950 and published in the *New Zealand Gazette* on the 13th day of July 1951, at page 884, declaring certain parts of New Zealand to be a tribal district for the purposes of the said Act, by excluding from the Schedule thereto the description of the Te Au-o-Waikato Tribal District, and substituting therefor the description appearing in the Schedule hereto.

SCHEDULE

TE AU-O-WAIKATO TRIBAL DISTRICT

ALL that area in the South Auckland Land District bounded by a line commencing at the confluence of the Mangawara Stream with the Komakorau Stream in Block IV, Newcastle Survey District; thence proceeding north-easterly along a right line to Trig. Station 1230 (Pukewhan) in Block V, Hapukohu Survey District, a right line to Trig. Station 2043 (Ratamaroke) in Block XV, Piako Survey District, and a right line to Trig. Station 2042 (Ratawera) in

A

Block XV, Piako Survey District, being a point on the boundary of Waikato County as described in *New Zealand Gazette* of 1949 at page 2500; thence southerly generally along that county boundary to the northernmost corner of Section 1s, Tainui Settlement, being a point on the boundary of the Piako County as described in *New Zealand Gazette* of 1945 at page 257; thence easterly, south-easterly, and north-easterly generally along that county boundary to the easternmost point of the Borough of Te Aroha as described in *New Zealand Gazette* of 1917 at page 1868; thence northerly along a right line to Trig. Station 567 (Te Aroha) on the westernmost corner of Block XI, Katikati Survey District; thence north-easterly along a right line in the direction of Trig. Station MA (Ngakiriawharei) on the north-western boundary of Block II, Katikati North Survey District, to its junction with the north-eastern boundary of the original Aroha Block as shown on the Maori Land Court plan numbered 3062, lodged in the office of the Chief Surveyor at Auckland; thence south-easterly along the last-mentioned boundary to and along the western boundary of a forest reserve to its junction with the north-western boundary of Whakamarama No. 2 Block; thence south-westerly along the last-mentioned boundary to the northernmost corner of Okauia No. 1 Block; thence south-easterly along a right line to Trig. Station 909 (Waianuanu) on the boundary of Block XVI, Wairere Survey District; thence south-westerly along a right line to Trig. Station 146 (Te Weraiti) on the eastern boundary of Block VIII, Tapapa Survey District; thence south-easterly along a right line in the direction of Trig. Station 27 (Puwbenua) on the eastern corner of Block VII, Tapapa East Survey District, to its intersection with the middle of the Matamata-Tauranga Main Highway; thence south-westerly generally along the middle of that highway to and along the middle of the Piarere-Kaimai Main Highway to its intersection with a right line between a point in the middle of the Mangapapa River on the production of the south-western boundary of Lot 2 on the plan numbered 25216, deposited in the office of the District Land Registrar at Auckland, and Trig. Station M (Rangitanuku) in Block XI, Tapapa Survey District; thence north-easterly along the last-mentioned right line to the middle of the Mangapapa River, being a point on the boundary of the Matamata County as described in *New Zealand Gazette* of 1950 at page 275; thence north-westerly and south-westerly generally along that county boundary to the southernmost corner of Section 3, Block VI, Cambridge Survey District; thence south-easterly along a right line to Trig. Station Y (Opua) in Block X, Cambridge Survey District; thence south-westerly along a right line in the direction of Trig. Station 52 (Pukekura) in Block XIV, Cambridge Survey District, to the middle of the Waikato River; thence north-westerly down the middle of that river to the eastern boundary of the Borough of Cambridge as described in *New Zealand Gazette* of 1886 at page 985; thence northerly, westerly, and southerly along the eastern, northern, and western boundaries of that borough to the middle of the Waikato River; thence north-westerly generally down the middle of that river to and up the middle of the Mangaonua Stream to a point in line with the north-eastern side of Lisettes Road; thence north-westerly to and along that side of Lisettes Road to and along the north-eastern side of Ruakura Station Road to the north-western corner of Lot 1 on the plan numbered 4472, deposited as aforesaid, thence north easterly along the north-western boundaries of Lots 1, 2, and 3 on the said plan

SCHEDULE

APPROXIMATE areas of the roads dealt with:—

A.	R.	P.	Being
3	0	24.9	Part Allotment 46 on D.P. 18701, Parish of Titirangi; coloured red.
1	0	36	Part Allotment 45 on D.P. 4835, Parish of Titirangi; coloured blue.
0	2	37.9	Part Lot 10 and Rimu Street on D.P. 8350, being part Allotment 45, and part Allotment 45 on D.P. 4835, Parish of Titirangi; coloured blue.
1	0	29	Totara Street on D.P. 8350, being part Allotment 45, and part Allotment 45 on D.P. 4835, Parish of Titirangi; coloured blue.

Situated in Block IV, Titirangi Survey District (Borough of Mount Albert), (Auckland R.D.). (S.O. 30529.)

In the North Auckland Land District; as the same are more particularly delineated on the plan marked P.W.D. 106383, deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

T. J. SHERRARD,
Clerk of the Executive Council.

(P.W. 51/2473; D.O. 2/3/5070)

Consenting to Stopping Road in Block XIII, Drury Survey District, Franklin County

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to section 149 of the Public Works Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby consents to the Franklin County Council stopping the portion of road described in the Schedule hereto.

SCHEDULE

APPROXIMATE area of the piece of road permitted to be stopped: 1 acre 2 roods 11 perches.

Adjoining part Allotment 80, and part Lot 4, D.P. 7393, being part Allotment 79, Waiuku East Parish.

Situated in Block XIII, Drury Survey District (Auckland R.D.). (S.O. 30089.)

In the North Auckland Land District; as the same is more particularly delineated on the plan marked P.W.D. 135598, deposited in the office of the Minister of Works at Wellington, and thereon coloured green.

T. J. SHERRARD,
Clerk of the Executive Council.

(P.W. 34/2859/1; D.O. 15/3/1)

Consenting to Land Being Taken for Street and in Connection With Street Extension in the City of Lower Hutt

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to the Public Works Act, 1928, His Excellency the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council, doth hereby consent to the land described in the First Schedule hereto being taken for street and doth also hereby consent to the land described in the Second Schedule hereto being taken in connection with street extension.

FIRST SCHEDULE

APPROXIMATE area of the piece of land permitted to be taken for street: 1 acre 1 rood 38.48 perches.

Being part Section 31, Hutt District; coloured orange.

SECOND SCHEDULE

APPROXIMATE areas of the pieces of land permitted to be taken in connection with street extension:—

A.	R.	P.	Being
2	0	17.54	Parts Section 31, Hutt District; coloured blue.
0	1	4.02	
1	3	35.91	

All situated in Block IX, Belmont Survey District (City of Lower Hutt). (S.O. 22296.)

In the Wellington Land District; as the same are more particularly delineated on the plan marked P.W.D. 133971, deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

T. J. SHERRARD,
Clerk of the Executive Council.

(P.W. 51/3450; D.O. 9/599)

Consenting to Land Being Taken for Road in Block II, Wairau Survey District

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to the Public Works Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby consents to the land described in the Schedule hereto being taken for road.

SCHEDULE

APPROXIMATE area of the piece of land permitted to be taken: 12.1 perches.

Being part Section 4, Oakura Town Belt.

Situated in Block II, Wairau Survey District (Taranaki R.D.). (S.O. 7960.)

In the Taranaki Land District; as the same is more particularly delineated on the plan marked P.W.D. 134336, deposited in the office of the Minister of Works at Wellington, and thereon coloured orange.

T. J. SHERRARD,
Clerk of the Executive Council.

(P.W. 70/7/26/0; D.O. 7/26/1)

Vesting a Reserve in the Westport Borough Council

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

WHEREAS the land described in the Schedule hereto has been duly set apart as a reserve for water-conservation purposes:

And whereas in the opinion of the Governor-General, it is expedient to vest the said reserve in the Mayor, Councillors, and Burgesses of the Borough of Westport:

Now, therefore, pursuant to section 9 of the Public Reserves, Domains, and National Parks Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby declares that, from and after the day of the date hereof, the reserve described in the Schedule hereto shall become vested in the Mayor, Councillors, and Burgesses of the Borough of Westport, in trust, for water-conservation purposes.

SCHEDULE

NELSON LAND DISTRICT

PART Section 13, and Section 14, Block VIII, Section 1, Block IX, Kawatiri Survey District, and Section 17, Block II, Ohika Survey District: Total area, 4,510 acres 2 roods, more or less. Subject to the reservations and conditions imposed by section 59 of the Land Act, 1948, and subject also to the reservations imposed by section 8 of the Coal Mines Amendment Act, 1950. As the same is more particularly delineated on the plan marked L. and S. 6/1/40, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon edged red. (S.O. plan 7462.)

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 6/1/40; D.O. O.L. 460)

Vesting the Control of a Reserve in the Raurimu Public Hall Board

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

WHEREAS the land described in the Schedule hereto is a reserve duly set apart for a site for a public hall:

And whereas it is expedient that the control of the said reserve should be vested in a special Board as hereinafter provided:

Now, therefore, pursuant to section 17 of the Public Reserves, Domains, and National Parks Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby vests the control of the reserve described in the

BULLER DISTRICT COUNCIL 17 DECEMBER 2025

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THE NEW ZEALAND GAZETTE

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Schedule hereto for the period of five years from the date hereof (unless previously amended or revoked under the said Act) in the undermentioned persons, namely,—

Hugh Gunn Dodds,
Albert John Duxfield,
Cecil Joseph Hemmingson,
George Harry Thomas Merry, and
Robert Henry Wheeler

who are hereby constituted for that purpose a special Board by the name of the Raurimu Public Hall Board (hereinafter referred to as the Board), with the powers and subject to the conditions herein-after contained, that is to say:—

1. The first meeting of the Board shall be held on Monday, the 3rd day of December, 1951, at 7.30 o'clock p.m., in the Raurimu Public Hall, and thereafter the Board shall meet for the transaction of business at such time and place as may from time to time be fixed by the Board.

2. The members of the Board shall at their first meeting, and thereafter at the annual meeting hereinafter mentioned, elect one of themselves to be Chairman, who may join in the discussion and shall have an original as well as a casting vote. The Chairman shall hold office until the election of his successor.

3. Special meetings may be convened by the Chairman, provided that two days' notice of any such meeting is given to each member, specifying the business to be transacted at such special meeting; and no other business than that so specified shall be transacted at such meeting.

4. Any three members of the Board shall form a quorum. Any meeting may be adjourned from time to time.

5. If at any meeting the Chairman is not present at the time appointed for holding the same, the members present shall choose one of their number to be Chairman of such meeting.

6. If by resignation, death, incapacity, or otherwise, the seat of any member shall be or become vacant, or if any member absents himself without reasonable cause from three consecutive meetings of the Board, the Governor-General shall have power to appoint any other person to be a member of the Board in his stead.

7. All questions shall be determined by the majority of votes of the members of the Board present at a meeting.

8. The Board shall have prepared and submitted at an annual meeting to be held in the month of April in each year a report of the proceedings of the Board for the previous year ending on the 31st day of March, together with a statement of the receipts and expenditure of the Board for such year. A copy of every such report and statement, certified by the Chairman to be correct, shall be sent to the Minister of Lands as soon as possible after each annual meeting.

9. The Board shall control the said reserve and the building erected thereon for the purposes of a public hall, and shall also afford settlers and residents of Raurimu and the surrounding district such facilities for meeting within the said hall as may from time to time be determined by the Board: provided that the Board shall have power to fix reasonable charges for the use of the said hall.

SCHEDULE

WELLINGTON LAND DISTRICT

SECTION 7, Block 11, Raurimu Township: Area, 31 perches, more or less.

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 1911/1641; D.O. 8/416)

Revoking the Reservation Over Reserves in Block XIV, Clifford Bay Survey District, Marlborough Land District

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to subsection (1) (b) of section 7 of the Public Reserves, Domains, and National Parks Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby revokes the reservation for plantation purposes over the lands described in the Schedule hereto; and hereby declares that the said lands, being vested in the Crown, are Crown lands available for disposal under the Land Act 1948.

SCHEDULE

MARLBOROUGH LAND DISTRICT

ALL those areas containing by admeasurement a total of 62 acres 3 roods 24 perches, more or less, being Sections 10, 11, 12, 13, 14, and part Section 6, Block XIV, Clifford Bay Survey District. As the same are more particularly delineated on the plan marked L. and S. 18834, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon edged red. (S.O. plans 514 and 820.)

T. J. SHERRARD,
Clerk of the Executive Council.

(L. and S. H.O. 18834; D.O. M. 173 and M.L. 1082)

Fixing the Date and Places for Payment of Social Security Charge Payable by Companies

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

IN pursuance and exercise of the powers and authority vested in him under the Social Security Act 1938 and the Social Security Contribution (Companies) Regulations 1943, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby orders and determines that the social security charge payable by any company on its chargeable income for the income year ended on the 31st day of March 1951 shall be paid in one sum on Monday, the 28th day of January 1952:

And, in further pursuance and exercise of the powers and authority as aforesaid, and with the like advice and consent as aforesaid, His Excellency also determines that the said social security charge shall be payable at any office of the Land and Income Tax Department or at any money-order post-office, and that notice to the foregoing effect shall be given by the Commissioner of Taxes accordingly.

T. J. SHERRARD,
Clerk of the Executive Council.

Fixing the Dates and Places for Payment of Land-tax and Income-tax

B. C. FREYBERG, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington, this 31st day of October, 1951

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

IN pursuance and exercise of the powers and authority vested in him under the Land and Income Tax Act 1923 and the Land and Income Tax (Annual) Act 1951, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby orders and determines that the respective duties leviable under the said Acts by way of land-tax and income-tax shall be paid on the days and dates set forth hereunder:—

Land-tax under section 2 of the Land and Income Tax (Annual) Act 1951. In one sum on Tuesday, the 20th day of November 1951:

Income-tax under section 3 of the Land and Income Tax (Annual) Act 1951: In one sum on Thursday, the 7th day of February 1952:

And, in further pursuance and exercise of the powers and authority aforesaid, and with the like advice and consent as aforesaid, His Excellency also determines that the said duties of land-tax and income-tax shall be payable at any office of the Land and Income Tax Department or at any money-order post-office, and that notice to the foregoing effect shall be given by the Commissioner of Taxes accordingly.

T. J. SHERRARD,
Clerk of the Executive Council.

Declaring Part Section 121, Block 3, Takaka Survey District, to be a Sanctuary Under the Animals Protection and Game Act 1921-22 (Nelson Acclimatization District)

B. C. FREYBERG, Governor-General

PURSUANT to section 6 of the Animals Protection and Game Act 1921-22, I, Lieutenant-General Sir Bernard Cyril Freyberg, the Governor-General of New Zealand, hereby declare the area described in the Schedule hereto to be a sanctuary under the above Act.

SCHEDULE

ALL that area in the Nelson Land District, Takaka County, containing 87 acres, more or less, and being part Section 121, Block 3, Takaka Survey District, contained in certificate of title, Volume 66, folio 289, limited as to parcels.

As witness the hand of His Excellency the Governor-General, this 31st day of October 1951.

W. A. BODKIN, Minister of Internal Affairs.

(I.A. 52/210)

Appointments, Promotions, Transfers, and Resignations of Officers of the New Zealand Army

Army Department,
Wellington, 23 October 1951.

HIS Excellency the Governor-General has been pleased to approve of the following appointments, promotions, transfers, and resignations of officers of the New Zealand Army:—

THE ROYAL N.Z. ARTILLERY

Territorial Force—

2nd Field Regiment, R.N.Z.A.—

Captain L. G. Mitchell, from the Reserve of Officers, Regimental List, 2nd Field Regiment, R.N.Z.A. to be Captain, with seniority from 1 May 1942. Dated 1 April 1951.

Appendix II



Stevenson request

*Letter from Stevenson Mining Ltd to Buller
District Council, 29 May 2025*



29 May 2025

Mayor Jamie Cleine & Councillors
Buller District Council
PO Box 21
Westport 7866

Sent via email to: Jamie.cleine@bdc.govt.nz

Dear Mayor & Councillors

TE KUHA COAL PROJECT

Our company has been working on the Te Kuha Coal project for many years. The Te Kuha Project is authorised by mining permit 41-289 which is located in the hills behind Westport. The mining permit is held by Rangitira Developments Ltd, a jointly held company by Stevenson Holdings Ltd & Wi Pere Holdings Ltd Partnership.

One of the consent requirements for the mine is an access arrangement under the Crown Minerals Act to land currently owned and administered by the Buller District Council (BDC) as a local purpose reserve for 'water conservation' purposes. The reserve was vested in BDC for that purpose in 1951.

In April 2014, we applied to BDC for an access agreement, which was granted, but subsequently challenged by Forest & Bird who lodged a judicial review application with the High Court. Following advice from BDC's lawyers, BDC decided to rescind the decision to grant access because of some of the difficulties with the way the application had been processed. BDC, Forest & Bird and Rangitira then agreed to seek a declaratory judgement to get clarity on BDC's legal obligations in considering the application for access.

This process took a number of years through the various Courts and resulted in a decision by the Supreme Court that BDC must 'give effect to' the local purpose reserve classification for water conservation purposes. That decision identified an anomaly in the Reserves Act because the legal test is inconsistent with how applications for access arrangements over other types of reserves must be considered.

In the meantime, Stevenson has continued to work on the Te Kuha project and are still very committed to obtain the necessary consents and access arrangements required to enable the Te Kuha mine to become an operational mine.

Recently we obtained further legal advice on the appropriate way forward with respect to access considering the Supreme Court's decision, and our intention to enable a decision to be made on the

Stevenson knows. We're successful together.

merits of the proposal rather than be constrained by the wording of out-of-date legislation in the Reserves Act 1977. It has always been recognised that the land required for the proposed mine footprint is not within a catchment which is required for Westport's water supply now or in the future, and the proposed mine will not affect the Westport water take – including the reservoir and ponds.

Our advice is that the most appropriate way forward is for the Minister of Conservation to cancel under section 27(1) of the Reserves Act 1977 the 1951 vesting of that part of the reserve in BDC which is not required for water supply purposes.

Taking the above into consideration we therefore request BDC to ask the Minister of Conservation to cancel the vesting of the land in BDC that is not required for water supply purposes.

To assist BDC, Rangitira is prepared to pay the actual and reasonable costs of:

1. Any necessary survey of that part of the reserve which is not required for water supply and therefore the 1951 vesting can be cancelled; and
2. The process for requesting the Minister to partially cancel the vesting.

We believe it's beneficial for BDC to consider our request given the benefits the Te Kuha project would bring to the Buller and wider West Coast area.

We are available to work with the relevant people at BDC to discuss this further.

Some of you may already be aware of our Te Kuha project, however for those Councillors not familiar with the Te Kuha Project amended to this letter is some history on the project.

Thank you for your consideration and I look forward to discussing this with you further.

Yours sincerely



Anne Brewster

For Rangitira Developments Ltd

Te Kuha Coal Project

Background:

Te Kuha Limited Partnership (TKLP) is the owner of Rangitira Developments Limited, which holds Mining Permit 41-289. This mining permit covers 884 hectares approximately 12 kilometres south-east of Westport at an elevation ranging from 600 to 800 metres above sea level. TKLP is a limited partnership between Stevenson Holdings Limited and Wi Pere Holdings Limited Partnership.

TKLP has appointed Stevenson Mining Limited (SML) as the project co-ordinator and mine operator. The proposed mine footprint is approximately 144 ha

The mine is planned to produce approximately four million tonnes of coal over a 16-year period with a further 10- year period for rehabilitation and aftercare of the site.

The proposed mine footprint is located over two different land parcels/tenures:

- Twelve hectares of the total mine footprint of 144 ha is Department of Conservation administered stewardship land.
- The remainder is owned and administered by the Buller District Council as a local purpose reserve, except for approximately 2 ha of private land which is the site of the proposed rail loadout.

Economics of the Project:

- Value of the Coal – approx. \$1 Billion
- The Te Kuha coal has a low ‘strip ratio’ making the costs of mining comparatively low.

Over the 16 year mine operating period it is estimated that the Project will result in:

For the Buller District:

- additional direct total expenditure averaging \$13 million p.a.
- additional direct employment of 58 full-time equivalent (FTE) staff
- wages and salaries for these employees of \$5.8 million per annum.
- Including indirect impacts, will generate within the Buller District, increased expenditure of \$16.0 million per annum (\$256 million in total).
- 108 additional FTE jobs and \$8.5 million per annum in additional wages and salaries.

For the West Coast region:

- additional total expenditure of \$23.9 million per annum.
- 118 additional jobs and \$8.9 million per annum in additional wages and salaries (including both direct and indirect impacts).

Other Benefits:

- There will also be increased expenditure, employment and incomes for the Buller District and West Coast Regional economies from the Project during its 12-month construction period prior to mining commencing and its 10-year rehabilitation phase at the conclusion of the mine’s operating life.
- The Project’s mining activities will be based on a 5-day working week encouraging mine staff to be permanently resident in, or near, the Buller District. The Project will help to underpin

the local population base with economic benefits in terms of increased economies of scale, greater competition, reduced unemployment (or underemployment) and retention of central government provided services.

- The Project via royalties and access payments will make significant financial contributions to central Government and the Buller District Council.
- The Project will help sustain the financial viability of KiwiRail's Midland Line for freight and passenger services (including the Tranz Alpine service) to and from the West Coast.
- The project will help sustain tourism and other industries on the West Coast.

Environmental:

- Mine Footprint environmental mitigation and rehabilitation:
 - Ongoing throughout the life of the mine plus 10 years post mining
 - Approx. cost \$35m
- Proposed off-footprint mitigation and environmental compensation:
 - Identified the Te Kuha Biodiversity Management Area (agreed with DoC)
 - Carry out pest control over a 6,097 ha area for 35 years
 - Approx. cost \$35m

Our proposal to manage the off-footprint work is to establish a Trust which would involve representation from Ngāti Waewae & local community representation.

Appendix III



DO Report

Westport water conservation reserve water supply and catchment suitability assessment. Davis Ogilvie Ltd, 2025.

WESTPORT WATER CONSERVATION RESERVE WATER SUPPLY AND CATCHMENT SUITABILITY ASSESSMENT

46013 | Westport | Buller District Council




Davis Ogilvie & Partners Ltd

Level 1, 24 Moorhouse Avenue, Addington
PO Box 589, Christchurch 8140

0800 999 333 | hello@do.nz | www.do.nz



Quality assurance

Title:	Westport Water Conservation Reserve Water Supply and Catchment Suitability	
Client:	Buller District Council	
For:	Westport Water Conservation Reserve Water Supply and Catchment Suitability Assessment	
File location:	\\chsvr\jobdata\projects\46s\46013 - Te Kuha Water Conservation Reserve Assessment (confidential)\Civil\Design\Water\Report\250827.gs.46013.Design Report.Rev 2.GNS.FINAL.docx	
Version:	Final	
Date:	28 August 2025	
Project number:	46013	
Prepared by:	Gary Stevenson Principal Civil Engineer BE Nat. Res. (Hons), CPEng CMEngNZ	Signature: 
Reviewed by:	Ross Jennings Senior Civil Engineer BE(Hons) Nat. Res.	Signature: 
	Greg Browne Senior Engineering Geologist I BA, BSc, MSc, PhD, GSNZ, MEngNZ	Signature: 
Authorised by:	Gary Stevenson Principal Civil Engineer BE Nat. Res. (Hons), CPEng CMEngNZ	Signature: 

Disclaimer

This engineering report has been prepared at the specific instruction of Buller District Council. It outlines the water supply and catchment suitability assessment for the Westport Conservation Reserve.

Davis Ogilvie did not perform a complete assessment of all possible conditions or circumstances that may exist within the Water Catchment Area.

Davis Ogilvie's opinions are based upon information that existed at the time of the production of the document. Assessments made in this report are based on; data and documentation provided by the Buller District Council, publicly available documentation, site observations, and current engineering best practice. No warranty is included. The report cannot be used by any third party without approval from Davis Ogilvie and Partners Ltd. The report cannot be used if there are changes in the referenced guidelines, analysis methodologies, laws or regulations.

Only Buller District Council are entitled to rely upon this engineering report. Davis Ogilvie & Partners Ltd does not contemplate anyone else relying on this report or that it will be used for any other purpose.

Should anyone wish to discuss the content of this report with Davis Ogilvie & Partners Ltd, they are welcome to contact us on (03) 366 1653 or at Level 1, 24 Moorhouse Avenue, Addington, Christchurch.

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Executive Summary

In May 2024, Stevenson Mining Ltd (Stevenson) applied to the Fast-track approval applications for the Te Kuha coal project. The proposed mine is covered by the Mining Permit 41289 which incorporates Section 17 Blk II Ohika SD Water Conservation Reserve and Section 14 Blk VIII Kawatiri SD Water Conservation Reserve which is administered by Buller District Council (BDC).

Buller District Council (BDC) commissioned Davis Ogilvie & Partners to assess whether all the land currently designated for the Westport Water Catchment Area (WCA) ('**Total Reserve**') is required for that purpose. This included assessment of the 'Current Reserve' of North Branch, South Branch, and Ballarat Creek, and the 'Residual Reserve' comprising Coal Creek and West Creek.

The analysis of historical data incorporating future demand for the Westport Water supply has identified the following issues and options affecting the source supply:

- If water take is capped at the consented limit of 10,000 m³/day and operated as it is currently, then historically and in the future, the Giles Creek South Branch water source will not meet demand.
- A potential future requirement for Mean Annual Low Flows of 22 L/s in South Branch will reduce available water intake times and volume, resulting in Westport running out of water.
- For the historical data set with 75% MALF applied to all contributing catchments, supplementing South Branch with either North Branch or Ballarat Creek will provide sufficient water.
- To satisfy future demand with 75% MALF applied to all contributing catchments with the water take capped at the consented limit of 10,000 m³/day, supplementing South Branch with both North Branch and Ballarat Creek is required to provide sufficient water, but with limited headroom. A minimum catchment area of 824 hectares is required to meet demand.
- Future climate change will worsen the situation, with more drought days, and high-intensity short-duration storms reducing water intake capture time due to high turbidity and lower catchment yield.

Incorporating 75% MALF, to provide for future water demand, all of the catchments of South Branch (324 hectares) North Branch (220 hectares), and Ballarat Creek (280 hectares) are required. If not Ballarat Creek and North Branch, then an equivalent area is required to make up a total catchment area of minimum 824 hectares. We note that there is insufficient viable area within the WCA to provide 100% water supply source redundancy for future demand.

We have assessed that the Residual Reserve is suitable for its defined purpose. The catchment geology and area is suitable as a water source, most likely as a supplement to other sources. Having water intakes in more than one catchment could provide resilience in cases where a weather or geological event has created localised impacts in one area but not across the whole conservation reserve area.

While other parts of the WCA may be preferred (due to access, water yield, catchment size etc.) it would be prudent for BDC to retain all of the WCA. This will allow greater flexibility for future options even if Coal Creek and West Creek are not the preferred target catchments.



1.0 Background

In May 2024, Stevenson Mining Ltd (Stevenson) applied to the Fast-track approval applications for the Te Kuha coal project. The proposed mine is covered by the Mining Permit 41289 which incorporates Section 17 Blk II Ohika SD Water Conservation Reserve and Section 14 Blk VIII Kawatiri SD Water Conservation Reserve which is administered by Buller District Council (BDC), refer Figure 1 below.

As part of the application, Stevenson has sent a request to BDC to assess whether all the land currently designated for the Westport Water Catchment (**'Total Reserve'**) is required for that purpose.

Council uses only the Orowaiti and Northern Orowaiti/Giles Creek catchments within the wider Water Conservation Area to meet its current water supply needs (**'Current Reserve'**). There are no water-related assets located within the balance of the Reserve (**'Residual Reserve'**).

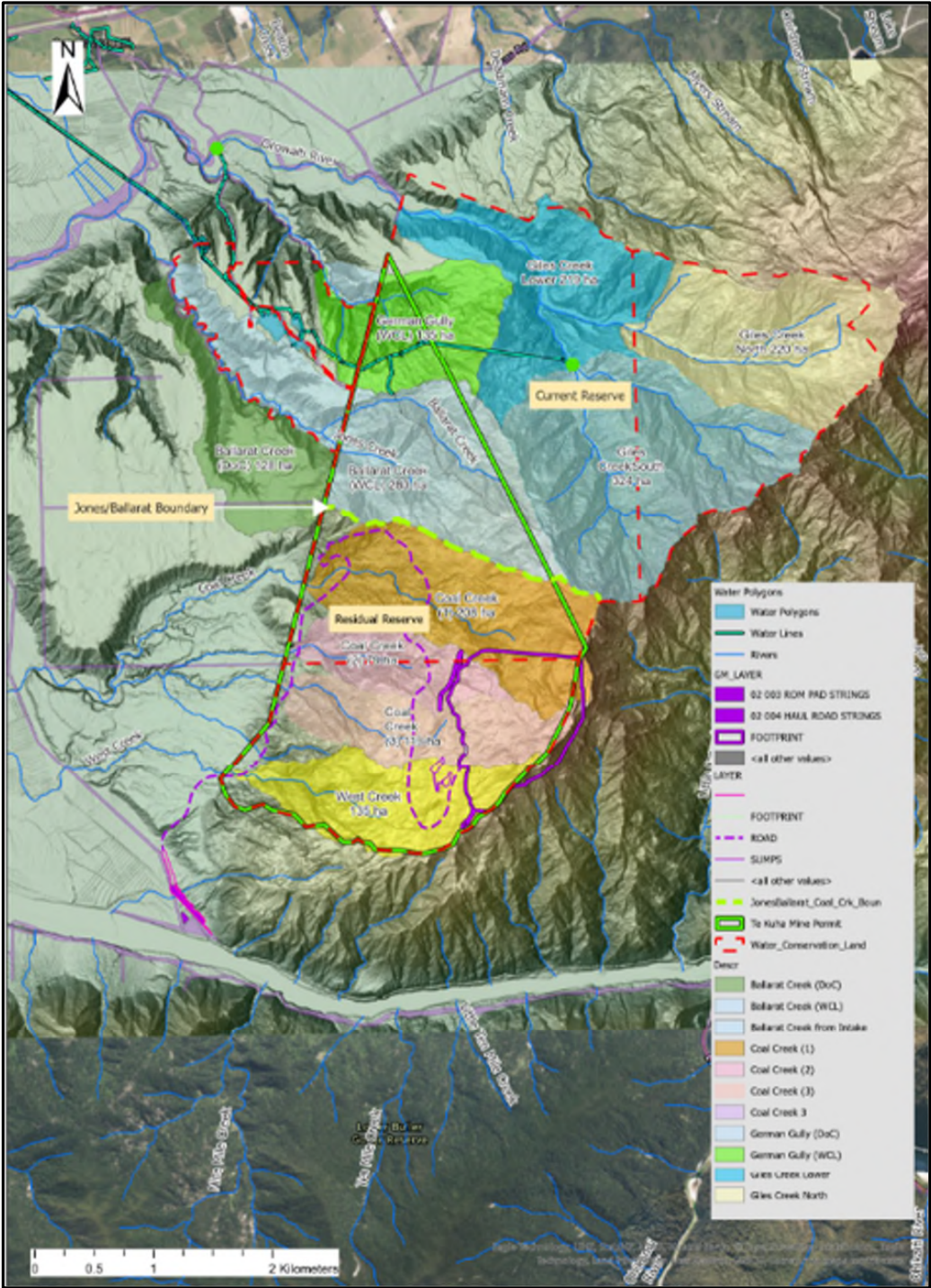


Figure 1: Overview of Te Kuha mine and proposed access link to mine site and Water Conservation Area catchments.



The proposed Te Kuha mine will operate within only part of the overall mine permit, comprising approximately 144 hectares¹ of which:

- 12 hectares in Department of Conservation (DoC) land
- 2 hectares in private land (rail load out)
- 130 hectares within the BDC water conservation reserve.

Activities affecting the Water Conservation Area include the proposed access road and mine site, with most located within Coal Creek, with a lesser amount within the West Creek catchments.

2.0 Purpose

To assist Council to answer the question posed by Stevenson, BDC require an evidenced-based independent report to address the following:

1. Is the Current Reserve, defined as the area that is currently being used, or has been used historically, or for emergency purposes sufficient to meet Westport's strategic growth needs taking into consideration:
 - a. Existing and projected growth (if any) for existing Westport Water Treatment Plant sourced community water supplies and primary and secondary industry
 - b. Known development areas (e.g. Te Tai o Poutini Plan (TTPP) zoned areas and the Resilient Westport 'master planning area')
 - c. Consequential stimulatory factors within existing water supply communities (a) arising from known development areas and industry (b, c)
 - d. Climate change effects.

The scope of this assessment is not to consider other alternative water supplies outside of the Water Conservation Area (WCA) but to consider alternative water sources within the WCA. This does not preclude BDC from seeking alternative water supply sources in other areas or by using mechanisms other than surface water in the future.

2. If the answer to 1) above is 'no', how much of the Residual Reserve is likely to be required?

This should also address (at a high level) which parts of the Residual Reserve are likely to be required and viable by addressing whether there are any constraints in the Residual Reserve that might limit which parts of that area should be used to augment the Current Reserve supply area.

3. Should a significant event occur (e.g. AF8²), might the Residual Reserve be realistically required to augment or deliver water supply needs?
4. Notwithstanding either of the above, is the Residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

¹ Brewster, A. (May 2024). *Fast track application submission*, https://environment.govt.nz/assets/what-government-is-doing/Fast-Track-Unlisted/Te-Kuha-Coal-Project/049.01-response-ANON-URZ4-5FAF-Q_Redacted.pdf

² Magnitude 8 earthquake on the Alpine Fault

The scope does not include matters relating to the proposed Te Kuha mine including actual or potential effects (if any) of the mine itself.

3.0 Assumptions

The following assumptions have been made:

- This assessment does not consider the adequacy of the Westport Water Treatment Plant to maintain levels of quality in accordance with the Water Services (Drinking Water Standards for New Zealand) Regulations 2022.
- 50-year future projected water supply demand has been based on Te Tūāpapa Kura Kāinga Going for Growth programme (GfHG) that describes Government investigation options to require councils to plan for 50 years of growth as part of spatial planning and be more responsive to private plan changes³.
- Two persons per dwelling unit with daily demand of 250 litres/person/day as per the NZS4404:2010 Land Development and Subdivision Standard. This is based on Council rating data which records 2,680 residential water connections and a population of 4,950 as derived from 2023 census data⁴. This represents an average of 1.85 persons per dwelling unit. Our analysis subjectively assumes a future 2 persons per dwelling unit to account for an ageing population offset by growth that is likely to be family households that move to the area for work.
- Growth, being residential, industrial and commercial, will be accommodated within existing zoned areas, proposed growth areas along McPadden and Alma Roads, and within the proposed Master Plan Area the majority of which is situated to the west of the Buller River.
- The Master Plan Area will not be an additional demand but will accommodate growth or the adaptation and relocation of Westport Town (i.e. water demand will transfer to the new area).
- Population growth will continue at a slow pace⁵, with scenarios considered being 0.5% and 1% population growth for Westport. We acknowledge that the 9 Year Three Waters Asset Management Plan, 2025 - 2034 assumes no major new demands will develop that will impact the water reticulation. 0.5% was used as one of the 'master planning area' growth scenarios, with 1% not seen as realistic according to the Project Lead. We note that there is some uncertainty in the population and industrial growth estimates for Westport and surrounds, intended to be supplied water from the Westport water supply.
- We acknowledge that BDC continues to address water leakage through renewals. Our study only considers the impact on water demand of pipe renewals and pressure reduction works completed to date.

³ Ministry of Housing and Urban Development, (30 June 2025), Going for Housing Growth programme. <https://www.hud.govt.nz/our-work/going-for-housing-growth-programme>

⁴ Stats NZ. (30 June 2024), *Westport and Carters Beach Population Estimates as of 30 June 2024*. <https://tools.summaries.stats.govt.nz/places/UR/westport>

⁵ Appendix A: LTP and its assumptions, 30 Year Infrastructure Strategy.

- All SCADA and Grafana data, and constructed models that include: Intake Flow, Intake Turbidity, Reservoir Percentage Full, Daily Raw Water Usage, Daily Intake Volume, have been provided by Buller District Council⁶. This data has been interrogated to provide the results used in this report and is assumed to be correct. No further validation of this data or checks of calibration of instrumentation or controls has been undertaken.
- Our assessment excludes providing water to other areas or villages, for example, Waimangaroa, Omau, Cape Foulwind, and Tauranga Bay.
- A limitation to the analysis of catchment yield is a lack of catchment-specific continuous flow data gauging.
- We have assumed no change in catchment ownership and no change in land use of the Water Catchment Area.

4.0 Westport water supply

4.1 Current reserve area

Figure 2 shows current and historical intake locations in the Current Reserve area within the WCA that are currently being used or have been used for emergency purposes. Giles Creek South Branch is the primary water supply source for Westport. Giles Creek North Branch was a primary source along with South Branch prior to it sustaining catastrophic failure of the intake due to debris flow and landslide destroying an 80 m section of water race in July 2021. Ballarat Creek has been used as a pumped emergency water supply but is not consented for this activity.

⁶ As provided by Rory Weston, Three Waters Specialist, Buller District Council

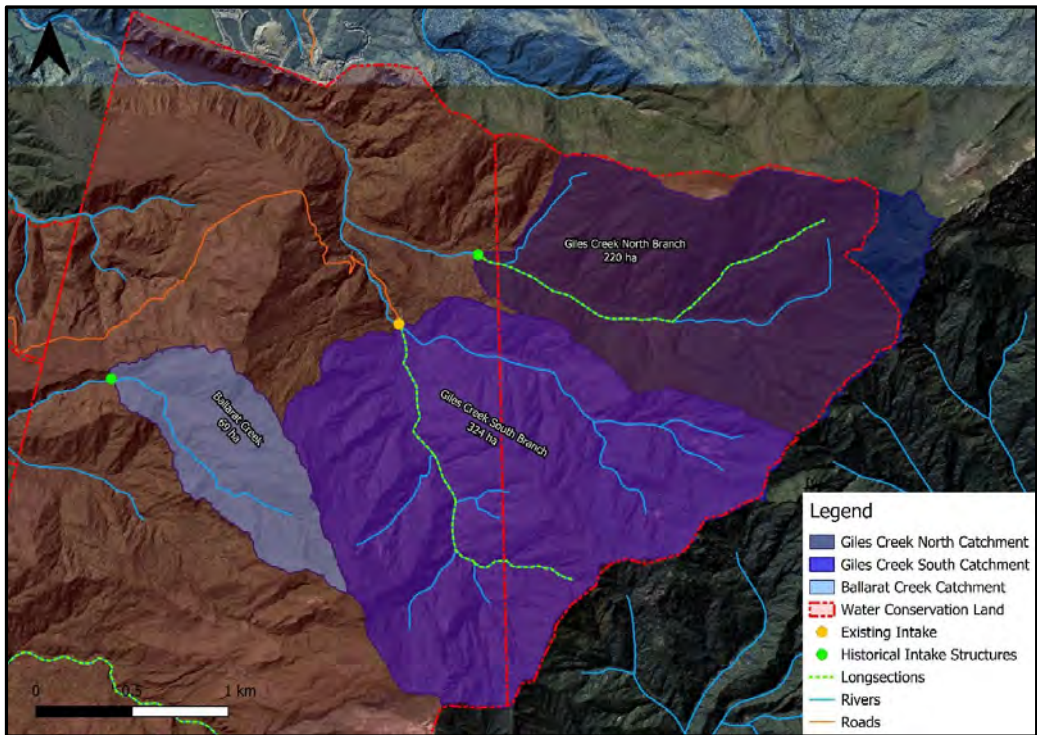


Figure 2: Current reserve area showing current and historical intake locations and areas upstream of intakes.

4.2 Residual reserve area

Figure 3 identifies the catchments contained within the WCA. These comprise Ballarat Creek, the Lower Giles Creek downstream of current and historical intakes, German Gully, Coal Creek, and West Creek.

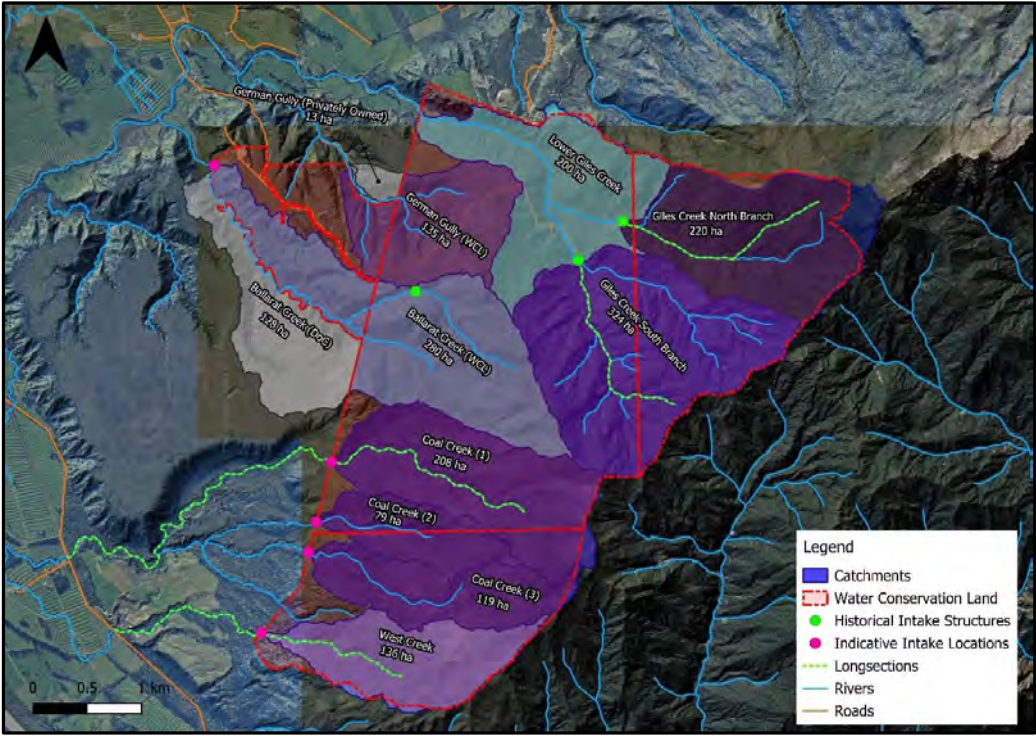


Figure 3: Current and Residual reserve area catchments including private and DoC contributing catchments

4.3 Water supply system

Raw water is delivered under gravity flow to the Water Treatment Plant (WTP) from the south branch of Giles Creek in the hills behind Westport, through a tunnel pipeline system and into three storage reservoirs. The water intake is operated manually by the water treatment plant operators who can open and close an actuated valve at the intake remotely. The reservoirs hold a combined total storage⁷ of 116,000 m³ which relates to approximately 27 days of storage based on recent (2022 – 2025) historical demand of 4,186 m³ per day. Notably, demand has dropped significantly since the completion of the Terrace Pipeline renewal project in December 2022. Prior to the changeover, the Average Daily Flow was 5,445 m³/day for the period 23 December 2020 to 16 December 2022. This represented 21 days storage prior to the Terrace Pipeline renewal.

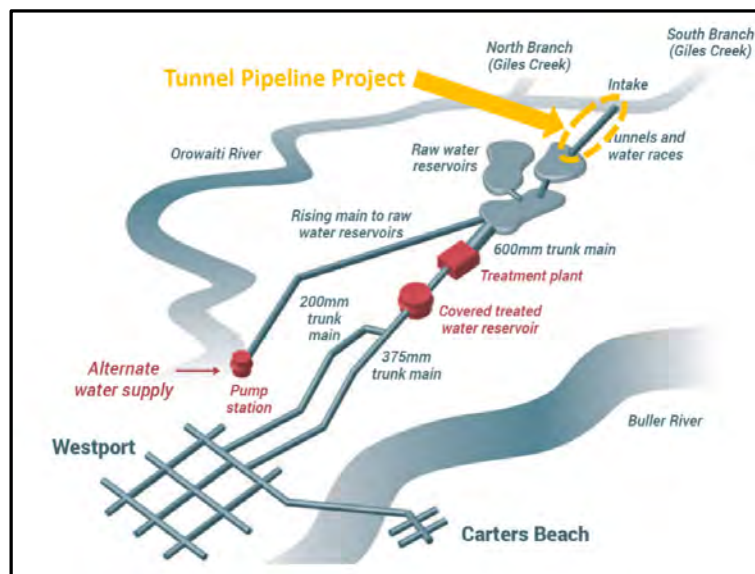


Figure 4: Westport Water Supply Schematic.

Raw water is drawn from the ponds and treated using direct sand filtration, UV disinfection and chlorination. Westport does not currently fluoridate water and has no intention to in the future. Water is stored in a sealed concrete reservoir before gravity conveyance into town via approximately 4.5 km of trunk main pipeline, of which the Terrace Section which suffered significant leakage, has recently been replaced.

The water supply reticulation is to Westport Township. A gravity main across the Buller River Bridge feeds a trunk main along Alma Road to the Paparoa Way community, and a separate main feeds Carters Beach.

⁷ Bergin, C. (2022), *Westport Drinking Water Supply – Drinking Water Safety Plan*, WSP

4.4 Emergency water supply

The Westport water supply does not have an operable back-up water supply of the capacity required to meet demand. The Keoghan pump station on the Orowaiti River has not been reinstated from earlier damage to the weir. This source was utilised during 2017 when the Westport Tunnel 1 collapsed. Ballarat Creek has been used to supplement supply during emergencies with small quantities of water discharging to the raw water main between Tunnels 2 and 3.

4.5 Existing resource consents

BDC holds resource consents RC-2023-0148-01 to RC-2023-0148-04 expiring 30 June 2040 for operational activities within the Giles Creek South Branch and the instantaneous abstraction of 190 L/s of surface water, which must not exceed a maximum volume of 10,000 cubic metres per day.

Water abstraction is limited by consent RC-2023-0148 to the South Branch as per the areas identified in Figure 5 below.

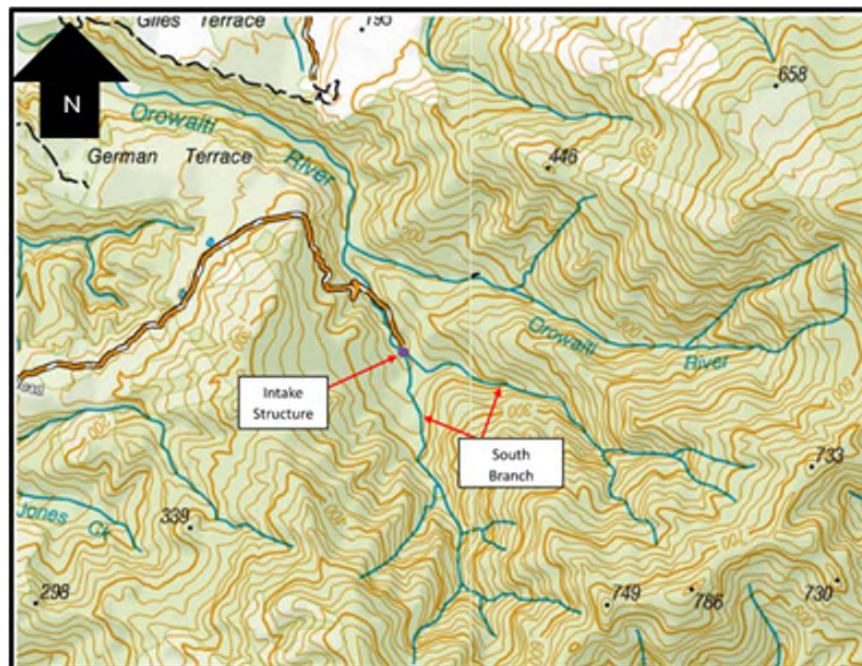


Figure 5: Site Map of the Giles Creek South Branch.

BDC also holds Resource Consent RC05233 for abstraction of water up to 7,000 m³/day and maximum instantaneous 100 L/s flow from the Orowaiti River at the Keoghan's Pump Station. The annual average daily take shall not exceed 4,025 m³/day. As per condition 14 this consent cannot be exercised concurrently with RC03081/2, which was the predecessor to the current consent RC-2023-0148. We were not able to ascertain why the two consents cannot not be exercised concurrently but assert this is to ensure the life bearing capacity of the Orowaiti River.

Relevant resource consents for the taking of water are shown in Table 1 below.

Table 1: Relevant resource consents					
Resource Consent No.	Type of consent	Purpose	Quantity	Location	Expiry
RC-2023-0148-04	Water Permit	To take and use up to 190 L/s of surface water from Giles Creek South Branch	Max 10,000 m ³ /day, max rate 190 L/s averaged over one hour	Giles Creek South Branch. NZTM 1491550.09E, 5373231.38N	2040
RC050233/4	Water Permit	To take and use water from the Orowaiti River for community Water supply.	Max 7,000 m ³ /day, max rate 100 L/s, annual average no more than 4,025 m ³ /day	Keoghans Pump Station – NZMS 260 K29: 988-366	2061

We note that under the consents that there are no current residual flow requirements for Giles Creek South Branch or the Orowaiti River downstream of the Keoghan's Pump Station. This means that Council can draw all available water from the creek or river up to consented limits. Without residual flow requirements, Council is unrestricted in its ability to take all of the water available during low-flow drought conditions that can affect the life-bearing capacity of the waterways. Further advice should be sought to investigate the cultural and ecological impact of this activity within a legal framework.

4.6 Water intake operation

The Westport Water Treatment (WTP) intake, plant and associated infrastructure is operated and maintained by a contractor on BDC's behalf. Intake Raw Water from the South Branch is manually controlled by the WTP operator via a remote actuated gate valve. Raw water quality is monitored by a turbidity meter at the bypass intake on the opposite side of the inlet weir.

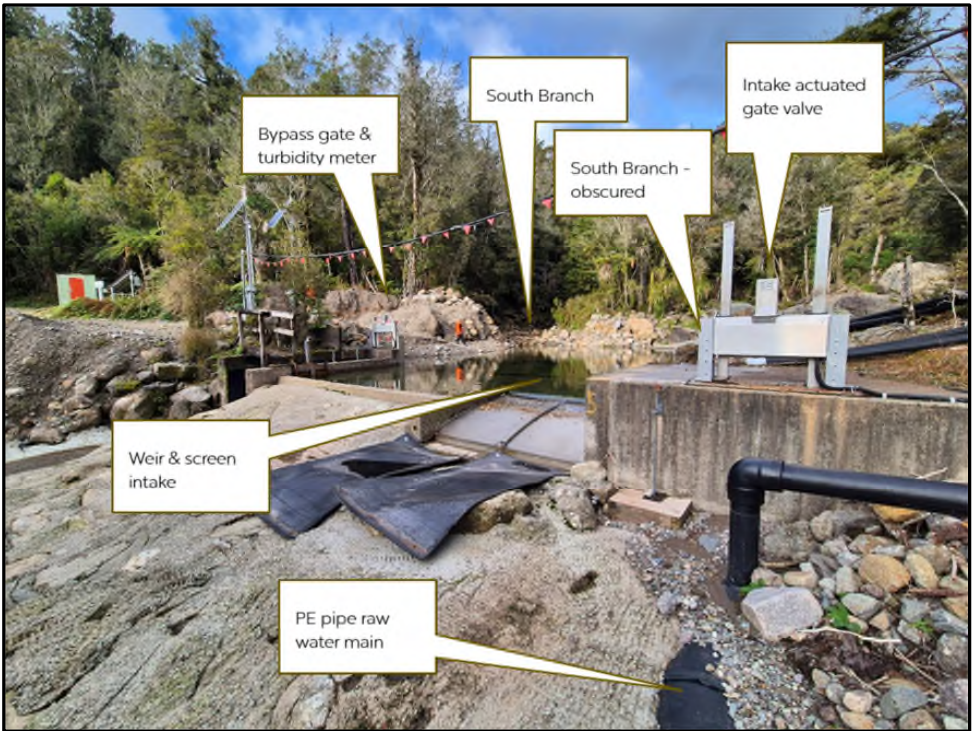


Figure 6: South Branch Main Intake Weir and Screen Infrastructure.

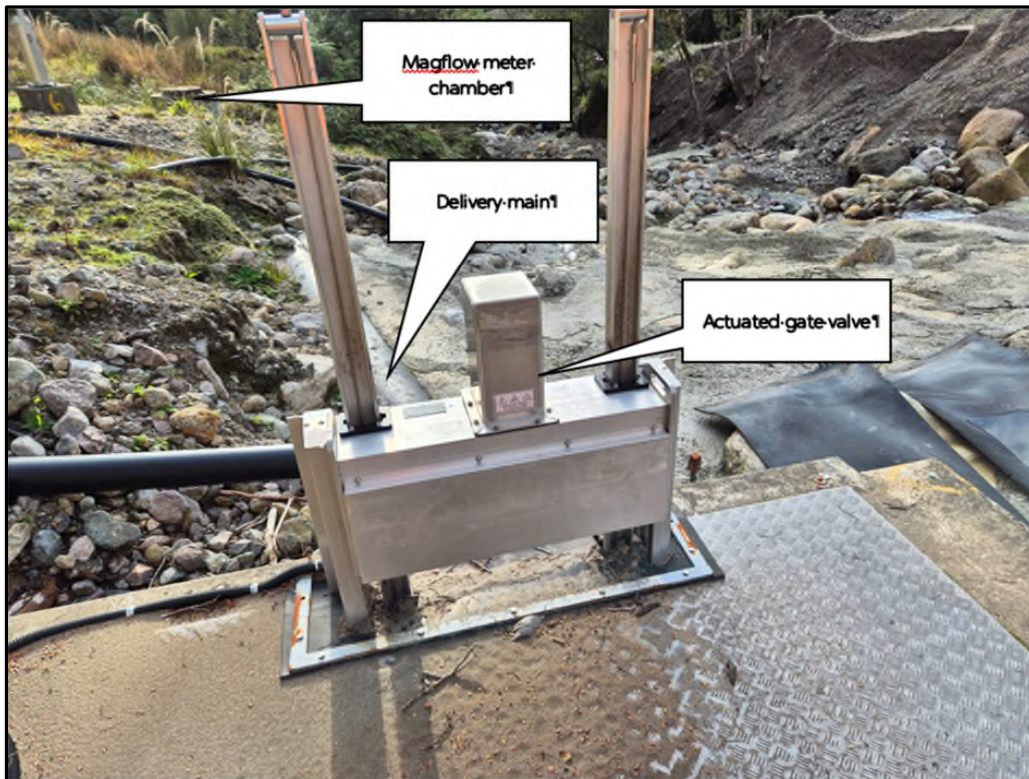


Figure 7: View looking downstream of actuated intake valve, delivery main and magflow meter chamber

We understand that the operator remotely shuts the actuated gate valve when rainfall is expected⁹. This is to prevent turbid water from entering the Tunnel 1 pipe, where sediment could settle, and to prevent discharging turbid water to the reservoirs. Typically, operators will only draw water at 1 NTU or less, although the WTP will treat up to approximately 3 – 4 NTU, noting that the actual complying treatment limit is unknown⁸. According to the operator⁹ the reason for aiming for 1 NTU is to ensure transmissivity of the water for UV disinfection post-filtration.

Note that due to the manual operation of the intake valve, this means that water take opportunities during low turbidity are missed. For example, if the water intake is closed in the afternoon due to forecast rainfall it will not open again until the operator is back on shift the next day. This means low turbidity water suitable for take is not collected during this time. If the intake were automated to open and close based on measured turbidity levels, then it is probable that more water could be taken more often.

It is noted that operators continue to take water even when the reservoirs are at 100% full, so some water take does go to waste. An example of this is shown in Figure 8 below, where for March 2025 the water balance of water in minus water out shows an excess of water take for most days, when the reservoirs are full, i.e. water went to waste overflow. Note that the Reservoir Volume downward spikes are not emptying and filling. These are unexplained errors in the dataset.

⁸ Per comms, Rory Weston BDC Three Waters Specialist, 8 August 2025.

⁹ Per comms, BDC WTP operator during WTP visit, 21 July 2025.

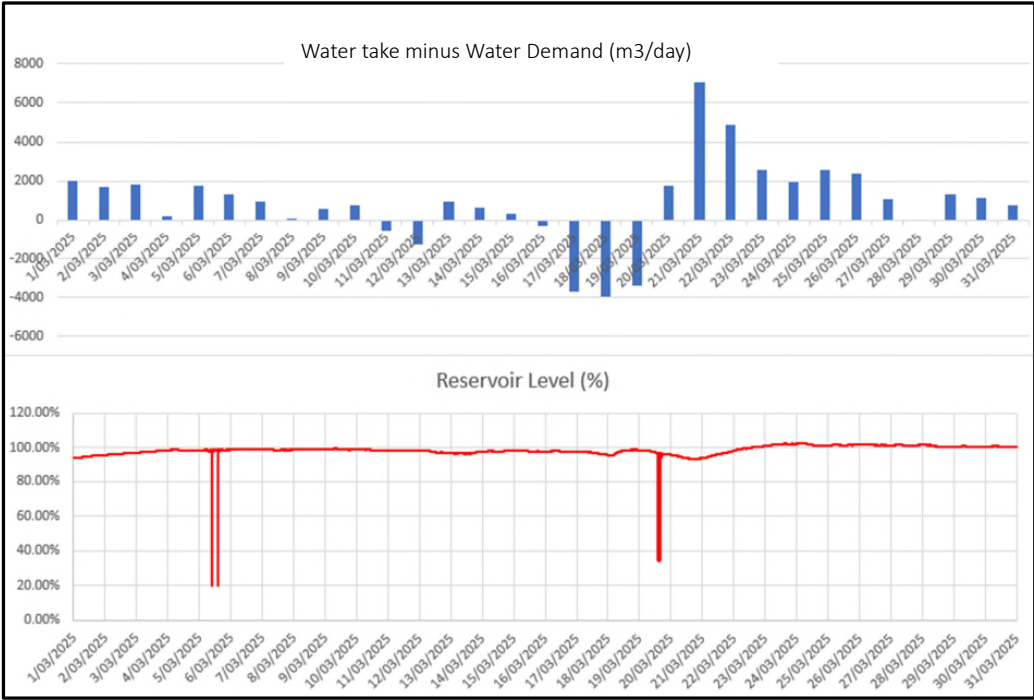


Figure 8: Water balance and reservoir level, March 2025.

During a rainfall event and typically for a short period of time after turbidity spikes exceed 3 NTU. Figure 9 below shows the impact of relatively moderate rainfall on turbidity, both measured at the intake. Note that after light to moderate rainfall, turbidity reduces rapidly to a level at which water can be drawn.

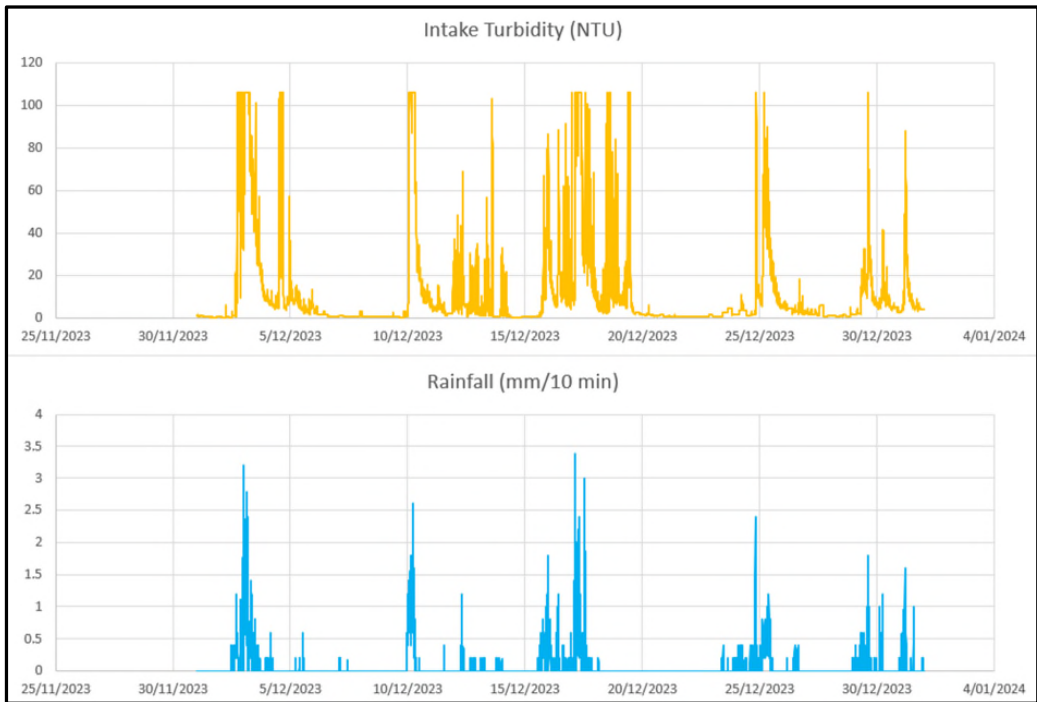


Figure 9: Intake Turbidity and Rainfall.

4.7 Hydrological study

SLR were commissioned in 2023 to provide a hydrological review of Giles Creek – Orowaiti River¹⁰ to support changes to the council's resource consents to abstract water from the South Branch. The report highlighted that there are no continuous flow records for the Orowaiti River. Therefore, synthetic records were derived from the Tiropahi River located 30 km to the south that does have flow records as the closest representative catchment.

BDC had requested SLR provide an assessment of the potential impact of residual flow on abstraction from the South Branch. The West Coast Regional Council (WCRC) Regional Plan does not include minimum flow restrictions for community water supply, however, where applicable WCRC have implemented minimum flows of 75% Mean Annual Low Flow (MALF). The approach taken by SLR in their analysis was to maintain 75% MALF of 22 L/s. From analysis of the synthetic dataset, water could be abstracted for 99% of the time, i.e., only 1% of flows over the 37-year record would not have supported any abstraction.

SLR noted that the longest period of no abstraction from the South Branch, with a residual flow of 75% of MALF, would have been 17 days. To maintain security of the community water supply, storage of raw water would need to last for at least this long.

¹⁰ Anderson, O. (2023) Hydrology Review, Giles Creek – Orowaiti Stream. SLR Consulting NZ.

4.8 River ecology

A review of publicly available data revealed no recorded river ecology assessments having been completed for the South Branch at and below the intake and Orowaiti River at the Keoghans pump station. We note that consent RC-2023-0148 condition 9 requires fish passage be investigated and trialled at the intake structure at the South Branch. We note that no fish passage structure has been constructed.

Resource consent condition 10 exempts the council from the fish passage requirement when there is stress on the water supply take:

10. Notwithstanding Condition 9, in circumstances where the Westport water supply is under pressure, the Consent Holder may cease any fish passage measures to increase water abstraction. For the purposes of this condition, the water supply is considered to be under pressure in the following circumstances:
- a) When the storage reservoir levels reach 70%
 - b) When there has been no rainfall recorded for 5 consecutive days during the dry season, December to March inclusive.

Condition 10 essentially allows for no residual flow downstream of the South Branch intake during drought or reservoir levels at or below 70%. This means the stretch of stream between the intake and confluence to the North Branch can be dry for an extended period of time as shown in Figure 15 for 28 days of abstraction during the drought of January 2025.

4.9 Cultural considerations

Ngāti Waewae were consulted for the resource consent RC-2023-0148 application. We note that consent RC-2023-0148 conditions 21 & 22 require an investigation of alternative water supply options as follows:

21. The Consent Holder must investigate alternative water supply options to the current abstraction and use its best endeavours to meet this commitment.
- Advice Notes:
- This condition was volunteered during consultation with Ngāti Waewae who sought a commitment to investigation of alternatives to the current water supply.
 - It is acknowledged that this commitment does not guarantee that the Consent Holder will be able to provide a practicable alternative at the expiry of this consent.

22. The Consent Holder must initiate an Alternative Investigation Study within 12 months of commencement of this consent that addresses the following:

- (a) Alternative abstraction sites for the community water supply; and
- (b) Measures to augment the current abstraction;

Within four years of this consent commencing and thereafter at four yearly intervals, the Consent Holder must report to the Consent Authority by 1 June of the relevant reporting period, on progress with the Alternative Investigation Study and provide a summary of investigations undertaken to date and outcomes of these investigations.

This consent condition appears to speak to Te Mana o te Wai, a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment and people. It protects the mauri (life force) of the wai (water). Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Ngāti Waewae were liaised with¹¹ in relation to the surrendering of the North Branch consent and its future use as an alternative water supply. Their response was that there was no expectation that the North Branch would be excluded as an alternative water supply source. However, if the North Branch were to be used rūnanga was concerned about the possibility of all (or most) of the water being taken at times. They stated that *"it would be helpful if alternatives considered included ways to prevent the need for this to occur"*. The rūnanga would like BDC to investigate ways which would protect the life supporting capacity of the waterway.

Rūnanga have expressed that if there is no residual flow in the South Branch, alternative water supply options should be investigated to maintain the life supporting capacity of the Giles Creek South Branch.

4.10 Pipe renewals & pressure reduction programme impact

From the switch over on 14 December 2022 from the old gravity main to new Terrace PE pipeline there was an immediate reduction of flow. The Average Daily Flow derived from SCADA data dropped from 5,439 m³/day for the week preceding the cut over to the new main, to 4,512 m³/day for the week after.

Resource consent RC-2023-0148 condition 20 states the following:

¹¹ Blom, C. (15 August 2025). Westport water: clarifying question, email.

20. The Consent Holder must promote the efficient use of water and undertake a leak detection and repair programme throughout the term of this consent and report to the Consent Authority on this programme within 12 months of commencement of this consent and thereafter at 4-yearly intervals. The report must include at least the following information:
- (a) water measuring device installation and water use monitoring policy for non-residential water users;
 - (b) efficient water use policy for residential water users and how water use efficiency is promoted;
 - (c) water pressure management strategy and programme;
 - (d) water leak detection and repair strategy and programme; and
 - (e) water use, take and distribution projection and the management strategy during the term of the consent.

In 2024, a water supply pressure reduction programme to assist in mitigating pipe leakage reduced pressures into town utilising a Pressure Reducing Valve (PRV) in the following increments¹²:

- 15/1/2024 – PRV set at 850 kPa
- 29/2/2024 – PRV set to 800 kPa
- 13/3/2024 – PRV set to 750 kPa
- 27/3/2024 – PRV set to 700 kPa

The renewal of the Terrace Treated Water pipeline and reduction in pressure have reduced reticulation leakage. An analysis and comparison of records from 23 October 2020 to 16 December 2022 and 16 December 2022 to 10 July 2025 shows a reduction of average daily flow from 5,445 m³/day to 4,186 m³/day.

Overall, the combination of pipe renewal and pressure reduction has resulted in an average 1,259 m³/day difference. This reduction in average daily flow indicates that there could be enough flow to meet future demand. However, there are other matters to consider that are assessed and discussed in more detail below to inform if there is sufficient water to meet future demand.

5.0 Water supply demand

We note that the Westport Drinking Water Supply – Drinking Water Safety Plan (WSP, 2022) cites reference to the 'draft Buller District Council Water Supply Asset Management Plan 2021', page 18, which states:

"population growth is not expected to provide any constraints to the Westport water supply in the context of the current consent" and "the current covered storage capacity for treated water is adequate to meet future demands"

WSP note in the Water Safety Plan (page 19) the following:

"Currently (1 Mar 2022) the Giles Creek intake is flowing at 68 L/s, with 60 L/s total take (only just meeting demand with no alternative). Without a satisfactory alternative source providing a quantity and quality required to sustain the population of Westport the likelihood that demand will exceed supply increases."

¹² Weston, R. (16 July 2025). Pressure reduction programme for Westport., email.

Our data analysis below will inform the above contradictory statements.

5.1 Current water supply connections

Connections to the Westport water supply comprise the following¹³:

- Ordinary supply (unmetered, mostly residential):
- 2617 properties
- 2680 connections (i.e. there may be blocks of flats)
- Businesses and farm metered supplies:
- 140 properties
- 193 connections

For the 2680 mostly residential connections, with 1.85 persons per dwelling and assuming 250 litres/person/day, the average daily demand is 1,240 m³/day.

For the business and farm supplies which are metered, each connection is provided 400 m³ annually before charges are applied. This equates to 212 m³/day for the 193 connections. For the 2024/25 financial year, these connections rendered \$226,286 at a unit charge of \$3.60 including GST per 1 m³. This equates to approximately 63,000 units which is an average demand of 172 m³/day. Therefore, in total, the 193 metered connections use 384 m³/day. This represents 9% of the historical demand (2022-2025) of 4,186 m³/day.

5.2 50-year demand methodology

The current population from 2023 Census data for Westport and Carters Beach is estimated as 4,887. Taking into account 3 water supply connections along Alma Road, including the 20 Paparoa Way dwellings, the residential population is estimated to be 4,950. This represents 1.85 persons per dwelling for 2,680 residential connections. The forecast Buller District population has been mooted to decline¹⁴. However, there is new mining activity¹⁵ as well as tourism recovery proposed for the West Coast that is likely to increase residential, commercial and industrial water demand.

For this analysis, 0.5% and 1% compounding population growth scenarios have been assessed from a base of 4,950 population and projected over a period of 50 years. As noted earlier, 0.5% was used as one of the 'master planning area' growth scenarios, with 1% not seen as realistic after consultation with the Project Lead.

For existing commercial, industrial and residential demand, the average dry weather and peak daily flows have relied on supplied raw water inflow data to the water treatment plant for the period 16 December 2022 to 10 July 2025. This represents the period since the changeover to the new Terrace Treated Water pipeline and the period over which a pressure reduction programme was initiated and completed which resulted in a reduction in demand.

¹³ Source – JR. Buller District Council Rating database.

¹⁴ Source: Infometrics, January 2021

¹⁵ Bathurst Resource Limited, (retrieved August, 2025). *Buller Plateaux FTA Project*. <https://bathurst.co.nz/our-operations/buller-project/>

A detailed map of the Westport area, showing the proposed Future New Town and surrounding infrastructure. The map includes a north arrow in the top left corner. Key locations marked include LUTTERBURY, WESTPORT, and FUTURE NEW TOWN. The map shows a network of roads, including a major highway (likely Highway 101) running horizontally across the top. A river or waterway flows through the center of the map. The Future New Town is highlighted with a red dashed outline and a red circle. Other areas are marked with orange and grey circles. The map also shows topographical features like hills and valleys.

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Approximately 11.8 hectares of heavy industrial zoned land has been developed from a total 33 hectares of land zoned under the TTPP. A further 31 hectares of Light Industrial land is zoned, of which none is developed. NZS 4404:2010 Table 5.1 commercial and industrial wastewater flows were used as a proxy for water consumption in the light and heavy industrial zones, 0.4 and 1.3 litres / second / hectare, respectively. Note that these flow rates include peaking factors that have been accounted for to calculate Average Dry Weather Flows.

Three scenarios have been assessed with two variants for 0.5% and 1% residential growth over a 50-year period. These are 50%, 75% and 100% development of residual industrial zoned land as identified within the proposed TTPP Zoning Map 149.

5.3 50-year demand results

The current Average Daily Flow for the period 16 December 2022 to 10 July 2025 is 4,186 m³/day and the 95th percentile Peak Daily Flow is 5,117 m³/day. Data derivation is described in Section 5.5 below.

Tables 2 and 3 below summarise the three industrial development scenarios for each of the 0.5% and 1% residential growth options at the end of a 50-year period (year 2075).

Table 2: 50-Year 0.5% Residential Compounding Growth and Industrial Infill Water Demand

	Average Daily Flow (m ³ /day)	Peak Daily Flow (m ³ /day)	Consented Flow (m ³ /day)
TTPP 50% industrial + residential growth	4,890	6,524	10,000
TTPP 75% industrial + residential growth	5,062	6,870	10,000
TTPP 100% industrial + residential growth	5,235	7,215	10,000

Table 3: 50-Year 1% Residential Compounding Growth and Industrial Infill Water Demand

	Average Daily Flow (m ³ /day)	Peak Daily Flow (m ³ /day)	Consented Flow (m ³ /day)
TTPP 50% industrial + residential growth	5,349	7,444	10,000
TTPP 75% industrial + residential growth	5,522	7,789	10,000
TTPP 100% industrial + residential growth	5,695	8,134	10,000

As can be derived from the tables above, the average daily and peak daily water usage for all scenarios is less than the consented take of 10,000 m³/day.

The raw water reservoir storage comprising 3 reservoirs is 116,000 m³¹⁶. If water reservoir recharge was not possible, then this relates to 20 days storage for the worst case 1% 'TTPP 100% industrial + residential growth' Average Daily Flow of 5,695 m³/day. This is a reduction from the current 27-day storage at 4,186 m³/day calculated Average Daily Flow.

5.4 Rainfall analysis

Rainfall data¹⁷ is drawn from two stations, Westport Aero (Station 3810, 1944 - 1991) and Westport Aero EWS (Station 7342) from October 1991. Although the rain gauges are close to the sea at the airfield, rainfall is shown to correlate well with spikes in turbidity and flow in the catchment. Note that not all rainfall events in the mountain catchment are captured by the coastal rainfall gauges.

Analysis of this dataset is shown in Table 4 below. Cumulative monthly rainfall for the period September 2023 to September 2024 is presented. This data set is compared as a Relative Percentile to all cumulative monthly data from 1944 to 2024. Included is an analysis of all cumulative monthly data for all records from 1944 to 2024.

Table 4: Cumulative Monthly Rainfall (mm)													
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Period Sept 23 - Sept 24	214	165	98	297	175	124	134	180	107	177	164	248	256
Relative Percentile	70	40	16	89	65	46	36	55	10	41	48	87	83
Period 1941 - 2024													
Average	179	198	180	198	161	143	157	182	201	196	175	182	179
Median	173	181	180	198	152	132	151	173	190	195	168	185	173
Minimum	0	82	23	55	0	39	22	35	46	70	0	0	0
5 th percentile	76	101	60	72	61	45	62	66	93	86	64	84	76
95 th percentile	320	307	288	315	305	315	252	313	336	300	290	301	320
Maximum	346	356	362	423	403	610	350	453	373	381	317	365	346

Note:

Yellow-highlighted cells denote relatively extreme low flows, and green cells denote relatively high flows, by percentile.

¹⁶ Bergin, C. (November 2022). Westport drinking water supply drinking water safety plan. WSP

¹⁷ NIWA Datahub, captured 4 August 2025.



As can be seen in Table 4 above, for the period September 2023 to September 2024, as highlighted, there are 2 months that are outliers with significantly less flow than the average. For November 2023 the rainfall was less than the 5th Percentile of all data (shown in yellow), signifying drought conditions. However, this month is offset by the December cumulative rainfall that was significantly more than average (green). May 2024 was another drought month (yellow) with just over half the average rainfall, and at 10th Percentile also represents drought conditions. This month is succeeded by two months of slightly less than average rainfall over June and July. August and September 2024 were both significantly more than the average cumulative rainfall. This table highlights the variability and extremes of rainfall in recent history.

Intake data as an average daily intake flow per month is shown in Figure 11 below. As can be seen, for the drought months of November 2023 and May 2024, there was sufficient water taken at the intake to recharge and sustain reservoir levels.

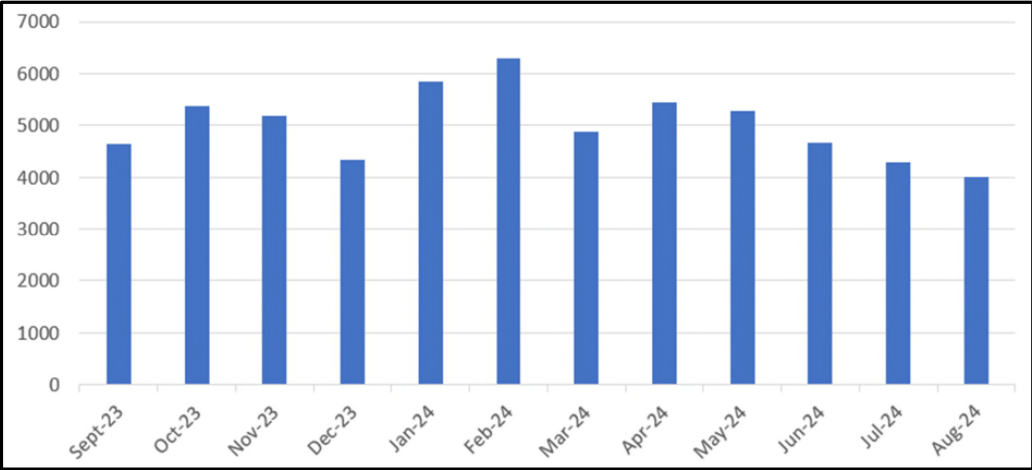


Figure 11: Average daily intake flow (m3/day) per month September 2023 to September 2024.

Figure 12 below shows the reservoir levels over the overlapping period, September 2023 to September 2024. Reservoir levels do fluctuate but seldom go below 80%.

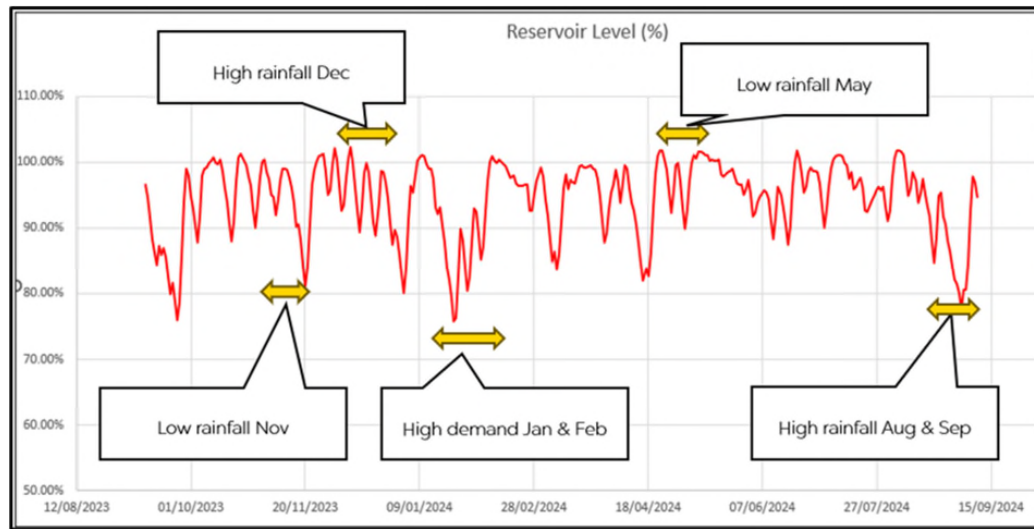


Figure 12: Reservoir level September 2023 to September 2024.

5.5 Water take analysis

Intake flow is measured directly after the intake via a fully drowned Siemens Mag8000 Flow Meter. Data from the intake flow meter is continuously measured and provides data to Buller District Council's Rubicon Portal. Prior to the 8th of July 2024, the exact methodology behind data polling is unknown, and data is available at semi-random intervals. Since the 8th of July 2024 to align with the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020, flow data began to be measured at 15 minute intervals. As a result, analysis which is reliant on instantaneous flows i.e Mean Annual Low Flow analysis is more reliable after the 8th of July 2024.

An analysis of the historical water take was undertaken for South Branch for the period 9 July 2024 to 31 July 2025¹⁸. This data set was chosen because Grafana raw water intake flow data was measured by a flow meter at 15-minute polling intervals. Prior to this period, Grafana data for the totalised daily flow had been polled at different times of day, meaning that intake volume could be aggregated over a period greater than 24 hours and erroneously assigned to one day. Raw water was drawn solely from the South Branch over this period. Of significance is that the daily water take often exceeds the consented limit of 10,000 m³/day. An example is depicted in Figure 13 below for December 2024. Of the 18 days of take, 4 days exceeded the consented limit, and on 11 and 12 December 2024 the take exceeded 15,000 m³. Anecdotally, we have been advised that during the summer months, when there is a need, all water at the intake is captured and diverted to the reservoirs¹⁹. We note that there is no resource consent condition requiring a base flow downstream of the intake.

¹⁸ Credit, Rory Weston, Buller District Council Contractor. Data sourced from SCADA and Grafana.

¹⁹ Per comms, Rory Weston – BDC Three Waters Specialist, 21 July 2025

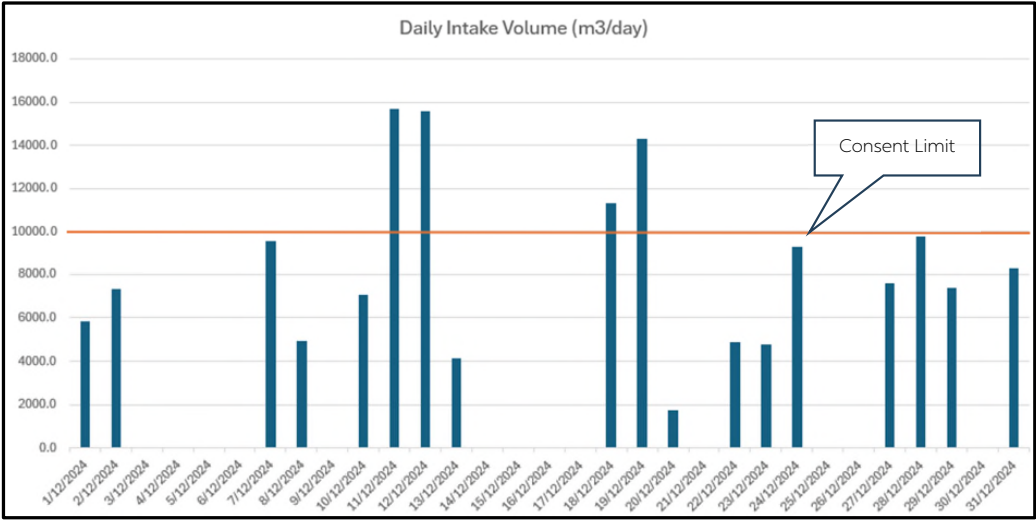


Figure 13: Daily Water Intake Volume – December 2024.

5.6 2024- 2025 summer drought period

At 47 mm rainfall recorded over the month, January 2025 was one of the driest rainfall periods ever recorded and represents the 3rd percentile of all records. Daily Rainfall, Daily Intake Volume, Daily Raw Water Usage (Demand), Water In vs. Water Out, and Reservoir Percentage Full are shown in the graphs below (Figures 13 – 15). Note that rainfall is captured from the South Branch intake rain gauge installed in February 2022.

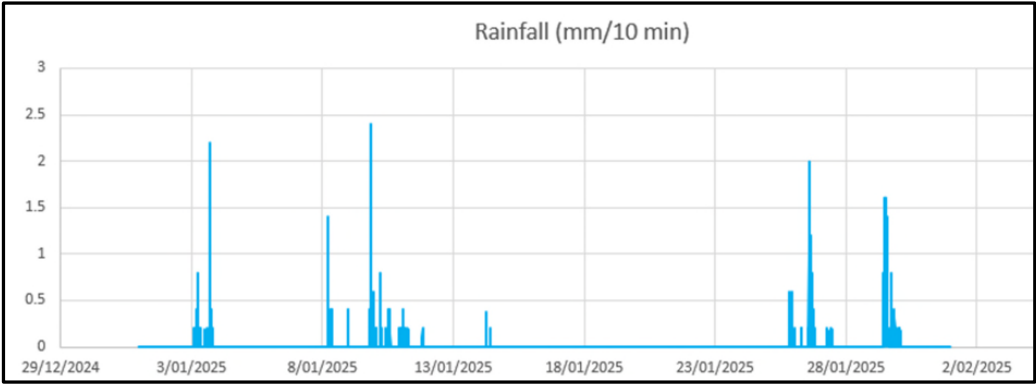


Figure 14: Intake rainfall graph. Note that rainfall is captured at the South Branch intake rain gauge.

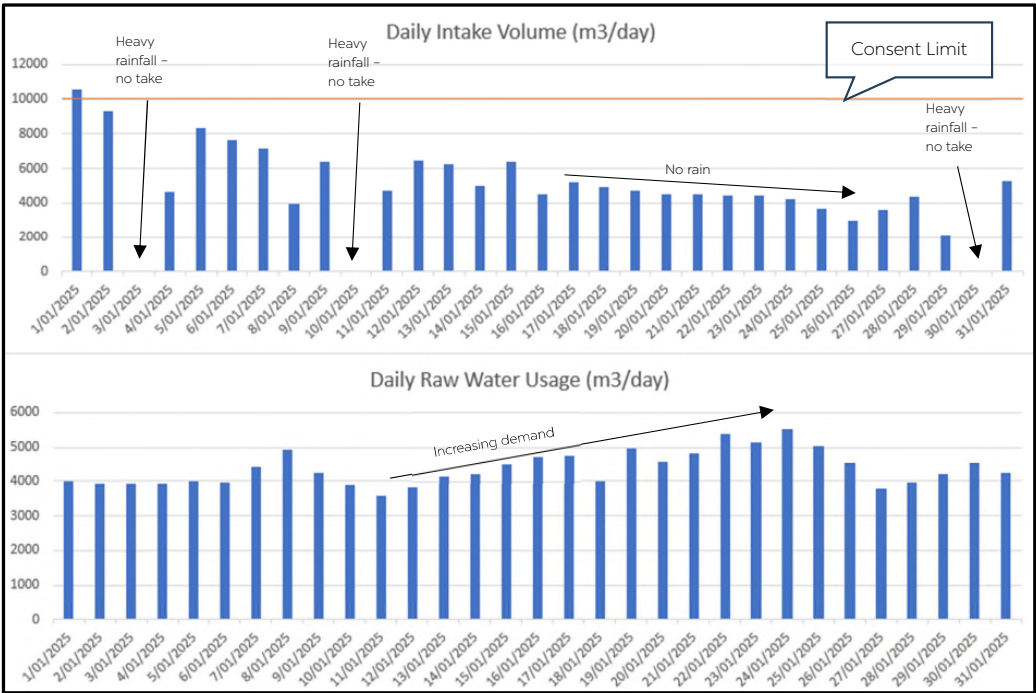


Figure 15: Daily intake volume and daily raw water usage.

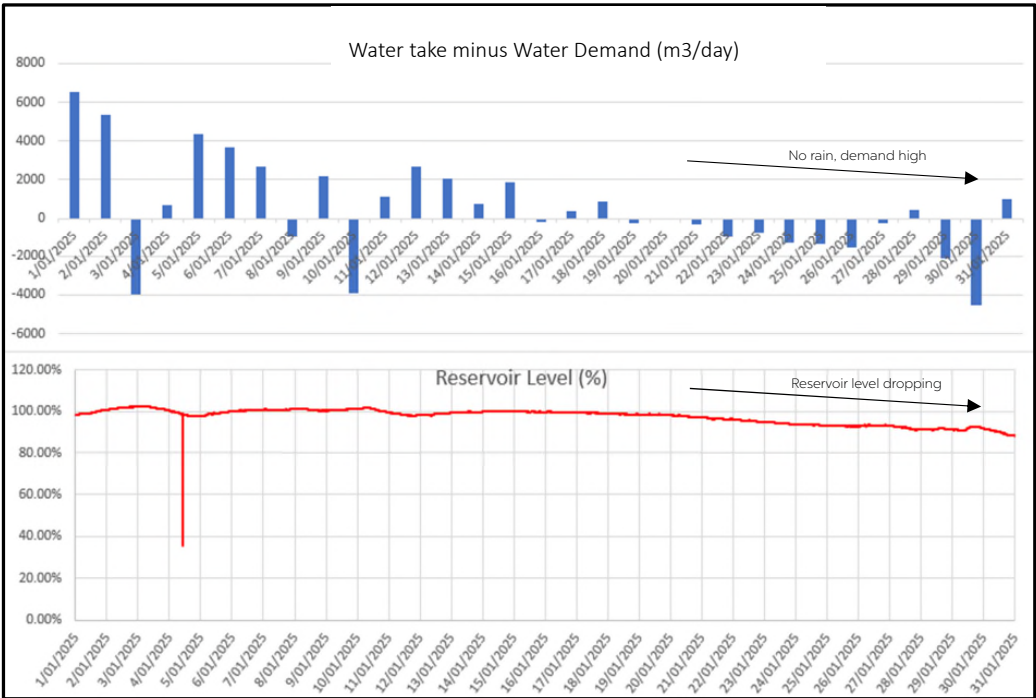


Figure 16: Water in vs water out (water balance) and reservoir level percentage.

As can be derived by comparing rainfall and daily intake volumes, it is apparent that operators were vigilant, taking every opportunity to draw water from the intake outside of rainfall-induced turbidity events. This vigilance meant that the reservoir did not drop below 80%. Except for 1 January 2025, no other daily takes exceeded the consented 10,000 m³/day maximum. The Average Daily Intake volume for this period was 4,844 m³/day.

5.7 Supplementary water from Giles Creek North Branch

The Giles Creek North Branch was previously consented under resource consent RC03081 with a maximum take of 60 L/s, complementing the South Branch take of 116 L/s. It is proposed as per the Long-term plan 2025-2034 (LTP)²⁰ to reinstate the North Branch Connection for drought resilience.

The catchment area of the North Branch is 220 hectares compared to the South Branch at 324 hectares. The North Branch is 68% of the area of the South Branch. The catchments are very similar in topography, geology and vegetation coverage and are likely to have the same runoff characteristics with water yield being proportional by area.

5.8 Supplementary water from Ballarat Creek

Ballarat Creek has historically been used for emergency water supply but has not been consented for use. The catchment area used previously above the emergency pump intake is 69 hectares. As per Figure 17 below, the total Ballarat Creek WCA catchment area is 280 hectares. This area excludes Department of Conservation (DoC) land of 128 hectares, which contributes to the creek but is outside the WCA.

Supplementary water could be drawn from the bottom of the catchment via a new intake gallery and pump station with water pumped into the water treatment plant storage reservoirs. Ballarat Creek is considered a viable water supply source as it has more catchment area than North Branch and has similar catchment characteristics. Capturing water from the Ballarat Creek catchment would increase possible water take volume. A feasibility study is required to confirm the suitability of the catchment and constructability of a new intake.

²⁰ Long-term Plan 2025-2034, Buller District Council.

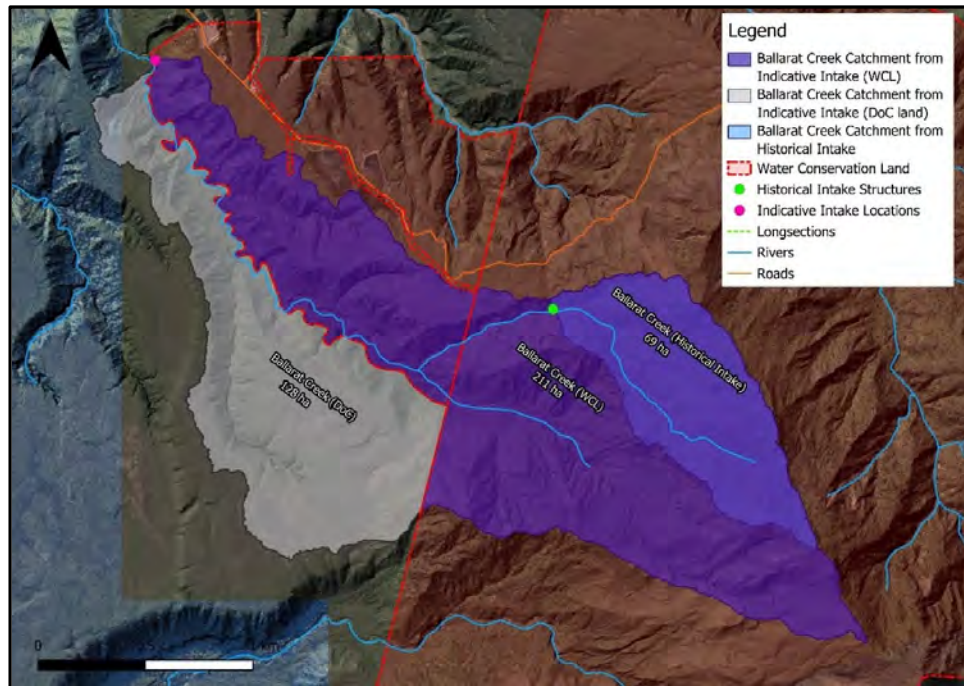


Figure 17: Ballarat Creek catchment area with emergency intake shown in green and upstream contributing catchment and indicative gallery intake in magenta (top left). DoC land shown.

5.9 Excluded catchments

The Lower Giles Creek 200-hectare catchment has been excluded as additional water from the catchment greater than 10,000 m³/day is not permitted. This is reinforced by Ngāti Waewae concerns regarding the current water take and consent conditions to investigate alternative water supply sources.

The German Gully 135-hectare catchment discharges downstream of the Keoghan's Pump Station. It has been excluded as it is a relatively small catchment that geographically would be difficult to build an intake and pump station on. Privately owned land is located within the catchment, and there are no guarantees that the land use will not change in the future. However, this could be mitigated by a Community Water Supply Protection Zone.

It is not proposed that these catchments could be surrendered for other uses. Both catchments contribute flow to the Orowaiti River, mitigating the effects of the water take at South Branch.

5.10 Demand scenarios

5.10.1 Current demand model

A water balance model was created for multiple scenarios, which are displayed in Figure 18 below. The model utilises historical intake data for South Branch for the period 9 July 2024 to 31 July 2025. This data set was chosen because Grafana raw water intake flow data polling was at 15-minute intervals. This data represents the best data available for MALF analysis. This data was manipulated to provide instantaneous flow rates to apply 75% MALF against for relevant scenarios.

The longer data set 16 December 2022 to 10 July 2025 was not used as it is derived from polling of water take data at different times of day and over extended periods. It was not deemed suitable for use in the model as any manipulation of data to determine MALF adjusted flows would incorporate error.

For the 1-year data set the Average Daily Demand is 3,890 m³/day compared to the 16 December to 10 July 2025 dataset which derived an Average Daily Flow of 4,186 m³/day. This recent data represents a 7.6% or 296 m³/day reduction in average daily demand. Contributing factors for the reduction, are the pressure reduction programme decreasing leakage, a reduction in propagation of new leaks, leak detection and pipe repairs, pipe renewals, and lower recorded demand. The model incorporates scenarios where South Branch is supplemented with flow from either North Branch or Ballarat Creek, or both combined.

The Current demand model adopted the lower Average Daily Demand of 3,890 m³/day. This lower demand based on the last year of data introduces some conservatism to the analysis. Less demand requires less catchment and if there were to be an issue with this lower demand then almost certainly there would be an issue with historical higher demand.

75% MALF reductions were applied to the data. Figure 18 shows the contributing catchments and Table 5 outlines the MALF applied based on the proportional area of each catchment to that of South Branch.

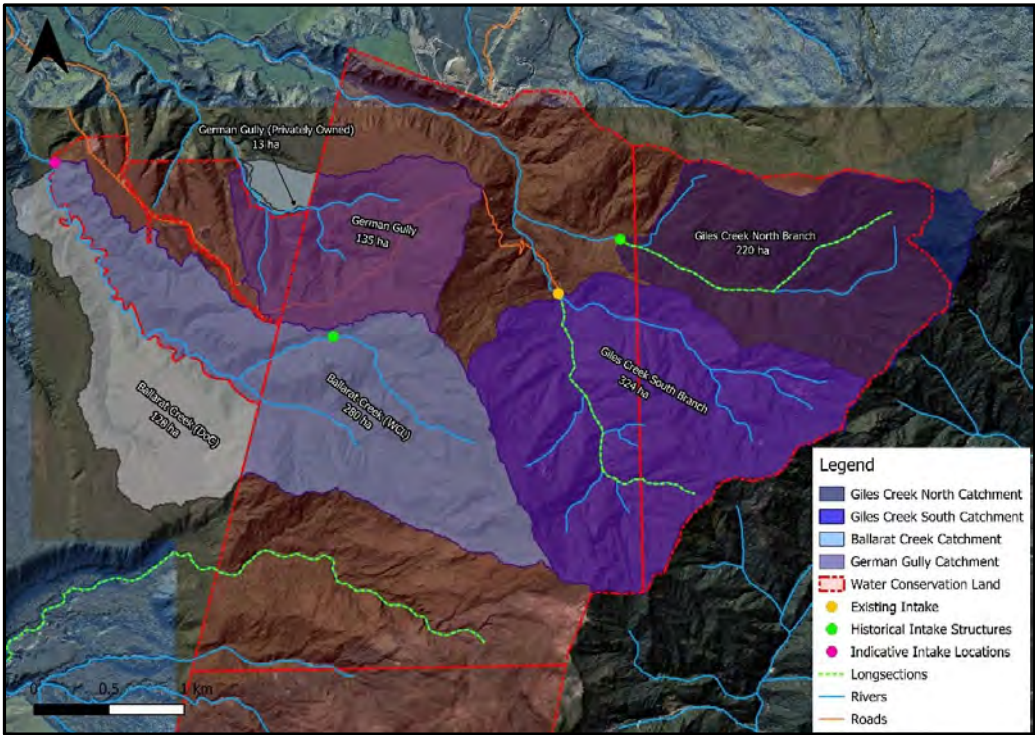


Figure 18: Giles Creek contributing catchments and Ballarat Creek (WCL) catchment area with indicative gallery intake in magenta (top left).

Table 5: Water catchment area 75% MALF			
Catchment	Area (ha)	MALF (L/s)	MALF (m³/day)#
Giles Creek North Branch	220	15	1296
Giles Creek South Branch (reservoirs at ~100 m elevation)	324	22	1900
Ballarat Creek (WCA area only intake at ~ 20 m elevation)	280	19	1642

*MALF is calculated by comparison of area and yield from Giles Creek South Branch for indicative purposes only. This complements the methodology of scaling of mean daily flows as a function of catchment area as undertaken by SLR¹⁰

#Assumes the maximum daily MALF

The model accounts for the intake weir at South Branch having a capacity of 190 L/s. The model assumes that 75% MALF is met if the flow is 190 L/s or greater, i.e. there is sufficient overflow from the weir to meet 75% MALF requirements. 75% MALF is applied to catchments when intake flow is less than 190 L/s. This assumes that all water is captured at the intake up to 190 L/s.

For example, from historical data, if the South Branch drew 122 L/s, then the 75% MALF adjusted take would be 100 L/s. Based on proportional area, North Branch would contribute 68% of 122 L/s, being 83 L/s. North Branch also needs to account for 75% MALF so minus 15 L/s it would contribute 68 L/s. Therefore, the total combined intake flow would be 168 L/s.

The water balance model scenarios depicted in Figure 19 below are:

- **Scenario 1** - Water balance (South Branch historical take & demand) - is actual unmanipulated historical water take and demand data. Note for this data set that the actual daily take often exceeds the resource consent maximum take of 10,000 m³/day.
- **Scenario 2** - Water balance (South Branch capped @ 10,000 m³/day & historical demand) - is manipulated data capped so the water take does not exceed the maximum 10,000 m³/day consented limit.
- **Scenario 3** - Water Balance (South Branch capped @ 10,000 m³/day minus 75%MALF) - is manipulated data capped so the water take does not exceed the maximum 10,000 m³/day consented limit minus 75%MALF of 22 L/s where historical intake flow is less than 190 L/s.
- **Scenario 4** - Water Balance (South Branch + North Branch capped @ 10,000 m³/day minus 75%MALF) - is manipulated data capped so the water take does not exceed the maximum 10,000 m³/day consented limit minus MALF of 22 L/s and 15 L/s where historical intake flow is less than 190 L/s.
- **Scenario 5** - Water Balance (South Branch + Ballarat capped @ 10,000 m³/day minus 75%MALF) - is manipulated data capped so the water take does not exceed the maximum 10,000 m³/day consented limit minus 75%MALF of 22 L/s and 19 L/s where historical intake flow is less than 190 L/s.
- **Scenario 6** - Water Balance (all sources capped @ 10,000 m³/day minus combined 75%MALF) - is manipulated data capped so the water take does not exceed the maximum 10,000 m³/day consented limit minus 75%MALF of 22 L/s, 15 L/s and 19 L/s where historical intake flow is less than 190 L/s.

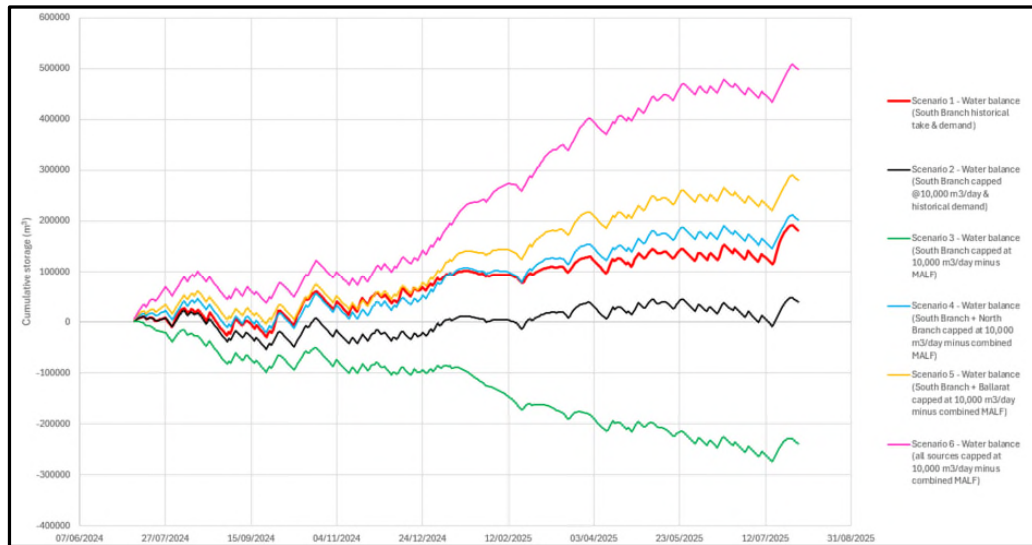


Figure 19: Water Balance – Multiple Scenarios - 9 July 2024 to 31 July 2025

Scenario 1 shows that there is an excess of water available for storage at the end of the period, but this is reliant on water take in excess of the consented 10,000 m³/day.

Scenario 2 shows that capping water take at 10,000 m³/day makes the water balance precarious and that reservoir storage would be utilised.

Scenario 3 shows that Westport would run out of water if relying on South Branch with a 10,000 m³/day cap and 75%MALF of 22 L/s applied.

Scenario 4 shows that supplementing South Branch with North Branch with a 10,000 m³/day cap and combined 75%MALF of 22 L/s and 15 L/s applied, supply will exceed historical water demand.

Scenario 5 shows that supplementing South Branch with Ballarat Creek with a 10,000 m³/day cap and combined 75%MALF of 22 L/s and 19 L/s applied, supply will exceed historical water demand.

Scenario 6 shows that supplementing South Branch with North Branch and Ballarat Creek with a 10,000 m³/day cap and combined 75%MALF of 22 L/s, 15 L/s, and 19 L/s applied, supply will exceed historical water demand.

5.10.2 Future demand model

The water balance Current model scenarios were modified for the 50-year TTPP 50% industrial + 0.5% residential growth future demand.

The current Average Daily Flow for the period 16 December 2022 to 10 July 2025 is 4,186 m³/day as per Section 5.3. Future demand for TTPP 50% industrial + 0.5% residential growth was previously calculated as 4,890 m³/day (Table 2), a difference of 704 m³/day.

For the model 1-year data set, as per Section 5.10.1, the Average Daily Demand is 3,890 m³/day. To be conservative, the 3,890 m³/day current demand was adjusted by the additional future demand of 704 m³/day calculated above to derive a total demand of 4,594 m³/day.

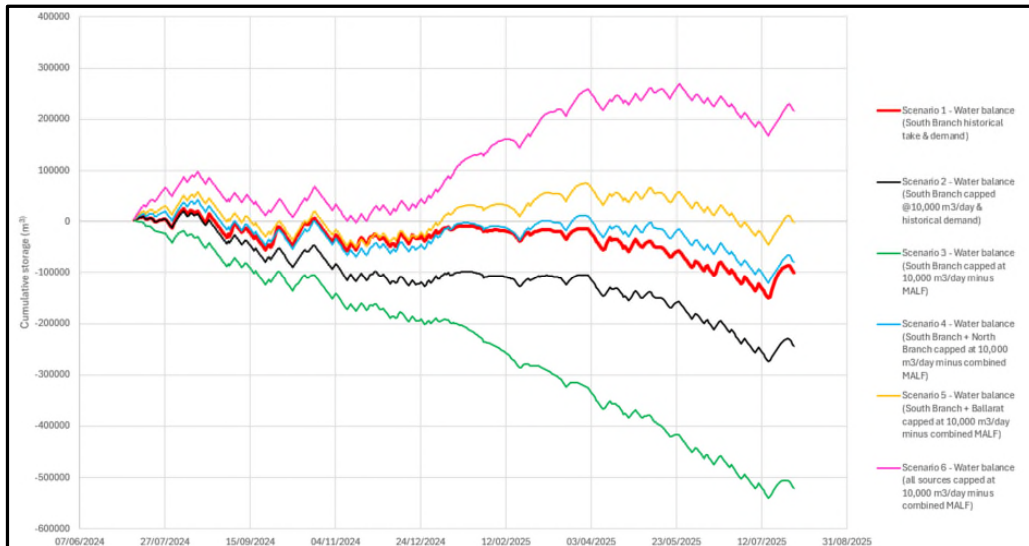


Figure 20: Water Balance – Multiple Scenarios - 9 July 2024 to 31 July 2025 - Projected future average daily demand of 4,594 m³/day - TTPP 50% Industrial + 0.5% residential growth.

As can be derived from Figure 20 above, only Scenario 6 does not rely on reservoir storage and has an excess of water at the end of the period. All other scenarios result in storage deficit and Scenarios 2 and 3 would result in Westport running out of water.

The model shows that if water take is capped at 10,000 m³/day and 75% MALF is applied, only the combined catchments of North Branch, South Branch and Ballarat Creek with a combined catchment of 824 hectares would meet future demand with headroom.

As a sensitivity analysis, the earlier calculated future demand of 4,890 m³/day was used in the model to produce Figure 21.

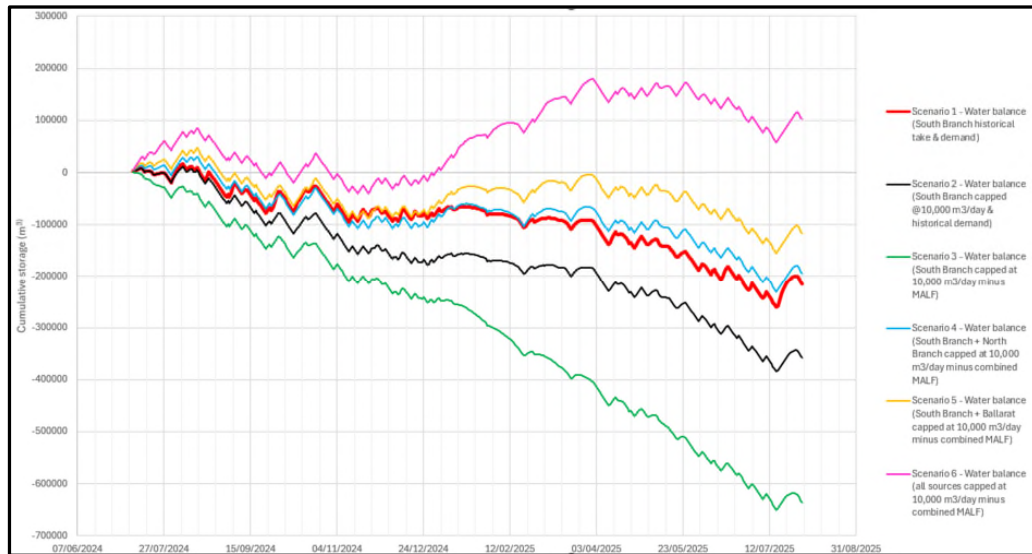


Figure 21: Water Balance – Multiple Scenarios - 9 July 2024 to 31 July 2025 - Projected future average daily demand of 4,890 m³/day - TTPP 50% Industrial + 0.5% residential growth.

For Scenario 6, the reservoir storage is utilised and headroom is halved at the end of the period. This result indicates that the water supply would marginally meet demand but is precarious. All other scenarios do not meet demand.

This result indicates that an additional water source is required to supplement the combined catchments of South Branch, North Branch, and Ballarat Creek.

5.11 Summary

The analysis of historical data incorporating future demand for the Westport Water supply has identified the following issues and options affecting the source supply:

- If water take is capped at the consented limit of 10,000 m³/day and operated as it is currently, then historically and in the future, the Giles Creek South Branch water source will not meet demand.
- A potential future requirement for Mean Annual Low Flows of 22 L/s in South Branch will reduce available water intake times and volume, resulting in Westport running out of water.
- For the historical data set with 75% MALF applied to all contributing catchments, supplementing South Branch with either North Branch or Ballarat Creek will provide sufficient water.
- To satisfy future demand with 75% MALF applied to all contributing catchments, supplementing South Branch with both North Branch and Ballarat Creek is required to provide sufficient water, but with limited headroom. Therefore, a minimum catchment area of 824 hectares is required to meet demand.
- Future climate change will worsen the situation, with more drought days, and high-intensity short-duration storms reducing water intake capture time due to high turbidity and lower catchment yield.

Potential mitigation measures to offset the above include:

- Amending the existing resource consent to increase water take during periods of high flow.
- Automate the intake valve to open at low turbidity levels to optimise water take opportunities.
- Increase reservoir storage to buffer extended periods of low or no take.
- Draw supplementary water from the Giles Creek North Branch by reinstating damaged infrastructure and obtaining relevant resource consents.
- Draw supplementary water from Ballarat Creek by constructing a gallery intake and pump house to pump water to the storage reservoirs and obtain relevant resource consents.
- Drawing water from a combined catchment of at least 824 hectares.

6.0 Climate change effects

6.1 Regional Climate Change Projections

To assess the implications of climate change on water availability within the Orowaiti River Catchment, regional climate projections developed by NIWA were reviewed²¹. These projections, formulated as part of the National Climate Change Risk Assessment²², utilise RCP4.5 and RCP8.5 to model future climate scenarios at regional scale across New Zealand. RCP4.5 reflects moderate emissions reductions, while RCP8.5 represents a high-emissions trajectory²¹. The projections are presented for two-time horizons, including 2040 and 2090. The projections are analysed across six climate zones, with Westport and the Orowaiti River Catchment situated in Zone 4, encompassing the Buller District, Tasman, Nelson, and Marlborough districts²¹.

6.2 Projected Climatic Changes in the Buller District

Within Zone 4, a number of climate hazards have been identified as particularly relevant to future water supply from the Orowaiti River Catchment. Table 6 summarises the most relevant projected changes, including increased frequency and duration of dry spells, changes in rainfall intensity and annual totals, and the frequency of hot day²¹.

Key projected changes include:

- Increased frequency and duration of dry spells.
- Increased frequency of hot days exceeding 25°C.
- Intensification of short-duration rainfall events.
- Seasonal redistribution of rainfall (wetter winters, drier summers).

These changes may affect the reliability of water supply in the catchment under a changing climate.

²¹ Projected regional climate change hazards (NIWA, n.d.)

²² National Climate Change Risk Assessment (MfE, 2019)

Table 6: Projected hazards as a result of climate change in the Buller District

Hazard	RCP 4.5	RCP 8.5
More and longer dry spells and droughts	<ul style="list-style-type: none"> - 2040: -5 to +5 change in dry days/year. Low river flow threshold reached earlier in the year. Increase in annual Potential Evapotranspiration Deficit (PED) of 50-100mm - 2090: 0-15 more dry days/year. Increase in PED of 50-100mm. 	<ul style="list-style-type: none"> - 2040: Dry days/year and PED predictions same as RCP4.5. - 2090: 5-15 more dry days/year. Increase in PED of 150-200mm for most areas. Low river flow thresholds reached 40 days earlier than present.
Increased storminess and extreme rainfall	<ul style="list-style-type: none"> - Intensity of (ex)tropical cyclones projected to increase. Short duration (1-in-100-year, 1 hour duration) extreme rainfalls increase +13.6% for every 1°C increase. Long duration rainfall events (1-in-2-year, 120-hour duration) increase +4.8% for every 1°C increase. 	
Change in mean annual rainfall	<ul style="list-style-type: none"> - 2040: Negligible change in annual rainfall, most change seen at seasonal scale. - 2090: Largest increase during winter 	<ul style="list-style-type: none"> - 2040: Minimal change in annual rainfall. Increase in winter of 15-20%; and decrease in summer of 5-15%. - 2090: Significant increases in winter of >20%.
Heatwaves: increasing frequency and magnitude	<ul style="list-style-type: none"> - 2040: Increase 0-10 more hot days/year (>25°C) - 2090: Increase 0-10 more hot days/year (>25°C) 	<ul style="list-style-type: none"> - 2040: Increase 0-15 more hot days/year (>25°C). - 2090: Increase 5-20 more hot days/year (>25°C).

*Note: This table has been adapted from NIWA, n.d.²²

6.3 Implications for Water Supply

The sections below describe in more detail the implications of climate change to the Water Conservation Area.

6.4 Increasing dry days

Under both RCP scenarios, the Buller District is expected to experience more frequent and prolonged dry periods²¹. This is projected to reduce surface runoff and streamflow, which could impact the reliability of surface water sources. By 2090, low-flow river conditions could occur up to 40 days earlier under RCP 8.5. If realised, this shift would reduce the availability of surface water during late summer and early autumn, when demand is typically highest.

6.5 Increasing temperature

Projected increases in the frequency and magnitude of hot days (up to 35 additional days >25°C by 2090) within the Orowaiti River Catchment²¹ may alter thermal regimes in surface waters. Elevated temperatures can enhance microbial activity and promote the growth of cyanobacteria and other algal species, particularly under low-flow conditions²³. These changes pose a risk to the potable water supply by increasing the likelihood of taste and odour issues, toxin production, and elevated turbidity, all of which can challenge conventional potable water treatment processes and compromise water quality.

6.6 Change in annual mean rainfall

Analysis of long-term rainfall records from the Westport Airport (1944–2024) indicates that total annual rainfall has remained relatively consistent over time, with fluctuations largely attributable to natural climate variability such as El Niño and La Niña events (Figure 22)²⁴. Applying a trendline to the rainfall data indicates decreasing annual rainfall that appears to be consistent with climate change impacts over time. We recommend that more investigation into this trend be undertaken with a wider data set.

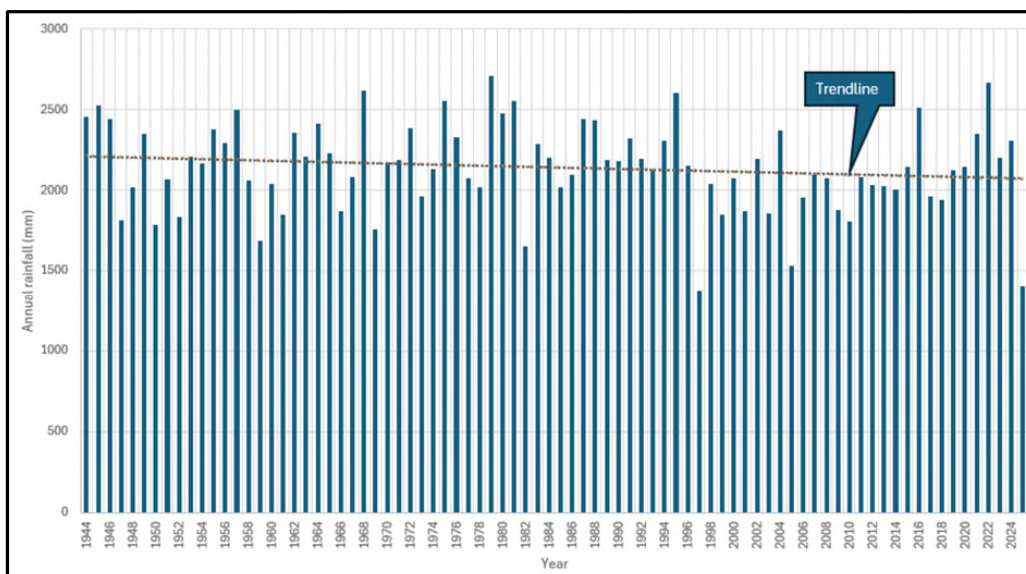


Figure 22: Annual rainfall totals recorded at Westport Airport between 1944 and 2024.

Climate change is unlikely to meaningfully impact water supply in terms of overall annual volume, rather, the more critical implications for water supply relate to the projected seasonal redistribution of rainfall and the increased intensity of rainfall events.

²³ Hecht, J. S., Zia, A., Clemins, P. J., Schroth, A. W., Winter, J. M., Oikonomou, P. D., & Rizzo, D. M. (2022). Modeling the sensitivity of cyanobacteria blooms to plausible changes in precipitation and air temperature variability. *Science of The Total Environment*, 812, 151586.

²⁴ NIWA Data Hub, n.d.

An example is Figure 23 below showing indicatively the impact of shorter duration higher intensity rainfall (larger circles denotes more intense storms) and recharge of the reservoirs as a function of ability to take suitable water at the Giles Creek South Branch, vs. present day. As can be seen, higher intensity storms lead to high flows and elevated turbidity events of longer duration, coupled with longer dry periods resulting in lower suitable catchment yield and reduced reservoir recharge.

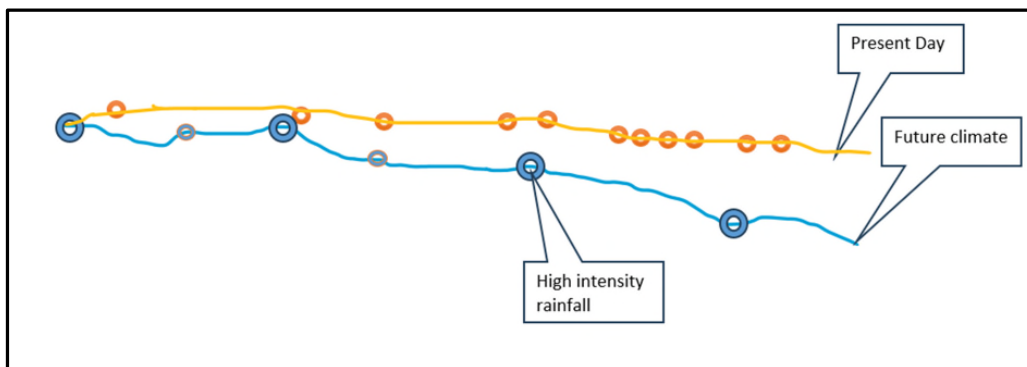


Figure 23: Indicative impact of climate change on reservoir recharge as a function of rainfall intensity.

6.7 Seasonal shifts in rainfall patterns

Modelling suggests that seasonal rainfall patterns in the Buller Region are expected to shift, with wetter winters and drier summers becoming more pronounced under both RCP scenarios (Table 7)²¹. Projected seasonal shifts pose a challenge for potable water supply, as demand typically peaks in summer when rainfall is lowest. The resulting variance between water availability and demand could lead to supply shortfalls if systems are not adapted accordingly.

6.8 More intense rainfall

In addition to changes in seasonal rainfall patterns, short-duration extreme rainfall events are projected to become more intense (Table 1)²¹. NIWA's modelling indicates that extreme rainfall events, such as 1-in-100-year storms, could increase in intensity by approximately 13.6% per 1°C rise in temperature (Table 1)²¹. Rainfall intensification presents a considerable risk to the potable water supply catchment, as more frequent high-intensity rainfall could accelerate catchment erosion and trigger landslides resulting in loss of supply and/or longer duration turbidity events, thereby reducing water take opportunities.

More intense rainfall increases landslide risk primarily through rapid soil saturation and increased pore water pressure within slopes. When heavy rainfall occurs over a short period, water infiltrates the soil faster than it can drain away. As pore water pressure increases, it reduces the friction holding soil and rock in place, making the slope more likely to fail.

6.9 Summary

Climate projections for the Buller region suggest a range of potential changes that influence the reliability and quality of water supply from the Orowaiti River Catchment and the water supply volume available from the Residual Reserve. These include an increase in the number of dry days, more frequent and intense rainfall events, shifts in seasonal rainfall distribution, and rising temperatures²¹.

An increase in the intensity of short-duration rainfall and storm events presents a concern for the continuity of the potable water supply. A rise in the frequency and intensity of these events is likely to increase the likelihood of landsliding in the Orowaiti River Catchment and the Residual Reserve.

7.0 Water catchment area assessment

7.1 Water catchment area geology and geomorphology

The WCA comprises several catchments, the Orowaiti River (Giles Creek) in the north, Ballarat Creek, and Coal Creek and West Creek in the south (Table 7). The Orowaiti River (Giles Creek) comprises a north and south branch, made up of incised streams cut across a west facing slope (Figure 24). The catchment geology comprises older hard rocks and less strong, less indurated, younger rocks. The description of the geology follows that of Nathan (1978)²⁵. The older rock group comprises Buckland Peaks Granite and Hawks Crag Breccia. The younger group includes the Brunner Coal Measures, and O'Keefe Formation as well as a variety of younger landslide and river deposits.

The south branch extends to an altitude of 795 m and covers an area of 324 hectares above the current intake. The north branch extends from an altitude of 1010 m near Mt Rochfort and covers an area of 220 hectares above the historic intake. Both branches have a generally smooth exponential long-section profile above the current and historic intakes with a steepening at about 350-380 m elevation approximating the contact of granite and Hawks Crag Breccia (Figure 25). The catchments of both branches are covered in native vegetation above those intakes.

²⁵ Nathan, S. 1978. Buller-Lyell Geological Map of New Zealand 1:63,360. Sheets S31 & Pt S32. NZ Geological Survey, DSIR.

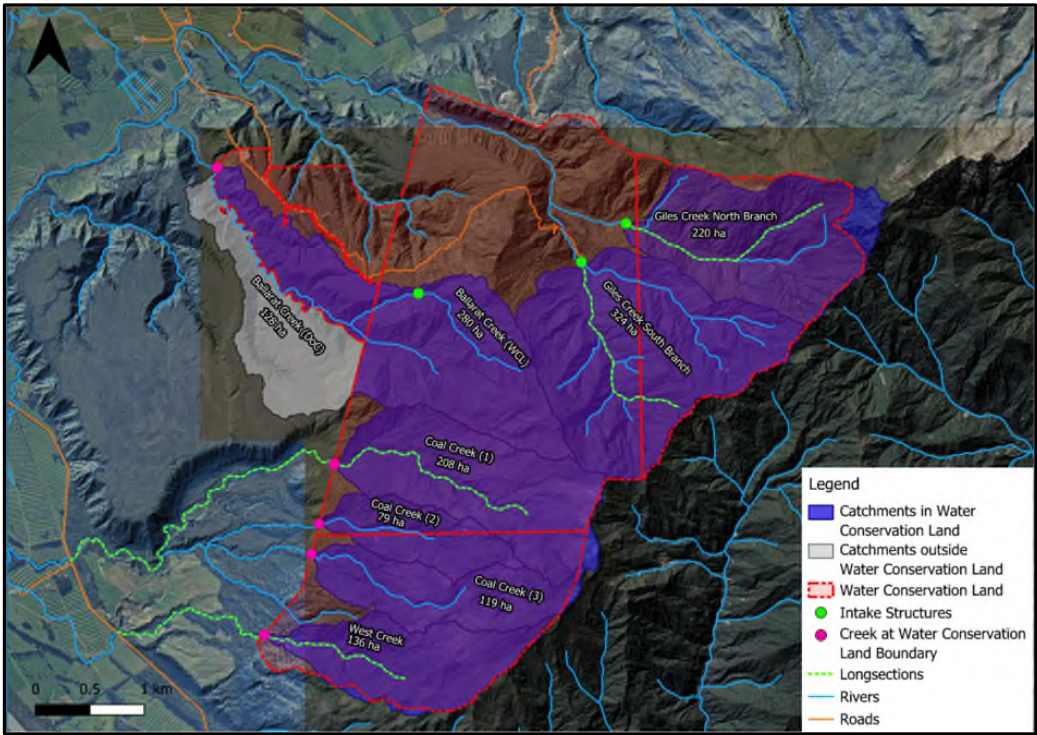


Figure 24: General location map of the Orowaiti River (Giles Creek) north and south branch, and Ballarat Creek forming the Current Reserve (in the north) and the Residual Reserve further south covering Coal Creek and West Creek. The areas of these catchments is indicated in hectares.

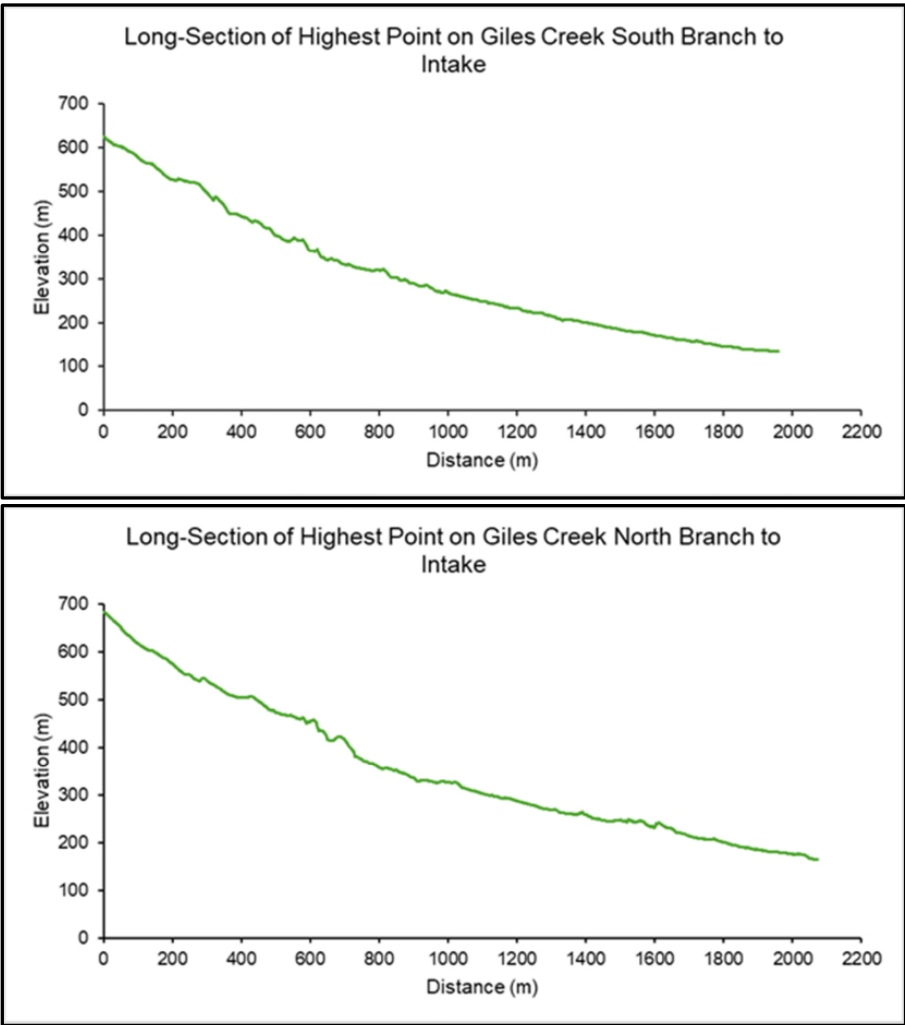


Figure 25: Long section profiles of the south and north branch Orowaiti Creek (Giles Stream) based on GIS mapping along stream lengths (as indicated in Figure 24).

Both branches are underlain by the Brunner Coal Measures which include quartz sandstone and conglomerate, carbonaceous shale and coal seams. The fine-grained components make these rocks prone to erosion and landsliding and sometimes these can form large landslides (dip-slip failures) covering many hectares as occurs on the western flanks of Mt Rochfort. Hawks Crag Breccia in central parts of the catchment are hard breccia and sandstone and are generally strong and resistant to erosion. They often form blocky craggy topography. The lower reaches of both catchments include hard Buckland Peaks Granite (Rahu Suite) that contain numerous rock defects (joints or bedding planes) that mean that the rock often breaks away from an outcrop to form large boulders several metres in diameter. Both the Hawks Crag and Buckland Peaks Granite form large and voluminous debris in debris flow events (Figure 26). In the lowest portions of the catchments is the O'Keefe Formation, a blue-grey muddy sandstone and mudstone that tends to erode easily into sand and mud given the large amount of fine-grained material in the rock.



**Figure 26: View of large boulders in the riverbed of the north branch of the Orowaiti Creek (from GEOadvice 2021).
Person for scale in centre-left of image.**

Over 50% of the catchment (in both branches) is made up of hard erosion resistant Buckland Peaks Granite and Hawks Crag Breccia, a small portion (<10%) of soft Brunner Coal Measures, and the remainder the soft O'Keefe Formation, alluvial and various landslide deposits.

Ballarat Creek (location in Figure 24) is a small creek south of the Orowaiti River. The catchment extends to an altitude of approximately 600 m. The upper portion of the creek is within the WCA (280 hectares), and the lower portion is outside the WCA but within Department of Conservation (DoC) land (an additional 128 hectares). The area is covered in native vegetation. The geology within the WCA comprises mostly Brunner Coal Measures (~90% of catchment area), with minor amounts of Kaiata and O'Keefe formations (~10% of catchment area). The portion of Ballarat Creek within the DoC estate comprises O'Keefe Formation near the stream bed and late Pleistocene gravels and sands of the Caledonian Formation forming high terraces above the stream.

Catchments to the south include Coal Creek and West Creek (location in Figure 24). Coal Creek extends to an altitude of 805 m and has a catchment area of 406 hectares within the WCA (Figure 24). The upper portion of the stream is much steeper than the lower, above ~150 m elevation. The catchment is covered largely by native vegetation and has a geology much like Giles Creek although it includes a narrow slither of Kaiata Formation, a brown mudstone with scattered bands of muddy sandstone. It is a rock type that is moderately soft and is easily erodible into silt-sized material. It is estimated that about 10% of the catchment is made up of older rocks (Hawks Crag Breccia) and the remainder in younger formations (based on mapping by Nathan 1978). The catchment size is large, with 406 hectares of contributing tributary catchments contained within the Water Conservation Area.

West Creek is a smaller catchment with a catchment size of 136 hectares within the WCA (Figure 24). The highest part of the catchment is at 800 m, and the geology is much like that of Coal Creek. Approximately 20% of the catchment is in hard rock (granite and Hawks Crag Breccia) and the remainder is in soft rocks (mostly the Kaiata Formation and Brunner Coal Measures) based on mapping by Nathan (1978).

7.2 Water catchment area yield

The Water Catchment Area (WCA) is made up of 5 sub-catchments as shown in Table 7.

A quantitative assessment of proportional low average daily flow yield has been completed for the sub-catchments within the balance of the reserve using the Giles Creek South Branch Catchment Average Daily Intake volume of 4,844 m³/day, for the period 01 to 31 January 2025, one of the worst drought periods in history.

Table 7: Water catchment area low average daily flow yield*

Catchment	Area (ha)	Average Yield (m ³ /day)
Giles Creek North Branch	220	3,289
Giles Creek South Branch (reservoirs at ~100 m elevation)	324	4,844
Ballarat Creek (WCA area only intake at ~ 20 m elevation)	280	4,186
Coal Creek (WCA area only, 3 intakes at ~100 m elevation)	406	6,070
West Creek (WCA area only, single intake at ~100 m elevation)	136	2,033

*Yield is calculated by comparison of area and yield from Giles Creek South Branch for indicative purposes only. This complements the methodology of scaling of mean daily flows as a function of catchment area as undertaken by SLR¹⁰

As can be seen above, there is capacity within the northern 'Current Reserve' sub-catchments of Giles Creek North and Ballarat Creek to augment Giles Creek South Branch if these sources are developed. The 'Residual reserve' also provides substantial water source capacity with Coal Creek alone able to provide more than 50% redundancy based on the combined area of South Branch, North Branch, and Ballarat 824-hectare catchment.

7.3 Catchment vulnerability to landslides and debris flows

The streams in the Water Conservation Area are all considered as mountain catchments characterised by high altitudes, steep gradients and coarse-grained sediment as bedload. Under the high precipitation scenario of the West Coast, they are catchments that are periodically affected by coarse bedload sediment transport, by a combination of rockfall, debris flows and high energy fluvial flows²⁶.

²⁶ England, K.A. 2011. A GIS approach for landslide hazard management for the West Coast region, New Zealand. MSc Thesis I Hazard & Disaster Management. University of Canterbury. 169p.

Landslides (slips) were mapped in the catchments mentioned above based on LINZ aerial imagery between 2020-2021 and 2022-2023 (Figure 27). This was done to gauge the vulnerability of the catchments to slippage in the recent past, and as a means of comparison of the different catchments to one another. For the north and south branches (Giles Creek), the mapping shows numerous linear and narrow landslides in areas with different slope aspects and steepness. The longest of these is about 600 m in length mostly in tributary catchments, but some of them continue down the mainstream stream course for several hundred metres. Most of these are located within the Hawks Crag Breccia and Buckland Peaks Granite, and one is underlain by Brunner Coal Measures in the upper part of the catchment.

For the catchments to the south, less abundant landslides were apparent in the mapping (Figure 27). In Ballarat Creek, landslides were negligible. In Coal Creek and West Creek landslides were relatively short in length (a few hundred metres), more common on north-flowing tributaries, and largely confined to the middle and upper reaches of the streams.

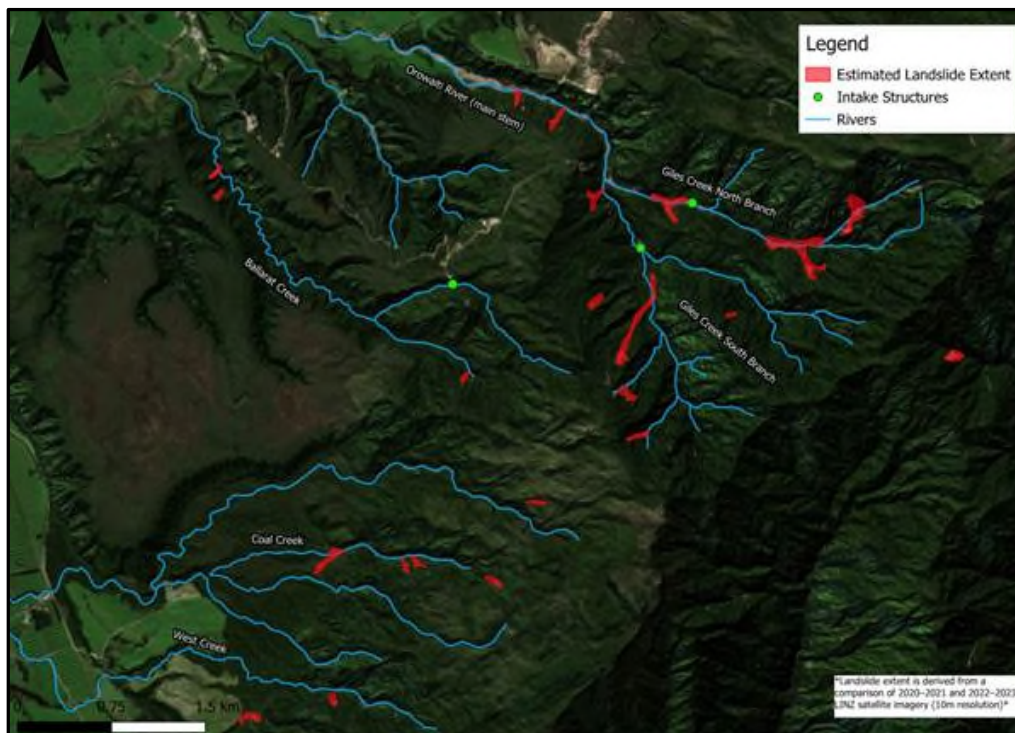


Figure 27: Landslides mapped from LINZ aerial imagery between 2020-2021 and 2022-2023 for the Water Conservation Reserve. The north and south branches of Orowaiti River are shown in the upper part of the image.

Landslide material typically transforms downstream to debris flow or fluvial (river) deposits. Debris flows have not been separately mapped in the aerial imagery shown in Figure 27. The GEOadvice report (2021) suggested that the most important sedimentary process in the north branch was debris flows and that they cause major destructive consequences, although these were considered rare events based on historical records²⁷. They concluded that the debris flows were often triggered by landslides in higher parts of the catchment and were typically followed by fluvial reworking of the material. **Their conclusion was that a similar landslide and debris event is unlikely to occur again in the north branch in the next 30-50 years, but we suggest that with climate change and the increase in frequency and intensity of weather events, the historical record may not be a reliable indicator for the future.** We suggest that severe weather events will become more frequent and with greater severity over time, consistent with trends and commentary elsewhere^{28,29}. Such events can be unpredictable in terms of their location and effect. Having water intakes in more than one catchment could provide resilience in cases where a weather or geological event has created localised impacts in one area but not across the whole conservation reserve area.

7.4 Seismic hazard and effects

The greatest seismic hazard to the area is a displacement along the Alpine Fault commonly referred to as an AF8 event. The Alpine Fault is located 65 km to the southeast. The Alpine Fault is classed as 'Major' by NZS 1170.5 (2004), and any design of structures in the Westport area should use appropriate seismic parameters following the draft TS1170.5 code for seismic shaking risk. The Alpine Fault has a recurrence interval in the order of 291 ± 23 years. The last major fault rupture occurred in 1717 AD, and recent research suggests the probability of a rupture of the central section of the Alpine Fault occurring within the next 50 years to be in the order of 75%³⁰.

An AF8 event would create considerable ground shaking that could induce rock falls, landslides, and potentially liquefaction (co seismic hazards), as well as cascading hazards such as debris flows, stream blockage and potentially lateral shifts in stream channels and related flooding. In terms of the current water supply the effects may include all of the above, as well as increased turbidity in the streams and resulting consequences to intake areas, pipes, and treatment plants. Some of these issues have arisen in the past during flood events. A report on AF8 hazards³¹ presented the science behind the AF8 scenario, and the geomorphic hazards that can be expected. In addition, roading, such as access into the Orowaiti catchment, might be cut off with slips, and road or bridge damage along the road access route. In certain areas there might be localised liquefaction damage though this is not considered to be a major issue.

²⁷ GeoAdvice Ltd 2021. Site Investigation Report. Project 21111, 7p.

²⁸ Ministry for the Environment 2025. Climate Change. <https://environment.govt.nz> (accessed 24 July 2025).

²⁹ Intergovernmental Panel on Climate Change (IPCC) 2023. Sixth Assessment Report. <https://ipcc.ch> (accessed 24 July 2025).

³⁰ Howarth, J.D. et al. 2021. Spatiotemporal clustering of great earthquakes on a transform fault controlled by geometry. *Nature Geoscience* 14, 314-320.

³¹ Orchistan, C. et al. 2016. Alpine Fault Magnitude 8 Hazard Scenario. <https://www.af8.org.nz> (accessed 23 July 2015).

It is not possible to detail the effects that an AF8 event will have on the Residual Reserve, however in the AF8 event there will be considerable impacts on numerous West Coast catchments and infrastructure many of which have not been designed and built with such ground shaking in mind. The extent of damage will depend on several factors such as the location(s) of Alpine Fault rupture, the magnitude of the event, how the seismic energy is transferred through the crust, and local conditions. Given that the softer rocks in the Residual Reserve dip (have a bedding attitude) to the west, the expectation is that landsliding will be a common consequence of ground shaking. We can see locally how landslides have in the past been a feature of the landscape such as a large bedding plane landslide west of Mt Rockfort that covers many hectares.

It is considered prudent to have the Residual Reserve available as a potential water supply area given the impacts that an AF8 event would have on the current assets. The Residual Reserve would add an alternate option to augment supply and add resilience to Westport. Despite other water supply options being considered, currently there are no firm plans to develop groundwater or suggested surface water supply options west of the Buller River. Both these options as well as the Residual Reserve require further investigation. Given that seismic damage after an AF8 event will be widespread, all catchments in the area may be damaged. The least impacted water supply during an AF8 event would likely be a groundwater source as discussed by Davis Ogilvie in their 2023 report³².

This is not to presuppose that an AF8 event is the only seismic risk. The nearest active fault is the Lower Buller Fault a NE-trending fault in the lower reaches of Giles Creek with uplift to the east³³. It is mapped with a west-dipping to near vertical fault plane and is considered to be an active structure. The Cape Foulwind Fault is located 3 – 6 km offshore³³. Recent work by GNS Science suggests that the fault can produce moderate- to large-magnitude earthquakes between M_w 6.7 and 7.8 with a recurrence interval ranging between 7,600 to 30,400 years with slip rates of -0.4 to 1.0 mm/year³⁴. Additional faults occur further inland such as the Maimai Fault, White Creek Fault, Lyell Fault, and Inangahua Fault. Many of these have impacted the Westport area such as regionally distributed landslides such as during the M_w 7.1 Inangahua Earthquake of 1968³⁵. In addition, it is important to remember that an AF8 event may reactivate some of these other faults by releasing stress on these structures.

8.0 Water catchment suitability assessment

Council has asked if the Residual Reserve is still suitable for its defined purpose as a Water Conservation Reserve. The Residual Reserve comprises Giles Creek North Branch (220 hectares), and catchments to the south of the Orowaiti such as Ballarat Creek (280 hectares), Coal Creek (3 tributaries, 406 hectares) and West Creek (136 hectares).

³² Davis Ogilvie 2023. Westport Alternative Water Source. Desk Top Study. DO Report 43645.

³³ Barnes, P.M., Ghisetti, F. 2013. Offshore faulting and earthquake sources, West Coast South Island. Stage 2. NIWA Client Report WLG2013-32, 34p.

³⁴ Gusman, A.R., et al. 2020. Tsunami evacuation zones for West Coast Regional Council. GNS Science Report 2020/82, 82p.

³⁵ Geonet. M7.1 Inangahua Earthquake, Friday May 24, 1968. <https://geonet.org.nz> (accessed 24 July 2025).

Giles Creek North Branch in the past provided water to the Westport supply, via a 900 m long water race to the facilities at the South Branch. The intake and race were damaged in July 2021. The Geoadvice (2021) report indicated that the infrastructure could be reinstated. As previously mentioned, as per the LTP the North Branch is proposed to be reinstated as a supplementary water source. We note that the North Branch geology is little different from the South Branch.

Ballarat Creek has in the past been considered as an alternative water source at times when the supply from Giles Creek has been damaged, drawing from only part of the catchment at 69 hectares. This catchment at 280 hectares is a viable supplementary source and shows only minor landslides in the aerial imagery between 2020 and 2023 (Figure 27).

To the south, Coal Creek and West Creek may provide a supplementary water supply and increased resilience where the catchment size is sufficiently large. These may provide added resilience in that they are geographically separate from Giles Creek, which may be an advantage if weather or damage from seismic events are localised or more intense in certain areas. These include Coal Creek and West Creek.

Both Coal Creek and West Creek show minor landslides in the aerial imagery between 2020 and 2023 (Figure 27). Landslides tend to be linear and narrow features up to several hundred metres long, and generally more common on north-facing aspects. Most of them seem to be confined to tributary streams with only a few of these continuing down the mainstream course.

On the basis of the above (catchment geology, catchment size, susceptibility to landslides), North Branch, Ballarat Creek, Coal Creek and West Creek provide viable options, subject to feasibility studies, for future water supply sources and intakes within the WCA. For Coal Creek and West Creek, intakes would discharge to pipelines to a confluence of a single delivery raw water pipeline extending along Nine Mile Road to Westport.

A qualitative assessment of the suitability of various water catchments in the Water Conservation Area is provided in Table 8 below. The assessment compares alternative catchments to the existing Giles Creek South Branch.

Table 8: WCA water catchment assessment

Catchment	Catchment Area & Land tenure*	Geology	Cultural	Ecology	Comments
Giles Creek North Branch	220 ha within WCA	Buckland Peaks Granite, Hawks Crag Breccia, Brunner Coal Measures, & O'Keefe Formation.	Refer Section 4.9	Ecology unknown. Source provides only flow to downstream of confluence to South Branch in low flows	The catchment could provide supplementary flow to meet existing and future demand but it lacks catchment area to provide a full back-up supply. The geology and abundance of landslides is similar to the South Branch. Water used to be taken from catchment until landslides destroyed intake and water race in July 2021. Geoadvice (2021) report suggested reinstating. A tunnel to take water to South Branch has also been suggested. Likely quality is described as lower due to the extensive landslides in the catchment and probable mobilisation of sediment during rain. Recommend a water quality monitoring programme. An ecological assessment is recommended.
Ballarat Creek	280 ha within WCA	Brunner Coal Measures, Kaiata and O'Keefe Formations (within WCA) and O'Keefe Formation and Pleistocene gravels and sands (within DoC area).	Refer Section 4.9	Ecology unknown. Source provides flow to the Orowaiti River.	The catchment could provide supplementary water to meet existing and future demand. Ballarat Creek (280 hectares within the WCA) could provide part of this supply if an intake were sited east of the WCA boundary and pumped to existing reservoirs to the north. The Lower Buller Fault is near to where this intake might be located and the nature of this structure would need to be assessed. Emergency water supply has been suitable in the past. Landslips less evident in this catchment. Recommend a water quality monitoring programme. An ecological assessment is recommended.
Coal Creek	406 of 696 ha in WCA, DOC & Private land make up the balance. .	Hawks Crag Breccia, Brunner Coal Measures, Kaiata & O'Keefe Formations	Refer Section 4.9	Ecology unknown. Source provides flow to unnamed creek passing adjacent to Organs Island and discharging to the Buller River.	The 406 ha catchment is large enough to provide existing and 50-year future demand. Little is known of catchment. Landslips less evident in this catchment. 3 Intakes required at ~100 m elevation. Pipelines required through DoC and private land. 3 Intakes afford greater resilience. Will need pump station and rising main to pump to existing WTP or new WTP near town.
West Creek	136 of 221 ha in WCA, DOC & Private land make up the balance	Buckland Peaks Granite, Hawks Crag Breccia, Brunner Coal Measures & Kaiata Formation	Refer Section 4.9	Ecology unknown. Source provides flow to unnamed creek passing adjacent to Organs Island and discharging to the Buller River.	The catchment could provide supplementary flow to meet existing and future demand but it lacks catchment area to provide a full back-up supply. Little is known of catchment. Landslips less evident in this catchment. Will need pump station and rising main to pump to existing WTP or new WTP near town.

9.0 Discussion

The questions as posed by Council are answered in detail below.

1. Is the Current Reserve, defined as the area that is currently being used, or has been used historically, or for emergency purposes sufficient to meet Westport's strategic growth needs taking into consideration:
 - a. Existing and projected growth (if any) for the existing Westport Water Treatment Plant sourced community water supplies and primary and secondary industry;
 - b. Known development areas (e.g. Te Tai Poutini Plan (TTPP) zoned areas and the Resilient Westport 'master planning area');
 - c. Consequential stimulatory factors within existing water supply communities (a) arising from known development areas and industry (b, c).
 - d. Climate change effects.

Answer to questions 1 (a to d)

The current reserve area that has been used for water supply in the past comprises the North and South Branches of Giles Creek, and Ballarat Creek (pumped emergency supply).

An analysis of historical data and future demand projection for 0.5% compounding growth and TTPP 50% industrial infill of available land over a 50 year period was completed with multiple scenarios assessed.

- If water take is capped at the consented limit of 10,000 m³/day and operated as it is currently, then historically and in the future, the Giles Creek South Branch water source will not meet demand.
- A potential future requirement for 75% of Mean Annual Low Flows of 22 L/s in South Branch will reduce available water intake times and volume, resulting in Westport running out of water.
- For the historical data set with 75% MALF applied to all contributing catchments, supplementing South Branch with either North Branch or Ballarat Creek will provide sufficient water.
- To satisfy future demand with 75% MALF applied to all contributing catchments with the water take capped at the consented limit of 10,000 m³/day, supplementing South Branch with both North Branch and Ballarat Creek is required to provide sufficient water, but with limited headroom. A minimum catchment area of 824 hectares is required to meet demand.
- Future climate change will worsen the situation, with more drought days, and high-intensity short-duration storms reducing water intake capture time due to high turbidity and lower catchment yield.

Potential mitigation measures to offset the above include:

- Amending the existing resource consent to increase water take during periods of high flow.
- Automate the intake valve to open at low turbidity levels to optimise water take opportunities.
- Increase reservoir storage to buffer extended periods of low or no take.
- Draw supplementary water from the Giles Creek North Branch by reinstating damaged infrastructure and obtaining relevant resource consents.
- Draw supplementary water from Ballarat Creek by constructing a gallery intake and pump house to pump water to the storage reservoirs and obtain relevant resource consents.
- Drawing water from a combined catchment of at least 824 hectares.

Without mitigation measures outlined above then the water supply does not have capacity for future demand.

2. If the answer to 1) above is 'no', how much of the Residual Reserve is likely to be required? This should also address (at a high level) which parts of the Residual Reserve are likely to be required and viable by addressing whether there are any constraints in the Residual Reserve that might limit which parts of that area should be used to augment the Current Reserve supply area.

Incorporating 75% MALF, to provide for future water demand, all of the catchments of South Branch (324 hectares) North Branch (220 hectares), and Ballarat Creek (280 hectares) are required. If not Ballarat Creek and North Branch, then an equivalent area is required to make up a total catchment area of minimum 824 hectares. We note that there is insufficient viable area within the WCA to provide 100% water supply source redundancy for future demand.

Coal Creek is considered a viable water supply source with 406 hectares of catchment area available within the WCA. West Creek at 136 hectares could provide a supplementary source. The Residual Reserve catchment characteristics are comparable to the Current Reserve.

A constraint is the cost of the number of intakes, gravity mains, pump station and rising main to the existing Water Treatment Plant (WTP) or providing a new WTP near town.

3. Should a significant event occur (e.g. AF8), might the Residual Reserve be realistically required to augment or deliver water supply needs?

An AF8 event would create considerable ground shaking that could induce rock falls, landslides, and potentially liquefaction (co seismic hazards), as well as cascading hazards such as debris flows, stream blockage and potentially lateral shifts in stream channels and related flooding. In terms of the current water supply the effects may include all of the above, as well as increased turbidity in the streams and resulting consequences to intake areas, pipes, and treatment plants.

In addition to seismic risks, the most commonly occurring significant events to affect future water supply will be climate related storm events creating stream disturbances such as landslides and debris flow events. Such events have occurred in the past. They in turn may damage infrastructure and lead to water quality (turbidity) issues. Such events can be anticipated to become more common with climate change.

Retaining the Residual Reserve provides contingent supply if other sources are unavailable due to seismic activity. We believe that Coal Creek is an option for future supply. In addition, because there is no fixed infrastructure in either Coal Creek and West Creek, these sources could be considered for raw water supply to the Township after an AF8 or similar significant event subject to access and water volume.

4. Notwithstanding either of the above, is the Residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

We have assessed that the Residual Reserve is suitable for its defined purpose. The catchment geology and area is suitable as a water source, most likely as a supplement to other sources. Having different catchments available for water supply offers greater resilience in case of significant events affecting one area.

While other parts of the WCA may be preferred (due to access, water yield, catchment size etc.) it would be prudent for BDC to retain all of the WCA. This will allow greater flexibility for future options even if Coal Creek and West Creek are not the preferred target catchments.

10.0 Expert witness code of conduct

I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's 2023 Practice Note. While this is not an Environment Court hearing, I have read and agree to comply with that Code as a statement of independence. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Yours faithfully,

Davis Ogilvie & Partners Ltd.



Gary Stevenson

Principal Civil Engineer | BE Nat. Res. (Hons), CPEng CMEngNZ

E: gary@do.nz

Appendix IV



**Records of Title
overlapping the water
conservation reserve**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NL7A/1082**
Land Registration District **Nelson**
Date Registered 13 September 1984 09:00 am

Type Licence under s140 Mining Act 1971
Area 46.8750 hectares more or less
Legal Description Crown Land Legal Road, Water
Conservation Reserve being part Section
14, and Freehold land being Sections 60
and 61 Block VIII Kawatiri Survey District
as is more particularly described in the
attached THIRD SCHEDULE and shown
on the attached Plan (see attached title
image)

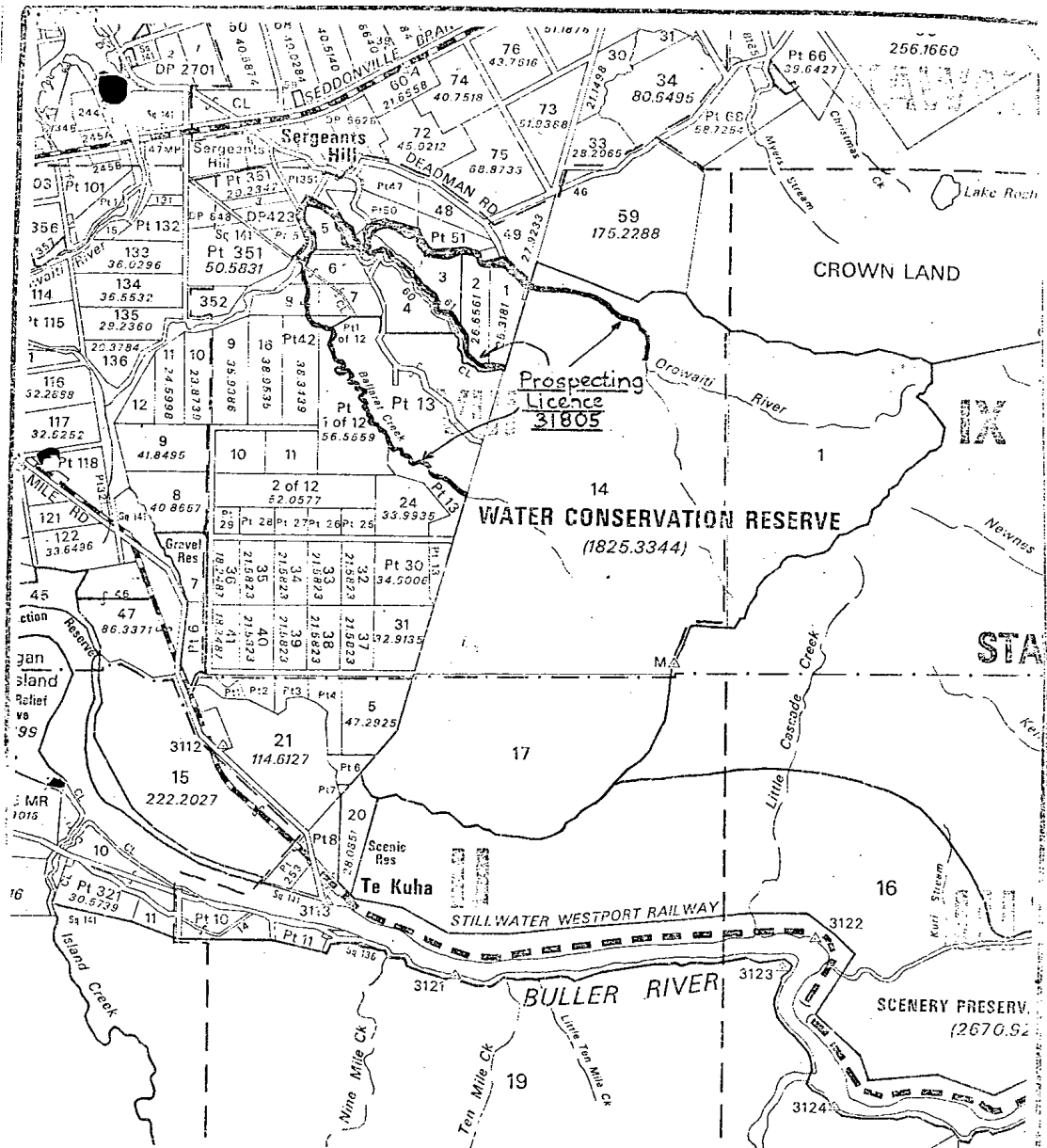
Registered Owners
Buller Minerals Limited

Interests

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

Identifier

NL7A/1082



Buller Minerals Ltd : P. L. 31805

LOCALITY MAP BLK. VIII KAWATIRI S. D.

LAND DISTRICT NELSON

LOCAL AUTHORITY BULLER COUNTY

SCALE : 1 : 50,000

PREPARED BY A.W.S. FILE 31805

Map Reference

NZ.M.S. 261





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier NL11D/25
Land Registration District Nelson
Date Registered 09 January 1995 10:32 am

Type	Permit under s81 Crown Minerals Act 1991	Term	Twenty-Five years commencing on 21.12.1994
Area	833.5680 hectares more or less		
Legal Description	Part Section 14 Block VIII Kawatiri Survey District, Section 17 Block II Ohika Survey District, State Forest Block VIII Kawatiri Survey District, State Forest Block II Ohika Survey District and more particularly shown on plan M15218		

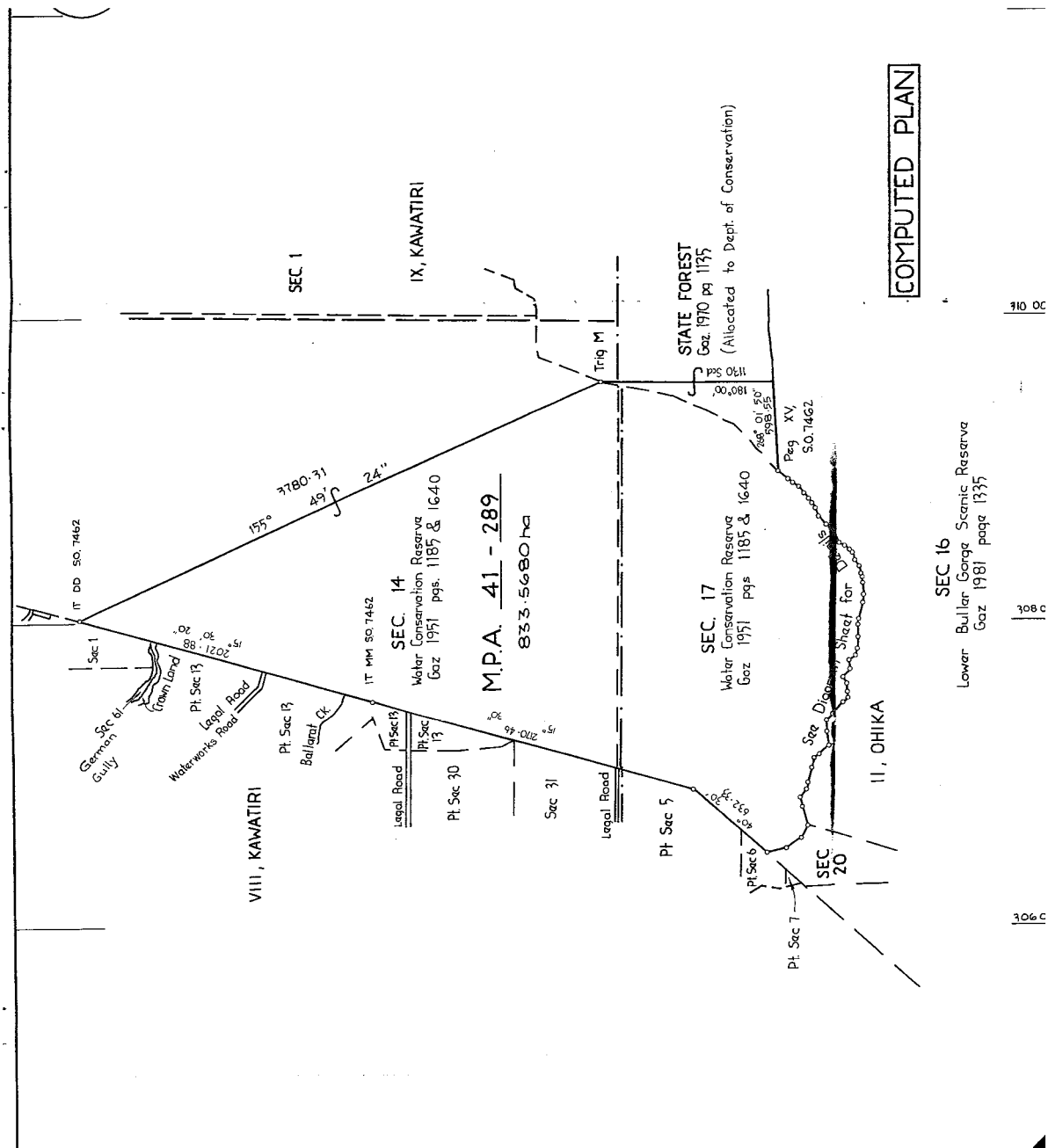
Registered Owners
Rangitira Developments Limited

Interests
367786.1 Variation - see historic document - 14.5.1997 at 9.35 am

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

Identifier

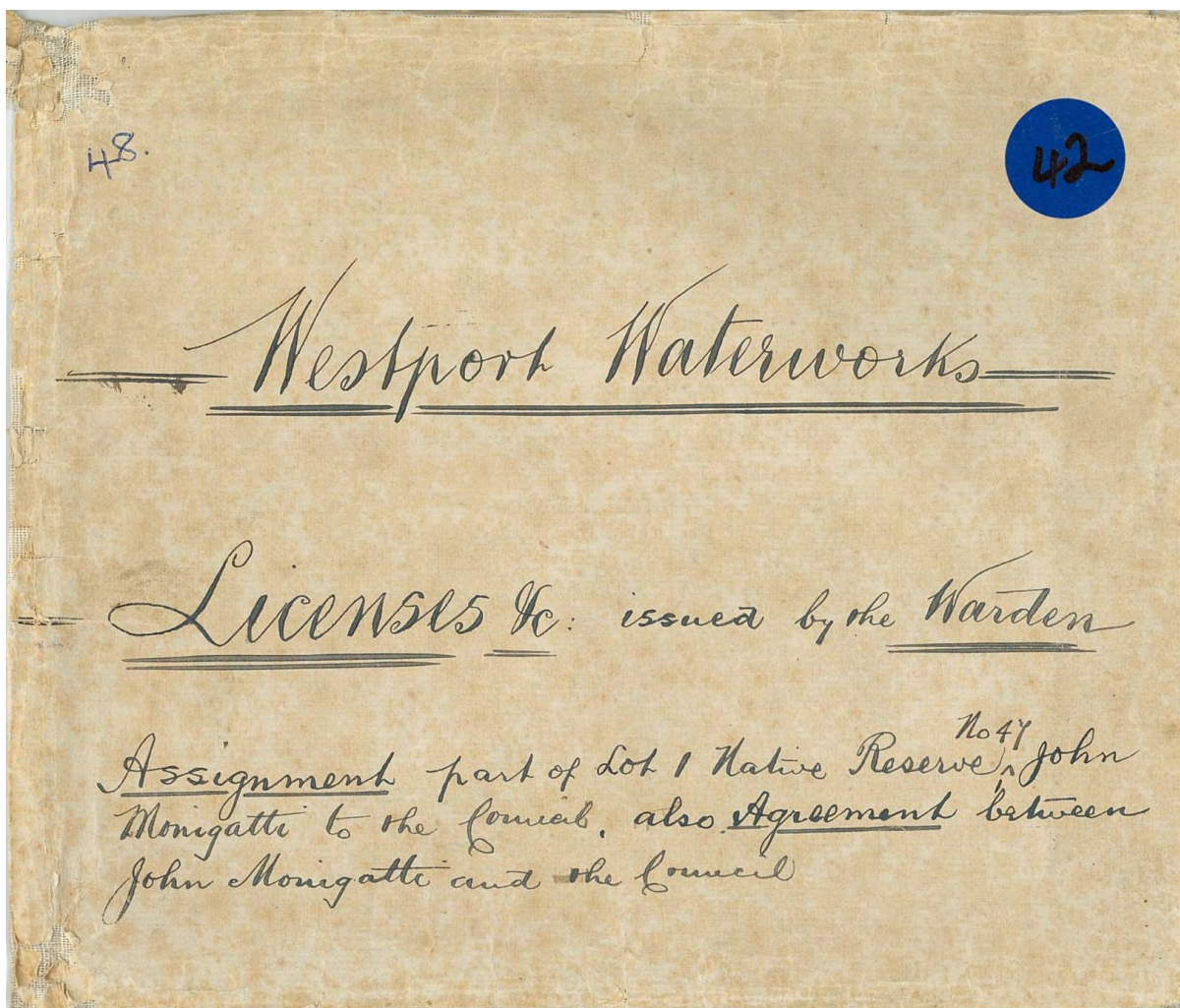
NL11D/25



Appendix V



**1902 Westport
waterworks licences**



BULLER DISTRICT COUNCIL
17 DECEMBER 2025

h 433

app 541702

70566

Vol XI

[Form 33 (Reg. 24).

Under "The Mining Act, 1898."

License for a Dam.

Register at Warden's Office
h 433 70566-1000 April 16-1902
A. A. Ashworth
Rep. Mining Registrar
WESTPORT

(1) Full name, residence, and occupation.

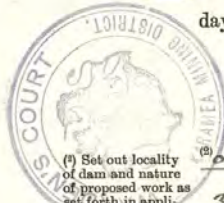
PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel Hawthorne Esq
a Warden of the KARAMEA. Mining District,
do hereby grant to ⁽²⁾ The Mayor Councillors and Burgesses of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of Forty two years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and also to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902.

FIRST SCHEDULE.



(2) Set out locality of dam and nature of proposed work as set forth in application, modified, however, so as to accord with the grant, adding such other particulars as are necessary, including plan of land, if surveyed, and purpose for which water is to be used.

In the left hand branch of Gales Creek about 32 Chain above the Confluence of the right and left branches Length of Dam wall 40 feet. Height of Dam 7 feet. Breadth of Dam at base 6 feet - Length and width of Water Area 100 feet by 40 feet. Dam already Constructed Cost of Construction £ 300. Purpose for which Water is to be stored - To lead Water into flume of Karamia Race

R. S. Hawthorne

WARDEN

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

434

app 55-1902

Vol 367

602 X1

[Form 33 (Reg. 24).

Under "The Mining Act, 1898."

License for a Dam.

PURSUANT to "The Mining Act, 1898," I, the undersigned, Nobert
Samuel Hawthorn Esq.
a Warden of the KARAMEA. Mining District,
do hereby grant to The Mayor Councillors and Burgesses
of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of Forty two years, com-
mencing on the date hereof, subject to the terms, conditions, reservations, and
provisions set out in the aforesaid Act and the regulations thereunder, and also
to such additional terms, conditions, reservations, and provisions as are specified
in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the
seal of the Warden's Court at WESTPORT, this 16th
day of APRIL, 1902.

FIRST SCHEDULE.

On the right hand branch of Gels. Creek about
24 Chain above the Confluence of the right and left
branches. Length of Dam wall 20 feet. Height
of same 6 feet. Breadth of same at base 6 feet. Length
and width of Water Area 20 feet by 20 feet. Term for
Construction 2 Months. Cost of Construction £250. Purpose
for which Water is to be stored. To lead the Water
into the main Race

Nobert Hawthorn

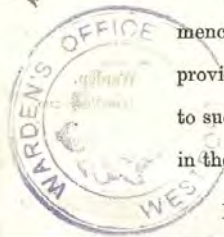
WARDEN

Register at Warden's Office Westport
No 434. Vol 367. Page 602 X1

G. O. Ashworth
Rep. Mining Registrar.

WESTPORT

(1) Full name,
residence, and
occupation.



(2) Set out locality
of dam and nature
of proposed work as
set forth in applica-
tion, modified,
however, so as to
accord with the
grant, adding such
other particulars
as are necessary,
including plan of
land, if surveyed,
and purpose for
which water is to
be used.

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

to 435

App 56-1902

Vol 368

[Form 33 (Reg. 24). Box 1]

Under "The Mining Act, 1898."

License for a Dam.

Registered at the office of the
Mineral Commissioner
No 435 of 1902
16-1902
Oakenwood
Mining Registrar
WESTPORT

(1) Full name,
residence, and
occupation.

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert
Samuel Macpherson Poppi
a Warden of the KARAMEA Mining District,
do hereby grant to ⁽¹⁾ The Mayor, Councillors and Burgesses
of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of Forty two years, com-
mencing on the date hereof, subject to the terms, conditions, reservations, and
provisions set out in the aforesaid Act and the regulations thereunder, and also
to such additional terms, conditions, reservations, and provisions as are specified
in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the
seal of the Warden's Court at WESTPORT, this 16th
day of APRIL, 1902.

FIRST SCHEDULE.

(2) Set out locality
of dam and nature
of proposed work as
set forth in applica-
tion, modified,
however, so as to
accord with the
grant, adding such
other particulars
as are necessary,
including plan of
land, if surveyed,
and purpose for
which water is to
be used.

⁽²⁾ Situate on Caledonia Tenua about one mile
East of the Brown of Poverty Tenua and about 10 feet
to the South side of the old Caledonian Road.
Length of Dam small 200 feet. Height of same 20 feet
Breadth at base 120 feet. Length dam width of
Water Area 1000 feet by 300 feet. Time for Construction
Six (6) Months. Cost of Construction \$600. Purpose for
which Water is to be stored. To supply the Town of
Westport and suburbs with Water

Robert Macpherson Poppi

WARDEN

No 436

app 57.1902

Fol 367

Vol XII

Under "The Mining Act, 1898."

República de México - Ofici. Garibaut -
No. 436 de 362 bo. xv. Apr. 16. 1902.

A. Ashbea
Dep. Mining Registrar.

WESTPORT

PURSUANT to "The Mining Act, 1898," I, the undersigned, Isabel
Samuel Hawkin Esq
a Warden of the KARAMEA. Mining District,
do hereby grant to The Mayor, Councillors and Burgesses
of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of forty two years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and also to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the
seal of the Warden's Court at WESTPORT, this 16th
day of APRIL, 1902.

FIRST SCHEDULE.

(2) Set out locality of dam and nature of proposed work as set forth in application, modified, however, so as to accord with the grant, adding such other particulars as are necessary, including plan of land, if surveyed, and purpose for which water is to be used.

(2) Situated on Caledonian Terrace about one mile East of the base of Paint Terrace and about 100 yards to the North of the old Caledonian Track. Length of Dam small 200 feet Height of same 18 feet Breadth at base 150 feet. Length and width of Water Area 800 feet by 300 feet. Time for Construction Six (6) months. Cost of Construction \$600. Purpose for which Water is to be stored. To supply the Town of Westport and suburbs with Water.

R. L. Knudsen
WARDEN

No 437

app 58.1702

For 370

6cexl

[Form 33 (Reg. 24).]

Under "The Mining Act, 1898."

License for a Dam.

Myself at Bureau Office, Sergeant
 No 1437, 2nd St. S. E. April 16, 1902
 A. O. S. K.

Westport
Mining Registrar

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert
Samuel Hawthorn Esq
a Warden of the KARAMEA. Mining District,
do hereby grant to ⁽¹⁾ The Mayor, Councillors and Burgesses
of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of Forty two years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and also to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902.

FIRST SCHEDULE.

(4) Set out locality of dam and nature of proposed work set forth in application, modified, however, so as to accord with the grant, adding such other particulars as are necessary, including plan of land, if surveyed, and purpose for which water is to be used.

Beluait on Caledonian Teros about one mile
from the town of Port of Teros and about 200 yards
to the north of the old Caledonian Loch.
Length of Dam wall 200 feet. Height of same 18 feet
Breadth at base 100 feet. Length and width of
Water Area 800 feet by 100 feet. Time for Construction
Four (4) months. Cost of Construction £ 400. Purpose for
which Water is to be stored. To supply the Town of
Port of Teros and Beluait with Water.

R. S. Hawthorne

WARDEN

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

to 438

app 57-1702

for 371

Vol XI

[Form 33 (Reg. 24).

Under "The Mining Act, 1898."

License for a Dam.

Register of Mining Office Westport
Vol 371 Dec 31 1902

Dep. Mining Registrar
Westport

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert
Samuel McEachin Esq
a Warden of the KARAMEA. Mining District,
do hereby grant to ⁽¹⁾ The Mayor Councillors and Burgesses
of the Borough of WESTPORT

this license for a dam, as specified in the First Schedule hereto.

This license is granted for a term of Forty two years, com-
mencing on the date hereof, subject to the terms, conditions, reservations, and
provisions set out in the aforesaid Act and the regulations thereunder, and also
to such additional terms, conditions, reservations, and provisions as are specified
in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the
seal of the Warden's Court at WESTPORT, this 16
day of APRIL, 1902.

FIRST SCHEDULE.



(1) Set out locality of dam and nature of proposed work as set forth in application, modified, however, so as to accord with the grant, adding such other particulars as are necessary, including plan of land, if surveyed, and purpose for which water is to be used.

(2) Relocate on Caledonia Terrace about one mile
from the town of Ponui Terrace and about 100 yards
to the South of the old Caledonia Park.
Length of Dam small 200 feet Height of dam 15 feet
width at base 120 feet. Length and width of
Water Area 600 feet by 200 feet. Time for Construction
Four (4) Months. Cost of Construction £350. Purpose
for which Water is to be used. To supply the
Town of Westport and suburbs south Water

R. S. McEachin

WARDEN

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

no 439

off 60-1902
740372

RECEIVED 710088

[Form 37 (Reg. 24)]

Under "The Mining Act, 1898."

License for a⁽¹⁾ Tunnel

(1) Tunnel, Tramway, Road, or other Mining Privilege for which no form is elsewhere provided.

Residence or Residence of the undersigned, and occupation.

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel
Haushin Esqui, a Warden of the KARAMEA
Mining District, do hereby grant to⁽²⁾ The Mayor Councillors and
Deputies of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 4 1/2 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates: (3)

Delimited at Gels Creek starting in the right hand
branch about 24 chains above the confluence and
conveying the water applied for by Licentee Samuel Off
61-1902 to the left hand branch. Length 20 chains
Course South depth 6 feet width 3 feet. Term for
Construction Four (4) months. Cost of construction £300.

R. S. Haushin

WARDEN

(2) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

b 440

op 61-1902
Vol 373
38
[Form 37 (Reg. 24.)
606 X

Under "The Mining Act, 1898."

License for a⁽¹⁾ Lennel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel
Hawkins Esqrs, a Warden of the KARAMEA
Mining District, do hereby grant to⁽²⁾ The Mayor Councillors and
Burgesses of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 42 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates: (3)

Belongs on the South side of Gals Creek commencing on
the left hand branch of Gals Creek about 20 chains above
the confluence and crossing the Kaiti through German
Lenore to the head of German Gully Length 60 chains
Course West North 6 feet. small 3 feet. Term for
Construction Six (6) months. Cost of Construction £1850.

R. S. Hawkins
WARDEN

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

(2) Full name, residence, and occupation.

(3) Describe the privilege, land, and proposed work, as set out by the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Registered at the Office of the Registrar of the Buller District Council
b 440 Vol 373. 17 APRIL 1902

Mining Registrar
WESTPORT

OFFICE OF THE REGISTRAR
KARAMEA MINING DISTRICT
WESTPORT

KARAMEA MINING DISTRICT
WARDEN'S COURT
WESTPORT

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

No 441

Opp 62/202
For 3/4
38
[Form 37 (Reg. 24.)]
Vol XI

Under "The Mining Act, 1898."

License for a⁽¹⁾ Tunnel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel
Hawthorn Esq, a Warden of the KARAMEA
Mining District, do hereby grant to⁽²⁾ The Mayor Councillors and
Burgesses of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 42 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902.

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates: (3)

Situate at the head of Gorman Creek on the line of
Levin Main Road between Gole Creek to the
Levin Road. Length 670 feet. Course West
Depth 6 feet. width 3 feet. Time for Construction
Three (3) months. Cost of Construction £175

R S Hawthorn
WARDEN

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

(2) Full name, residence, and occupation.

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

*Copy to the Mayor of Westport
for 441. Vol 374. 60/11/02
G. G. G. G.*

*WESTPORT
Mining Registrar
APRIL 1902*

*WESTPORT
WARDEN'S COURT
APRIL 1902*

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

No 442

app 63.1702
Feb 3/5
38
[Form 37 (Reg. 24)
Val 11

Under "The Mining Act, 1898."

License for a⁽¹⁾ Tunnel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel
Howkins Esq, a Warden of the KARAMEA,
Mining District, do hereby grant to⁽²⁾ The Mayor Councillors and
Deputies of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege
specified in the First Schedule hereto.

This license is granted for a term of - 42 - years, commencing on the date hereof,
subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act
and the regulations thereunder, and to such additional terms, conditions, reservations, and
provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the
Warden's Court at WESTPORT, this 16th day
of APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates: ⁽³⁾

Situate at the head of German Creek on the line
of Licenses Main Race between Gales Creek and
Licenses Reserve. Length 266 feet. Course West
depth 6 feet. width 3 feet. Term for Construction
one month. Cost of Construction £75-

R. S. Howkins
WARDEN

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

(2) Full name, residence, and occupation.

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Handwritten notes on left margin:
Register at Buller District Council
No 442 Feb 3/5. 600
APRIL 11
A. C. Howkins
Mining Registrar
WESTPORT

h 443

Op 64. 1802

Fol 376

38847
[Form 37 (Reg. 24.)

Under "The Mining Act, 1898."

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

License for a⁽¹⁾ Leermul

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel

Hawkins Topie, a Warden of the KARAMEA.

Mining District, do hereby grant to ⁽²⁾ *The Mayor Councillors and*

Superior of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 42 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the

Warden's Court at WESTPORT, this 16th day

of WESTPORT, APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates : (3)

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Located at the head of German Creek on the line
of Leavenworth Main Race. Between Gale Creek and
Leavenworth Reservoir Length 1375 feet. Gross Cost.
Time for Construction Four (4) Months. Depth 6 feet
width 3 feet. Cost of Construction £350.

H. S. Hawthorne

WARDEN

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

ho 4444

app 65 1702
Loe 377
[Form 37 (Reg. 24.)
60e XL

Under "The Mining Act, 1898."

License for a⁽¹⁾ Lunnel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Sammut
Mayor of the Borough of, a Warden of the KARAMEA
Mining District, do hereby grant to⁽²⁾ The Mayor Councillors and
Burgesses of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of -42- years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16th day of APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates :⁽³⁾

Relucts at the head of German Creek on the line of
Leesons Main Road between Gels Creek and
Leesons Reservoir. Length 222 feet. Course West
depth 6 feet width 3 feet. Time for construction
One month. Cost of construction £50 -

R. L. Hawthorn
WARDEN

(1) Tunnel, Tramway, Road, or other Mining Privilege for which no form is elsewhere provided.

(2) Full name, residence, and occupation.

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Deposited at the Office of the Registrar of Deeds
ho 4444. Loe 377.
APRIL 17 1902

Mineral Registrar
WESTPORT

WARDEN'S COURT
WESTPORT

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

h 445

app 66. 702
For 378
bex
[Form 37 (Reg. 24.)]

Under "The Mining Act, 1898."

Report at the office of the Registrar of the Mining District of Westport
No. 445-702-378

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

License for a⁽¹⁾ Lunnel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Nolas Barnard
Maohini Epi, a Warden of the KARAMEA
Mining District, do hereby grant to⁽²⁾ The Mayor Councils and
Boys of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 12 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the

Warden's Court at WESTPORT, this 16th day
of APRIL, 1902

FIRST SCHEDULE.

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Description of the mining privilege, and of the land to which it relates: (3)
Reverts at the head of German Creek on the line of
Levenson Main Road between Gales Creek and
Levenson Reservoir. Length 680 feet Course West
Appt. 6 feet width 3 feet. Leave for construction
Two (2) months. Cost of Construction £175.

N. S. Barnard
WARDEN

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

L 446

App 671902
Vol 379
38
[Form 37 (Reg. 24)]
801 XI

Under "The Mining Act, 1898."

License for a⁽¹⁾ Lunnel

PURSUANT to "The Mining Act, 1898," I, the undersigned, Robert Samuel
Hawkins Esq, a Warden of the KARAMEA
Mining District, do hereby grant to The Mayor Councillors and
Buyers of the Borough of WESTPORT

this license authorising the licensee to construct, maintain, and use the mining privilege specified in the First Schedule hereto.

This license is granted for a term of 42 years, commencing on the date hereof, subject to the terms, conditions, reservations, and provisions set out in the aforesaid Act and the regulations thereunder, and to such additional terms, conditions, reservations, and provisions as are specified in the Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the seal of the Warden's Court at WESTPORT, this 16 day of APRIL, 1902

FIRST SCHEDULE.

Description of the mining privilege, and of the land to which it relates: ⁽²⁾

Gravel on Caledonian Lenses starting in Leaven
Down App to 56.1902 and terminating at Leaven
Down app to 57.1902. Length 3 chains. Course North
Depth 6 feet. width 3 feet. Time for construction
1 1/2 months. Cost of construction £60

R. S. Hawkins
WARDEN

(1) Tunnel, Tramway, Road, or other Mining Privilege, for which no form is elsewhere provided.

(2) Full name, residence, and occupation.

(3) Describe the privilege, land, and proposed work, as set out in the application—modified, however, so as to accord with the grant—adding such other particulars as are necessary.

Republish at Warden's Office
of 1902 Vol 379
APRIL 16

WARDEN'S OFFICE
WESTPORT

WARDEN'S COURT
WESTPORT

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

ho 450

app 72.1702
706383
belXT

Under "The Mining Act, 1898."

[Form 31 (Reg. 24). belXT]

License for a Water-race.

PURSUANT to "The Mining Act, 1898," I, the undersigned Robert
Samuel Karamia Popin, a Warden of the
KARAMEA Mining District, do hereby grant to

(1) The Mayor Councillor and Burgesses of the
Township of WESTPORT
this License for a water-race, as specified in the First Schedule hereto.

This License is granted for a term of 14 1/2 years, commencing on
the date hereof, subject to the terms, conditions, reservations, and provisions
set out in the aforesaid Act and the regulations thereunder, and also to such
additional terms, conditions, reservations, and provisions as are specified in the
Second Schedule hereto.

In witness whereof I have hereunto subscribed my name, and affixed the
seal of the Warden's Court at WESTPORT, this 16
day of APRIL, 1 902

FIRST SCHEDULE.

(2) Set out locality
of race and nature
of the proposed
work as set forth in
application, modi-
fied, however, so as
to accord with the
grant, adding such
other particulars as
are necessary,
including plan of
land if surveyed,
number of heads
authorised to be
diverted, and pur-
pose for which water
is to be used.

Between on the South side of Goble Creek about 70 chains
above Township of Goble Census area boundary at
German Creek Lane No 943. Course 80 Chains East and
West (open cutting) and 29 Chains North and South from
through German Census depth 1 foot width 2 feet
To divert 25 heads of water.

For description of Alteration of Water Race (see over)

R. S. Karamia

WARDEN

The above License is granted in exchange for Water Race License
No 10147 dated December 15 1898. and Certificate No 430 dated July 7 1899
(which Karamia duly recommended for the purpose of such exchange) and upon the same
condition to limit as the same No 10147. and Certificate No 430.
(Priority to date from December 15 1885)

[3,000/11/99-7174]

Alteration of Gate Race

2

SECOND SCHEDULE.

(1) Set out additional terms, &c., if any.

To alter the race for Gate Race No 10147 and Catgocate No 430 so that the starting point shall be in the right hand branch of Gels Brook about 24 chains above the entrance left 10 heads therefrom thence by a tunnel 30 chains long to the left branch left 10 heads therefrom thence by a tunnel 60 chains long through German Tunnel to the head of German Gully thence by a series of tunnels and flumes to Levens Dam App 56-1962 thence by a tunnel 30 chains long to Levens Dam App 57-1902 thence by cast iron pipes for 64 chains to the edge of Paulton House thence by cast iron pipes for 31 chains to the edge of Redin No 351 by way of the tunnel Length 3 miles, lower part depth 6 feet breadth 3 feet. Laid for construction over 100 years. Cost of construction £10,000 To meet 25 heads of Gate.

Warden.

No.

Dated

, 1

Under "The Mining Act, 1898."

WARDEN

TO

License for a Water-race.

Appendix VI



Grey River Argus
16th April 1910

[View correctable text](#)[Research info](#)[Print](#)

GOLDMINING FATALITY.

JOHN MONIGATTI KILLED

A lamentable fatal accident occurred at Jenkins and part's sluicing claim. Caledonian Terrace, near the Corporation waterworks, on Thursday morning says the Westport Times:

The partners in the claim are Robert Jenkins, John Monigatti, junr., and Peter Wilson.

Wilson was not at work, but Jenkins and Monigatti were engaged at the claim, when a big slip came down from the 40 feet face.

Jenkins got away to safety, but Monigatti was caught in the slip and smothered in tons of debris.

Mr Cate, waterworks caretaker, sent intimation of the accident to the police. Constable Brookes and Dr Simpson hurried out. Mr Dobson Borough Engineer also sent out with three men to assist.

All the men in the neighbourhood were summoned to help in the work of clearing away the slip.

Monigatti's body was extricated after considerable labor, and removed to his home at Sergeant's Hill, where an inquest will be held this morning.

The unfortunate young man, Monigatti, was a native of the district, and the eldest son of Mr and Mrs Monigatti, of Sergeant's Hill, and about 29 years of age. He was a general favourite. His untimely death shocked the community.

GOLDMINING FATALITY.

Grey River Argus, 16 April 1910, Page 5

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BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

Te Kuha water conservation assessment

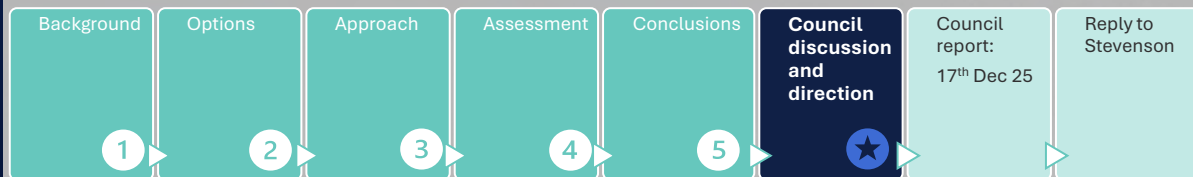
Council workshop

bullerdc.govt.nz

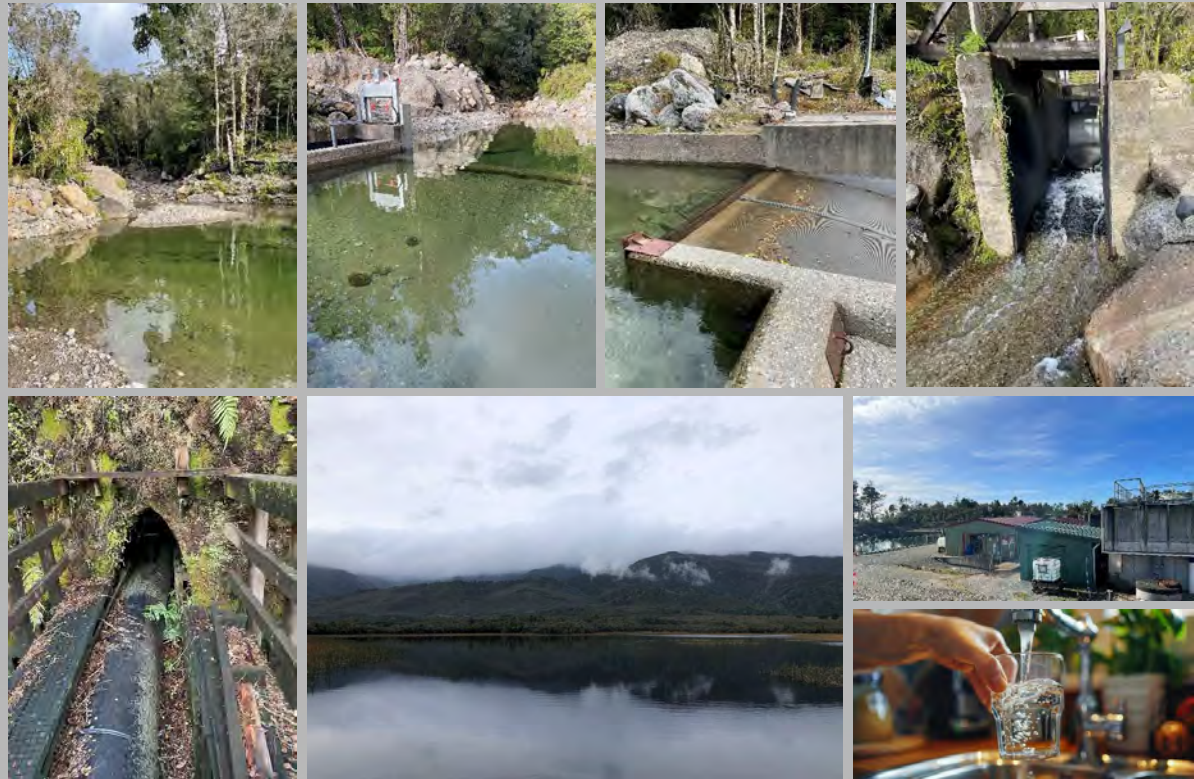
Introduction



- Westport and Carters Beach supplied by surface water from conservation reserve
- Overlapping proposal: Te Kuha mine
- Only part of reserve is used
- Question: Is all of the land currently designated for water conservation required for that purpose?
- Workshop purpose:
 - Overview of strategic and technical assessment
 - Seek direction on preferred option

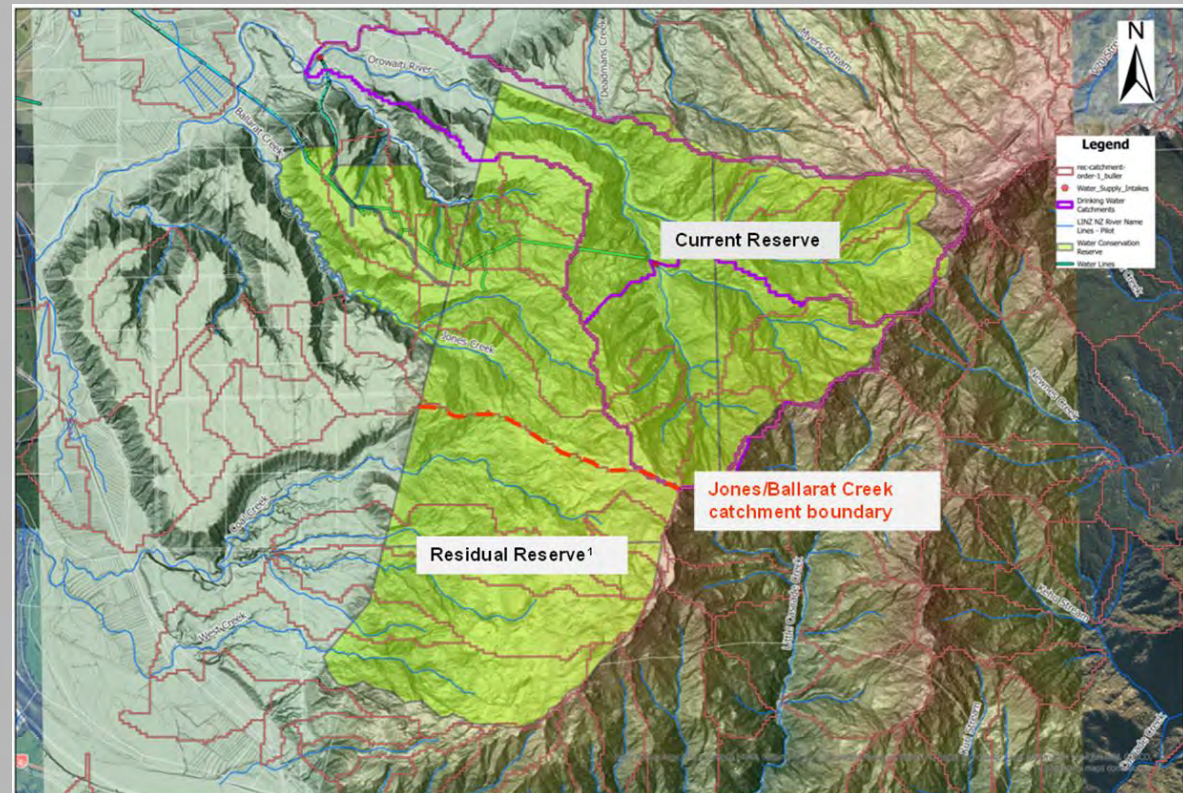


Background Orientation



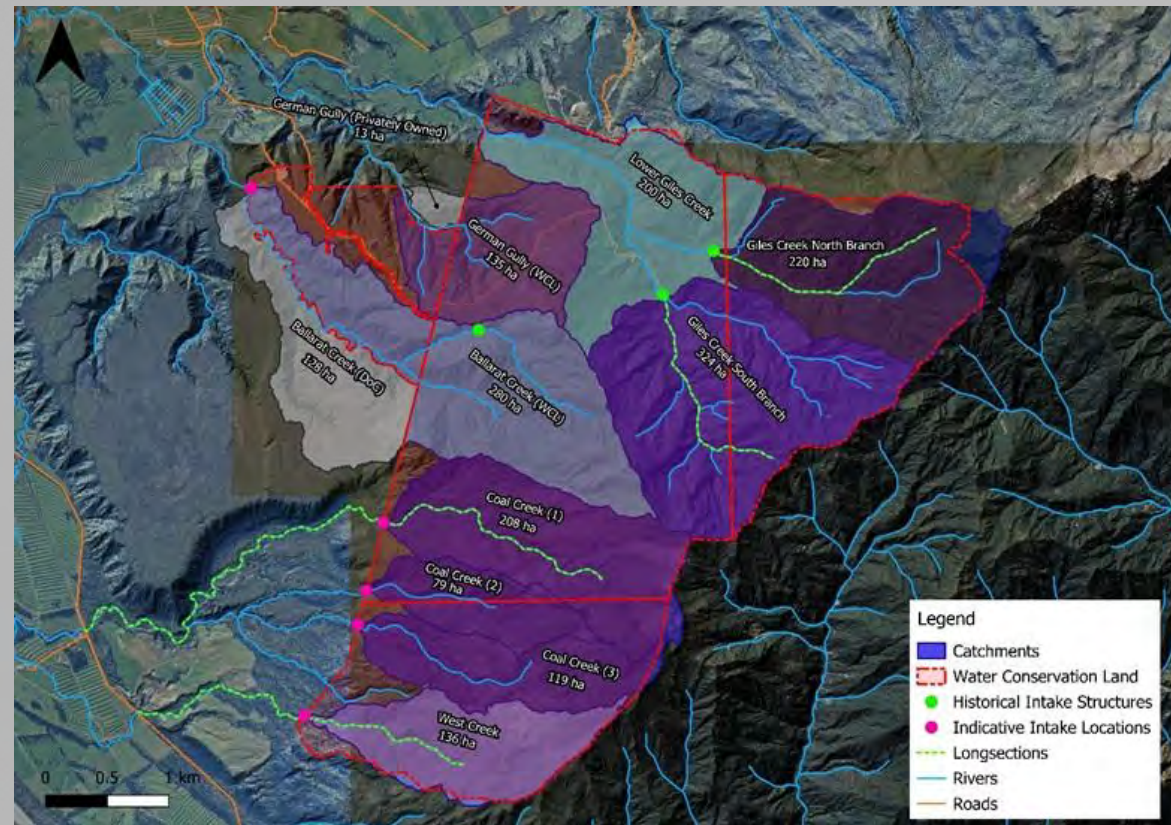
Background

Orientation



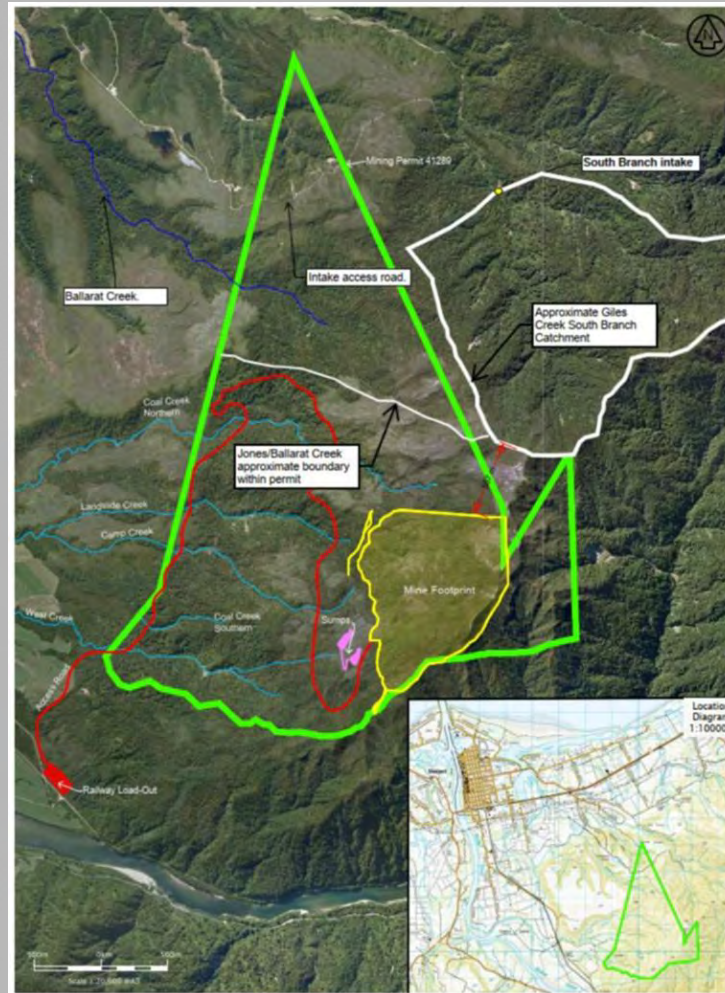
¹ Residual does not imply the area is surplus to need; that is the subject of this assessment.

Background Orientation

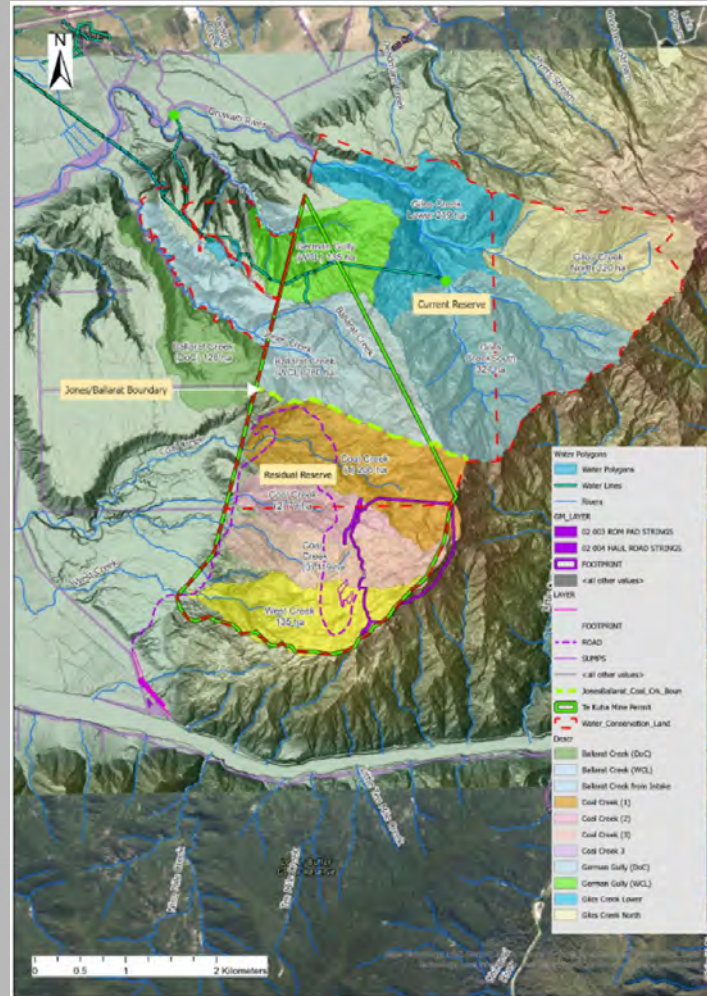


Background

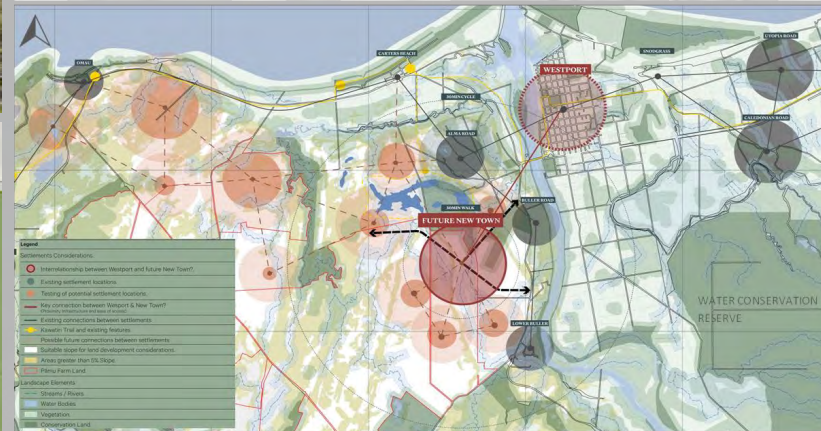
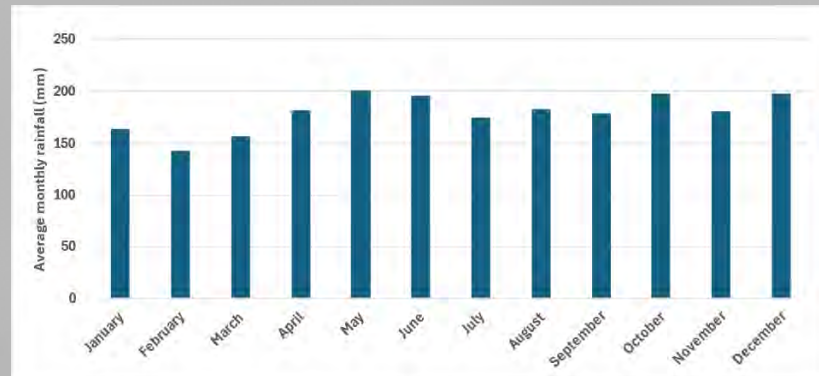
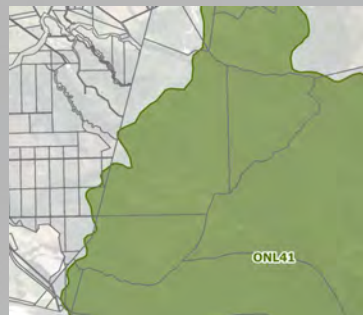
Orientation



Background Orientation



Background Environment



Background

Natural hazards

GOLDMINING FATALITY.

JOHN MONIGATTI KILLED

A lamentable fatal accident occurred at Jenkins and part's sluicing claim, Caledonian Terrace, near the Corporation waterworks, on Thursday morning says the Westport Times:

Partners in the claim are Robert Jenkins, John Monigatti, junr., and Pete Wilson.

Wilson was not at work, but Jenkins and Monigatti were engaged at the claim, when a big slip came down from the 40 feet face.

Jenkins got away to safety, but Monigatti was caught in the slip and smothered in tons of debris.

April 1910

Mr Cate, waterworks caretaker, sent intimation of the accident to the police. Constable Brookes and Dr Simpson hurried out. Mr Dobson, Borough Engineer also sent out with three men to assist.

All the men in the neighbourhood were summoned to help in the work of clearing away the slip.

Monigatti's body was extricated after considerable labor, and removed to his home at Sergeant's Hill, where an inquest will be held this morning.

The unfortunate young man, Monigatti, was a native of the district, and the eldest son of Mr and Mrs Monigatti, of Sergeant's Hill, and about 29 years of age. He was a general favourite. His untimely death shocked the community.



July 2021

Background Consents

The Consent Holder must investigate alternative water supply options to the current abstraction and use its best endeavours to meet this commitment ...

Sub-catchment	Comment
Giles Creek north	Surrendered
Giles Creek South	Expiring 30 June 2040. Abstraction rate of 190 L/s not exceeding 10,000 m³/day.
Keoghans	Unable to be exercised concurrently with Giles Creek South. Expiring 2041. Abstraction rate of 100 L/s not exceeding 4,025 m³/day (annual average).
Ballarat Creek	Not consented

Water operations	Winter		Summer	
Total Days	211	days	181	days
Days with intake closed	79	days	52	days
Days with abstraction exceeding 116 L/s	87	days	36	days
Compliant days of abstraction	45	days	93	days
Volume of Water lost if 116 L/s max	244,102	m ³	78,758	m ³
Volume/day lost	1,157	m ³	435	m ³

Background

Previous Council Processes

"I'm not saying no completely to a road but I haven't seen any other options being considered."

Background

Previous Council Processes

"I'm not saying no completely to a road but I haven't seen any other options being considered."

*"The proposal for which access is sought will not impact on the water conservation features or value of the reserve.
The works proposed are not within the catchments of the Westport water supply."*

emphasis added

Background

Previous Council Processes

"I'm not saying no completely to a road but I haven't seen any other options being considered."

"The proposal for which access is sought will not impact on the water conservation features or value of the reserve. The works proposed are not within the catchments of the Westport water supply."

"...the Council as owner of the Westport Reserve is given a wide freedom to agree to an access arrangement or decline to do so under ...the Crown Minerals Act. But under the Reserves Act, it is required to give effect ...to the requirement to administer and maintain the reserve so that its value as a water conservation reserve is maintained. There is nothing in s 60(2) of the Crown Minerals Act that limits the obligations of the Council under the Reserves Act."

Options

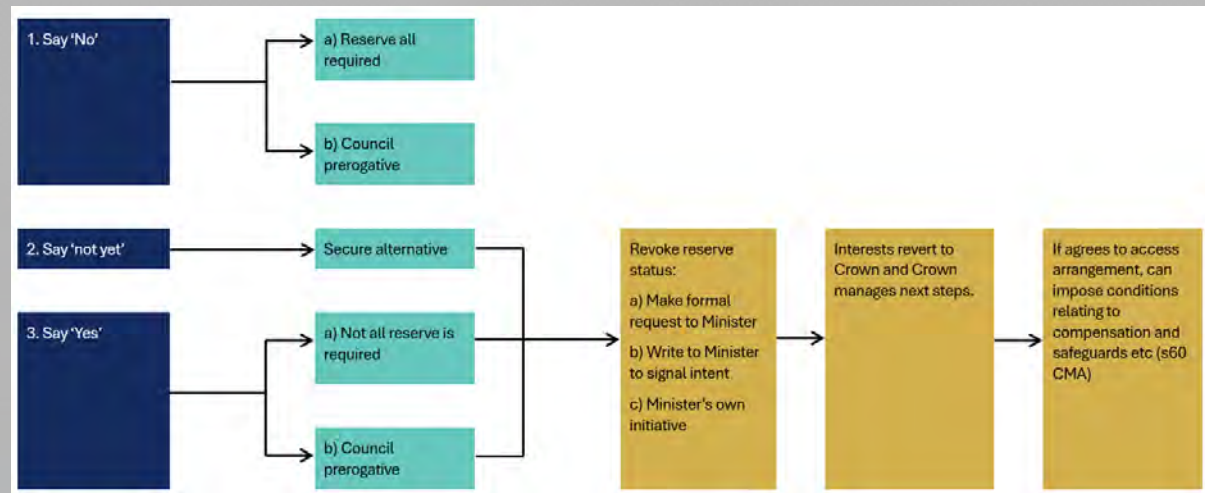
Stevenson request

“It has always been recognised that the land required for the proposed mine footprint is not within a catchment which is required for Westport’s water supply now or in the future, and the proposed mine will not affect the Westport water take – including the reservoir and ponds.”

- *Cancellation of vesting*
- *Revocation of reserve*
- *Question: Is all of the land currently designated for water conservation required for that purpose?*

Options

Council considerations



Approach

First principles

Parameters



Assessment timeframes



Availability of alternatives



Stimulated growth



Supply communities



Improved performance

Tranches

Assessment

Statutory

Strategic

Technical

Findings

Statutory

- **Local Government Act 2002:**
 - s10: *“promote the social, economic, environmental, and cultural well-being of communities in the present and for the future”*
 - s77(1)(a): take into account *“the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga”*
- **Water Services Act 2021:**
 - s25: Duty to provide adequate supply

Assessment

Statutory

- **Local Government (Water Services) Act 2025:**
 - s10(4): Even if transferred to a new water entity, Council to remain accountable for water supply services:
 - ✓ Reliable and resilient
 - ✓ Meet customer expectations and regulations
 - ✓ Cost-effective and financially sustainable
 - ✓ Planning for future infrastructure
 - ✓ Act in the best interests of current and future consumers
 - ✓ Support housing growth and, if applicable, urban development
 - s20(1)(d) emphasis added:

*“A water service provider **must not...** lose control of, sell, or otherwise dispose of the significant water services infrastructure necessary for providing water services in its service area, **unless it retains its capacity to meet its obligations.**”*
 - s69(2)(d): Requirement to assess access to drinking water, risks to access in the future, and estimated future demands

Assessment

Statutory

- **Reserves Act 1977:**
 - s3(1): Purpose of managing and preserving areas with community value
 - s15: Provides for land to be swapped
 - ss23, 40, and 61: Council required to manage and protect natural value and the reserve's value as a water conservation area
 - s24 sets out reclassification requirements and a test (emphasis added):

“No change of classification or purpose of a scenic, nature, or scientific reserve, or any part thereof, to a recreation, historic, government purpose, or local purpose reserve shall be made, except where, in the opinion of the Minister, the reserve or the part thereof is by reason of the destruction of the forest, bush, or other vegetation, or of the fauna or scientific or natural features thereon, or for any other like cause, no longer suitable for the purposes of its classification.”

Assessment

Statutory

- National Policy Statement for Freshwater Management 2020
- National Policy Statement on Urban Development 2020
- Civil Defence and Emergency Management Act 2002
- Effects of mine proposal subject to separate process (out of scope)

Assessment Strategic



* 9 year plans due to one year deferral to provide for water reform.

Assessment

Strategic

SOCIAL: Our communities feel vibrant, healthy, safe and connected

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

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

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

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

Assessment

Strategic

SOCIAL: Our communities feel vibrant, healthy, safe and connected

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

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

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

Assessment

Technical

- **Water use:**
 - ~4,186m³/day;
 - Future <10/000m³/day but still an issue
 - Reservoir storage risk
- **Water take:**
 - Perception there is enough water
 - Non-compliant take
- **Demand assessment:**
 - Actual
 - Consented
 - Compliant
 - Current vs future
 - Catchment combinations

Assessment

Technical

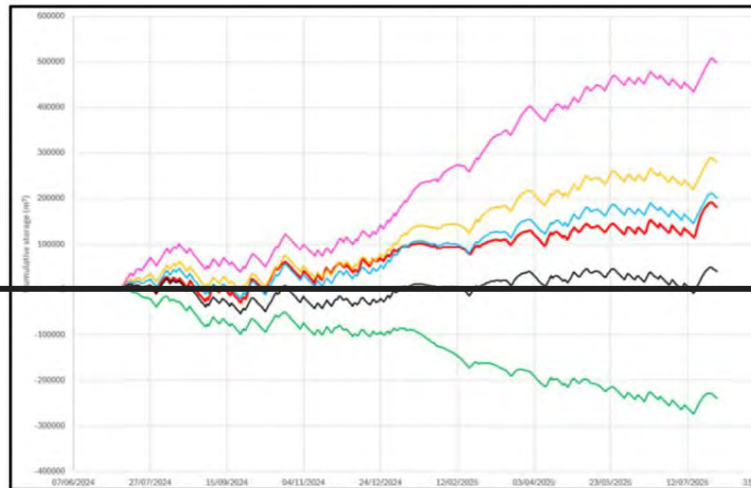
- Demand assessment

South Branch Actual	South Branch Consented	South Branch Compliant	South +North Branches Compliant	South Branch + Ballarat*	South +North Branches + Ballarat*

*Feasibility of lower Ballarat take yet to be assessed

Cumulative storage (m³)

0m³



Current demand representative rainfall year
(June 2024 – July 2025)

Assessment

Technical

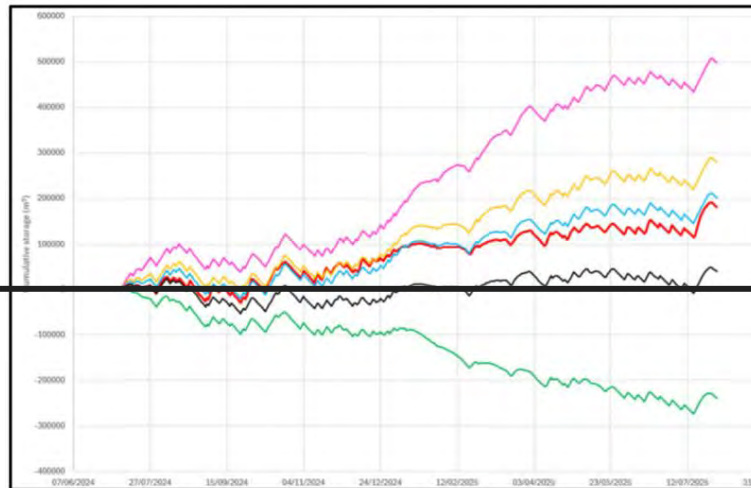
• Demand assessment

South Branch Actual	South Branch Consented	South Branch Compliant	South +North Branches Compliant	South Branch + Ballarat* Compliant	South +North Branches + Ballarat* Compliant
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*Feasibility of lower Ballarat take yet to be assessed

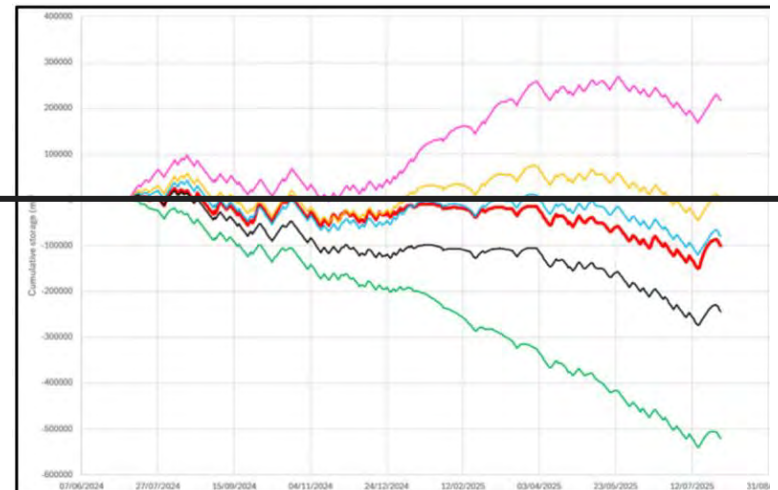
Cumulative storage (m³)

0m³



Current demand representative rainfall year
(June 2024 – July 2025)

Future demand representative rainfall year
(June 2024 – July 2025)



Assessment

Technical

Scenario						Current demand (2025 or 2075 zero growth)	Future demand (0.5% residential growth + 50% TTPP industrial, to 2075)
Nº	Base scenario		Location	Area (ha)	Low flow provision		
1	Actual take	Uncapped	South Branch	324	Actual daily take often exceeded the resource consent maximum take of 10,000 m³/day.	Excess of water available for storage but non-compliant take	Reservoir storage would be utilised. Non-compliant take.
2	Consented take	Capped at 10,000m³/d	South Branch	324	-	Water balance precarious. Reservoir storage would be utilised.	Westport would run out of water.
3	Compliant take	Capped at 10,000m³/d	South Branch	324	Minus 75% MALF (22L/s) where historical intake flow is less than 190L/s.	Westport would run out of water.	Westport would run out of water.
4	Compliant take	Capped at 10,000m³/d	South Branch + North Branch	544	Minus 75% MALF (22L/s & 15L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Insufficient water. Reservoir storage would be utilised.
5	Compliant take	Capped at 10,000m³/d	South Branch + Ballarat	604	Minus 75% MALF (22L/s & 19L/s respectively) where historical intake flow is less than 190L/s.	Supply will exceed historical water demand.	Very unlikely to provide sufficient water. Reservoir storage would be utilised.
6	Compliant take	Capped at 10,000m³/d	South Branch + North Branch + Ballarat	824	Minus combined 75% MALF where historical intake flow is less than 190L/s	Supply will exceed historical water demand.	May meet water demand requirements, but water balance precarious. Does not provide for significant drought or disruptive events.

Assessment

Technical

- Is the 'Current Reserve' sufficient to meet Westport's strategic growth needs?
- If the 'Current Reserve' is insufficient to meet future demand, how much of the 'Residual Reserve' is likely to be required?
- Should a significant event occur (e.g. AF8), might the Residual Reserve be realistically required to augment or deliver water supply needs?
- Is the Residual Reserve suitable for its defined purpose as a Water Conservation Reserve?

Conclusions

Synthesis

- Action is needed to meet current water supply needs
- Additional raw water intake(s) will likely be needed in the next 20 years
- The balance of the water conservation area is 'suitable' and needed to mitigate risks and uncertainty
- Council would be unable to demonstrate that the Residual Reserve is not needed to meet Westport's future water supply needs
- Reliance on the water conservation reserve merits review

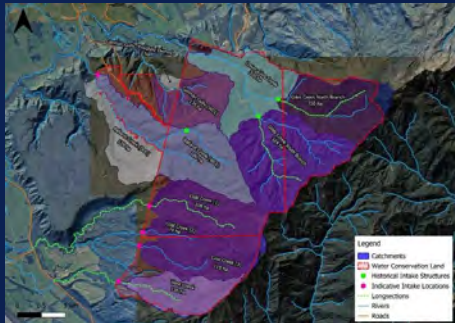
Conclusions

Additional matters

- Is there an opportunity cost?
- Are there implications for the new water entity?
- Response to Stevenson and SEP

Council discussion & directions

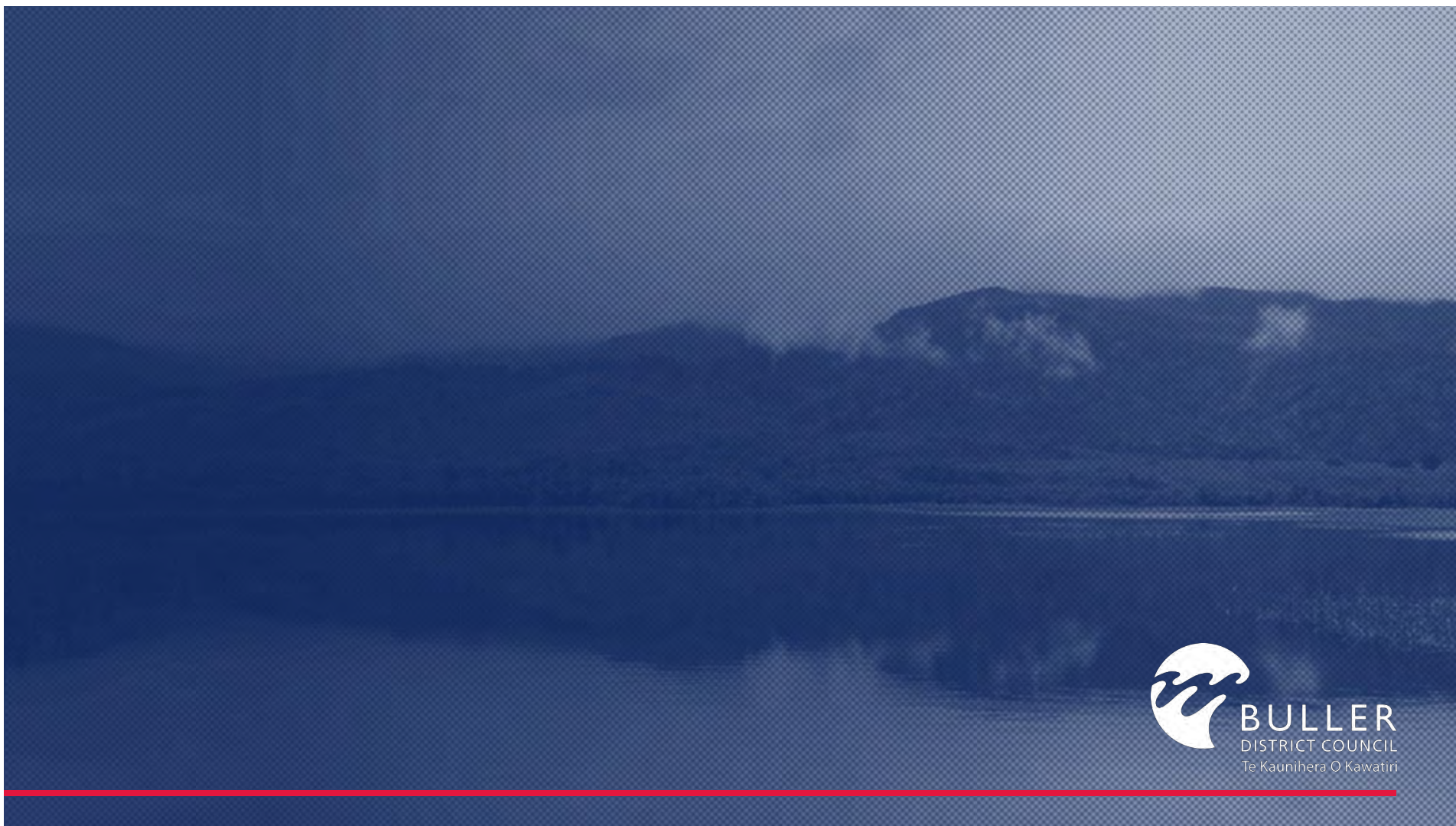
Further questions?



- Question: Is all of the land currently designated for water conservation required for that purpose?

Options:

1. **Do nothing:** Council prerogative to decline to revoke
2. Decline to revoke because **reserve is needed** for water supply
3. Council may be able to **revoke later** if supply requirements can be met another way
4. Accept and revoke because **reserve is not needed** for water supply
5. Council prerogative to accept request to revoke



BULLER DISTRICT COUNCIL
17 DECEMBER 2025

AGENDA ITEM:	5.3 ESTABLISHMENT OF COMMITTEES OF COUNCIL
Prepared by:	Chris Russell Mayor
Public Excluded:	No

EXECUTIVE SUMMARY

1. It should be noted this report is unchanged from November's meeting, with following five notes and updates:
 - a. A new role has been established, 'Reserve Subcommittee Governance Representative'. This Councillor will serve as the Governance Representative for council reserve subcommittees, responsible for providing leadership, strategic oversight, and ensuring that subcommittee activities align with the Council's broader community and strategic priorities.
 - b. The appointed Councillor for the Omau and Mokihinui Subcommittee have been amended.
 - c. For further clarification and to keep transparent expectations, changes to finance reporting will occur mid-2026 once the Finance team is able to focus on implementing improvements to reporting processes. In the meantime, the reports currently considered through the Risk and Audit Committee will continue to go to full Council and remain largely unchanged in content. Improvements will be made where possible, noting councillor feedback.
 - d. There has been further discussion about start times for meetings and workshops. Noting the health and safety concerns below, the option for starting meetings at 3.30pm and workshops from 1pm brings challenges in providing sufficient time for councillors to cover key matters. With significant central government changes and reform underway, alongside the annual plan and other strategic items, workshops are critical for council direction. The proposed times are not adequate to address these. Workshops can be

streamlined, with presentations kept to a minimum and circulated to councillors where possible. Recordings will also be made available for those unable to attend as well as remote attendance available. An alternative schedule has therefore been added, amending start times and introducing a third day dedicated to workshops.

- e. Finally, there have been several small changes to the Terms of Reference. These are mainly grammatical and minor in nature, intended to tidy up the document and ensure it is updated appropriately for this triennium.
- 2. This report recommends establishing Council committees and appointing elected members to governance and external roles. It reflects the newly elected Mayor's commitment to building strong relationships and fostering inclusive decision-making.
- 3. It reaffirms Buller District Council's partnership with Ngāti Waewae, proposing continuing committee-level representation including voting rights, except at full Council.
- 4. Feedback has been sought on meeting frequency and timing, noting that more committees mean more meetings noting that most can be attended remotely. Workshops will support strategic items like the Annual and Long-Term Plans, aligning with the Ombudsman's *Open for Business* report which highlights their value in informed decision-making.
- 5. The previous portfolio system had mixed success; the committee structure presented in this report reflects current governance needs, sector best practice, and the evolving expectations of local government.
- 6. Earlier meeting times are considered best practice but must be balanced with elected members' availability.

DRAFT RECOMMENDATION

That Council:

- 1. Receive the report.**

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

2. Notes that, pursuant to section 41A(3)(b) of the Local Government Act 2002, the Mayor has established the following committees of Council:

Risk and Audit Committee
Chief Executive Review and Performance Committee
Community Services Committee
Regulatory Hearings Committee

3. Notes that, pursuant to section 41A(3)(c) of the Local Government Act 2002, the Mayor has appointed the following chairpersons to the committees of Council:

- a. Councillor Dave Hingston as Interim Chair of the Risk and Audit Committee until an Independent Chair is appointed.
- b. Mayor Chris Russell as Chair of Chief Executive Review and Performance Committee.
- c. Deputy Mayor Shayne Barry as the Chair of the Community Committee and Councillor Toni O’Keefe as the Deputy Chair.
- d. Councillor Linda Webb as Chair Regulatory Hearings Committee and Councillor Phil Rutherford as Deputy Chair.

4. Approve the appointment of Councillors to the following Subcommittees of the Community Committee:

Reefton Reserve Subcommittee	Councillor Dave Hawes
Springs Junction–Maruia Reserve and Hall Subcommittee	Councillor Dave Hawes
Inangahua Junction Reserve and Hall Subcommittee	Councillor Linda Webb

BULLER DISTRICT COUNCIL
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Ngakawau-Hector Reserve Subcommittee	Councillor Toni O’Keefe
Mokihinui Reserve and Hall Subcommittee	Councillor Toni O’Keefe
Waimangaroa Reserve and Hall Subcommittee	Councillor Toni O’Keefe
Karamea Reserve Subcommittee	Councillor Rosalie Sampson
Seddonville Reserve Subcommittee	Councillor Toni O’Keefe
Little Wanganui Reserve and Hall Subcommittee	Councillor Rosalie Sampson
Carters Beach Reserve and Hall Subcommittee	Councillor Ray Curnow
Omau Reserve Subcommittee	Councillor Ray Curnow
Creative Communities Subcommittee	Councillor Rosalie Sampson and Councillor Paul Reynolds

5. **Appoints Councillor Dave Hawes to position of Reserve Subcommittee Governance Representative.**
6. **Approve the Appointment of Councillors to Advisory Groups, Working Groups and other Committees requiring representation:**

Regional Transport Committee	Councillor Rosalie Sampson
Westport Rating District Joint Committee	Mayor Chris Russell, Councillors Paul Reynolds and Phil Rutherford

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

Development West Coast, Destination Management Governance Group	Deputy Mayor Shayne Barry
Local Water Done Well Governance Group	Mayor Chris Russell, Councillors Colin Reidy and Dave Hawes (Deputy Mayor Shayne Barry as a proxy if required)
Economic Development Working Group	Deputy Mayor Shayne Barry, Councillors Paul Reynolds, Ray Curnow, Dave Hingston, Dave Hawes, Toni O’Keefe and Phil Rutherford
West Coast Primary Health Organisation	Linda Webb

- 7. Appoints Mayor Chris Russell to the Civil Defence Emergency Management Joint Committee, with Councillor Dave Hingston providing a proxy vote and acting in an informal advisory capacity. Councillor Toni O’Keefe is appointed as the alternate representative, in the event that Chris Russell or Dave Hingston are unavailable.**
- 8. Notes, Mayor Chris Russell and Councillor Linda Webb have been appointed to the Te Tai Poutini Plan Committee.**
- 9. Appoints Councillor Phil Rutherford as the alternate representative to the Te Tai Poutini Plan Committee, to act as proxy in the event that appointed member is unavailable.**
- 10. Note the appointment of Councillors, Linda Webb and Dave Hawes to the Inangahua Community Board as per council resolution 29th October 2025.**
- 11. Council approves the continuation of Ngāti Waewae representation and voting rights at committee level, the exception being full council.**
- 12. Adopt the Governance Structure including Terms of Reference as per Attachment 1.**

13. Adopts the 2026 Council and Committee Calendar, choosing either

a. Option One – Attachment Two of the report.

OR

b. Option Two – Attachment Three of the report.

ISSUES & DISCUSSION

BACKGROUND

7. The structure presented for Councillor consideration includes several updates to better reflect current governance needs, sector best practice, and the evolving expectations of local government. These changes aim to support effective decision-making, ensure transparency, and balance the capacity of both returning and newly elected members.

RISK AND AUDIT COMMITTEE

8. Council is progressing with the establishment of a revised Risk and Audit Committee, aligned with the Auditor-General's recommended best practice. The updated structure introduces a clearer separation between risk governance and financial oversight, while retaining the use of an independent chair to ensure objectivity and credibility.
9. The revised Terms of Reference reflect a more focused scope, with several responsibilities previously held by the committee now allocated to other governance bodies, including the Community Committee and the Regulatory Hearings Committee. As a result, the committee's meeting frequency has been adjusted to quarterly, ensuring appropriate oversight while recognising the reduced workload and the need to manage elected member capacity.
10. It is noted that some changes to the committee's structure and reporting have been requested. Staff will work with governance to incorporate this feedback and bring forward updates in the new year. These changes aim to strengthen internal controls, enhance transparency, and ensure the committee remains fit-for-purpose within Buller District Council's overall assurance framework.

BULLER DISTRICT COUNCIL
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11. A new set of financial reports will be introduced to Council meetings to support regular and meaningful governance oversight. Staff have received feedback on the format and clarity of current financial reports and will work to incorporate these improvements in the new year. However, the immediate priority remains the finalisation and adoption of the outstanding Annual Reports and providing a clear and accurate picture of Council's financial position.
12. In parallel, system improvements have been initiated to support more timely and effective financial reporting. These enhancements are expected to improve the accuracy, accessibility, and relevance of financial information presented to Council, thereby strengthening its ability to monitor performance and make informed decisions.
13. This integrated approach ensures that financial matters remain a core focus of Council's governance responsibilities, with full visibility and shared accountability across all elected members.

COMMUNITY COMMITTEE

14. An updated Community Committee is proposed to oversee Council's grants programme and provide governance oversight of the 11 Reserve and Hall Subcommittees, as well as the Creative Communities Subcommittee (CNZ). These subcommittees previously operated under the previous Community, Environment and Services Committee (CESC). Councillor appointments to these subcommittees are included in this report to support continuity and readiness for re-establishment.
15. The purpose of the Community Committee is to approve and allocate Council's community grants and related funding initiatives, support the effective operation of Council-appointed subcommittees, and oversee external funding programmes such as the Creative Communities Scheme and Rural Travel Fund. The committee's role promotes social, economic, environmental, and cultural well-being across Buller District communities, in alignment with Council's strategic priorities and the principles of the Local Government Act 2002.
16. The Terms of Reference indicate full membership to this committee. However, discussion is welcome on whether a smaller membership of either *five* or *seven* members might be considered, as an option to support timely decision-making and help meetings run smoothly.

17. The 11 Reserve and Hall Subcommittees are made up of dedicated volunteers from across the district. They embody a strong sense of localism and contribute valuable mahi to the care and management of our well-used community reserves. Their work reflects the importance of community-led stewardship and the value of local knowledge in supporting Council's wider objectives.

REGULATORY HEARINGS COMMITTEE

18. The Regulatory Hearings Committee has been reestablished this triennium to better meet the needs of hearings outside the scope of the Resource Management Act 1991. In the previous triennium, the absence of a dedicated committee resulted in a number of additional Council meetings being required to conduct hearings, placing added demands on the Council's meeting schedule and governance time.
19. The purpose of the committee is to conduct fair and effective hearings and make determinations or recommendations on Council's regulatory functions under relevant legislation and other matters referred to the committee. This includes statutory hearings such as objections under the Dog Control Act 1996, matters under the Impounding Act 1955, and road stopping or closures under the Local Government Act 1974. The committee also considers matters arising under Council bylaws and policies, including applications for dispensation, and may be directed by Council to hear submissions following special consultative processes or other legislative requirements.
20. The committee holds recommendatory powers and may make recommendations to Council or other committees as appropriate. Its establishment provides a more efficient and structured approach to handling regulatory hearings, reducing the need for ad hoc meetings and supporting timely, consistent decision-making

DISTRICT LICENSING COMMITTEE

21. A separate paper is being tabled for the November Council meeting to outline and resolve District Licensing Committee matters.

INFRASTRUCTURE OVERSIGHT

22. It was determined that a separate Infrastructure Committee, as held in previous trienniums, is not required. Capital works programme reporting is received by the Risk and Audit Committee, providing regular updates

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

on progress and workplans for major projects. This approach ensures visibility and accountability without the need for a standalone committee. This could be changed to a monthly reporting to full Council if requested.

WEST COAST PRIMARY HEALTH ORGANISATION

23. Following the resignation of Graeme Neylon from the West Coast Primary Health Organisation Board of Trustees, the Buller District Council has been invited to nominate a new trustee to serve the remainder of the term, ending 20 March 2028. This can be found as **Attachment 3**.

24. This position does not require the nominee to be a councillor, and Council may choose to run an expression of interest process to identify suitable candidates. However, noting the time constraints ahead of the next Board meeting on Thursday 19 February 2026, it is recommended that a councillor be appointed to ensure attendance at that meeting.

MEETING FREQUENCY, PARTICIPATION, AND PROPOSED CALENDAR

25. Feedback was sought from elected members on meeting frequency, timing, and structure. As more committees are established, the number of meetings required each month increases. While remote attendance is available for both meetings and workshops, the cumulative time commitment—including travel—must be considered, especially for councillors balancing other work or community obligations or travelling from remote areas.

26. Workshops, particularly for strategic matters such as the Annual and Long Term Plans, remain essential to Council's planning and decision-making processes. As noted in the Ombudsman's *Open for Business* report, *"workshops are a valuable tool for elected members to gain information and understanding, and to test ideas before making decisions in formal meetings."*

27. Earlier meeting times are generally considered best practice for effective decision-making, but this must be weighed against elected members' availability. To support better planning and time management, it is proposed to set aside two full days per calendar month for scheduled meetings and workshops. These days would serve as placeholders and may be cancelled if not required. Extraordinary meetings may still be called when absolutely necessary.

28. Council presentations, workshops, and formal meetings will continue to be recorded and livestreamed to ensure transparency and accessibility for the community. Members are able to attend remotely, providing flexibility and making it easier for elected members to participate.
29. Council remains committed to public engagement. Public forum remains (in person and via Zoom), other avenues such as written submissions, mayoral drop-in sessions, and councillor-led community meetings are actively supported to ensure participation remains accessible and meaningful.

COUNCILLOR FEEDBACK AND CALENDAR DESIGN

30. Feedback from elected members showed a range of preferences. A survey of councillors with travel or work commitments revealed some preferred earlier start times and full-day formats, while others favoured later starts to allow for morning obligations and safer travel. There was broad support for consolidating meetings into fewer days per month, with requests for more consistency and advance notice. Health and safety concerns were also raised, particularly around winter travel and fatigue.

PROPOSED 2026 MEETING CALENDAR

31. The proposed 2026 calendar (**Attachment 2**) has been developed in direct response to this feedback. It aims to strike a practical balance—ensuring availability without excluding members and maintaining a rich and diverse Council table that reflects the wider community.
32. Two dedicated days per month are proposed for Council meetings and workshops. Formal meetings will begin at 1:00pm to allow sufficient time for travel, with workshops starting no earlier than 10:00am. This structure helps avoid late finishes, supports health and safety, and promotes effective decision-making.
33. This approach aligns with regional practice: Westland District Council typically begins meetings at 1pm, Grey District Council at 3:00pm, and West Coast Regional Council at 9:30am—though times vary depending on meeting type. Buller's proposed schedule incorporates these insights while tailoring timing to local needs.

34. Morning workshops will remain focused on strategic and information-sharing purposes, with no formal decisions made. These sessions will be livestreamed and recorded. Council continues to encourage public participation through multiple channels beyond the public forum, including written submissions and community engagement initiatives. This revised calendar supports effective governance, improved planning, and inclusive participation across the district.

RELATIONSHIP WITH NGĀTI WAEWAE

35. Buller District Council maintains a strong and evolving partnership with Ngāti Waewae, underpinned by a Memorandum of Understanding that reflects our commitment to working collaboratively with mana whenua. This relationship continues to grow in both governance and operational spheres, with Ngāti Waewae contributing to decision-making processes.

36. As part of this commitment, Council supports Ngāti Waewae's representation at the committee governance level with voting rights, excluding full Council. This approach aligns with the principles of the Treaty of Waitangi—particularly partnership, participation, and protection—and ensures that iwi perspectives are embedded in Council's strategic direction.

CONSIDERATIONS

Strategic Impact

37. The proposed governance structure and meeting calendar support Council's strategic objectives by promoting effective decision-making, transparency, and inclusive participation. The revised committee arrangements and meeting schedule are designed to enhance governance efficiency, ensure appropriate oversight, and reflect best practice across the local government sector.

Significance Assessment

38. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council's policy can be accessed [here](#).

39. This report is assessed as being of **low significance** in terms of Council's Significance and Engagement Policy. While the proposed changes affect internal governance arrangements, they do not impact levels of service, community assets, or financial thresholds.

Risk Management Implications / Opportunities

40. The following risks or opportunities are identified with the issues identified in this report.

41. The proposed structure reduces the risk of governance inefficiencies, duplication of effort, and inconsistent oversight. It provides opportunities to:

- Improve clarity of roles and responsibilities across committees.
- Enhance financial and risk governance through streamlined reporting.
- Support councillor wellbeing and participation by reducing ad hoc meetings and improving scheduling predictability.
- Strengthen public confidence through transparent and accessible decision-making processes.

Policy & Legislative Considerations

42. The proposed governance structure aligns with the Local Government Act 2002 and relevant legislation, including the Sale and Supply of Alcohol Act 2012. It reflects best practice guidance from the Auditor-General and Ombudsman.

43. The Risk and Audit Committee follows Auditor-General recommendations by separating financial and risk oversight and appointing an independent chair. The District Licensing Committee structure complies with SSAA 2012, introducing an independent chair and councillor deputy to ensure impartiality. The newly established Regulatory Hearings Committee meets statutory requirements for hearings under various Acts, improving efficiency and reducing ad hoc meetings. The Community Committee supports Council's obligations to promote community well-being and oversee funding programmes.

44. The proposed meeting calendar and use of workshops reflect Ombudsman guidance, promoting transparency and informed

decision-making while balancing councillor availability and wellbeing. Together, these changes ensure Council's governance remains compliant, transparent, and fit-for-purpose.

Māori Impact Statement

45. The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value; therefore, this decision does not specifically impact Tangata Whenua, their culture and traditions. However, the report affirms Council's ongoing partnership with Ngāti Waewae.

Financial Considerations

46. There are no direct financial implications arising from the proposed governance structure or meeting calendar. Any costs associated with the recruitment of an independent chair for the District Licensing Committee or system improvements for financial reporting are expected to be met within existing budgets.

Communication Internal / External

47. The proposed changes will be communicated to elected members and relevant staff. The updated meeting calendar will be published on Council's website and promoted through Council's communication channels. Public engagement will continue to be supported through livestreamed meetings, written submissions, drop-in sessions, and community outreach

ATTACHMENTS

1. Governance Structure and Terms of Reference 2025-2028 [**5.3.1** - 46 pages]
2. 2026 Calendar - Option One [**5.3.2** - 1 page]
3. 2026 Calendar - Option Two [**5.3.3** - 1 page]
4. Buller District Council Request November 2025 [**5.3.4** - 1 page]

Governance Structure

Terms of Reference and Delegations for Council and Committees of Council.

2025–2028 Triennium

Adopted:

Introduction

Governance Structure

This document sets out the Governance Structure by which Buller District Council:

- carries out its governance functions; and
- formally delegates its powers and responsibilities.

The Governance Structure is developed in accordance with the provisions and requirements of the Local Government Act 2002 and is based on the following Governance principles:

1. **Transparency and Accountability**

Council decisions and operations must be open and transparent, with clear lines of accountability to the public.

2. **Effective Representation**

Elected members represent the interests of their constituents and the wider district, ensuring diverse voices are heard.

3. **Strategic Leadership**

The Council provides strategic direction for the district, setting priorities and long-term goals through plans and policies.

4. **Collaboration and Inclusivity**

The Council works with iwi, community groups, and stakeholders to ensure inclusive decision-making, including a non-elected Māori representative position.

5. **Ethical Conduct and Integrity**

Members are expected to act with honesty, fairness, and integrity, avoiding conflicts of interest and maintaining public trust.

6. **Responsiveness and Adaptability**

Council structures and delegations are reviewed and amended as needed to respond to changing circumstances and community needs.

The Governance Structure for Buller District Council is adopted at the beginning of each triennium. It sets out in full the delegations to the Risk and Audit Committee, Community Committee, Regulatory Hearings Committee, Chief Executive Review and Performance Committee, Resource Management Act(RMA) Hearings Panel, Inangahua Community Board and Subcommittees.



The Governance Structure may also be reviewed and amended as necessary throughout the Triennium.

The Role of the Mayor

Section 41A of the Local Government Act 2002 confers a number of powers and responsibilities to the Mayor.

The Mayor may:

- Define and promote a vision for the advancement of Buller and the people of Buller and provide leadership to achieve that vision.
- Lead the development of council plans, policies and budgets (including the Annual Plan and Long Term Plan) for consideration by the Council.
- Ensure effective engagement between the Council and the people of Buller.
- Appoint the Deputy Mayor.
- Establish committees of the governing body (Council) and appoint the chairperson and deputy chairperson for each of those committees.

Non-elected Māori Representation

The inclusion of a non-elected, Iwi Representative role into the Buller District Council Governance structure formally recognises the importance of the crucial relationship with Te Rūnanga o Ngāti Waewae.

Te Rūnanga o Ngāti Waewae will have a non-elected, voting Māori Representative position on all Council Committees and will hold a non-elected, non-voting Māori Representative position at full Council meetings.

Te Rūnanga o Ngāti Waewae are already legally recognised as mana whenua by Council in regard to meeting its existing obligations under legislation around consenting.

The appointment further strengthens, develops and extends the Council relationship with Te Rūnanga o Ngāti Waewae especially across Council's wider cultural, social, economic, environmental and legal interests in regard to its district obligations.

Under the Crown's obligations arising from Te Tiriti o Waitangi, Te Rūnanga o Ngāti Waewae as mana whenua are always going to be heavily engaged in future direction setting for the West Coast Te Tai Poutini in general, and also, specifically, for the Buller district. For Council then, a strong and positive relationship with Te Rūnanga Ngāti Waewae is important on every level.

Ambiguity and Conflict

For clarity, matters that are not delegated by the Council to a committee or another subordinate decision-making body, or to the Chief Executive Officer or other Council officer, are to be determined by the whole of Council.

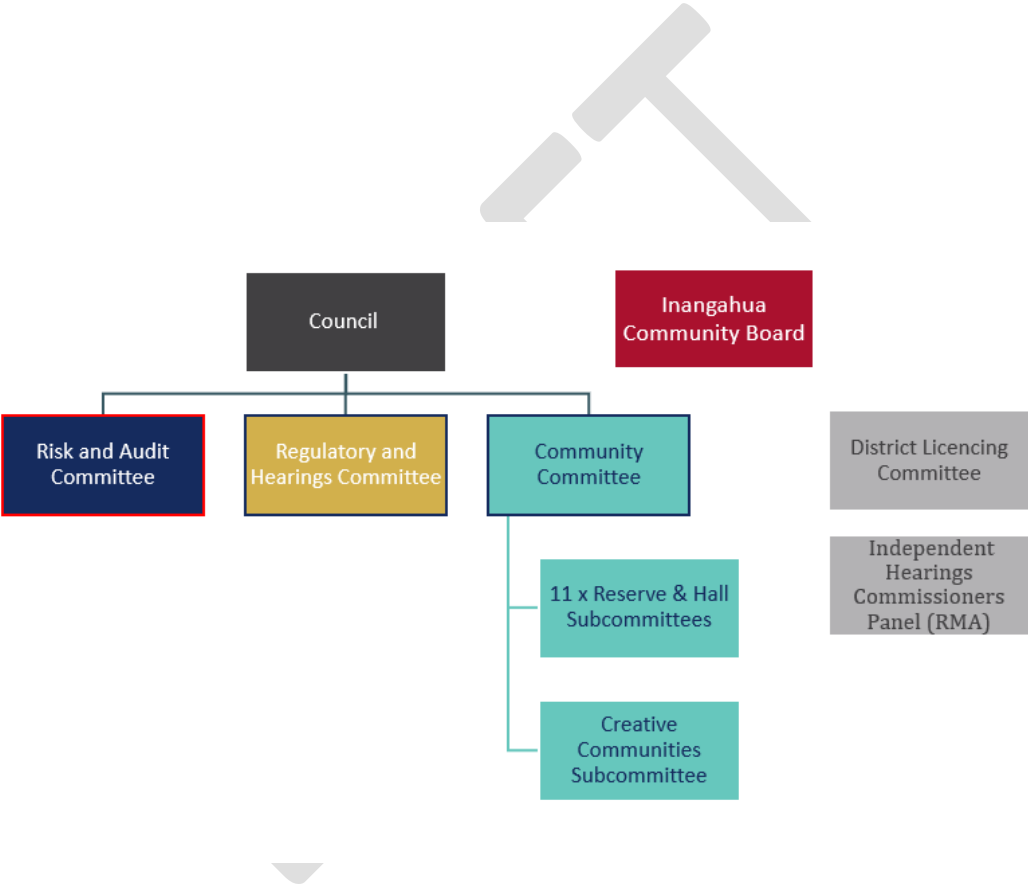
In the event of uncertainty or dispute as to the authorisation of the Risk and Audit Committee to act in respect of a particular matter, due to ambiguity or conflict between the provisions of the Terms of Reference, the Chief Executive Officer will prepare a written report on the matter for Council's consideration. The decision of Council will be final and binding.

Interpretation

References to legislation in this Governance Structure include its amendments, re-enactments and substitutions, as well as any regulations made under that legislation.



Council Structure



Council

Chairperson:	Mayor
Membership:	Mayor and all Councillors
Meeting Frequency:	Monthly – or as required
Quorum:	A Majority of Members (including vacancies)

Purpose

The Council is responsible for:

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

Terms of Reference

1. To exercise those powers and responsibilities which cannot legally be delegated by Council:
 - a. The power to set district rates.
 - b. The power to create, adopt and implement a bylaw.
 - c. The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
 - d. The power to adopt a Long Term Plan or Annual Plan, or Annual Report.
 - e. The power to appoint a Chief Executive Officer.
 - f. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the Council's governance statement, including the Infrastructure Strategy.
 - g. The power to adopt a remuneration and employment policy for Chief Executive Officer.
 - h. The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.

- i. The power to approve or amend the Council's Standing Orders.
 - j. The power to approve or amend the Code of Conduct for Elected Members.
 - k. The power to appoint and discharge members of committees.
 - l. The power to establish a joint committee with another local authority of other public body.
 - m. The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
 - n. Health & Safety obligations and legislative requirements are met.
2. To exercise the following powers and responsibilities of Council, which the Council chooses to retain:
- a. Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
 - b. Approval of any changes to Council's vision, and oversight of that vision by providing direction on strategic priorities and receiving regular reports on its overall achievement.
 - c. Adoption of governance level strategies plans and policies which advance Council's vision and strategic goals.
 - d. Approval of the Triennial Agreement.
 - e. Approval of the local governance statement required under the Local Government Act 2002.
 - f. Approval of a proposal to the Remuneration Authority for the remuneration of Members.
 - g. Approval of any changes to the nature and delegations of the Committees.
 - h. Approval of funding to benefit the social, cultural, arts and environmental wellbeing of communities in Buller District



- i. Ensuring Buller is performing to the highest standard in the area of civil defence and emergency management through:
 - i. Implementation of Government requirements
 - ii. Contractual service delivery arrangements with the West Coast Regional Group Emergency Management Office
- j. All other powers and responsibilities not specifically delegated to the Risk and Audit Committee, Community Committee, Regulatory Hearings Committee, Subcommittees, independent hearing panels or Inangahua Community Board.

Common Delegations

The following delegations from Council are common to the Risk and Audit Committee, the Community Committee, the Regulatory Hearings Committee and Chief Executive Review and Performance Committee within their respective areas of responsibility.

General Principal

1. The work of these Committees will be in accordance with the priorities and work programme agreed by the Council.
2. These Committees have the powers necessary to perform the Committee's responsibilities, in accordance with the approved Long Term Plan and Annual Plan budgets. Subject to confirmation of compliance with the financial strategy.

Consultation and engagement

1. Ensure appropriate, effective, and transparent engagement with the community, tangata whenua and other stakeholders.
2. Conduct any public engagement required on issues before the Committee, in accordance with Council's Significance and Engagement Policy.
3. Conduct hearings, where appropriate, to consider submissions from members of the public and external organisations, making determinations on such matters unless they are reserved for Council to decide.

Submissions and legislation

1. Approve submissions to external bodies/organisations on legislation and proposals, related to the Committee's areas of responsibility, that impact governance policy or matters.
2. Monitor and oversee strategic projects and programmes.
3. Monitor Council's Asset Management Plans/Strategic Infrastructure Plan.

Contracts

1. Approve and monitor contracts and other legally binding arrangements provided that such contracts/arrangements:
 - a. Do not require the approval of the whole of Council; and



- b. Fall within the budget approved under the Long Term Plan or Annual Plan and have a value exceeding the Chief Executive's financial delegation.

Other

1. Consider and make decisions which are within the Chief Executive Officer's delegations, and which the Chief Executive Officer has referred to the Committee for recommendation to Council.
2. Consider and make decisions on operational matters that fall within a Committee's area of responsibility that are outside of delegations to the Chief Executive Officer or other Council officers.
3. Commission new Committee reports, and work required to respond to significant or compliance issues, or to complete the agreed programme of Council.
4. Monitor Audit recommendations and ensure completion.

Risk and Audit Committee

Reports to:	The Council
Independent Chairperson:	To be Appointed
Membership:	The Mayor, all Councillors and Māori
Meeting Frequency:	Quarterly
Quorum:	A majority of members (including vacancies)

Purpose

The Risk and Audit Committee provides independent oversight of Council's risk management, internal controls, audit processes, and compliance systems. It supports Council in fulfilling its governance responsibilities under the Local Government Act 2002 and promotes transparency, accountability, and continuous improvement across Council operations.

The Committee is responsible for:

1. Providing independent oversight of Council's risk management, internal control, audit, and compliance frameworks.
2. Supporting Council's governance responsibilities under the Local Government Act 2002.
3. Ensuring transparency, accountability, and continuous improvement in Council's assurance systems.
4. Overseeing risk and governance matters related to Council-Controlled Organisations (CCOs), including reviewing Statements of Intent, quarterly performance reports, and major transaction proposals

In addition to the common delegations, the Risk and Audit Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

The Committee will:

1. Review Council's risk management framework, including the risk register, and provide assurance that risks are identified, assessed, and managed effectively.
2. Assess the effectiveness of internal controls, including Council's approach to insurance and business continuity.

3. Engage with external auditors, agree on audit scope and terms, and review audit findings and management responses.
4. Approve and monitor the internal audit programme, ensuring independence, access, and adequate resources.
5. Assess whether Internal Audit recommendations have been effectively implemented by management, including follow-up on agreed actions and timelines.
6. Review and endorse the annual Internal Audit Plan, ensuring appropriate organisational structures, authority, access, independence, resourcing, and reporting arrangements are in place, and recommend its adoption to Council.
7. Monitor Council's compliance systems, including legislative, regulatory, and policy obligations.
8. Oversee the implementation of audit recommendations, ensuring timely and appropriate action.
9. Review governance and risk matters related to CCOs, including feedback on Statements of Intent and major governance transactions.
10. Receive quarterly reports from CCOs, including board performance, and undertake reviews or make recommendations to Council as appropriate.
11. Commission independent reviews or investigations, where significant risk or compliance issues arise.
12. Receive assurance reports, including accountability statements from funded entities where relevant.
13. Review Council's Annual Reports and Long-Term Plans (LTPs) with a focus on identifying risks of error, legislative compliance, and assurance of integrity in reporting, and recommend these documents to Council for adoption.

The Committee is delegated authority to:

1. Recommend improvements to Council's risk, audit, and compliance frameworks.
2. Recommend governance actions in response to audit findings or risk assessments.
3. Recommend changes to Council's internal audit programme or risk management strategy.



4. Provide quarterly reports to Council summarising Committee activities, findings, and recommendations.

The Committee is delegated the following recommendatory powers:

- The Committee may make recommendations to Council.
- The Committee may make recommendations to other Committees.

Special Notes: / Reporting and Administration:

1. The Committee is chaired by an independent appointee who is not an elected member, ensuring impartial oversight and alignment with best practice governance standards.
2. All other members are elected representatives appointed for a term aligned with the triennial election cycle, with eligibility for reappointment.
3. Committee members must act independently and in the best interests of Council's governance.
4. The Chief Executive Officer and Group Manager Corporate (and Commercial) Services attend all meetings but are not members and hold no voting rights. Other officers may attend as required to support governance reporting.
5. The Chairperson shall present an annual self-review to Council summarising the Committee's performance and key governance outcomes.
6. The Chief Executive shall promptly advise the Committee of any material governance risks, breakdowns in internal controls, or incidents of fraud or malpractice.

Resource Management Act (RMA) 1991 Hearings Commissioners' Panel

Reports to:	The Council
Chairperson:	As Appointed
Membership:	With up to three sitting at any one time (including the Chairperson, if required.
Meeting Frequency:	As required

Purpose:

To undertake certain hearings under the Resource Management Act 1991 (RMA), unless otherwise reserved by full Council.

Terms of Reference

1. The power to hear and decide any of the following RMA matters:
 - a. Application for a resource consent or change to conditions of resource consent;
 - b. Notice of objection;
 - c. Notice of requirement to designate land and later a designation; for a heritage order and alteration to a heritage order; and
 - d. Any other RMA matter as directed by Council
2. The power to exercise all procedural powers under the RMA relevant to the matter to be heard from the date selection being confirmed by the Group Manager Regulatory Services until the date the final decision is delivered by the hearings commissioner(s).

Special Notes:

- The Group Manager Regulatory Services is delegated authority to select the Hearings Panel Commissioner/s from the Ministry of Environment list of certified RMA decision makers.
- The Group Manager Regulatory Services is delegated authority to appoint a Commissioner as Chairperson to a Hearings Panel who has chair certification from the Ministry for Environment list of certified RMA decision makers.
- It is noted that, in accordance with Section 100A of the RMA, if an applicant or submitter requests that the Council delegate its functions, powers, and duties to

hear and decide an application to one or more hearings commissioners who are not councillors, then the Group Manager Regulatory Services must action this request and delegate the hearing and decision-making responsibilities accordingly.

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Regulatory Hearings Committee

Reports to:	The Council
Chairperson:	
Deputy Chairperson:	
Membership:	The Mayor, all Councillors and Māori
Meeting Frequency:	As required
Quorum:	A panel of three members to be appointed for each hearing.

Purpose

1. To conduct fair and effective hearings and make determinations or recommendations on the Council's regulatory functions under legislation and other matters as referred to the Committee as set out below.

In addition to the common delegations, the Regulatory Hearings Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

1. To hear and determine any statutory or regulatory hearings under relevant legislation unless otherwise delegated or retained by the Council, including (but without limitation):
 - objections under the Dog Control Act 1996;
 - matters under the Impounding Act 1955;
 - matters concerning road stopping or closures under the Local Government Act 1974.
2. To hear and determine matters arising under Council bylaws and policies, including applications for dispensation from compliance with the requirements of bylaws or policies.
3. To hear and determine other matters that require hearings or submissions following the completion of a special consultative process, where directed by Council.
4. To determine matters under any other legislation requiring a hearing process, where directed by Council.

The Committee is delegated the following recommendatory powers:

- The Committee may make recommendations to Council.

- The Committee may make recommendations to other Committees.

Special Note:

- The Committee may request expert advice through the Chief Executive when necessary, within budget and the Committee's terms of reference.
- The Chairperson of the Committee, in consultation with the Group Manager Regulatory Services, is delegated the power to determine the composition of any hearings panel to be convened under the Committee's terms of reference.
- When determining the make-up of the Panels, the following factors must be considered:
 - Any conflict of interest (known, perceived or potential).
 - Any conflict of interest identified by the Chair or raised by applicants and/or submitters.
 - The need for specific expertise in particular cases.
 - The need for any particular local knowledge.
- The Chief Executive Officer (or their delegate) and Group Manager Regulatory Services are required to attend all meetings but are not members and have no voting rights. Other Council officers may attend the committee meetings, as required.
- Written updates may be requested to be provided to Council meeting from the Chair and Group Manager Regulatory Services from time to time.

Community Committee

Reports to:	Council
Chairperson:	
Deputy Chairperson	
Membership:	The Mayor, all Councillors and Māori
Meeting Frequency:	Quarterly
Quorum:	5

Purpose

The Community Committee provides strategic oversight of Council's community funding initiatives, as outlined in the Long Term Plan and Annual Plan, and upholds Council's commitment to the four well-beings. It also supports Council-appointed subcommittees—such as those overseeing reserves, halls, and creative initiatives—by providing governance oversight to strengthen their effectiveness, ensure alignment with Council's strategic priorities, and promote transparent, accountable operations.

The Community Committee is responsible for:

1. Approving and allocating Council's community grants and related funding initiatives, as outlined in the Long Term Plan. This includes supporting projects that promote the social, economic, environmental, and cultural well-being of Buller District communities, in alignment with Council's strategic priorities, Reserve Management Plans (once adopted) and the Local Government Act 2002.
2. Providing leadership and support to Council-appointed subcommittees overseeing reserves and halls. This includes enabling effective operation within delegated responsibilities, fostering community representation, and ensuring alignment with Council's objectives and statutory obligations.
3. Overseeing the Creative Communities Subcommittee in accordance with the agreement between Council and Creative New Zealand (CNZ), ensuring responsible administration of arts funding and support for community-led creative initiatives.
4. Overseeing the Rural Travel Fund (RTF) in accordance with the funding agreement with Sport New Zealand (SPARC), ensuring responsible administration of external grant revenue to support equitable access to sporting opportunities for rural youth.
5. Exercising responsibilities in accordance with the principles of local government, including promoting community well-being and enabling democratic decision-



making. These principles are reflected in the Long Term Plan, noting proposed amendments to section 10 of the Local Government Act 2002 under the System Improvements Bill.

In addition to the common delegations, the Community Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

The Committee will:

1. Receive and consider presentations and reports from stakeholders, government departments, organisations, and interest groups on community development and well-being. This includes presentations from recipients of Council grants (e.g., sports trusts and community groups).
2. Approve and set priorities for community funding, including the Community Grants and Rural Travel Fund, within the parameters of the Long Term Plan and Annual Plan. Significant changes to funding structures or priorities must be progressed through the Long Term Planning process.
3. Coordinate, assess and decide on proposals and applications for external and Council funding related to environmental initiatives, public art, recreational and community facilities, and local amenities.
4. Monitor and oversee the Reserves and Halls Subcommittees, ensuring alignment with Council's strategic objectives and reporting requirements. Subcommittees will report to the Committee on a six-monthly basis.
5. Monitor and oversee the Creative Communities Subcommittee, including approval of funding allocations in accordance with CNZ guidelines and Council policy. Reports will be received following each CNZ funding round

The Committee is delegated authority to:

1. Approve applications and distribute funding through the Community Grants, Rural Travel Fund, and other community-focused funding streams, in line with the Long Term Plan, Annual Plan, and relevant Council policies.
2. Review the processes and criteria used to assess funding applications, ensuring transparency, equity, and alignment with Council's strategic priorities and the four well-beings as retained in the Long Term Plan.



3. Receive and request accountability statements from grant recipients and direct the Chief Executive to follow up on any outstanding reporting requirements.
4. Appoint and remove members of Reserves and Hall Subcommittees considering the recommendations of the respective Subcommittees.

The Committee is delegated the following recommendatory powers:

- The Committee may make recommendations to Council.
- The Committee may make recommendations to other Committees.

Special Notes: / Reporting and Administration:

1. The Chief Executive Officer (or their delegate) and Group Manager Community Services are required to attend all meetings but are not members and do not hold voting rights. Other Council officers may attend as required.
2. Written updates may be requested from the Chair and Group Manager Community Services for Council meetings.
3. The Reserves and Halls Subcommittees shall report to the Community Committee on a half-yearly basis, or as otherwise directed, providing updates on activities and alignment with Council objectives.

Chief Executive Review and Performance Committee

Reports to:	Council
Chairperson:	Mayor
Deputy Chairperson	Deputy Mayor
Membership:	The Mayor, Deputy Mayor and One Councillor
Meeting Frequency:	Annually as required

Purpose

The Chief Executive Review and Performance Committee is responsible for:

1. Acting for and advising Council on matters pertaining to the employment and performance of the Council's Chief Executive Officer.

Terms of Reference:

1. To develop and consult with Council annually on performance targets and key performance indicators for the Chief Executive, including associated methods of measurement and processes of judgement.
2. To negotiate annually with the Chief Executive performance targets and key performance indicators including associated methods of measurement and processes of judgement.
3. To conduct an annual review of the Chief Executive's performance and remuneration in accordance with the agreed processes, in April/May of each year or such other time as agreed with the Chief Executive.
4. To develop and consult with Council, appropriate amendments or adjustments to the terms and conditions of employment and the remuneration of the Chief Executive arising from the annual review.
5. To negotiate and determine any agreed amendments or adjustments to the terms and conditions of employment and the remuneration with the Chief Executive annually.
6. To develop and agree with the Chief Executive, an annual development plan to address any training needs or preferences.



7. To meet with the Chief Executive at least once each year to discuss progress on performance targets and key result areas and the agreed personal development plan and negotiate any revision or change as is considered necessary.
8. To consider and advise Council on all matters relevant to the employment of the Council's Chief Executive.
9. To represent Council in regard to any issues which may arise in respect of the Chief Executive's job description, agreement, performance objectives, or other similar matters
10. To conduct and complete a review of employment under clause 35 schedule 7 Local Government Act 2002 and make a recommendation to Council as to continued appointment or vacancy under clause 34 schedule 7 Local Government Act 2002.

The Committee is delegated the following powers to act:

- To make all decisions necessary to fulfil the role and scope of the committee subject to the limitations imposed.
- To negotiate and recommend to Council on performance agreement measures and annual remuneration.
- To engage external advisors where required in order to fulfil its responsibilities.

The Committee is delegated the following recommendatory powers:

- The Committee may make recommendations to Council.

Special Notes:

- The Chief Executive Review and Performance Committee is not delegated authority to:
 - Approve the Chief Executive's annual remuneration; or
 - Appoint the Chief Executive.
 - Set the Chief Executive's Key Performance Indicators (KPI's)

Creative Communities Subcommittee

Reports to:	Community Committee
Chairperson:	To be elected annually by the Subcommittee
Meeting frequency:	Biannually
Quorum	A majority of members (excluding vacancies)

Purpose:

The Creative Communities Subcommittee is the assessment committee for assessing applications and allocating funding provided to Council by Creative New Zealand through the Creative Communities Scheme.

Terms of Reference:

The Creative Communities Subcommittee considers local community arts applications to the Creative Communities Scheme and make grants in terms of the criteria specified by the scheme's funders, Creative New Zealand.

The Subcommittee is delegated the following powers:

The Creative Communities Subcommittee has full delegated authority to make distributions from the funding received annually from Creative New Zealand in line with the agreement between Creative New Zealand and Buller District Council.

The Committee is delegated the following recommendatory powers:

The Subcommittee may make recommendations to the Community Committee on local priorities for arts participation.

Special Notes:

- The Subcommittee may not delegate any of their responsibilities, duties or powers to a committee, subcommittee, or person.
- Verbal updates may be requested to be provided to the Community Committee meetings from the Group Manager Community Services from time to time.

Chairperson

The Subcommittee must have a chairperson who shall be elected by Subcommittee members annually.

The chairperson is responsible for:

1. The efficient functioning of the Subcommittee.
2. Setting the agenda for Subcommittee meetings.
3. Ensuring that all members of the Subcommittee receive sufficient timely information to enable them to be effective Subcommittee members.
4. Attending Community Committee meetings as required to represent the interests of the Subcommittee.
5. Being the link between the Subcommittee and Council staff.

Contacts with media and outside agencies

The Mayor acts as the official spokesperson for the Council with the media and may provide approval for elected members to function as an official spokesperson. Subcommittee members, including the chairperson, do not have delegated authority to speak to the media and/or outside agencies on behalf of the Council.

The Council, after consultation with the Subcommittee Chair, will manage the formal communications between the Subcommittee and the community in the exercise of its business.

Correspondence with central government, other local government agencies or other official agencies will only take place through Council staff.

Frequency of meetings

The Subcommittee shall hold two formal meetings per year for funding rounds.

Conduct of affairs

The Subcommittee shall conduct its affairs in accordance with the *Local Government Act 2002*, the *Local Government Official Information and Meetings Act 1987*, the *Local Authorities (Members' Interests) Act 1968*, and Council's Standing Orders and Code of Conduct.

Quorum

The quorum at a meeting of the Subcommittee shall consist of:

1. Half of the members if the number of members (excluding vacancies) is even; or
2. A majority of members if the number of members (excluding vacancies) is odd.

Remuneration

No honorarium or meeting allowance will be payable to Subcommittee members.

Other delegations and responsibilities

None

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NGAKAWAU-HECTOR RESERVE SUBCOMMITTEE

Reports to:

Community Committee

Meeting Frequency:

Annually and as required

Preamble:

The administration of the Ngakawau-Hector Reserves was transferred to the Buller District Council by The Local Government (West Coast Regional) Reorganisation Order 1989. The role of the former Reserve Boards and subsequent Subcommittees has been to manage reserves in accordance with the Reserves Act 1977 for the benefit of the local community and wider Buller District.

In making these Terms of Reference and Delegations Council recognises the functions, powers, and duties delegated to the Ngakawau-Hector Reserve Subcommittee by this document are important to the community and therefore require legislative standards to be met. In making these delegations Council also recognises there are a range of community facilities located on public land that are and will remain in community ownership. These aspects are to be managed through Licences to Occupy and Reserve Management Plans specific to each Reserve.

Terms of reference

Purpose:

1. The purpose of Ngakawau-Hector Reserve Subcommittee (Subcommittee) is to manage the Ngakawau/Hector Recreation Reserve ('the reserve') for the benefit of the local community and wider district in accordance with the Reserves Act 1977 and the Reserve Management Plan (when it is completed and approved) with the support of Council;
2. Develop, in partnership with Council, Reserve Management Plans where required and within Council's budgets as set out in Council's Annual Plan;
3. Make recommendations to council on property (including land & buildings) acquisitions and disposals in relation to the reserve.
4. Council and the Subcommittee recognise that Council is responsible for the reserve in the district under the Instrument of Delegation for Territorial Authorities (dated 12 June 2013) and as the administering body under S.40 Reserves Act 1977;

Council responsibilities:

1. Council recognises that Reserve Subcommittees are comprised of volunteers (with one elected member) and that in undertaking its work with the Subcommittee it has a responsibility to work in partnership with its subcommittees and their members for the benefit of communities and the region as a whole.
2. The Community Committee will appoint members of the Subcommittees under Schedule 7 s31(2) LGA 2002
3. In partnership with the Subcommittee and local community develop Reserve Management Plans in accordance with S41 Reserves Act 1977, to provide clear guidelines for maintenance and development programmes in the best interests of the local community and District and within the provisions of the Reserves Act 1977.
4. If disputes arise concerning these terms of reference or any other matter concerning the Subcommittee, Council agrees to work cooperatively to find a resolution with all parties adhering to the Principles of Governance as set out in Section 3 of the Council's Code of Conduct;
5. If a dispute resolution cannot be reached, Council agrees to use an appropriate independent mediator to mediate between the parties or an arbitrator to help produce a resolution which is acceptable to both parties and does not in any way contradict the provisions and responsibilities of Council as set out in the LGA 2002 or the Reserves Act 1977;
6. To produce and distribute the Subcommittee Order Paper for the formal annual/biennial subcommittee meeting, give public notice for the meeting and, if required, to provide secretarial support at the meeting.
7. To consider recommendations from the Subcommittee on property (including land & buildings) acquisitions and disposals in relation to the reserve.

General terms of reference:

The Subcommittee:

1. Is to be formally appointed by the Community Committee under S30 (2), Schedule 7 LGA Act 2002, which also has the power:
 - under s30 (5b), Schedule 7 LGA2002 to discharge or reconstitute the subcommittee; and

- under s31 (2) Schedule 7 LGA 2002 to appoint and discharge any member of the Subcommittee.
- 2. Will be discharged on the coming into office of the members of Council elected at the triennial general election of members unless Council resolves otherwise under S30 (7) Schedule 7 LGA2002.
- 3. Will have its members formally appointed by the Community Committee following the Local Government triennial election of members (unless the Council resolves otherwise) in the following way:
 - a. Prior to each Local Body election Council to call for expressions of interest from those living within the local area who have the skills, attributes or knowledge that will assist the work of the subcommittee and who have been nominated by at least two residents or ratepayers within the local area;
 - b. A Special Meeting will be called by the Subcommittee and attended by the nominees and public;
 - c. All those attending the Special Meeting can vote on each of the nominees with a majority of votes needed for a candidate's name to be forwarded to the Community Committee for formal appointments;
 - d. On the re-establishment of the subcommittee the Community Committee will formally appoint these individuals to the subcommittee for the period of the triennium.
 - e. If new members are required to be appointed during the triennium the same process above will also be followed
- 4. Is subject in all things to the control of the Community Committee (s30 (4) Schedule 7 LGA 2002) and must conduct all general and special directions of the Community Committee given in relation to the Subcommittee or its affairs; and
- 5. Is prohibited from appointing any subordinate body.

Delegations

The delegations to the Subcommittee are as follows:

1. The maintenance and operation of the reserve as necessary for the safe, efficient, and effective management of the reserve

2. The negotiation of Licences to Occupy for the reserve provided such licence shall be temporary in nature (up to 3 years) and capable of being terminated on no more than one month's notice, and be in accordance with the Reserves Act 1977 (Section 74 Licences to Occupy reserves temporarily)
3. The letting of facilities
4. The setting of fees and charges for the reserve (Council to be advised of fees and charges for each following financial year by February of each year)
5. The raising and expenditure of finance (in accordance with the financial delegations below)
6. To enter contracts necessary for the efficient running and suitable use of the reserve in accordance with the financial delegations below;

Financial

Invoices

- All invoices for goods and/or services cost no more than \$10,000 for budgeted items, and \$2,000 for non-budgeted items may be authorised for payment by the Treasurer and Secretary of the Subcommittee.
- Approval of the payment of invoices over \$10,000 for budgeted items and \$2,000 for non-budgeted items must be authorised by a Council staff member with appropriate delegated authority.

Contracts

- All contracts for goods and/or services costing no more than \$10,000 for budgeted items, and \$2,000 for non-budgeted items may be authorised by the Treasurer and Secretary of the Subcommittee.
- Approval of contracts over \$10,000 for budgeted items and \$2,000 for non-budgeted items must be authorised by a Council staff member with appropriate delegated authority

Exercise of delegations

The exercising of delegations are to be read in conjunction with clause 2.1 (Council Responsibilities) above.

In exercising the delegated powers, the Subcommittee will operate within:

- Policies, plans, standards, or guidelines that have been established and approved by Council;
- The annual budget as approved by the Council.

- All general and special directions of the Community Committee and Council given in relation to the Subcommittee.

Power to delegate

The Subcommittee may not delegate any of their responsibilities, duties or powers to a committee, subcommittee, or person.

Cessation of subcommittee

1. The Subcommittee may be terminated by resolution of the Community Committee or Council recognising the matters set out above
2. If the Subcommittee is terminated, any money raised by the Subcommittee must, in the first instance, be allocated to the reserve associated with the terminated Subcommittee

Matters which are not delegated by council:

The power to:

1. Make a rate or bylaw;
2. Borrow money, or purchase or dispose of assets, unless budgeted for or approved;
3. Acquire, hold, or dispose of land;
4. Appoint, suspend, or remove staff;
5. Institute an action for the recovery of any amount; or
6. Issue and police building consents, notices, authorisations, and requirements under any Acts, Statutes, Regulations, By-laws and the like.

Membership

The membership of the Subcommittee consists of:

- One elected member (elected under the Local Electoral Act 2001); and
- Appointed members – up to 10,

Officers of the Subcommittee

1. The Subcommittee must have a chairperson, secretary, and treasurer and up to seven committee members who shall be appointed by Council (as outlined in 3.3 above)
2. The Chair's main duty is to guide the meeting so that fair and satisfactory decisions are reached on the various items on the agenda.

3. The Secretary shall summon the meetings, co-ordinate the agenda for meetings and workshops, keep a true record of the proceedings and distribute these to members and the Community committee as soon as practicable - noting that council staff will manage the annual meeting.
4. The Treasurer is responsible for oversight of payments made, and deposits to, the subcommittee's nominated bank account; and preparing income and expenditure accounts with a balance sheet at the end of the financial year to be audited by Council. The annual balance date for all financial reports will be June 30th.

Financial accountability

The Subcommittee shall:

1. Develop and approve an annual budget each financial year
2. Provide its Annual budget by the dates specified by Council's Community Committee for approval;
3. Present to the Council any other report it is requested to provide.
4. Keep clear and accurate accounts and records of all transactions and make them available to the Council on request.
5. Provide its Annual Report and Annual Accounts to the Council's Group Manager Corporate Services, by the date specified by Council for review on the understanding this review will form part of the information Council will present during its overall annual Audit. Members of the Subcommittee shall not be personally liable for any act done or omitted to be done in good faith in the course of operations of the Subcommittee or for any debt or other liability lawfully incurred by the Subcommittee.

Council has the following two requirements for the review and verification of banking arrangements:

1. Copies of all bank account and investment statements as of 30 June certified as being true and correct by the Chairperson and the Treasurer/Secretary on behalf of the Subcommittee.
2. A letter signed on behalf of the Subcommittee certifying that during the period:
 - no new bank or investment accounts were opened,
 - no monies were borrowed, and
 - no guarantees were sought or given.



The above has been agreed to on the understanding that it does not detract from the ability of an external auditor appointed by the Office of the Auditor-General to request bank confirmation if deemed necessary.

Contact with media

1. All Subcommittee Members are free to express a personal view in the media, at any time, provided that this is:
 - Sanctioned by the Subcommittee Chair; and
 - Does not state or imply that it represents the views of Council, its employees, or officers.

Frequency of meetings

1. The Subcommittee shall hold at least one formal meeting per year.
2. This formal meeting will be administered by Council and follow all requirements for council meetings including agenda compilation (with Chair), advertising, distribution of agenda, secretarial and officer support at meetings if required and preparation and distribution of minutes;
 - For the avoidance of doubt, this clause does not prevent the Subcommittee holding informal meetings, workshops or working bees outside of the formal meeting schedule.

Conduct of affairs

Subcommittee members, Councillors, and council staff will work together in partnership in accordance with Standing Orders, Council's Codes of Conduct (for both Councillors and Staff), and any relevant legislation.

Quorum

The quorum at a meeting of the Subcommittee shall consist of:

- Half of the members if the number of members (including vacancies) is even; or
- A majority of members if the number of members (including vacancies) is odd.

Remuneration

No honorarium or meeting allowance will be payable to Subcommittee members.

Other delegations and responsibilities

These general provisions and delegations can be superseded by specific Reserve Management Plans and Reserve and Hall Subcommittee Terms of Reference and Delegations in consultation with the subcommittee and as resolved by the Community Committee.

DRAFT

Reserve And Halls Subcommittees

Reports to: Community Committee
Meeting Frequency: Annually and as required.

Purpose:

1. The purpose of Reserve and Hall Subcommittees is to manage the reserves and/or halls with the support of Council;
2. In making these delegations the Council recognises that it is responsible for the reserves and halls in the district under the Instrument of Delegation for Territorial Authorities dated 12 June 2013 and as the administering body (specific to each reserve) under S.40 Reserves Act 1977.

Council responsibilities:

1. The Community Committee will appoint members of the Subcommittees under Schedule 7 cl31(2) LGA 2002
2. In partnership with the Subcommittee and local community endeavour to develop Reserve Management Plans in accordance with s41 Reserves Act 1977, to provide clear guidelines for maintenance and development programmes in the best interests of the local community and District and within the provisions of the Reserves Act 1977.
3. If disputes arise concerning these terms of reference or any other matter concerning the Subcommittee, cooperatively work to find a resolution with all parties adhering to the Principles of Governance as set out in Section 3 of the Council's Code of Conduct;
4. If a dispute resolution cannot be reached, use an appropriate independent mediator to mediate between the parties or an arbitrator to help produce a resolution which is acceptable to both parties and does not in any way contradict the provisions and responsibilities of Council as set out in the LGA 2002 or the Reserves Act 1977;
5. To produce and distribute the Subcommittee Agenda for the formal annual/biennial subcommittee meeting, give public notice for the meeting and, if required, provide secretarial support at the meeting;

The Subcommittee:

6. Is to be formally appointed by the Community Committee under S30 (2), Schedule 7 LGA Act 2002, which also has the power:
 - under s30 (5b), Schedule 7 LGA2002 to discharge or reconstitute the subcommittee; and
 - under s31 (2) Schedule 7 LGA 2002 to appoint and discharge any member of the Subcommittee.
7. Will be discharged on the coming into office of the members of Council elected at the triennial general election of members unless Council resolves otherwise under S30 (7) Schedule 7 LGA2002.
8. Will have its members formally appointed by the Community Committee following the Local Government triennial election of members (unless the Council resolves otherwise) in the following way:
 - a. Prior to each Local Body election Council to call for expressions of interest from those living within the local area who have the skills, attributes or knowledge that will assist the work of the subcommittee and who have been nominated by at least two residents or ratepayers within the local area;
 - b. A Special Meeting will be called by the Subcommittee and attended by the nominees and public;
 - c. All those attending the Special Meeting can vote on each of the nominees with a majority of votes needed for a candidate's name to be forwarded to the Community Committee for formal appointments;
 - d. On the re-establishment of the subcommittee the Community Committee will formally appoint these individuals to the subcommittee for the period of the triennium.
 - e. If new members are required to be appointed during the triennium the same process above will also be followed
9. Is subject in all things to the control of the Community Committee (s30 (4) Schedule 7 LGA 2002) and must conduct all general and special directions of the Community Committee given in relation to the Subcommittee or its affairs; and
10. Is prohibited from appointing any subordinate body.

The role of reserve and halls subcommittees is to:

1. Manage the reserve and hall for the benefit of the local community and wider district in accordance with the Reserves Act 1977 and the Reserve Management Plan when it is completed and approved;
2. Develop, in partnership with Council, Reserve Management Plans where required and within Council's budgets as set out in Council's Annual Plan;
3. Make recommendations to council on property (including land, buildings, and permanent assets) acquisitions and disposals in relation to the reserve or hall.
4. Develop and approve an annual budget each financial year to achieve 4.1 above

Delegations

The delegations to the Subcommittee are as follows:

1. The maintenance and operation of the reserve
2. The negotiation of Licences to Occupy for the reserve provided such licence shall be temporary in nature (up to 3 years) and capable of being terminated on no more than one month's notice, and be in accordance with The Reserves Act 1977 Section 74 Licences to Occupy reserves temporarily
3. The letting of facilities
4. The setting of fees and charges for the reserve (Council to be advised of fees and charges for each following financial year by February of each year)
5. The raising and expenditure of finance (in accordance with the financial delegations below)
6. To enter contracts necessary for the efficient running and suitable use of the reserve in accordance with the financial delegations below;

Financial

Invoices

All invoices for goods and/or services cost no more than \$10,000 for budgeted items, and \$2,000 for non-budgeted items may be authorised for payment by the Treasurer and Secretary of the Subcommittee.

Approval of the payment of invoices over \$10,000 for budgeted items and \$2,000 for non-budgeted items must be authorised by a Council staff member with appropriate delegated authority.

Contracts

All contracts for goods and/or services costing no more than \$10,000 for budgeted items, and \$2,000 for non-budgeted items may be authorised by the Treasurer and Secretary of the Subcommittee.

Approval of contracts over \$10,000 for budgeted items and \$2,000 for non-budgeted items must be authorised by a Council staff member with appropriate delegated authority

Exercise of delegations

In exercising the delegated powers, the Subcommittee will operate within:

1. Policies, plans, standards, or guidelines that have been established and approved by Council;
2. The annual budget as approved by Council.
3. All general and special directions of the Community Committee and Council given in relation to the Subcommittee.

Power to delegate

The Subcommittee may not delegate any of their responsibilities, duties or powers to a committee, subcommittee, or person.

Cessation of subcommittee

- 1.1 The Subcommittee may be terminated by resolution of the Community Committee or Council;
- 1.2 If the Subcommittee is terminated, any money raised by the Subcommittee must, in the first instance, be allocated to the reserve associated with the terminated Subcommittee

Matters which are not delegated by council:

1. The power to:
 - Make a rate or bylaw;
 - Borrow money, or purchase or dispose of assets;
 - Acquire, hold, or dispose of property or assets;
 - Appoint, suspend, or remove staff;
 - Institute an action for the recovery of any amount; or
 - Issue and police building consents, notices, authorisations, and requirements under any Acts, Statutes, Regulations, By-laws and the like



2. The powers and duties conferred or imposed on Council by The Public Works Act 1981 or those powers listed in the Section 34 (2) of The Resource Management Act 1991

Membership

The membership of the Subcommittee consists of:

- One elected member (elected under the Local Electoral Act 2001); and
- Appointed members – up to 10,

Officers of the subcommittee

The Subcommittee must have a chairperson, secretary, and treasurer and up to seven committee members who shall be appointed by Council (as outlined above)

- The Chair's main duty is to guide the meeting so that fair and satisfactory decisions are reached on the various items on the agenda.
- The Secretary shall summon the meetings, co-ordinate the agenda for meetings and workshops, keep a true record of the proceedings and distribute these to members and the Community Committee as soon as practicable – noting that council staff will manage the annual meeting.
- The Treasurer is responsible for oversight of payments made, and deposits to, the subcommittee's nominated bank account; and preparing income and expenditure accounts with a balance sheet at the end of the financial year to be audited by Council. The annual balance date for all financial reports will be June 30th.

Financial accountability

The Subcommittee shall:

- a. Develop and approve an annual budget each financial year
- b. Provide its Annual budget by the dates specified by Council's Community Committee for approval;
- c. Present to the Council any other report it is requested to provide.
- d. Keep clear and accurate accounts and records of all transactions and make them available to the Council on request.
- e. Provide its Annual Report and Annual Accounts to the Council's Group Manager Corporate Services, by the date specified by Council for review on the understanding this review will form part of the information Council will present during its overall annual Audit.

Members of the Subcommittee shall not be personally liable for any act done or omitted to be done in good faith in the course of operations of the Subcommittee or for any debt or other liability lawfully incurred by the Subcommittee.

Contact with media

Chairperson may speak on behalf of the subcommittee provided that:

- a. media comments must not state or imply that they represent the views of the Council;
- b. where the chair is making a statement that is contrary to a Council decision or Council policy, the member must not state or imply that his or her statements represent a majority view;
- c. media comments must observe the other requirements of the Code (of Conduct), e.g. not disclose confidential information; compromise the impartiality or integrity of staff; or avoids aggressive, offensive or abusive comments which reflects adversely on the member or the Council; and
- d. media comments must not be misleading and should be accurate within the bounds of reasonableness.

All Subcommittee Members are free to express a personal view in the media, at any time, provided a) to d) above are observed.

Frequency of meetings

1. The Subcommittee shall hold at least one formal meeting per year.
2. This formal meeting will be administered by Council Staff and follow all requirements for council meetings including agenda compilation (with Chair), advertising, distribution of agenda, secretarial and officer support at meetings if required and preparation and distribution of minutes;
3. For the avoidance of doubt, this clause does not prevent the Subcommittee holding informal meetings, workshops or working bees outside of the formal meeting schedule

Conduct of affairs

The Subcommittee shall conduct its affairs in accordance with the Local Government Act 2002, the Local Government Official Information and Meetings Act 1987, the Local



Authorities (Members' Interests) Act 1968, and Council's Standing Orders and Code of Conduct.

Quorum

The quorum at a meeting of the Subcommittee shall consist of:

- Half of the members if the number of members (including vacancies) is even; or
- A majority of members if the number of members (including vacancies) is odd.

Remuneration

No honorarium or meeting allowance will be payable to Subcommittee members unless first agreed by formal resolution of the Community Committee.

Other delegations and responsibilities

These general provisions and delegations can be superseded by specific Reserve Management Plans and Reserve and Hall Subcommittee Terms of Reference and Delegations in consultation with the subcommittee and as resolved by the Community Committee.

Inangahua Community Board

Reports to:	Council
Quorum:	A majority of members (including vacancies)
Meeting Frequency:	Bimonthly

Purpose:

1. The purpose of these delegations is to give effect to the local community empowerment model which is a partnership approach to the governance of the District that will primarily be delivered through the Inangahua community board.
2. The intent of these delegations is to delegate authority and, as far as possible, responsibility to the Inangahua community board to allow the community board to effectively govern and provide recommendations to the Buller District Council regarding local issues associated with their areas.
3. In making these delegations the Council recognises that it is responsible for the governance of the district and therefore retains the right to set minimum standards and to review community board recommendations associated with the exercise of these delegations.

In making these delegations the Council undertakes to:

- Provide for and consider community board input into significant governance decisions affecting the respective community board area.

The Inangahua Community Board is delegated the following Terms of Reference and Powers:

Terms of Reference:

Community Board Status

A community board (Local Government Act 2002, s.51) is:

1. An unincorporated body; and
2. Not a local authority; and
3. Not a committee of the Council.

Role

The legislative role of community boards (*Local Government Act 2002, s.52*) is to:

1. Represent, and function as an advocate for, the interests of its community, and
2. Consider and report on all matters referred to it by Council, or any matter of interest or concern to the community board: and
3. Maintain an overview of services provided by the Council within the community: and
4. Prepare an annual submission to the Council for expenditure within the community: and
5. Communicate with community organisations and special interest groups within the community: and
6. Undertake any other responsibilities delegated to it by Council.

Delegations

In exercising the delegated powers, the community board will operate within:

1. Policies, plans, standards, or guidelines that have been established and approved by Council:
2. The approved Council budgets for the activity

In addition to the community board's legislative role the community board is responsible for and accountable to the Council for:

1. Providing local leadership and developing relationships with Council, the community, and community organisations in developing local solutions within the Community board area.
2. Assisting the organisation with consultation with local residents, ratepayers, Iwi, community groups, and other key stakeholders on local issues including input into the Long Term Plan and the Annual plan.
3. Making recommendations to Council on leases, licenses or concessions associated with all Council owned property included within the locally funded activities of the community board area, excluding Council administration land and buildings.
4. Making recommendations to council on property (including land & buildings) acquisitions and disposals in the local area.

Note:

None of the delegations may be sub delegated

- Council retains decision making authority associated with new or existing maintenance contracts.

Additional financial delegations

Community Board has the authority to approve annual expenditure from a discretionary fund determined by Council on an annual basis, for local activities with the following parameters:

1. The decision meets relevant legislation and Council policy requirements including any controls on the use of funds from the respective accounts.
2. The decision is made after considering a report from staff or community members.
3. This expenditure may be operating or capital in nature, or a mixture of the two.
4. This expenditure cannot fund the “additional capacity” component of capital projects. It can only fund renewal or increased level of service components of capital projects

Power to delegate

The Community Board may not delegate any of their responsibilities, duties or powers to a committee, subcommittee, or person

Matters which are not delegated.

Council does not delegate:

1. The power to:
 - Make a rate or bylaw.
 - Borrow money, or purchase or dispose of assets.
 - Acquire, hold, or dispose of property.
 - Appoint, suspend, or remove staff.
 - Adopt a long term plan or annual plan or annual report.
 - Institute an action for the recovery of any amount.
 - Issue and police building consents, notices, authorisations, and requirements under any Acts, Statutes, Regulations, By –laws and the like.
 - Enter into contracts and agreements.
 - Incur expenditure in excess of the approved Community budget; or
2. The powers and duties conferred or imposed (on Council) by The Public Works Act 1981 or those powers listed in the Section34 (2) of The Resource Management Act 1991

Review of a Community Board decision

In recognition of Council's ultimate responsibility for the governance of the District, that Council retains the right to review any decision of a community board where it believes:

1. The decision is not consistent with the Council's vision, mission, values, and goals.
2. Where it believes the community board decision has contravened any relevant legislation.
3. The powers and functions of community boards as defined in the Local Government Act 2002 have been exceeded.
4. The delegations of the community board have been exceeded.
5. The decision will unduly impact on the ability of the Council to provide a district wide level of service where it believes it is necessary to do so.
6. The decision is contrary to the Council's Ten Year Plan, adopted council policy, plan or strategy or any other authority, license, consent, or approval.

Decision review process

A decision to review and determine the associated course of action associated with a community board decision will be made jointly by the Mayor and Chief Executive. The relevant community board chairperson will be consulted in the process of the Council determining whether a community board decision will be reviewed. Generally, the course of action will include one of the following:

1. Refer the decision back to the community board for reconsideration; or
2. Refer the decision to the Council, one of its committees or its delegated representative for determination.

Community Board to Council decision referral process

In exceptional circumstances, community boards may refer any decision to Council or its delegated committee for determination subject to that referral including the reasons the decision has been referred to the Council for determination.

Membership

The membership of the community board (Local Government Act 2002, s.50) consists of:

1. Members elected under the Local Electoral Act 2001; and

2. Members appointed in accordance with the Local Electoral Act 2001 by the Buller District Council.

Chairperson

The community board must have a chairperson (Local Government Act 2002, Schedule 7, Clause 37), who shall be elected at the first meeting of the community board in accordance with the Local Government Act 2002, Schedule 7, Clause 25 or in accordance with any subsequent amendment to this Act.

The chairperson is responsible for:

1. The efficient functioning of the community board.
2. Setting the agenda for community board meetings.
3. Ensuring that all members of the community board receive sufficient timely information to enable them to be effective community board members.
4. Attending Council meetings to represent the interests of the Community Board.
5. Being the link between the community board and Council staff.

Contacts with media and outside agencies

The Mayor acts as the official spokesperson for the Council with the media and may provide approval for elected members to function as an official spokesperson.

Community board members, including the chairperson, do not have delegated authority to speak to the media and/or outside agencies on behalf of the Council.

The Group Manager for the community board area, after consultation with the Community Board Chair, will manage formal communications between the community board and its constituents, and for the community board in the exercise of its business. Correspondence with central government, other local government agencies or other official agencies will only take place through Council staff.

Frequency of meetings

The community board shall meet at least every two months.

Conduct of affairs

The community board shall conduct its affairs in accordance with the *Local Government Act 2002*, the *Local Government Official Information and Meetings Act*



1987, the *Local Authorities (Members' Interests) Act 1968*, Councils Standing Orders and Code of Conduct.

Quorum

The quorum at a meeting of the community board shall consist of:

1. Half of the members if the number of members (including vacancies) is even; or
2. A majority of members if the number of members (including vacancies) is odd.

Remuneration

Elected members will be reimbursed in accordance with the current Local Government Elected Members' Determination.

BULLER DISTRICT COUNCIL

17 DECEMBER 2025

MEETING SCHEDULE 2026																										
Date	Day	January	Day	February	Day	March	Day	April	Day	May	Day	June	Day	July	Day	August	Day	September	Day	October	Day	November	Day	December	Date	
1	T	Public Holiday	S		S		W		F		W		Public Holiday	T		S		T		M		S		T	1	
2	F	Public Holiday	M	Public Holiday	M		T		S		T		Public Holiday	T		S		W		F		M		W	2	
3	S		T		T		F	Public Holiday	S		W		Public Holiday	F		M		T		S		T		T	3	
4	S		W		W		S		M		T		S	S		T		F		S		W		F	4	
5	M		T		T		S		T		F		S			W		S		M	CNZ	T		S	5	
6	T		F	Public Holiday	F		M	Public Holiday	W		S		Public Holiday	M		T		S		T		F		S	6	
7	W		S		S		T	CNZ	T		S		T		ICB	F		M		W		S		M	7	
8	T		S		S		W		F		M		W	Workshop	S		T		ICB	T		S		T	8	
9	F		M		M		T		S		T		T		S		W	Community/RAC	F			M		W	Community/RAC	9
10	S		T		T	ICB	F		S		W	Community/RAC	F	Public Holiday	M		T		S		T		ICB	T	10	
11	S		W	Workshop	W	Community/RAC	S		M		T		S		T		F		S		W	Workshop	F		11	
12	M		T		T		S		T	ICB	F		S			W	Workshop	S			M		T		S	12
13	T		F		F		M		W	Workshop	S		M		T		S		T		F		S		13	
14	W		S		S		T		T		S		T		F		M		W	Workshop	S		M		14	
15	T		S		S		W	Workshop	F		M		W		S		T		T		S		T		15	
16	F		M		M		T		S		T		T		S		W		F		M		W	Council	16	
17	S		T		T		F		S		W		F		M		T		S		T		T		17	
18	S		W		W		S		M		T		S		T		F		S		W		F		18	
19	M		T		T		S		T		F		S		W		S		M		T		S		19	
20	T	ICB	F		F		M		W		S		M		T		S		T		F		S		20	
21	W		S		S		T		T		S		T		F		M		W		S		M		21	
22	T		S		S		W		F		M		W		S		T		T		S		T		22	
23	F		M		M		T		S		T		T		S		W		F		M		W		23	
24	S		T		T		F		S		W		F		M		T		S		T		T		24	
25	S		W	Council	W	Council	S		M		T		S		T		F		S		W	Council	F	Public Holiday	25	
26	M		T		T		S		T		F		S		W	Council	S		M	Public Holiday	T		S	Public Holiday	26	
27	T		F		F		M	Public Holiday	W	Council	S		M		T		S		T		F		S		27	
28	W		S		S		T		T		S		T		F		M		W	Council	S		M		28	
29	T				S		W	Council	F		M		W	Council	S		T		T		S		T		29	
30	F				M		T		S		T	Council	T		S		W	Council	F		M		W		30	
31	S				T				S				F		M				S				T		31	

Committee	Time	Workshops
Workshop	Scheduled backwards from 3pm - 10am	Workshops prior to meetings will be scheduled no earlier than 10am. All
Community	1pm - 3pm	Workshops will be live streamed/recorded.
Risk and Audit	3pm - 5pm	For workshop only days, any workshops will
Council	1pm - 6pm	be confirmed a minimum of two weeks prior.
Creative Communities	2:30pm	
Inangahua Community Board	5pm - 7pm	
Unless urgent - no other meetings / workshops to be booked outside of these days		
Earliest start for the day 10am - latest finish is 6pm.		

BULLER DISTRICT COUNCIL 17 DECEMBER 2025

MEETING SCHEDULE 2026																									
Date	Day	January	Day	February	Day	March	Day	April	Day	May	Day	June	Day	July	Day	August	Day	September	Day	October	Day	November	Day	December	Date
1	T	Public Holiday	S		S		W		W		F		M	Public Holiday	W		S		T		S		T		1
2	F	Public Holiday	M	Public Holiday	M		T		S		T		T		S		W		F		M		W		2
3	S		T		T		F	Public Holiday	S		W		F		M		T		S		T		T		3
4	S		W		W		S		M		T		S		T		F		S		W		F		4
5	M		T		T		S		T		F		S		W		S		M	CNZ	T		S		5
6	T		F	Public Holiday	F		M	Public Holiday	W		S		M		T		S		T		F		S		6
7	W		S		S		T	CNZ	T		S		T	ICB	F		M		W		S		M		7
8	T		S		S		W		F		M		W	Workshop	S		T	ICB	T		S		T		8
9	F		M		M		T		S		T		T		S		W	Community/RAC	F		M		W	Community/RAC	9
10	S		T		T	ICB	F		S		W	Community/RAC	F	Public Holiday	M		T		S		T	ICB	T		10
11	S		W	Workshop	W	Community/RAC	S		M		T		S		T		F		S		W	Workshop	F		11
12	M		T		T		S		T	ICB	F		S		W	Workshop	S		M		T		S		12
13	T		F		F		M		W	Workshop	S		M		T		S		T		F		S		13
14	W		S		S		T		T		S		T		F		M		W	Workshop	S		M		14
15	T		S		S		W	Workshop	F		M		W	Workshop	S		T		T		S		T		15
16	F		M		M		T		S		T		T		S		W	Workshop	F		M		W	Council	16
17	S		T		T		F		S		W	Workshop	F		M		T		S		T		T		17
18	S		W	Workshop	W		S		M		T		S		T		F		S		W	Workshop	F		18
19	M		T		T		S		T		F		S		W	Workshop	S		M		T		S		19
20	T	ICB	F		F		M		W	Workshop	S		M		T		S		T		F		S		20
21	W		S		S		T		T		S		T		F		M		W	Workshop	S		M		21
22	T		S		S		W	Workshop	F		M		W		S		T		T		S		T		22
23	F		M		M		T		S		T		T		S		W		F		M		W		23
24	S		T		T		F		S		W		F		M		T		S		T		T		24
25	S		W	Council	W	Council	S		M		T		S		T		F		S		W	Council	F	Public Holiday	25
26	M		T		T		S		T		F		S		W	Council	S		M	Public Holiday	T		S	Public Holiday	26
27	T		F		F		M	Public Holiday	W	Council	S		M		T		S		T		F		S		27
28	W		S		S		T		T		S		T		F		M		W	Council	S		M		28
29	T				S		W	Council	F		M		W	Council	S		T		T		S		T		29
30	F				M		T		S		T	Council	T		S		W	Council	F		M		W		30
31	S				T				S				F		M				S				T		31

Committee	Time	Workshops
Workshop	Scheduled 1pm - 6pm	Workshops prior to meetings will be scheduled no earlier than 1pm. All Workshops will be live streamed/recorded. For workshop only days, any workshops will be confirmed a minimum of two weeks prior.
Workshop	Scheduled 1pm - 6pm	
Community	3.30pm - 5.30pm	
Risk and Audit	5.30pm - 7.30pm	
Council	3.30pm - 8.30pm	
Creative Communities	2.30pm	
Inangahua Community Board	5pm - 7pm	
Unless urgent - no other meetings / workshops to be booked outside of these days		
Earliest start for the day 1pm - latest finish is 8.30pm.		

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14 November 2025

Simon Pickford
Buller District Council
PO Box 21
WESTPORT 7866

Dear Simon

Re: West Coast Health Trustee

The West Coast Primary Health Organisation t/a West Coast Health has nine trustees, each of whom serves a term of three years. The Trust Deed 'staggers' the terms, such that each year three Trustee positions come up for nomination, the next year a different three and so on.

With the recent resignation of Graeme Neylon from our Board of Trustees we are seeking a nomination from the Buller District Council for the remainder of the term, 21 March 2025 through to 20 March 2028.

The next Board meeting is Thursday 11 December 2025. If it is possible to receive the nomination by Wednesday 3 December 2025, we would be able to accept it at the board meeting on 11 December 2025.

Our website <https://westcoasthealth.nz/> will give some idea of the ranges of services in which West Coast Health is engaged. Our latest Annual Report is also on the website.

The person your organisation nominates will be appointed as a Trustee by the existing Trustees. Once appointed, your nominee is first and foremost a Trustee of the Trust, not a representative of your organisation. Your organisation has no ability under the Trust Deed to remove that Trustee once appointed. Your organisation will have the ability to nominate again for this position on the Trust Board if the nominee resigns or when his or her term of office concludes.

If you have any questions, please feel free to phone me.

Yours sincerely

Caro Findlay
Chief Executive

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

**AGENDA ITEM: 5.4 ELECTED MEMBERS REMUNERATION POST
ELECTION 2025**

Prepared by:	Simon Pickford Chief Executive Officer
Public Excluded:	No

EXECUTIVE SUMMARY

1. This Report sets out remuneration for Council under Remuneration Authority legislation for the incoming Council post the October 2025 elections.
2. Council is required to have a resolution to approve roles that attract additional remuneration above the base rate. This could include remuneration proposed for the deputy mayor, committee chairs and Councillors.

DRAFT RECOMMENDATION

That Council:

1. **Receives this report.**
2. **Notes the Remuneration Authority sets the minimum allocable to councillors is \$27,954. The total pool for 2025/26 is \$363,402.**
3. **Resolves that Shayne Barry receive remuneration of \$48,402, per year for the role of Deputy Mayor, this includes the role of Chair of the Community Committee.**
4. **Resolves that Councillor Linda Webb receive remuneration of \$37,000 per year for the role of Chairperson Regulatory Hearings Committee.**
5. **Resolves that all other Councillors receive remuneration of \$34,750, per year for the role of Councillor. The role includes deputy chairpersons, appointees to reserve and hall subcommittees as well as representation on other community bodies or organisations on behalf of Council as required.**

ISSUES & DISCUSSION

BACKGROUND

Remuneration Authority Process

3. Local Authority elected member remuneration is set by the Remuneration Authority.
4. Remuneration for mayors and elected Councillors is determined within a local government pay scale which considers three factors:
 - the size of the governance role of each Council,
 - the average time required by an elected member on a Council of a particular size, and
 - a general comparison with parliamentary salaries.
5. Based on this information, the remuneration authority determines an annual salary for a local authority's mayor, and a \$ value pool of remuneration as a collective, reflecting the size of the actual total governance roles of Councils rather than the number of Councillors for the balance of the Council elected members.
6. The Remuneration Authority allows each local authority to make recommendations on the allocation of their own pool amongst the various positions that Councillors undertake on their Council.
7. In addition to the set remuneration, there is also provision for elected members to be paid for their involvement in hearings and related meetings for resource consents and district/regional plans under the Resource Management Act.

Additional Payments

8. Elected members are entitled to receive additional payments for the following work:
 - Resource consent hearings under the Resource Management Act 1991 (RMA) or the
 - Housing Accords and Special Housing Areas Act 2013 (HASHA)
 - District Plan hearings
 - Regional Plan or Regional Policy Statement hearings.

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9. These fees are not part of the governance remuneration pool covering Councillors' remuneration and positions of additional responsibility. There is no annual cap on the payment of fees for these hearings.
10. The hourly rate paid to attend hearings is proposed to align with the District Licencing Committee fees as follows:
 - \$51 an hour for a hearing Member; and
 - \$78 an hour for a hearing Chair.
11. The Authority does not have any jurisdiction over fees related to alcohol licensing hearings.
12. Elected member remuneration, meetings fees and hourly rates noted above are all subject to income tax.
13. Elected members are also entitled to a range of allowances that reimburse them for expenditure required in undertaking their duties. All allowances are paid at the discretion of the Council. This has not altered significantly from past allowances that have been available for elected members to claim and is included in proposed Council expenditure.
14. Allowances include mileage. Childcare allowances can be paid in certain circumstances. Travel time allowances can also be paid. Refer to the applicable Remuneration Determination for amounts.
15. This Council provides a computer device to elected Council members plus a yearly ICT allowance for internet services and cell phone.
16. The Remuneration Authority sets the ICT allowances annually and Elected Members can only claim for what is not provided to them by Council. These are all covered by Council's adopted Sensitive Expenditure Policy.

Implementing the New Remuneration Pool

17. The key guidelines for implementing the new remuneration policy are as follows.

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18. Each Council's governance pool is aligned with their ranking of the Council on the relevant size index and within the framework of the new local government pay scale.
19. The governance pool will provide the total amount that can be paid in remuneration to Councillors in each individual Council (aside from the mayor or Regional Council chair). The governance pool will not have any relationship to the number of Councillors. Thus, if a Council wishes to change the number of Councillors and the Local Government Commission agrees, the size of the governance pool will not change, it will just have to be shared amongst more or fewer people.
20. Each Council will need to decide how it wants to allocate its pool according to its own priorities and circumstances. Roles to which additional differential remuneration can be attached may include not just "internal" Council roles such as Deputy Mayor, committee Chair or portfolio holder, but also other jobs representing the Council on outside groups.
21. There are four requirements for each Council:
 - The whole pool must be used. We understand that in any community there will be pressure to "keep rates down" by paying Councillors less and we feel it is important that Councils are protected from such pressure.
 - The Council will need to decide a "base remuneration" for Councillors who have no additional responsibilities. This could be higher than the minimum allowable remuneration set by the Authority.
 - For any roles which attract additional remuneration above the base rate, the Council will be required to have a formal vote which must include the following: a title and short description of each role (i.e. what are the requirements for the Councillor who undertakes it), the proposed annual dollar value of remuneration attached to the role and, course, the name of the Councillor elected to fill that role.
 - Following its formal decision-making, the Council will need to forward their proposal for additional remuneration to the Authority for consideration and inclusion in the determination.

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22. Other key points in the implementation of the new remuneration pool structure are;
23. Councils can't exceed the total remuneration pool set for each Council.
24. The allowances that cover all elected members are not part of the Council's governance remuneration pool. The recompensing of allowances and hearing fees to elected members comes out of the fund set aside by the Council for such payments.
25. The governance remuneration pool does not apply to the annual remuneration of mayors or community board members. The remuneration of mayors and community board members was set by the Authority in Schedule 2 of the above determination, and their new pay rates apply on and from the day following the date that their Council's official results are declared.
26. If Council proposes to disestablish a position of responsibility, it will need to review its allocation of its governance remuneration pool. As the pool is required to be fully allocated, the released amount available from the disestablished position will need to be reallocated amongst the other existing positions covered by the pool.
27. If Council proposes to establish a new position, it will need to review the allocation of its governance remuneration pool. Because the pool will already be fully allocated, the new position, if it is not replacing an existing position, will require a reallocation of the remuneration paid to other positions that were previously approved by the Authority.
28. The current elected Members remain in office until the official results are declared. This means that all current elected members will continue on current rates of pay till midnight on the day that the official results are declared. This applies to returning members, whether they were elected unopposed or in a contest, and to members who are defeated or did not contest the election.
29. On the day after the day Councils' official results are declared, all elected Councillors will be paid the minimum rate that is prescribed in the determination.

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30. The new Council will need to make decisions regarding positions of responsibility and consequent remuneration, including the base remuneration for Councillors with no positions of responsibility.
31. The remuneration authority sets that annual remuneration of the Chairperson and members of a community Board. From the day after the election day, the annual values of remuneration for the Inangahua Community Board are \$8,577 for the Chairperson and \$4,289 for each member.

Proposed Remuneration for Buller District Council

32. The overall allowable pool for allocation for Buller District Council is \$363,402. The pool has a minimum Councillor base salary set at \$27,954.
33. The proposed remuneration based on the structure that was adopted by Buller District Council at its October meeting is set out in the table below.

Title of proposed position	Total number of members per position	Position remuneration		Remuneration pool (\$363,402) balance
Mayor (fixed salary, not included in the \$363,402)	1	131,959		N/A
Deputy Mayor, Including Community Committee Chair	1	48,402		315,000
Regulatory Hearings Committee Chair	1	37,000		278,000
Councillor	8	34,750		0

34. The proposed allocation fully utilises the pool allocated to Buller District Council as required by the Remuneration Authority legislation.

CONSIDERATIONS
Strategic Impact

35. The remuneration structure supports Council's ability to attract and retain capable elected members by ensuring fair compensation for governance responsibilities. It also reinforces transparency and accountability in the allocation of public funds and enables Council to align remuneration with strategic priorities and roles of responsibility.

Significance Assessment

36. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council Policy on significance can be found by clicking the following link:

<https://bullerdc.govt.nz/media/f2ofzb4z/significance-and-engagement-policy-ltp-2025-2034.pdf>

37. This report is assessed as being of low significance.

Risk Management Implications / Opportunities

38. The following risks or opportunities are identified with the issues identified in this report.

39. Risk:

Failure to allocate the full governance remuneration pool or to meet statutory requirements may result in non-compliance with the Remuneration Authority's determination and reputational risk.

40. Opportunity:

A well-structured remuneration framework enhances governance effectiveness, supports elected member engagement, and ensures equitable recognition of roles and responsibilities.

Policy & Legislative Considerations

41. This report is guided by the Local Government Act 2002 and the determinations of the Remuneration Authority. It also aligns with Council's Sensitive Expenditure Policy and Elected Members Expense Policy. The remuneration structure must comply with statutory obligations and be formally approved by Council before submission to the Authority.

Māori Impact Statement

42. The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value;

therefore, this decision does not specifically impact Tangata Whenua, their culture and traditions.

Financial Considerations

43. There is no financial implication relevant to this decision beyond the allocation of the governance remuneration pool and approved allowances, which are already included in Council's proposed expenditure.

Communication Internal / External

44. Internal Communication

Governance and HR teams will coordinate the allocation process, formal voting, and documentation for submission to the Remuneration Authority.

Elected members will be informed of their ratified remuneration and any roles of additional responsibility.

46. External Communication

The Remuneration Authority will be notified of Council's proposed allocation.

The final remuneration structure, once ratified by the Remuneration Authority will be published for public transparency.

Community Board members will be advised of their remuneration entitlements as per the Authority's determination.

ATTACHMENTS

Nil

AGENDA ITEM: 5.5 STORMWATER MANAGEMENT INFRASTRUCTURE

Prepared by: Jess Curtis
Manager Capital Works

Reviewed by: Anthony Blom
Group Manager Infrastructure Services

Public Excluded: No

EXECUTIVE SUMMARY

1. After the July 2021 flood, in 2022 a business case to support initiatives that will improve Westport's flood resilience was approved for the Resilient Westport programme. The business case included, along with the construction of the stopbank, a funding allocation for stormwater pumps, however the pumps were removed from the final approval while the 3 waters reforms were underway.
2. In September 2024, the Infrastructure Services team began working on a Stormwater Strategy and delivery plan for Westport that included outlets through the proposed flood walls, mobile pumps, and detention ponds.
3. In November 2024, an application was submitted to the Regional Infrastructure Fund (RIF) \$17.5m for stormwater management infrastructure. The project was signalled in the Council's Long-Term Plan (LTP), adopted this year, but stated the project would be externally funded and was not a specific consultation topic.
4. Ongoing negotiations have resulted in the project scope being reduced to outlets along the flood walls and mobile pumps. Accordingly, the RIF application was reduced to a total project cost of \$8,766,225 to reflect the revised scope. Rather than a grant, Kanoa has offered RIF funding based on a 60/40 split with Buller District Council (BDC) i.e. This total is a combination of RIF funding (\$5,271,735, being 60%) and Council funding (\$3,494,490, being 40%).

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5. The stopbank component of the overall Resilient Westport programme is currently ongoing, with West Coast Regional Council undertaking construction. A significant section requiring an outlet upgrade is due for delivery in December 2025 and can be funded from existing budget and/or bringing budget forward.
6. The Council needs to make an initial decision on whether to proceed with the project, to be funded jointly by the RIF and Council, and whether to consult on this initial decision before confirming funding from RIF.

DRAFT RECOMMENDATION

That Council:

1. Receive the report.

2. Decide on the preferred option;

a. Option 1 – Do nothing

or

b. Option 2 – Conduct immediate works while undertaking further consultation as part of the 2026/27 Annual Plan before making a decision on the \$8,766,225 project with Council co-funding

or

c. Option 3 – Proceed with the \$8,766,225 project and co-funding arrangement without further consultation

3. **Notes that the Options 2 and 3 are expected to have a total cost of \$8,766,225, with Kānoa funding \$5,271,735 and Council funding \$3,494,490.**
4. **Notes that should Options 2 or 3 be approved, the Council funding of \$3,494,490 will be loan funded with an expected impact on rates by funding interest and principal repayments, depreciation and write offs of \$186,906 in year 1 of the project, and \$323,813 each year from**

year 2 onwards, assuming a 3.5% interest rate over a 30-year loan period.

- 5. Delegates the Chief Executive to determine the loan structure should a project be confirmed.**

ISSUES & DISCUSSION

BACKGROUND

7. Westport faces multiple stormwater challenges due to a wide catchment area lacking secondary overland flow paths. This limits the ability for excess stormwater to drain away from residential properties. This issue is exacerbated by an aging and undersized stormwater pipe network, a small population base, and a history of flooding events, all of which place additional strain on existing assets and infrastructure.
8. In 2022, a business case was developed in conjunction with the West Coast Regional Council for the Minister of Local Government following an invitation for a co-investment proposal (<https://bullerdc.govt.nz/media/lbod4ujg/final-report-westport-flood-resilience-30-june-2022docx-002-002.pdf>). This package was designed to protect the town whilst long term plans for growth in low-risk areas could be put in place for the future to minimise the long-term financial burden of flood mitigation and protection on the Buller community.
9. One of the elements included in the business case was the approval of flood wall construction (which is now underway by the West Coast Regional Council). Stormwater pumps were also originally included in the business case but were later removed on the grounds they would be funded as part of the 3 waters reforms.
10. Since then, along with changes in the water reforms, integrating stormwater management improvements such as outlet replacements and pumps alongside the stopbank construction has become an urgent priority for the Buller District Council.
11. In 2024, the Council completed a costing exercise for fixed pumpstations and the network to support them. This resulted in an estimate of \$56m with the potential to increase to \$73m. Additionally the ongoing maintenance costs were estimated at \$1.1m per annum, not including depreciation. These costs are unaffordable.

12. Because fixed pumpstations were unaffordable, a new strategy was proposed with three stages:

- Integrating construction of outlets in the stopbank constructed by West Coast Regional Council.
- Mobile pumps, both semi-permanent options, which are designed to stay in place at designated flood-prone locations, and fully mobile units that can be deployed as needed across different sites in emergency situations.
- Constructing detention ponds and dewatering systems.

13. In December 2024, the Council submitted an application to the Regional Infrastructure Fund (RIF) seeking \$17.5m of funding for a project to complete key parts of the new strategy.

LONG TERM PLAN

14. This project was discussed in the 2025–2034 Long-Term Plan (LTP) consultation document (CD) p. 37, highlighting that a \$17.5m application to RIF had been submitted.

'...An application has been made to the Regional Infrastructure Fund (RIF) for the anticipated \$17.5m cost.

Without this funding, the project cannot proceed. While there is some confidence that the RIF application will be favourably reviewed, if this funding is not received, the project will be unable to be completed. Due to the cost, Council has not included any cost or funding for this project in the term of the Long-Term Plan. Further funding options and designs will continue to be explored, and urgent work to integrate with the Westport floodwalls will be prioritised. The risks associated with not doing this are highlighted in the Long-Term Plan document.'

15. The project was also included in the Infrastructure Services strategy table 7-10 of the stormwater services proposals. However, as the project was aimed to receive full external funding, the project was not specifically consulted on through the LTP consultation document (CD) as a proposal.

16. At the time of the LTP adoption, the funding source and terms were unknown and no budget line for Council funding/ rates was included.

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Assumption #24 for stormwater management improvements in the LTP assumed that Council will continue to seek external funding for improving the stormwater management in Westport township and that if external funding is not received, the project will be unable to be completed. This was raised with a high level of uncertainty and a high level of financial impact. On the 30 June 2025 Council resolved to adopt the 2025-2034 LTP.

LONG TERM PLAN AMENDMENT

17. Section 97 of the Act sets out certain major decisions that a Council can make only if they are specifically provided for in the Long-Term Plan (LTP) and have been the subject of public consultation through the LTP process.

18. These major decisions include:

- Significant changes to levels of service for any of the Council's key activities,

19. The relevant level of service provision in the LTP was:

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

20. Based on the levels of service in the LTP, Council officers have assessed the project as not increasing the levels of service for stormwater. The justification for this assessment is that the mobile pumps are for the purpose of emergency response to surface flooding caused by high rainfall events, and not related to business-as-usual levels of service, and although the new outfall pipes will be wider than the current pipes, this is not a significant alteration in the level of service.

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21. This means that the impact of the project as described in the LTP and Consultation Document (CD) meets the requirements of section 97 and 93E, and an LTP amendment will not be required.

CURRENT PROJECT AND FUNDING

22. Council was informed by Kānoa (the Regional Economic Development & Investment Unit of Ministry of Business, Innovation and Employment), the administrators of the RIF, that the initial \$17.5m was not likely to be accepted and an amended RIF application was submitted removing the detention and dewatering element of the project (i.e. the project now includes only the construction of outlets and mobile pumps).
23. A decision on the application was announced on 16 October 2025 for a project cost of \$8,766,225 with funding shared between RIF (\$5,271,735, being 60% of the project cost) and the Council (\$3,494,490, being 40%).
24. Of the \$8,766,225 the two elements are estimated at:
- Outfalls \$2,330,188
 - Mobile pumps \$6,436,037
25. The RIF funding is contingent on the Council confirming the \$3,494,490 of Council funding. To receive the Kānoa contribution, Council will need to confirm with Kānoa what the process for co-funding confirmation will be and a date that Council co-funding availability will be confirmed.
26. In addition to the initial capital costs described above, the project will require operational funding once constructed. Operational funding requirements will include:
- future funding of write-off for any assets removed with life remaining. \$50,000 has been allowed for funding impact scenarios.
 - ongoing depreciation and maintenance costs, which are estimated to be \$133,813 per annum funded through general rates.
27. To provide co-funding for the project, Council will need to raise a loan for \$3,494,490. Three scenarios have been modelled to show the impact of interest and principal repayments depending on the interest rate at the time of the loan agreement. Scenario 1 is for an interest rate of 5%

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over 30 years resulting in annual loan repayments of \$361,135. Scenario 2 is an interest rate of 3.5% over 30 years resulting in annual loan repayments of \$323,813. Scenario 3 is an interest rate of 3.5% over 20 years resulting in annual loan repayments of \$379,689.

28. Combining the interest scenarios with the depreciation, maintenance and potential asset write-off operational costs, the impact on the Council has been modelled in three scenarios shown below. Year 1 costs are lower as these scenarios are assumed to be for part year.

Scenario 1 - interest of 5% over a 30 year term

Year	Total loan repayment incl.				Total rate payer
	interest	Maintenance	Depreciation	Write-off	impact
1	\$227,322	\$46,151	\$87,662	\$50,000	\$411,135
2	\$227,322	\$46,151	\$87,662	\$0	\$361,135

Scenario 2 - interest of 3.5% over a 30 year term

Year	Total loan repayment incl.				Total rate payer
	interest	Maintenance	Depreciation	Write-off	impact
1	\$190,000	\$46,151	\$87,662	\$50,000	\$373,813
2	\$190,000	\$46,151	\$87,662	\$0	\$323,813

Scenario 3 - interest of 3.5% over a 20 year term

Year	Total loan repayment incl.				Total rate payer
	interest	Maintenance	Depreciation	Write-off	impact
1	245,876	46,151	87,662	50,000	429,689
2	245,876	46,151	87,662	-	379,689

29. The construction of the Resilient Westport stopbank by West Coast Regional Council is currently ongoing, with the sections requiring outlet replacements scheduled for delivery immediately and will continue over the coming years. Should the outlets not be completed in

conjunction with the flood protection wall construction, work to complete them post construction will incur increased costs. This will require the stopbank to be rebuilt above and around the outlet itself. The possibility of weakness in the stopbank around the outlet is not understood at this time.

30. To allow for the delivery of immediate replacement a portion of outlet pipes in the stopbank, funding from the 25/26 annual plan has been allocated with further funds to be brought forward from the 26/27 financial year. This immediate work is estimated to be \$350,000 and can therefore be completed without further consultation. However, to replace all outlets that are aging or undersized alongside the stopbank construction, unbudgeted further funding will be required.

POTENTIAL CONSULTATION REQUIREMENTS

31. Should a consultation process be necessary, for the remainder of the project, the earliest opportunity to conduct it would be through the Annual Plan in April 2026. A final decision would not be made by the Council until June 2026. At the same time, construction of the stopbank would continue.
32. Whether consultation is required depends on an assessment of the project and funding decisions against the Council's Significance and Engagement Policy.
33. An assessment of the project against the Council's Significance and Engagement Policy indicates the matter is of high significance because:
- The project equates to more than 5% of Council's asset base or 5% of the Council's budgeted turnover
 - The project will reduce Council income or increases rates
 - The level of impact on affected individuals and groups is high
 - The level of community interest is high
 - The project is likely to generate a high degree of interest or controversy in terms of the number of people potentially affected, the extent of the area potentially affected and the duration of the impacts

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34. Ordinarily consultation would be required in relation to decisions that are assessed to be of high significance. However, the Council's Significance and Engagement Policy also describes the circumstances in which the Council may choose not to consult, by referring to section 82 of the Act, which include:

- the requirements of [section 78](#) to consider the views and preferences of persons likely to be affected by, or to have an interest in, the matter; and
- the extent to which the current views and preferences of persons who will or may be affected by, or have an interest in, the decision or matter are known to the local authority; and
- the nature and significance of the decision or matter, including its likely impact from the perspective of the persons who will or may be affected by, or have an interest in, the decision or matter; and
- the costs and benefits of any consultation process or procedure

35. As discussed below, this situation may be one where the considerations above support a Council decision not to consult irrespective of the significance level of the decision.

36. Council officers have considered the different scopes available to set up a project and their impacts on Council expenses. The objectives that the scopes are assessed against to achieve are:

- Combine replacement aging and undersized outlets during the construction of the Westport township stopbank.
- Ability to pump out surface flooding during high rainfall events.
- The services achieved provide value for money to ratepayers for the impact on Council expenses.

37. These scenarios are discussed further in the attachment and include the following:

- i. BDC funded outlets only
- ii. BDC funded mobile pumps only

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- iii. BDC funded outlets and mobile pumps
- iv. BDC/Kānoa funded outlets only
- v. BDC/Kānoa funded mobile pumps only
- vi. BDC/Kānoa funded outlets and mobile pumps

38. Based on the number of services that can be provided for the community compared to the impact on Council expenses that can be completed the preferred project scope is to complete outlet replacements and procure mobile pumps through the BDC/Kānoa funding opportunity.

39. The options below look to provide elected members with the option to set up this project with or without consultation or set up no project.

OPTIONS

Option 1 – Do nothing

40. Do not set up any projects for outlet replacements or mobile pump procurement with no impacts on funding and no Kānoa funding received.

41. Outlets within the stopbank will be prioritised along with normal asset management and replaced where existing funding allows with the stopbank construction.

Advantages

- There will be no impact on Council expenses in immediate years.

Disadvantages

- Additional funding from Kānoa of \$5,271,735 will not be received.
- Construction of the stopbank by West Coast Regional Council will continue around the Westport township with remaining undersized and aging outlets left in place. Any subsequent action required to upgrade these outlets as part of regular asset management is likely to incur greater costs in the long term.

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- Future replacement that is not coordinated with the install of the stopbank may also cause reputational damage as it will require the stopbank to be rebuilt above and around the outlet itself. The possibility of weakness in the stopbank around the outlet will also need to be understood.
- Mobile pumps will not be procured and deployed. This will mean during heavy rain events, pumps will continue to be hired as required. Any purchase or hire of mobile pump will need to be funded; at this stage, by the Council.

Option 2 – Conduct immediate works while undertaking further consultation as part of the Annual Plan before making a decision on the \$8,766,225 project with Council co-funding.

42. Deliver outlets with the funds available for stormwater asset management in the 25/26 and 26/27 financial years for the immediate section of the stopbank.
43. At the same time include a consultation process in the 26/27 annual plan regarding whether to co-fund (currently, through the general rate) the \$3,494,490 required to access the RIF funding and complete the delivery of remaining outlet replacements in conjunction with the stopbank construction.
44. The estimated milestones for this option are:

Milestone	Estimated timeframe
Council approval (this meeting)	December 2025
Kānoa informed of next steps	December 2025
Delivery of immediate replacement outlet pipe (planned works)	December 25 – March 26
Consultation document approved by Council	February 2026
Consultation through the annual plan	March/April 2026
Final Council decision	Approximately June 2026
Kānoa co-funding outcome confirmed	June 2026

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Delivery of remaining outlets integrated with WCRC	March 2026 – stopbank completion
Mobile pumps procurement and operation establishment	March 2026 for approximately 12 months

Advantages

- Additional funding from Kānoa of \$5,271,735 will be received, allowing for work that would otherwise be funded by Buller ratepayers.
- All outlet along with backflow devices that are undersized and aging will be replaced in conjunction with the construction of the stopbank by the West Coast Regional Council. This will reduce the costs of delivery, and limit reputational risks regarding sequencing of works.
- Mobile pumps will be procured and deployed for operational use in emergency situations with no hire pumps be required for heavy rain events once operational.
- Avoids any risk of a challenge to the Council's decision-making on the basis of a failure to consult.

Disadvantages

- Additional funding from Kānoa will not be received until the co-funding is confirmed after consultation is completed (estimated for June 2026).
- Additionally, for more complex catchments, modelling data and detailed designs will be required. The full project funds will need to be confirmed before designs can be started as current funds do not allow for these costs. Designs will be unable to be started until the post-consultation decision is made.
- Based on scenario 3 as the most likely interest rate (3.5% interest over a 20-year loan period) there will be an impact on Council rates by funding interest and principal repayments of \$429,689 in year 1 of the project, and \$379,689 each year from year 2 onwards.

Option 3– proceed with the \$8,766,225 project and co-funding arrangement without further consultation

45. Commit to design, procure and deliver all outlet replacements and mobile pumps with the project budget of \$8,766,225, being 60% RIF funding and 40% Council funding, without further consultation.
46. Officers consider that proceeding without consultation may be justified as public views and preferences are well understood from previous related LTP consultation. In addition, undertaking consultation may carry a significant potential opportunity cost, in that it may prevent installation of outlet pipes during the construction of the stopbank and may jeopardise the ability of the Council to receive co-funding from the RIF.
47. The estimated milestones for this option are:

Milestone	Estimated timeframe
Council approval (this meeting)	December 2025
Kānoa co-funding confirmed	December 2025
Design and delivery of replacement outlets	December 25 – stopbank completion
Mobile pumps procurement and operation establishment	January 2026 for approximately 12 months

Advantages

- Additional funding from Kānoa of \$5,271,735 will be received, allowing for work that would otherwise be funded by Buller ratepayers.
- All outlet replacement along with backflow devices that are undersized and aging will be delivered in conjunction with the construction of the stopbank by the West Coast Regional Council. This will reduce the costs of delivery, and limit reputational risks regarding sequencing of works.
- Mobile pumps will be procured and deployed for operational use in emergency situations with no hire pumps be required for heavy rain events once operational.

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- Design work will be able to continue to allow for a quick turnaround time for construction when required with West Coast Regional Council.

Disadvantages

- Based on scenario 3 as the most likely interest rate (3.5% interest over a 20-year loan period) there will be an impact on Council rates by funding interest and principal repayments of \$429,689 in year 1 of the project, and \$379,689 each year from year 2 onwards.
- A decision not to consult may give rise to the risk of challenge that the Council has failed to comply with its statutory obligations, noting that the statutory requirement is for the Council to consider views and preferences of persons interested in and affected by a decision; there is no obligation to consult in this instance.

CONSIDERATIONS

Strategic Impact

48. As these assets include Buller Civil Defence Emergency Operations Centre and related infrastructure, and flood protection works and infrastructure they have been assessed as strategic assets. Strategic decisions in these areas concern the whole asset class and not individual components unless those components substantially affect the ability of Council to deliver the service. In this case the services will improve, however not in a substantial way.

Significance Assessment

49. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council Policy on significance can be found [here](#).

50. As described above in this report the matter is assessed as being of high significance.

Risk Management Implications / Opportunities

51. The following risks or opportunities are identified with the issues identified in this report.

52. If the Council funding is not approved, then the project will be unable to go ahead. This will result in undersized and older culverts being

replaced through asset management programmes in order of priority over a long period of time with increased costs and possibility of weakness in the stopbank during construction. No mobile pumps will be able procured for Westport emergency operations teams to use in high rainfall events with pumps continued to be hired as required during heavy rain events.

53.If not consulting the public on funding the project is challenged, the Council must provide valid rational to support the decision.

54.If the assessment of the level of service is seen as being increased, then the Council will require a long-term plan amendment. It has not been considered to significantly increase the level of service.

Policy & Legislative Considerations

55.This project has been reviewed against the Significance and Engagement Policy and Strategic Assets, as well as the decision-making requirements in the Local Government Act 2002 in the background of the report.

Māori Impact Statement

56.The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value; therefore, this decision does not specifically impact Tangata Whenua, their culture, and traditions.

Financial Considerations

57.The financial impact to Council rates by funding interest and principal repayments for the project are approximately \$186,906 in year 1 of the project, and \$323,813 each year from year 2 onwards. See discussion body of the report for further scenarios.

58.The West Coast Regional Council rating impacts to residents of the stopbank are yet to be advised.

Communication Internal / External

59.No consultation is proposed under section 82 of The Act as public views and preferences are well understood, and the loss of time through consulting is likely to be high while an opportunity will be lost.

60. Our understanding of community views is that there has been concern around surface water being trapped in the town and unable to escape by the construction of the stopbank. While this concern has not been proven, the completion of the project will allow the ability to provide further reassurance to the town about surface flooding being reduced through increased outlet sizes and management tools (mobile pumps) for emergency events.

ATTACHMENTS

1. December 2025 Project scope assessment (1) [**5.5.1** - 10 pages]

BULLER DISTRICT COUNCIL Stormwater management improvements project scope
assessment



STORMWATER MANAGEMENT IMPROVEMENTS – PROJECT SCOPE ASSESSMENT

4 December 2025

BULLER DISTRICT COUNCIL Stormwater management improvements project scope assessment

Project objectives

In New Zealand, stormwater networks are typically designed to manage rainfall events up to a 10-year Annual Recurrence Interval (ARI). This design standard ensures that the infrastructure can handle runoff from moderate, frequently occurring storms without causing significant flooding. The network comprises a primary conveyance system of pipes and channels intended to manage rainfall within this threshold, balancing flood protection with infrastructure costs.

In Westport, however, the stormwater network struggles to meet even this 10-year ARI standard due to its reliance on a gravity-fed system paired with aging infrastructure alongside a compromised capacity. The system often becomes overwhelmed during events within the 2- to 5-year ARI range, particularly during periods of high tide or elevated river levels, which limit discharge capacity. During such conditions, the network's reliance on low river levels to drain stormwater effectively is a critical vulnerability. When the river or tide levels are high, stormwater backups within the system, leading to localized flooding, as the gravity-based network has no alternative means to discharge.

Moreover, storm events exceeding the 10-year ARI threshold are ideally managed through a secondary overland flow network, which would channel excess water overland via natural contours, low-lying areas, or roads designed to act as temporary flow paths to designated discharge or storage points. However, large parts of Westport lack functional overland flow paths. The town's existing layout and infrastructure do not support effective overland drainage, leaving stormwater with limited options for controlled runoff during extreme events.

This lack of overland flow paths leaves many areas in Westport highly vulnerable to flooding, particularly during intense rainfalls that exceed the capacity of the primary network. Developing and designating overland flow routes is essential to improving water conveyance during larger storm events and to enhancing the resilience of Westport's stormwater management system.

Stormwater modelling results reveal widespread small-scale flooding across Westport, largely due to the lack of effective overland flow paths. This absence of secondary drainage routes means that stormwater is confined to the primary

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network, which struggles to handle even moderate rainfall events. As a result, localized flooding occurs frequently, especially in low-lying areas where water has limited pathways to disperse.

A high-level strategy was developed in December 2024 to adapt Westport's drainage system to current storm events and allow for future adjustments. This phased strategy includes network upgrades, mobile pump stations, and creating overland flow paths. Pipe upgrades were planned where the West Coast Regional Council is building an engineered stop bank, specifically at points where the stormwater network intersects with this new flood protection structure. These upgrades aim to prevent any future disruption to the stop bank's effectiveness, ensuring that the stormwater system and flood protection are aligned. This use of mobile pump stations allows for flexible responses to changing flood risks and urban layouts.

Funding constraints have put early focus on outlet improvements and a flexible response to emergency events with the following objectives for a project to be established being identified as:

Objective	Description
Integrate outlets with floodwalls	Combine replacement aging and undersized outlets during the construction of the Westport township floodwalls.
Emergency operations	Ability to pump out surface flooding during high rainfall events.
Value for money	The services achieved provide value for money to ratepayers for the impact on Council expenses.

Project scope

An assessment of the different projects that could be set up has been completed below. Each scope has been colour coded based on their ability to meet the objectives identified above.

Colour	Description
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assessment

	Does not meet the project objectives
	Partially meets the project objectives
	Fully meets the project objectives

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BDC funded projects

Scope description	Scope 1 – BDC funded outlets only	Scope 2 – BDC funded mobile pumps only	Scope 3 – BDC funded outlets and mobile pumps	Scope 4 – Kānoa/BDC outlets and mobile pumps
Capital costs	A project budget of \$2,330,188 funded by Council.	A project budget of \$6,436,037 funded by Council.	A project budget of \$8,766,225 funded by Council.	A project budget of \$8,766,225, being 60% RIF funding and 40% Council funding, without further consultation.
Operational costs	The Council will need to continue to hire pumps from out of the district during high rainfall events.	The Council will not need to hire pumps from out of the district during high rainfall events.	The Council will not need to hire pumps from out of the district during high rainfall events.	The Council will not need to hire pumps from out of the district during high rainfall events.
Impact on Council expenses	Based on scenario of 3.5% interest over a 20 year loan period there will be an impact on Council rates by funding interest and principal repayments of \$163,954 each year.	Based on scenario of 3.5% interest over a 20 year loan period there will be an impact on Council rates by funding interest and principal repayments of \$452,846 each year. There will be additional costs for ongoing	Based on scenario of 3.5% interest over a 20 year loan period there will be an impact on Council rates by funding interest and principal repayments of \$616,801 each year. There will be additional costs for:	Based on scenario of 3.5% interest over a 20 year loan period there will be an impact on Council rates by funding interest and principal repayments of \$245,876 each year. There will be additional costs for:

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Scope description	Scope 1 – BDC funded outlets only	Scope 2 – BDC funded mobile pumps only	Scope 3 – BDC funded outlets and mobile pumps	Scope 4 – Kānoa/BDC outlets and mobile pumps
	<p>There will be additional costs for :</p> <ul style="list-style-type: none"> - A one-off write off cost of an estimated \$50,000 - Ongoing depreciation of approximately \$23,302 per annum over 100 years. 	<p>depreciation of approximately \$64,360 per annum over 100 years</p>	<ul style="list-style-type: none"> - A one-off write off cost of an estimated \$50,000 - Ongoing depreciation of approximately \$87,662 per annum over 100 years 	<ul style="list-style-type: none"> - A one-off write off cost of an estimated \$50,000 - Ongoing depreciation of approximately \$87,662 per annum over 100 years
Heavy rain emergency operations	No impact to emergency operations	<p>Ability to pump stormwater out of town during heavy rain events.</p> <p>Ability to move mobile pumps to northern Buller areas during flood events (e.g. Mokihinui and Karamea).</p>	<p>Ability to pump stormwater out of town during heavy rain events.</p> <p>Ability to move mobile pumps to northern Buller areas during flood events (e.g. Mokihinui and Karamea).</p>	<p>Ability to pump stormwater out of town during heavy rain events.</p> <p>Ability to move mobile pumps to northern Buller areas during flood events (e.g. Mokihinui and Karamea).</p>
Social impact	Reassurance to Westport township homeowners of	Improved psychological safety and reduced stress	Improved psychological safety and reduced stress for	Improved psychological safety and reduced stress for

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Scope description	Scope 1 – BDC funded outlets only	Scope 2 – BDC funded mobile pumps only	Scope 3 – BDC funded outlets and mobile pumps	Scope 4 – Kānoa/BDC outlets and mobile pumps
	integrated stormwater and flood water protection.	for residents by reducing surface water levels during heavy rain.	residents by reducing surface water levels during heavy rain. Reassurance to Westport township homeowners of integrated stormwater and flood water protection.	residents by reducing surface water levels during heavy rain. Reassurance to Westport township homeowners of integrated stormwater and flood water protection.
Floodwall integration	All outlet pipes, along with backflow devices, that currently are undersized and aging will be replaced in conjunction with the construction of floodwalls by the West Coast Regional Council. This will reduce the costs of delivery, and limit reputational risks regarding sequencing of works.	Construction of floodwalls by West Coast Regional Council will continue around the Westport township with remaining undersized and aging outlets left in place. Any subsequent action required to upgrade these outlets as part of regular asset management is likely to incur greater costs.	All outlet pipes, along with backflow devices, that currently are undersized and aging will be replaced in conjunction with the construction of floodwalls by the West Coast Regional Council. This will reduce the costs of delivery, and limit reputational risks regarding sequencing of works.	All outlet pipes, along with backflow devices, that currently are undersized and aging will be replaced in conjunction with the construction of floodwalls by the West Coast Regional Council. This will reduce the costs of delivery, and limit reputational risks regarding sequencing of works.

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Scope description	Scope 1 – BDC funded outlets only	Scope 2 – BDC funded mobile pumps only	Scope 3 – BDC funded outlets and mobile pumps	Scope 4 – Kānoa/BDC outlets and mobile pumps
Consultation	Include a consultation process in the 26/27 annual plan regarding whether to fund (currently, through the general rate) the \$2,330,188 project required to complete the delivery of remaining outlet replacements in conjunction with the floodwall construction.	Include a consultation process in the 26/27 annual plan regarding whether to fund (currently, through the general rate) the \$6,436,037 project required to procure mobile pumps for high rainfall surface flooding events.	Include a consultation process in the 26/27 annual plan regarding whether to fund (currently, through the general rate) the \$8,766,225 project required to delivery of remaining outlet replacements in conjunction with the floodwall construction and procure mobile pumps for high rainfall surface flooding events.	Include a consultation process in the 26/27 annual plan regarding whether to fund 40% of the \$8,766,225 project required to delivery of remaining outlet replacements in conjunction with the floodwall construction and procure mobile pumps for high rainfall surface flooding events.
Timeframes	Would be completed inline with WCRC floodwall construction.	Would be procured and set up during the 26/27 financial year.	Would be completed inline with WCRC floodwall construction.	Would be completed inline with WCRC floodwall construction.
Disadvantages	Additional funding from Kāanoa of \$5,271,735 will not be received. Instead, any outlet pipe replacements, upgrades	Additional funding from Kāanoa of \$5,271,735 will not be received. Instead, any mobile pumps will	Additional funding from Kāanoa of \$5,271,735 will not be received. Instead, any outlets and mobile pumps will	Mobile pumps require additional supervision, servicing and deployment time during use.

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Scope description	Scope 1 – BDC funded outlets only	Scope 2 – BDC funded mobile pumps only	Scope 3 – BDC funded outlets and mobile pumps	Scope 4 – Kānoa/BDC outlets and mobile pumps
	<p>and repairs will need to be fully funded by the Council entirely.</p> <p>Mobile pumps will be unable to be procured and deployed. This will mean during heavy rain events, pumps will continue to be hired as required. Any purchase or hire of mobile pump will need to be funded; at this stage, by the Council in the future.</p>	<p>need to be funded by the Council entirely.</p> <p>Mobile pumps require additional supervision, servicing and deployment time during use.</p> <p>Future replacement that is not coordinated with the install of floodwalls may also cause reputational damage as it will require the floodwall to be rebuilt above and around the outlet itself. The possibility of weakness in the floodwall around the outlet will also need to be understood.</p>	<p>need to be funded by the Council entirely.</p> <p>Mobile pumps require additional supervision, servicing and deployment time during use.</p>	

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Preferred project scope

The preferred project scope is the Kānoa/BDC funded outlets and mobile pumps as it looks to achieve the objectives identified.

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AGENDA ITEM: 5.6 RESILIENT WESTPORT ADAPTATION FUND

Prepared by: Penny Bicknell
Programme Manager

Reviewed by: Simon Bastion
Group Manager Regulatory Services

Public Excluded: No

REPORT PURPOSE

1. The purpose of this report is to advise Council of the decision by the Resilient Westport Steering Group (RWSG) and Department of Internal Affairs (DIA) to reallocate the \$2m Adaptation Fund (which is part of the \$22.9m Resilient Westport funding) from Buller District Council (BDC) to West Coast Regional Council (WCRC) to administer.
2. No decision is needed in relation to this information.

EXECUTIVE SUMMARY

3. Central Government Budget 2023 set aside \$22.9m in the Westport Flood Resilience tagged operating contingency (Tagged Contingency) to enable Crown co-investment to build Westport's flood resilience.
4. The funding was a response to the Westport flood resilience proposal for Crown investment submitted to the Minister of Local Government in June 2022 by West Coast Regional Council, Buller District Council and Te Rūnanga o Ngāti Waewae.
5. The \$22.9m was split between WCRC and BDC to deliver several specific projects within the overall programme.
6. The New Zealand Government mandated the Department of Internal Affairs to manage the provision and monitoring of the funding.
7. BDC's funding agreement was dated 8 September 2023 for building Westport's flood resilience. This included \$2m for an adaptation relief fund.

8. The \$2.0 million Adaptation Fund was to assist those that remained exposed to risk.
9. The Resilient Westport Steering Group reviewed funding measures that were put in place after the Auckland Anniversary flooding event and Cyclone Gabrielle flooding events in Tairāwhiti. From these events, property owners had to apply for funding with all mitigation works carried out by the property owners.
10. The RWSG held a workshop in August 2024 to discuss possible criteria for the \$2.0m fund and the complexity around administering funding and mitigation works. At this point, it was unclear how many properties would remain exposed to risk.
11. During the investigation and design phases of the Structural Flood protection work the WCRC team have engaged with property owners that are likely to remain exposed to risk of flooding.
12. At the 10 October 2025 RWSG meeting the adaptation fund was discussed regarding the guidelines for criteria and, given the conversations that had taken place with property owners, which Council was better suited to manage the funding.
13. The RWSG discussed tagging the \$2.0m fund to resource consenting issues for both Snodgrass Road and Carters Beach protection. It was recommended to and supported by DIA and BDC that the \$2.0m fund be managed by WCRC.
14. DIA has advocated, through a variation to the WCRC funding agreement, that the fund be administered by WCRC to build flood protection for the properties outside of the main flood protection scheme on Snodgrass Road and the south side of the Buller River.
15. A variation to the BDC funding agreement has been issued to delete this funding and administration from the BDC funding agreement.
16. There are 10 properties that potentially remain exposed to risk and may require mitigation measures. This number is subject to final design of the flood protection scheme.

17. Mitigation measures for these properties would be negotiated and carried out by WCRC as part of the structural protection scheme. This will facilitate affected party status approval for consent applications and will be negotiated as part of the consent consultation process.
18. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

DRAFT RECOMMENDATION

- 1. That the Resilient Westport Adaptation Fund Report dated 17 December 2025 be received.**

ATTACHMENTS

1. Variation to Funding Agreement between DIA and BDC [**5.6.1** – 1 page]

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VARIATION AGREEMENT

- A. The parties (identified in Part 1) are parties to this Funding Agreement (Agreement), dated 8 September 2023.
- B. The parties agree to vary the Agreement by way of this Variation and agree to be bound by its terms and conditions.

VARIATIONS

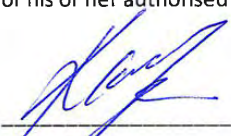
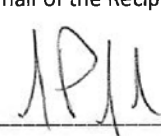
- 1.1 Schedule 1: Funding Schedule items 2.1 (d) and 4.1 (d) are removed in full.
- 1.2 Schedule 1: Funding Schedule item 2 is amended to include the following addition:
- On 24 October 2025 this Agreement was amended to shift the responsibility and associated funding for providing support to property owners outside of the main flood protection scheme to the West Coast Regional Council.

Parties

The Sovereign in right of New Zealand, acting by and through the Chief Executive of the Department of Internal Affairs (**DIA**)

and

Buller District Council.

<p>SIGNATURES</p> <p>SIGNED by the SOVEREIGN IN RIGHT OF NEW ZEALAND acting by and through the Chief Executive of the Department of Internal Affairs or his or her authorised delegate:</p>  _____ Name: Katrina Casey Position: Deputy Secretary, DIA Date: 4 November 2025	<p>SIGNED for and on behalf of Buller District Council by the person(s) named below, being a person(s) duly authorised to enter into obligations on behalf of the Recipient:</p>  _____ Name: Simon Pickford Position: Chief Executive, BDC Date: 14 November 2025
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AGENDA ITEM: 5.7 OROWAITI CULTURAL DISPLAY REPORT

Prepared by: Jess Curtis
Manager Capital Works

Reviewed by: Anthony Blom
Group Manager Infrastructure Services

REPORT PURPOSE

1. This report provides a status update on the Orowaiti cultural display project that has been paused for several years due to Covid-19, flood events in 2021/22, and staffing changes within Council.
2. No decision is needed in relation to this information.

EXECUTIVE SUMMARY

3. In 2020 as part of the Westport water trunk main replacement project, Council entered into a partnership with Te Runanga o Ngāti Waewae to complete a Taonga display project (the project) to recognise the significance of fresh water, the environment, and iwi heritage.
4. The project aims to honour Ngāti Waewae's cultural values of water and kaimoana (seafood), acknowledging water as a sacred taonga (treasure) with a mauri (life force), understanding the deep connection between water and kaimoana through kaitiakitanga (guardianship), and managing resources for current and future generations based on Te Mana o te Wai (the mana of water) and the ki uta ki tai (mountains to sea) philosophy. This involves prioritising the health of water bodies and associated ecosystems, recognising the specific cultural and historical significance of waterways, and ensuring that kaimoana harvesting practices are sustainable and respectful.
5. The centrepiece was proposed to be a steel Pou, created with funding granted through Arahura Marae. A Deed of Gift (the Deed) was signed in April 2021 where Council gifted the Taonga (at the time a Pouwhenua) to Ngāti Waewae by way of funding \$20,000 for the Taonga. The Deed acknowledges the Taonga's cultural significance and the Treaty partnership.

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6. The Deed describes Ngāti Waewae creating the Taonga with Council responsible for transportation, site preparation and installation of the Taonga at site. At the time the site was proposed to be the Stephen Road crossing over the Orowaiti River (Scotts Bridge) that included a carpark, site works, lighting, display foundations and signage.
7. Since the projects inception in 2020, Ngāti Waewae's carver has developed the Taonga to better represent the cultural water values and created metal sculptural hinaki (fishing baskets) alongside carved timber seating, intended as key components of an expanded cultural display. These works currently remain stored in Hokitika, ready for installation once final site and design decisions are confirmed.
8. The project was paused for several years due to Covid-19, flood events in 2021/22, and staffing changes within Council. As the project was reinvigorated in early 2025, a site has identified on the Orowaiti Riverbank, Westport, adjacent to a section of the West Coast Regional Council's (WCRC) planned flood protection works. WCRC is supportive of integrating the cultural display alongside the floodwall pedestrian access to the Orowaiti River.
9. The design is currently underway with early estimates forecasted to be up to \$72,000 of capital spend. These costs are made up of:
 - a. Project management and design costs,
 - b. A timber platform for the hinaki baskets and installation costs for the hinaki baskets and timber seating,
 - c. Interpretation signage to tell the story behind the taonga.
10. As the project's inception through the water trunk main replacement project, the funding for source for the installation of the artwork will be from the remaining funds of the stage 2 trunk main project (forecasting a variance of \$967,541).
11. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

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DRAFT RECOMMENDATION

- 1. That the Orowaiti Cultural Display Report dated 17 December 2025 be received.**

ATTACHMENTS

Nil

BULLER DISTRICT COUNCIL
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AGENDA ITEM: 5.8 ADOPTION OF 22/23 ANNUAL REPORT

Prepared by: John Salmond
Corporate and Strategic Planning Manager

Reviewed by: Lesley Crichton
Interim Group Manager Corporate Services

Simon Pickford
Chief Executive Officer

Public Excluded: No

EXECUTIVE SUMMARY

1. The purpose of this report is to present the Annual Report for the year ended 30 June 2023 to the Council for adoption.
2. Overall, the accounts show a surplus for the year of \$3.79m compared to a predicted surplus of \$0.81m.
3. Net assets at 30 June 2023 total \$498m. This is \$45m higher than 30 June 2022, primarily due to the due to the revaluation of infrastructure assets of \$42m.
4. Net debt (debt less term deposits) was \$19.63 million at balance date. The 2021/2022 Long Term Plan budget assumed that net debt would be \$23.17 million for the 2022/2023 period. The difference in net debt levels is due to Council requiring short term funding for flood recovery projects of \$1.03m as at balance, offset by projects not yet completed in the long term plan.
5. Council budgeted to spend \$10m on capital expenditure in the 2022/2023 Long Term Plan. \$18m was capitalised during the year.
6. The service performance measures and results are also outlined in the annual report.
7. The message from the Mayor and Chief Executive was provided on the front of the annual report and provides a general overview of the activity throughout the year. This would have been current at the time

and noting the change in Mayor and Chief Executives. The intention of the introduction is to provide the reader a better understanding of the scope of the work and achievements throughout the year for that activity. Each activity area also has the financial results and a set of non-financial reporting measures that are reported against targets and work plans

8. The annual report contains the financial reporting benchmarks section, as required by the Local Government (Financial Reporting Prudence) Regulations 2014. This is the 2nd year (of 4 years) of reporting against the 2021-2031 Long Term Plan (LTP) forecasts.

DRAFT RECOMMENDATION

That Council:

- 1. Receives the 2022/23 annual report and 2022/23 Annual Report Summary**
- 2. Adopts the Annual Report for the year ended 30 June 2023**
- 3. Notes the Net Surplus for the year is \$3.79m**
- 4. Receives and notes the Auditor's report on the Annual Report**
- 5. Authorises the Chief Executive Officer to make any necessary minor amendments and corrections to the Annual Report that may occur prior to publication.**

ISSUES & DISCUSSION

BACKGROUND

9. Under section 98 of the Local Government Act 2002 the Council must adopt its annual report within 4 months of the end of the financial year in which it relates to. This report has been delayed due to a magnitude of different reasons and most specifically around the key items that Council have queried with the Auditor General.
10. The purpose of the annual report is to compare the actual performance of the Council with its planned performance as set out in the annual plan and long-term plan. It covers both financial and non-financial performance information.

BULLER DISTRICT COUNCIL
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11. EY has been appointed as the Council's auditor and is responsible for undertaking the annual audit. The independent audit report prepared by the Auditor reports on whether the annual report presents fairly the Council's financial and non-financial performance for the year.

12. Statement of Financial Performance

- a. Overall, the annual accounts show a surplus / deficit for the year of \$3.79m compared with a budgeted surplus of \$0.81m
- b. Revenue for the year was \$51.2m, which was 18.35m more compared to the budget.

13. Expenditure for the year was \$48.18m, which was \$16.05 above the budgeted amount.

Capital Expenditure for the year was \$12.5m against a budget of \$12m.

Balance Sheet

14. Net assets at 30 June 2023 total \$498m. This is 45m higher than 30 June 2022, primarily due to the revaluation of infrastructure assets of \$42m.

Annual Report Summary

15. Under sections 98&99 of the Local Government Act 2022, the Council is required to make publicly available a summary of its Annual Report. The summary is required to be audited. This will be made available within 1 month and will have the following:

- a. The mayor and Chief Executives report
- b. A summary of the financial statements
- c. Key performance measures from the LTP
- d. Summary of activities

Audit

16. Council has received a disclaimer as the audit opinion for the 22/23 Annual Report. The reasons for this are outlined in the management letter, but the key issues are around the below:

BULLER DISTRICT COUNCIL
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17. EY are unable to obtain sufficient appropriate evidence to the following but not limited to the areas listed below:
- a. Infrastructure Assets Valuations
 - b. Work in Progress
 - c. Subsidies and Grants recognition
18. The letter covers several areas, but the key ones are around the above and other matters related to them.
19. EY have had challenges on the costs capitalised for some consultants, where Council has not been able to provide the necessary supporting information outlining what has been performed on the asset, the number of hours, and how it is justifiable to be capitalised. The letter does allude to the lack of supporting evidence.

Other Matters

20. The management letter provides information which talks about the KMPG PMO review and that the findings from this. The observations from the audit were consistent in nature. Council has taken significant measures to rectify these and the steps that have been taken are outlined below.

Steps Council Have Taken

21. Council have taken a number of steps to rectify the concerns raised within the draft audit opinion. The key measures taken have been:
- a. Input recommendations from PMO review after understanding the root cause of the issues established
 - b. We have engaged directly with the auditor to understand specific deficiencies
 - c. Updating all processes, as well as updating all policies and procedures
 - d. Strengthened financial controls
 - e. Stronger internal controls over accounting and reporting

f. Key steps have been taken to improve the working relationship between the Council and the auditor

g. We are now able to give the evidence required from EY

OPTIONS

Option 1 – Adopt the annual report

Advantages

- Provide transparency on service delivery
- Tracks progress against strategic goals, budgets, and key performance indicators
- Highlights achievements and areas needing improvement
- Identifies risks and opportunities for service improvement.
- Legally, Councils in New Zealand are required under the Local Government Act 2002 to adopt the annual report

Disadvantages

- None identified

Option 2 – Not adopt the 22/23 annual report

Advantages

- None identified

Disadvantages

- Legal Non-Compliance
- Ongoing breach of statutory obligations
- Loss of transparency

PREFERRED OPTION

- The preferred option is Option One – adopt the 22/23 annual report

CONSIDERATIONS

Strategic Impact

22. Appropriate reporting provides valuable information to enable decisions to be made on the future operations of the business. By

documenting what has been adopted, it strengthens governance, accountability, and transparency.

Significance Assessment

23. Section 76AA of the Local Government Act requires the Council to adopt a policy on significance and engagement. The Council Policy on significance can be found [here](#).

24. This report is assessed as being medium significance.

Risk Management Implications / Opportunities

25. The following risks or opportunities are identified with the issues identified in this report.

- Reputational risk
- Loss of trust
- Funding and borrowing challenges – These have been addressed

Policy & Legislative Considerations

26. Section 98(1) of the Local Government Act 2002 requires 'a local authority must prepare and adopt in respect of each financial year an annual report. The Local Government (Financial Reporting and Prudence) Regulations 2014 requires Council to disclose performance in relation to benchmarks in the annual plan, annual report and long-term plan

Māori Impact Statement

27. The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value; therefore, this decision does not specifically impact Tangata Whenua, their culture and traditions.

Financial Considerations

28. The Annual Report contains extensive financial information about the Council, but the adoption of the Annual Report does not have direct financial implications

Communication Internal / External

BULLER DISTRICT COUNCIL
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29. It is expected that there will be significant internal and external interest in this report which will be managed through the Council's communications policy.

ATTACHMENTS

1. 23 BDC Audit Report Disclaimer DRAFT 050924 clean [**5.8.1** - 3 pages]
2. A005 BDC Representation Letter Draft [**5.8.2** - 4 pages]
3. BDC - LAG 260 NZ Letter to Those Charged With Governance Audit Engagement [**5.8.3** - 4 pages]
4. Annual Report 2023 [**5.8.4** - 195 pages]



INDEPENDENT AUDITOR'S REPORT

TO THE READERS OF BULLER DISTRICT COUNCIL'S ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2023

The Auditor-General is the auditor of Buller District Council (the District Council) and its subsidiaries and controlled entities (and Group). The Auditor-General has appointed me, Brendan Summerfield, using the staff and resources of Ernst & Young, to:

- carry out an audit, on the Auditor-General's behalf, of:
 - the financial statements of the District Council and Group on pages [...] to [...], that comprise the statement of financial position as at 30 June 2023, the statement of comprehensive revenue and expenses, statement of changes in equity for the year ended on that date, and the notes to the financial statements that include other explanatory information, and the statement of accounting policies;
 - the performance information on the District Council's levels of service, for each group of activities for the year ended 30 June 2023, on pages [...] to [...], which includes the statements about significant capital expenditure for each group of activity, and the funding impact statement information for each group of activities;
 - the funding impact statement for the whole of Council on page [...]; and
- report, on the Auditor-General's behalf, on:
 - the compliance of the information on pages [...] to [...] of the District Council's annual report with the requirements of Part 3 of Schedule 10 of the Local Government Act 2002; and
 - the completeness and accuracy of the disclosures, on performance in relation to benchmarks, on pages [...] to [...] of the District Council's annual report in accordance with Schedule 5 of the Local Government (Financial Reporting and Prudence) Regulations 2014.

Disclaimer of opinion on the financial statements, performance information and funding impact statement

We do not express an opinion on the financial statements, the performance information, or the funding impact statement of the District Council and Group.

Because of the significance of the matters described in the Basis for our disclaimer of opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements, the performance information, or the funding impact statement.

Basis for our disclaimer of opinion

The scope of our audit was limited because we were unable to obtain sufficient appropriate audit evidence for the matters described below. These matters also limited our work on the District Council's performance information and funding impact statement. There were no satisfactory audit procedures that we could adopt to determine the effects of these limitations in scope. These matters are considered material and pervasive.

Infrastructure assets

The District Council and Group could not provide sufficient appropriate audit evidence to support the amount of recorded additions to infrastructure assets in the year or whether they were appropriately capitalised.



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We were therefore unable to determine whether the current year additions to infrastructure assets amounting to \$15,795,000 (see note 13 Current year additions), or Other Expenses amounting to \$28,875,000 (see Statement of Comprehensive Revenue and Expenses) required any adjustments.

The District Council and Group revalued its infrastructure assets at 30 June 2023. An external party assisted with assessing the value of these assets and in doing so placed significant reliance on information provided by the District Council, including current year additions. Given the limitations in the supporting evidence able to be provided in relation to infrastructure current year additions, we could also not obtain sufficient appropriate audit evidence in relation to the valuation of infrastructure assets as at 30 June 2023.

We were therefore unable to determine whether infrastructure assets amounting to \$453,504,000 as at 30 June 2023 (see note 13) required any adjustment. We were also unable to determine whether the Asset revaluation reserve of \$308,336,000, including the current year revaluation of \$41,489,000 required any adjustment.

Infrastructure and Other Fixed Assets Work in Progress

The District Council and Group could not provide a detailed assessment of the projects recorded as Work in Progress (WIP) to support the appropriate recognition of each project as WIP. We were therefore unable to determine the appropriateness of the carrying amount of WIP amounting to \$6,826,000 (see note 13 \$5,354,000 (Infrastructure) and \$1,472,000 (Other Fixed Assets)) as at 30 June 2023.

Costs claimed and reimbursed under Subsidies and Grants

The District Council and Group have recorded revenue from subsidies and grants totalling \$23,301,000 (see Statement of Comprehensive Revenue and Expenses and note 2). These subsidies and grants are generally dependent on having incurred relevant costs which they seek to reimburse or refund. The District Council could not provide sufficient and appropriate evidence that the costs claimed and reimbursed for certain subsidies and grants were in line with the funding agreements.

We were therefore unable to determine whether Subsidies and Grants recorded as revenue (amounting to \$23,301,000) and receivable (amounting to \$XXXX (Statement of Financial Position)) were properly recorded, whether all or some of these amounts should be reversed, or whether a provision to repay the associated cash received should be recognised.

The matters described above may also have affected the recorded surplus for the year of \$3,943,000.

Report on the requirements of Part 3 of Schedule 10, and Schedule 5

We do not report on whether:

- the relevant information included in the District Council's annual report complies with the requirements of Part 3 of Schedule 10 of the Local Government Act 2002, or
- the District Council's annual report includes disclosures on performance in relation to benchmarks that are complete and accurate in accordance with the requirements of Schedule 5 of the Local Government (Financial Reporting and Prudence) Regulations 2014.

Basis for our report on the requirements

Because we have been unable to obtain sufficient appropriate audit evidence to provide a basis for our opinion on the financial statements, performance information and funding impact statements, we also do not have a basis for reporting on the requirements of Part 3 of Schedule 10 and Schedule 5 of the Local Government Act 2002 and the Local Government (Financial Reporting and Prudence) Regulations 2014, respectively.



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Responsibilities of the Council

The Council is responsible for preparing the information contained in the annual report that we are required to audit and report on, as appropriate (the relevant annual report information).

The requirements related to the relevant annual report information arise from Part 3 of Schedule 10 of the Local Government Act 2002, and Schedule 5 of the Local Government (Financial Reporting and Prudence) Regulations 2014.

The Council is responsible for such internal control as it determines is necessary to enable it to prepare information that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council is responsible for assessing its ability to continue as a going concern. The Council is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless there is an intention to amalgamate or cease all of the functions of the District Council and the Group or there is no realistic alternative but to do so.

Responsibilities of the auditor

Our responsibility is to carry out an audit of, and report on, as appropriate, the relevant annual report information of the District Council and Group in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board, and issue an auditor's report.

However, because of the matters described in the Basis for disclaimer of opinion section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements, performance information or funding impact statements or report on other related information. We were also unable to report on the requirements of Part 3 of Schedule 10, and Schedule 5.

Our responsibilities arise from the Public Audit Act 2001 and the Local Government Act 2002.

Independence

We are independent of the District Council and Group in accordance with the independence requirements of the Auditor-General's Auditing Standards, which incorporate the independence requirements of Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners* issued by the New Zealand Auditing and Assurance Standards Board.

Other than the audit of, and report on, as appropriate, the relevant annual report information and the audit of the debenture trustee reporting we have no relationship with, or interests in, the District Council or its subsidiaries and controlled entities.

Brendan Summerfield
Ernst & Young
Chartered Accountants
On behalf of the Auditor-General
Christchurch, New Zealand

Date 17 December 2025

BULLER DISTRICT COUNCIL

17 DECEMBER 2025

[BDC Letterhead]

[Date] – As per Date of the Adoption of the Annual Report

Brendan Summerfield
Partner
Ernst & Young
Level 4/93 Cambridge Terrace
Christchurch 8013

REPRESENTATION LETTER FOR THE YEAR ENDED 30 JUNE 2023

This representation letter is provided in connection with your audit, carried out on behalf of the Auditor-General, of the financial statements and statement of performance of Buller District Council (the Council) for the year ended 30 June 2023 for the purpose of expressing an independent opinion about whether:

The financial statements:

- present fairly, in all material respects:
 - the financial position as at 30 June 2023; and
 - the financial performance and cash flows for the year then ended; and
- comply with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity reporting standards (PBE Standards).

The statement of performance:

- presents fairly, in all material respects, the performance for the year ended 30 June 2023, including:
 - the performance achievements as compared with forecasts included in the statement of performance expectations for the financial year; and
 - the actual revenue and expenses as compared with the forecasts included in the statement of performance expectations for the financial year.
- complies with generally accepted accounting practice in New Zealand.

We understand that your audit was carried out in accordance with the Auditing Standards issued by the Auditor-General, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board.

We understand that because you will be issuing a non-standard audit report, the Auditor-General has the responsibility to refer to that audit report in a report to Parliament in accordance with section 20 of the Public Audit Act 2001.

General representations

To the best of our knowledge and belief:

- the resources, activities, and entities under our control have been operating effectively and efficiently;
- we have complied with our statutory obligations including laws, regulations, and contractual requirements;
- we have carried out our decisions and actions with due regard to minimising waste;
- we have met Parliament's and the public's expectations of appropriate standards of behaviour in the public sector (that is, we have carried out our decisions and actions with due regard to probity); and
- any decisions or actions have been taken with due regard to financial prudence.

We also acknowledge that we have responsibility for designing, implementing, and maintaining internal control (to the extent that is reasonably practical given the size of Buller District Council) to prevent and detect fraud or error, and which enables the preparation of the financial statements and the statement of performance that are free from material misstatement whether due to fraud or error.

Representations on the financial statements and the statement of performance

We confirm that all transactions have been recorded in the accounting records and are reflected in the financial statements and statement of performance, and that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

- we have fulfilled our responsibilities for preparing and presenting the financial statements and the statement of performance as required by Local Government Act 2022 and, in particular, that:
 - the financial statements:

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

- present fairly, in all material respects:
 - the financial position as at 30 June 2023; and
 - the financial performance and cash flows for the year then ended; and
- comply with generally accepted accounting practice in New Zealand in accordance with PBE Standards.
- the statement of performance:
 - presents fairly, in all material respects, the performance for the year ended 30 June 2023, including:
 - the performance achievements as compared with forecasts included in the statement of performance expectations for the financial year; and
 - the actual revenue and expenses as compared with the forecasts included in the statement of performance expectations for the financial year.
 - complies with generally accepted accounting practice in New Zealand.
- we believe the methods, significant assumptions, and data used in making and supporting the accounting estimates and the related disclosures in the financial statements and performance information are appropriate to achieve recognition, measurement, or disclosure that is in accordance with the applicable financial reporting framework;
- we have appropriately accounted for and disclosed the related party relationships and transactions in the financial statements;
- we have adjusted or disclosed all events subsequent to the date of the financial statements and the statement of performance that require adjustment or disclosure; and
- we believe the effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements and statement of performance as a whole. A list of the uncorrected misstatements is attached to this representation letter.
- we have disclosed all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements. Where applicable, such litigation and claims have been accounted for and disclosed in accordance with PBE Standards.

Representations about the provision of information

We confirm that, to the best of our knowledge and belief, having made such enquiries as we considered necessary for the purpose of appropriately informing ourselves:

- we have provided you with:
 - all information, such as records and documentation, and other matters that are relevant to preparing and presenting the financial statements and the statement of performance; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- we have disclosed to you the results of our assessment of the risk that the financial statements and statement of performance may be materially misstated as a result of fraud;
- we have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements and the statement of performance.
- we have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements and statement of performance communicated by employees, former employees, analysts, regulators, or others;
- we have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing financial statements and the statement of performance;
- we have provided you with all the other documents ("other information") which will accompany the financial statements and the performance information which are consistent with one another, and the other information does not contain any material misstatements; and
- we have disclosed the identity of the related parties, all of their relationships, and all of their transactions of which we are aware.

BULLER DISTRICT COUNCIL

17 DECEMBER 2025

Reliance on experts

We agree with the results of the asset valuations performed by BECA (infrastructure assets) and Quotable Value (investment properties), engaged to value the respective assets. We have adequately considered the qualifications of BECA and Quotable Value in determining the amounts and disclosures included in the financial statements and the underlying accounting records. We did not give or cause any instructions to be given to BECA and Quotable Value with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an effect on their independence or objectivity as independent experts.

We agree with the results of the drinking water testing performed by SGS New Zealand, engaged to test the Part 4 – bacteria compliance criteria of the drinking water standards. We have adequately considered the qualifications of SGS New Zealand in determining the drinking water supply compliance and disclosures included in the financial statements and the underlying records. We did not give or cause any instructions to be given to SGS New Zealand with respect to the values or testing results derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an effect on their independence or objectivity as independent experts.

Going concern basis of accounting

We confirm that, to the best of our knowledge and belief, the Council has adequate resources to continue operations at its current level for the foreseeable future. For this reason, the Council continues to adopt the going concern basis of accounting in preparing the financial statements and the statement of performance for the year ended 30 June 2023. We have reached this conclusion after making enquiries and having regard to circumstances that we consider likely to affect the Council during the period of one year from date of this letter, and to circumstances that we know will occur after that date which could affect the validity of the going concern basis of accounting.

We consider that the financial statements and the statement of performance adequately disclose the circumstances, and any uncertainties that we can reasonably be expected to be aware of concerning the adoption of the going concern basis of accounting by the Council.

Throughout the year, the Council has complied with the requirements of its banking arrangements, debenture trust deeds and negative pledge agreements, including those relating to its net tangible assets ratios.

Property, Plant and Equipment Fair Value Estimate

We confirm that the significant judgments made in making the property, plant and equipment fair value estimate have taken into account all relevant information of which we are aware of.

We believe that the selection or application of the methods, assumptions and data used by us have been consistently and appropriately applied or used in making the property, plant and equipment fair value estimate.

We confirm that the significant assumptions used in making the property, plant and equipment fair value estimate appropriately reflect our intent and ability to carry out property, plant and equipment activities on behalf of the entity.

We confirm that the disclosures made in the consolidated financial statements with respect to the accounting estimate, including those describing estimation uncertainty, are complete and are reasonable in the context of Public Benefit Entity Standards.

We confirm that appropriate specialised skills or expertise has been applied in making the property, plant and equipment fair value estimate.

We confirm that no adjustments are required to the accounting estimate(s) and disclosures in the financial statements.

Publication of the financial statements and statement of performance and related audit report on a website

- The Council accepts that it is responsible for the electronic presentation of the audited financial statements and statement of performance.
- The electronic version of the audited financial statements and statement of performance and the related audit report presented on the website are the same as the final signed version of the audited financial statements and statement of performance and audit report.
- We have clearly differentiated between audited and unaudited information on the website and understand the risk of potential misrepresentation without appropriate controls.
- We have assessed the security controls over audited financial and performance information and the related audit report, and are satisfied that procedures are adequate to ensure the integrity of the information provided.
- Where the audit report on the full financial statements and statement of performance is provided on a website, the financial statements and statement of performance are also provided in full.

The representations in this letter are made at your request and to supplement information obtained by you from the records of the Council and to confirm information given to you orally.

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

Yours faithfully

Chairperson

Chief Executive

BULLER DISTRICT COUNCIL
17 DECEMBER 2025



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Private & Confidential
Risk & Audit Committee
Buller District Council
6-8 Brougham Street
Westport 7825

10 December 2025

Dear Risk & Audit Committee

2023 Audit of Buller District Council ("BDC")

We have provided this report in our role as the appointed auditor of the Council on behalf of the Auditor-General in accordance with the Public Audit Act 2001. This report is intended solely for the use of the Committee, and should not be used for any other purpose nor given to any other party without our prior written consent. This report should be presented in a confidential section of the Finance, Risk and Audit Committee and Council meeting.

During the performance of our audit procedures, we have been unable to obtain sufficient appropriate audit evidence to conclude on a number of transactions, and ultimately balances included within BDC's primary financial statements. This also has a flow on impact to other parts of the annual report, where we are consequently unable to conclude (or where the disclosures are impacted/derived from balances within the primary statements where we have been unable to obtain sufficient appropriate audit evidence).

Given the matters described below our audit is unable to be completed and we anticipate issuing a disclaimer opinion as we are unable to obtain sufficient appropriate evidence to the following audit areas (but not limited to these audit areas):

- ▶ Infrastructure Assets Valuations
- ▶ Work In Progress
- ▶ Subsidies and Grants Recognition

Qualitative aspects of accounting practices and financial reporting

In our professional judgement, the findings below need to be communicated in writing to you.

Infrastructure Assets

Background

- ▶ BDC has a total of \$413.9m of fixed assets recorded at 30 June 2023 (2022: \$410m). The movement for infrastructure assets is largely driven by additions, disposal and depreciation for the year.
- ▶ Infrastructure assets (roading network and Three Waters) are formally revalued, at a minimum, every 3 years by an independent third party, Beca, on a depreciated replacement cost basis (assuming carrying value materially reflects fair value). The latest valuation (including all roading and three waters assets) was as at 30 June 2022.



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- ▶ BDC did not engage an independent party for a valuation of infrastructure assets as part of our initial audit process in September 2023 and EY didn't agree with the justifications for no material movements in fair value prepared by BDC. There was inconsistency in observations and outcomes when compared to market based evidence.
- ▶ In December 2024, BDC engaged with Beca to retrospectively prepare third party valuations for infrastructure assets (three waters and roading) as at 30 June 2023.

Audit response

- ▶ We have reviewed the Valuation Report provided by BDC on roading and three water assets in June 2025. While both of these valuations identified that there had been material movements in the fair value for various reasons, detailed below, we were unable to obtain sufficient appropriate audit evidence over these third-party valuations:
 - ▶ The valuation is based on the 2022 balance. The additions information used in the valuation report, along with other key assumptions, are provided by BDC and no additional work was performed by the valuer to verify the appropriateness of information supplied by BDC.
 - ▶ EY has concerns over the underlying completeness and accuracy of the BDC accounting data and we were unable to obtain appropriate supporting documents as part of our data completeness check.
- ▶ We have performed additions procedures to verify the existence of the additions of the infrastructure assets for the year ended 30 June 2023 and noted the following:
 - ▶ The infrastructure asset additions procedures for FY23 included testing a sample including 6 key items and 13 representative sample items to agree infrastructure asset additions in the year to appropriate supporting documentation.
 - ▶ Within the sample there were 5 of the 6 key items and 3 of the 13 representative samples where the supporting information available from BDC did not provide evidence that outlined for those items tested what had been performed, on what project and consequently how it gave rise to a capital asset.
 - ▶ Based on information available and provided by BDC there is a significant balance in the infrastructure asset additions over which we are unable to conclude whether it should be capitalised or considered operational expenditure which consequently affects the balance in totality for infrastructure assets.
- ▶ Due to the issues noted above, we are therefore unable to rely on the valuation report, and unable to determine whether the valuation would require any adjustments or whether the asset revaluation reserve would require adjustments.

Work In Progress

Background

- ▶ BDC has a total of \$6.8m of WIP balance as at 30 June 2023 (2022: \$11.01m). Of the closing WIP balance, approximately \$4.6m is additions for the year end \$2.5m was carried forward from FY22.
- ▶ Costs can only be capitalised if the capitalisation criteria under PBE IPSAS 17 Property, Plant and Equipment are met.

Audit response

- ▶ We selected a sample of material infrastructure asset additions during the year and vouched these to supporting documentation to obtain assurance that costs were only capitalised which fulfilled the capitalisation criteria under PBE IPSAS 17 Property, Plant and Equipment.



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-
- ▶ Within this sample there were 9 of the 13 representative items and 4 of the 6 key items where the supporting information available from BDC did not provide evidence that outlined for these items tested what had been performed, on what project and consequently how it gave rise to a capital asset.
 - ▶ We had particular challenge on costs capitalised for some consultants, where BDC has generally not been able to provide supporting information outlining what has been performed, on what asset, the number of hours, and how it is justifiable to be capitalised. The invoices provided to support transactions were sometimes limited in the information they provided.
 - ▶ In addition to the additions procedures noted above, our procedures on Infrastructure and Other PPE WIP in FY23 included a project review of a judgemental sample of 10 projects that has been classified as WIP as at year end. This procedure is performed to understand whether the relevant project is appropriately capitalised and classified as WIP at year end.
 - ▶ From the commentary on project status provided as of March 2024 we were unable to draw conclusions on the appropriateness of the WIP balance as of 30 June 2023.

Subsidies and Grants Recognition

Background

- ▶ The Council receive recurring Waka Kotahi funding to subsidise costs associated with local roads. The funding assistance rate is typically fixed percentage with higher amounts being available in certain circumstances such as for emergency works.
- ▶ Significant other Grant funding has historically been received from Department of Internal Affairs (DIA), Ministry of Business Innovation & Employment (MBIE) and the Provincial Growth Fund (PGF).
- ▶ Council recognises a liability for funding received in advance until work is conducted and objectives met ahead of revenue being recognised. Where elements of the work is outsourced and the Council will transfer those funds in advance to the third parties and recognise a prepayment until they receive support for the expenses being incurred and then release the revenue accordingly.

Audit Response

Waka Kotahi ("WK") Grants: Year to 30 June 2023: \$7,295k

- ▶ Our procedures on the WK grants included agreeing the grants received to WK's payment schedule and to subsequent receipt in the BDC bank accounts.
- ▶ We have also sought to further assess the underlying cost included in the payment schedule for appropriateness in accordance with the WK's claim guidance. This testing included 9 key items and a representative sample of 5 items.
- ▶ One key item had \$622k of consultancy costs as part of \$1,378k total expenditure to date. As noted above, BDC has generally not been able to provide supporting information outlining what has been performed for some consultants costs.
- ▶ We note some of the costs claimed are related to capital projects and some to operating expenditure projects (so have a compounding impact on the observations in Infrastructure Additions and WIP additions detailed above).

All other grants and subsidies: Year to 30 June 2023: \$16,006k

- ▶ Our procedures on other grants and subsidies consisted of 19 key items and 5 representative sample items.



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- ▶ There are similar types of issues on other grants revenue and grants where we have not been provided breakdowns or underlying agreements. Of the breakdown of costs received, we have judgementally selected invoices for testings to check the cost included are appropriate according to the contract.
- ▶ We were unable to obtain sufficient and appropriate evidence on majority of the invoices selected to assess if the cost included is appropriate based on the funding agreements. The lack of the sufficient appropriate audit evidence is due to a number of factors, including but not limited to the following:
 - ▶ Internal (wage/salary) cost recharges - BDC are unable to provide support for how the rate charged for internal staff members costs has been calculated or reliably measured the hours incurred, nor has an assessment been made as to whether BDC has claimed more than the relevant staff member(s) are paid.
 - ▶ Significant Project Management Office costs - BDC are unable to provide appropriate support for what has been performed and to which project it relates.
 - ▶ BDC did not provide appropriate support that outlined what has been performed, who performed it and what project it relates to, to validate the cost has been claimed correctly e.g. relates to a specific road, relates to the correct activity etc. and how that meets the eligibility of the funding agreement.

Other Matters

KPMG PMO Review

- ▶ At the end of the 2023 financial year and early in the 2024 financial year a significant number of local (Westport) media stories were run that alleged a number of issues within BDC.
- ▶ BDC commenced scoping a PMO Review in October 2023 (performed by KPMG), with a final report provided to BDC in March 2024, and provided to EY in May 2024,
- ▶ The broad observations and themes in the KPMG report are consistent in nature and type with the difficulties we encountered in obtaining sufficient appropriate audit evidence across a number of areas of our financial statements audit.

This letter has been prepared for the sole use of the Council. It must not be disclosed to a third party or quoted to or referred to without our written consent. No responsibility is assumed by EY to any other person.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'B Summerfield', written over a light blue horizontal line.

Brendan Summerfield
Partner, EY
On behalf of the Auditor-General



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri



Annual Report

2023

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Councillor Linda Webb

Councillor Graeme Neylon

Part one:

Overview

A message from our Mayor and Chief Executive Officer

Me mahi tahi tatou, kia whai Orangatanga mo te Katoa.
We need to work together to have prosperity for all.

Welcome to Council's Annual Report for 2022/2023 which details our performance for the second year of the Long Term Plan (LTP) 2021-2031 "Shaping our District". The year in review saw the continuation of the district's flood recovery as the more significant infrastructure projects moved into the delivery phase. Council staff have worked alongside the project management office and our central government funding partners to ensure the extraordinary capital delivery programme is achieved. The successful flood recovery hub, which was integral to supporting our community at a social level, was closed and its role transitioned to local social services.

The local body elections in October 2022 resulted in six new faces joining our governance group for the new triennium. With a strong workload underway, it has been a busy time to bring our new elected members up to speed and maintain momentum on the critical infrastructure delivery programme.

Council has been well supported through a period of recruitment for a full time CEO, after the departure of Sharon Mason in December. Rachel Townrow and Sean Judd have been invaluable as acting CEOs whilst the recruitment continued. In August 2023, Council was pleased to appoint Steve Gibling as CEO for a short term, with Simon Pickford for a five year term beginning in March 2024.

A number of complex infrastructure projects will be delivered over a multi-year timeframe, however key projects delivered in this year included completion of Kānoa (previously Provincial Growth Fund) and Ministry of Business Innovation and Employment (MBIE) funded projects such as the Reefton public toilets, Westport cycleway connector trails, Westport port harbourmaster's office and other safety and security improvements, and the Temporary Accommodation Village at Alma Road. The Department of Internal Affairs and National Emergency Management Agency (NEMA) also remain key partners with projects completed including the next stage of Westport water trunk main replacement, water supply improvements at Karamea Reserve (DIA) and dredging of silt and gravel from Westport Harbour to help keep the shipping channel clear (NEMA).

Partnership with Mana whenua

Under the Crown's obligations arising from Te Tiriti o Waitangi, Te Rūnanga o Ngāti Waewae as mana whenua are engaged in the future direction setting for the West Coast and specifically the Buller District. Our partnership has continued to mature and develop over time and this year the recently elected Councillors attended a full day visit to Arahura Marae to build on our knowledge and understanding of Te Tiriti and demonstrate our commitment to building on the relationship we have with local Iwi.

Flood Recovery

The past 12 months have seen the Buller District Council continue to work in partnership with central government agencies as we move into the delivery phases of the more significant infrastructure repairs. The partnership which resulted in NEMA approval of the Tranche 2 package of flood repairs valued at over \$17m has progressed and some projects were completed. The \$2.5m three waters repairs package which includes various stormwater and water supply repairs is largely complete. The \$1.5m betterment package of works for stormwater has also begun with a number of works completed and others well underway in terms of planning, tendering and design work. This focusses on lifting wastewater pumps, installing stormwater back-flow prevention and investigation work into an alternative water supply for Westport.

The \$5.9m flood repair of the Holcim and Kawatiri wharves in Westport is progressing, with the removal of the adjacent KiwiRail buildings, consents and design review all underway. That work will take approximately a year to complete. Rock protection works totaling around \$2.5m have also reached completion at the Westport Eastern Tiphead wall, Reefton campground stopbank and the historic Reefton Landfill.

Council is working with the West Coast Regional Council (WCRC) and central government agencies as part of the Resilient Westport Steering Group (RWSG). The RWSG has been established to provide direction to the drawdown of \$22.9m from central government for a package of projects to improve resilience over time. This work aligns with PARA (Protect, Avoid, Relocate, Accommodate) framework and includes hard flood defences as well as master planning of less risk prone land options, planning

and zoning changes and enhanced emergency management capability. These are significant and complex projects over a multi-year period that will require considerable input from all parties involved to achieve the outcome we all desire.

Roading Network Return to Service

The district's roading network was significantly impacted by the flooding events with over 150 defects recorded. Council has worked with Waka Kotahi / NZTA to determine the repair methodology for each defect. Defects requiring minor repairs were assigned to Councils maintenance contractor in November 2022 with these works completed in late 2023, the remaining 84 sites were packaged into 12 bundles of work. Construction contracts for these bundles of work have been awarded to 8 main-Contractors. 22 sites remain to be completed with 5 of these currently under construction. All remaining works are expected to be completed by early December 2024.

Climate change adaptation

Council will continue to focus on and prepare the district to adapt to climate change. The flood events have highlighted the need for some difficult conversations with the community around climate change and adaptation as the effects are being felt here and now. Council continues our partnership approach with relationships established with Canterbury University and Kotahitanga Mo te Taio alliance (KMTT) that will add depth and technical innovation to Councils staged approach to developing a climate change adaptation strategy.

Kotahitanga Mo te Taio alliance (KMTT)

In August last year, the Buller District Council and Te Runanga o Ngāti Waewae hosted the Kotahitanga mō te Taiao (KMTT) Alliance at a hui in Westport. The hui brought 65 participants together from 30 organisations across Te Taihū and Kawatiri, including Ngāti Waewae and Te Taihū iwi (Ngāti Apa ki te Rā Tō, Ngāti Kuia, Ngāti Rārua, Ngāti Tama and Te Ātiawa), councils, Development West Coast, governmental organisations such as Fisheries NZ, Ministry of Primary Industries and the Department of Conservation, local industry, businesses, and environmental groups.

The hui put the spotlight on Buller Kawatiri, and the specific challenges experienced including current unemployment and socio-economic deprivation issues, climate transition risk and existing climate-hazard exposure. The hui also marked the first step in the Restoration by Design process which will help the Alliance drive landscape scale restoration and resilience outcomes for both the natural environment and communities.

Between February and August 2023 The Nature Conservancy has facilitated the Restoration by Design process which has involved in-depth input from over 60 people from across Te Taihū (Nelson, Tasman, and Marlborough) and Kawatiri (Buller). This process has identified the importance of scaling financing mechanisms, including nature-based economic solutions, climate change adaptation, building capability, as well as specific issues including the threats caused by invasive species, and ways to help support landowners who are undertaking restoration and protection of waterways.

An Operational Plan to deliver the outcomes of the Restoration by Design process will be delivered to the KMTT Alliance Governance meeting in November 2023, along with a funding and implementation plan. The KMTT Alliance and the Restoration by Design process presents considerable opportunity to create transformational change for our people and nature.

Meanwhile, the KMTT Alliance's Restoring and Protecting Flora project has delivered thousands of hours of weed control and restoration planting across northern Buller, building strong working partnerships between the Department of Conservation, the Buller District and West Coast Regional Councils, and private landowners and community groups who want to protect our unique biodiversity.

Infrastructure Acceleration Fund

Buller District Council submitted an application in June 2021 in response to the central government Infrastructure Acceleration Fund (IAF). Throughout 2021-2022 Council has successfully moved through the different phases of the process and has now entered into the planning phase of the IAF process.

At a high-level Council's application is to provide key infrastructure (three waters and roading) from State Highway 67 through to the top end of Alma Road, the total budget applied for (and capped at) is \$13.50m. By accessing the fund, Council will be able to enable the build of up to 400 new houses over a twenty-year period.

Since negotiations concluded in December 2022 work has continued on detailed design to ensure that all the infrastructure is fit for purpose in the short, mid and long term for the area. It is anticipated that construction on the various elements will begin third quarter of 2024.

Growth and development

Council continues to have a strong focus on economic development opportunities. We are working in partnership with Iwi and public private commercial opportunities to enhance and increase opportunities for growth in Buller. This included engaging with Westland Mineral Sands around the potential to utilise Westport's port for export of sand concentrate. Council's owned dredge "Kawatiri" continues to complete a dredging programme in the harbour funded by NEMA and has also had a significant maintenance programme completed whilst on the slip in Nelson. This work will continue to enable coastal shipping and commercial port operations during 2023/24 and beyond.

Buller Districts GDP was up 3.2% for the year to June 2023, compared to a year earlier. Growth was higher than in New Zealand (3.1%) and West Coast Region (3.1%). Provisional GDP was \$743 million in Buller District for the year to June 2023 (2022 prices). A resilient housing market and strong contributions from the rental/real estate and construction industries have helped economic growth in Buller District to catch up with the West Coast Region.

Although the 6.2%pa rise in tourism expenditure in Buller was more muted than growth across the rest of the West Coast, this result builds on continued growth throughout the pandemic. Some momentum is now beginning to come out of residential construction activity, however, Buller is one of the few districts where house values are continuing to rise, reaching \$337,000 in the June 2023 quarter. With house prices just above a third of the national average and strong growth in rental/real estate employment, housing demand in Buller remains relatively solid.

Focus on youth and Mayor Taskforce for Jobs

Mayors for Jobs taskforce (MTFJ) remains a key element in our district's effort to attract and retain young people in the area. Buller has had another very successful year by meeting our required number of 50 sustainable outcomes. The more focussed criteria for MTFJ funding eligibility towards young people not in education, training or employment has required innovation by the team to support training opportunities such as driver licences and other assistance to make these recipients "work ready". Almost all our MTFJ recipients continue to remain in meaningful employment or training which for some has sent them in a new career direction. 20 apprentices were supported with training or tools. The training and upskilling provided will create capacity for years to come in various trades in Buller.

Council in partnership with Buller REAP has connected the MTFJ programme to Councils economic development strategies. The programme has moved the dial on many employment and well-being outcomes and will continue to evolve to fit what works best for Buller and its residents.

Council and MTFJ also supported the TUIA youth mentoring programme and Youth Voice Kawatiri, including a contingent of Buller youth attending the Festival of The Future conference in Wellington.

Other achievements and projects

Property rationalisation project

Over the past year Council endorsed a strategy to better use our property assets. The project aims to identify under utilised land and property owned by Council and divest it if there is no strategic value. The property rationalisation project ties into Council understanding that housing stock is a key challenge for the district, particularly rental accommodation, pensioner housing and properties for local first-time home buyers.

Reefton Service Centre and Reefton Visitor Centre amalgamation

Improvements to the Reefton Visitor and Service Centre were complete in August 2023 and opened to the community in November 2022, merging the former Reefton Service Centre and the Reefton Visitor Centre.

The NZ Post mailboxes were installed into the centre, the full Inangahua County library book collection has been moved and alterations to the accessible toilet facilities are complete. There have also been changes to some of the emergency exits and lighting to ensure the building meets all compliance standards.

A new designated carpark has been created at the rear of the building along the Strand ensuring safe and easy access into the building from The Strand. This entrance point has also been enhanced by the installation of automatic doors.

Reefton Drinking Water Supply

Improvement to the Reefton drinking water supply were finalized during the financial year 2022/23. These improvements included the chlorination of the Reefton water supply which means that the supply now meets the New Zealand Drinking Water Standard and Quality Assurance rules.

Westport and Carters Beach Drinking Water Supply Trunkmain resilience

The trunkmain improvement project has seen continuous forward momentum during the financial year with the completion of the final stage of council's Westport Water Trunk Main Replacement Project stage 1b in July 2023. This will include the replacement of the pipe connections at McKenna Road and the west side of Scotts Bridge. Through this project large sections of the critical trunkmain have been replaced. This resulted in an average water loss reduction of 815m³ per day and an increase in the resilience in the network by increasing the storage ponds to a volume of 116,000m³.

Council services delivery contract improvement

This financial year Council completed its review of the three water utilities operations and maintenance contract, which has been reissued to WestReef Services Ltd.

In summary

Buller District Council has had a solid year in terms of the Mayor and Councillors working in partnership with staff to build on the strong foundations put in place from the previous year. Many of our projects take a collaborative approach and aim to help our community thrive. This is based on proactive working relationships with iwi, government agencies, neighbouring councils, public/private partnerships, local businesses and non-government agencies. The strength of these relationships is vital as we navigate the strategic challenges and opportunities our District presents.

Finally, we would like to thank the community, Councillors, reserve and hall subcommittee members, community board members, council staff, iwi, volunteers, and contractors for their contribution throughout the year to support the success of the Buller District.

Mayor Jamie Cleine

CEO Simon Pickford

XXXX June 2024

Key financial information

BULLER DISTRICT FINANCIAL HIGHLIGHTS	
Surplus	\$3.79m
Additional funding for flooding	\$15.70m
Additional expenditure for flooding	\$9.30m
Operating Revenue	\$51.29m
Operating Expenditure	\$48.18m

Council's financial results were significantly different to the budget as the financial impact of the prior year significant weather events continue during the financial year. Council received unbudgeted income, and undertook both operational and capital expenditure in relation to flood recovery. Council was well supported by government agencies through additional external grant funding to meet the costs caused by the July 2021 and February 2022 floods which occurred in the prior financial year, and work continues on returning all flood affected infrastructure and services to usual. The reinstatement of assets and return to service as usual will be also evident in the 2023-2024 financial year results.

Overall, Council has a surplus of \$3.79 million compared to a predicted surplus of \$0.81 million in the 2022-2023 Annual Plan.

Flood Recovery impact on the financial results

Council did not create a contingency fund for severe weather events when preparing the 2021 – 2031 LTP. The LTP was adopted in June 2021, and the flood event occurred a few weeks later in July 2021. Consequently, there is no budget for the extra external grant revenue and the related costs for these severe weather events.

Council has received \$15.70 million additional grant funding and subsidies from central government; along with administering receipts of \$1.01m Mayoral Relief Fund donations and making payment of \$0.98m in Mayoral Relief grants throughout the year to 30 June 2023.

Council has spent \$9.30 million on flood recovery expenditure which is included in the Other Expenses category in the Statement of Comprehensive Revenue and Expenses.

\$6.39m of significant capital expenditure for flood recovery has been undertaken including reinstatement of 3 Waters infrastructure and roading infrastructure. Work is in progress at Westport Port for wharf repairs, roading reinstatement and other 3 Waters reinstatement projects.

All additional flood recovery income, whether it be from donations, grants, or subsidies, along with flood expenses and capital costs were not budgeted for in the 2021-2022 LTP and 2022/2023 Annual Plan. This means that significant variances due to flood recovery are reported in this Annual Report.

The total reported surplus includes the annual revaluation of investment property which increased the reported surplus by \$1.13m million above the budgeted revaluation amount of \$0.15m. The reported surplus is also affected by \$1.13m greater than budgeted write off of infrastructure assets due to review of flood damaged assets, and \$0.55m lesser finance costs which are impacted by a change in methodology adopted in calculation of the landfill provision.

Total operating revenue was \$51.29 million, which was \$18.35 million more than the anticipated budget of \$32.94 million. The main contributor is an additional \$16.40 million of subsidies and grants income, which was more than anticipated. This revenue is made up of several unbudgeted central government grants including flood recovery projects.

Non-cash items included in the financial results. Council recorded total non-cash revenues of \$.2.02 million including \$0.40 million as a consequence of a revaluation gain on derivatives, revaluation of investment land of \$1.13 million, and \$0.31 million relating to receipt of vested assets.

Total operating expenditure was \$48.18 million, which exceeded the budget of \$32.12 million by \$16.06 million. The main contributor was additional expenses included in the Other Expenses category. These expenses related to central government funded operational expenses for flood recovery.

Statement of Comprehensive Revenue and Expense

Subsidies and grants income is \$16.39 million greater than budgeted as a result of several unbudgeted central government grants received for projects including flood recovery. Central government grants include:

- Flood response and recovery projects \$15.62 million
- Better Off Funding \$0.82 million
- DIA staff subsidy for Three Waters \$0.37 million
- PGF Grant for Port Projects \$0.59 million
- District Revitalisation Projects \$0.26 million
- Waka Kotahi Roding Subsidy \$5.44 million

DIA Subsidy for 3 Waters Transition was \$0.37 million greater than budget. \$0.44 million of Waka Kotahi subsidies for roading works has not been received due to timing of projects and weather delays. Work on the transport network is re-programmed to the next financial year.

Investment revenue is \$132,000 more than budget. This higher investment income relates to interest received on Councils' term investments because the rise in interest rates was greater than anticipated in the Annual Plan.

Regulatory fees and charges revenue was higher than expected, which was caused by increased construction in the district. This higher than planned revenue offsets shortfalls in fees from the Orowaiti Cemetery, less leasehold land income and reduced pensioner housing income as a result of custody of the McCauley Flats being returned to St Canices' Parish Trust at the end of a 40 year lease term half way through the financial year.

General rates, targeted rates, metered water charges and rate penalties

The total budget for rates collection was \$17.56 million, actual collected were \$17.64 million. The variance was caused by less rate penalties charged and slightly less general rates collected. This was offset by higher water meter charges than budgeted.

Gain on derivative contracts

Council recorded a non-cash gain on revaluation of its interest rate swaps of \$407,000 at balance date.

Vested assets

There was one significant asset vested in Council during the 2022-2023 financial year. This was the local road located at Larsen Street, Cape Foulwind which transferred to Council in conjunction with subdivision of property. The total value of the vested asset including the formation of roading, stormwater drainage, curb and channel and signs as well as and streetlighting is \$315,000.

Gain on revaluations of investment property

Gains in the property market resulted in non-cash gains of \$1.13 million.

Other Expenditure

Other Expenses category was \$28.87 million against a budget of \$15.55 million. This is a difference of \$13.32 million. This extra expenditure was incurred as part of central government funded projects for flood recovery.

BULLER DISTRICT MAJOR PROJECTS HIGHLIGHTS	
Flood Recovery Expenditure	\$9.30m
Employment Costs met by External Grants	\$1.05m

This additional expenditure is partially offset by less roading and transport expenses. The gap between the budgeted and actual amount was \$0.42 million. Funding for the unspent portion of this financial year and last financial year on roading and transport works is not foregone. This work will carry over into the next financial year and the planning of roading projects aims for maximum efficiency. This workplan re-organisation was necessary to take into account the severe weather events of July 2021 and February 2022.

Employment costs were \$7.75 million compared to a budget of \$7.40 million. The reason for the \$0.45 million variance is unbudgeted wages. These extra costs were paid from external central government funding for flood recovery and from 3 Waters National Transition Unit funding.

Depreciation and amortisation expense was budgeted to be \$7.28 million. The actual result is \$8.78 million. The \$1.50 million variance is because of the timing of projects. The weather events experienced in the prior financial year have delayed projects with property, plant & equipment and infrastructure assets recording \$6.84 million of incomplete projects (works in progress) at year end. More details can be found in the property, plant, and equipment notes in the financial statements.

Finance costs were impacted by a \$726,000 non-cash entry for the write-back of interest due to a change in methodology applied for the land fill provision. This non-cash saving was not budgeted for.

Further details about operating expense variances are provided in the section 'Our Work in Detail' and in the notes to the financial statements.

Statement of Position

Council's net debt position

Net debt (debt less term deposits) was \$19.63 million at balance date. The 2021/2022 Long Term Plan budget assumed that net debt would be \$23.17 million for the 2022/2023 period. The difference in net debt levels is due to Council requiring short term funding for flood recovery projects of \$1.03m as at balance, offset by projects not yet completed in the long term plan. The short term funding for flood recovery is covered by external lenders until NEMA reimburse Council for flood recovery project costs. Also, debt that has not been drawn down on some projects that were included in the LTP at balance date added to this.

Debt funded projects that were not completed include the Waimangaroa water supply upgrade worth \$2.23 million. Also included is the delayed upgrade of Brougham House (\$1.93 million).

Prepayments

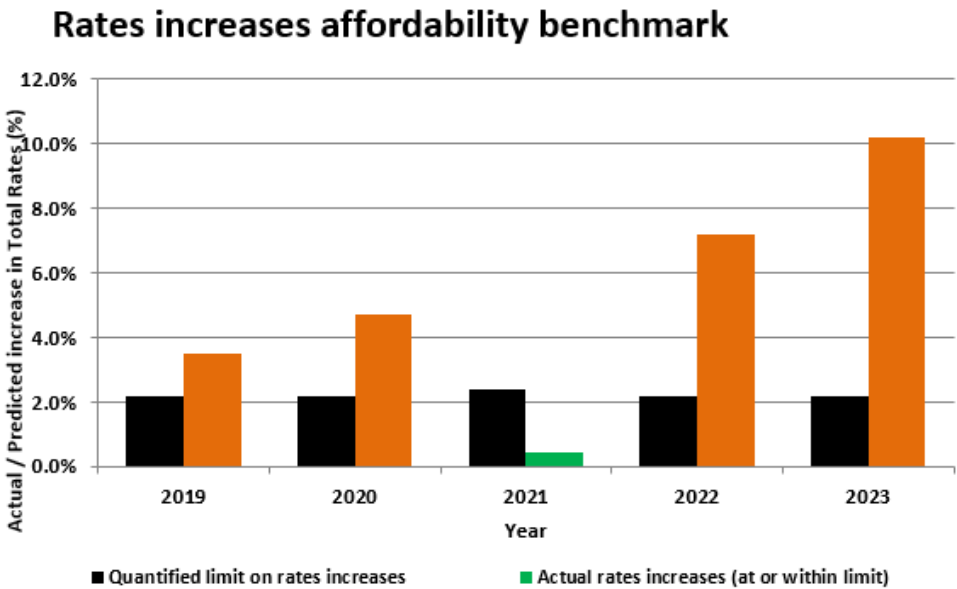
Employee Benefits are \$132,000 more than budgeted due to retiring gratuities being more accurately reflected.

Capital expenditure

Council continued to maintain assets and upgrade them when required. Council budgeted to spend \$9.97 million on capital expenditure in the 2022/2023 Long Term Plan. \$18.46 million was capitalised during the year and in addition, \$6.84 million of work in progress was underway at year end. This work in progress reflects unbudgeted flood recovery projects as well as business as usual projects including roading and transport works, which were not yet complete because of the impact of the severe weather events during the year.

- Westport Port Buildings and Fencing Upgrade \$0.33 million
- Information Management Project \$0.33 million
- Alma Road Infrastructure to Boundary Project \$2.36 million
- Buller Tiphead Renewal \$0.76 million
- Westport Water Supply Flood Recovery Return to Service Reinstatement \$0.96 million
- Stormwater Flood Recovery Reinstatement \$0.16 million
- Westport Town Precinct and Pathways Project \$0.28 million
- Footpath Resurfacing \$0.54 million
- Roading Reseals, Improvements and Metalling \$1.84 million
- Reefton Public Toilets Building \$0.45 million
- Community District Revitalisation Projects \$0.14 million
- Stormwater Capital \$0.27 million
- Westport Water Trunkmain \$5.22 million

Our Financial Performance at a Glance



2019 and 2020

The benchmark was not met in 2019/2020 and this was also signalled in the LTP. Rates collected in 2019/2020 also included unbudgeted rates from abandoned land which increases the measure. The actual amount of rates set in the 2019/2020 Annual Plan was 3.3%.

2021/2022

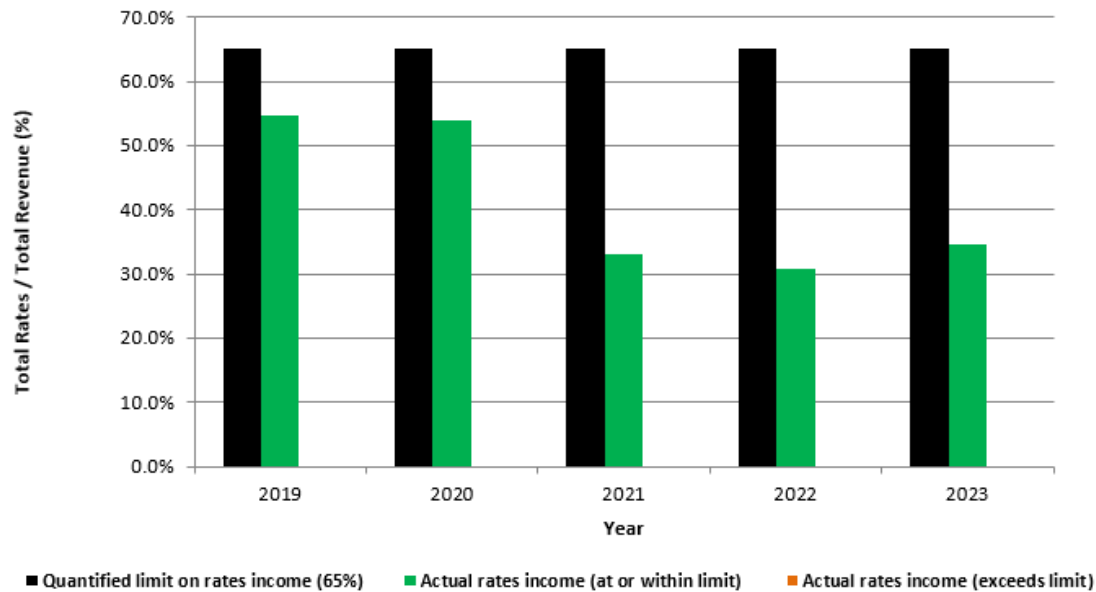
The benchmark was not met in 2021/2022 and this was also signalled in the LTP. This is due to the impact of materially lower investment interest rates that are only partially offset by savings in loan interest rates; an increase in employee benefit expenses necessary to deliver services expected of Council by the community and of a local government; an enhanced subsidised roading programme partially offset by an increase in the Waka Kotahi subsidy rate that aims to improve the network resilience and provide improved freight and visitor access while optimising value for money. Note Council has actively looked for ways to offset rates increases by utilising income sources other than rates and investment interest e.g. land sales, external grants and making the port a self sustaining activity.

2022/2023

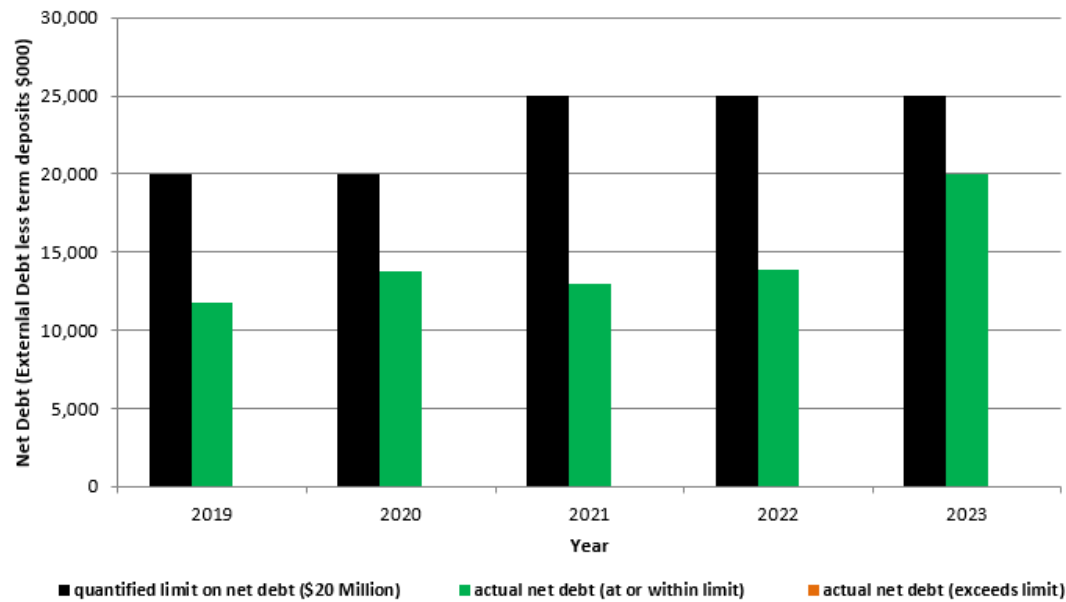
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rates increases by utilising income sources other than rates and investment interest e.g. land sales, external grants and making the port a self sustaining activity.

Rates income affordability benchmark

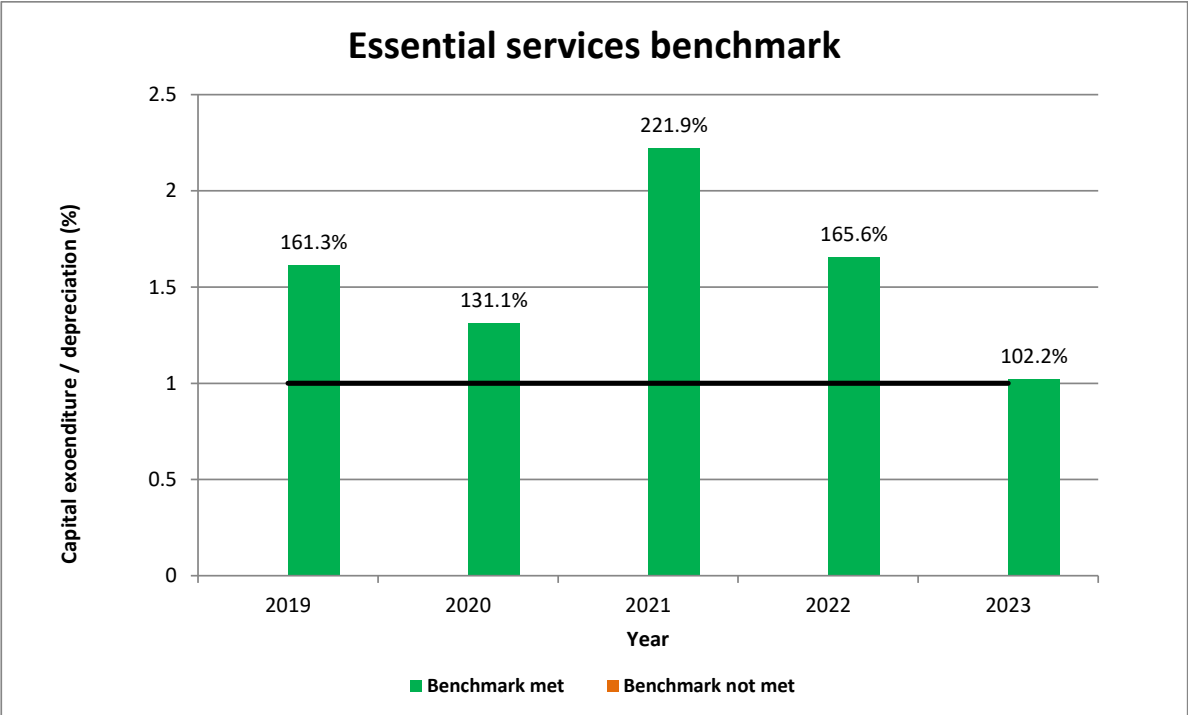
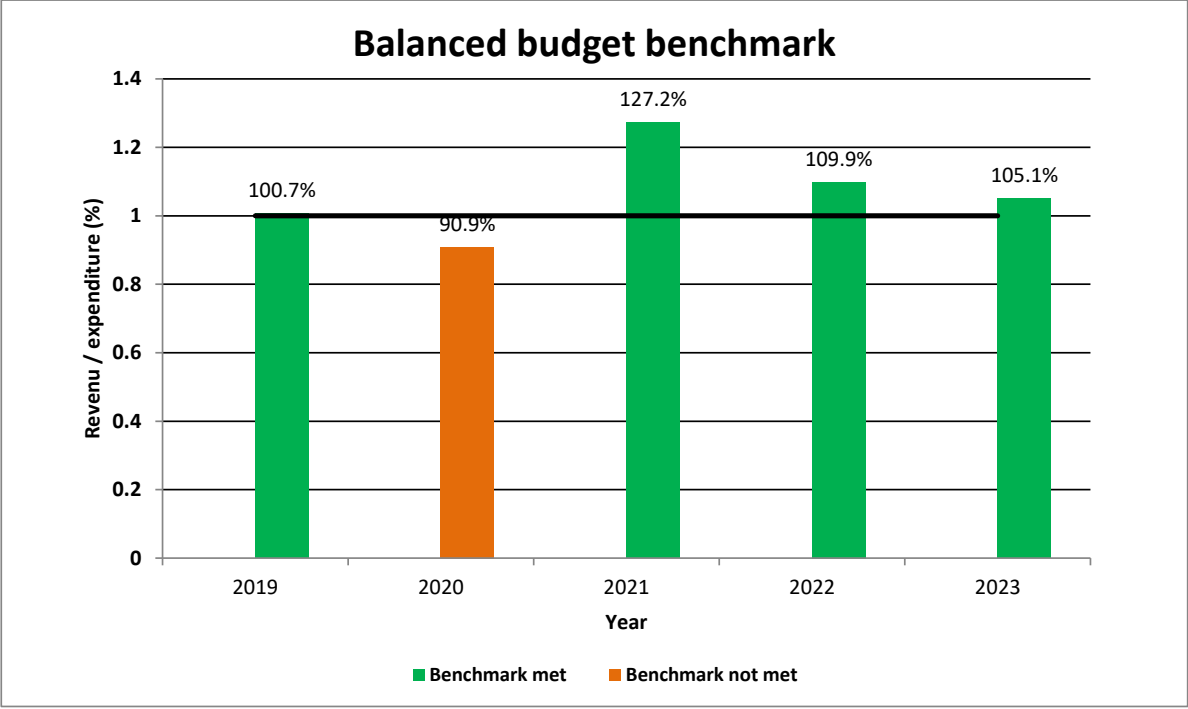


Debt affordability benchmark

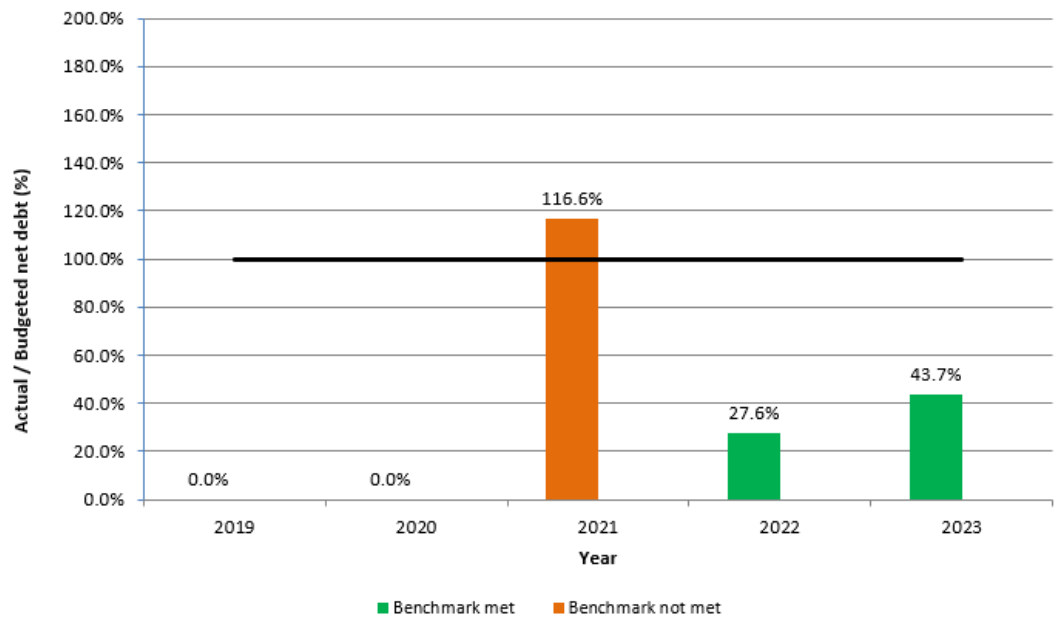


2019/2020

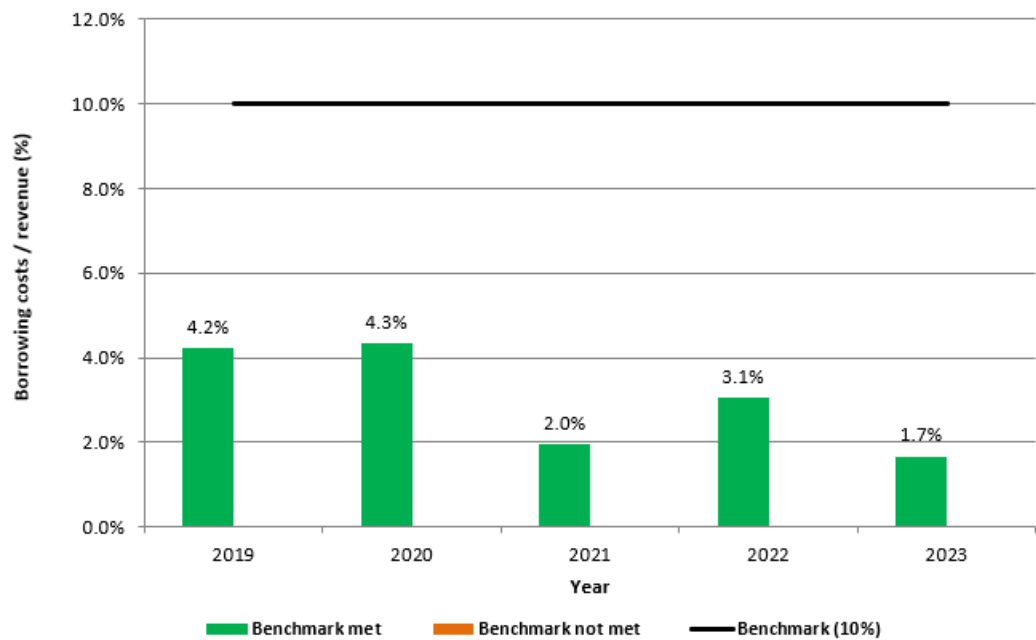
The balanced budget benchmark was not met mainly due to the asset writeoff that were carried out over the period.



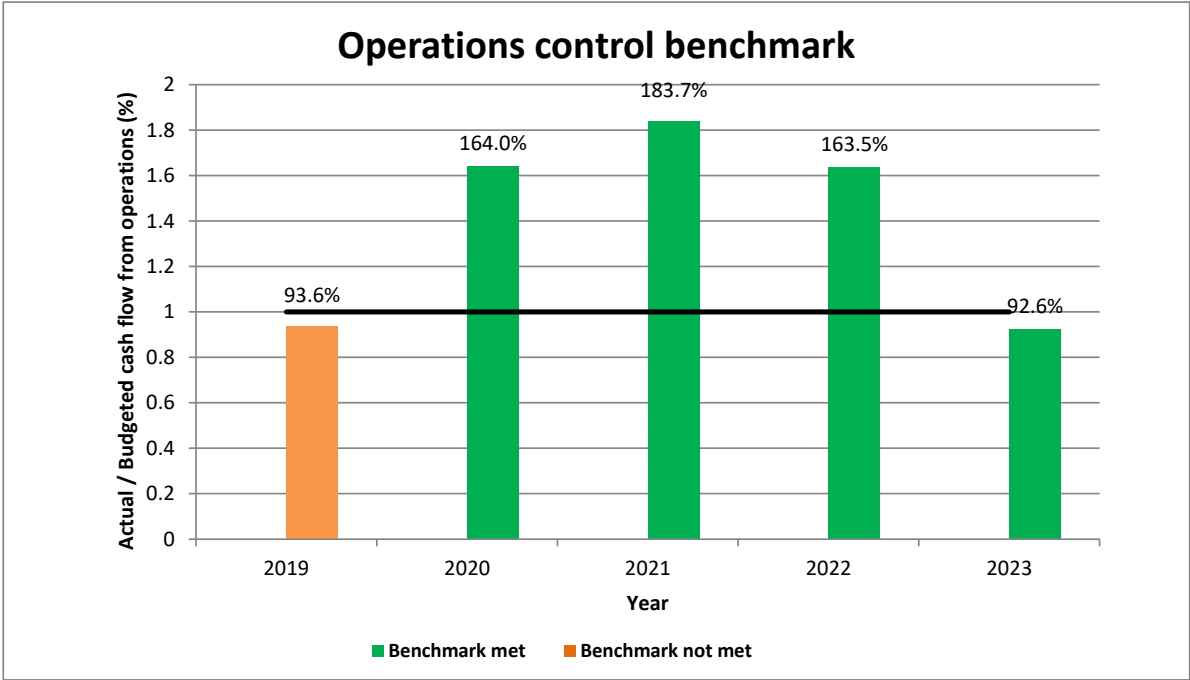
Debt control benchmark



Debt servicing benchmark



Council has continued to operate well within the low-growth Council benchmark of 10%.



2018/2019

The minor difference in operation cashflow is primarily due to the Waimangaroa drinking water subsidy of around \$400,000 which was not received in 2018/2019.

2022/2023

The minor difference in operation cashflow is primarily due to the differences in receipts and payments for the flood recovery work during 2022/2023 year.

Part two:

Vision and Community Outcomes

Council Vision and Mission Statements

Our Vision

Our vision is for the Buller district to grow and for the district to become a thriving community where families enjoy a great quality of life and the distinctive nature, cultural and historical environment are treasured.

Our Mission

To serve the residents of the Buller district, conscious of their needs, by providing facilities and services and creating an appropriate environment for progress and development while preserving the distinctive natural environment, as well as the cultural and historical environments.

Our Principles

Community driven

We are committed to making a difference in the community we call home.

One team

Shared direction, shared effort.

Future Focused

We seek solutions that are fit for the future.

Integrity

Open and honest in decisions and action.

We Care

About people and place.

Community Outcomes and Well-being

Community outcomes and well-beings describe how Council aims to achieve meeting the current and future needs of our communities. This includes providing good-quality infrastructure, public services as well as performing regulatory functions.

Community Outcomes set the direction for the Long Term Plan (LTP) and Annual Plan (AP). All activities included in the LTP or AP that Council undertakes contribute toward achieving Community Outcomes and Well-beings.

A shared inspiration

Council developed its Community Outcomes in exchange with the community as part of the 2021 – 2031 LTP consultation.

Council invited small groups of community representatives across the district to come together to help prioritise their community’s goals in the four areas of well-being. An online survey enabled the wider community to also contribute their thoughts.

Councillors, council’s senior leadership team, and Ngāti Waewae also participated in workshops to discuss aspirations for the district and review the community’s visions. The result was a set of five goals which are the Community Outcomes.

A detailed description of our Community Outcomes is available in the 2021 – 2031 LTP.

Our measure of success

The Local Government Act (2002) requires Council to identify the Community Outcomes to which a group of Council activities primarily contribute to, and to report the progress during the year towards the achievement of the outcomes.

Council must also describe any effect that Council activity had on the social, economic, environmental or cultural well-being of the community.

The results are collated and a more detailed assessment is included in each activity statement. Each of Council’s activities contribute to two or more of the Well-beings.

The following table identifies for each activity the Well-beings that it makes a positive contribution towards. It is not believed that any activity makes a negative contribution to any of the well-beings.

A shared path

Council believes that achieving our Community Outcomes relies on working in partnership with the whole community, including individuals, businesses, government agencies and community organisations.

Community outcomes and well-beings

Council Activities	Community Outcomes				Well-beings				
	Well-being	Learning	Who We Are	Sustainable Environment	Prosperity	Social	Economic	Environmental	Cultural
Regulatory Services	✓	✓	✓	✓		✓	✓	✓	
Roading and Transport		✓		✓	✓	✓	✓	✓	
Water Supplies	✓	✓		✓	✓	✓	✓	✓	
Wastewater/Sewerage	✓	✓		✓	✓	✓	✓	✓	
Stormwater	✓			✓		✓	✓	✓	
Solid Waste	✓	✓		✓	✓	✓	✓	✓	
In-house Professional Services	✓			✓	✓		✓	✓	
Community Services	✓	✓	✓	✓	✓	✓			✓
Governance and Representation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Customer Services and Support Services	✓	✓	✓	✓	✓	✓	✓	✓	✓
Property	✓	✓	✓	✓	✓	✓	✓		✓

The four well-beings

The four well-beings are set out in the Local Government Act (2002) and include social, economic, environmental, and cultural.

The four well-beings can be described as:

SOCIAL

- ✓ Includes individuals, families, whanau, hapu, iwi, and a range of communities setting and achieving goals such as education, community networks, health, personal and financial security, and having equity of opportunity and rights and freedoms.

AFFORDABILITY

- ✓ Considers if the local economy can generate employment and wealth needed to provide many of the requirements for social well-being such as financial security, health, and community networks.

ENVIRONMENT

- ✓ Looks at the natural environment and if it can sustainably support the activities that are needed for healthy communities, such as fresh air, fresh water, unpolluted land, and environmental controls.

CULTURE

- ✓ includes the beliefs, customs, values, identities, and behaviors shown through arts, language, stories, ceremonies, and heritage of our community.

Working with Iwi

An opportunity for Māori to contribute to the decision-making processes of Buller District Council.

The Buller District Council governance structure formally recognises the importance of the crucial relationship with Te Rūnanga o Ngāti Waewae.

In May 2021 Councillors resolved that the Council Ngati Waewae representative has voting rights at governance committees outside of Council. The maturity of the relationship has progressed significantly over the past three years.

Te Rūnanga o Ngāti Waewae are already legally recognised as mana whenua by Council in regard to its existing obligations under legislation around consenting. The appointment further strengthens, develops and extends the Council relationship with Te Rūnanga o Ngāti Waewae especially across Council's wider cultural, social, economic, environmental and legal interests.

Under the Crown's obligations arising from Te Tiriti o Waitangi, Te Rūnanga o Ngāti Waewae as mana whenua are always going to be heavily engaged in future direction setting for the West Coast Te Tai o Poutini in general, and specifically, for the Buller district. For Council a strong and positive relationship with Te Rūnanga Ngāti Waewae is important on every level.

Notwithstanding the relationship with Ngāti Waewae, Council will also consult with Ngāti Apa ki Te Rā Tō on matters regarding the Buller district. The input of Māori not associated with Ngāti Waewae may from time to time be received for consideration by Council.

Under Section 81 of the Local Government Act 2002, Council must establish and maintain processes to provide opportunities for Māori to contribute to the decision-making processes of the local authority. Council is also required to look at ways to foster the development of Māori capacity to have input into these processes.

Part three:

Roles and Compliance

The Role of the Annual Report and Financial Statements

We are required to produce an Annual Report each year to account for the money provided by ratepayers, financial institutions, and government agencies.

The Annual Report is also an important tool for showing how our community outcomes are being achieved. This document, therefore, represents an opportunity to provide interested parties with a range of additional information to give a more complete picture of the district's affairs.

The contents of this Annual Report will refer to the district's strategies and plans, including the Long-Term Plan (LTP) 2021 – 2031.

The LTP 2021 – 2031 was adopted by Council on 30 June 2021, after considerable consultation with ratepayers and interested others.

This is the third Annual Report prepared under the LTP 2021 – 2031. Many of the ways in which this information is presented are governed by legislation and standard accounting practices. However, we recognise that the readers of this report are from diverse backgrounds, so we have taken steps to present the information in an accessible and understandable form.

The message from the Mayor and Chief Executive Officer provides commentary on some of the year's key strategies, objectives, highlights and challenges.

The Financial Statements and Statements of Service Performance look at the district's affairs in greater detail.

We thank you for your interest in our activities and our leadership role in developing the Buller District.

Statement of Compliance and Responsibility

Compliance

The Council and Management staff of the Buller District Council confirm that all the statutory requirements in relation to the Annual Report, as outlined in the Local Government Act 2002, have been complied with.

Responsibility

The Council and Management staff of the Buller District Council accept responsibility for the preparation of the Annual Financial Statements and the judgments used in them. The Financial Statements are unable to be amended following issue.

The Council and management of the Buller District Council accept responsibility for establishing and maintaining a system of internal control designed to provide reasonable assurance as to the integrity and reliability of financial reporting.

In the opinion of the Council and management of the Buller District Council, the Annual Financial Statements for the year ended 30 June 2023 fairly reflect the financial position and operations of the Buller District Council and Group.

The Annual Report documents the Council activities until 30 June 2023 and was adopted 17 December 2025. The Council's Acting CEO for the period before 30 June 2023, Rachel Townrow, resigned effective 9 June 2023 and Chief Executive Simon Pickford at the time of the adoption of the Annual Report has signed/certified the Annual Report as required.

How the Annual Report fits into Council's overall planning framework

He Kupu Whakataki i te Kaiwhakahaere i te Kaihautu Buller District ratepayers and residents Waiho i te toipoto, kaua i te toiroa - let us keep close together, not wide apart.

This whakatauki speaks to the importance of keeping connected, of maintaining relationships and dialogue so that we can keep moving forward together.

Plan Reviews

Council will review and evaluate its LTP every three years. As part of this process, input from the community will be sought through engagement activities.

Annual Plans

Between the three-yearly reviews, Council produces an Annual Plan. This outlines what activities and services Council will undertake in the following year and any changes to the LTP.

Annual Reports

At the end of each financial year, Council produces an Annual Report which details what Council did during the financial year compared to what it planned to do in the LTP or Annual Plan.

The Planning cycle

Long Term Plan and Consultation Document

Reviewed every three years (Except for 2024-2025 where Council has undertaken an enhanced Annual Plan in Year four). Lets you know what Council is doing and why.

Annual Plan

Produced every non-Long Term Plan year. Lets you know how Council's work is going to be paid for each year, and any variances from the Long Term Plan.

Annual Report

Produced every year. Lets you know whether the Council did what it said it would do.

Community Outcomes

Knowing the environment in which people live. Knowing what the community and people want.

Part four:

A Year in Review

Councils work in 2022/23

Our Work in detail

The following pages set out in detail the results for each of Council's activities, which have been grouped as follows:

Council activities:

Flood Recovery

Environmental and Planning

- Regulatory Services

Engineering Services

- Roding
- Transport
- Water Supplies
- Wastewater/Sewerage
- Stormwater
- Solid Waste
- Infrastructure Delivery

Community Services

- Community Services

Governance and Support Services

- Governance and Representation
- Customer Services and Support Services

Council Enterprises and Property

- Property/ Community Facilities

Council Controlled Organisations

- Westport Airport
- Westport Harbour
- Buller Holdings Limited
- WestReef Services Limited
- Buller Recreation Limited

This section of the Annual Report outlines what activities Council has undertaken to support the Community Outcomes, strategic goals and legislative requirements that Council aims towards and operates under.

Please note both Council's targets and significant projects/issues form part of the performance management framework against which actual levels of service performance have been assessed.

Targets represent the levels of service to be met annually unless stated otherwise.

Significant Judgements Used in the Following Statements of Service Performance

Significant judgements used for the selection, measurement, aggregation and presentation of the information presented in the service performance sections were:

Activity Section	Significant Judgements Used
Flood Recovery	<p>There were no key performance indicators set as this activity was not planned when the 2021-2031 Long Term Plan was adopted.</p> <p>Council created a Recovery Action Plan (RAP), which included four key areas which are reported on.</p> <ul style="list-style-type: none"> • Reconnecting our community • Restoring the natural and rural environment • Rebuilding the built environment • Regenerating the economic environment <p>Council believed it was important to include a Funding Impact Statement and associated narrative to explain the impact of the significant flooding.</p>
Regulatory	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Transport	Mandatory Key Performance Indicators are required under the requirements of the Local Government Act.
Water Supplies	Mandatory Key Performance Indicators are required under the requirements of the Local Government Act.
Wastewater/Sewerage	Mandatory Key Performance Indicators are required under the requirements of the Local Government Act.
Stormwater	Mandatory Key Performance Indicators are required under the requirements of the Local Government Act.
Solid Waste	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Infrastructure Delivery	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Community Services	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Governance & Representation	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Customer Services & Support Services	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Community Facilities	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Westport Airport	Key Performance Indicators are set in the Statement of Intent.
Westport Harbour	Key Performance Indicators were set in the 2021-2031 Long Term Plan which align to the Community Outcomes.
Buller Holdings Limited	Key Performance Indicators are set in the Statement of Intent.
Buller Recreation Limited	Key Performance Indicators are set in the Statement of Intent.
WestReef Services Limited	Key Performance Indicators are set in the Statement of Intent.

Flood Recovery

Links to community outcomes

✓ This activity supports all of the community outcomes.

What do we do?

The past 24 months has seen the district feeling the impacts of climate change through two extreme weather events. Two significant floods affected our district, resulting in significant damage to Council's infrastructure, assets like the port and airport, and displaced community members from their homes.

Council has worked in partnership with central government agencies to address the enormous financial impact created through the floods, recognising the unaffordability for the small rate payer base in our district.

This partnership resulted in Council being approved \$7.14m financial support from Cabinet through the National Emergency Management Agency (NEMA) and the Department of Internal Affairs (DIA) in July 2022. This funding has supported the initial flood recovery efforts following the July 2021 event.

Combined, the July 2021 and February 2022 floods resulted in an extensive programme of work to repair essential Council infrastructure to pre-flood levels. The price tag is significant and could not be funded by Council alone. A business case requesting assistance with these costs was submitted to NEMA in April 2022. Cabinet considered this proposal in June 2022, and approved a total of \$17.14m of additional funding to assist with the repair works in July 2022.

The funding request sat outside normal government policy and reflects the uniqueness of Buller's socio-economic composition. Cabinet endorsed the business case and funding request and committed an additional \$10 million (outside of normal government policy) to fund infrastructure repairs to support Buller's ongoing flood recovery. In addition, Council is working with the West Coast Regional Council (WCRC) and central government agencies to develop a multi tool approach to improve Westport's resilience to future flooding.

These are significant and complex projects over a multiyear period that will require considerable input from all parties involved to achieve the outcome we all desire.

Why are we involved in this activity?

Council's involvement in flood recovery was and is critical to promote recovery, community resilience and reinstate critical infrastructure that was damaged in the severe weather events.

When Council prepared the 2021-2031 Long Term Plan and the Annual Plan for the year 2021-2022, Council did not know that these two severe weather events would rattle our district. Due to this Council did not consider the extra revenue from central government and the significant expenditure caused by the two flood events. To ensure the Annual Report displays clearly the full impact these two weather events had, this Annual Report includes an additional section covering flood recovery. This has not been part of previous Annual Reports.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Council did not create a contingency fund for severe weather events when preparing the 2021 – 2031 LTP. Consequently, there is no budget for the extra external grant revenue and the related costs for both severe weather events.

Council has received \$7.504 additional grant funding and subsidies from central government agencies.

Council has collected \$1.01m Mayoral Relief Fund donations and issued payment of \$0.98m Mayoral Relief Grants to date.

Council has spent \$9.30m on flood recovery expenditure which is included in Other Expenses category in the Statement of Comprehensive Revenue and Expenses during the year (2022: \$10.70m).

Council has spent \$6.39m on capital for flood recovery capital expenditure during the year.

In addition to the completed projects there is a significant amount of capital work for flood recovery return to service which is included in Work in Progress or has been expensed as noted above.

Statement of Service Performance

Recovery

Recovery typically is an effort that takes several months, sometimes years, assisting the impacted community to get back on their feet after an event and adjusting to changes.

Council has created a Recovery Action Plan (RAP), which includes four key areas, to achieve this goal:

- Reconnecting our community
- Restoring the natural and rural environment
- Rebuilding the built environment
- Regenerating the economic environment

These are the key pieces of work and milestones that the Recovery Team set out to coordinate or lead. Working with iwi and closely partnering with the various agencies who delivered key actions in each area or contributed their expertise, was key to support our community on the path of recovery.

The RAP Milestones and Outcomes Report outlines the milestones and outcomes that were achieved. Further details on the work done by the flood recovery team are displayed on the pages that follow.

Flood Recovery Team Achievements

Reconnecting our community

<p>Coordinate and deliver community activities and events. A community events and activity programme is developed that enlivens flood-affected communities, enhances community connections, and builds community resilience.</p>	<ul style="list-style-type: none"> • Events programme severely impacted by Covid-19 restrictions and budgetary uncertainty. • Revised budget agreed with NEMA from July 2022. • Events programme to be developed and delivered through Non-Government Organisations (NGO) and external organisers.
<p>Community connection, engagement and information sharing sources are maintained.</p>	<p>Communications engagement programme continuing through to March 2023 including:</p> <ul style="list-style-type: none"> • Buller Flood Recovery website • Facebook page • information sharing articles in local newspapers and broadsheets • recovery roundup (website and Facebook) • information boards to be installed at the Community Hub sharing resilience options and river science work • local radio
<p>The Community Hub and navigators are maintained. Coordinate agencies and provide a single point of assistance and wrap-around services for all recovery needs:</p> <ul style="list-style-type: none"> ▪ building ▪ rental ▪ insurance ▪ wellness ▪ financial ▪ business ▪ community information 	<ul style="list-style-type: none"> • Community Hub and navigators in place until 30 September 2022. • Community needs assessment was carried out to determine what services were required from October 2022 to March 2023 with the remaining funding available.
<p>Understand the essential needs of urban and rural flood-affected individuals and whanau.</p>	<ul style="list-style-type: none"> • Rural needs assessed by Ministry of Primary Industries (MPI) and Taskforce Green post floods. • Final reports from the Outreach Survey and Wellbeing Survey determined requirements for affected community.
<p>Families are back in their homes or provided safe and healthy accommodation to live in.</p>	<ul style="list-style-type: none"> • After a slow rebuild, many families are back in their homes. • Temporary Accommodation Service Agency (TAS) supported the build of a 20 home village for affected residents • 20 homes at Alma Road were complete as at 30 June 2023
<p>Support and coordinate volunteers. Engage with volunteers and coordinators to understand their needs.</p>	<ul style="list-style-type: none"> • The recovery team worked closely with volunteers e.g., Rotary, Lions and NGOs to facilitate their work in the community. • Community House No.37 has successfully run a community kitchen providing hot meals to the flood-affected community once a week. This service is run independently and depends on volunteers. Funding was secured until February 2023.
<p>Iwi engagement and recovery plans are developed with the support of the recovery team. Engagement with iwi to understand their needs.</p>	<ul style="list-style-type: none"> • A representative from Ngāti Waewae has been part of the recovery team. Through a partnership with Poutini Waiora support was provided to the community.
<p>Essential needs of individuals and whanau are met and community health and wellbeing are supported.</p>	<ul style="list-style-type: none"> • Essential needs around housing, financial support and psychosocial support have been met through the Community Hub and navigators. • This support has continued to September 2022 • TAS has supported accommodation requirements of displaced residents.

BULLER DISTRICT COUNCIL 17 DECEMBER 2025

BULLER DISTRICT COUNCIL | ANNUAL REPORT 2023

	<ul style="list-style-type: none"> • Shop Zero and Rotary supported the community by distributing clothing, furniture and household goods. • The Mayoral Relief Fund assisted with financial support. • The Community kitchen provides displaced residents with one hot meal a week.
Community spirit, pride and resilience is strengthened through community events and projects.	<ul style="list-style-type: none"> • Events have been held throughout the year. • An event programme was developed after community needs are ascertained. • Funding has been secured from the NEMA recovery fund.
Families/whanau have healthy homes to move into.	<ul style="list-style-type: none"> • Community Energy Action subsidised insulation in housing for lower socio-economic households. • MBIE partnered with Council to deliver eight homes for flood affected families. These homes were occupied in April 2022, and were becoming disestablished as the need reduced as at 30 June 2023. • MBIE has provided funding for 20 homes at Alma Road with completion during the financial year. • Rotary assisted with repairs of damaged uninsured homes through volunteers and donated building supplies.
Numbers of the community accessing support services provided through the Community Hub and navigators.	<ul style="list-style-type: none"> • External funding supported ongoing need in the community • A Wellbeing Survey funded by DIA Lotteries was carried out to assess further needs. • An outreach operation took place in July/August 2022 to ascertain the status of red and yellow homes. • Results of both surveys were available in September 2022 and informed the needs of the community.

Restoring the natural and rural environment

Refuse from the old Reefton Landfill that was deposited in the Inangahua River is collected.	<ul style="list-style-type: none"> • NEMA has provided funding for the clean-up which took until August 2022 to complete due to unfavourable weather.
The Reefton Landfill reinstatement.	<ul style="list-style-type: none"> • Work to repair the damage was underway at 30 June 2023 with NEMA Tranche 2 funding for "like for like" repair of the site, and also Council contributing an additional \$250k to increase the river protection work for any future events.
A geological assessment of the Granity slips was undertaken with management recommendations provided.	<ul style="list-style-type: none"> • An assessment was completed and delivered to Council. • Affected landowners have been informed and engagement is underway.
Rural and community land is cleaned up	<ul style="list-style-type: none"> • Land that was affected was identified. The owners were connected to the Enhanced Taskforce Green project. • MPI and Rural Mayoral Support funding were accessed through the Community Hub.

Rebuilding the built environment

Temporary and long-term accommodation is established for residents.	<ul style="list-style-type: none"> • Queen Street and Stafford Street (eight houses) occupied or available for occupation from March/April 2022 (TAS managed) to 30 June 2023. • Alma Road village completed and occupied or available for occupation as at 30 June 2023. (TAS managed).
Owners and occupiers of red and yellow placarded houses are directed to appropriate Support Agencies.	<ul style="list-style-type: none"> • An outreach survey was completed in July 2022. The recommendations from this identified further needs in the community and which agencies are required.

BULLER DISTRICT COUNCIL 17 DECEMBER 2025

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Collect, store, and relocate flood affected domestic waste. Waste is transported to a suitable landfill for disposal.	<ul style="list-style-type: none"> All July and February flood event domestic waste has been removed from the district. Clean-up of the Inangahua River ongoing until August 2022 due to weather conditions.
To repair our homes and restore our communities.	<ul style="list-style-type: none"> Repairs to homes still underway in the community, this was slowed by Covid-19 and supply chain issues. Timeline controlled by homeowners and insurance status. There is still need for temporary accommodation as of 30 June 2023 for some affected residents.
To promote opportunities that regenerate and enhance the community, building resilience and preparedness, to minimise the adverse consequences of future severe weather events.	<ul style="list-style-type: none"> Joint business case on future resilience of Westport by WCRC, BDC and Ngāti Waewae submitted to DIA 30 June 2022 and this remains ongoing as at 30 June 2023
To maintain a planned, future focused, coordinated, and flexible recovery, based on regular reassessments of community needs, relevant legislation and the necessary funding and resources.	<ul style="list-style-type: none"> Alma Road village will provide accommodation options for the community. Wellbeing survey and Operation Outreach designed to assess needs of the community (August 2022).
Westport's water supply is restored, and security of supply issues are addressed.	<ul style="list-style-type: none"> Funding was secured from NEMA (\$789,000) to complete emergency works to Westport and Carters Beach water supply completed by 30 June 2023.
Three waters infrastructure is operational: <ul style="list-style-type: none"> wastewater water supply stormwater 	<ul style="list-style-type: none"> The funding request for "Tranche 2" infrastructure works was approved by Cabinet in July 2022. All three waters infrastructure repairs in the Tranche 2 programme are underway as at 30 June 2023..
Roading infrastructure is operational.	<ul style="list-style-type: none"> July programme of works is underway. February programme of works is underway as at 30 June 2023.
Westport flood defences are identified.	<ul style="list-style-type: none"> Outside scope of Recovery Action Plan Joint business case on future resilience of Westport by WCRC, BDC and Ngāti Waewae submitted to DIA 30 June 2022. Includes options on flood defense. Ongoing community engagement on resilience and adaptation plans.

Regenerating the economic environment

Assess business needs	<ul style="list-style-type: none"> Development West Coast (DWC) assessed the needs of the business community through a survey and meetings.
A Westport and Buller District Economic Growth Strategy is developed. The business community is engaged in the development of this strategy.	<ul style="list-style-type: none"> DWC has launched a regional economic growth study. This is part of the usual work carried out.
"Westport is open" campaign created.	<ul style="list-style-type: none"> Developed with DWC, BDC and Buller's tourism promotion group Advanced Northern West Coast (ANWC).

Significant capital expenditure

\$6.39m of significant capital expenditure for flood recovery has been undertaken including reinstatement of 3 Waters infrastructure, roading infrastructure, and work at Westport Port.

Work in progress is included at year end due to the timing of project delivery for the rebuild of damaged assets.

Key Performance Indicators

There are no key performance indicators for Flood Recovery in the 2021-2031 Long Term Plan to report against.

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

BULLER DISTRICT COUNCIL | ANNUAL REPORT 2023

Funding Impact Statement for Flood Recovery Services

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		0	0	0
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	7,504
Fees and charges		0	0	0
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		0	0	(64)
Total operating funding	A	0	0	7,440
Applications of operating funding				
Payments to staff and suppliers		0	0	9,184
Finance costs		0	0	42
Internal charges and overheads applied		0	0	0
Other operating funding applications		0	0	79
Total applications of operating funding	B	0	0	9,305
Surplus/ (deficit) of operating funding	A-B	0	0	(1,865)
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	8,256
Development and financial contributions		0	0	0
Increase/(decrease) in debt		0	0	0
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	0	0	8,256
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	0	2,089
- to replace existing assets		0	0	3,383
Increase/ (decrease) in reserves		0	0	919
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	0	0	6,391
Surplus/ (deficit) of capital funding	C-D	0	0	1,865
Funding balance	((A-B)+(C-D))	0	0	0

Regulatory Services

Links to community outcomes

SOCIAL
<ul style="list-style-type: none">✓ Provide essential services to residents and businesses to support a healthy environment.✓ Ensure environmental health standards are met, so food offered for sale is prepared appropriately and safe for consumption.✓ Provide and develop safe public places.✓ Emergency management is a key function in ensuring that injury to people and damage to property is minimised in the event of natural disasters.✓ Council is ready to respond in an emergency and empowers residents to be better prepared physically and psychologically for a Civil Defence event.
AFFORDABILITY
<ul style="list-style-type: none">✓ By applying bylaws and other legal mechanisms to ensure facilities and services are fit for purpose.✓ Ensure quality assurance requirements for building consent authorities are met.
PROSPERITY
<ul style="list-style-type: none">✓ Make information easily available about Council, its functions and services.✓ Recognise and support education excellence and opportunity in the district.✓ Provide essential services to residents and businesses to support a healthy environment.✓ Develop policies and implement practices that enhance our environmental sustainability and natural diversity.✓ Ensure appropriate management and promotion of the district's natural and physical resources.
ENVIRONMENT
<ul style="list-style-type: none">✓ By providing essential services to residents and businesses to support a healthy environment.✓ Develop policies and implement practices that enhance our environmental sustainability and natural diversity.✓ Ensure appropriate management and promotion of the district's natural and physical resources.

What we do

- Animal management
- Plans, policies and guidance documents
- Provision of consents
- Building control
- Compliance and enforcement management
- Alcohol licensing
- Emergency management and civil defence
- Environmental health

Why we do it

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

- The animal management service aims to provide a safer district by reducing dog-related offences through the registration of dogs, educate dog owners, and investigate complaints.
- The planning service ensures the district promotes development to support a prosperous community without compromising residents' rights and the district's physical and natural resources. This is achieved by the appropriate application of the

Resource Management Act, through the review and implementation of the District Plan and its resource consent and monitoring guidelines.

- Council's building control services ensure that the district's buildings and other structures such as swimming pools, are safe, habitable, and meet national legislative requirements. Of particular importance is Council's role in advising on and, where necessary, enforcing the statutory provisions relating to earthquake prone buildings.
- Compliance and enforcement management focus on working with the community to assure the district remains a peaceful and attractive place to live and work. Through bylaws and other legal mechanisms, Council aims to reduce littering, effectively manage freedom camping, and respond to noise nuisances, as well as encouraging residents to maintain tidy sections.
- Alcohol licensing's role is to safeguard the statutory requirements and objectives of the Sale and Supply of Alcohol Act 2012. If these are met, the sale and supply of alcohol should be undertaken safely and responsibly, and any harm caused by excessive or inappropriate consumption of alcohol should be minimised.
- Under the Civil Defence Emergency Management Act 2002, Council must be ready, able to respond and assist with the recovery in the event of an emergency. Council staff and resources help in the event of a Civil Defence emergency. The Buller District has an Emergency Management Officer based in Westport through a west-coast wide shared services arrangement with Grey District Council, Westland District Council, and West Coast Regional Council.
- Environmental health ensures that operators meet public health standards in particular for the safe preparation and service of food.

Statement of service performance

Animal Management

Buller District Councils Animal Management Team proactively enforce the Dog Control Act 1996 and relevant By Laws. This includes the administration of dog registration each year including the follow up of unregistered dogs.

A socialisation group has been established in order to expose young dogs to other dogs and their owners in a controlled environment. The group meets on a regular basis.

The Animal Management Team deals with service requests relating to dog attacks, aggressive, roaming, barking dogs etc. across the Buller District. An on-call service for after-hours emergencies such as dog attacks and wandering stock is available and can be accessed via the main phone number.

Alcohol licensing

Council receives applications for either new licences or renewal of an existing licence. There are four types of licence being On, Off, Club and Special. Council also receives applications for new or renewal of Duty Managers certificates. The applications are received and receipted before processing begins. Applications are checked to ensure all information fields are completed, entered into the database and then sent to the reporting agencies, Police, Health and FENZ. The public are notified of every new/renewal licence application by way of a public notice on our website, local newspaper and at the licenced premises. Once the agencies have responded, the application is forwarded to the Licensing Inspector who completes their report in order to inform the District Licensing Committee's decision making responsibilities.

The Licensing Inspector periodically undertakes premises inspections, to ensure statutory compliance with the Sale and Supply of Alcohol Act 2012 (SSAA) and local bylaws, along with education and distributing resources when needed. A Tri Agency approach (Police, Health and Licensing Inspector) is undertaken for new and some renewal applications or where concerns need clarification. New Duty Manager applicants are interviewed to assess their knowledge of the SSAA and prior experiences noted before a new certificate is granted.

District Plan review

Every district in New Zealand must have an operational district plan. Rather than each of the West Coast councils preparing a plan, Te Tai o Poutini Plan (TTPP) Committee is now responsible for preparing and approving a new combined plan for the West Coast. The joint committee comprises members from the Buller, Grey, and Westland District Council, West Coast Regional Council, Te Runanga o Ngati Waewae, and Te Runanga o Makaawhio. The proposed TTPP was notified 14 July 2022 and was a significant undertaking for the Planning team with the resources available to get to this stage. Council is required to consider

both the Operative Buller District Plan and TTPP in their planning assessments at this stage of the process. As the TTPP advances different rules under the TTPP may apply as they come into effect.

Civil Defence

The recent flood events have resulted in more council staff gaining experience working in the Buller Emergency Operations Centre. Council staff was well supported by regional stakeholders and central government agencies through these testing times.

Westport has become a test case for how similar emergencies can be better managed and resilience improved, as the effects of climate change impact our district. The Emergency Management Officer provides plans, education, and resources for our community to be prepared if an event occurs.

Building Consent Authority (BCA) accreditation

Council passed its two-yearly building consent authority accreditation assessment carried out by International Accreditation New Zealand (IANZ) in December 2021. Despite a challenging year with high consenting numbers and flooding events, that required significant input from the building team, the audit result was above the national average. The next assessment is due to be carried out in December 2023.

The team is making good use of modern systems and technology to gain better efficiencies for onsite inspections.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Total operating funding

Income other than from rates was \$359,000 greater than budget as a result of increased resource consents and building activities in the region.

There has been a restatement of LTP budget categories.

Payments to staff and suppliers

These were \$140,000 higher than budgeted due to the increased resource consents and building activity in the district.

Significant capital expenditure

There was no significant capital expenditure for 2022-2023.





Key Performance Indicators

What we plan to do and our levels of service

Building consent authority

Activity contribution Ensure quality assurance requirements for building consent authorities are met, as required by Regulation 17 of the Building Consent Authorities Regulation 2006.



Community outcomes Social and economic.

Level of service	Performance measures 2021-2024	Performance outcomes	
Process building consent applications within the statutory timeframes.	100% of building consents are technically correct and granted within statutory timeframes.	2022-23 99.39% of building consents were technically correct and granted within statutory timeframes.	
		2021-22 98.91% of building consents were technically correct and granted within statutory timeframes.	
	Continue to retain accreditation by passing the biennial IANZ Audits.	2022-23 Accreditation due Nov 2023.	
		2021-22 Accreditation Audit Passed 28 July 2022.	

Resource consent planning

Activity contribution Ensure appropriate management and promotion of the district's natural and physical resources.





Community outcomes Social and economic.

Level of service	Performance measures 2021-2024	Performance outcomes	
Process non-notified resource consents within statutory timelines.	Process 100% of non-notified resource consents within statutory timeframes.	2022-23 Not achieved because the number of consents exceeded planned delivery capacity.	
		2021-22 Not achieved because the number of consents exceeded planned delivery capacity.	

Food premises | Public health and safety

Activity contribution Ensure environmental health standards are met, so food offered for sale is prepared appropriately and safe for consumption.

Community outcomes Social and economic.

Level of service	Performance measures 2021-2024	Performance outcomes	
Inspect all food premises, hairdressers, funeral homes, camping grounds and offensive traders, ensuring they meet the Food Hygiene Regulations 1974 and the Food Act 2014.	All food premises are inspected according to their status of 9, 12 or 18-month frequency.	2022-23 92.93% of the bi-annual inspections have taken place.	
		2021-22 Inspections take place biennially.	
	Inspect 100% of all hairdressers, funeral homes, camping grounds and offensive traders once annually for compliance.	2022-23 Low priority inspections have been delayed as we transition over to a new contractor.	
		2021-22 Currently 27 premises due for inspection.	

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Funding Impact Statement for Regulatory Services

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		1,419	1,507	1,585
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	0
Fees and charges		0	0	1,092
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		932	934	201
Total operating funding	A	2,351	2,441	2,878
Applications of operating funding				
Payments to staff and suppliers		1,670	1,681	1,821
Finance costs		1	1	1
Internal charges and overheads applied		653	719	680
Other operating funding applications		0	0	0
Total applications of operating funding	B	2,324	2,401	2,502
Surplus/ (deficit) of operating funding	A-B	27	40	376
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		52	53	169
Increase/(decrease) in debt		(9)	(10)	(9)
Gross proceeds from sale of assets		0	0	12
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	43	43	172
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	0	0
- to replace existing assets		131	62	55
Increase/ (decrease) in reserves		(61)	21	493
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	70	83	548
Surplus/ (deficit) of capital funding	C-D	(27)	(40)	(376)
Funding balance	((A-B)+(C-D))	0	0	0

Roading and Transport

ROADING

Links to community outcomes

SOCIAL
✓ By providing a safe roading system.
AFFORDABILITY
✓ By providing everyone easy access to the roading network. ✓ By providing links to sustain rural communities.
ENVIRONMENT
✓ By helping reduce energy consumption in our community.

What do we do?

The roading team is responsible for the planning, operations, maintenance, development and improvements of Buller's roads to establish an affordable, integrated, safe, responsive and sustainable roading network.

Council provides, maintains and renews sealed and unsealed roads, bridges and culverts to enable people to move around for employment, recreation, shopping, social activities and business purposes. The roading team also arranges road signs, markings and street lighting to ensure that travel is safe and convenient.

Council reviews the road network in response to changing needs and develops plans to ensure the road network is able to cater for future growth.

Why are we involved in this activity?

The roading team ensures people have access to employment, services, education and recreation, as well as ensuring that goods and services can easily move around to support the local economy. The road corridor also creates access for critical services such as electricity, telecommunications, water supply and waste disposal.

Statement of Service Performance

Roading funding

Buller is a large district with numerous settlements and small towns along its coastline and in the hinterland. It is only able to function economically and socially because of its vital wide-spread roading network maintained by Council. 586km of Council managed roads link into the main State Highways. 50% of those local roads are sealed, the other half are unsealed. Local roads incorporate 129 bridges and large culverts.

The local roads financial assistance rate sits at 72% for 2022/2023 by Waka Kotahi - New Zealand Transport Agency (Waka Kotahi).

A 100% financial assistance rate is guaranteed for special purpose roads (SPRs) until 30 June 2024. Waka Kotahi has determined that SPRs should transfer over to local councils as local roads by the end of the 2021-24 National Land Transport Plan period. A

transition plan is being negotiated for this re-classification to determine if these roads should be managed as State Highways or be managed as local roads.

Council has undertaken a classification of all roads in the network in accordance with the One Network Framework guidelines developed by Waka Kotahi. The classification of the roading network will lead to determining the expected standard for each road matching the amount of use. This network classification will inform future maintenance and investment spending.

Major projects

This year the response and recovery of the two damaging storm events across the district in 2021 and 2022 continued with major repairs reported under the Flood Recovery section.

Council recommenced the normal maintenance, operations and renewals programme. The resealing that was planned for 2023-24, the third year of the programme, was completed in 2022-23.

Another focus was to improve the forward planning of road, bridge and footpath renewals.

Significant capital expenditure

Capital expenditure for service level improvements was \$1,932,000 lower than budgeted. \$1,650,000 relates to a bid to upgrade the Little Wanganui Bridge on the Karamea Highway that Waka Kotahi did not approve after the 2021-2031 Long Term Plan was adopted.

The capital expenditure to replace existing assets was \$740,000 lower than budgeted; the primary categories that were lower than planned in this year included our Low Cost Low Risk improvements, structure component replacement and road rehabilitation. Footpath rehabilitation work is primary planned for delivery now in the 2023-2024 financial year due to staff focus on emergency events. Transport and roading funding is approved across a triennial approach being 2021-2024.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Storm event emergency works following the July 2021 and the February 2022 floods resulted in significant variances in comparison to the 2021-2031 LTP.

Subsidies and grants for operating purposes and capital expenditure

Subsidies and grants for operating purposes were \$389,000 more than budgeted in the 2021 – 2031 LTP as a result of increased spending in subsidised roading operations outlined below.

Subsidies and grants for capital expenditure were \$2,587,000 less than allocated in the 2021 – 2031 LTP in line with capital expenditure being down on budget.

The three-year roading budget is available for the next financial year.

Payments to staff and suppliers

Payments to staff and suppliers were \$416,000 greater than budgeted for in the LTP as a result of pavement maintenance and routine drainage maintenance being greater than budget, offset by lower than budgeted activity management planning and footpath maintenance

TRANSPORT

Links to community outcomes

SOCIAL
<ul style="list-style-type: none">✓ By providing a safe footpath system.✓ By promoting cycleways and walkways, signs and wayfinding and parking infrastructure.
ENVIRONMENT
<ul style="list-style-type: none">✓ By helping reduce energy consumption in our community.✓ By creating relationships within the community that contribute to the overall beautification of our transport spaces and ensure that mobility issues are addressed for all stakeholders.
PROSPERITY
<ul style="list-style-type: none">✓ Make information easily available about Council, its functions, and services.✓ Recognise and support education excellence and opportunity in the district.✓ Provide essential services to residents and businesses to support a healthy environment.✓ Develop policies and implement practices that enhance our environmental sustainability and natural diversity.✓ Ensure appropriate management and promotion of the district's natural and physical resources.

What do we do?

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

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

Urban development is undertaken to create a more pleasant environment for our communities through plantings, street treatment and decorative measures. This includes the beautification of main streets through street flags and hanging floral baskets.

Why are we involved in this activity?

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

Statement of Service Performance

Council is maintaining 85.444 km of footpaths for the community. Waka Kotahi funding assistance for footpath maintenance and renewals is 72% for 2022/2023. Strategic investment in footpath maintenance and renewals is guided by a Pedestrian Access Mobility Plan.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

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No variance

Significant capital expenditure

- \$229,000 (lighting and street development are progressively renewed and improved over the 10-years of the LTP)





Key Performance Indicators

What we plan to do and our levels of service

Roads and transport

Activity contribution Roads, footpaths, and transport links help to achieve an integrated, safe, responsive, and sustainable land transport system.











Community outcomes Social, affordability and prosperity

Level of service	Performance measures 2021-2024	Performance outcomes	
No change or reduction in the safety quality of the road network from the previous financial year in the number of fatalities and serious crashes.	Mandatory Performance Measure 1: No change or reduction in the safety quality of the roading network from the previous financial year.	2022-23 The number of fatalities on district roads in the previous year and in this reporting year was zero. The number of serious injury crashes on district roads in the previous year was one and in this reporting year was four. The target of no change or reduction has not been met (0 fatal and 4 serious accidents)	
		2021-22 The number of fatalities on district roads in the previous year and in this reporting year was zero. The number of serious injury crashes on district roads in the previous year was three and in this reporting year was one. The target of no change or reduction has been met (0 fatal and 1 serious accident)	
The sealed and unsealed roads are fit-for-purpose and provide for comfortable, efficient, and safe travel.	Mandatory Performance Measure 2: STE is greater than 90% STE performance per km of road roughness.	2022-23 STE was 87% per km of road roughness (measured in March 2022). Difference between results previously measured can reflect a margin of error. Low results reflect the low requirement for road pavement rehabilitation work.	
		2021-22 • STE was 89% per km of road roughness. • The ten-year average for sealed local road that is resurfaced was 4.6% per annum based on network length. • Unsealed network surfacing renewal annual quantity was 968 cubic meters. STE is measured every two years so this years value duplicates the last recorded results. Current result would be expected to be lower given substantial level of damage caused by successive extreme weather events.	

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Smooth Travel Exposure (STE) - system scoring count) is measured on our sealed road network.	The ten-year average for sealed local road that is resurfaced is greater than 5.8% per annum based on network length.	2022-23 5.83%. Reseal program for the three years funding cycle were combined into two years of delivery. No reseals planned for 23/24.	
		2021-22 Reseal program for the three years funding cycle were combined into two years of delivery.	
Sealed and unsealed roading network is being maintained.	Unsealed network surfacing renewal annual target of greater than 2,500m ³ .	2022-23 3,906m ³ placed in 2022/23. A similar amount is scheduled for 2023/24.	
		2021-22 6.8% of the roading network was worked on this year. Previous low years reduce the average down. Network surfacing of unsealed roads was reduced as contractor faced issues with supply of crushing plant.	
Footpaths are fit-for-purpose and provide for comfortable and efficient travel.	Mandatory Performance Measure 3: Continue to achieve 75% of district footpaths ranked as grade 1 and 2 (satisfactory).	2022-23 Last footpath survey completed in 2020/21. 64% of district footpaths were ranked as grade 1 and 2 (satisfactory).	
		2021-22 64% of district footpaths were ranked as grade 1 and 2 (satisfactory).	
Footpaths are maintained within the level of service standard for the condition of footpath.	Continue to achieve 95% of district footpaths ranked as grade 1 through to 3 (satisfactory – fair).	2022-23 Last footpath survey completed in 2020/21. 89% of district footpaths were ranked as grade 1 through to 3 (satisfactory – fair).	
		2021-22 89% of district footpaths were ranked as grade 1 through to 3 (satisfactory – fair). Change in measuring team and methodology resulted in a step change in results compared to last year.	
Responsive to, and focus on, the customer. Ensure that customers' service requests relating to road and footpaths are acknowledged and placed into the forward works programme (as appropriate in relation to priority).	Mandatory Performance Measure 4: Service requests are managed through the service request systems and 85% of requests are planned for action, in line with level of service criticality, within 15 working days.	2022-23 37% of requests were planned for action within 15 working days. System limitations mean this cannot be measured accurately and it is expected that actual performance was better than this.	
		2021-22 55% of requests were planned for action, in line with level of service criticality, within 15 working days. Significant increase in request numbers. Roding and transport activity impacted significantly by extreme weather events.	

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Funding Impact Statement for Roading and Transport

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		2,197	2,262	2,132
Targeted rates		0	0	0
Subsidies and grants for operating purposes		2,849	2,989	3,378
Fees and charges		0	0	0
Internal charges and overheads recovered		0	0	0
receipts		157	162	118
Total operating funding	A	5,203	5,413	5,628
Applications of operating funding				
Payments to staff and suppliers		3,301	3,568	3,984
Finance costs		3	9	12
Internal charges and overheads applied		1,068	1,122	1,023
Other operating funding applications		0	0	0
Total applications of operating funding	B	4,372	4,699	5,019
Surplus/ (deficit) of operating funding	A-B	831	714	609
Sources of capital funding				
Subsidies and grants for capital expenditure		4,974	4,844	2,257
Development and financial contributions		0	0	0
Increase/(decrease) in debt		254	256	93
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	5,228	5,100	2,350
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		2,180	2,248	316
- to replace existing assets		3,879	3,566	2,826
Increase/ (decrease) in reserves		0	0	(183)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	6,059	5,814	2,959
Surplus/ (deficit) of capital funding	C-D	(831)	(714)	(609)
Funding balance	((A-B)+(C-D))	0	0	0

	2022				2023			
Core Asset Disclosures	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000
Roads and Footpaths	294,163	1,418	0	421,073	292,029	2,913	266	423,594
Total	294,163	1,418	0	421,073	292,029	2,913	266	423,594

Water Supplies

Links to community outcomes

SOCIAL
<ul style="list-style-type: none">✓ By providing reticulated water supply to support a healthy community.✓ By providing water for sanitary services.✓ By maintaining sufficient water for firefighting purposes.
AFFORDABILITY
<ul style="list-style-type: none">✓ By meeting commercial and community needs at an affordable cost with equal access to water.
ENVIRONMENT
<ul style="list-style-type: none">✓ By conserving water and encouraging others to do the same.

What do we do?

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

Why are we involved in this activity?

Water is an essential need for individuals and commercial operations. Healthy water provides for healthy communities. Council provides sufficient quantities of potable water for domestic and commercial needs and public amenities. Council water management is required under a number of legal statutes.

Assumptions

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

There will be no major infrastructure failures. New legislation around the Water Services Entities has put in place Taumata Arowai as the new regulator for drinking water and will look to establish 10 water services entities across New Zealand to manage New Zealand's waters assets. Significant future capital funding required to bring Buller waters services to standard will be available through the new Entities funding mechanisms. If this was not to materialise there would need to be consultation with the community and the decision to upgrade or not would be based on local affordability.

Statement of service performance

Westport water supply

The new trunk main has been partially completed and was commissioned in December 2022. This provided a trunk main from the Westport water treatment plant to Scott's Bridge on Stephens Road.

Waimangaroa drinking water supply

The Waimangaroa water supply trunk main has been renewed and the upgrade of the water intake is almost finished, scheduled for completion early in 2023/2024 financial year.

Reefton water supply

Reefton water upgrade continued with chlorination of the water supply which was completed in June 2023. The mains replacement programme which started in 2022/2023 and will be carried out over into the next financial year. Reefton water supply had some backflow prevention devices added to ensure a risk-based approach to backflow prevention.

Punakaiki water supply

Upgrades to the Punakaiki Township treater water reservoir has been installed to effectively manage water in Punakaiki. Through the Greater Punakaiki Master Plan, various long-term water supply alternatives have been identified and evaluated. The business case and funding models along with the cost impacts have been pitched in a business case to central government, without a result to date. Public Works Act land acquisition process for the Punakaiki water supply intake weir remains ongoing.

Levels of service

The overall corporate goals and legislative requirements have been translated into several more specific target performance standards. These are summarised below:

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

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Targeted rates

These exceeded the budgeted amount in the 2021 – 2031 LTP by \$381,000 as the rates struck for the 2022-2023 Annual Plan were higher due to factors such as higher interest rates and inflation rates.

Payments to staff and suppliers

These exceeded the budgeted amount in the 2021 – 2031 LTP by \$501,000 as Council renegotiated its contracts with its main sub-contractor Westreef with the new contract rates starting from January 2023.

Finance costs

These exceeded the budgeted amount in the 2021 – 2031 LTP by \$311,000 as interest rates on floating debt were much higher than forecast in the LTP.

Increase/(decrease) in debt

These were \$535,000 higher than budgeted in the 2021 – 2031 LTP, due to loans raised to fund the Reefton Water Supply Chlorination approved as part of the 2022-2023 Annual Plan not being in the 2021-2031 LTP.

Significant capital expenditure

Council spent \$1,278,000 more than budgeted to improve the level of service for water supplies and \$674,000 more on replacing existing assets. The additional expenditure related to work not budgeted in the 2021 – 2031 LTP and included work on the Waimangaroa trunk main, Westport trunk main and chlorination of the Reefton water supply.





Key Performance Indicators

What we plan to do and our levels of service

Provide an adequate quality of water

Activity contribution Safe drinking water supports the health of our community.

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Council water supplies conform to part 4 and part 5 of the Drinking Water Standards.	Mandatory Performance Measure 1: Full compliance (100%) with part 4 (bacteria compliance criteria).	2022-23 Not met for all supplies: 7 out of 9 supplies have not met bacterial compliance. Refer to Table 2 for each Water Supply on page 51 .	
		2021-22 Not met for all supplies. Refer to Table 2 for each Water Supply on page 51 .	
	Full compliance (100%) with part 5 (protozoa compliance criteria).	2022-23 Not met for all supplies: 6 out of 9 supplies have not met protozoa compliance. Refer to Table 1 for each Water Supply on page 51 .	
		2021-22 Not met for any supplies. Refer to Table 1 for each Water Supply on page 51 .	

Provide a reliable supply of water

Activity contribution A reliable supply of water is provided through a maintained network.



Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
No more than a 30% real water loss from the networked reticulation system.	Mandatory Performance Measure 2: No more than 30% water loss from the reticulation system.	2022-23 Not met for all supplies. Refer to Table 3 for each Water Supply on page 52.	
		2021-22 Not met for all supplies. Refer to Table 3 for each Water Supply on page 52.	

Provide a reliable supply of water – demand management

Activity contribution Demand on the water supply is managed through a maintained network.

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Meet the average consumption of drinking water per day per resident within the Buller District.	Mandatory Performance Measure 3: 700 litres per resident per day.	2022-23 The average consumption per day per resident across 5 water supplies was not able to be measured due to their being no flow meter.	
		2021-22 The average consumption per day per resident across all water supplies is not able to be measured. Refer to Table 4 which shows the consumption for each individual supply if it was able to be measured.	

Provide an acceptable supply of water – customer satisfaction

Activity contribution An acceptable supply of water is provided through a maintained network to communities

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Stated performance delivery of the supply does not exceed the total complaints received target on the following aspects of the drinking water: <ul style="list-style-type: none"> • Clarity • Taste • Odour • Pressure or flow • Continuity of supply 	Mandatory Performance Measure 4: Less than 5 valid complaints per 1,000 connections for these measures.	2022-23 <div> Clarity: 12 complaints. 3.13 complaints per 1,000 connections (achieved). Taste: 1 complaint. 0.26 complaints per 1,000 connections (achieved). Odour: 2 complaints. 0.52 complaints per 1,000 connections (achieved). Pressure: 23 complaints. 6 complaints per 1,000 connections (not achieved). Continuity of supply: 30 complaints. 7.82 complaints per 1,000 connections (not achieved). </div>
		2021-22 <div> Clarity: 9 complaints. 2.35 complaints per 1,000 connections. Taste: 5 complaints. 1.31 complaints per 1,000 connections. Odour: 1 complained. 0.26 complaints per 1,000 connections. Pressure: 21 complaints. 5.50 complaints per 1,000 connections. Continuity of supply: 34 complaints. 8.91 complaints per 1,000 connections. Council response to any of these issues: 0 complaints. 0 complaints per 1,000 connections. </div>

Provide a reliable supply of water - fault response times

Activity contribution A reliable supply of water is provided through a maintained network.

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Response to network outages, faults and unplanned interruptions are measured.	Mandatory Performance Measure 5: Attendance for urgent call-outs: from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most. Resolution of urgent call-outs: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be eight hours at the most. Attendance for non-urgent call-outs: from the time Council receives notification to the time that service personnel reach the site is to be one working day at the most. Resolution of non-urgent call-outs: from the time Council receives notification to the time that service personnel confirm resolution of the fault or interruption is to be five working days at the most.	2022-23 Urgent Call-Outs There were 12 urgent requests. <u>Attendance:</u> <ul style="list-style-type: none"> • 2 were attended to within two hours • 10 were attended late. <u>Resolution:</u> <ul style="list-style-type: none"> • 5 were resolved to within eight hours • 7 were resolved late. <u>Additional notes:</u> <ul style="list-style-type: none"> • The median attendance time was seven days. • 8 involved rural or community supplies where eight hours rectification is often impractical. Non-Urgent Call-Outs There were 493 non-urgent requests. <u>Attendance:</u> <ul style="list-style-type: none"> • 139 were attended to within 24 hours <u>Resolution:</u> <ul style="list-style-type: none"> • 341 were resolved within 72 hours • 35 were resolved within seven days • 28 were resolved within 14 days • 41 were resolved in more than 28+ days • The longest resolution was 173 days.
		2021-22 There were 37 urgent requests, 21 were attended to within two hours, and 16 were attended late. The median attendance time was 50 minutes. There were 37 urgent requests, 30 were resolved to within two hours, and seven were resolved late. The median attendance time was 86 minutes. <ul style="list-style-type: none"> • There were 610 non-urgent requests • 188 were attended to within one day • 72 were attended to within one - two days • 72 were attended to within two - four days • 22 were attended to within four - five days • 256 were attended to in more than five+ days

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Table 1: Drinking Water Standard NZ Compliance

Water Supply (plant compliance)	Population (WINZ)	Bacterial Compliance			Protozoal Compliance (%)			Comments on Performance Outcome
		2021/22 Performance	Performance Outcome (2022-23) Bacterial Compliance	Target	2021/22 Performance	Performance Outcome (2022-23) Protozoa Compliance	Target	
South Granity Tank Supply (administered by Council)	30	No*	No*	No	No*	No*	No	No treatment (non-BDC managed)
Hector/Ngakawau (administered by Council)	219	No*	No*	No	No*	No*	No	No treatment (non-BDC managed)
Inangahua Junction	70	Yes	No	Yes	No***	Yes	Yes	Bacterial Compliance: 2 out of 26 samples are non-compliant (Total Coliform detected) Protozoa Compliant
Little Wanganui	150	No*	No*	No	No*	No*	No	No treatment
Mokihinui	100	No*	No*	No	No*	No*	No	No treatment
Punakaiki	230	No****	No	Yes	No****	No	Yes	Bacterial Compliance: 2 out of 32 samples are non-compliant (Total Coliform detected) Protozoa Compliance: 6 out of 363 days, UV operation is non-compliant, 2 days have no data.
Reefton	951	No****	Yes	Yes	No****	Yes	Yes	Bacterial Compliant. Protozoa Compliant.
Waimangaroa	300	No*	No*	No	No*	No*	No	No treatment
Westport (including Carters Beach)	4,974	No****	Yes	Yes	No***	Yes	Yes	Bacterial Compliant. Protozoa Compliant.

Table 1: Drinking Water Standard NZ compliance

* No treatment plant to enable compliance

** E Coli detection in supply

*** Data collection and reporting errors

**** Insufficient sampling, non-compliance of certain parameters

Table 2: Drinking Water Standard NZ Compliance

		Bacterial Compliance			
Water Supply (zone compliance)	Population (WINZ)	2021/22 Performance	Performance Outcome (2022-23) Bacterial Compliance	Target	Comments on Performance Outcome
South Granity Tank Supply (administered by Council)	30	No*	No*	No	No treatment in place, not attempting compliance
Hector/Ngakawau (administered by Council)	219	No*	No*	No	No treatment in place, not attempting compliance
Inangahua Junction	70	Yes	No	Yes	11 out of 45 samples are non-compliant. (Total Coliform was detected in July 2022, November 2022 and January 2023. Resampling was carried out)
Little Wanganui	150	No*	No*	No	No treatment in place, not attempting compliance
Mokihinui	100	No*	No*	No	No treatment in place, not attempting compliance
Punakaiki	230	Yes	No**	Yes	15 out of 66 samples are non-compliant. (E.coli detected in Feb 2023, daily sampling was carried out until non detected. Total Coliform detected in 15 samples)
Reefton	951	Yes**	Yes	Yes	Complied
Waimangaroa	300	No*	No**	No	No treatment in place, not attempting compliance
Westport	4617	Yes	Yes	Yes	Complied
Carters Beach	357	Yes	Yes	Yes	Complied

Table 2: Drinking Water Standard NZ Compliance

* No treatment plant to enable compliance

** E Coli detection in supply

Table 3: Water Leakage

Water Supply	Connections	2021/22 Performance	Performance Outcome (2022-23)	Target	Method	Comments on Performance Outcome
South Granity Tank Supply (administered by Council)	22	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	No Flow Meter
Hector/Ngakawau	174	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	No Flow Meter
Inangahua Junction	32	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	High flows, but no understanding of normal water usage patterns.
Little Wanganui	64	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	No Flow Meter
Mokihinui	47	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	No Flow Meter
Punakaiki	94	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	High flows, but no understanding of normal water usage patterns.
Reefton	677	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	High flows, but no understanding of normal water usage patterns.
Waimangaroa	140	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	No Flow Meter
Westport	2,801	2021/2022 : not measured (2020/2021: not measured).	N/A	30%	MNF	High flows, but no understanding of normal water usage patterns.

Table 3: Water leakage

MNF means Minimum Night Flow

Water leakage is not measured in some supplies as those supplies have no treatment plant therefore there is not way of determining leakage

Table 4: Water Use

	Connections	Performance Outcome (2021-22)	Performance Outcome (2022-23)	Target
Water Supply				
South Granity Tank Supply (administered by Council)	22	UTM - no flow meter	UTM - no flow meter	less than 700 l/p/day
Hector/Ngakawau (administered by Council)	174	UTM - no flow meter	UTM - no flow meter	less than 700 l/p/day
Inangahua Junction	32	340 L/person/day	459 L/person/day	less than 700 l/p/day
Little Wanganui	64	UTM - no flow meter	UTM - no flow meter	less than 700 l/p/day
Mokihinui	47	UTM - no flow meter	UTM - no flow meter	less than 700 l/p/day
Punakaiki	94	UTM - no flow meter	277 L/person/day	less than 700 l/p/day
Reefton	677	1090 L/person/day	1115 L/person/day	less than 700 l/p/day
Waimangaroa	140	UTM - no flow meter	UTM - no flow meter	less than 700 l/p/day
Westport	2,801	UTM - no flow meter	821 L/person/day	less than 700 l/p/day

**Table 4 Water
Consumption**

Previously not measured per Water Supply

UTM means unable to measure

Water consumption is not measured in some supplies as those supplies have no treatment plant therefore there is no way of determining water use.

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Wastewater/Sewerage

Links to community outcomes

SOCIAL
✓ By providing a sanitary wastewater collection and treatment service.
AFFORDABILITY
✓ By meeting commercial wastewater needs and meeting community needs at an affordable cost.
ENVIRONMENT
✓ By protecting the environment through the treatment of wastewater. ✓ By providing water conservation programmes.

What do we do?

Council provides these activities to support the health and well-being of the community and the environment.

Council currently is responsible for the collection and transportation of wastewater from residential and commercial properties in Westport, Little Wanganui and Reefton through the underground piping infrastructure and treatment facilities. The rest of the district is serviced by on-site disposal systems that property owners maintain.

Statement of Service Performance

Monitoring and reporting of the wastewater treatment plants have been undertaken in accordance with the resource consents.

Disposal of product generated at the wastewater treatment plants are being appropriately managed. Council continues to work with West Coast Regional Council and Ngāti Waewae on Westport waste water management, including resource consenting.

The sewer and stormwater system modelling, and separation are continuing. This work assesses the level of stormwater infiltration into the network and allows for planning to reduce the amount of stormwater entering it, therefore improving capacity across the network.

Levels of service

The overall corporate goals and legislative requirements have been translated into several more specific target performance standards:

- To maintain the systems so that there are no significant blockages.
- To maintain the service to the consumer with a minimum of disruption and inconvenience to the public.
- To ensure that services are managed in a cost-effective manner.
- To ensure that supplies are managed in an environmentally sensitive manner.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Payments to staff and suppliers

These exceeded the budgeted amount in the 2021 – 2031 LTP by \$41,000.

Routine maintenance exceeded the budgeted amount in the 2021-2031 LTP by \$346,000 as Council renegotiated its contracts with its main sub-contractor Westreef with the new contract rates starting from January 2023.

This increased spend was offset by savings in other operating expenditure.

Significant capital expenditure

Council approved as part of the 2022-2023 Annual Plan additional capital expenditure for service level improvements relating to the re-consenting and upgrading of infrastructure for the Westport Wastewater treatment plant totalling \$2,240,000 of which \$465,000 was spent in 2022-2023. Most of the expenditure related to making improvements to the network pumps station and lodging replacement consents for the pump stations.

Mains replacements programmed for Westport in the 2021-2031 LTP were not completed during the financial year resulting in spending on asset renewals to be down \$237,000 on budget.

Significant projects included:

- Installation of Buller River pumpstation overflow valves have significantly reduced the amount of river water backflowing into the wastewater network.
- Telemetry and flow monitoring equipment has been installed at the Reefton wastewater treatment plant.

Significant Issues

Stormwater entering the wastewater system due to faults and combined system and residential discharge continues to present challenges to the operation of the networks both in Westport and Reefton.

The re-consenting of pump station overflow discharge to the Buller Kawatiri River from riverside pump stations is ongoing.

Key Performance Indicators

What we plan to do and our levels of service

Provide adequate wastewater and sewerage systems

Activity contribution Wastewater and sewerage systems contribute to maintaining public health.

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Wastewater and sewerage systems provide adequate capacity in relation to dry weather overflows.	Mandatory performance measure 1: Less than five sewerage overflows per 1,000 connections.	2022-23	✓
		<ul style="list-style-type: none"> •The number of dry weather overflows per 1,000 connections was 1.89 •Total overflows was 6 •Total connections was 3,182 	
		2021-22	✓
		<ul style="list-style-type: none"> •The number of dry weather overflows per 1,000 connections was 0.62 •Total overflows was 2 •Total connections was 3,182 	

Wastewater and sewerage discharge compliance

Activity contribution Provision of wastewater and sewerage collection and disposal systems that contribute to ensuring minimal environmental impact.

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Wastewater and sewerage systems are managed within resource consent parameters, with less than five abatement notices and no infringement notices, enforcement orders and convictions in relations to those resource consents.	Mandatory performance measure 2: <ul style="list-style-type: none"> • Less than five abatement notices •0 infringement notices •0 enforcement orders •No convictions 	2022-23	✓
		<ul style="list-style-type: none"> •0 abatement notices •0 infringement notices •0 enforcement orders •0 convictions received 	
		2021-22	✓
		<ul style="list-style-type: none"> •0 abatement notices •0 infringement notices •0 enforcement orders •0 convictions received 	

Provide reliable wastewater and sewerage systems – fault response time

Activity contribution Fault response provides a reliable wastewater and sewerage collection and disposal systems

Community outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Response to network overflows resulting from a blockage or other fault in the system.	Mandatory performance measure 3: Attendance time: from the time Council receives notification to the time that service personnel reach the site is to be two hours at the most. Resolution time: from the time Council receives notification to the time that service personnel confirm resolution of the blockage or other fault is to be one working day at the most.	2022-23 Total number of overflows were 10. <u>Attendance times:</u> <ul style="list-style-type: none"> • 8 less than 2 hours. • 2 between 2 to 4 hours. • Average time less than 2 hours. <u>Resolution times:</u> <ul style="list-style-type: none"> • 3 less than 2 hours. • 6 between 2 to 4 hours. • 1 between 4 to 24 hours. • None exceeded the time allowed.
		2021-22 Average attendance time was less than 2 hours. Average resolution time was less than one working day. •Total number of overflows were 14 •Wet weather overflows was 10 •Overflows during flood events was 2 •Dry weather overflow was 2 There were likely to have been multiple unrecorded overflow events during the two floods..

Provide acceptable wastewater and sewerage systems – customer satisfaction

Activity contribution An acceptable wastewater and sewerage collection and disposal system is maintained.

Community outcomes Social, affordability, prosperity, and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Stated performance delivery of the system does not exceed the total complaints received target on the following aspects of the sewerage and wastewater system: •Odour •System faults •System blockages •Council response to any of these issues	Mandatory performance measure 4: Less than five complaints per 1,000 connections for each of these measures.	2022-23 a) sewerage odour 2 complaints (0.63 per 1,000) - achieved b) sewerage system faults 5 (1.57 per 1,000) - achieved c) sewerage system blockages 6 (1.89 per 1,000) - achieved d) Council has received no complaints about its response to issues with its sewerage system (0 per 1,000) - achieved

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		<p>2021-22</p> <p>Achieved 2 of 4</p> <p>a) sewerage odour 5 complaints - not achieved</p> <p>b) sewerage system faults 0 - achieved</p> <p>c) sewerage system blockages 3.14 not achieved</p> <p>d) Council’s response to issues with its sewerage system expressed per 1,000 properties connected to Council’s sewerage system 0 – achieved.</p>	
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Funding Impact Statement for Wastewater/Sewerage

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		0	0	0
Targeted rates		2,717	2,753	2,912
Subsidies and grants for operating purposes		0	0	0
Fees and charges		0	0	0
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		5	6	39
Total operating funding	A	2,722	2,759	2,951
Applications of operating funding				
Payments to staff and suppliers		1,107	1,264	1,305
Finance costs		84	73	99
Internal charges and overheads applied		381	414	405
Other operating funding applications		0	0	0
Total applications of operating funding	B	1,572	1,751	1,809
Surplus/ (deficit) of operating funding	A-B	1,150	1,008	1,142
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		(393)	(403)	(393)
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	(393)	(403)	(393)
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	153	606
- to replace existing assets		932	762	525
Increase/ (decrease) in reserves		(175)	(310)	(382)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	757	605	749
Surplus/ (deficit) of capital funding	C-D	(1,150)	(1,008)	(1,142)
Funding balance	((A-B)+(C-D))	0	0	0

	2022				2023			
Core Asset Disclosures	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000
Treatment Plant and Facilities	13,577	428	0	24,471	13,415	382	0	24,281
Other Assets	16,597	63	0	34,555	17,748	1,610	0	33,728
Total	30,175	491	0	59,026	31,163	1,992	0	58,009

Stormwater

Links to community outcomes

SOCIAL
✓ By providing stormwater systems reduces the risk of death or injury resulting from flooding on private property.
AFFORDABILITY
✓ The service is deemed to provide a public benefit, through the protection of property.
ENVIRONMENT
✓ The adverse environmental effects of stormwater runoff and disposal can be addressed with appropriate management.

What do we do?

Council's stormwater management involves overseeing certain procedures and maintaining infrastructure that are designed to manage the disposal of surface water from rainfall.

Council manages open drain stormwater systems in Hector, Ngakawau, Granity, Waimangaroa, Westport, Carters Beach and Reefton. In addition, Westport and Waimangaroa have piped stormwater systems.

Sections of the Westport wastewater system and the entire Reefton wastewater system also accepts stormwater.

In Punakaiki, the only public stormwater drain is maintained by Waka Kotahi – New Zealand Transport Agency as part of their roading network. In other townships, such as Mokihinui and Little Wanganui, there are no formal stormwater systems and all stormwater simply soaks to the ground naturally.

Why are we involved in this activity?

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

How do we contribute to strategic goals and community outcomes

The most significant outcome supported by a working stormwater system is a healthy community. Uncontrolled stormwater runoff can be destructive and represent an immediate risk to life. A fit for purpose stormwater system minimises stormwater damage and protects the environment. This contributes to the prosperity and sustainability of communities in Buller.

Statement of service performance

In the year being reviewed, storms continued to test the districts stormwater systems. This resulted in some storm events exceeding the primary network capacity and saw storm water systems not able to cope without additional pumping. The community remains with a heightened level of sensitivity to significant rainfall events that continue to test the storm water system.

Flood damage fault repair across the network has continued in partnership with NEMA.

Modelling of the stormwater system will determine areas of the reticulation where additional stormwater works will be required. This project has commenced and will inform future planning and replacements investment programmes.

Our district wide management of stormwater includes scheduled maintenance for open drains and other rural networks.

Levels of service

The overall corporate goals and legislative requirements have been translated into several more specific target performance standards:

- Ensure that all stormwater systems have sufficient capacity to meet the reasonable needs of the consumers.
- Ensure that stormwater within urbanized areas does not contribute to cross boundary flooding for events up to 10% Annual Exceedance Probability (1 in 10-year event).
- Ensure that stormwater within urbanized areas does not enter dwellings for events up to 2% Annual Exceedance Probability (1 in 50-year event).
- Ensure that secondary flow paths are identified for events exceeding the capacity of the primary systems.
- Ensure that stormwater systems are maintained at or beyond the minimum capacity required.
- Ensure that stormwater systems are managed in a cost-effective manner.
- Ensure that stormwater discharges are managed in an environmentally sensitive manner.

Council has committed to detailed modelling investigations for Westport and Reefton townships to quantify what the capacity of the existing primary and secondary systems are.

The model is expected to indicate significant costs remain associated with upgrading the capacity. Council's investment priority is to ensure that new storm water systems meet demand, recognizing that additional funding will be required to retrospectively size and improve existing stormwater networks to meet future flow challenges.

Site specific investigations are undertaken when the existing capacity is not considered acceptable to the individual community. Pragmatic upgrade options are considered based on risk and benefit/cost.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Payments to staff and suppliers

These exceeded the budgeted amount in the 2021 – 2031 LTP by \$144,000 as Council renegotiated its contracts with its main sub-contractor Westreef with the new contract rates starting from January 2023.

Significant capital expenditure

Significant projects:

- A high-volume mobile pump was purchased, this aids response in reducing the risks of localised flooding which in turn could damage properties. Fire Emergency New Zealand (FENZ) also utilised this pump to further supplements their own capacity during very significant rainfall events.
- Stormwater main replacement in Southern Domett Street was completed reducing the risk of localised flooding.
- Stormwater capacity improvement have been made in Roebuck Street.

Significant Issues

There remains ongoing risk with insufficient stormwater capacity in southern Peel Street, the situation is now studied and understood leading to a range of optioneering for the appropriate solution. Other areas prone to surface flooding generally have more complex issues and are to be assessed as part of model analysis.

Key Performance Indicators

What we plan to do and our levels of service

Provide adequate stormwater drainage capacity

Activity contribution Stormwater systems contribute to maintaining public safety

Community Outcomes Social, affordability, prosperity and environment

Level of service	Performance measures 2021-2024	Performance outcomes
The number of flooding events in the stormwater systems are managed to a target level of service set in the performance measure	<p>Mandatory Performance</p> <p>Measure 1:</p> <p>No target has been set for the number of flooding events as it is deemed that flooding events are outside of Council control.</p> <p>For each flooding event, the number of habitable floors affected (expressed per 1,000 properties connected Councils stormwater system) is not more than five houses flooded for each event.</p>	<p>2022-23</p> <p>Achieved. There were zero dwellings affected by stormwater.</p>
		<p>2021-22</p> <p>The number of flood events where one or more habitable floors were affected was 484.</p> <p>The July 2021 flooding event was significant and it was not possible to meet the measure due to the nature of the flood.</p> <p>July 2021 Flooding Event</p> <ul style="list-style-type: none"> •Red stickered properties: 71 homes •Yellow stickered properties: 388 homes •Total properties affected: 459 homes <p>Feb 2022 Flooding Event</p> <ul style="list-style-type: none"> •Red stickered properties: 4 homes •Yellow stickered properties; 21 homes •Total properties affected: 25 homes <p>For each event the number of habitable floors affected per 1000 properties was as follows:</p> <ul style="list-style-type: none"> •July 2021: 144.24 •February 2022: 7.85 <p>There was one service request for floods outside July and February events The flood events the magnitudes were:</p> <ul style="list-style-type: none"> • July 2021: 1 in 60-years (1.67% Annual Exceedance Probability (AEP) •February 2022 (two events): 1 in 14.5 years (6.9% AEP) for the worst event. •July 2021 event - maximum flow in Buller River was 8,900 cubic metres per second.

Stormwater environmental discharge compliance

Activity contribution Provision of stormwater collection and disposal systems that contribute to ensuring minimal environmental impact through its discharge.

Community Outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Stormwater systems are managed within resource consent parameters, with no abatement notices, infringement notices, enforcement orders, or convictions in relation to those resource consents.	Mandatory Performance Measure 2: •0 abatement notices. •0 infringement notices. •0 enforcement orders. •No convictions received	2022-23 •0 abatement notices. •0 infringement notices. •0 enforcement orders. •0 No convictions received.
		2021-22 •0 abatement notices. •0 infringement notices. •0 enforcement orders. •0 No convictions received.

Provide reliable storm water systems – fault response time

Activity contribution Fault response provides a reliable stormwater collection and disposal systems.

Community Outcomes Social, affordability, prosperity and environment.


Level of service	Performance measures 2021-2024	Performance outcomes
Response to flooding overflows resulting from a blockage or other fault in the system.	Mandatory Performance Measure 3: The median response time to attend a flooding event, measured from the time that Council receives notification to the time that service personnel reach the site is to be one hour at the most.	2022-23 Achieved. There were no flooding events affecting dwellings.
		2021-22 There was one flooding instance outside the July 2021 and February 2022 floods. The median response time for this instance was one hour. There is no data for the median time for the houses flooded during the July 2021 and February 2022 floods.

Provide acceptable stormwater systems – customer satisfaction

Activity contribution An acceptable stormwater system is maintained for communities.

Community Outcomes Social, affordability, prosperity and environment.

Level of service	Performance measures 2021-2024	Performance outcomes
Stated performance delivery of the system does not exceed the total complaints received about the performance of the stormwater system.	Mandatory Performance Measure 4: Less than 10 complaints per 1,000 connections.	2022-23 Achieved. The number of complaints per 1,000 connections for the year was 5.6.

		<p>Total number of complaints was eighteen.</p> <p>This is inclusive of roading related stormwater issues and some relating to Ex-Housing New Zealand areas.</p> <p>Southern Peel Street remains an area requiring improvement. Optioneering of solutions is currently in progress.</p>	
		<p>2021-22</p> <p>The number of complaints per 1,000 connections for the year was 2.51.</p> <p>Total number of complaints was eight.</p>	

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

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Funding Impact Statement for Stormwater

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		612	769	823
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	0
Fees and charges		0	0	0
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		5	5	(1)
Total operating funding	A	617	774	822
Applications of operating funding				
Payments to staff and suppliers		190	184	328
Finance costs		10	9	8
Internal charges and overheads applied		175	175	235
Other operating funding applications		0	0	0
Total applications of operating funding	B	375	368	571
Surplus/ (deficit) of operating funding	A-B	242	406	251
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	5
Development and financial contributions		0	0	0
Increase/(decrease) in debt		(42)	(43)	(36)
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	(42)	(43)	(31)
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		5	158	100
- to replace existing assets		195	205	195
Increase/ (decrease) in reserves		0	0	(75)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	200	363	220
Surplus/ (deficit) of capital funding	C-D	(242)	(406)	(251)
Funding balance	((A-B)+(C-D))	0	0	0

	2022				2023			
Core Asset Disclosures	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000	Closing Book Value \$000	Assets Constructed \$000	Assets Vested \$000	Replacement Cost \$000
Stormwater Drainage	13,328	17	0	29,473	13,872	852	48	29,071
Total	13,328	17	0	29,473	13,872	852	48	29,071

Solid Waste

Links to community outcomes

PROSPERITY
✓ Commercial needs for dealing with waste are met.
AFFORDABILITY
✓ The District has a means of safely disposing of its refuse.
CULTURE
✓ Programmes are provided to schools and the community on waste care and reduction. ✓ There is continued public education around composting, food waste reduction strategies and recycling opportunities.
ENVIRONMENT
✓ Refuse is collected and disposed of in a safe, efficient and sustainable manner, minimising the risk of waste being inappropriately or dangerously disposed of. ✓ Waste minimisation is encouraged.

What do we do?

Council solid waste portfolio oversees the collection, transfer and final disposal of waste generated by households and businesses within the district.

Council contracts out the solid waste collection and recycling services to an environmentally sustainable contractor.

Council signed a 10-year contract with Smart Environmental Ltd to provide this service until 1 February 2024. This will be extended until June 2025. This includes the kerbside refuse and recycling collection, and disposal of residual refuse and recycling, the management of the transfer stations and the transportation of waste to a landfill. The contract will be re-tendered for the period 2025–2035. As part of this procurement process, further investigation will be undertaken with the other Coast Councils to see if we can manage a level of cross-district landfill management in a collaborative regional context. A round of public consultation will be undertaken around the community's preferred level of service.

Council also operates two active landfills and recycling centres at Karamea and Maruia. Central government policy is moving away from a reliance on landfilling for waste management, and towards making New Zealand a more carbon neutral, circular economy.

Council oversees the aftercare of Council's closed landfill sites (Hector, Birchfield, Westport, Charleston, Inangahua, Reefton, Springs Junction, Mawheraiti and Ikamatua) and monitors surface and groundwater quality at these sites as required under resource consent conditions.

Council also has a role to play in fostering residents' waste minimisation behaviours. This is taken care of through providing resources for education programmes in schools about sustainability and waste minimisation. Support is also provided to businesses to develop more sustainable practices.

Why are we involved in this activity?

Ensuring residents have access to kerbside collection for their household refuse and recycling, providing waste disposal options for rural communities and offering ways to divert materials from landfill, helps to maintain the quality of life in the district. These services combined with Council's waste education encourage waste minimisation through re-use, recycling and recovery. It also minimises illegal dumping of refuse.

Statement of Service Performance

Contracted approach to solid waste

Solid waste transported under contract to York Valley landfill in Nelson has returned to usual quantities following the spike increase in 2021-2022 due to the impact of the floods that damaged a large number of the district's homes and caused an influx in construction as part of the rebuild.

Council has continued to take care of the legacy landfills by undertaking surface water monitoring, visual inspections, and noxious plant control.

The Reefton Historic Landfill was scoured out as a result of the February 2022 flood event. The reinstatement of the landfill sidewall will be completed early 2023-2024 and is well on track for repair and betterment at the closure of this year in review. Council is considering a collaborative approach with the other two West Coast District Councils, Greymouth District Council and Westland District Councils, to develop a regional waste management and minimisation approach, with benefits including reduced operational costs and maximizing economies of scale, pooled resources and economies of scales.

Council has completed the first stage of the Westport and Reefton Transfer Station upgrade and maintenance project. This involved installing a new weighbridge, renewing the recycling storage shed roof, a new shelter over the Westport site office and new access gates installed at the Westport and Reefton Transfer Station. The second stage of the project will commence in 2023-2024.

Council has continued with education campaigns around recycling, reminding residents what can be recycled, as well as encouraging people to reduce and reuse waste through a district-wide campaign focusing on the messages of reduce reuse recycle.

Karamea and Maruia landfills

There is a very active solid waste community group in Karamea who work in conjunction with Council staff to optimize the use of the landfill and explore recycling opportunities. Karamea and Maruia landfills are operating in compliance with resource consent conditions and national regulations.

Council is developing the Karamea Landfill and Recycling Centre upgrade project. This involves installing a weighbridge, a site office and recycling centre. The planning stage is underway and the physical works will be undertaken in 2023-2024.

The Maruia Landfill reconsenting project is nearing completion, and the recycling facilities were installed in April 2023.

Central government grants

- Council received \$50,000 central government grant for the weighbridge in Karamea. This is half of the total \$100,000 secured with the remainder to be paid when the weighbridge is commissioned.
- \$900,000 is secured for a construction and demolition waste project business case for the West Coast. The project planning and feasibility study has been completed. Three construction and demolition recovery facilities will be designed, and construction is expected to take place in 2024-2025.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Targeted rates

The targeted rates for refuse were increased for the 2022-2023 Annual Plan to cover increased cost of operations across all three waste management zones.

Subsidies and grants for operating expenditure

These exceeded the budgeted amount in the 2021-2031 LTP by \$100,000 as Council secured \$78,000 from the Ministry for the Environment for the feasibility phase of the commercial and demolition waste project. Waste minimisation levies were \$22,000 higher than budget.

Payments to staff and suppliers

The kerbside collection and transfer station operations contract was higher than budgeted in the Long Term Plan.

Internal charges and overheads applied

These exceeded the budgeted amount in the 2021-2031 LTP by \$140,000 as internal charges for the infrastructure delivery teams time on these activities was greater than expected with the additional projects undertaken.

Significant capital expenditure

The capital expenditure for Karamea is more than budgeted in the Long Term Plan. This is because additional government funding was secured for the Karamea Landfill upgrade.

The Westport and Reefton Transfer Station upgrade was originally planned for 2021-2022 but the first stage was completed in 2022-2023.



Key Performance Indicators

What we plan to do and our levels of service

Solid waste

Activity contribution Council provides ethical, economical, and efficient waste management services, where the concepts of sustainability and social responsibility are equally valued alongside cost. Change behaviours regarding solid waste, leading to a decrease in the quantity of waste generated per person and divert solid waste from landfills.

Community outcomes Social, affordability, prosperity, environment and culture.

Level of service	Performance measures 2021-2024	Performance outcomes	
Provide landfill operations in Karamea, Maruia, and Springs Junction. Offer recycling services at Karamea landfill. Provide transfer station services in Westport and Reefton, as well material recovery facilities at Westport Transfer Station. Education activities to encourage waste reduction, reduce contamination in recycling material, and compliance regarding recycling rules.	100% compliance with regulations set in the Resource Management Act, resource consents and national environmental regulations. Undertake two community engagement events, and two community education events to encourage the reduction of waste generated and increase of diversion from landfill.	2022-23 There were no abatement notices, infringement notices, or enforcement orders and no convictions received. However, the resource consent conditions for the closed Westport and Birchfield landfills are not complying with the parameter established. Further investigation was undertaken with the outcome that an extra specialised investigation is required to determine the magnitude of the impact and define options for remediation. Recycling bin Audits Programme carried out during summer. Illegal dumping summer campaign carried out during summer. Solid waste management Website updated. E-waste Recovery Programme has been extended until March 2024. Enviroschool Programme continues in place with 6 schools involved. Maruia Recycling facilities were installed in April 2023.	
		2021-22 There were no abatement notices, infringement notices, or enforcement orders and no convictions received. However, the resource consent conditions for the closed Westport and Birchfield landfills are not complying with the parameter established. Further investigation with views to remediate will be undertaken (scheduled for August 2022). With the e-waste collection programme 565 kg of e-waste has been collected and recycled so far. With the fridge degassing programme over 100 fridges have been degassed and disposed of safely. 40 residents have participated in the composting workshops completed so far. After the implementation of the Recycling Bins Audit Programme, the recycling contamination in kerbside collection has decreased from 32% to 30%.	

Funding Impact Statement for Solid Waste

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		350	520	504
Targeted rates		739	763	864
Subsidies and grants for operating purposes		44	45	145
Fees and charges		0	0	28
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		99	101	134
Total operating funding	A	1,232	1,429	1,675
Applications of operating funding				
Payments to staff and suppliers		940	1,122	1,202
Finance costs		24	13	26
Internal charges and overheads applied		184	206	346
Other operating funding applications		0	0	0
Total applications of operating funding	B	1,148	1,341	1,574
Surplus/ (deficit) of operating funding	A-B	84	88	101
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		(39)	(25)	(39)
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	(39)	(25)	(39)
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		90	214	315
- to replace existing assets		80	10	21
Increase/ (decrease) in reserves		(125)	(161)	(274)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	45	63	62
Surplus/ (deficit) of capital funding	C-D	(84)	(88)	(101)
Funding balance	((A-B)+(C-D))	0	0	0

Infrastructure Delivery

Links to community outcomes

SOCIAL
✓ By managing capital asset renewal programmes.
AFFORDABILITY
✓ By monitoring the conditions of Council assets and issuing requests for maintenance.
ENVIRONMENT
✓ By monitoring landfills and wastewater treatment plants.

What do we do?

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

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

Why are we involved in this activity?

An in-house professional services business unit allows Council to access engineering services on a cost-effective basis. In-house expertise assists the efficient management of Council roading and other infrastructure assets including water, wastewater and solid waste.

Statement of service performance

The Infrastructure Delivery unit provides regular governance project updates on contracts under their jurisdiction in a timely manner. Significant workload in response to flooding and District wide storm event damage has been resourced through the establishment of the Project Management Office. Regular project delivery reporting has been undertaken via the Projects in Partnership (PiP) reporting functions.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Payments to staff and suppliers

These exceeded the budgeted amount in the 2021 –2031 LTP by \$76,000 due to costs relating to the project management office (PMO) not budgeted for in the LTP as at the time the PMO was only temporarily stood up to deliver externally funded projects.

Internal charges and overheads applied

These exceeded the budgeted amount in the 2021 –2031 LTP by \$204,000, \$150,000 of which were due to the project management office (PMO) receiving internal charges not budgeted for in the LTP as at the time the PMO was only temporarily stood up to deliver externally funded projects.

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Significant capital expenditure

There was no significant capital expenditure planned or spent in 2022-2023.


Key Performance Indicators

What we plan to do and our levels of service

Provide engineering advice to Council and administer contracts

Activity contribution Roads, transport, solid waste, and three waters service delivery is effectively managed.

Community Outcomes Social, affordability, prosperity, and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Provide engineering services to support the maintenance and development of Council infrastructure.	Quarterly programme reports provided to the Chief Executive Officer.	2022-23 Programme reports provided to the Chief Executive Officer via the Project in Partnership reporting.	
		2021-22 Quarterly programme reports provided to the Chief Executive Officer.	

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Funding Impact Statement for Infrastructure Delivery

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		0	0	0
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	0
Fees and charges		0	0	0
Internal charges and overheads recovered		1,022	1,085	1,030
Local authorities fuel tax, fines, infringements fees and other receipts		0	0	0
Total operating funding	A	1,022	1,085	1,030
Applications of operating funding				
Payments to staff and suppliers		749	788	864
Finance costs		0	0	0
Internal charges and overheads applied		202	223	427
Other operating funding applications		0	0	0
Total applications of operating funding	B	951	1,011	1,291
Surplus/ (deficit) of operating funding	A-B	71	74	(261)
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		0	0	0
Gross proceeds from sale of assets		0	0	9
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	0	0	9
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	0	0
- to replace existing assets		35	36	0
Increase/ (decrease) in reserves		36	38	(252)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	71	74	(252)
Surplus/ (deficit) of capital funding	C-D	(71)	(74)	261
Funding balance	((A-B)+(C-D))	0	0	0

Community Services

Links to community outcomes

SOCIAL
✓ Recreation facilities allow people to connect socially, play sport, and achieve their fitness and recreational goals. Developing community cohesion which supports mental and social well-being.
AFFORDABILITY
✓ The range of services and facilities provided are managed with the aim of being efficient and fit-for-purpose, with an eye on the current and future needs of our community and are funded through a mix of rates and user-pays to keep them as affordable as possible.
PROSPERITY
✓ Economic development strategies, along with a focus on building partnerships of trust and collaboration, along with advocating on behalf of the district will achieve economic development through specific projects.
ENVIRONMENT
✓ Building a strong relationship with the Ministry for the Environment and creating jobs for nature through Council's Environmental Improvement and Prosperity Strategy (EIPS) will create jobs and improve our waterways and natural environment.
CULTURE
✓ Libraries assist with the development of lifelong learning and literacy. Theatres provide performance space for artistic and cultural performances all of which facilitate social and cultural connections.

Activities and services delivered

- Funding – community grants, museum support, community-led revitalisation projects, arts funding, facilities hire, rural travel fund
- Libraries
- NBS Theatre
- Reefton cinema/community hall
- Communications – website, Connect newsletter, news releases, social media, advertising.
- Customer services – over the counter and by phone and email through offices in Westport and Reefton
- Economic development
- Community engagement and consultation - Council works alongside our communities to support them to identify and implement solutions to the complex social issues in our society. The team works strategically and practically to ensure issues are identified, prioritised and addressed through a collaborative approach.
- Sub-committees – working collaboratively with the liaison officer, community volunteer representatives administer, promote and care for Council owned halls and reserves.

Funding

Council provides and/or administers a range of funding to community organisations and groups throughout the Buller District. Some are Council's own grants others are administered on behalf of central government organisations such as Creative New Zealand. All funds have criteria and applications are assessed by a committee or subcommittee.

Council provides support and advice to the community to access and leverage external funding opportunities.

Libraries

The two district libraries in Westport and Reefton provide a diverse up-to-date range of services to the community. The facilities and services meet information, learning, recreational and cultural needs of residents of all ages and backgrounds. Access to information will continue to be available in a variety of formats including books, media, and online apps. Free internet access is provided through Aotearoa People's Network. The two district libraries and their offerings enhance the community's well-being.

NBS Theatre

Buller's premiere entertainment venue features a live theatre auditorium and two cinemas. The venue offers multiple movie screenings each week and the auditorium is used regularly for live performances, meetings, weddings, cabaret, and funerals. The outdoor stage is well used over the summer months.

Reefton Cinema/Community Hall

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

Communications

Council communicates in a pro-active and reactive way to inform the community. By releasing information of public interest, Council aims to keep its community updated about relevant local and national subjects. Council collects and distributes stories about initiatives and activities in the district sharing and celebrating them on different media and community platforms.

Council's quarterly newsletter 'Connect' is delivered to all letterboxes in the district, is available at multiple outlets, and is sent in digital format to subscribers. This ensures the newsletter reaches also those who do not use digital platforms.

Social media is used in a creative, engaging way to target certain audiences. Council is undertaking staff training and widening staff expertise to increase and improve the reach, use, and quality of its digital channels.

Council's website is regularly updated. A new website is being developed and set to be launched by December 2022.

Strong systems oversee Council's responsibilities in relation to the Local Government Official Information and Meetings Act (LGOIMA). Staff undergo training to respond in an acceptable manner. Council began live streaming council meetings to its YouTube channels and publishes these in an easy to find and visually appealing way. This increase participation in local government and transparency for the community.

Council staff engage with and support national and local campaigns as appropriate.

Customer services

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

Responses to service requests are increasingly becoming streamlined however, response time targets have been increased to seven working days to better match the ability of staff to respond.

Council will further promote use of the service request system and is looking at ways to improve its user-friendliness and functionality.

Economic development

As projects come to fruition, economic development plans and initiatives are supported in partnership with Development West Coast (DWC).

The district is in a strong economic position despite a looming recession mid 2023. Mining is still the districts leading industry and the Snowy River Mine is believed to be worth around \$2.1 billion, and is bringing highly skilled, high paying jobs to the district. Data from StatsNZ shows an increase of 240 jobs on the West Coast, with employment rising from 14,692 in May 2022 to 14,932 in May 2023. Job levels have also surpassed pre-pandemic levels, with 503 more jobs in the region than in May 2019.

Council engages with local key stakeholders such as Development West Coast and ensures strong relationships are formed and maintained. Council seeks input and liaises with local communities about major projects that impact the future look, feel, shape and growth of the district creating opportunities for participation.

Community engagement and consultation

To shape our district Council creates multi-media campaigns and engagement activities to encourage the community to have their say.

Opportunities to do so will be promoted and implemented during Council's Annual Plan and LTP processes, for policy and bylaw reviews and other changes that have significant impact on the community.

Council has a Significance and Engagement Policy that guides Council when deciding which issues to engage and/ or consult the community on.

Council will foster an understanding of the community in how to participate in local government as part of its multimedia campaigns and engagement efforts.

Council will continue to engage with key stakeholders and groups in the community.

Statement of service performance

Communications

Media releases were distributed to media and the community as required. Media releases were uploaded on Council's website and promoted on Council's social media profiles. Council proactively released information about its major projects through this multi-channel distribution process. Council proactively releases LGOIMA requests on its website. Information and public notices were frequently and timely shared through radio, digital and print channels. Direct engagement through email or mail, to targeted community groups, was also used to disseminate information when appropriate.

Council's Connect newsletter was distributed quarterly to all letterboxes in the district and circulated to outlets such as libraries.

Council's upgraded website has greatly improved the user experience and ability to source information, make online payments and stay informed on relevant issues.

Council live-streams Council meetings to its YouTube channels and published these in an easy to find and visually appealing way.

Customer Services

In the 2021-2031 Long Term Plan, Council consulted with the community regarding the potential co-location of the Reefton Service Centre and the Reefton Visitors Centre in the Reefton Visitor Centre building, resulting in Council taking over the

operation of the Visitor Centre to create a Service Hub that could retain current services from both locations at least at the same level.

The amalgamation is not anticipated to increase the cost of providing these services. Through sharing resources and increasing efficiencies the merger over time could lead to a decrease in cost while achieving an increase in the level of service.

Following further staff and community consultation, the amalgamation of the Reefton Service Centre and Reefton Visitor Centre occurred successfully and opened as planned on 21 November 2022. Further upgrade works are being finalised to complete the relocation of services onto one site and ensure the building is fully compliant.

Grants

Council supported the Buller community through a total of \$162,255.91 from Council's own or administered grants in the 2022/2023 financial year. \$20,430.39 was distributed from the Creative Communities Scheme, \$13,265.52 from the Sports New Zealand Rural Travel Fund. \$75,000 was granted through Council's Community Grants Fund, and \$50,000 through the Community-Lead Revitalisation Fund. Facilities Hire Grants were distributed to the value of \$3,560.

The remaining amount of DWC's District Economic Stimulus Fund was allocated through Council and DWC and supported local businesses with a total of \$148,600.

Community and economic development

Council staff engaged with key local economic development partners through meetings, networking events and one-on-one support. Council staff set up meetings and facilitated connections, partnerships and supported relationship building between local and regional stakeholders.

For the fourth year, the Mayor Tasks Force for Jobs (MTFJ) programme contract was secured, and Council staff regularly liaised with and assisted the MTFJ programme coordinator. A total value of \$369,678.40 was spent on supporting youth into sustainable employment.

Community engagement and consultation

Through various community engagement processes residents had the opportunity to share their thoughts and opinions. This also included information and awareness raising campaigns like the Reefton Chlorination, and the illegal dumping campaign.

The community was encouraged to find out more about the 2023/2024 Annual Plan process through a multi-channel promotion campaign.

As part of the Keeping of Animals Bylaw review, the Class 4 Gambling and TAB Venue Policy review, and the Customer Satisfaction Survey people were encouraged to submit feedback and be heard.

Council supported the consultation process for the different stages of the Te Tai o Poutini Proposed Plan inspiring the community to have their say.

Council actively aids youth development in the district through supporting Kawatiri Youth Voice Group with an annual contribution of \$10,000. Council engages regularly with the youth sector and key players like Homebuilders West Coast Trust, Buller REAP and the Police through attending the three-monthly Youth Services Networking Meetings. Council also supported Sport Tasman with \$25,000 to foster active recreation in Buller.

This year Council worked with its third TUIA candidate who attended five wānanga in different parts of the country over the year to build networks, obtain support and have exposure to a diverse range of people. The Mayor developed a mutually beneficial mentoring relationship with this candidate. This involved monthly informal meetings and participation at formal occasions. The Mayor and the Youth Councillor attended the second year the Festival for the Future event in Wellington.

NBS Theatre

The NBS Theatre is a vibrant, safe and welcoming theatre/ cinema environment that contributes to a community that is vibrant and inclusive. It provides a wide range of shows, movies and events that meet the cultural interest of our community. The NBS Theatre continues to be the venue of choice for many local, national and international shows/ events and meetings. Several local groups, schools and the community use the venue for entertainment of all genres such as film and live events.

Long term annual users continue to support the NBS Theatre. Groups such as Gravity Dance Studio and Westport Performing Arts Society are regular guests. They hold their annual competition at the theatre which draws many visitors to the district.

A local theatre group, Onstage Productions, calls the NBS Theatre its home. The group regularly rehearses at the theatre and stores their costumes there. Anyone from the community is warmly invited at any time. This ensures that both young and old have an opportunity to experience theatre etiquette and what a theatre can offer.

The NBS Theatre continues to attract overseas acts, through its membership with the Events Venues Association of New Zealand (EVANZ). Current bookings are being taken as far out as 2025, ensuring future events for the community.

The Fred Gregory Screen Room is very popular with private hires and birthday parties. This highlights the value the cinema brings to the community as a versatile all-round venue.

The front offices are hired weekly by three medical professionals, emphasizing the versatility of the theatre.

Reefton Cinema/Community Hall

The Reefton Cinema offers the Reefton community the enjoyment of a mix of old and new blockbuster and arthouse movies. The venue is also hired for meetings and shows. The Reefton Operatic and Repertory Society annually takes over the Reefton Cinema stage.

Buller District Libraries

Libraries and Aotearoa Peoples Network (APNK) The library continues to be a well-used resource and community hub in Reefton and Westport. APNK hardware is extremely popular. The seating outside the libraries has continued to allow customers to use comfortably the free Wi-Fi outside of business hours.

Moving forward

The community engagement team consists of one full-time position and our existing library team assists with the on-going digital archives requests and device literacy. The library continues to deliver programmes and services that improve the wellbeing, inclusion, and literacy of our community.

These include Better Digital Futures for Seniors, Tuesday Kids Club, School Holiday events, adult book club, Saturday Scrabble, digital literacy device-advice one-on-one sessions, visiting authors, community talks, a new Bounce Back from Cancer group, with a knitting group in Reefton and a Reefton Lego Club. We have continued to include more 'passive programs' including take-home options for children and activities such as scavenger hunts. The ever-popular Summer Reading Programme was another great success with 150 Buller children taking part. The library continues to run book clubs and reading challenges for children and adults.

Our history room was introduced in 2022. It is a quiet space for users to spend time delving into local history, historic council records and past issues of the Westport News. This space has been well used and has given the community a quiet space to conduct research.

Events have at times been disrupted in Reefton during phase one and two of the merger with the Visitor Centre, to allow for renovations. The library has still been able to cater for children with craft packs and reading programmes. We all look forward to upcoming move into the lovely new library space!

The library currently has 2274 active members. This is a slight decrease of 30 people from the year previous. Physical in-person visits across both libraries were up significantly this year from 36,816 to 48,374, or 31.39%. The growth was possibly due to covid-19 restrictions ending and implementing an almost full range of events again.

Virtual visits at the libraries continue to be a big part of our engagement. Virtual visits include log-ins, hits or reach to our Library App, Instagram page, Facebook page, and Library Website. There were 50,181 virtual visitors.

Heart of the community

Attendance of events and programmes indicates that the library and its services are still at the heart of the community. We held 545 events across our two libraries. This includes activities, programmes, and digital assistance sessions, with 2212 people attending.

Our libraries have continued to partner with community groups, examples of these are Dementia Canterbury and our Next Chapter initiative. Pub Charities Limited again funded the extremely popular summer reading programme which saw an enthusiastic crowd of approximately 150 students taking part. For Better Digital Futures Pathways, and Skinny Jump the library worked with Digital Inclusion Alliance Aotearoa (DIAA).

Through DIAA the team provided low-cost Skinny Jump modems to our eligible customers. This creates inclusion and enables those living in locations with access to the Skinny network to actively participate in the digital world.

The library has continued to trial a Karamea to Westport book return service. This was created to reduce barriers to issuing books and reducing fines for residents in northern Buller. We have had positive feedback from Karamea library users and the service continues to be used regularly.

Buller District Libraries continues to network with the wider library profession including Library and Information Association New Zealand Aotearoa (LIANZA) and Public Libraries New Zealand (PLNZ). Our staff attended online workshops and meetings for professional development.

The library aims to have a well-balanced collection that meets the needs and interests of the community. Our recent biennial survey indicates that 92% of respondents were satisfied with our collection.

We have introduced a collection of books that meets the needs of neuro-diverse children, with packs of books available to assist users in teaching children to read using a structured literacy approach. These have proven to be extremely popular, particularly with home-schooled families.

Our library website was updated this year which aligns with the Buller District Council website. It is a visually pleasing, modern platform for promoting our events, programmes and services.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Subsidies and grants for operating purposes

These exceeded the budgeted amount in the 2021-2031 LTP by an additional \$372,000, \$341,000 was received through the Mayor's Taskforce for Jobs (MTFJ) grants.

Local authorities fuel tax, fines, infringement fees and other receipts

These exceeded the budgeted amount in the 2021-2031 LTP by \$165,000 due to the NBS Theatre earning more revenue than forecast.

Payments to staff and suppliers

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These exceeded the budgeted amount in the 2021-2031 LTP by \$423,000 due to an additional \$202,000 running costs for the NBS Theatre with almost half of this being in extra performance fees for shows, mostly offset by higher than budgeted revenues.

The Buller Recreation Limited management fee for the Reefton Pool was incorrectly classified as internal charges in the 2021-2031 LTP.

Finance costs

External interest expense was \$330,000 higher than budgeted due to the 2021 – 2031 LTP interest rate forecasts being lower than actual.

Internal charges and overheads applied

These were under the budgeted amount in the 2021-2031 LTP by \$220,000 due to the Buller Recreation Limited management fee for the Reefton Pool being incorrectly classified as internal charges in the 2021-2031 LTP, along with reductions in overheads in particular internal rents.

Other operating funding applications

These exceeded the budgeted amount in the 2021-2031 LTP by \$243,000 due to the additional unbudgeted MTFJ payment of \$332,000 offset by the community grants being lower than budgeted in the LTP as the 2022-2023 reduced these by 25%.

Significant capital expenditure

To replace existing assets

The planned repairs to the NBS Theatre's roof were completed at the end of the 2023 financial year and were \$32,000 over budget because of the rising costs of materials, adding to the difference in planned and actual capital expenditure. Funding is being sought for the stage flooring replacement.



Key Performance Indicators

What we plan to do and our levels of service

Provide information about Council services, decisions, and opportunities to engage.

Activity contribution The community feels informed, included, and empowered to access Council services and resources. The provision of access to a wide range of information relevant to the community's needs.

Community outcomes Social, prosperity, environment and culture.

Level of service	Performance measures 2021-2024	Performance outcomes	
Council's website and social media are kept up to date as a source of information about Council projects, services and resources. Quarterly newsletter is produced. Communications plans are created to support projects considered to be of significant interest.	A biennial customer satisfaction survey will be carried out, and will ask how satisfied the community is with the information they receive from Council and their opportunities to engage with Council.	2022-23 Council biennial Customer Satisfaction (CSS) is planned for 2025 although a review of how this information is captured and reported on is required. Council's website and social media have been kept up to date as a source of information about Council projects, services and resources. Communications plans have been created to support projects considered to be of significant interest. Quarterly newsletters were produced.	
		2021-22 Council biennial Customer Satisfaction Survey (CSS) is planned to be undertaken in 2023. The previous CSS was completed in 2021.	

Public library services







Activity contribution

A safe and welcoming library environment contributes to a community that is vibrant and inclusive.

The library offers quality facilities and services that meet our current and future needs.

The provision of access to a wide range of information relevant to the community's recreation and learning needs.

Community outcomes Social, prosperity, environment, and culture.

Level of service	Performance measures 2021-2024	Performance outcomes	
The library is a safe social space which community members want to visit.	Total visits to the libraries maintained or increased by 0 - 4% per annum.	2022-23 In person visits to the Libraries has increased by 31.39%, from 36,816 to 48,374.	
		2021-22 8.8% increase (includes virtual and physical visits).	
The library offers quality facilities and services that meet our current and future needs.	At least 80% respondents satisfied or very satisfied with the libraries' services, as measured through a biennial survey.	2022-23 97% of respondents were satisfied or very satisfied with the libraries' services. The above results are based on the biennial survey conducted in the 2021-22 financial year.	
		2021-22 97% of respondents were satisfied or very satisfied with the libraries' services. Note to Auditors this was reported incorrectly in the 2021-22 Annual Report, the result was reported as the measure and the measure reported as the result. It is corrected here.	
The library's collection reflects the community's learning and recreational interests.	At least 80% of library users satisfied or very satisfied with the public libraries' collection, as measured through a biennial survey.	2022-23 92% of respondents were satisfied with the library collection, as measured in our biennial collection survey	
		2021-22 Next survey due and scheduled for the next financial year	

Economic development

Activity contribution Networks and connections are facilitated to enable economic growth.



Economic development plans are created and shared with the community and key stakeholders.

Community outcomes Social, prosperity, environment and culture.

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Level of service	Performance measures 2021-2024	Performance outcomes	
Staff actively build networks and connections across the community, with central government, regional partners and stakeholders. Community and/or economic development plans are shared via presentations to the community and/or industry groups.	Four community and/or economic development presentations are delivered within the community each year.	2022-23 Development West Coast (DWC) delivered four economic development workshops throughout the financial year (Business Capability Series Workshop - How To Generate New Business Alongside Cycle Trails (Westport); Reefton Business Development 1:1 Sessions, Westport Business Development 1:1 Sessions, Plan to prepare for your exit from and/or sale of your business Workshop). These were promoted through Council channels. Council staff has monthly catch ups with DWC to exchange and share knowledge to pass on and support the Buller business community with.	
		2021-22 Two presentations/workshops were given as part of the Charleston Community Visioning process to the local community. Two Biz Breakfasts organised.	

NBS Theatre and Reefton Cinema

Activity contribution A vibrant, safe, and welcoming theatre/cinema environment contributes to a community that is vibrant and inclusive.

Provide a wide range of shows, movies and events that meet the current cultural interest of our community.

Community outcomes Social, prosperity, environment and culture.

Level of service	Performance measures 2021-2024	Performance outcomes	
The theatre team delivers a high level of service that meets our community's current and future needs.	Total visits to the theatre maintained or increased by 0-4% per annum.	2022-23 Visits to the NBS Theatre have risen against last years drop in numbers due to COVID and local flood events. Supplied via in-house Veezi Report.	
		2021-22 Due to Covid-19 closures and flooding events, numbers were down slightly.	
The theatres' variety of shows, hires, and films reflects our community's cultural interests.	80% of respondents were satisfied or very satisfied with the theatres' services as measured by the biennial survey.	2022-23 Delayed until August 2023 due to biennial Council Customer Satisfaction Survey.	
		2021-22 Due to Covid-19 and Council's focus on flood recovery, the survey was not completed and is now due to be done June 2023.	
	A biennial survey will be carried out to establish customers' satisfaction in relation to services.	2022-23 Delayed until August 2023 due to biennial Council Customer Satisfaction Survey.	
		2021-22 Due to Covid-19 and Council's focus on flood recovery, the survey was not completed and is now due to be done June 2023.	

Funding Impact Statement for Community Services

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		3,571	3,693	3,910
Targeted rates		0	0	0
Subsidies and grants for operating purposes		340	74	446
Fees and charges		0	0	0
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		262	269	434
Total operating funding	A	4,173	4,036	4,790
Applications of operating funding				
Payments to staff and suppliers		2,172	1,956	2,379
Finance costs		454	452	782
Internal charges and overheads applied		725	786	566
Other operating funding applications		508	499	742
Total applications of operating funding	B	3,859	3,693	4,469
Surplus/ (deficit) of operating funding	A-B	314	343	321
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		(138)	(142)	(165)
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		35	36	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	(103)	(106)	(165)
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		35	44	35
- to replace existing assets		216	198	204
Increase/ (decrease) in reserves		(40)	(5)	(83)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	211	237	156
Surplus/ (deficit) of capital funding	C-D	(314)	(343)	(321)
Funding balance	((A-B)+(C-D))	0	0	0

Governance and Representation

Links to community outcomes

Governance and Representation

- ✓ *activity covers all the Community Outcomes as it provides the oversight and strategy to achieve them.*

What do we do?

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

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

Council functions based on democratic local decision making that has the overall benefit of the community, for current and future generations at heart. Council's decision making and actions are concerned with meeting the current and future needs of Buller's communities. These include good quality infrastructure, local public services and performing regulatory functions in a cost-effective way for businesses and households.

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

Why are we involved in this activity?

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

Council and Community Boards provide:

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

Statement of Service Performance

Advocating for the district

Council has continued to work proactively with central government and related agencies to get the best results for the district during the year. This includes collaboration on key issues including economic development opportunities to grow our district; and the very important work seeking flood recovery funding to reinstate Council's assets as well as support the community through the rebuild.

Council works with Waka Kotahi and other regional partners to develop and deliver a regional transport infrastructure plan; govern the Te Tai o Poutini Plan (TTPP), and it participates in a regional leadership group. This group is a collaboration of central

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government agencies interfacing with local government and Kainga Ora to address housing opportunities and needs in the district.

Council has worked closely with a raft of government agencies since the severe weather events during the financial year including Waka Kotahi, Temporary Accommodation Service, National Emergency Management Agency, Ministry of Building and Innovation, Department of Internal Affairs, Prime Minister and Cabinet, Minister for Local Government, and the Infrastructure Acceleration Fund. This collaboration has seen significant grant funding being brought into the district that benefited all ratepayers.

As local government's Three Waters Reform progresses through parliament, Council has provided the National Transition Unit with data about Three Waters Assets and made an application to use the Better Off Funding.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

There were no significant variances between the 2021-2031 Long Term Plan and the reported results for the year.

Significant capital expenditure

No significant capital expenditure was planned and there are no variances to report.

Key Performance Indicators

What we plan to do and our levels of service

Governance and representation

Activity contribution Provide annual budgeting and financial planning processes.

Community outcomes Social, affordability, prosperity, culture and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Community engagement occurs across the district with representatives from a broad range of community groups.	Meet statutory deadlines for Councils Long Term Plan or Annual Plan before 30th June in each respective year	2022-23 The 2023/2024 Annual Plan was adopted on 28 June 2023.	✓
		2021-22 The Annual Plan was adopted on 29 June 2022. <i>Auditor Note this measure was incorrectly reported in the 30 June 2022 Annual Report as being an LTP adoption on this date. WE have updated this to the correct wording.</i>	✓
Publishing annual plans, annual reports and long term plans so the community is well informed.	Meet statutory obligations for requests for information under LGOIMA, greater than or equal to 90% of the time.	2022-23 97% statutory compliance achieved. 114 LGOIMAs received between 1 July 2022 - 30 June 2023. Three of these breached the statutory time periods. Of these two were breaches one day overdue, and the third breach was three days overdue.	✓
		2021-22 96% statutory compliance achieved. 97 LGOIMA's received between 1 July 2021 - 30 June 2022. Four of these breached the statutory time periods. <i>Auditors - Note this measure was incorrectly reported in the 30 June 2022 Annual Report as being not achieved. This has been corrected</i>	✓
	To meet legislative requirements for Strategic planning workshops held with Councillors	2022-23 Three strategic planning workshops were held	✓
		2021-22 Three strategic planning workshops were held	✓

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Governance and representation

Activity contribution To maintain transparency, accountability and accessibility to the public.



Community outcomes Social, affordability, prosperity, culture and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Conduct as much as Council business in public forum. Public to be excluded only for commercially sensitive reasons.	Council meetings to be held in Westport and at least one meeting a year in Karamea and Reefton.	2022-23 Significant additional workload has limited remote in-person meetings. This has been offset by the introduction of livestream and recorded public meetings being made available in Council digital platforms.	
		2021-22 Covid-19, flooding, weather events and elections have occasionally prohibited the ability to travel to other areas. Council meetings have been carried out via Zoom and in Westport, with all meetings now livestreamed.	

Governance and representation

Activity contribution Advocating for Buller District, forming strong alliances and partnership opportunities.

Community outcomes Social, affordability, prosperity, culture and environment.

Level of service	Performance measures 2021-2024	Performance outcomes	
Participate in the mayors, chairs and CEO meetings with the other West Coast Councils.	Continue to attend 100% of mayors, chairs and CEO meetings.	2022-23 100% attendance at Mayors Chairs and Iwi meetings by Mayor and CEO. CEO Meetings - one meeting was not attended. The Acting CEO was unable to attend due to a calendar clash with the BDC council meeting and MP Simon Watts visit to Buller taking precedence.	
		2021-22 Mayor and chief executive officer attend all meetings. Either in person or via Zoom.	

Funding Impact Statement for Governance and Representation

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		1,621	1,680	1,775
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	0
Fees and charges		0	0	26
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		0	39	0
Total operating funding	A	1,621	1,719	1,801
Applications of operating funding				
Payments to staff and suppliers		570	651	758
Finance costs		0	0	0
Internal charges and overheads applied		1,051	1,068	1,118
Other operating funding applications		0	0	0
Total applications of operating funding	B	1,621	1,719	1,876
Surplus/ (deficit) of operating funding	A-B	0	0	(75)
Sources of capital funding				
Subsidies and grants for capital expenditure		0	0	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		0	0	0
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	0	0	0
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	0	0
- to replace existing assets		0	0	0
Increase/ (decrease) in reserves		0	0	(75)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	0	0	(75)
Surplus/ (deficit) of capital funding	C-D	0	0	75
Funding balance	((A-B)+(C-D))	0	0	0

Customer Services and Support Services

Links to community outcomes

Support services

- ✓ *are related to all Community Outcomes as they provide the administrative and operational capacity to achieve them.*

What do we do?

Support services provide internal support to the different departments within Council. Ensuring a smooth functioning they are integral for Council's customers. They include:

- Corporate planning and support to governance
- Financial and accounting operations
- Production of Annual Plans, Long Term Plans and Annual Reports
- Rating operations
- Human resources management
- Information technology management
- General administration.
- Health and safety compliance
- Monitoring and compliance of all Council Controlled Organisations
- Guidance and monitoring of holding company performance
- Asset management
- Management functions

Why are we involved in this activity?

The support services all Council's departments to function and provide their services to the community.

Statement of Service Performance

Health & Safety

The Health and Safety committee has been refreshed and relaunched. Staff training, including warden, first aid and health and safety system training is ongoing. Signage has been updated and site audits carried out to maintain health and safety compliance.

Rates Policy Review

Council has continued to work through the rates policy review during the 2022-2023 year. This work has included workshops to update the newly elected Councillors and to seek their direction for future work on the rates review. The goal of introducing a proposal for consultation in the 2021-2031 Long Term Plan was not achieved.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Subsidies and grants for operating purposes

Subsidies and grants for operating purposes were \$371,000 higher than defined in the budget due to staff costs funded by the Department of Internal Affairs (DIA) for a staff secondment to work for the National Transition Unit (NTU) as well as additional funding from the NTU for new staff working on three waters for Council.

Fees and charges

Fees and charges were \$125,000 higher than defined in the budget caused by staff costs charged to flood recovery projects.

Payments to staff and suppliers

These exceeded the budgeted amount by \$824,000 for the following reasons:

Additional climate change adaptation project costs of \$130,000 funded from future Better Off Funding, the grant money has yet to be received, as well as a further \$40,000 of consultancy fees relating to managing Better Off Funded projects to also be funded externally.

Increased salary costs relating to staff funded by the DIA and NTU that were not budgeted for in the 2021-2031 LTP.

\$100,000 relates to paying back undistributed West Trak and Southwell Products loans funds to Development West Coast.

Asset valuation consultancy fees added into the 2022-2023 Annual Plan not in the LTP of \$95,000 for the June 2022 valuation of roading and the three waters assets.

Increase/(decrease) in debt

An internal loan was raised to fund the work to date on the Information Management project.

Significant capital expenditure

Work has been ongoing in developing Council's online systems for information management and also moving to electronic purchase orders, and cloud systems building up Council's remote access and working from home capability.

Key Performance Indicators

What we plan to do and our levels of service

Health and Safety

Activity contribution High functioning Health and Safety Committee that empowers employees, contractors, and visitors. Our systems and processes allow staff and contractors to gain the training and development required to comply with Health and Safety at Work Act 2015.

Community outcomes Social and affordability.

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Level of service	Performance measures 2021-2024	Performance outcomes	
100% compliance with Health and Safety Work Act 2015 (HSWA 2015).	100% compliance with Health and Safety Work Act 2015 (HSWA 2015).	2022-23 No breach of Health and Safety at Work Act have occurred.	✓
		2021-22 No breach of Health and Safety at Work Act have occurred. Training and upskilling of workers and contractors has occurred throughout the year with an upgrade to the new reporting system.	✓

Funding Impact Statement for Customer Services and Support Services

for the year ended 30 June 2023

	2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding			
General rates, uniform annual general charge, rates penalties	182	205	169
Targeted rates	0	0	0
Subsidies and grants for operating purposes	0	0	371
Fees and charges	0	0	125
Internal charges and overheads recovered	5,504	5,903	6,271
Local authorities fuel tax, fines, infringements fees and other receipts	75	76	119
Total operating funding A	5,761	6,184	7,055
Applications of operating funding			
Payments to staff and suppliers	4,378	4,492	5,316
Finance costs	48	48	142
Internal charges and overheads applied	1,233	1,417	1,470
Other operating funding applications	0	0	0
Total applications of operating funding B	5,659	5,957	6,928
Surplus/ (deficit) of operating funding A-B	102	227	127
Sources of capital funding			
Subsidies and grants for capital expenditure	0	0	0
Development and financial contributions	0	0	0
Increase/(decrease) in debt	0	0	331
Gross proceeds from sale of assets	500	500	296
Lump sum contributions	0	0	0
Other dedicated capital funding	0	0	0
Total sources of capital funding C	500	500	627
Application of Capital expenditure			
- to meet additional demand	0	0	0
- to improve the level of service	0	0	0
- to replace existing assets	227	348	364
Increase/ (decrease) in reserves	375	379	390
Increase/ (decrease) in investments	0	0	0
Total applications of capital funding D	602	727	754
Surplus/ (deficit) of capital funding C-D	(102)	(227)	(127)
Funding balance ((A-B)+(C-D))	0	0	0

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Community Facilities

Links to community outcomes

SOCIAL
<ul style="list-style-type: none">✓ By ensuring our parks and reserves are healthy and safe.✓ By providing areas for people to engage in healthy activities, social interaction and recreation.
AFFORDABILITY
<ul style="list-style-type: none">✓ By contributing to the district's image and attracting businesses, skills, employment and tourism, and focusing on future growth for the district and community.
ENVIRONMENT
<ul style="list-style-type: none">✓ By providing green spaces and open areas that contribute to people's enjoyment of our environment.

What do we do?

Amenities, parks, domains, reserves, and public spaces

Council provides and maintains active and passive recreational land and facilities in the Buller district to meet community and environmental needs. These areas may be managed by Council, or in conjunction with subcommittees. These green spaces include gardens, sports grounds, playgrounds, and parks.

Cultural and community facilities, buildings, and structures

A number of facilities, buildings and structures are owned by Council and are made available for a range of cultural and community uses. These community facilities range from community halls, theatres, aquatic centres, sporting facilities to meeting places.

Other property management

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

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

Public toilets

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

Council assists in providing toilet facilities in Karamea, Granity, Inangahua Junction, and Ikamatua.

Cemeteries

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

- Orowaiti
- Mokihinui
- Reefton – suburban
- Council assists the Karamea Cemetery Trust

Council maintains closed cemeteries at Charleston and Boatmans - Reefton

Housing for seniors

Council offers and manages affordable housing for seniors in our community, with 45 housing units across the district:

- 4 in Karamea
- 14 in Reefton (plus two in care and maintenance)
- 16 in Westport

Urban renewals and revitalisation

In conjunction with Council's roading and transport team, property staff assist with urban revitalisation. This creates a more pleasant environment for our communities by improving urban spaces. Urban revitalisation and renewal shapes the district's public spaces by giving form, shape and character to buildings, neighbourhoods and towns.

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

Punakaiki Beach Camp

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

The camp provides 10 various sized cabins, 32 powered sites and 30 tent sites. It has been leased to a private operator for a term of 20 years. Council is working with the lessee to improve the facilities for expected tourism growth and demand.

Why are we involved in this activity?

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

Statement of Service Performance

Amenities, parks, domains, reserves and public spaces

Council maintained all owned parks and recreation facilities in the district. 11 subcommittees assist the local communities with halls and recreation reserves. A new liaison officer has been appointed to assist with the reserve sub committees.

Cultural and community facilities, buildings and structures

Council maintained all council-owned buildings and facilities to the required standards. Improvements to the Reefton Service and Information Centre building commenced and will be completed in 2023/2024.

Other property management

Private licences and commercial leases have been administered accordingly. The property rationalisation project to sell un-utilised land is continuing with three properties sold to date.

Public toilets

- Council owned public toilets have been maintained and kept to standard. The toilet facilities in Reefton were completed, utilising funding from the Tourism Infrastructure Fund.

Cemeteries

Land and plots continue to be administered by Council. A natural burial site in Karamea continues its progression towards completion.

Housing for seniors

The ownership of 12 units at Peel Street, locally known as McAuley Flats has been returned to the care of St Canices' Parish Trust, who are the owners of the land and who leased this to Council for 40 years.

Other senior housing stock is maintained to required standards.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Internal charges and overheads recovered

These are \$182,000 lower than budget as subsequent to the adoption of the 2021-2031 LTP a number of council property upgrades including the Brougham House were put on hold to reprioritise Council's capital spending back to core infrastructure. Therefore, internal rents are less than budgeted as the depreciation and loan servicing costs of the upgrades have not been incurred.

Local authorities fuel tax, fines, infringement fees and other receipts

Council generated \$76,000 less income from its housing for seniors after the transfer of the McCauley Flats in Westport to St Canices' Parish Trust, and a reduction in availability of property after the severe flood events in 2022. There was also \$30,000 less in cemetery fees.

Payments to staff and suppliers

Payments to staff and suppliers were \$164,000 less than budgeted due to fewer repairs and maintenance undertaken on Council owned property.

Gross proceeds from sale of assets

Council received \$187,000 from freeholding leasehold property.

Subsidies and grants for capital expenditure

\$55,000 of grant income from MBIE for the War Memorials and Halls upgrades was and \$128,000 for the upgrade of the Reefton toilets were carried over to be completed in 2022-2023. Neither of these projects were budgeted for in the 2021 – 2031 LTP.

Council also secured \$65,000 from DIA to fund the Karamea Domain campground water supply upgrade.

The total capital grants recorded is less than budget as the budget of \$510,000 relates to the old Carnegie library seismic strengthening project, which has been carried over into the 2023-2024 financial year.

Significant capital expenditure

To improve the level of service

Capital expenditure to improve levels of service was \$881,000 less than budgeted in the LTP as \$1,020,000 relates to the old Carnegie library seismic strengthening project, which has been carried over into the 2023-2024 financial year.

Work undertaken not provided for in the LTP budgets includes the Karamea Domain campground water supply upgrade, the upgrade of the Reefton public toilets, and finalising work for the War Memorials and Halls upgrades.

To replace existing assets

Capital expenditure for asset renewals was \$358,000 less than budgeted in the LTP as Council decided as part of the 2022-2023 Annual Plan to defer work on the Clocktower Chambers of \$306,000.

Key Performance Indicators

What we plan to do and our levels of service

Community Facilities

Activity contribution Ensuring our parks, reserves, cemeteries and public amenities are compliant, safe and vibrant environments that encourage community inclusion and use.

Community outcomes Social, affordability and culture

Level of service	Performance measures 2021-2024	Performance outcomes	
The district's parks, reserves, cemeteries and other amenities are maintained to ensure we are providing compliant, safe and vibrant social spaces for the community and visitors. Maintenance work is contracted out and is undertaken by qualified personnel.	Receive and review monthly reports from the Reserves and Public Amenities Contractor.	2022-23 Service levels were maintained and reports of issues were logged. Actions were taken to rectify the issues. Reports were provided with each monthly claim.	✓
		2021-22 Service levels were maintained and reports of issues were logged. Actions were taken to rectify the issues.	✓

Community Facilities

Activity contribution Ensuring Council buildings and associated property infrastructure is maintained to relevant standards.

Community outcomes Social, affordability and culture

Level of service	Performance measures 2021-2024	Performance outcomes	
Council's property staff manage these contracts to ensure the work is being done to the agreed level of service, and that contractual obligations are being met.	An up-to-date register of Council owned and operated buildings and associated infrastructure is maintained.	2022-23 Register is up to date.	✓
		2021-22 An up-to-date register of Council owned and operated buildings has been maintained. Building Warrant of Fitness checks were carried on as per the schedule.	✓

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Community Facilities

Activity contribution Ensuring land and property owned, vested and managed by the Council is rationalised and utilised responsibly, and for the benefit of the Buller community

Community outcomes Social, affordability and culture

Level of service	Performance measures 2021-2024	Performance outcomes	
Council provides public, community and commercial buildings that are safe and compliant.	The Council Property Department maintains up-to-date records of Council land appointments, including: - Reserve Subcommittees and community organisations utilising Council land for community non-profit purposes; and	2022-23 An up-to-date register of Council's leases, licenses to occupy and subcommittees has been maintained.	✓
		2021-22 An up-to-date register of Council's leases, licenses to occupy and subcommittees has been maintained.	✓
Council land is managed to support use by non-profit community enterprises and community organisations, and also commercial use when appropriate.	Council maintains a register recording commercial contracts including licences, leases and land use agreements	2022-23 Information is kept up to date on Council's electronic file system.	✓
		2021-22 The register of commercial licenses and leases is up to date.	✓

Funding Impact Statement for Community Facilities

for the year ended 30 June 2023

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		1,698	1,795	1,713
Targeted rates		0	0	0
Subsidies and grants for operating purposes		0	0	32
Fees and charges		0	0	0
Internal charges and overheads recovered		525	606	424
Local authorities fuel tax, fines, infringements fees and other receipts		1,303	1,304	1,179
Total operating funding	A	3,526	3,705	3,348
Applications of operating funding				
Payments to staff and suppliers		2,626	2,727	2,563
Finance costs		21	77	29
Internal charges and overheads applied		429	447	499
Other operating funding applications		0	0	66
Total applications of operating funding	B	3,076	3,251	3,157
Surplus/ (deficit) of operating funding	A-B	450	454	191
Sources of capital funding				
Subsidies and grants for capital expenditure		0	510	239
Development and financial contributions		0	0	0
Increase/(decrease) in debt		520	627	(68)
Gross proceeds from sale of assets		0	0	187
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	520	1,137	358
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		1,115	1,512	631
- to replace existing assets		542	491	133
Increase/ (decrease) in reserves		(687)	(412)	(215)
Increase/ (decrease) in investments		0	0	0
Total applications of capital funding	D	970	1,591	549
Surplus/ (deficit) of capital funding	C-D	(450)	(454)	(191)
Funding balance	((A-B)+(C-D))	0	0	0

Commercial Infrastructure

Westport Airport

Links to community outcomes

SOCIAL
✓ Our communities are vibrant, healthy, safe and inclusive.
AFFORDABILITY
✓ Our communities are supported by quality infrastructure, facilities and services that are efficient, fit-for purpose, affordable and meet our current and future needs.
PROSPERITY
✓ Our district is supported by quality technology and an innovative and diverse economy that creates opportunities for self-sufficiency, sustainable growth and employment.

What do we do?

Westport Airport is an unattended airport located 8km to the south-west of Westport. The airport has facilities for commercial airline and charter operations, aero-medical evacuation and transfer and general aviation including training and recreational activities. The Westport Airport is a joint venture between the Buller District Council and the Ministry of Transport. The airport is managed and operated by the Buller District Council which oversees the daily operation.

The airport is occasionally used as an airfield for military operations and training and is an essential point of entry for regional Civil Defence emergencies. The airfield has a sealed main runway and one grass taxiway. The airfield navigation aids are provided and maintained by Airways Corporation of New Zealand under an agreement for services.

Why are we involved in this activity?

- Ensuring the Buller district has a key transport link to support the economy.
- To operate as close as possible to a commercial business in a cost effective and efficient manner.
- To maintain the Westport Airport assets.
- To enter into any commercial undertakings that will complement the airport operations.

Performance Commentary

Operating Revenue for the Westport Airport Authority was \$25k higher than budgeted. This is pleasing and is a result of budgets for airport dues and terminal rent being set when uncertainty existed over flight scheduling activity as a result of Covid-19 restrictions which meant the budget for income was prepared with caution.

Operating Expenditure was \$35k lower than budgeted primarily due to less repairs and maintenance being required.

Significant capital expenditure

The Capital Budget allowed for \$128k of capital expenditure for Signs, Website, Other Plant, Other Assets, including \$80,000 for Carpark resealing. Total expenditure was \$43k less than budget as the upgrades to the carpark allowed for in the budget were not as extensive as originally required.

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Significant variance explanations in comparison to the 2021-2031 Long Term Plan

No Significant variances.

Financial Performance Targets

The joint operation performance is judged against the following measures which are set out in the Statement of Intent:

Financial Performance	Actual 2022/2023 \$	AP Budget 2022/2023 \$	Actual 2021-2022 \$	AP Budget 2021/2022 \$
Operating Revenue	183,523	158,538	451,683	211,704
Operating Expenditure	540,163	574,699	573,022	406,096
Net Profit (Loss)	(356,640)	(416,161)	(121,339)	(194,392)
Capital Expenditure	84,888	127,544	214,831 (Variance due to flood insurance payout)	22,000
Ratio of Shareholder Funds to Total Assets	91%	99%	94%	99%

Key Performance Indicators

What we plan to do and our levels of service

Airport

Activity contribution Our airport provides public transportation links for the region. Providing a safe and sustainable transport system. We are a lifeline link for our rural community.

Community outcomes Social and affordability.

Level of service	Performance measures 2021-2024	Performance outcomes	
An airport facility that is safe, compliant and available for use. Providing a high level of customer service and community opportunity.	Complete an annual customer survey.	2022-23 An annual customer survey was not completed throughout the year.	✗
		2021-22 An annual customer survey was not completed throughout the year.	✗
	Retain CAA certification 100% of the time.	2022-23 CAA certification held 100% of the time.	✓
		2021-22 CAA certification held 100% of the time.	✓
	Operate in a cost-effective manner – judged against projected income and expenditure.	2022-23 Income less than budget due to number of flights reduced due to demand, however corresponding reduction in expenditure offsets this.	✓
		2021-22 Income less than budget due to number of flights reduced due to demand, however corresponding reduction in expenditure offsets this.	✓

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Commercial Infrastructure

Westport Harbour

Links to community outcomes

SOCIAL
✓ Our communities are vibrant, healthy, safe and inclusive.
AFFORDABILITY
✓ Our communities are supported by quality infrastructure, facilities and services that are efficient, fit for purpose, affordable and meet our current and future needs.
PROSPERITY
✓ Our district is supported by quality technology and an innovative and diverse economy that creates opportunities for self-sufficiency, sustainable growth and employment.
ENVIRONMENT
✓ Our distinctive environmental and natural resources are healthy and valued.

What do we do?

Located on the West Coast of the South Island at the mouth of the Buller River, the Westport Harbour provides a sheltered haven for commercial, fishing and leisure boats, as well as supplying good berthage and marine services.

The harbour is ideally located for exporting and importing cargo for the region and, with the renaissance of coastal shipping, an increase in bulk shipping is anticipated in the near future.

In 2020, an application for funding from the Provincial Growth Fund (PGF) resulted in funding being made available for renovations and improvements to wharf and berthing facilities at the Westport Port.

Tate project is complete and with further work due to repair the damage to some of the wharves, caused by the 2021 – 2022 flood events, the port facilities will provide fit-for-purpose infrastructure for the region.

Once completed, the port is well positioned to play an important role in the aftermath of an AF8 event, providing an alternative route for establishing an emergency supply chain in the aftermath.

The fishing industry will continue to play its part in the local economy and create employment, as will the bulk shipping sector once it increases in volume.

To allow dredging of the harbour to continue, the dredge Kawatiri completed its five yearly marine survey in September 2022 which resulted in its survey certification extending to September 2027. Rehabilitation work has extended the dredge Kawatiri lifespan allowing further contract work to be considered at Westport and other ports in New Zealand. Significant decisions will be required in 2024 as to whether the council will remain as the dredge owner in future dredge activities.

Why are we involved in this activity?

- Ensuring the Buller District diversifies its economies by opening the port for fisheries.
- To operate as close as possible to a commercial business in a cost effective and efficient manner.

- To maintain the Westport Harbour assets, including the Kawatiri dredge.
- To enter into any commercial undertakings that will complement the airport operations.

Statement of Service Performance

The port has benefited from maintenance work being completed in the past 12 months. This included a refreshment of the harbour masters office, the construction of security fencing, access gates and improving accessways to the main port vehicular entrance.

420,000m³ of material was deposited from the July 2021 and February 2022 flood events into the Westport harbour making access to the wharf areas by larger ships challenging. The National Emergency Management Agency (NEMA) approved a flood recovery program of dredging worth \$4.6 million to remove this material and return the harbour back to its operating capacity prior to the floods. The dredge commenced this program in mid January 2023 and up until June 2023 had removed 78,475m³ of material. The dredge also undertook a contract to remove material in the Nelson Port in August and November 2022. This contract was undertaken at the same time as refurbishment of key components of the dredge to maintain the dredges' ability to complete the flood recovery project.

Significant variance explanations in comparison to the 2021-2031 Long Term Plan

Dredge operating costs for the year exceeded budget by \$1.6 million. This cost was the amount spent on dredge refurbishment work during the year and had been budgeted to be undertaken in the previous year. Dredge income was lower than budget by \$230,000 due to one less swing of dredging being completed as the refurbishment work took a month longer than anticipated.

Harbour income is \$950,000 over budget which relates to PGF grant income received early in the 2022/2023 financial year which had been budgeted to be received in the previous year. Costs of \$325,000 were incurred in the 2022/2023 financial year relating to the PGF projects and as noted above for grant funding, the cost of the work had been anticipated to be incurred in the prior financial year.

Significant capital expenditure

There was no significant capital expenditure planned or incurred for 2022/2023

Key Performance Indicators

What we plan to do and our levels of service

Port

Activity contribution Westport harbour provides a sheltered port for fishing and leisure boats. It supplies berthage and marine services and is ideally situated for exporting and importing cargo via the West Coast.

Community outcomes Social, affordability, prosperity and environment

Level of service	Performance measures 2021-2024	Performance outcomes	
A port facility which has health and safety at a high standard and provides a high level of service and commercial opportunity.	To operate in a cost-effective manner. Financial performance to be judged against projected income and expenditure.	2022-23 The dredge Kawatiri had a busy year. It undertook a dredging programme at the Nelson Port and commenced the dredging programme in the Westport Harbour to remove material dumped as a result of the 2021 and 2022 flood events. This work was funded by Central Government. The visit to Nelson coincided with a rehabilitation programme for the dredge to ensure that key components of the dredge were replaced allowing it to undertake its programme of works in 2022/2023 and 2023/2024. The final payments were received for the floating pontoon replacement and the completion of the port security and harbour master office upgrade funded by the Central Government PGF grant funds.	✓
		2021-22 Sundry income related to dredge slipping not received this year due to timing of port projects. However corresponding reduction in dredge slipping expenditure. In addition, greater than budgeted grant income and gravel removal income resulted in a net positive variance.	✓
	100% compliant with legislative, health and safety requirements.	2022-23 The dredge renewed its survey for operations. The next expiry date is 27 September 2027.	✓
		2021-22 Oil certificate, bar soundings more accurate with RTK antenna 50mm margin of error from 300mm, Safety Management System plan review completed successfully. 2/3 towards pilotage port (skippers operate on exemption currently). No incidents. 100% compliant.	✓

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Funding Impact Statement for Commercial Infrastructure

**Includes Westport Airport and Westport Harbour
for the year ended 30 June 2023**

		2021/2022 LTP Budget \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding				
General rates, uniform annual general charge, rates penalties		123	129	176
Targeted rates		0	0	0
Subsidies and grants for operating purposes		8	0	599
Fees and charges		198	232	71
Internal charges and overheads recovered		0	0	0
Local authorities fuel tax, fines, infringements fees and other receipts		2,168	2,976	2,533
Total operating funding	A	2,497	3,337	3,379
Applications of operating funding				
Payments to staff and suppliers		4,604	2,360	4,338
Finance costs		31	70	59
Internal charges and overheads applied		235	241	255
Other operating funding applications		0	0	0
Total applications of operating funding	B	4,870	2,671	4,652
Surplus/ (deficit) of operating funding	A-B	(2,373)	666	(1,273)
Sources of capital funding				
Subsidies and grants for capital expenditure		500	1,500	0
Development and financial contributions		0	0	0
Increase/(decrease) in debt		1,747	(126)	0
Gross proceeds from sale of assets		0	0	0
Lump sum contributions		0	0	0
Other dedicated capital funding		0	0	0
Total sources of capital funding	C	2,247	1,374	0
Application of Capital expenditure				
- to meet additional demand		0	0	0
- to improve the level of service		0	0	337
- to replace existing assets		36	18	102
Increase/ (decrease) in reserves		(662)	522	(1,712)
Increase/ (decrease) in investments		500	1,500	0
Total applications of capital funding	D	(126)	2,040	(1,273)
Surplus/ (deficit) of capital funding	C-D	2,373	(666)	1,273
Funding balance	((A-B)+(C-D))	0	0	0

Council Controlled Organisations

Buller Holdings Limited

The nature and scope of Buller Holdings Limited (BHL) is to provide a holding company structure for the ownership of selected Council assets and investments.

BHL provides a commercial focus in the governance and administration of these assets, enabling more effective management of Council's commercial activities therefore allowing for maximum returns on behalf of the ratepayers.

Objective

To operate as a successful business and to be guided by the following principles:

- Financial performance;
- Service;
- Employee relationships;
- Safety; and
- Environment.

Nature and Scope of Activities

The nature and scope of Buller Holdings Limited is to provide a holding company structure for the ownership of selected Council assets and investments.

Financial results

In the 2022/2023 year the Group generated a profit before taxation and subvention payments of \$1.5m (2022 \$2.6m profit). This is a very encouraging result, the Buller District has handled the recent economic environment very well, and WestReef Services Limited, in particular, is well placed for future growth. A subvention payment of \$1.137 million was approved for this financial year from Buller Holdings Limited to Buller District Council.

Subsidiary companies

WestReef Services Ltd has had another excellent year generating revenue of \$22.1m. The company provided excellent financial results during the year. WRSL has a strategy of growing competitively tendered works and remains focused on this strategy. The company maintains a strong focus on health and safety, ensuring a safe environment for our staff is a high priority for WestReef. We are one of the largest employers in the Buller District, and we are proud of the social and economic benefits we provide for the community. WestReef were involved in many projects during the year, that will greatly benefit the Buller community in the future. The increase in contractors that are securing work or entering the Buller district is a risk to the business and also the distribution that we return to Buller District Council.

BHL during the year entered into an agreement to purchase a large site for the future redevelopment of new premises for WestReef. This will be an exciting opportunity for future growth. The agreement will settle in November 2023.

Buller Recreation Ltd has performed extremely well throughout the year generating a loss before taxation of \$833,000, of this \$730,000 was depreciation. It was pleasing to see membership numbers well up at the year end. The multimembership income for the year was a record for the Centre. We increased our fees from the 1st April 2023 for all members under 65. We still provide excellent value for money options, and we have kept the fees the same for over 65s.

Insurance and power costs have increased substantially in the current environment. The Reefton Pool after the substantial rebuild is now an excellent facility for the Reefton community. After accounting for depreciation and other non-cash items, BRL again generated a cash surplus.

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Key Performance Indicators

What we plan to do and our levels of service

Performance Measure	Target	Achievement 2023	Achievement 2022	
Operational	The Board of Directors will meet with the Buller District Council CCO Committee on a formal basis a minimum of three times per year and at other times by request.	The Board met with the CCO Committee four times during the year	The Board met with the CCO Committee three times during the year	✓
	The Buller Holdings' Chief Executive will provide a formal and/or informal report to Council as requested.	Three quarterly reports were provided as scheduled	Four quarterly reports were provided as scheduled	✗
	The Chief Executive of Buller Holdings will meet with the Chief Executive of Buller District Council when requested.	Nine meetings with the CEO and BDC have been completed	Three meetings with the CEO and BDC have been completed	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Health and Safety	Medical Treatment Injury target nil	5, not achieved	6, not achieved	✗
	Nil serious harm incidents to customers or staff	0 - achieved	0 - achieved	✓
	Lost Time Incident target nil	3 not achieved	4 not achieved	✗

Performance Measure	Target	Achievement 2023	Achievement 2022	
Operate Within Budgets	The financial performance measures for revenue, expenditure, surplus and capital expenditure included in the Statement of Intent are met	Achieved	Achieved	✓
Provision of quarterly reports to Council	Provision of quarterly reports to Council within 2 months after the end of the quarter of each financial year, except for the June full year report	Achieved	Achieved	✓
Provision of Annual Report and audited financial statements	The provision of the Annual Report and the Audited Financial Statements by 30 September for adoption by Council as shareholders	Achieved	Achieved	✓
Statement of Intent	The Directors shall provide a Statement of Intent (SOI) by 1 March for approval by Council	Achieved	Achieved	✓
Annual Review of Financial Performance	The financial performance measures included in the Statement of Intent are to be met	Achieved	Achieved	✓

Council Controlled Organisations

WestReef Services Limited

WestReef Services Limited is 100% owned by Buller Holdings Limited (BHL).

The company is the largest civil and maintenance company in the Buller District and is the Council's most utilised contractor.

Objective

The principle objective of WestReef Services Ltd is to operate as a successful business while working for the benefit of the shareholders. In pursuing this objective, the company is guided by the following key principles:

- Financial performance;
- Service;
- Employee relationships;
- Safety; and
- Environment.

Nature and Scope of Activities

The nature and scope of WestReef Ltd activities will be predominantly to provide contracting services for the construction and maintenance of infrastructure and amenity assets on the West Coast of the South Island.

Its activities will include maintenance and civil construction services for:

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

How WestReef Services Limited performed

The 2023 year was a challenging yet successful year of operation for WestReef. We can be proud of our achievements relating to business resilience and continuity, development, and financial performance.

Several large projects were completed successfully across the business during the financial year. These included the Alma Road Emergency Housing Development and Westport Water Trunk main renewal. We were also successful in a variety of other tender opportunities across the business.

Financial results for the year were pleasing however, like the rest of New Zealand, we continued to operate in a high inflationary environment. Effects of price escalation on items such as fuel, wages and materials / consumables were evident, and this had a noticeable effect on our margin. Revenue generated for the period exceeded budget at \$22m and we concluded the year with a profit before tax and distributions of just over \$2m. The after tax profit was \$0.7m.

Uncertainty was cast across all Council Controlled Organisations (CCOs) that deliver three waters maintenance services

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in late December. Government indicated that staff, plant and equipment would transfer from CCO's to the new three waters entity. Early in the new year government reversed their position regarding this which was welcomed. Despite the above uncertainty, we successfully negotiated and signed a new three waters maintenance contract with Buller District Council. This commenced in January 2023 and is a 9-year (total) contract.

We have continued to focus and invest heavily in staff training and Health and Safety. Additional resource was implemented with the addition of a Health and Safety Officer early in 2023. We were again successful in external audits with renewal of all Health and Safety and Quality Accreditations. Overall when compared to the previous five years our Health and Safety trends are pleasing and depict a reduction overall. Our auditing programme is also trending in a positive direction exceeding the previous year. This is really encouraging and can be attributed to dedication from our entire team.

Overall staff turnover was down on previous years and staff turnover in the first 12 months of employment increased on the previous year however both figures sat below the national average. We experienced an increasingly competitive labour market locally due to Stockton Coal Mine (international coal prices) and the recently operational Sand mine. This is a business risk that is set to continue for us moving forward.

After disappointment last year, we continued in search of securing a site for a new depot for WestReef. Buller Holdings Limited entered into an unconditional sale and purchase agreement for a section of Hamilton's farm (approx. 40ha). A significant section of this land is elevated and allows for achieving future business strategies. Considerable work was also undertaken on preparing for implementation of our new business IT systems which will 'go-live' on 1st July 2023.

Westreef is well positioned and remains in a robust position with many opportunities and challenges ahead. Our success is attributable to the ongoing effort of all WestReef employees, Buller Holdings Ltd CEO and Board of Directors. I would like to specifically recognise and thank all staff, especially our management team for their continued hard work and dedication.

Key Performance Indicators

What we plan to do and our levels of service

Performance Measure	Target	Achievement 2023	Achievement 2022	
Revenue, expenditure and provision for Capex in line with the budget.				
Financial	Revenue over budget - target \$13.403m	\$22.055m	\$21.056m	✓
	Expenditure target - \$13.403	\$21.364m	\$18.318m	✗
	Net operating surplus target \$1.367m	\$1.991m	\$2.738m	✓
	Provision for Capex target \$3.5m	\$1.328m	\$1.658m	✗
	Ratio of shareholder funds to total assets target greater than 60%.	70%	66%	✓
	45% of revenue to be competitively procured	97%	86%	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Community support	Support at least 15 community activities.	48 community activities were supported.	33 community activities were supported.	✓

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Performance Measure	Target	Achievement 2023	Achievement 2022	
Environmental	Receive no enforcement notices.	Nil - No enforcement notices were received.	Nil - no enforcement notices were received.	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Employee satisfaction	Undertake a staff satisfaction survey every two years to provide feedback on staff engagement and to use as a benchmark for future years.	Staff engagement survey was completed in September 2022.	Staff engagement survey was completed in September 2020. Next Survey due September 2022. Achieved.	✓
	Employee turnover < 17% per annum.	14.4%. 4.1% below the national average of 18.5% in the construction industry. This is positive as it is below the national average.	9.5% staff turnover achieved. Relatively low turnover compared to national average of 31.4%.	✓
	Hold weekly staff meetings with minutes kept.	Regular meetings held. Achieved.	Regular meetings held. Achieved.	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Safety	Medical treatment injuries, target Nil.	5- not achieved.	6- not achieved.	✗
	Lost time incidents target of zero.	3 - not achieved.	4 - not achieved.	✗
	Nil serious harm incidents to customers or staff.	0 serious harm incidents.	0 serious harm incidents.	✓

COUNCIL CONTROLLED ORGANISATIONS

Buller Recreation Limited

Buller Recreation Limited (BRL) is 100% owned by Buller Holdings Limited (BHL).

The principal objective of BRL is to operate as a successful business. The company was established to purchase the Pulse Energy Recreation Centre (PERC) from the Buller District Council (Council), and to fulfil a service contract with Council for the provision of recreation services to the Buller community.

BRL continues to provide the community with high quality recreation facilities and services.

Objective

To operate as a successful business and to be guided by the following principles:

- Financial performance;
- Service;
- Employee relationships;
- Safety; and
- Environment.

Nature and Scope of Activities

The nature and scope of the company's activities are to provide accessible sport, recreation and event services and facilities to residents and visitors to the Buller District. Its activities will include provision of services for:

- Recreational swimming and learn to swim programmes
- Aquatic sports events
- Indoor court sports competitions and events
- Fitness centre programmes and classes
- Outdoor turf sports

The directors consider opportunities, from time-to-time, regarding other types of activities or expanding the reach of the Buller Recreation Limited for the provision of services outside of the centre's physical location.

How Buller Recreation Limited performed

The 2023 financial year has produced excellent results for Buller Recreation Ltd (BRL). This is particularly pleasing as we continue to face significant inflationary pressures in the current economic climate. We are experiencing large hikes in insurance premiums and energy supply costs. We are also very aware of the financial pressures facing many households in the community, so we have been focused on keeping prices affordable so people can enjoy the facility.

Fitness member numbers have continued to grow. We have put more fitness classes on to cater for the growth. Yoga is particularly popular, with many classes held during the week. With the continued growth in members, we have been able to only marginally increase the fees for our members. The fee increase took place from 1st April 2023. We have kept our fees at the same level for over 65s. Multi membership fee income was the highest since the centre opened in 2009. It was also an increase of over 70% from four years ago.

The aquatic centre continues to deliver quality programmes educating young children in and around water. The staff take considerable satisfaction in seeing increased confidence in this area. It is very pleasing to receive excellent feedback from members of the public with regards to personalized swim lessons. Swimming lessons have been a particularly strong performer in a tough environment.

Weather events had less of an impact during the 2023 year compared to the previous financial year. We were closed for three days during August 2022 as the region was placed in a Red weather warning. Thankfully the weather forecast didn't occur as the district received minimal rain. There was no impact for BRL other than losing three days trading. The major capital expenditure items for the year were new aquatic pumps required for the safety of pool users, and some new fitness equipment.

Staff are focused on improving the marketing distribution and ensuring better utilisation of social media to keep up to date

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with new technology. This will result in improved awareness of the Pulse Centre and the services that we deliver.

Key Performance Indicators

What we plan to do and our levels of service

Performance Measure	Target	Achievement 2023	Achievement 2022	
Revenue, expenditure and provision for Capex in line with the budget.				
Financial	Revenue budget - \$678,000 (excluding management fees).	\$720,000	\$677,000	✓
	Expenditure budget - \$2.297m.	\$2,404m	\$2.291m	✗
	Ratio of shareholder funds to total assets >60%.	98%	98%	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Fitness membership	Average membership over 12 months of 700 members.	736	724	✓
	Average retention rate over 12 months >75%.	95%	95%	✓





Performance Measure	Target	Achievement 2023	Achievement 2022	
Aquatic centre usage	Average 4,080 visits per month over 12 months.	3,855	3,305	✗
	Achieve 140 swimming students averaged over four swimming terms.	190	164	✓

Performance Measure	Target	Achievement 2023	Achievement 2022	
Safety	Medical treatment injuries, target Nil.	Nil	Nil	✓
	Nil serious harm incidents to customers or staff.	Nil - no serious harm incidents (as defined by Worksafe NZ) were recorded in the incident register during the year	Nil - no serious harm incidents (as defined by Worksafe NZ) were recorded in the incident register during the year	✓
	Lost time incidents target of zero.	Nil	Nil	✓

Performance Measure	Target	Achievement 2022	Achievement 2021	
Asset Management Plan (AMP).	Complete review of the Asset Replacement Schedule annually.	Achieved - ongoing	Achieved - ongoing	✓
	Complete maintenance and replacement in accordance with AMP (monitor monthly)	Achieved - ongoing	Achieved - ongoing	✓

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Performance Measure	Target	Achievement 2023	Achievement 2022	
Work environment	Hold meetings with all staff every four months.	Achieved. Weekly meetings held with Management and Quarterly meetings with each department	Achieved. Weekly meetings held with Management and Quarterly meetings with each department	
	Review the succession plan for key positions and identify training needs and actions for the next 12 months.	Achieved. Consideration is given at Management meetings to skills and training if personnel in key positions leave	Achieved. Consideration is given at Management meetings to skills and training if personnel in key positions leave	
	Complete annual review process with all staff to ensure staff are working to their full potential.	Achieved by 30 June 2023	Achieved by 30 June 2022	
	Undertake a staff satisfaction survey every second year.	Not Required until June 2024	Completed 30 June 2022	

Part five:

Financial Statements

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Statement of Comprehensive Revenue and Expenses for the 12 months ended 30 June 2023

		Parent			Group	
		2022/2023	2022/2023	2021/2022	2022/2023	2021/2022
		Actual	AP Budget	Actual	Actual	Actual
	Notes	\$000	\$000	\$000	\$000	\$000
OPERATING REVENUE						
General Rates	1	10,211	10,159	9,419	10,194	9,401
Targeted Rates (excluding Metered Water)	1	7,436	7,409	6,594	7,432	6,590
Metered Water Charges		169	150	202	169	202
Rate Penalties	1	131	235	145	131	145
Subsidies and Grants	2	23,301	6,906	25,324	23,301	25,324
Investment Income	2	1,867	1,735	1,594	702	298
Other Income	2	0	0	1	208	425
Development and Financial Contributions		169	53	74	169	74
Fees & Charges		5,983	6,080	5,502	14,905	17,081
Gain on Sale of Investment Property	12	62	0	16	62	16
Vested Assets		315	50	0	315	0
Profit on Sale of Assets		119	0	0	119	0
Gain on Derivative Contracts	16	407	0	2,723	407	2,723
Gain on Revaluations of Investment Property	12d	1,125	158	1,033	1,106	997
Total Operating Revenue	3	51,293	32,935	52,627	59,219	63,276
OPERATING EXPENDITURE						
Employment Costs		7,752	7,398	8,090	16,839	16,752
Depreciation & Amortisation		8,777	7,283	6,391	10,091	7,287
Finance Costs (excluding loss on derivative contracts)		851	1,408	1,524	851	1,565
Loss on Derivative Contracts	16	0	0	0	0	0
Other Expenses		28,875	15,558	28,462	26,522	28,380
Loss on Sale of Assets	12	0	0	343	0	340
Assets Written Off		1,601	476	522	1,601	522
Loss on Revaluations of Investment Property	12	243	0	0	243	0
Loss on Revaluations of Assets Held for Sale		0	0	0	0	0
Loss on Sale/Write Off of Investments	12	0	0	500	0	500
Loss on Sale/Write Off of Investment in Associate		0	0	0	0	0
Loss on Sale/Write Off of Investment Property		81	0	0	81	0
Total Operating Expenditure	4	48,181	32,123	45,833	56,229	55,346
Net Surplus (Deficit) before Taxation	5	3,113	812	6,793	2,991	7,930
Income Tax Expense/(Benefit)	6	(677)	-	-	(2,556)	(718)
Net Surplus (Deficit) after Taxation		3,789	812	6,793	5,546	8,648
Other Comprehensive Revenue & Expense						
Gain on Revaluations of Assets Held for Sale		0	0	0	0	0
Increase/(decrease) in Infrastructure Revaluation Reserves	22	41,489	0	54,782	41,453	54,782
Gain/(Loss) on Investment Recognised in Asset Revaluation Reserve		0	0	0	0	0
Total Comprehensive Revenue & Expense		45,278	812	61,575	46,999	63,430

The accompanying notes and accounting policies form part of these financial statements.

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Statement of Changes in Equity for the 12 months ended 30 June 2023

	Notes	Parent	Parent	Parent	Group	Group
		2022/2023	2022/2023	2021/2022	2022/2023	2021/2022
		Actual \$000	AP Budget \$000	Actual \$000	Actual \$000	Actual \$000
Equity as at 1 July		452,854	409,303	391,280	452,734	389,304
Total Comprehensive Income		45,278	812	61,575	46,999	63,430
Total Equity at End of Year		498,133	410,115	452,854	499,733	452,734
Components of Equity						
Accumulated Funds	20	186,727	181,994	181,216	185,984	178,146
Reserves	21	5,414	4,405	6,147	5,414	6,147
Asset Revaluation Reserve	22	305,993	223,716	265,492	308,336	268,441
Total Equity at End of Year		498,133	410,115	452,854	499,734	452,734

The accompanying notes and accounting policies form part of these financial statements.

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Statement of Financial Position

as at 30 June 2023

		Parent			Group	
		2022/2023 Actual \$000	2022/2023 AP Budget \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Notes						
CURRENT ASSETS						
Cash and Cash Equivalents	8	4,396	897	6,549	5,829	9,864
Trade and Other Receivables	9	7,567	5,980	7,844	8,463	8,854
Derivative Financial Instruments	16	0	0	0	0	0
Inventories		12	19	16	332	82
Other Current Assets	10	627	224	259	1,537	259
Short Term Investments	12a	10,437	13,034	13,943	13,030	15,919
Assets Held for Sale	11	5	0	5	5	5
Total Current Assets		23,044	20,154	28,616	29,196	34,983
NON CURRENT ASSETS						
Investment in Council Controlled Organisations	12b	19,538	20,216	19,355	0	0
Other Investments	12c	758	0	719	758	719
Investment Property	12d	11,578	10,270	10,985	10,923	10,349
Infrastructural Assets	13	454,558	379,501	410,135	453,504	409,535
Other Non Current Assets	13	30,155	29,765	28,788	45,086	43,581
Derivative Financial Instruments	16	1,462	0	1,055	1,462	1,055
Deferred Tax	6	677	0	0	3,265	707
Intangible Assets	14	496	400	14	1,224	742
Total Non Current Assets		519,223	440,152	471,052	516,222	466,688
Total Assets		542,267	460,306	499,667	545,418	501,671
CURRENT LIABILITIES						
Trade and Other Payables	15	7,342	6,407	10,238	8,065	11,555
Derivative Financial Instruments	16	0	566	0	0	0
Tax Payable		0	0	0	0	0
Employee Benefits	17	904	721	977	1,731	1,784
Provisions	19	36	34	35	36	35
Current Portion of Borrowings	18	6,030	142	5,000	6,030	5,000
Total Current Liabilities		14,312	7,870	16,250	15,863	18,374
NON CURRENT LIABILITIES						
Derivative Financial Instruments	16	0	1,102	0	0	0
Provisions	19	1,253	1,836	1,981	1,253	1,981
Bond Deposits		208	334	208	208	208
Employee Entitlements	17	148	161	161	148	161
Deferred Tax	6	0	0	0	0	0
Borrowings	18	28,214	38,888	28,214	28,214	28,214
Total Non Current Liabilities		29,822	42,321	30,563	29,822	30,563
EQUITY						
Accumulated Funds	20	186,727	181,994	181,216	185,984	178,146
Reserves	21	5,414	4,405	6,147	5,414	6,147
Asset Revaluation Reserve	22	305,993	223,716	265,492	308,336	268,441
Total Equity		498,133	410,115	452,854	499,734	452,734
Total Liabilities & Equity		542,267	460,306	499,667	545,418	501,671

The accompanying notes and accounting policies form part of these financial statements.

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Statement of Cashflows

for the 12 months ended 30 June 2023

		Parent			Group	
		2022/2023	2022/2023	2021/2022	2022/2023	2021/2022
		Actual	AP Budget	Actual	Actual	Actual
	Note	\$000	\$000	\$000	\$000	\$000
Cashflows from Operating Activities						
Cash was provided from:						
Rates		17,793	17,718	16,550	17,772	16,529
Other Income		28,334	13,274	32,358	37,228	43,064
Interest Received		614	435	516	898	460
Tax Received		0	0	0	0	0
Dividends & Subvention Payments Received		1,300	1,300	1,300	187	0
		48,041	32,727	50,724	56,085	60,054
Cash was applied to:						
Payments to Suppliers and Employees		37,403	21,691	36,748	44,414	41,728
Interest Paid		1,578	1,408	1,524	1,578	1,565
Income Tax Paid	6	0	0	0	38	0
Net GST Movement		148	0	(135)	211	(105)
		39,129	23,099	38,136	46,242	43,188
Net Cash from Operating Activities	7	8,912	9,628	12,588	9,843	16,866
Cashflows from Investing Activities						
Cash was provided from:						
Sales of Assets		388	1,600	165	388	165
Investments Realised		22,489	561	23,609	25,090	26,243
		22,877	2,161	23,773	25,478	26,408
Cash was applied to:						
Purchase of Fixed Assets		15,768	14,455	13,577	18,147	17,447
Purchase of Investments		19,205	183	23,507	22,240	25,382
Purchase of Intangibles		0	0	0		0
		34,973	14,638	37,084	40,386	42,829
Net Cash from Investing Activities		(12,095)	(12,477)	(13,311)	(14,909)	(16,421)
Cashflows from Financing Activities						
Cash was provided from:						
Loans Raised		1,030	3,891	1,440	1,440	1,440
		1,030	3,891	1,440	1,440	1,440
Cash was applied to:						
Repayment of Loans		0	145	0	410	0
Net Cash from Financing Activities		1,030	3,746	1,440	1,030	1,440
Net Increase/(Decrease) in Cash		(2,153)	897	716	(4,035)	1,885
Opening Cash as at 1 July		6,549	0	5,833	9,864	7,979
Closing Cash as at 30 June	8	4,396	897	6,549	5,829	9,864

The accompanying notes and accounting policies form part of these financial statements.

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Funding Impact Statement for Whole of Council

for the 12 months ended 30 June 2023

		2021/2022 AP Budget \$000	2021/2022 Actual \$000	2022/2023 LTP Budget \$000	2022/2023 Actual \$000
Sources of Operating Funding					
General rates, uniform annual general charge, rates penalties		9,615	10,397	10,418	10,342
Targeted rates		6,593	6,594	6,795	7,436
Subsidies and grants for operating purposes		3,241	14,701	3,107	12,474
Fees and charges		429	1,568	467	1,510
Interest and dividends from investments		1,449	1,594	1,432	1,867
Local authorities fuel tax, fines, infringements fees and other receipts		5,005	4,471	5,871	4,691
Total operating funding	A	26,332	39,325	28,090	38,320
Applications of operating funding					
Payments to staff and suppliers		23,511	34,688	21,946	35,772
Finance costs		818	1,128	849	1,578
Other operating funding applications		508	1,847	499	887
Total applications of operating funding	B	24,837	37,663	23,294	38,237
Surplus/ (deficit) of operating funding	A-B	1,495	1,662	4,796	83
Sources of capital funding					
Subsidies and grants for capital expenditure		5,474	9,455	6,855	10,777
Development and financial contributions		52	74	53	169
Increase/(decrease) in debt		(230)	1,440	(313)	1,030
Gross proceeds from sale of assets		560	164	561	504
Lump sum contributions		35	0	36	0
Other dedicated capital funding		0	0	0	0
Total sources of capital funding	C	5,891	11,133	7,192	12,480
Application of Capital expenditure					
- to meet additional demand		0	0	0	7
- to improve the level of service		3,700	8,218	4,698	6,387
- to replace existing assets		7,095	4,974	6,563	9,031
Increase/ (decrease) in reserves		(4,011)	1,060	(956)	(801)
Increase/ (decrease) in investments		602	(1,457)	1,683	(2,061)
Total applications of capital funding	D	7,386	12,795	11,988	12,563
Surplus/ (deficit) of capital funding	C-D	(1,495)	(1,662)	(4,796)	(83)
Funding balance	((A-B)+(C-D))	0	0	0	0

Part Six:

Notes to the Financial Statements

Note 1: Rates Revenue

	Parent	
	2022/2023 Actual \$000	2021/2022 Actual \$000
Rates Revenue		
General Rates	10,211	9,419
Targeted Rates Attributable to Activities		
Water	3,660	3,147
Refuse and Sanitation	3,776	3,447
Economic Development	0	0
Penalties	131	145
Total Revenue from rates	17,778	16,158

Rates Remissions

Rates revenue is shown net of rates remissions, BDC's rates remission policy allows BDC to remit rates on sporting, culture and other community organisations.

	Parent	
	2022/2023 Actual \$000	2021/2022 Actual \$000
Rates Remissions		
Total Rates Revenue	17,870	16,242
Rates Remissions		
Land used for sport	55	51
Land protected for historical or cultural purposes	37	33
Total Remissions	92	84
Rates Revenue Net of Remissions	17,778	16,158

The total amount of rates charged on Council-owned properties that have not been eliminated from revenue and expenditure is \$300,432 (2022: \$381,960). For the Group, rates of \$300,432 (2022: \$381,960) have not been eliminated.

Rating Base Information

The rating base used to set the rates for 2022/23 were 7,603 rating units within the Buller District as at 30 June 2023. The total capital value of these rating units as at 30 June 2023 was \$3,273,689,830 of which \$1,597,331,800 consisted of land value (2021/2022: 7,527 rating units, capital value of \$2,332,191,560 which includes a land value of \$1,115,216,200).

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Note 2: Investment and Other Revenue

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Investment Revenue				
Interest	1,011	513	1,011	458
	1,011	513	1,011	458
Less: Internal Interest	284	220	284	220
Total Investment Revenue	727	293	727	238

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Other Revenue				
Subvention Income	1,139	1,300	(26)	0
Other income	0	1	208	424
Donations	0	0	0	0
Found Assets	0	0	0	0
Total Other Income	1,139	1,301	182	424

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Subsidies and Grants				
Flood Recovery funding	15,616	10,652	15,616	10,652
Better Off funding (Excluding recovery portion)	82	0	82	0
DIA Subsidy for Three Waters	371	2,848	371	2,848
PGF Grant for Port Projects	599	3,796	599	3,796
Toki Bridge, Revitalisation and War Memorials Grants	255	1,706	255	1,706
Waka Kotahi Road and Transport Subsidy	5,435	3,198	5,435	3,198
Old Hector Landfill Grants	81	9	81	9
Other Sundry Grants	862	3,115	862	3,115
	23,301	25,324	23,301	25,324

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17 DECEMBER 2025**

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Note 3: Operating Revenue

	Parent			Group	
	2022/2023 Actual \$000	2022/2023 AP Budget \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Revenue by Activity					
Regulatory Services	1,462	1,193	1,456	1,462	1,456
Roading & Transport	5,753	6,404	3,507	5,753	3,507
Water Supplies	3,850	3,878	6,197	3,850	6,197
Wastewater	2,951	2,917	2,712	2,951	2,712
Stormwater	827	5	23	827	23
Solid Waste	1,170	1,013	1,036	1,170	1,036
Infrastructure Delivery	1,030	2,150	1,204	1,030	1,204
Community Services	879	367	1,516	879	1,516
Governance & Representation	26	0	0	26	0
Support Services	6,885	6,269	5,849	6,885	5,849
Property	1,879	1,884	3,326	1,879	3,326
Commercial Infrastructure	3,202	2,846	6,378	3,202	6,378
	29,915	28,926	33,203	29,915	33,203
Plus:					
General Rates	9,388	10,159	9,419	9,371	9,401
Rates Penalties	131	150	145	131	145
Investment Income	1,861	2,097	1,592	696	296
Flood Recovery Income	15,696	0	11,923	15,696	11,923
Profit on Sale of Assets	119	0	0	119	0
Gain on Sale of Investment Property	62	0	16	62	16
Vested Assets	315	0	0	315	0
Sundry Income	0	0	0	208	425
Gain on Derivative Contracts	407	0	2,723	407	2,723
Gain on Revaluation of Investment Land	1,125	0	1,033	1,106	997
Group Fees and Charges	0	0	0	8,918	11,574
Share in Profit/(Loss) of Associate	0	0	0	0	0
	59,018	41,332	60,054	66,944	70,703
Less: Internal Recoveries	(7,725)	(8,397)	(7,427)	(7,725)	(7,427)
Total Income	51,293	32,935	52,627	59,219	63,276

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

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**DISCLOSURE OF EXCHANGE AND NON EXCHANGE
TRANSACTIONS**

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Total Exchange and Non Exchange Transactions	51,293	52,627	59,219	63,276
Less: Non Exchange Transactions				
Rates Revenue	(17,647)	(16,013)	(17,626)	(15,991)
Rates Penalties	(131)	(145)	(131)	(145)
Gain on Derivative Contracts	(407)	(2,723)	(407)	(2,723)
Grants and Subsidies Received	(23,301)	(25,324)	(23,301)	(25,324)
Gain on Revaluation of Investment Property	(1,125)	(1,033)	(1,106)	(997)
Subtotal	(42,611)	(45,238)	(42,571)	(45,180)
Total Exchange Transactions	8,682	7,389	16,648	18,096

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Note 4: Operating Expenditure

	Parent			Group	
	2022/2023 Actual \$000	2022/2023 AP Budget \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Expenditure by Activity					
Regulatory Services	2,502	2,741	2,701	2,502	2,701
Roading & Transport	4,998	4,395	4,027	4,998	4,027
Water Supplies	3,093	2,651	2,307	3,093	2,307
Wastewater	1,809	1,814	1,507	1,809	1,507
Stormwater	570	411	418	570	418
Solid Waste	847	1,407	1,589	847	1,589
Infrastructure Delivery	1,291	1,620	1,203	1,291	1,203
Community Services	4,569	3,938	4,545	4,569	4,545
Governance & Representation	1,898	1,808	1,704	1,898	1,704
Support Services	6,771	6,278	5,874	6,771	5,874
Property	3,157	3,242	2,834	3,157	2,834
Flood recovery	9,304		10,698	9,304	10,698
Commercial Infrastructure	4,677	2,816	6,307	4,677	6,307
	45,488	33,121	45,714	45,488	45,714
Plus					
Depreciation and Amortisation					
- Regulatory Services	23	36	34	23	34
- Rooding & Transport	4,693	3,530	3,317	4,693	3,317
- Water Supplies	1,291	1,063	802	1,291	802
- Wastewater	1,153	930	796	1,153	796
- Stormwater	377	281	254	377	254
- Solid Waste	81	96	82	81	82
- Infrastructure Delivery	10	20	14	10	14
- Community Services	202	254	257	202	257
- Governance and Representation	0	0	0	0	0
- Support Services	148	254	110	148	110
- Property	644	669	605	644	605
- Commercial Infrastructure	153	150	129	157	129
- Group Depreciation	0		0	0	0
Other Group Expenses	0		0	8,044	9,513
Assets Written Off	1,601	476	522	1,601	522
Loss on Sale of Assets	0		343	0	343
Loss on Derivative Contracts	0		0	0	0
Loss on Revaluations of Investment Land	0		0	0	0
Loss on Revaluations of Assets Held for Sale	0		0	0	0
Loss on Sale/Write Off of Investment in Associate	0		0	0	0
Loss on Sale/Write Off of Investment Property	324		0	324	0
Loss on Sale/Write Off of Investments	0		500	0	500
Less				0	0
Internal Recoveries	(7,725)	(8,397)	(7,427)	(7,725)	(7,427)
Internal Interest	(284)	(362)	(220)	(284)	(220)
Total Operating Expenditure	48,181	32,123	45,833	56,229	55,346

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Note 5: Operating Surplus

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Operating Surplus Was Determined After Accounting For				
<i>Fees to principal auditor</i>				
Fees to Ernst & Yound for audit of Financial statements (2022 & 2023)	195	144	195	231
Fees to Audit New Zealand for audit of Long Term Plan	0	0	0	0
Fees to Audit New Zealand for other services	0	0	0	0
Fees to other CA firms for audit of Subsidiaries	0	0	0	0
Grants and Donations Expense	833	1,206	833	1,206
Lease Income	393	390	393	390
Lease Expense	65	57	65	57
<i>Movement in provision doubtful debts</i>			0	0
Accounts Receivable	(64)	34	(64)	34
	1,423	1,831	1,423	1,918

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(i) Remuneration

During the year to 30 June 2023, the total remuneration and value of non-financial benefits received by or payable to the Mayor, other Councillors and the Chief Executive of the Council were as follows:

	Group	
	2022/2023	2021/2022
	Actual	Actual
	\$000	\$000
Chief Executive		
Sharon Mason (ceased 02/12/2022)	162,266	248,262
Rachel Townrow (Acting CE) (02/12/2022 - 10/06/2023)	183,911	0
Sean Judd (Acting CE) (commenced 10/06/2023)	10,163	0
Total Chief Executive:	356,341	248,262
Mayor		
Jamie Cleine	106,526	95,867
Councillors		
Andrew Basher (Dept Mayor) (commenced 14/10/2022)	29,520	0
Ivor Grafton (commenced 14/10/2022)	18,363	0
Annelise Pfahlert (commenced 14/10/2022)	18,363	0
Toni O'Keefe (commenced 14/10/2022)	18,363	0
Graeme Neylon (commenced 14/10/2022)	27,180	0
Linda Webb (commenced 14/10/2022)	19,211	0
Colin Reidy (commenced 14/10/2022)	18,363	0
Dave Hawes (ceased 14/10/2023)	7,649	24,765
Robyn Nahr (ceased 14/10/2023)	8,179	26,616
Sharon Roche (ceased 14/10/2023)	13,321	48,637
Philip Rutherford (ceased 14/10/2022)	9,388	31,242
Rosalie Sampson	32,430	26,285
John Bougen (ceased 14/10/2022)	7,854	25,252
Martin Hill (ceased 06/12/2021)	0	10,031
Grant Weston	26,499	26,616
Joanne Howard	34,496	27,085
Margaret Montgomery (ceased 14/10/2022)	9,388	31,192
Total Mayor & Councillors	405,095	373,588

(ii) Severance Payments

Schedule 10 of the Local Government Act 2002 requires the Council to disclose any severance payments to staff.

Severance payments include any consideration (monetary or non - monetary) provided to any employee in respect of the employee's agreement to the termination of their employment with the Council.

For the year ended 30 June 2023, the council made two severance payments of \$33,619. (2021/2022: One payment of \$14,582).

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(iii) Employee Staffing Levels and Remuneration

	2022/2023	2021/2022
Number of Employees		
Fulltime	58	64
Fulltime Equivalent of other employees	15	19

Buller District Council defines a full time equivalent employee as one that works a minimum of 40 hours per week. However in 2022/2023 there was 1 employee who is contracted to work 37.5 hours per week (2021/2022: 3 employees). These employees are regarded as full time employees for the purposes of this disclosure. At balance date the total number of employees employed by Council was 92 (2021/2022: 95). Councillors are not included in employee staffing levels and remuneration disclosures.

REMUNERATION LEVELS

Remuneration Levels

2022/2023	less than \$60,000	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$139,999	\$160,000 to \$219,999
Number of Employees	51	15	12	8	6

2021/2022	less than \$60,000	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$119,999	\$120,000 to \$199,999	\$200,000 to \$249,999
Number of Employees	67	21	14	6	10	3

The Local Government Act (2002) requires that if the number of employees in a remuneration band is 5 or fewer then that band is combined with the next highest band. In 2022/2023 there were 5 or fewer employees in the \$100,000 to \$119,999 and the \$120,000 to \$139,999, hence inclusion of those employees in a \$100,000 to \$139,999 remuneration band. There was no employees in the \$140,000 to \$159,999 band. There were 5 or fewer employees in the \$160,000 to \$179,000. the \$180,000 to \$199,999 and the \$200,000 to \$219,999 bands, hence the inclusion of those employees in a \$160,000 to \$219,000 band.

In 2021/2022 there were 5 or fewer employees in the \$120,000 to \$139,999, the \$140,000 to \$159,999, the \$160,000 to \$179,999 and the \$180,000 to \$199,999 bands, hence inclusion of those employees in a \$120,000 to \$199,999 remuneration band. There were 5 or fewer employees in the \$200,000 to \$219,999 and one employee in the \$220,000 to \$249,999 band, hence the inclusion of those employees in a \$200,000 to \$249,000 band.

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Note 6: Income Tax

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Components Of Tax Expense				
Current Tax Expenses	0	0	0	0
Adjustments to Current Tax in Prior Year	0	0	0	0
Deferred Tax Expenses	(677)	0	(2,556)	(718)
Income Tax Expense	(677)	0	(2,556)	(718)

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Relationship Between Tax And Accounting Profit				
Surplus/(Deficit) Before Tax	3,113	6,793	2,991	7,930
Tax @ 28%	872	1,902	837	2,220
Non-Deductible Expenditure	0	0	5	0
Non-Taxable Income/(Expenditure)	(553)	(444)	(746)	(2,299)
Change in Building Depreciation	0	0	0	0
Effect of tax rate change	0	0	0	0
Prior Year Adjustment	0	0	(2,372)	1
Group Loss Offset	(319)	(1,300)	0	0
Temporary Differences Not Recognised	0	0	0	0
Tax Losses Not Recognised	0	(158)	0	0
Tax Losses Previously Not Recognised	(597)	0	(202)	0
Deferred Tax Adjustments	(80)	0	(78)	(640)
Tax Expense	(677)	(0)	(2,556)	(718)

Deferred Tax Assets/(Liabilities)

Parent	Property, Plant & equipment	Employee entitlements	Other provisions	Tax Losses	Total
Balance at 1 July 2021	(41)	0	0	41	0
Credited to Profit and Loss	22	0	0	(22)	0
Balance at 30 June 2022	(19)	0	0	19	0
Credited to Profit and Loss	80	0	0	597	677
Charged to Equity	0	0	0	0	0
Balance at 30 June 2023	61	0	0	616	677

Group	Property, Plant & equipment	Employee entitlements	Other provisions	Tax Losses	Total
Balance at 1 July 2021	(532)	186	10	325	(11)
Credited to Profit and Loss	616	(10)	24	88	718
Balance at 30 June 2022	84	176	34	414	707
Credited to Profit and Loss	2,373	6	(25)	202	2,556
Charged to Equity	0	0	0	0	0
Balance at 30 June 2023	2,457	182	9	616	3,264

Additional disclosures

A deferred tax asset has not been recognised in relation to tax losses of \$0 (2022: \$1,477,547). The deferred tax asset has been recognised in the current year on the basis that it is probable that the tax losses can be utilised within the group.

Note 7: Reconciliation of Net Surplus/(Deficit) After Tax to Net Cash Flow From Operating Activities

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Surplus/(deficit) after tax	3,789	6,793	5,546	8,648
Add/(less) non-cash items:				
Depreciation & Amortisation Expense	8,777	6,391	10,091	7,286
Impairment	0	0	0	0
Movement in Provisions	(727)	405	(727)	396
Movement in Deferred Taxation	(615)	0	(2,556)	(718)
Donated Assets	0	0	0	0
Assets Written Off	1,601	0	0	0
Vested Assets	(315)	0	(315)	0
Loan Amortisation	0	0	0	0
(Gains)/Losses on Derivative Financial Instruments	(407)	(2,723)	(407)	(2,723)
(Gains)/Losses on Disposal of Investment Property and PPE	(388)	(165)	(388)	(165)
Non cash movement in Fixed Assets	0	865	1,601	865
Gain/(Loss) in Fair Value of Financial Assets	(0)	501	0	501
(Gains)/Losses in Fair Value of Investment Property	(593)	(884)	(574)	(828)
	7,334	4,390	6,725	4,613
Add/(less) Movements in Working Capital Items:				
Trade and Other Receivables	277	2,348	391	834
Inventories	4	(1)	(250)	29
Other Current Assets	(368)	(35)	(1,278)	44
Trade and Other Payables	(2,065)	(1,145)	(1,188)	2,404
Income Tax Payable	0	0	0	0
Employee Benefits	(59)	239	(66)	294
	(2,211)	1,405	(2,392)	3,605
Net cash inflow/(outflow) from operating activities	8,912	12,588	9,880	16,866

Note 8: Cash and Cash Equivalents

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Cash at bank and in hand	537	3,913	1,970	5,127
Short term deposits maturing three months or less from the date of acquisition	3,859	2,636	3,859	4,737
Total cash and cash equivalents	4,396	6,549	5,829	9,864

The carrying value of short-term deposits with maturity dates of three months or less approximates their fair value.

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Note 9: Trade and Other Receivables

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Trade Receivables	3,326	4,032	5,631	6,407
Amounts due from Controlled Entities (excluding GST)				
WestReef Ltd	7	7	0	0
Buller Holdings Ltd	101	59	0	0
Buller Recreation Ltd	0	0	0	0
Buller Health Trust	0	0	0	0
Interest Receivable	159	46	159	46
Dividend / Subvention Receivable	1,139	1,300	(161)	0
Other Receivables:				
NZTA Roding Subsidies	1,817	1,581	1,817	1,581
Rates Receivable	1,051	917	1,051	917
Total Trade Receivables	7,601	7,941	8,497	8,951
Less:				
Provisions for doubtful debts	(33)	(97)	(33)	(97)
	7,567	7,844	8,463	8,854
 Represented by:				
Current Portion	6,457	5,979	7,467	6,989
Term Portion	1,110	1,865	1,110	1,865
	7,567	7,844	8,577	8,854
 Buller District Council has classified the following receivables as exchange transactions	3,136	1,619	4,146	2,629
Buller District Council has classified the following receivables as non exchange transactions	4,431	6,225	4,431	6,225
	7,567	7,844	8,577	8,854

Fair Value

Trade and other receivables are non-interest bearing and receipt is normally on 30 day terms. The carrying value of trade, and other receivables (excluding loans to related parties and community loans) approximates their fair value.

Impairment

There is no concentration of credit risk with respect to receivables outside the group, as the group has a large number of customers.

Buller District Council has various powers under the Local Government (Rating) Act 2002 to recover any outstanding debts. Ratepayers can apply for payment plan options in special circumstances. Where such payment plans are in place debts are discounted to the present value of future repayments.

These powers allow Council to commence legal proceedings to recover any rates that remain unpaid four months after the due date for payment. If payment has not been made within 3 months of the Court's judgement, then Council can apply to the Registrar of the High Court to have the judgement enforced by sale of lease or the rating unit.

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	2022/2023			2021/2022		
	Gross \$000	Impairment \$000	Net \$000	Gross \$000	Impairment \$000	Net \$000
Council						
Not past due	6,457	0	6,457	5,973	0	5,973
Past due 1-60 days	138	0	138	23	0	23
Past due 61-120 days	243	0	243	45	0	45
Past due > 120 days	763	33	730	1,900	97	1,803
Total	7,600	33	7,567	7,941	97	7,844
	0	0	0	0	0	0
Group						
Not past due	7,353	0	7,353	6,679	0	6,679
Past due 1-60 days	138	0	138	328	0	328
Past due 61-120 days	243	0	243	45	0	45
Past due > 120 days	763	33	730	1,900	97	1,803
Total	8,497	33	8,464	8,951	97	8,854

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Provision for Impairment				
Individual Impairment	33	97	33	97
Collective Impairment	0	0	0	0
Total Provision for Impairment	33	97	33	97

The doubtful debt provision has been calculated based on expected losses for Council's pool of debtors. Expected losses have been determined based on an analysis of Council's losses in previous periods, and review of specific debtors as detailed above.

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Individual Impairment				
Past due 1-60 days	0	0	0	0
Past due 61-120 days	0	0	+	0
Past due > 120 days	33	97	131	97
Total Individual Impairment	33	97	131	97

Individually impaired receivables have been determined to be impaired because of the significant financial difficulties being experienced by the debtor.

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Movement in the provision for impairment of receivables				
At 1 July	97	63	97	63
Additional provisions made during the year	33	34	34	34
Provisions reversed during the year	0	0	0	0
Receivables written-off during the period	(97)	0	0	0
At 30 June	33	97	131	97

Buller District Council holds no collateral as security or other credit enhancements over receivables that are either past due or impaired. Except for rates receivables when the Council has legislative powers to recover any outstanding debts.

The carrying value of receivables that would otherwise be past due or impaired whose terms have been renegotiated is nil (2022: nil).

Note 10: Other Current Assets

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Other Current Assets				
Work In Progress	21	22	21	22
Prepayments	605	238	1,515	237
	627	259	1,537	259

Note 11: Non Current Assets Held For Sale

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Non-current Assets held for sale				
Structures	5	5	5	5
Total Assets Held for Sale	5	5	5	5

As at 30 June 2023 Council had one asset held for sale (2021/2022: One asset for sale).

Note 12: Current and Non Current Investments

Note - 12a Short Term Investments

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Term Deposits	10,436	13,943	13,029	15,919
Total Short Term Investments	10,436	13,943	13,029	15,919

Council classifies investments with a maturity date of less than 12 months at balance date as short term investments.

Term deposits with a maturity date of less than 3 months from acquisition date is classified as cash and cash equivalents. Council classified \$3,589,038 of term deposits to cash and cash equivalents (2022: \$2,637,000).

Note - 12b Investment in Council Controlled Organisations

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Investment in CCO's (Buller Holdings Ltd)	18,038	17,855	0	0
Investment in CCO's (Loans to Subsidiaries)	1,500	1,500	0	0
Total Investment in CCO's	19,538	19,355	0	0

Council subscribed for 183,000 of additional shares in Buller Holdings Limited in 2022/2023 for \$183,000 in cash payments. The equity was to be used to fund capital expenditure in Buller Recreation Limited (2021/2022: \$102,000 for 102,000 additional shares acquired by Buller District Council to fund capital expenditure in Buller Recreation Limited).

There was no impairment of investment in Buller Holdings in 2022/2023 (2021/2022 Nil impairment).

	Parent	
	2022/2023 Actual \$000	2021/2022 Actual \$000
Investments acquired -shares issued by Buller Holdings Limited	183	102
Investments acquired (disposed of) -Advances and Loans	0	0
	183	102

All loans to Council Controlled Organisations have been advanced at market interest rates.

The fair value of loans to related parties in 2022/2023 is \$1,500,000 (2021/2022: \$1,500,000). Fair value has been determined using cash flows discounted at a rate based on market interest rates including an additional risk to take into account the specific risks of each loan. The interest rate on the loan of \$1,500,000 to Buller Holdings Ltd is the 90-day interest rate plus 1%.

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Note - 12c Other Investments

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Investment in Associate	0	0	0	0
Term Deposits (maturity greater than one year)	0	0	0	0
Investment in CCO's (New Zealand Whitebait Ltd)	0	0	0	0
Investments in other CCO's (NZ Local Government Insurance Corporation Ltd)	26	26	26	26
DWC Community Loans	(5)	1	(5)	1
Bond Deposits	237	237	237	237
Borrower Notes LGFA	500	455	500	455
Total Other Investments	758	719	758	719

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
New Zealand Whitebait Limited				
Balance at 1 July	0	0	0	0
Shares purchased	0	500	0	500
Disposal/ Write down of investment	0	(500)	0	(500)
Balance 30 June	0	0	0	0

(2022: Council received \$700,000 grant funding from the Provincial Growth Fund over the past two financial years for investment in an aquaculture project with New Zealand Whitebait Limited.

This grant was in two parts: \$200,000 for administration and \$500,000 for the purchase of shares.

New Zealand Whitebait Limited aimed to establish a whitebait farm near Westport but did not proceed as it could not secure further investment, and the Covid pandemic affected progress. As per the funding agreement Council passed \$180,000 on to New Zealand Whitebait Limited for administration costs and retained \$20,000 for Buller District Council's administration fees. \$500,000 of shares were purchased giving Buller District Council administration costs to New Zealand Whitebait Limited and 500,000 \$1 shares (6.7% shareholding).

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Note - 12d Investment Property

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Investment Property				
Balance at 1 July	10,985	10,101	10,349	9,521
Additions	0	0		0
Transfers (to)/from Non Current Assets Held for Sale	0	0		0
Disposals/Adjustments	(289)	(148)	(289)	(169)
Fair value gains/(losses) on valuation	882	1,033	863	997
Balance 30 June	11,578	10,985	10,923	10,349

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Investment Property - Revenue and Expenses				
Rental Revenue from Investment Property	208	188	138	118
Direct Expenses of Income Generating Investment Property	35	26	20	11
Direct Expenses of Non-income Generating Investment Property	0	0	0	0

Buller District Council investment properties are valued annually at fair value effective 30 June. All investment properties were valued based on open market evidence as at 30 June 2023.

Consideration has been given the relevant and appropriate valuation approaches. There are three principle valuation approaches these are:

- Market Approach,
- Cost Approach, and
- Income Approach

The most appropriate approach is selected under the particular circumstances of the property given the nature of the property and availability of reliable market information.

The valuation was performed by Quotable Value, an independent valuer. Quotable Value are an experienced valuer with extensive market knowledge in the types of investment properties owned by Council. The total value of investment property valued by Quotable Value as at 30 June 2023 was \$11,578,000 (2021/2022: \$10,985,000).

As at 30 June 2023 there were no leasehold properties lodged at Council's solicitors pending completion of sale, this is disclosed in note 11. (2021/2022: nil properties).

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Note 13: Property, plant and equipment

Council 2023

	Cost/ Revaluation 01- 07-22	Accumulated depreciation	Carrying Amount 01-07- 22	Current year Addition	Current Year Disposals	Transfer (to)/from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-23	Accumulated Depreciation 30-06-23	Carrying Amount 30-06- 23
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
INFRASTRUCTURE ASSETS	19,404	0	19,404	0	0	0	0	0	0	0	0	19,404	0	19,404
Land under roads	19,404	0	19,404	0	0	0	0	0	0	0	0	19,404	0	19,404
Sewerage	30,243	0	30,243	1,992	(111)	0	0	(1,153)	0	0	2,765	33,736	0	33,736
Stormwater	13,353	0	13,353	902	(48)	0	0	(377)	0	0	877	14,707	0	14,707
Roads and Bridges	294,155	0	294,155	2,921	(722)	0	0	(4,682)	0	0	34,215	325,887	0	325,887
Water supplies	41,435	0	41,435	9,799	(301)	0	0	(1,291)	0	0	3,792	53,434	0	53,434
Airport runway	311	(163)	148	0	0	0	0	(8)	0	12	0	323	(171)	152
Landfills/Transfer Stns	1,811	(1,035)	776	0	0	0	(29)	(61)	0	55	0	1,866	(1,096)	770
Wharves	1,998	(840)	1,158	0	(14)	0	0	(33)	0	9	0	2,007	(873)	1,134
Work in Progress	9,464	(1)	9,463	3,507	0	0	0	0	0	(7,636)	0	5,335	(1)	5,334
Subtotal	412,174	(2,039)	410,135	19,121	(1,196)	0	(29)	(7,605)	0	(7,560)	41,649	456,699	(2,141)	454,558

Council 2023

	Cost/ Revaluation 01-07-22	Accumulated depreciation	Carrying Amount 01-07-22	Current year Addition	Current Year Disposals	Transfer (to)/from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-23	Accumulated Depreciation 30- 06-23	Carrying Amount 30-06-23
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
OTHER FIXED ASSETS	5,609	0	5,609	0	(55)	0	0	0	0	0	0	5,554	0	5,554
Land	5,609	0	5,609	0	(55)	0	0	0	0	0	0	5,554	0	5,554
Leasehold Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buildings	24,366	(8,743)	15,623	1,173	(268)	0	(99)	(613)	0	63	0	25,314	(9,435)	15,879
Office Equipment, Furniture	2,373	(2,017)	356	163	0	0	(6)	(127)	0	0	0	2,536	(2,150)	386
Vehicles	1,324	(1,015)	309	44	(21)	0	0	(49)	0	0	0	1,347	(1,064)	283
Library Books	1,233	(1,210)	23	71	0	0	0	(15)	0	0	0	1,304	(1,225)	79
Plant and Equipment	2,480	(2,259)	221	169	(46)	0	(32)	(65)	0	0	0	2,603	(2,356)	247
Other Assets	8,036	(2,979)	5,057	1,340	0	0	(29)	(283)	0	128	0	9,504	(3,291)	6,213
Vessels	4,384	(4,341)	43	0	0	0	0	(1)	0	0	0	4,384	(4,342)	42
Work in Progress	1,547	0	1,547	823	0	0	0	0	0	(898)	0	1,472	0	1,472
Subtotal	51,352	(22,564)	28,788	3,783	(390)	0	(166)	(1,153)	0	(707)	0	54,018	(23,863)	30,155
Total	463,526	(24,603)	438,923	22,904	(1,586)	0	(195)	(8,758)	0	(8,267)	41,649	510,717	(26,004)	484,713

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Group 2023	Cost/ Revaluation 01-07-22	Accumulated depreciation	Carrying Amount 01-07-22	Current year Addition	Current Year Disposals	Transfer (to)/from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-23	Accumulated Depreciation 30-06-23	Carrying Amount 30-06-23
OTHER FIXED ASSETS	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Land	6,194	0	6,194	0	(55)	0	0	0	0	276	0	6,415	0	6,415
Leasehold Improvements	295	(119)	176	21	0	0	0	(15)	0	0	0	316	(134)	182
Buildings	41,251	(16,351)	24,900	1,255	(268)	0	(99)	(965)	0	(88)	0	42,150	(17,415)	24,735
Office Equipment, Furniture	3,107	(2,597)	510	184	0	0	(6)	(174)	0	0	0	3,291	(2,777)	514
Vehicles	9,270	(5,741)	3,529	1,158	(21)	0	0	(664)	0	(152)	0	10,255	(6,405)	3,850
Library Books	1,234	(1,210)	24	71	0	0	0	(15)	0	0	0	1,305	(1,225)	80
Plant and Equipment	5,269	(4,175)	1,094	433	(46)	0	(32)	(315)	0	0	0	5,656	(4,522)	1,134
Other Assets	8,055	(2,986)	5,069	1,326	0	0	(29)	(283)	0	84	0	9,465	(3,298)	6,167
Vessels	4,387	(4,341)	46	0	0	0	0	(1)	0	0	0	4,387	(4,342)	45
Work in Progress	2,039	0	2,039	823	0	0	0	0	0	(898)	0	1,964	0	1,964
Subtotal	81,101	(37,520)	43,581	5,271	(390)	0	(166)	(2,432)	0	(778)	0	85,204	(40,118)	45,086
Total	492,679	(39,563)	453,116	24,159	(1,586)	0	(195)	(9,220)	0	(8,295)	0	506,880	(48,949)	457,931

Group 2023	Cost/ Revaluation 01-07-22	Accumulated depreciation	Carrying Amount 01-07-22	Current year Addition	Current Year Disposals	Transfer (to)/from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-23	Accumulated Depreciation 30-06-23	Carrying Amount 30-06-23
INFRASTRUCTURE ASSETS	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Land under roads	19,408	0	19,408	0	0	0	0	0	0	0	0	19,408	0	19,408
Sewerage	30,242	0	30,242	1,844	(111)	0	0	(947)	0	0	0	31,975	(947)	31,028
Stormwater	13,367	0	13,367	839	(48)	0	0	(337)	0	0	0	14,158	(338)	13,820
Roads and Bridges	294,159	0	294,159	2,825	(722)	0	0	(4,323)	0	0	0	296,262	(4,323)	291,939
Water supplies	40,825	0	40,825	9,650	(301)	0	0	(1,079)	0	0	0	50,174	(1,079)	49,095
Airport runway	312	(163)	149	0	0	0	0	(8)	0	7	0	319	(170)	149
Landfills/Transfer Stns	1,798	(1,038)	760	188	0	0	(29)	(61)	0	21	0	2,007	(1,099)	908
Wharves	2,004	(842)	1,162	0	(14)	0	0	(33)	0	13	0	2,003	(875)	1,128
Work in Progress	9,464	0	9,464	3,542	0	0	0	0	0	(7,636)	0	5,370	0	5,370
Subtotal	411,578	(2,043)	409,535	18,888	(1,196)	0	(29)	(6,788)	0	(7,517)	0	421,676	(8,831)	412,845

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Council 2022	Cost/ Revaluation 01-07-21	Accumulated depreciation	Carrying Amount 01-07-21	Current year Addition	Current Year Disposals	Transfer (to)/ from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-22	Accumulated Depreciation 30-06-22	Carrying Amount 30-06-22
INFRASTRUCTURE ASSETS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Land under roads	19,404	0	19,404	0	0	0	0	0	0	0	0	19,404	0	19,404
Sewerage	28,936	(1,661)	27,275	491	(39)	0	0	(796)	(2,457)	(8)	3,312	30,243	0	30,243
Stormwater	10,597	(498)	10,099	17	(30)	0	0	(254)	(752)	16	3,522	13,354	0	13,354
Roads and Bridges	261,497	(6,385)	255,112	1,418	(178)	0	0	(3,306)	(9,691)	3	41,116	294,163	0	294,155
Water supplies	34,519	(1,598)	32,921	2,758	(274)	0	0	(802)	(2,401)	11	6,833	41,434	0	41,434
Airport runway	311	(155)	156	0	0	0	0	(8)	0	1	0	311	(163)	148
Landfills/Transfer Stns	2,677	(972)	1,705	1	(7)	0	0	(63)	0	(887)	0	1,811	(1,035)	776
Wharves	1,998	(807)	1,191	0	0	0	0	(33)	0	1	0	1,998	(840)	1,158
Work in Progress	4,505	(1)	4,504	6,434	0	0	0	0	0	(1,474)	0	9,464	(1)	9,463
Subtotal	364,444	(12,077)	352,367	11,119	(528)	0	0	(5,262)	(15,301)	(2,343)	54,783	412,182	(2,039)	410,135

Council 2022	Cost/ Revaluation 01-07-21	Accumulated depreciation	Carrying Amount 01-07-21	Current year Addition	Current Year Disposals	Transfer (to)/ from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-22	Accumulated Depreciation 30-06-22	Carrying Amount 30-06-22
OTHER FIXED ASSETS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Land	5,609	0	5,609	0	0	0	0	0	0	0	0	5,608	0	5,608
Buildings	21,321	(8,196)	13,125	3,103	(58)	0	0	(547)	0	0	0	24,366	(8,743)	15,623
Office Equipment, Furniture & Fittings	2,212	(1,904)	308	161	0	0	0	(113)	0	0	0	2,373	(2,017)	356
Vehicles	1,144	(959)	185	187	(7)	0	0	(56)	0	0	0	1,312	(1,015)	297
Library Books	1,154	(1,136)	18	79	0	0	0	(74)	0	0	0	1,233	(1,211)	22
Plant and Equipment	2,355	(2,190)	165	125	0	0	0	(69)	0	1	0	2,481	(2,259)	222
Other Assets	7,106	(2,723)	4,383	348	(271)	0	0	(256)	0	863	0	8,050	(2,980)	5,070
Vessels	4,384	(4,340)	44	0	0	0	0	(1)	0	0	0	4,384	(4,341)	43
Work in Progress	1,916	0	1,916	1,169	0	0	0	0	0	(1,538)	0	1,547	0	1,547
Subtotal	47,192	(21,450)	25,742	5,172	(336)	0	0	(1,116)	0	(674)	0	51,384	(22,566)	28,788
Total	411,645	(33,525)	378,120	16,291	(864)	0	0	(6,378)	(15,301)	(3,009)	54,783	463,536	(24,605)	438,931

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Group 2022	Cost/ Revaluation 01-07-21	Accumulated depreciation	Carrying Amount 01-07-21	Current year Addition	Current Year Disposals	Transfer (to)/ from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-22	Accumulated Depreciation 30-06-22	Carrying Amount 30-06-22
INFRASTRUCTURE ASSETS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Land under roads	19,408	0	19,408	0	0	0	0	0	0	0	0	19,408	0	19,408
Sewerage	28,794	(1,653)	27,141	491	(39)	0	0	(796)	(2,457)	295	3,312	30,242	0	30,242
Stormwater	10,610	(515)	10,095	17	(30)	0	0	(254)	(752)	119	3,522	13,367	0	13,367
Roads and Bridges	261,230	(6,388)	254,842	1,418	(178)	0	0	(3,306)	(9,691)	958	41,116	294,159	0	294,159
Water supplies	34,382	(1,611)	32,771	2,149	(274)	0	0	(802)	(2,401)	758	6,833	40,825	0	40,825
Airport runway	308	(155)	153	0	0	0	0	(8)	0	4	0	312	(163)	149
Landfills/Transfer Stns	2,633	(976)	1,657	1	(7)	0	0	(63)	0	(1,681)	0	1,798	(1,038)	760
Wharves	2,004	(809)	1,195	0	0	0	0	(33)	0	0	0	2,004	(842)	1,162
Work in Progress	4,505	0	4,505	6,434	0	0	0	0	0	(2,950)	0	9,464	0	9,464
Subtotal	363,874	(12,107)	351,767	10,510	(528)	0	0	(5,262)	(15,301)	(2,488)	54,782	411,578	(2,043)	409,535

Group 2022	Cost/ Revaluation 01-07-21	Accumulated depreciation	Carrying Amount 01-07-21	Current year Addition	Current Year Disposals	Transfer (to)/ from Assets Held for Sale	Accumulated Depreciation on disposals	Current Year Depreciation/ Impairment Charges	Elimination of Accumulated Depreciation on Valuation	Transfers/ Others	Revaluation Gains	Cost/ Revaluation 30-06-22	Accumulated Depreciation 30-06-22	Carrying Amount 30-06-22
OTHER FIXED ASSETS	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Land	6,322	0	6,322	0	0	0	0	0	0	17	0	6,194	0	6,194
Leasehold Improvements	278	(102)	176	0	0	0	0	(17)	0	17	0	295	(119)	176
Buildings	38,244	(15,821)	22,423	3,103	(58)	0	0	(530)	0	(38)	0	41,251	(16,351)	24,900
Office Equipment, Furniture & Fittings	2,879	(2,437)	442	228	0	0	0	(160)	0	0	0	3,107	(2,597)	510
Vehicles	8,293	(5,160)	3,133	1,090	(44)	0	0	(581)	0	(69)	0	9,270	(5,741)	3,529
Library Books	1,155	(1,136)	19	79	0	0	0	(74)	0	0	0	1,234	(1,210)	24
Plant and Equipment	4,796	(3,847)	949	492	(8)	0	0	(328)	0	(11)	0	5,269	(4,175)	1,094
Other Assets	7,132	(2,730)	4,402	351	(271)	0	0	(256)	0	843	0	8,055	(2,986)	5,069
Vessels	4,387	(4,340)	47	0	0	0	0	(1)	0	0	0	4,387	(4,341)	46
Work in Progress	1,920	0	1,920	1,169	0	0	0	0	0	(1,050)	0	2,039	0	2,039
Subtotal	75,406	(35,573)	39,833	6,512	(381)	0	0	(1,947)	0	(291)	0	81,101	(37,520)	43,581
Total	439,280	(47,680)	391,610	17,022	(909)	0	0	(7,209)	(15,301)	(2,779)	54,782	492,679	(39,563)	453,116

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	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Work in Progress				
Property, Plant and Equipment in the course of construction by class of asset				
Water Systems	1,175	6,352	1,175	6,352
Road Network	2,807	952	2,807	952
Other Assets	2,824	3,707	3,352	4,199
Total Work in Progress	6,806	11,011	7,334	11,503

REVALUATION OF INFRASTRUCTURE ASSETS

Revaluation of infrastructure assets was completed as at 30 June 2023

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Infrastructure Assets were increased by the following values:				
Roading and Transport revaluation increase	34,230	47,279	34,230	47,279
Less impairment of roading and transport affected by flooding emergencies		(6,163)		(6,163)
Net increase in Roading and Transport revaluation assets due to revaluation	34,230	41,116	34,230	41,116
Water Supplies revaluation increase	3,630	6,833	3,594	6,833
Stormwater revaluation increase	873	3,522	873	3,522
Wastewater revaluation increase	2,756	3,311	2,756	3,311
Total Increase in Revaluation Reserves due to Infrastructure Assets Revaluation	41,489	54,782	41,453	54,782

Other assets includes both other assets and sewerage assets

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Note 14: Intangible Assets

	Parent		Group		
	Computer Software & Licences \$000	Total \$000	Goodwill \$000	Computer Software & Licences \$000	Total \$000
Cost:					
Balance at 1 July 2021	757	757	728	769	1,497
Transfers	0	0	0	0	0
Additions	0	0	0	0	0
Disposals	0	0	0	0	0
Balance at 30 June 2022	757	757	728	769	1,497
Balance at 1 July 2022	757	757	728	769	1,497
Transfers	0	0	0	0	0
Additions	535	535	0	535	535
Disposals	10	10	0	10	10
Balance at 30 June 2023	1,282	1,282	728	1,294	2,022
Accumulated Amortisation and Impairment:					
Balance at 1 July 2021	729	729	0	741	741
Transfers	0	0	0	0	0
Amortisation charge	14	14	0	14	14
Disposals	0	0	0	0	0
Balance at 30 June 2022	743	743	0	755	755
Balance at 1 July 2022	743	743	0	755	755
Transfers	0	0	0	0	0
Amortisation charge	48	48	0	48	48
Disposals	5	5	0	5	5
Balance at 30 June 2023	786	786	0	798	798
Carrying Amounts					
Balance at 30 June 2022	14	14	728	14	742
Balance at 30 June 2023	496	496	728	496	1,224

Goodwill has been assessed for impairment during the year. On this basis, it has been determined that Goodwill has not been impaired.

Goodwill relates to Buller Recreation Limited. Impairment is assessed on Fair value less the cost to sell of assets held. Buller Recreation Limited recognises assets at cost less depreciation, not fair value.

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Note15: Trade and Other Payables

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Trade payables	3,429	5,382	6,030	7,801
Amounts due to related parties:				
WestReef Ltd	1,877	1,289	0	0
Buller Arts & Recreation Trust	0	0	0	0
Buller Health Trust	0	0	0	0
Buller Holdings Ltd	0	0	0	0
Buller Recreation Ltd	0	0	0	0
Westport Harbour Ltd	0	0	0	0
Revenue Received in Advance	2,035	3,567	2,035	3,754
Total trade and other payables	7,341	10,238	8,065	11,555
Buller District Council has classified the following payables as exchange transactions	5,249	6,571	5,973	7,888
Buller District Council has classified the following payables as non exchange transactions	2,092	3,667	2,092	3,667
Total	7,341	10,238	8,065	11,555

Trade and other payables are non-interest bearing and are normally settled on 30 day terms, therefore the carrying value of creditors and other payables approximates their fair value.

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Note 16: Derivative Financial Instruments

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Current Asset Portion				
Interest Rate Swaps	0	0	0	0
Total Current Asset Portion	0	0	0	0
Non Current Asset Portion				
Interest Rate Swaps	1,462	1,055	1,462	1,055
Total Current Asset Portion	1,462	1,055	1,462	1,055
Current Liability Portion				
Interest Rate Swaps	0	0	0	0
Total Current Liability Portion	0	0	0	0
Non Current Liability Portion				
Interest Rate Swaps	0	0		0
Total Non Current Liability Portion	0	0	0	0
Total Derivative Financial Instruments	1,462	1,055	1,462	1,055

The notional principal amounts of the outstanding interest rate swap contracts at 30 June 2023 were \$26,340,000 (2021/2022: \$26,340,000). This includes a forward swap with an effective date of 30 March 2027.

At 30 June 2023 the fixed interest rates of interest rate swaps range from 1.84% to 3.87% (2021/2022: 1.84% to 3.87%).

The interest rate swaps have been included at fair value.

The termination date of the interest rate swap contracts of \$26,340,000 at 30 June 2023 range from 31 March 2025 to 30 March 2032 (2021/2022: 31 March 2025 to 30 March 2032).

Valuation Technique

Derivative financial instruments have been valued using observable inputs. The valuation is based on the active market value on the date of valuation as provided by the financial institution with whom the instrument is held.

Note 17: Employee Benefit Liabilities

	Parent		Group	
	2022/2023	2021/2022	2022/2023	2021/2022
	Actual \$000	Actual \$000	Actual \$000	Actual \$000
Accrued Pay	274	282	274	282
Annual Leave & Long Service Leave	646	750	1,473	1,557
Retirement Gratuities	132	105	132	105
Sick Leave	0	0	0	0
Total Employee Benefit Liabilities	1,052	1,138	1,879	1,944
Comprising:				
Current	904	977	1,731	1,784
Non-current	148	161	148	161
Total Employee Benefit Liabilities	1,052	1,138	1,879	1,945

Note 18: Borrowings

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Current				
Bank overdraft	0	0	0	0
Secured loans	6,030	5,000	6,030	5,000
Total current borrowings	6,030	5,000	6,030	5,000
Non-current				
Secured loans	28,214	28,214	28,214	28,214
Total non-current borrowings	28,214	28,214	28,214	28,214
Total Borrowings	34,244	33,214	34,244	33,214

On 4 November 2016 Council negotiated a \$20,000,000 facility with the Local Government Funding Agency (LGFA). An additional commercial debt facility is in place for \$21,000,000 and matures on 1 July 2024. (2021/2022: \$14,000,000 commercial debt facility maturing 1 July 2024.)

Buller District Council's has debt of \$12,903,860 on floating interest rates (2021/2022: \$11,873,860). Floating interest rates are set quarterly at the 90-day bill rate + margins between 0.65% and 1.17%

Council has interest rate swaps and floating rates for fixed interest rates for \$21,340,000 (2021/2022: \$21,340,000) of this debt. For more details of the swaps refer to note 16 in the financial accounts.

Credit Cards

Council has credit card facilities provided by Westpac Banking Corporation with credit limits totalling \$30,000 (2022: \$30,000).

Security

The overdraft is secured by a general security agreement. The maximum amount that can be drawn down against the overdraft facility is \$500,000 (2021/2022: \$500,000). There are no restrictions on the use of this facility.

Council's loans are secured over either separate or general rates of the district.

Refinancing

Council manages its borrowings in accordance with its funding and financial policies, which includes a Treasury policy. These policies have been adopted as part of Council's Long Term Plan 2021-2031.

Maturity analysis and effective interest rates

The following is a maturity analysis of Council's borrowings

	Overdraft Council	Overdraft Group	Secured Loans Council & Group
2022/2023			
Less than one year	0	0	17,904
Weighted average effective interest rate	12.1%	12.1%	3.4%
Later than one year but not more than five years	0	0	28,214
Weighted average effective interest rate	0.0%	0.0%	3.9%
Later than five years	0	0	0
Weighted average effective interest rate	0.0%	0.0%	0.0%

	Overdraft Council	Overdraft Group	Secured Loans Council & Group
2021/2022			
Less than one year	0	0	5,000
Weighted average effective interest rate	8.8%	8.8%	4.03%
Later than one year but not more than five years	0	0	28,214
Weighted average effective interest rate	0.0%	0.0%	3.67%
Later than five years	0	0	0
Weighted average effective interest rate	0.0%	0.0%	0.0%

Fair value of non-current borrowings

The carrying amounts of borrowings are at market interest rates and approximate their fair values.

Internal Borrowings

Council has internal borrowings. Internal borrowings are funds which are utilised from Councils term deposits with banks, generally on terms which are more favourable than borrowing the funds externally. The cost of borrowing these funds is then allocated to the activities that utilise them. Internal borrowings are eliminated on consolidation of activities in the Council's financial statements.

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Internal Loans

Council had the following Internal Loans allocated to the listed Groups of Activities at balance date:

	Loans repaid during period	Loans drawn down during period	Interest paid for the year	Balance as at 30 June
2022/2023	\$000	\$000	\$000	\$000
Support Services	0	331	0	331
Community Services	165	0	72	1,912
Regulatory Services	9	0	1	36
Property Management , Amenities & Reserves	68	0	26	699
Water Supplies	154	513	37	1,444
Commercial Infrastructure	0	1,500	0	1,500
Solid Waste	89	50	26	714
Wastewater	393	0	99	2,530
Stormwater	36	0	8	196
Roading	15	108	12	454
Professional Services Business Unit	0	0	0	0
	929	2,502	281	9,815

	Loans repaid during period	Loans drawn down during period	Interest paid for the year	Balance as at 30 June
2021/2022	\$000	\$000	\$000	\$000
Support Services	0	0	0	0
Community Services	169	0	56	2,077
Regulatory Services	9	0	1	45
Property Management , Amenities & Reserves	68	0	21	767
Water Supplies	146	185	26	1,085
Solid Waste	89	0	21	753
Wastewater	393	0	84	2,923
Stormwater	36	0	7	232
Roading	6	261	3	361
Professional Services Business Unit	0	0	0	0
	916	446	219	8,243

Note 19: Provisions

	Landfill Aftercare Provision	Contaminated Site Remediation	Total Environmental Provisions	Total Environmental Provisions
	2022/2023 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000	2021/2022 Actual \$000
Council and Group				
Environmental Provision				
Opening Balance	2,007	9	2,016	1,620
Additional Provisions	0	0	0	0
Amounts Used	(46)	0	(46)	(27)
Other Adjustments (incl. unused provision reversed)	11	0	11	(53)
Discounting Changes	(692)	0	(692)	476
Closing Balance	1,280	9	1,289	2,016

	Parent		Group	
	2022/2023 Actual	2021/2022 Actual	2021/2022 Actual	2021/2022 Actual
Total Provisions				
Council and Group:				
Current Liability	36	35	36	35
Non-current Liability	1,253	1,981	1,253	1,981
	1,289	2,016	1,289	2,016

Landfill Aftercare Provision

Council has responsibility under its resource consents to provide ongoing maintenance and monitoring of its landfills after the sites are closed. Council's closure and post closure responsibilities include:

Closure responsibilities:

- Lay cover and revegetation
- Drainage control
- Water quality monitoring

Post Closure responsibilities:

- Ground and surface water quality monitoring
- Landfill gas monitoring
- Site maintenance
- Mitigation of environmental effects identified
- Annual reporting in accordance with consent conditions

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The expected closure dates for Council's landfill sites are as follows:

Westport closed 2008 (now capped)

Birchfield closed 2005

Karamea 2034

Ikamatua closed 2005

Charleston closed 2010 (now capped)

Mawheraiti closed 2005

Inangahua closed 2010 (now capped)

Reefton closed 2005

Maruia Resource consent issued 2021 for another 25 years

The cash outflows for landfill post-closure costs have been estimated to occur for a period of 25-50 years from the closure of the site. The long term nature of the liability means that there are inherent uncertainties in estimating costs that will be incurred.

The provision had previously been estimated taking into account existing technology and was discounted using a discount rate of 2.81% which was based on the rolling monthly average NZ Government 10 Year Bond rate over the last ten years (2021/2022: 2.96%).

A change in the methodology was applied to align to reporting standards and is now estimated taking into account the spot rate at balance date instead of the rolling monthly average NZ Government 10 Year Bond rate.

Note 20: Accumulated Funds

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Opening Balance as at 1 July	181,215	174,320	178,146	169,394
Net Surplus (Deficit) for the Period	3,789	6,793	5,546	8,648
Transfer from Reserves	2,488	1,205	2,488	1,207
Transfer from asset revaluation reserve on disposal of assets	997	277	1,567	277
Transfer to Reserves	(1,763)	(1,379)	(1,763)	(1,379)
Balance at 30 June	186,727	181,215	185,984	178,146

Note 21: Reserves

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Balance as at 1 July	6,147	5,973	6,147	5,973
Add: Transfer from Accumulated Funds	1,763	1,379	1,763	1,379
	7,910	7,352	7,910	7,352
Less: Transfer to Accumulated Funds	(2,496)	(1,205)	(2,496)	(1,205)
Balance at 30 June	5,414	6,147	5,414	6,147

Reserve Fund Disclosures

The Local Government Act 2002 requires councils to provide a summary of the Reserve funds that it holds. This places more focus on the accounting for and disclosure of reserves. The Act defines reserve funds as “money set aside by a local authority for a specific purpose”. Reserves are part of equity which may or may not be physically backed by cash/investments.

Reserves are often used to separate a funding surplus of an activity. The Act requires Council to specify the amount deposited in the fund, and the amount withdrawn from the fund over the 10 year period that the Long Term Plan covers. Council does not transfer money from one reserve to fund another. Council also does not charge/pay ‘internal’ interest on any surplus or deficit balances that each individual reserve may have. Opening balance surpluses are usually due to approved committed projects not yet being undertaken or completed.

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Reserves in further detail:

			Opening Balance 1 July 2021	Transfers to Reserves	Transfers from Reserves	Balance 30 June 2022	Opening Balance 1 July 2022	Transfers to Reserves	Transfers from Reserves	Balance 30 June 2023
Separate Reserves	relates to	Purpose of the Reserve	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Amenities Reserve	various not specified	Proceeds from general ratepayer to fund various infrastructure where there was no government subsidy available	365			365	365			365
Community Development - Other	various not specified	Funds from depreciation used for the upgrade and construction of replacement Council assets	4,253	1,300	1,119	4,434	4,434	1,484	2,410	3,508
Reserve Contributions	Regulatory	Proceeds from subdivision for public reserve upgrades	1,185	74	85	1,174	1,174	275	85	1,364
Isdell Trust	Property Management, Amenities and Reserves	Funds bequested for the purpose of providing assistance towards relief of poverty, improvement of public reserves, parks and Crown Land, the erection of public or school gymnasiums, all educational purposes and recreations pursuits of benefit to society in promotion of public welfare.	14			14	14			14
Mayor's Relief Fund	Democracy	Funds for providing grants for relief at the discretion of the Mayor	8	7	1	13	13	3	0	16
Kater Plot	Property Management, Amenities and Reserves	n/a will be rounded down to 0	0			0	0			0
Boiler Replacement Fund	Property Management, Amenities and Reserves	Funds set aside to go toward replacement of boiler at Brougham Street offices	7			7	7			7
Development Contributions	Regulatory	Proceeds form commercial and industrial development to provide for social and recreation need of the area	119			119	119			119
Sale of Gifted Property	various not specified	Funds set aside from the sale of property gifted to Council	11			11	11			11
Infrastructure Contributions	Regulatory	Funds set aside for upgrading infrastructure where appropriate	10			10	10			10
Total Reserves Only			5,973	1,380	1,205	6,147	6,147	1,763	2,496	5,414

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Separate Reserves	relates to	Purpose of the Reserve	Opening Balance	Transfers to	Transfers from	Balance	Opening Balance	Transfers to	Transfers from	Balance
			1 July 2021	Reserves	Reserves	30 June 2022	1 July 2022	Reserves	Reserves	30 June 2023
			\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Contracted Refuse/Recycling	Solid Waste	Separates all funding and expenditure and surpluses or deficits for the refuse collection and recycling activities	(55)	739	749	(65)	(65)	817	855	(103)
Karamea Solid Waste	Solid Waste	Separates all funding and expenditure and surpluses or deficits for the Karamea Solid Waste activity	39	80	81	38	38	163	184	16
Maruia Solid Waste	Solid Waste	Separates all funding and expenditure and surpluses or deficits for the Maruia Solid Waste activity	(16)	22	35	(28)	(28)	50	51	(29)
Westport Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	2,214	4,622	6,777	59	59	2,803	3,868	(1,006)
Reefton Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(285)	2,063	2,128	(351)	(351)	1,033	997	(314)
Little Wanganui Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	29	18	18	29	29	19	32	17
Mokihinui Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	24	13	22	15	15	15	31	(1)
Ngakawau Hector Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	384	54	21	417	417	54	26	445
Waimangaroa Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(10)	318	909	(601)	(601)	132	1,009	(1,478)
Cape Foulwind Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	617	74	30	661	661	56	97	620
Punakaiki Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(366)	574	976	(768)	(768)	218	284	(833)
Inangahua Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(157)	50	92	(199)	(199)	27	90	(262)
South Granity Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	16	6	3	18	18	6	3	21

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Separate Reserves	relates to	Purpose of the Reserve	Opening Balance 1 July 2021	Transfers to Reserves	Transfers from Reserves	Balance 30 June 2022	Opening Balance 1 July 2022	Transfers to Reserves	Transfers from Reserves	Balance 30 June 2023
			\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Karamea Water	Water	Separates all funding and expenditure and surpluses or deficits for each water scheme	(49)	0	5	(54)	(54)	0	0	(54)
Westport Sewerage	Wastewater/Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	613	2,316	2,799	130	130	2,487	2,801	(184)
Reefton Sewerage	Wastewater/Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	499	353	326	526	526	416	485	457
Little Wanganui Sewerage	Wastewater/Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	54	43	40	57	57	48	46	58
Inangahua Junction Sewerage	Wastewater/Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	(2)	0	0	(2)	(2)	0	0	(2)
Punakaiki Sewerage	Wastewater/Sewerage	Separates all funding and expenditure and surpluses or deficits for each sewerage scheme	(16)	0	0	(16)	(16)	0	0	(16)
Punakaiki Camp	Property Management, Amenities and Reserves	Separates all funding and expenditure and surpluses or deficits for the Punakaiki Camp activity	(314)	34	42	(321)	(321)	44	48	(324)
Punakaiki Sea Wall	Property Management, Amenities and Reserves	Separates all funding and expenditure and surpluses or deficits for the Punakaiki seawall activity	2	0	0	2	2	0	0	2
Dog Control	Regulatory	Separates all funding and expenditure and surpluses or deficits for the dog control activity	(274)	227	214	(260)	(260)	231	275	(305)
Promotion & Development	Community Services	Separates all funding and expenditure and surpluses or deficits for the promotion and development activity	(140)	0	201	(341)	(341)	177	127	(291)
Westport Port and Kawatiri Dredge	Commercial Infrastructure	Separates all funding and expenditure and surpluses or deficits for the Westport Port and Kawatiri dredge activities	0	5,617	6,151	(534)	(534)	3,111	4,822	(2,245)
Total Separate Balances only			2,807	17,222	21,617	(1,588)	(1,588)	11,906	16,130	(5,811)
Total Reserves & Separate Balances			8,779	18,602	22,822	4,559	4,559	13,669	18,626	(397)

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Note 22: Asset Revaluation Reserves

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Opening Balance as at 1 July	265,501	210,989	268,450	213,938
Change in Asset Values through Comprehensive Revenue	41,489	54,782	41,489	54,782
Transfer to accumulated funds on disposal of assets and consolidation	(997)	(270)	(1,603)	(270)
Closing Balance as at 30 June	305,993	265,501	308,336	268,450
Comprising:				
Library Books	258	258	258	258
Roads and Bridges	252,676	219,228	253,435	220,601
Sewerage	19,904	16,426	20,203	16,630
Stormwater	12,829	11,998	13,172	12,341
Water Supplies	20,327	17,591	21,269	18,620
Landfill	0	0	0	0
Assets held for Sale	0	0	0	0
Investment Revaluation Reserve	0	0	0	0
Balance at 30 June	305,993	265,501	308,336	268,450

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Note 23: Related Party Transactions and Balances

Buller District Council is the ultimate parent of the group and controls three entities in the Buller Holdings Group, being Buller Holdings Limited, Westreef Services Limited and Buller Recreation Limited. Council also controls Buller Health Trust. Council owns 50% of Westport Airport Authority through a joint operation agreement with the Ministry of Transport.

The following transactions of the Council were carried out with related parties on an arms-length basis:

	2022/2023 Actual \$000	2021/2022 Actual \$000
WestReef Services Limited		
Services provided by Council during the year	121	107
Services provided to Council during the year	15,208	11,486
Accounts payable to Council at 30 June	7	7
Accounts receivable from Council at 30 June	1,877	1,289
Asset purchased from Council during the year	0	0
Subventions revenue to Council during the year	1,139	1,300
Subventions payable to Council at 30 June	1,139	1,300
Buller Recreation Limited		
Service level fee paid by Council to Buller Recreation	851	851
Grant provided to Buller Recreation during the year	0	0
Services provided to Council during the year	1	1
Services provided by Council during the year	4	4
Accounts payable to Council at 30 June	0	0
Accounts receivable from Council at 30 June	82	82
Loans owed to Council at 30 June	0	0
Buller Holdings Limited		
Accounts payable to Council at 30 June	101	59
Loans owed to Council at 30 June	1,500	1,500
Subventions revenue to Council during the year	0	0
Subventions payable to Council at 30 June	0	0
Interest Expenses paid to Council	101	21
Total Shares Issued to Council	20,117	19,934
Shares Issued during the year	183	102
Asset purchased from Council during the year	0	0
Assets Purchased by Council during the Year	0	0
Westport Airport Authority		
Services provided by Council during the year	308	244
Services provided by Westreef during the year	6	1
Rates, lease and interest charges paid to Council during the year	38	5
Current account balance owed (to) from Council at 30 June	(286)	(236)
Equity contribution made by Council for the year ended 30 June	274	65
Lease Payments made to Westport Harbour during the year	0	0
Buller Health Trust		
No related party transactions other than administration services provided by Council to Buller Health Trust during the year for no consideration.	0	0

No debts or transactions were written off between parties during the period. (2021/2022: No debts were written off.)

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Key Management and Members of Council

Chair of Risk and Audit Committee, Sharon Roche is a director/shareholder of ITatWORK. In 2022/2023 goods and services to the value of \$14,440 were provided to Council. (2021/2022: \$33,930).

Councillor John Bougen is a director/shareholder of Retail Solutions Limited. In 2022/2023 goods and services to the value of \$71,007 were provided to Council. (2021/2022: \$31,885).

	2022/2023 Actual	2021/2022 Actual
Key Management Personnel Compensation		
Mayor and Councillors		
Full-time equivalent members	10.0	10.0
Remuneration	405,095	373,588
Senior Management Team, including Chief Executive		
Full-time equivalent members	6.0	6.0
Remuneration	1,564,563	1,564,563
Total full-time Equivalent personnel	16.0	16.0
Total key management personnel remuneration	1,969,657	1,938,150

Due to the difficulty in determining the full-time equivalent for Councillors, the full-time equivalent figure is taken as the number of Councillors.

An analysis of Councillor remuneration and further information on Chief Executive remuneration is provided in Note 5.

Note 24: Council Subsidiaries, Associates and Joint Ventures

The Council has a significant interest in the following entities:

Entity	Principal Activities	Ownership	Status	Interest held by Council
Westreef Services Limited	Infrastructure Maintenance & Construction	Subsidiary	CCO	100%
Buller Holdings Limited	Ownership of Selected Council Assets and Investments	Subsidiary	CCO	100%
Buller Recreation Limited	Sports & Recreation Facilities	Subsidiary	CCO	100%
Buller Health Trust	Dental & Medical Services	Controlled	Exempted as a CCO	100%
Buller Arts & Recreation Trust	Charitable Trust	Controlled	Controlled	100%
Westport Airport Authority	Airport Operation	Joint Venture	CCO	50%
Denniston Heritage Trust	Incorporated Society	Associate	Trust	29%

CCO - Council Controlled Organisation

Westport Airport Authority

- The Council recognises its share of the assets, liabilities, revenue, expenses of Westport Airport Authority in the Parent Financial Statements.
- In 2022/2023 contributions totalling \$370,000 were made by the joint operation holders (2021/2022: contributions totalling \$130,258 were made).
- Buller District Council's 50% share of its interest in the joint operation is detailed below.

	2022/2023 Actual \$000	2021/2022 Actual \$000
Current Assets	30	19
Long Term Assets (represented by Equity)	5,741	5,407
Current Liabilities	358	324
Long Term Liabilities	0	0
Operating Revenue	184	452
Interest Expense	38	2
Depreciation and Amortisation	87	68
Total Operating Expenses	540	571

Note 25: Statement of Commitments, Contingent Liabilities and Contingent Assets

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Commitments				
Capital Commitments Approved and Contracted				
Westport Water Supply	817	192	192	192
Westport River Bank	0	0	0	52
Westport Waterfront	0	5	0	5
Reefton Historical Landfill Reinstatement	723	0	723	0
Little Wanganui Water Supply	0	3	0	3
Waimangaroa Water Supply Resilience Project	440	25	440	25
Inangahua Water Supply	0	8	0	8
Westport Wharf Repairs	81	0	0	0
Roading Flood Recovery Works	1,165	0	0	0
Punakaiki Water Supply	0	82	0	82
Road Metalling	0	150	0	150
Road Resurfacing	0	700	0	700
Roading Drainage	0	135	0	135
Westport Town Precinct and Pathways	0	81	0	81
Information Technology Software	0	50	0	50
	3,226	1,431	1,355	1,483
Non-cancellable Operating Lease Commitments				
Office Equipment				
Not later than a year	31	38	38	38
Later than one year but not later than five years	0	0	0	0
Later than five years	0	0	0	0
	31	38	38	38
Land and Buildings				
Less than a year	0	8	8	8
More than 1 year less than 2	0	0	0	0
More than 2 years less than 5	0	0	0	0
Later than five years	16	0	0	0
	16	8	8	8

The Kiwi Rail (Ontrack) lease assigned to Buller District Council upon the transfer of port operation is for a period of 10 years and commenced on 1 April 2023.

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Other Contracts Commitments

Buller District Council does not have any other contracts commitments.

(2022: Buller District Council disclosed a commitment to purchase land to the value of \$55,000 to be used for operating purposes.

Buller District Council had a commitment to construct Floating Pontoons at the Port of Westport under a Provincial Growth Fund agreement with the Ministry of Business, Innovation and Employment dated 13 May 2020. The Ministry funded \$6,000,000 to construct the Pontoons which are principally for the fishing fleet usage. Following completion of the Pontoons Council will lease them from the Ministry for the amount of \$1 per annum for a term yet to be negotiated. As at 30 June 2022, all of the funding had been spent.

The following contracts (except for the Refuse, Recycling and Landfill contract) were renewed in 2022/2023 for another 5 years with two rights of renewal for two years, and expire on 13 December 2031. The Refuse, Recycling and Transfer Station contract was awarded to Smart Environmental Limited in 2013/14 for a term of 10 years and expires on 31 January 2024. We expect the annual amounts to be as follows:

	2022/2023 Actual \$000	2021/2022 Actual \$000
Utility Services and Maintenance	2,788	1,329
Parks, Reserves, and Cemeteries	1,090	1,010
Refuse Collection, Recycling and Landfill Operation	740	635
	4,618	2,974

Roading

Council's Roothing Network Maintenance Contract was renewed in September 2020 under NZTA's Competitive Pricing Procedures. The existing contract with WestReef Limited has been extended for subsequent renewable yearly terms since then. The commitments under this contract are as follows:

	2022/2023 Actual \$000	2021/2022 Actual \$000
Roothing Network Maintenance	3,972	6,706

Lease Commitments as Lessor

Council has leases in place with Coaltown Trust, New World Investment NZ Limited and the West Coast Primary Health Organisation. The lease commitments are as follows:

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Less than a year	0	89	0	89
More than 1 year less than 2	0	60	0	60
More than 2 years less than 5	54	0	54	0
Greater than 5 years	66	0	66	0
	120	149	120	149

Contingent Liabilities for Council and the Group are as follows:

Council has recognised a Kāinga Ora contribution of \$400,000 as a contingent liability. The funds were used for pensioner housing upgrades. The amount will be required to be paid back to Housing New Zealand if Council did not utilise the funds on a pensioner housing project or divests the completed project within a 20 year timeframe. This liability ceases on 11 June 2027.

Council has one resource consent decision subject to appeal in the Environment Court for which it may be liable for costs should the appeal be upheld. The resource consent decision relates to an open cast coal mine in the Te Kuha area. The extent of any potential liability was unknown at balance date. The court process was put on hold on 22 June 2018 at the request of the resource consent applicant and remains on hold post balance date. (2022: Potential liability for unknown level of costs should the Te Kuha open cast coal mine consent decision appeal be upheld in the Environment Court).

Council is a participating employer in the National Provident Fund's Defined Benefit Plan Contributors Scheme (the scheme) which is a multi-employer defined benefit superannuation scheme. In the unlikely event that the other participating employers cease to participate in the scheme, the Council could be responsible for the entire deficit of the scheme. Similarly, if a number of employers ceased to participate in the scheme, Council could be responsible for an increased share of the deficit. The Fund has advised that insufficient information is available to use defined benefit accounting as it is not possible to determine, from the terms of the scheme, the extent to which the deficit will affect future contributions by employers, as there is no prescribed basis for allocation.

WestReef Ltd had \$130,000 in Performance Bonds outstanding with Westpac as at 30 June 2023 (2022: \$130,000).

Buller Health Trust has no contingent liabilities as at 30 June 2023 (2022: nil).

Buller Recreation Limited had no contingent liabilities as at 30 June 2023 (2022: nil).

Buller Holdings Limited has no contingent liabilities as at 30 June 2023 (2022: nil).

Contingent Assets

The Buller District Council and the Group has no contingent assets as at 30 June 2023 (2022: Nil).

Note 26: Capital Management

The Council's capital is its equity (or ratepayers funds), which comprise retained earnings, reserves and asset revaluation reserves. Equity is represented by net assets.

The Local Government Act 2002 (the Act) requires Council to manage its revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community. Ratepayer's funds are largely managed as a by-product of managing revenues, expenses, assets, liabilities, investments, and general financial dealings.

The objective of managing these items is to achieve intergenerational equity, which is a principle promoted in the Act and applied by the Council. Intergenerational equity requires today's ratepayers to meet the costs of utilising the Council's assets and not expecting them to meet the full cost of long term assets that will benefit ratepayers in future generations. Additionally, the Council has in place asset management plans for major classes of assets detailing renewal and maintenance programmes, to ensure ratepayers in future generations are not required to meet the costs of deferred renewals and maintenance.

The Act requires the Council to make adequate and effective provision in its Long Term Plan (LTP) and in its Annual Plan (where applicable) to meet the expenditure needs identified in those plans. And the Act sets out the factors that Council is required to consider when determining the most appropriate sources of funding for each of its activities. The sources and levels of funding are set out in the Funding and Financial Policies in the Long Term Plan.

Buller District Council has the following Council created reserves:

- Reserves for different areas of benefit;
- Self-insurance reserves; and

- Trust and bequest reserves.

Reserves for different areas of benefit are used where there is a discrete set of rate or levy payers as distinct from the general rate. Any surplus or deficit relating to these separate areas of benefit is applied to the specific reserves.

Self-insurance reserves are built up annually from general rates and are made available for specific unforeseen events. The release of these funds generally can only be approved by Council.

Trust and bequest reserves are set up where Council has been donated funds that are restricted for particular purposes. Interest is added to trust and bequest reserves where applicable and deductions are made where funds have been used for the purpose they were donated.

Note 27: Financial Instruments

Financial Instrument Risks

Buller District Council has a series of policies to manage the risks associated with financial instruments. Council is risk averse and seeks to minimise exposure from its treasury activities. Council has established Council Approved Liability Management and Investment Policies. These policies do not allow any transactions that are speculative in nature to be entered into.

Market Risk

Price Risk

Price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices. Council may be exposed to equity securities price risk on its investments, which are classified as financial assets held at fair value through equity. This price risk on its investment portfolio in accordance with the limits set out in Council's Investment Policy.

Council currently doesn't hold listed equity instruments which are publicly traded and included in the NZX50 equity index.

Currency Risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Council is not exposed to currency risk, as it does not enter into foreign currency transactions.

Interest Rate Risk

The interest rates on Council's investments are disclosed in Note 12 and on Council's borrowings in Note 18.

Fair Value Interest Rate Risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. Borrowings issued at fixed rates expose Council to fair value interest rate risk. Council's Liability Management Policy outlines the level of borrowing that is to be secured using fixed rate instruments. Fixed to floating interest rate swaps are entered into to hedge the fair value interest rate risk arising where Council has borrowed at fixed rates. In addition, investments at fixed interest rates expose Council to fair value interest rate risk.

Cashflow Interest Rate Risk

Cashflow interest rate risk is that the cash flows from a financial instrument will fluctuate because of changes in market interest rates. Borrowings and investments issued at variable interest rates expose Council to cash flow interest rate risk.

Council manages its cash flow interest rate risk on borrowings by using floating-to-fixed interest rate swaps. Such interest rate swaps have the economic effect of converting borrowings at floating rates and swaps them into fixed rates that are generally lower than those available if Council borrowed at fixed rates directly. Under the interest rate swaps, Council agrees with other parties to exchange, at specified intervals, the difference between fixed contract rates and floating rate interest amounts calculated by reference to the agreed notional principal amounts.

Credit Risk

Credit risk is the risk that a third party will default on its obligation to Council, causing Council to incur a loss. Council has no significant concentrations of credit risk, except for funds owed by New Zealand Transport Agency (NZTA) for subsidised roading works. Other than this it has a large number of credit customers, mainly ratepayers. Council has powers under the Local Government (Rating) Act 2002 to recover outstanding debts from ratepayers.

Liquidity risk

Liquidity risk is the risk that Council will encounter difficulty raising liquid funds to meet commitments as they fall due. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions. Council aims to maintain flexibility in funding by keeping committed credit lines available.

In meeting its liquidity requirements Council maintains a target level of investments that must mature within the next 12 months. Council manages its borrowings in accordance with its funding and financial policies, which includes a Liability Management Policy. These policies have been adopted as part of Council’s 2021/2031 Long Term Plan.

Council has a maximum amount that can be drawn against its overdraft facility of \$500,000 (2022: \$500,000). There are no restrictions on the use of this facility.

The maturity profiles of Council’s interest-bearing investments and borrowings are disclosed in Note 12 and 18.

Categories

Contractual Maturity Analysis of Financial Assets

The table below analyses Buller District Council's financial assets into relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date. The amounts disclosed are the contractual undiscounted cash flows.

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	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Financial Assets				
Loans and Receivables				
Cash and Cash Equivalents	4,396	3,913	9,688	5,127
Debtors and Other Receivables	7,567	7,844	8,463	8,854
Other Financial Assets:				
- Short Term Deposits	10,437	16,579	9,171	20,656
- Term Deposits (maturity greater than one year)	500	455	500	455
- Community Loans	(5)	1	(5)	1
- Loans to Related Parties	1,500	1,500	0	0
Total Loans and Receivables	24,395	30,292	27,817	35,093
Fair Value Through Other Comprehensive Income				
Other Financial Assets:				
- unlisted shares	26	26	26	26
Total Fair Value Through Other Comprehensive Revenue	26	26	26	26
Fair Value Through Surplus or Deficit - Held For Trading				
Derivative Financial Instrument Assets	1,462	1,055	1,462	1,055
Total Financial Assets At Fair Value Through Surplus or Deficit	1,462	1,055	1,462	1,055
Financial Liabilities				
Fair Value Through Surplus or Deficit - Held For Trading				
Derivative Financial Instrument Liabilities	0	0	0	0
Total Financial Liabilities At Fair Value Through Surplus or Deficit	0	0	0	0
Financial Liabilities At Amortised Cost				
Creditors And Other Payables	5,307	7,977	4,584	7,940
Borrowings:				
- Bank Overdraft	0	0	0	0
- Bond Deposits	208	0	208	0
- Secured Loans	34,244	31,774	34,244	31,774
Total Financial Liabilities At Amortised Cost	39,759	39,751	39,036	39,714

Fair Value Hierarchy Disclosures

For those instruments recognised at fair value in the statement of financial position fair values are determined according to:

- Valuation techniques using quoted prices (Level 1) - Financial instruments with quoted prices in active markets for identical assets or liabilities that can be accessed at the measurement date.
- Valuation techniques using observable inputs (level 2) - Financial instruments with quoted prices for similar instruments in active markets or quoted with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable.
- Valuation techniques with significant non-observable inputs (level 3) - Financial instruments valued using models where or more significant inputs are not observable.

Valuation Technique

Financial assets under level 3 (Unlisted shares held) have been recorded at cost, which is the transaction price paid for purchase of shares in NZ Local Government Insurance Corporation Ltd.

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2022/2023	Observable Inputs \$000	Significant Non- observable Inputs	Total \$000
Parent			
Financial Assets			
Unlisted Shares	0	26	26
Derivative Financial Instrument Assets	1,462	0	1,462
Financial Liabilities			
Derivative Financial Instrument Liabilities	0	0	0
Group			
Financial Assets			
Unlisted Shares	0	26	26
Derivative Financial Instrument Assets	1,462	0	1,462
Financial Liabilities			
Derivative Financial Instrument Liabilities	0	0	0
2021/2022			
Parent			
Financial Assets			
Unlisted Shares	0	26	26
Derivative Financial Instrument Assets	1,055	0	1,055
Financial Liabilities			
Derivative Financial Instrument Liabilities	0	0	0
Group			
Financial Assets			
Unlisted Shares	0	26	26
Derivative Financial Instrument Assets	1,055	0	1,055
Financial Liabilities			
Derivative Financial Instrument Liabilities	0	0	0

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Contractual Maturity Analysis of Financial Liabilities

The table below analyses Buller District Council's financial liabilities into relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date. Future interest payments on floating rate debt is based on the floating rate on the instrument at balance date. The amounts disclosed are the contractual undiscounted cash flows.

2022/2023	Carrying Amount \$000	Contractual Cash Flows \$000	Less than 1 Year \$000	1-2 Years \$000	2-5 Years \$000	More Than 5 Years \$000
Parent						
Creditors and Other Payables	5,307	5,307	5,307	0	0	0
Net Settled Derivative Liabilities	0	0	0	0	0	0
Bank Overdraft	0	0	0	0	0	0
Secured Loans	34,244	37,961	7,681	18,997	11,283	0
Total	39,551	43,268	12,989	18,997	11,283	0
Group						
Creditors and Other Payables	6,030	6,030	6,030	0	0	0
Net Settled Derivative Liabilities	0	0	0	0	0	0
Bank Overdraft	0	0	0	0	0	0
Secured Loans	34,244	37,961	7,681	18,997	11,283	0
Total	40,274	43,991	13,712	18,997	11,283	0
2021/2022						
Parent						
Creditors and Other Payables	6,671	6,671	6,671	0	0	0
Net Settled Derivative Liabilities	0	0	0	0	0	0
Bank Overdraft	0	0	0	0	0	0
Secured Loans	33,214	38,752	6,298	6,218	26,235	1
Total	39,885	45,423	12,969	6,218	26,235	1
Group						
Creditors and Other Payables	7,814	7,814	7,814	0	0	0
Net Settled Derivative Liabilities	0	0	0	0	0	0
Bank Overdraft	0	0	0	0	0	0
Secured Loans	33,214	38,752	6,298	6,218	26,235	1
Total	41,028	46,566	14,112	6,218	26,235	1

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Contractual Maturity Analysis of Financial Assets

The table below analyses Buller District Council's financial assets into relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date. The amounts disclosed are the contractual undiscounted cash flows.

2022/2023	Carrying Amount \$000	Contractual Cash Flows \$000	Less than 1 Year \$000	1-2 Years \$000	2-5 Years \$000	More Than 5 Years \$000
Parent						
Cash and Cash Equivalents	537	537	537	0	0	0
Debtors and Other Receivables	7,567	7,567	7,567	0	0	0
Other Financial Assets:						
- Short Term Deposits	13,232	13,741	13,741	0	0	0
- Term Deposits (maturity greater than one year)	1,375	1,522	0	1,198	325	0
- Community Loans	(5)	(5)	(5)			0
- Net Settled Derivative Assets	1,462	1,462	0	84	1,023	355
- Loans to Related Parties	1,500	1,513	1,513	0	0	0
	25,668	26,336	23,353	1,282	1,348	355
Group						
Cash and Cash Equivalents	1,970	1,970	1,970			
Debtors and Other Receivables	8,366	8,366	8,366			
Other Financial Assets:						
- Short Term Deposits	16,888	21,016	21,016			
- Term Deposits (maturity greater than one year)	1,375	1,522	0	1,198	325	0
- Community Loans	(5)	(5)	(5)	0	0	0
- Net Settled Derivative Assets	1,462	1,462	0	84	1,023	511
- Loans to Related Parties	0	0	0	0	0	0
	30,056	34,331	31,347	1,282	1,348	511
2021/2022						
	Carrying Amount \$000	Contractual Cash Flows \$000	Less than 1 Year \$000	1-2 Years \$000	2-5 Years \$000	More Than 5 Years \$000
Parent						
Cash and Cash Equivalents	3,913	3,913	3,913	0	0	0
Debtors and Other Receivables	7,844	7,844	7,844	0	0	0
Other Financial Assets:						
- Short Term Deposits	16,580	16,865	16,865	0	0	0
- Term Deposits (maturity greater than one year)	455	513	88	136	289	0
- Community Loans	1	1	1	0	0	0
- Net Settled Derivative Assets	1,055	1,055	0	0	544	511
- Loans to Related Parties	1,500	1,513	1,513	0	0	0
	31,348	31,704	30,224	136	833	511
Group						
Cash and Cash Equivalents	5,127	5,127	5,127	0	0	0
Debtors and Other Receivables	8,366	8,366	8,366	0	0	0
Other Financial Assets:						
- Short Term Deposits	20,657	21,016	21,016	0	0	0
- Term Deposits (maturity greater than one year)	455	513	88	136	289	0
- Community Loans	1	1	1	0	0	0
- Net Settled Derivative Assets	1,055	1,055	0	0	544	511
- Loans to Related Parties	0	0	0	0	0	0
	35,661	36,078	34,598	136	833	511

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Maximum Exposure to Credit Risk

Buller District Council's maximum exposure for each class of financial instrument is as follows:

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Cash at Bank and Term Deposits	15,333	20,946	19,359	26,237
Debtors and Other Receivables	7,567	7,844	8,463	8,854
Community and Related Party Loans	1,495	1,501	(5)	1
Total Credit Risk	24,395	30,291	27,817	35,092

No collateral is held over the financial assets above, except for usual trading terms for receivables.

Credit Quality of Financial Assets

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to Standard and Poors or Fitch credit ratings (if available) or to historical information about counterparty default rates:

	Parent		Group	
	2022/2023 Actual \$000	2021/2022 Actual \$000	2022/2023 Actual \$000	2021/2022 Actual \$000
Counterparties With Credit Ratings				
Cash at Bank and Term Deposits:				
AA+	500	455	500	455
AA-	11,365	17,023	15,391	22,314
BB+	3,468	3,468	3,468	3,468
Total Cash at Bank and Term Deposits	15,333	20,946	19,359	26,237
Counterparties Without Credit Ratings				
Cash at Bank and Term Deposits:				
Existing counterparty with no defaults in the past	0	0	0	0
Total Cash at Bank and Term Deposits	0	0	0	0
Community and Related Party Loans:				
Existing counterparty with no defaults in the past	1,495	1,501	(5)	1
Total Community and Related Party Loans	1,495	1,501	(5)	1

Financial Instrument Risks

Sensitivity Analysis

The tables below illustrate the potential profit and loss and equity (excluding retained earnings) impact for reasonably possible market movements, with all other variables held constant, based on Buller District Council's financial instrument exposures at the balance date.

	Note	2022/2023				2021/2022			
		\$000				\$000			
		-100bps		+100bps		-100bps		+100bps	
		Profit	Other Equity	Profit	Other Equity	Profit	Other Equity	Profit	Other Equity
Council - Interest Rate Risk									
Financial Assets									
Cash and Cash Equivalents	1	0	0	0	0	(7)	0	7	0
Other Financial Assets - Short Term Deposits & deposits with maturities greater than 1 year	2	(143)	0	143	0	(166)	0	166	0
Financial Liabilities									
Derivatives - Held for Trading	3	(213)	0	213	0	(213)	0	213	0
Borrowings - Secured Loans	4	129	0	(129)	0	119	0	(119)	0
Total Sensitivity to Interest Rate Risk		(227)	0	227	0	(267)	0	267	0

Explanation of Sensitivity Analysis - Council

Financial Assets

1. Cash and Cash Equivalents

Cash and cash equivalents of \$537,000 (2022: \$537,000) of which \$Nil (2022: \$2,212,000) are held in non-interest bearing cheque deposit accounts. A movement in interest rates of plus or minus 1.0% has an effect on interest revenue of \$Nil (2022: \$19,000).

2. Other Financial Assets - Short Term Deposits & Deposits with maturities greater than 1 year

Short Term Deposits consist of term deposits at financial institutions and total \$13,573,000 (2022: \$20,656,000). A movement in interest rates of plus or minus 1.0% has an effect on investment revenue of \$135,573 (2022: \$207,000).

Financial Liabilities

3. Derivatives - Held For Trading

Derivative financial instruments held for trading consist of interest rate swaps with a fair value totalling \$1,462,000 (2022: (\$1,055,000)). A movement in interest rates of plus or minus 1.0% has an effect on realised receipts/(payments) on the derivatives during the period of \$146,000 (2022: \$213,000).

4. Borrowings - Secured Loans

Council has floating rate debt with a principal amount totalling \$12,904,000 (2022: \$11,877,000). A movement in interest rates of plus or minus 1.0% has an effect on interest expense of \$13,213 (2022: \$119,000). A movement in market interest rates on fixed rate debt does not have any impact on interest expense.

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Group - Interest Rate Risk	Note	2022/2023 \$000				0 \$000			
		-100bps		+100bps		-100bps		+100bps	
		Profit	Other Equity	Profit	Other Equity	Profit	Other Equity	Profit	Other Equity
Financial Assets									
Cash and Cash Equivalents	1	(12)	0	12	0	(19)	0	19	0
Other Financial Assets - Short Term Deposits & deposits with maturities greater than 1 year	2	(190)	0	190	0	(207)	0	207	0
Financial Liabilities									
Derivatives - Held for Trading	3	(213)	0	213	0	(213)	0	213	0
Borrowings - Secured Loans	4	129	0	(119)	0	119	0	(119)	0
Total Sensitivity to Interest Rate Risk		(286)	0	296	0	(319)	0	319	0

Explanation of Sensitivity Analysis - Group

Financial Assets

1. Cash and Cash Equivalents

Cash and cash equivalents of \$3,393,000 (2022: \$5,127,000) of which \$0 (2022: \$2,212,000) are held in non-interest bearing cheque deposit accounts. A movement in interest rates of plus or minus 1.0% has an effect on interest revenue of \$12,000 (2022: \$19,000)

2. Other Financial Assets - Short Term Deposits & Deposits with maturities greater than 1 year

Short Term Deposits consist of term deposits at financial institutions and total \$11,436,000 (2022: \$17,443,000). A movement in interest rates of plus or minus 1.0% has an effect on investment revenue of \$174,000 (2022: \$207,000).

Financial Liabilities

3. Derivatives - Held For Trading

Derivative financial instruments held for trading consist of interest rate swaps with a fair value totalling \$1,462,000 (2022: \$1,055,000 liability). A movement in interest rates of plus or minus 1.0% has an effect on realised receipts/(payments) on the derivatives during the period of \$213,000 (2022: \$213,000).

4. Borrowings - Secured Loans

Council has floating rate debt with a principal amount totalling \$12,904,000 (2022: \$11,877,000). A movement in interest rates of plus or minus 1.0% has an effect on interest expense of \$129,000 (2022: \$119,000). A movement in market interest rates on fixed rate debt does not have any impact on interest expense.

Note 28: Post Balance Date Events

There have been no significant events after balance date.

(2022: Flood Recovery Funding)

Subsequent to balance date Council has been approved for funding of \$17.1m by Central Government. This funding is specifically for Tranche 2 Flood Recovery which encompasses repair and reinstatement of water supplies, waste-water systems, port dredging and port infrastructure.

An application has also been made to Waka Kotahi for reinstatement of both Local Roads and the Special Purpose Road Karamea Highway which were damaged in the February 2022 severe weather event. The application is at review stage and has not yet been approved).

(2022: Three waters reform)

On 14 December 2022 Royal Assent was received confirming that the Three Waters service delivery reforms using a legislated approach so that every Council in New Zealand must participate and cannot opt out.

Three Waters reform involves the creation of four statutory water services entities to be responsible for service delivery and infrastructure for all water services, removing these from local authorities from 1 July 2024.

There is uncertainty associated with the new three waters delivery model including the mechanism for how assets will be transferred to the newly established entities, and how the control and governance of these entities will be undertaken. Despite this uncertainty, once the reform is legislated Council will no longer responsible for the delivery and infrastructure of three water services from 1 July 2024.

The impacts of the proposed reforms are currently unclear. Additional information is expected later in 2023 that will provide detail on the transfer of assets and liabilities to the water service entities.

As at 30 June 2022, Council has \$17.3m of borrowings and activity deficits related to three waters activities, the carrying value of Council's Three Waters Assets was \$85.031 million. Three Waters Asset capital additions during the year was \$3.266 million and annual operating expenditure in relation to Three Waters Assets was \$4.233 million.

Council continues to recognise its three waters assets at 30 June 2022 in accordance the accounting policies set out on pages 174 to 182. There has been no adjustment in these financial statements to reflect the expected future transfer of assets to the new water entity.

It is expected central government will develop details around the mechanism for the transfer of the water assets and this will be completed prior to 1 July 2024. As further details are established this may require adjustments to Council's three water assets either in respect of disclosure or measurement.)

(2022: Covid-19)

The Covid-19 pandemic has not significantly impacted the Buller District Council financial results. Further commentary on the Covid-19 pandemic is included in Note 31).

Note 29: Explanation of Major Variances Against Budget

Explanations of major variances from Council's budgeted figures in the 2022/2023 Annual Report are as follows:

Overall Result and Impact of Flood Events

Council results were significantly affected due to two significant weather events that occurred in the 2021/2022 financial year. The July 2021 and February 2022 flood events have continued to result in unbudgeted grants revenue being received and expenditure being incurred for Flood Recovery operations.

Council has received \$15.70 million additional grant funding and subsidies for flood recovery from central government agencies during the year.

Council has spent \$9.30 million on flood recovery expenditure which is included in Other Expenses category in the Statement of Comprehensive Revenue and Expenses.

\$6.39m of significant capital expenditure for flood recovery has been undertaken including reinstatement of 3 Waters infrastructure, roading infrastructure. Work is in progress at Westport Port for wharf repairs, roading reinstatement and other 3 Waters reinstatement projects.

All additional flood recovery income whether it be from donations, grants or subsidies, along with flood expenses and capital costs were not budgeted for in the 2021-2022 Long Term Plan and/or 2022-2023 Annual Plan. This means that significant variances due to flood recovery are reported.

Overall, Council has a surplus of \$3.79 million compared to a predicted surplus of \$0.81 million in the 2022-2023 Annual Plan.

Operating Revenue was \$51.29 million, which was \$18.36 million more than the anticipated budget of \$32.93 million.

The main contributor is an additional \$15.70 million of subsidies and grants income, which was more than anticipated. This revenue is made up of several unbudgeted central government grants for flood recovery projects.

Subsidies and grants income is \$16.39 million greater than budgeted as a result of several unbudgeted central government grants received for projects including flood recovery. Central government grants include:

- Flood response and recovery projects \$15.62 million
- Better Off Funding \$0.82 million
- DIA staff subsidy for Three Waters \$0.37 million
- PGF Grant for Port Projects \$0.59 million
- District Revitalisation Projects \$0.26 million
- Waka Kotahi Roding Subsidy \$5.44 million

DIA Subsidy for 3 Waters Transition was \$0.37 million greater than budget. \$0.44 million of Waka Kotahi subsidies for roading works has not been received due to timing of projects and weather delays. Work on the transport network is re-programmed to the next financial year.

Non Cash Items included in the Financial Results Council recorded total non-cash revenues of \$2.02 million including \$0.40 million as a consequence of a revaluation gain on derivatives, revaluation of investment land of \$1.13 million, and \$0.31 million relating to receipt of vested assets.

Operating Expenditure

Other Expenses category was \$48.18 million against a budget of \$32.12 million. This is a difference of \$16.06 million. This extra expenditure was incurred as part of central government funded projects for flood recovery.

This additional expenditure is partially offset by less roading and transport expenses. The gap between the budgeted and actual amount was \$0.42 million. Funding for the unspent portion of this financial year and last financial year on roading and transport works is not foregone. This work will carry over into the next financial year and the planning of roading projects aims for maximum efficiency. This workplan re-organisation was necessary to take into account the severe weather events of July 2021 and February 2022.

Employment costs were \$7.87 million compared to a budget of \$7.40 million. The reason for the \$0.47 million variance is unbudgeted wages. These extra costs were paid from external central government funding for flood recovery and from 3 Waters National Transition Unit funding.

Depreciation and Amortisation Expense was budgeted to be \$7.28 million. The actual result is \$7.94 million. The \$660,000 variance is because of the timing of projects. The weather events experienced in the prior financial year have delayed projects with property, plant & equipment and infrastructure assets recording \$6.84 million of incomplete projects (works in progress) at year end. More details can be found in the property, plant, and equipment notes in the financial statements.

Statement of Financial Position

Cash and cash equivalents were \$3.50 million higher than budget due to differences highlighted to budget in timing for cash revenue items less cash expenses items.

Trade and other receivables were \$1.59 million higher than budget mainly due to National Emergency Management Agency debtor accrued at balance date relating to flood recovery projects and other sundry debtors due.

Short-term investments were \$2.59 million less due to being classified as cash and cash equivalents due to them maturing three months or less from the date of acquisition.

Investment in Council Controlled Organisations ((CCOs) was \$0.67 million lower than budget as the requirement to fund capital expenditure over time has been below expected budgets, due to the timing of CCOs projects.

Other Investments of \$758,00 not budgeted for relate to Local Government Funding Agency borrower notes and bonds put on long-term deposit.

Investment property was \$1.30 million more than budgeted due to variations in estimates to market movements.

Derivative Financial Instruments are \$1.46 more than budgeted due to unbudgeted upward movements in interest rates that affect the fixed interest portion of Council's borrowings.

Infrastructure assets were \$75.05 million higher than budget due to actual capital expenditure being higher than planned, primarily due to central government funded capital projects not budgeted for.

Intangible assets are \$96,000 more than budgeted because of greater investment in technology software which was offset by external grant funding with approved upgrades being made in relation to the flood events.

Trade and other payables are \$0.93 million more than budgeted, primarily due to the payments due on Central government funded projects.

Total Borrowings that takes into account the movements in current and term borrowings were \$3.07 million lower than budgeted due to deferral of some debt funded capital projects such as the Waimangaroa Water Supply upgrade, and Brougham House heating and cooling project.

Cashflow Statement

Other income was \$15.06 million greater than budgeted mainly due to additional income from government and external party subsidies.

Interest Received was \$179,000 more than budgeted due to the improvement in interest rates being greater than anticipated in the 2022-2023 Annual Plan.

Payments to Suppliers & Employees was \$14.48 million greater than budgeted due to unbudgeted Central government funded operational projects.

Investments realised, and Investments purchased were \$21.92 million and \$19.02 million higher than budgeted due to maturation and subsequent re-investments of term deposits, and the amounts being shown gross movement not net for the year.

Purchase of fixed assets were \$3.45 million higher mainly due to the Central government funded projects not budgeted for.

Loans raised were \$1.03 million more for short term borrowings required to fund flood recovery projects as these must be paid for in advance and are reimbursed later , and loans repaid were \$145,000 less than budgeted for due to timing of the Waimangaroa Water Supply upgrades, and the Brougham House upgrade.

Council entered into a number of interest rate swaps some time ago when interest rates were expected to remain relatively high or potentially increase. These swaps were entered into to protect the Council from increasing interest rates and they fix a portion of the interest costs paid on loans.

By balance date 30 June 2023 Interest rates have begun to rise and continue to rise. Due to the recent uncertain global economic conditions after the COVID-19 pandemic, the impact of these swaps is that the Council, for the remaining term of the swaps, is forecast to pay lower cash interest payments than the standard market interest rates that were available at 30 June 2023.

Accounting standards require Council to recognise the present value of the forecast payments above (or below) market rate as a liability (or asset) at balance date. As a result, the change in valuation is required to be recognised as an expense (or revenue) during the year. The value of the swaps are disclosed as Derivative Financial Instruments, they are shown as a Non-Current Asset \$1.46 million this year.

Note 30: Insurance of Assets

The cost of a number of natural hazard events in New Zealand in recent years ranging from flooding to earthquakes has highlighted the importance of good risk management and the part insurance and/or risk financing plays when it comes to rebuilding public assets. In many instances, councils can provide services in the future only through the continuing use of their assets. Public entities have had to think carefully about how they are managing their risks and how they are using the insurance and risk finance options available to them.

Water, Waste Water and Storm Water Assets The total value of this asset category in the financial statements as at 30 June 2023 \$94,900,000 (2022: \$85,032,000) (cost/revaluation). These activities have a total asset value for insurance purposes of \$169,642,000 (2022: \$160,065,000). Of this \$26,578,000 (2022: \$26,578,000) of mainly above ground infrastructure plant is fully insured for replacement value. Council insures 40% of the remaining assets of \$143,063,000 (2022: \$133,487,000) via Lloyd's of London with the remaining 60% being funded by Central Government.

Roading and Footpath Assets The total value of this asset category in the financial statements as at 30 June 2023 is \$292,029,000 (2022: \$294,162,655) (cost/revaluation). These activities are not insured by Council and do not have an asset value for insurance purposes for this activity of assets. Council would receive a minimum of 72% subsidy from the NZTA with the remaining portion of the loss likely to be a loan funded by Council to replace the assets. There is no self insurance fund maintained by Council for replacement of roading assets in the event of a loss.

Wharves, Vessels and Maritime Navigation Assets The total value of these assets in the financial statements as at 30 June 2023 is \$6,383,000 (2022: \$6,383,000) (cost/revaluation). These assets have an asset value for insurance purposes of \$4,504,000 (2022: \$4,504,000). Vessels and hydrographical equipment are fully insured for \$1,844,000 (2022: \$1,894,000). The remaining assets comprising wharves and land based navigational assets \$2,660,000 (2022: \$2,660,000) are partially insured.

Buildings, Plant & Equipment & Other Assets The total value of these assets in the financial statements as at 30 June 2023 is \$32,291,000 (2021: \$31,273,000) (cost/revaluation). This activity has a total asset value for insurance purposes of \$91,984,615 (2022: \$63,724,178). This includes assets such as non infrastructure assets, Council plant and buildings and airport assets, excluding runways.

Vehicles The total value of assets in this category in the financial statements as at 30 June 2023: \$1,336,000 (2022: \$1,312,000) (cost/revaluation). This activity has a total asset value for insurance purposes of \$816,267 (2022: \$1,009,000). All vehicles are insured for market value. The Council is insured for all glass related claims.

Note 32: Flood Events During the 2022 Year

Flood Recovery Funding

Buller District was affected by two severe storm events in the financial year. The first was in July 2021. It caused significant damage to certain infrastructural assets, Council-owned buildings and the Westport Airport buildings and runway lighting. The second was in February 2022, this caused significant damage to the roading network, Westport Water intakes and the Westport Harbour wharf infrastructure, as well as causing significant gravel to build up in the port area.

Council first responded to these two events by activating the Civil Defence Emergency Operations Centre and providing staff and resources to manage the emergency. The second phase of Council's involvement has been recovery which has continued into the 2023 financial year and further.

To assist the readers of the Annual Report, Council has included an extra narrative and financial information segment in the "Our Work in Detail" section of this report on pages **CHECK Page Numbers AT FINAL28 to 33**. Information relating to the costs incurred, external funding received to date, and the recovery activities being undertaken is set out on **page 32** of this annual report.

Statement of Accounting Policies

Reporting Entity

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

The Buller District Council group consists of Buller District Council and its subsidiaries Buller Holdings Ltd (BHL), WestReef Services Ltd (WSL) and Buller Recreation Ltd (BRL), subsidiaries in substance Buller Health Trust (BHT) and Westport Airport Authority (WAA) which is owned as a 50% joint venture with the Ministry of Transport. Council owns 100% of BHL which in turn holds 100% interests in WSL and BRL.

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

The financial statements of Buller District Council are for the year ended 30 June 2023. The financial statements were authorised for issue by Council on **XXXXXXX DATE**.

Basis of Preparation

The financial statements have been prepared on a going concern basis and the accounting policies have been applied consistently throughout the period and have been no changes in accounting policies during the financial year except for the minor impact of adoption of ISPAS 41. The financial statements have been prepared on a historical cost basis, modified by the revaluation of certain infrastructural assets, investment property and financial instruments.

Statement of Compliance

The financial statements of Buller District Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 3 of schedule 10, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP). The financial statements have been prepared in accordance with Tier 1 PBE accounting standards. The financial statements comply with PBE Standards.

Presentation Currency and Rounding

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

New Reporting Standards issued and effective as at 30 June 2023

The following new standards, interpretations and amendments are effective as at 30 June 2023. The Buller District Council and Group has adopted these standards and interpretations.

PBE FRS 48 Service Performance Reporting: PBE FRS 48 replaces the service performance reporting requirements of PBE IPSAS 1 Presentation of Financial Statements. The Council has determined the application of PBE FRS 48 has minimal effect on its statement of service performance with only additional disclosures on the judgement that had the most significant effect on the selection, measurement, aggregation and presentation of service performance information reporting required.

PBE IPSAS 41 Financial Instruments: replaces PBE IFRS 9 and partially PBE IPSAS 29 Financial Instruments: Recognition and Measurement. The main changes under PBE IPSAS 41 are new financial asset classification requirements for determining whether an asset is measured at fair value or amortised cost. Also a new impairment model for financial assets based on expected losses, which may result in the earlier recognition of impairment losses. The standard also requires revised hedge accounting requirements to better reflect the management of risks. The effect of the standard has minimal impact and is immaterial.

Subsidiaries

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

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

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

Any excess of the cost of the business combination over Buller District Council's interest in the net fair value of the

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

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

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

Associates

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

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

The Council has two associates, Denniston Heritage Charitable Trust and Buller Resilience Trust. There are no entries in the group financial statements for Denniston Heritage Charitable Trust and Buller Resilience Trust because Council has no equity investment in these organisations.

Joint Operation

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

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

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

Revenue

Revenue is measured at the fair value of consideration received. Revenue from the rendering of services is recognised by the reference to the stage of completion of the transaction at balance date based on the actual service provided as a percentage of the total services to be provided.

Revenue from Non-Exchange Transactions

The following policies for rates have been applied:

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

Subsidies and Grants Revenue

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

Revenue from Exchange Transactions

Other Revenue

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

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

- Rental revenue is recognised on a straight line basis.
- Interest revenue is recognised using the effective interest method.
- Dividends are recognised when the right to receive the payment has been established.

Borrowing Costs

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

Grant Expenditure

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

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

Income Tax

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

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

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

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

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

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

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

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

Leases

Finance Leases

A finance lease is a lease that transfers to the lessee substantially all the risks and rewards incidental to ownership of an asset, whether or not title is eventually transferred.

At the commencement of the lease term, Buller District Council recognises finance leases as assets and liabilities in the Statement of Financial Position at the lower of the fair value of the leased item or the present value of the minimum lease payments.

The amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether Buller District Council will obtain ownership at the end of the lease term, the asset is fully depreciated over the lease term or useful life, whichever is the shortest.

Operating leases

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

Cash and Cash Equivalents

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

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

Trade and other receivables

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

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

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

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

Inventories

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

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

The write down from cost to current replacement cost or net realisable value is recognised in the surplus or deficit.

Non Current Assets Held for Sale

Non current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through the sale transaction rather than through continuing use. Non current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

Any impairment losses for write-downs of non current assets held for sale are recognised in the surplus or deficit.

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have previously been recognised.

Non current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

Financial Assets

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

- Financial assets at fair value through other comprehensive revenue and expense
- Financial Assets as subsequently measured at amortised cost
- Fair value through surplus or deficit

The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date.

Financial assets and liabilities are initially measured at fair value plus transaction costs unless they are carried at fair value through surplus or deficit in which case the transaction costs are recognised in surplus or deficit.

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

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

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Buller District Council uses a variety of methods and makes assumptions that are based on market conditions existing at balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

Financial Assets at Fair Value Through Surplus or Deficit

This category has two sub-categories:

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

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management.

Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

After initial recognition they are measured at their fair values. Gains or losses on re-measurement are recognised in the surplus or deficit. Currently Buller District Council recognises derivative financial instruments in this category.

Loans and Receivables

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

After initial recognition they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or de-recognised are recognised in the surplus or deficit. Loans and receivables are classified as “trade and receivables” and short and long term investments in the Statement of Financial Position.

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

Impairment of Financial Assets

At each balance sheet date Buller District Council assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired. Any impairment

losses are recognised in the surplus or deficit.

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

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

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

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

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

Derivative Financial Instruments

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

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value at each balance date.

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

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

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

Property, Plant and Equipment

Property, plant and equipment consist of:

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

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

Harbour Assets — These include land, buildings, wharves, plant and machinery, office equipment, motor vehicles and harbour vessels.

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

Buller Health Trust Assets — These include plant and equipment and furniture and fittings.

Property, plant and equipment is shown at cost or revaluation, less accumulated depreciation and impairment losses.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to Buller District Council and the cost of the item can be reliably measured.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

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

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

Disposals

Gains and losses on disposal are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposal are included in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated funds. An item of property, plant and equipment is de recognised upon disposal or when no further future economic benefits or service potential are expected from its use or disposal'

Subsequent Costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to Buller District Council and the cost of the item can be measured reliably.

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Depreciation

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

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

Council Assets

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

Harbour Assets

	Depreciation Rate (%)	Useful Life (Years)
Wharves	1.67%	60
Buildings	2.5%	40
Plant and Machinery	3.3% to 10%	10 - 30
Office Equipment	20% to 33.5%	3 - 5
Motor Vehicles	10% to 20%	5 - 10
Harbour Vessels	5% to 6.7%	15 - 20

WestReef Services Limited Assets

	Depreciation Rate (%)	Useful Life (Years)
Leasehold Improvements	6.5% to 15%	6.7 - 15
Plant and Equipment	5.5% to 40%	2.5 - 18
Vehicles	8% to 29%	3 - 12
Office Equipment	8% to 40%	2.5 - 12.5
Office Furniture & Fittings	8% to 24%	4 - 12.5
Computer Equipment	18% to 36%	3 - 5.5

Buller Health Trust Assets

	Depreciation Rate (%)	Useful Life (Years)
Plant and Equipment	10% to 50%	2 - 10
Furniture and Fittings	7% to 13.5%	7.4 - 14.3
Furniture and Fittings (accommodation)	16.2% to 48%	2.1 - 6.2

Infrastructure Assets

	Depreciation Rate (%)	Useful Life (Years)
Roads:		
Formation	Not depreciated	

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

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

The residual value and useful life of an asset is reviewed and adjusted if applicable, at each financial year end.

Revaluation

Those asset classes that are revalued are valued on a basis described below. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed at each balance date to ensure that those values are not materially different to fair value.

Council Land

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

Harbour Land

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

Infrastructural Assets

The infrastructural assets are valued on a three yearly valuation cycle at fair value determined on a depreciated replacement cost basis with preparation or peer review by an independent valuer. At balance date Buller District Council assesses the carrying values of its infrastructure assets to ensure that they do not differ materially from the assets fair value. The most recent roading valuation was performed by BECA and the valuation is effective as at 30 June 2022. Only three waters and roading assets were valued. The total value of infrastructural assets valued by BECA on 30 June 2022 was \$379,184,220.

Accounting for Revaluation

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

The results of revaluing are credited or debited to an asset revaluation reserve. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed in the surplus or deficit. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised in the surplus or deficit, will be recognised first in the surplus or deficit up to the amount previously expensed, and then credited to the revaluation reserve.

Intangible Assets

Software acquisition and development

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

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

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

Costs associated with development and maintenance of the Council's website are recognised as an expense when incurred.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is de-recognised. The amortisation charge for each period is recognised in the surplus or deficit.

The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows: Computer software 3 to 5 years 20 to 33.3%

Goodwill

Goodwill is initially measured at its cost, being the excess of the cost of the acquisition over Buller District Council's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Goodwill on acquisition of subsidiaries is included in intangible assets by applying the purchase method.

Goodwill arising in business combinations is not amortised. Instead, goodwill is tested for impairment annually. After initial recognition, Buller District Council measures goodwill at cost less any accumulated impairment losses. An impairment loss recognised for goodwill will not be reversed in any subsequent period.

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

Investment Property

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation.

Investment property is measured initially at cost, including transaction costs.

After initial recognition, Buller District Council measures all investment property at fair value as determined annually by an independent valuer. The most recent valuation of investment property was carried out by Quotable Value with an effective date as at 30 June 2022.

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

Impairment of Non Financial Assets

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

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

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

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

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

Value in use for non-cash generating assets

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

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

Value in use for cash generating assets

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

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

Employee Entitlements

Short Term Benefits

Employee benefits that Buller District Council expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay.

These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months, and sick leave.

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

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

Long Term Benefits

Long Service Leave and Retirement Leave

Entitlements that are payable beyond 12 months, such as long service leave and retirement gratuities, have been calculated on an actuarial basis. The calculations are based on:

Likely future entitlements accruing to staff, based on years of service, years to entitlement and the likelihood that staff will reach the point of entitlement; and

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

Superannuation Schemes

Defined Contributions Schemes

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

Provisions

Buller District Council recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

Payables

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

Financial Liabilities

All financial liabilities are recognised as subsequently measured at amortised cost, or fair value through surplus or deficit.

Borrowings

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Equity

Equity is the community's interest in Buller District Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

The components of equity are:

- Retained earnings;
- Restricted reserves; and
- Asset revaluation reserve.

Goods and Services Tax (GST)

All items in the financial statements are stated exclusive of GST, except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the Statement of Financial Position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Budget Figures

The budget figures are those approved by the Council at the beginning of the year in the Long Term Plan. The budget figures have been prepared in accordance with NZ GAAP or Public Benefit Entity Accounting Standards, using accounting policies that are consistent with those adopted by Buller District Council for the preparation of the financial statements.

Cost Allocation

Buller District Council has derived the cost of service for each significant activity using the cost allocation system outlined below.

Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity.

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using an appropriate cost driver.

Critical Accounting Estimates and Assumptions

In preparing these financial statements Buller District Council has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances.

Classification of Property

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

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

Landfill Aftercare Provision

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

Infrastructural Assets

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

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

Experienced independent valuers prepare Council's roading and 3-waters assets revaluations. The last roading and 3-waters revaluation was prepared by BECA on 30 June 2022.

INDEPENDENT AUDITOR’S REPORT

Placeholder

Placeholder

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bullerdc.govt.nz

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

AGENDA ITEM: **5.9 UPDATE OF THE 23/24 ANNUAL REPORT**

Prepared by: John Salmond
 Corporate and Strategic Planning Manager

Reviewed by: Lesley Crichton
 Interim Group Manager Corporate Services

 Simon Pickford
 Chief Executive Officer

Public Excluded: **No**

REPORT PURPOSE

1. The purpose of this report is for Ernst Young (EY) to provide an update on how the 2023/24 audit of the Annual Report is progressing.
2. It is also to outline the proposed audit plan for the 2024/25 Annual Report which will be adopted before the 31 March 2026
3. No decision is needed in relation to this information.

EXECUTIVE SUMMARY

4. EY are providing elected members with an update on the progress of the 2023/24 audit of the Annual Report. This update is designed to inform the Council of the audit's current state and what work still needs to be completed before final adoption. It is expected that there will be an extraordinary Council meeting booked for the end of January / Early February 2026 for final adoption.
5. Elected members have been provided with a copy of the draft annual report in Docs on Tap.
6. EY will also outline the proposed audit plan for the 2024/25 Annual Report, which is scheduled to be adopted before 31 March 2026. This plan highlights the scope, timelines, and key areas of focus for the upcoming audit.
7. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

DRAFT RECOMMENDATION

- 1. That the update of the 2023/24 annual report audit be received**
- 2. That the audit plan from EY for the 2024/25 annual report be received.**

ATTACHMENTS

1. 25 BDC EY Audit Plan for 30 June 2025 draft [**5.9.1** – 13 pages]
2. 2024 BDC EY Audit Update Report for review [**5.9.2** – 13 pages]



Shape the future
with confidence

Buller District Council

Audit Plan for the year ending
30 June 2025

WELCOME



Dear Council Members

We are pleased to present our Audit Plan ("Plan") for the audit of the financial statements and service performance information of Buller District Council ("BDC") and its controlled entities ("the Group") for the year ending 30 June 2025. This Plan outlines the scope of our services, identifies Ernst & Young ("EY") professionals that will serve you and presents our understanding of some key considerations that will affect the 30 June 2025 audit.

We conduct our audit in accordance with the Auditor General's auditing standards which incorporate International Standards on Auditing (New Zealand). Our audit will be conducted to provide reasonable assurance that the financial statements and service performance information for the year ending 30 June 2025 are free of material misstatement.

Our Plan has been prepared based on our understanding of the need to complete the audit of BDC's 30 June 2025 Annual Report by 31 March 2025 and gives consideration to the fact that we are currently working to complete the audit of the 30 June 2024 annual report.

Should you have any questions or comments, please do not hesitate to contact me at stuart.mutch@nz.ey.com or on 027 489 9378.

Yours faithfully



Stuart Mutch
Appointed Auditor
11 December 2025

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EXECUTIVE SUMMARY

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AREAS OF AUDIT FOCUS



key focus areas identified that remain broadly consistent with the prior year.
The areas of audit focus and the level of complexity or management judgement to be applied are:

- | | | | |
|---|--------|---|--------|
| ▶ Infrastructure assets | HIGH | ▶ Non-financial performance information reporting; | MEDIUM |
| ▶ External Funding through grants & Subsidies | HIGH | ▶ Controls over expenditure, and core financial statement close processes | LOW |
| ▶ Integrity of rates strike, rates invoicing and collection | MEDIUM | ▶ BDC Group consolidation. | LOW |

ENGAGEMENT AND FEE



We have completed the 2022 to 2024 audits within an agreement for that three year period. We are currently discussing the 2025-27 audit period with the Office of the Auditor-General in regards to how to manage the impact of the forthcoming separation of three water assets from Council into a Council Controlled Organisation. This will not impact 2025 audit but will impact the out years.

We will communicate the finalization of these discussions with management in January 2026. This will not halt our work on the 2025 Annual Report which will begin as soon as we complete the 2024 Annual Report audit in January 2026.

TIMING



We have had ongoing discussions with management and Covenant (as supervisors of your LGFA debt). An objective has been set for Council to adopt their 30 June 2025 annual report by 31 March 2026.

We will work through January to March 2026 to achieve this objective on the basis that management complete and undertake internal self review procedures on the 2025 Annual Report by 1 February 2026.

AUDIT APPROACH



Whilst we do not adopt a controls testing based approach to auditing BDC, we do seek to understanding the core accounting and service performance processes that support Councils creation of an Annual Report. We will refresh our understanding of the following core processes:

- ▶ Expenditure and accounts payable;
- ▶ Payroll and related employee entitlements; and
- ▶ Rates setting and collection.
- ▶ Infrastructure Asset additions and revaluations
- ▶ Key service performance measures
- ▶ Subsidies and Grants

Our audit is planned to obtain reasonable assurance of detecting misstatements that we believe could be, individually or in aggregate, material to the financial statements.

Our materiality threshold has been set at \$1.2m, being 3% of forecasted expenditure. We will report to the Council errors of more than \$60k.

We will update our materiality assessment upon receipt of draft financial statements.

PLANNING MATERIALITY



INDEPENDENCE



We remain in compliance with the NZICA Code of Ethics and Professional and Ethical Standard 1: *Code of Ethics for Assurance Practitioners* as well as the Office of the Auditor General's independence requirements, and in our professional judgment, the engagement team and the Firm are independent. We have the appropriate controls in place to ensure we remain independent throughout the audit.





Infrastructure assets

Background

- Infrastructure assets represent a significant component of the Council's balance sheet with carrying values of the following amounts at 30 June 2024:

Assets	\$million
Roading	326
Three waters	101
Other infrastructure assets	29
Total	457

- Roothing assets are revalued annually by an independent third party, Beca. Three water assets are revalued less frequently, unless significant valuation movements are identified. Full revaluations of these assets occurred as at 30 June 2024 and management are assessing the approach to be adopted for 30 June 2025.
- There is a risk that the useful life assumptions used in the valuations are not reflective of up to date information maintained in the Council's Asset Management Plans.
- BDC largely completed its programme of restoration work from historical weather events in 2024. However, the 2024 valuation has included some impairment of assets where work remained at that time.
- Misclassification of maintenance and/or capital expenditure given nature and useful life of work completed is also a risk.
- Council undertook approximately \$21 million of capital works in the 30 June 2024 year. However, there has continued to be an active construction programme focused on infrastructure assets.
- The Three waters reforms continue to progress. Council have decided to progress towards a multi-Council 3 Water entity alongside Westland and Grey Districts. Whilst not impacting the 2025 financial year, it is important that Council reflect the most up to date status of this significant project within its annual report.

Planned Audit Approach

- For roading assets, we will review the respective valuations for appropriateness and obtain a reliance letter from the independent valuers engaged by BDC. In particular, we will review key inputs to the valuation and consider valuation techniques for appropriateness as well as appropriateness of data used in valuation.
- We will assess the appropriateness of the valuation method used by BDC to assess fair value movements of infrastructure assets for the year to 30 June 2025, including the appropriateness of the rates used, validate source of pricing information, calculate the application of any indexation used and ensure all applicable assets have been appropriately considered.
- For any asset classes that are not being revalued in the current year, we will examine the assumptions underlying the historical valuation against current asset management plans to assess whether the value remains materially correct.
- We will review the fixed asset reconciliation of underlying data to the general ledger with a focus on significant additions and disposals during the year.
- We will examine the appropriateness of depreciation against the estimated useful lives in the Council's accounting policies. We will also consider the useful lives included in the most recent valuations.
- We will test on a sample basis the classification procedures relating to capital, renewal and maintenance work as well as cut off at year end for capital works to check it is consistent with work completed at that point.
- We will test, on a sample basis, the accounting for significant additions and disposals of assets during the year.
- We will maintain a watching brief on the progress made by Central Government and the three West Coast District Councils in relation to reforms and ownership change to three waters. We will work with Council to ensure appropriate disclosures are included in the financial statements.

Relevant accounting standards: PBE IPSAS 17 *Properties, Plant and Equipment*

Level of complexity or management judgement: **HIGH**





Grants and Subsidies

Background

- ▶ Various Government Departments have taken lead roles in funding Councils restoration and investment operations. These range to NEMA in the event of emergencies to Kainga Ora in regards to housing initiatives. Funding is received under the terms of contracts which will normally reflect funding return obligations if costs are not incurred in the manner expected.
- ▶ Council receive NZTA funding to subsidise costs associated with local roads. The funding assistance rate has been 66% but will shortly rise to 72%. In addition the Karamea special purpose road is funded at 100%.
- ▶ Higher levels of funding is available from NZTA certain circumstances such as for emergency works.
- ▶ During the course of 2024 NZTA undertook an investigation into the historical claims of Council in 2022 and 2023. This review found evidence where there was a lack of historical data to support some elements of claims. Initially \$0.8m was sought to be recovered but this was lowered to \$0.25m.
- ▶ BDC recognise a liability until work is conducted and objectives met ahead of revenue being recognised. Elements of the work is outsourced and BDC will transfer those funds in advance to the third parties and recognised a prepayment until they receive support for the expenses being incurred and then release the revenue accordingly.

Planned Audit Approach

- ▶ Obtain new agreements, amendments or correspondence between BDC and the Crown in respect of funding approved.
- ▶ We will review BDC's procedures for revenue recognition and monitoring the conditions of the various grants.
- ▶ We will check, on a sample basis, that revenue is being recognised in line with obligations/undertakings being satisfied.
- ▶ We will examine cost claims to NZTA, DIA and MBIE and where relevant other agencies, on a sample basis, to check the expenditure is allowed to be claimed and funding assistance rate applied is appropriate.
- ▶ For a sample of revenue recognised in the year across all grants, we will vouch receipt of funds to cash received.

Relevant accounting standards: PBE IPSAS 23 *Revenue from Non-Exchange Transactions*

Level of complexity or management judgement: **HIGH**





Integrity of Rates Strike, Rates invoicing and collection

Background

- ▶ Rates income levied represents the Council's primary revenue source. There is specific legislation in place which must be adhered to for the rates set to be lawful. In the local authority context, failure to comply with rating law and the associated consultation requirements can create significant risks to the integrity of rates revenue.
- ▶ The requirement for there to be consistency between the rates resolution, Funding impact statement and the Finance Policy in the LTP / Annual Plan is fundamental because this is the thread that links community consultation to the rates levied by BDC forming the core of the Council's revenue.
- ▶ The accuracy of a rates strike is dependent on the integrity of the rates database. The reliability of the rates billing system should ensure rates are billed appropriately.
- ▶ Recent legal challenges against certain local authorities have identified a range of issues relating to the legislative compliance, and therefore legality of rates sought.

Planned Audit Approach

- ▶ We will review BDC's rate resolution for the financial year and its linkage to the 2024/25 Enhanced Annual Plan.
- ▶ We will review BDC's procedures for ensuring the rates set are compliant with the Local Government Rating Act and test that the rates set are being applied appropriately to the rating database and invoiced accordingly.
- ▶ We will test the controls over the rates levying process to assess whether these are operating effectively.
- ▶ On a sample basis, we will undertake a review of billing to specific ratepayers and subsequent collection.
- ▶ Certain rate paying groups represent a higher collection risk. We will examine any provision for doubtful rates debtors to consider whether it is appropriate in the circumstances.

Relevant accounting standards: PBE IPSAS 23 Revenue from Non-Exchange Transactions

Level of complexity or management judgement: **MEDIUM**



Medium & Low Risk Focus Areas



Audit Approach



Areas of Audit Focus



Background



Planned Audit Approach



Non-financial performance information reporting

MEDIUM

- ▶ BDC is required to report its performance against levels of service expectations and performance measures included in the LTP. These measures are key to the Council providing a "performance story" to the community.
- ▶ Our audit opinion on the service performance information covers compliance with generally accepted accounting practice, and whether the service performance report fairly reflects the Council's actual service performance for the period.
- ▶ Council is required to report on mandatory measures in relation to drinking water, as governed by DIA. Historically independent drinking water assessors have performed audits of sufficient regularity to support audit procedures for reporting in the annual report. Taumata Arowai became the water services regulator in November 2021 and removed this requirement. In addition, new Drinking water Quality Assurance Rules, Drinking Water Standards and Aesthetic Values came into effect in November 2022.

- ▶ Our audit procedures will focus on assessing completeness and effectiveness of BDC's non-financial performance reporting.
- ▶ We will assess which areas of service provision have been significantly impacted by natural event and how Council are identifying this and recording amendments to they reported performance.
- ▶ We will update our understanding of key performance reporting processes and review methodologies applied by BDC.
- ▶ We will check, on a sample basis, the measures have been accurately reported on and outputs have been achieved where stipulated.
- ▶ Review mandatory performance measures stipulated by the Non-Financial Performance Measures rules 2013 and ensure all required measures have been appropriately included in BDC's reporting.
- ▶ Provide feedback on the overall annual report and the summary annual report.



Core controls over expenditure, revenue and the financial statement close process

LOW

- ▶ Appropriateness of Councillor and management expenditure is an area of interest to ratepayers.
- ▶ Council's capital works procurement programme involves significant cash flows and complex long term contract management.
- ▶ Areas of expenditure such as travel, accommodation, training and catering can present opportunities for personal benefit (or perceived personal benefit).

- ▶ In considering expenditure and procurement, we will review Council's policies to check if there is adequate guidance regarding the procedures for handling sensitive expenditure and conflicts of interest within the organisation and policies are consistent with best practice guidelines issued by the OAG. This includes the following types of expenses; travel, training, consultant fees, use of credit cards and Councillor expenses. We will also give consideration to Procurement and Contract tendering processes.



Low Risk Focus Areas



Audit Approach



Areas of Audit Focus



Background



Planned Audit Approach



BDC Group Consolidation

LOW

- ▶ BDC is the sole shareholder of Buller Holdings Limited (BHL) and therefore are required to consolidate BHL and prepare Group financial statements in line with PBE IPSAS 6.
- ▶ BHL is a for profit entity and prepares their stand-alone financial statements in line with IFRS for-profit accounting standards.
- ▶ There is a risk that BHL have incurred physical damage to land, buildings and the loss of operational earnings. Insurance is maintained in relation to such losses.
- ▶ Consolidation for BDC is required to translate differences in accounting treatment of BHL to Public Sector PBE accounting standards and eliminate any inter-entity transactions between BDC and BHL.
- ▶ There is significant trading between many of the group entities, particularly Westreef that requires elimination within the consolidation process.

- ▶ We will update our understanding of the consolidation process for BDC group accounts.
- ▶ We will review all material consolidation journals posted for completeness and accuracy, in line with BDC's accounting policies and PBE IPSAS 6.
- ▶ As part of our review of the financial statements we will ensure Group disclosure requirements are appropriately reflected.
- ▶ We continue to discuss with management the structure and inter-actions with BHL and subsidiaries. Will consider any changes in this space and any resultant impact of the annual report.

Digital Audit Approach

Your purpose built digital audit for now, next and beyond

Digitalisation continues to be one of the most important drivers of transformation, especially in these changing times. The effects of the COVID-19 pandemic have disrupted the normal accounting and reporting cycle for many companies and accelerated the digitalisation of working environments. It is even more critical now for companies to share trustworthy and readily available financial information for stakeholders.

- ▶ Buller District Council stakeholders rightfully demand audits of the highest quality.
- ▶ Buller District Council want to ensure that audits are leveraging your latest investments in systems, technology and data.
- ▶ Buller District Council want greater transparency of the audit process.
- ▶ Buller District Council expect auditors to ask meaningful and insightful questions about your data throughout the audit.

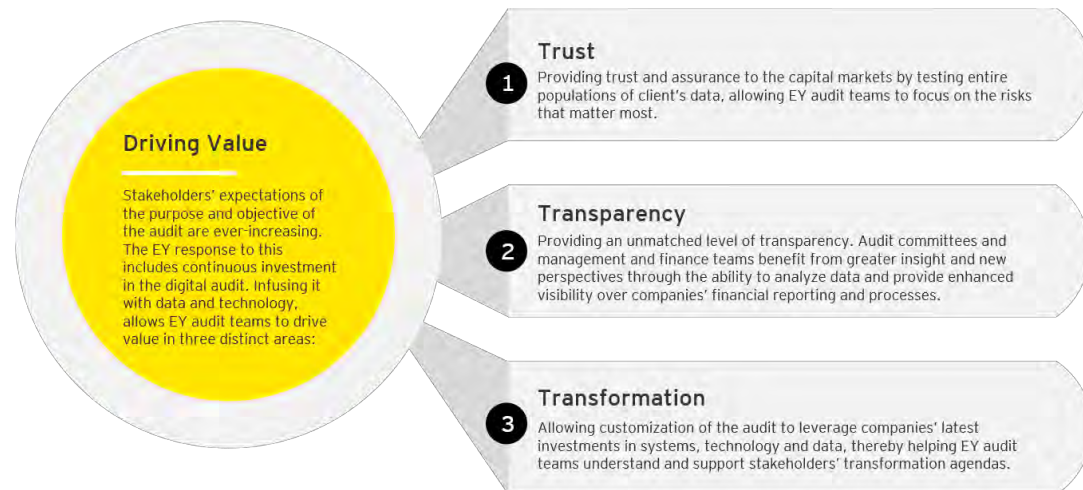
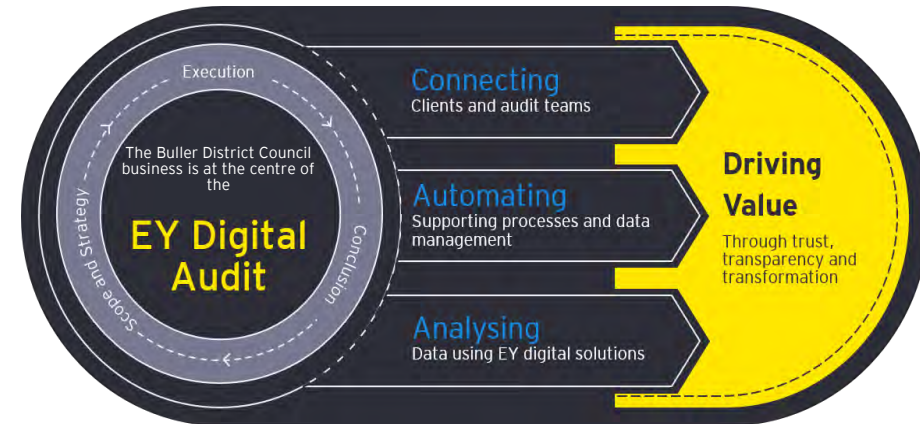
Data-driven Audit

To meet the expectations of stakeholders, regulators and clients of a modern audit, EY has invested over a \$1bn in new technology, revolutionising our professional practice. This is the EY Digital Audit, the first data-driven audit.

As a result of EY's transformation journey, it stands today as the only global organization with the data, technology and people to provide a globally consistent, fully scalable and data-driven audit.

With the EY Digital Audit analysing large or full sets of data from our clients' data population, we are responsive to the changing risk profiles of our clients. This helps establish trust, not just in our clients' financial reporting but also in the capital markets as a whole. Data-driven procedures can bring insights to management and audit committees alike, enabling them to be proactive in investigating issues and addressing risks. This new level of transparency changes the client experience significantly and helps to make the audit more valuable.

The EY Digital Audit improves the way our auditors look at risk, reduces management burden in supporting the audit and provides new insights to improve Buller District Council's finance processes.



Internal Control Environment

The primary responsibility for the design and operating effectiveness of the internal control environment, including the prevention and detection of fraud and error, rests with those charged with governance and management.

We obtain an understanding of internal control sufficient to plan our audit and determine the nature, timing and extent of testing performed. Although our audit is not designed to express an opinion on the effectiveness of internal control we are required to communicate significant deficiencies in internal control to you. Our assessment of internal controls covers:

- ▶ The control environment including entity level controls
- ▶ BDC's risk assessment procedures
- ▶ The design and operating effectiveness of internal controls (including IT general controls)
- ▶ Monitoring of controls (internal audit and self-assessment)

We provide management with a report on control findings during the audit process, outlining our findings and our recommendations on where improvements in internal controls can be made. Where significant deficiencies come to our attention, we will communicate these to the Committee.








Assessing the Risk of Fraud

Our responsibility as the external auditor is to consider the risk of fraud and the factors that are associated with it so as to provide reasonable assurance that the financial statements are free from material misstatement resulting from fraud. However, it is important to note that while our external audit work is not primarily directed towards the detection of fraud or other irregularities, we will report any matters identified during the course of our work.

When developing our Audit Plan we use professional judgement in determining whether a fraud risk factor is present. We determine fraud risk factors in the context of the three conditions generally present when fraud occurs (i.e., incentive/pressure, opportunity and attitude/rationalisation).

Controls Reliance

Set out below is the level of controls reliance we expect to achieve over the key financial statement process. In the course of any audit, there are areas where a controls reliance approach is not appropriate and where a substantive audit approach is more efficient or effective.

Process	Reliance On Internal Controls
Financial statement close	
Expenditure and accounts payable	
Payroll and related employee entitlements	
Rates setting and collection	
Infrastructure asset management	
Non-financial performance reporting	
Other revenue - fees and subsidies	

APPENDICES

A. Independence

11

A. Independence

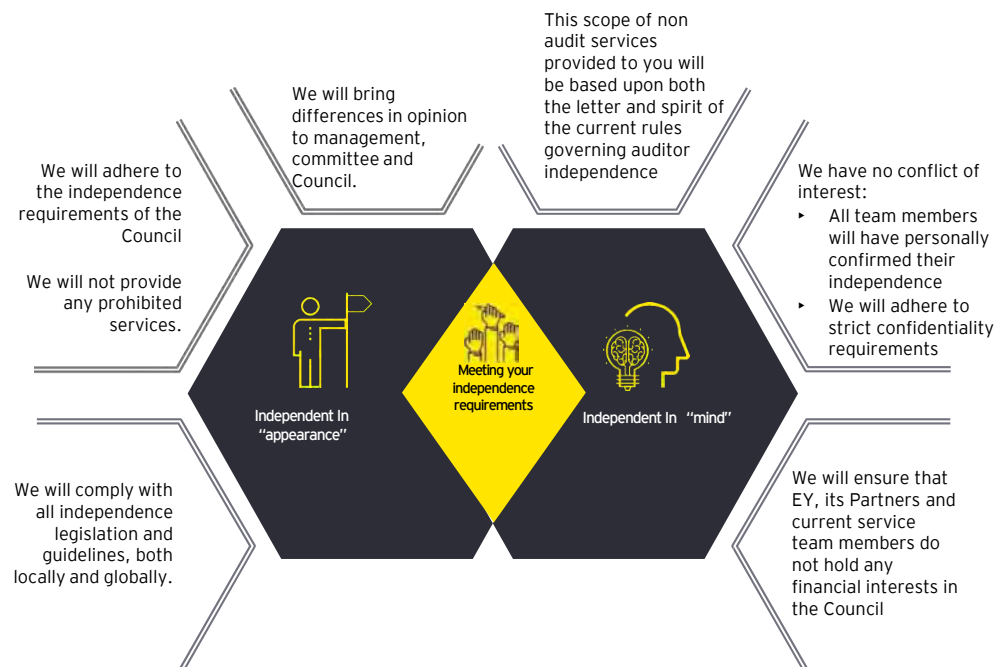
Independence is fundamental to EY as our ongoing reputation and success is connected to our ability to meet both the Council's and broader regulatory independence requirements.

We have consistently complied with all professional regulations relating to auditor independence including those outlined in:

- PES 1 International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)
- Independence requirements of the Office of the Auditor-General

Accordingly, we ensure that there are controls in place and actions taken on a regular basis that mitigate any risks to our independence.

There are no matters that, in our professional judgement, bear on our independence which need to be disclosed to Council.



EY | Building a better working world

EY exists to build a better working world, helping to create long-term value for clients, people and society and build trust in the capital markets.

Enabled by data and technology, diverse EY teams in over 150 countries provide trust through assurance and help clients grow, transform and operate.

Working across assurance, consulting, law, strategy, tax and transactions, EY teams ask better questions to find new answers for the complex issues facing our world today.

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ED None

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Buller District Council

Audit Update Report

Audit of the Annual Report for the year
ended 30 June 2024



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WELCOME



Dear Council Members

We have completed a substantial part of our audit of Buller District Council ("Council" or "BDC") and the consolidated Group ("the Group") for the year ended 30 June 2024. At the time of writing we are continuing to work closely with members of Council management to progress our audit so that we are in a position by 17 December 2025 to provide confidence and insights to the 30 June 2024 audit.

We confirm that in 2024 we have issued an unqualified audit reports on the Annual Report of Buller Holdings Limited and the financial statements of other key trading subsidiaries. We are working towards being in a position to issue an audit report on Councils consolidated Annual Report in early 2026 ahead of progressing our audit of the 30 June 2025 Annual Report.

This report is intended solely for the use of Buller District Council ('the Council'), and senior management Buller District Council and should not be used for any other purpose nor given to any other party without our prior written consent.

We would like to thank Buller District Council staff for the assistance provided to us during the engagement. In particular we would like to Sohana Singh-Naicker who has been central to co-ordinating our audit teams requests for information whilst also working with Councils financial information from 2024 to ensure it is in a reportable state.

We look forward to the opportunity of discussing with you any aspects of this report or any other issues arising from our work at the Council meeting of 17 December 2025.

If you have any queries in the meantime, please feel free to contact me at stuart.mutch@nz.ey.com or 027 489 9378.

Yours faithfully



Stuart Mutch
Partner
12 December 2025

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EXECUTIVE SUMMARY

Buller District Council
For the year ended 30 June 2024

AREAS OF AUDIT FOCUS

8

Key areas of focus where there are potential risks and exposure



The areas of audit focus and level of complexity or management judgement applied are:

- | | | | |
|---|--------|--|--------|
| ▪ Infrastructure Assets: Valuation & Capital Works | HIGH | ▪ Non-financial performance information reporting; | MEDIUM |
| ▪ Grants and Subsidies | HIGH | ▪ Key Balance Sheet Positions | MEDIUM |
| ▪ Integrity of rates strike, rates invoicing and collection | MEDIUM | ▪ Incurring and Recording Expenditure; and | LOW |
| ▪ Debt, including LGFA borrowing | MEDIUM | ▪ BDC Group consolidation | LOW |

Audit Progress

We expect to have largely completed our audit of the financial statements of the Buller District Council parent entity by 17 December 2025.

Council's underlying records and the turnover of BDC staff since 2024 has generated a number of challenges particularly in relation to finalising Councils position on Infrastructure Assets and identifying efficient audit approaches in other areas when certain reports are not readily available for use.

The Form of our Expected Audit Report

Following the conclusion of the 2023 audit our 2024 Audit Report will be qualified. However, we are working with management to resolve matters associated with the 30 June 2024 statement of financial position, so that the audit report issued allows an enhanced level of confidence for the opening position of the 30 June 2025 financial year.

It is important to note that even though we expect to issue a qualified opinion in relation to the 2024 Statement of Comprehensive Income & Expenditure we are still undertaking audit procedures in this area.

We have a requirement, given we are appointed by the Office of the Auditor-General (OAG), to have the OAG review our draft audit report and amend it as they see fit prior to the OAG giving us approval to release the modified audit report. We will work this through with the OAG in January.

AUDIT DIFFERENCES

Current year audit differences

We have identified a number of . Should there be any changes to this position prior to the Councils adoption of the annual report we will ensure you are notified of this fact.



MATERIALITY

\$1.4M

Our audit procedures have been performed using a materiality of \$1.4m

Our Materiality is based on 3% of expenditure.

Because of the risks arising from our 2023 audit of Councils Annual Report we have set lower testing thresholds within our 2024 audit procedures to develop an enhanced level of confidence in this Annual report.



INDEPENDENCE

We confirm that we have complied with [AU: the Corporations Act 2001 OR; NZ: NZICA Code of Ethics and the Professional and Ethical Standard 1: International Code of Ethics for Assurance Practitioners (Including International Independence Standards) (New Zealand)] independence requirements, and in our professional judgement, the engagement team and the Firm are independent.



STATUS OF AUDIT



Infrastructure assets: valuation and capital works undertaken

Our Understanding

Roading and three waters infrastructure assets are collectively the most significant balance recognised by Council as at 30 June 2024 with a carrying value of \$2.42 billion (2024: \$2.34 billion). Infrastructure assets comprise of roading, three waters, flood control and solid waste assets.

Infrastructure assets are revalued regularly in accordance with Council's revaluation policy and are valued at Optimised Depreciated Replacement Cost (ODRC).

Roading assets are revalued regularly and have again been revalued by Beca as at 30 June 2024. This valuation has focused on the use of unit rates of roading work undertaken in that period. A significant challenge in recent years for Council has been the existence of two data sets, one within the RAMM asset database for roading and one within historically extracted spreadsheets used by Beca for valuations. Uncertainty has existed as to which one is the best "single source of truth". In 2025 Beca and Council have been working to determine this. The results of this work will be applied back to the 30 June 2024 valuation to provide increased confidence in the balance sheet at that time. We will record these adjustments as audit differences.

The three-waters assets (water supply, wastewater, and stormwater), are also subject to revaluation. An external revaluation by Beca was undertaken in late 2024 and early 2025 focused on 30 June 2024.

Key Infrastructure Asset Components	Revalued carrying amount (\$m)
Roading asset	326
Construction in Progress	5
Three waters	101
Total value	432

Capital Work In Progress

Capital construction in progress was one of the key areas of risk and concern noted in our 2023 audit. The level of expenditure in the year to 30 June 2024 in regards to flood damage recovery has fallen but other activity has taken its place. We have worked with Council as they have sought to clarify their own capital work in progress position as at 30 June 2025. This was recorded at a position in excess of \$20m in the first draft of the financial statements received in late October 2025 but has since been reviewed and adjusted. The key focus has been understanding whether any operational costs are being capitalised and where directly associated professional or staff costs have been applied to capital works that this is appropriate for financial reporting purposes.

EY Perspective

There are a number of key assumptions that Council and their external valuers are required to make based on their experience, and each of these judgements have the potential to materially impact the resulting valuations for all significant asset classes.

We have performed the following audit procedures with regard to the valuation:

- Examined management's assessment for significant asset impairments, the unwind of impairments and the resultant position adopted in regard to Council's roading and infrastructure assets.
- Tested, on a sample basis, key inputs to the valuation report including unit costs. For both asset categories we have walked through the blending of unit rates approach adopted by Beca and validated the contract prices used back to Council contracts.
- Assessed whether the asset information used by the valuer and Council was reflective of the asset data maintained in the Council's Asset Management Systems. Where this has not been the case we have or are working with management to correct the valuations for financial reporting purposes.
- Obtained assurance that all material assets in the asset class were included in the valuations and considered the completeness of assets valued.
- Performed procedures to obtain assurance that the valuation has been appropriately recorded in the fixed asset register and general ledger.
- Obtained a reliance letter confirming the independence of the valuers and assessed the professional expertise of the valuers.
- Tested, on a sample basis, the classification procedures relating to capital, renewal and maintenance work as well as cut off at year end for capital works to check it is consistent with work completed at that point. In some instances this work has identified difficulties in finding all appropriate records. Our final sampling in this area is still ongoing.
- We note that BDC and Beca had two different views as to the level of impairment still in existence within the roading network as at 30 June 2024 subsequent to the 2022 flooding events and the damage incurred by the network. We are working to assess which view is more accurate. It is likely that the difference is not material to the overall value of the roading asset.
- We have made a number of recommendations in relation to the disclosures in regards to infrastructure assets.

Our final procedures in regards to the Infrastructure valuation and the testing of asset additions in the period are being finalised at the time of writing. We expect to be in a position to provide a verbal update on these matters to Council.

Key judgements: Assumptions used in valuations, useful lives of assets and classification of capital and maintenance costs

Relevant accounting standards: [PBE IPSAS 17 Property, Plant and Equipment](#)

Level of complexity or management judgement: HIGH



Grants and Subsidies:

Our Understanding

- Council has been actively working with central government agencies to obtain funding to support capital works in the Buller District.
- NZTA provides recovery funding for roading damaged in weather events, on an as-needed basis subject to approval based on estimated costs required. Such funding is provided on the basis the work will return the roads to the previous condition and not improve the level of service from the damaged road.
- As discussed in regard to the 2023 audit, significant concerns were raised in relation to Councils PMO and the nature of costs being claimed from external parties. During 2024 NZTA has investigated the appropriateness of expenditure incurred. After a protracted audit period a settlement has been reached with Council. The liability to return funds to NZTA will be recognised within the retrospective wash up of the 2024 NZTA position.
- Where work is being funded by agreements with other Crown agencies, an increased focus can be placed on milestone reporting and the payment of funds to Council. However, effective processes are still required to support this funding. A core part of our audit is focused on testing the expenditure incurred that has triggered the right to be able to recognise revenue. This has presented a number of challenges in regards to obtaining the right evidence to support Councils recognition of revenue.

	Total (\$m)
Key Elements of Funding received / recognised	
NZTA grants	15.1
NEMA	5.2
Better off Funding	1.5
IAF	0.5
Other	1.7
Total Funding Recognised by Council	24.0

- Another focus for our audit is the integrity of the position adopted at 30 June 2024 in relation to funds Received in Advance and recognised as a liability. It is critical that this is accurately reflected so that revenue is recognised in the right period.
- An exception to this is NZTA funding. Roading related work funding is claimed after costs are incurred. This requires accurate coding of work to align with NZTA approved budgets.

EY Perspective

We have performed, or are completing, the following audit procedures in order to validate the revenue and recovery works recognised during the year:

- Obtained agreements and amendments or correspondence between BDC and central government for the funding approved and checked, on a sample basis, that the costs being recovered were in line with the funding agreement.
- Checked, on a sample basis, that revenue is being recognised in line with obligations and that undertakings are being satisfied.
- Examined costs underlying claims provided to NZTA, on a sample basis, to check the expenditure claimed is appropriately classified and recognised.
- For a sample of revenue recognised in the year across all grants, we have vouched receipt of funds to bank and linked the revenue recognition to costs incurred.
- Where revenue has been accrued at year end, we have assessed the appropriateness of this recognition.
- We have reviewed year end reporting to Crown agencies, on a sample basis, in relation to work completed in regards to funding streams.
- We have reviewed the recognition and measurement of amounts recorded as Revenue in Advance at 30 June 2024.

The recognition of costs to support claims by Council remains as a critical business process requiring ongoing attention. This is especially relevant with the broad range of funding agencies involved in supporting Council through grants and subsidies.

We will provide a verbal update on our procedures and progress to Council at the time of our meeting.

Key judgements: Appropriateness and measurement of costs claimed

Relevant accounting standards: [PBE IPSAS 23 Revenue from Non-Exchange Transactions](#)

Level of complexity or management judgement: HIGH



Integrity of rates strike, rates invoicing and collection

Our Understanding

- Rates income levied represents the Group's primary revenue source. Below is summary of the rates revenue and debtors recognised by the Group.

Rates revenue	2024 \$'000	2023 \$'000
General rates and uniform annual general charges	11,167	10,211
Water rates	3,678	3,660
Refuse and Waste Water	3,852	3,776
Net Penalties, Remissions and other rates	69	39
Total value	18,863	17,778
Rates Debtors	1,288	1,051

- There is specific legislation in place which must be adhered to for the rates strike to be lawful. Failure to comply with rating law and the associated consultation requirements can create risks to the integrity of rates revenue.
- The requirement for there to be consistency between the rates resolution, the Funding Impact Statement for that year, and the Annual Plan for the 2023/24 financial year is fundamental because this is the thread that links community consultation to the rates levied by Council.
- The accuracy of rates revenue is dependent on the integrity of the rates database. The reliability of the rates billing system is also key to rates being billed appropriately.

EY Perspective

Our work in relation to rates revenue and debtors includes:

- Testing Council's rate setting processes including testing the accuracy of the underlying valuation information.
- Reviewing Council's procedures for ensuring the rates set are compliant with the Local Government Rating Act.
- Examined the application of the rates set to the rating database.
- Reviewing the billing to specific ratepayers and subsequent collection on a sample basis.
- Reviewing the provision for doubtful rates debtors to consider whether it is appropriate in the circumstances.

The Council has policies which in specific cases may reduce or remit all or part of rates charged.

At the time of writing we are completing some elements of our work in regards to rates. Rates have been recognised in a manner consistent with that expected within the Annual Plan and the rates strike for the financial year. The key elements of work outstanding includes our assurance that processes have been carried out in line with legislated requirements and fully understanding the rates debtors position. We note Council has recorded \$0.8m of rates payments in advance at 30 June 2024 and this represents one key area of our ongoing audit investigation.

Key judgements: Compliance with the Local Government (Rating) Act and provisioning for outstanding rates debtors

Relevant accounting standards: [PBE IPSAS 23 Revenue from Non-Exchange Transactions](#)

Level of complexity or management judgement: MEDIUM



Borrowing

Our Understanding

- ▶ As at 30 June 2024, Council has borrowings of \$38.2 million from the LGFA and Westpac. The Council is required to comply with the financial covenants set out in the loan agreement, with covenant compliance reported to the lender on a quarterly basis.
- ▶ Council have also utilised Interest Rate Swaps to hedge the risk of interest rate fluctuations arising from their debt position. As at 30 June 2024 \$26.3 million of positions (notional value) were held with a fair value of \$1.1m. This is not formally hedge accounted, but seeks to economically hedge Councils position.
- ▶ Covenant are Councils supervisor in relation to debt matters. They work with LGFA to monitor Councils financial and operational performance. Covenant have corresponded with us in regards to our view on Councils reporting.

EY Perspective

We have performed the following audit procedures in order to assess the reasonableness of the accounting treatment of the borrowings:

- ▶ Obtained loan agreements with Westpac and LGFA and inspected the terms of the loan.
- ▶ Reviewed the financial covenants and checked whether any breaches had occurred.
- ▶ Assessed the reasonableness of the classification of the loans and presentation in the financial statements.
- ▶ Reviewed the fair value of interest rate swaps as at 30 June 2024 and reviewed the mechanism used to record them within the financial statements.

At the time of writing we are assessing the split of Council debt between current borrowing (\$28m) and non-current borrowing (\$10m).

Key Judgements: Fair value of the loans and interest rate swaps

Relevant accounting standards: [PBE IPSAS 41 Financial Instruments](#)

Level of complexity or management judgement: MEDIUM



Low Risk Focus Areas



Areas of Audit Focus



Background



EY Perspective

Non-financial performance reporting

MEDIUM

- BDC is required to report its performance against levels of service expectations and performance measures included in the LTP / Annual Plan. These measures are key to the Council providing a “performance story” to the community.
- Our audit opinion on the service performance information covers compliance with generally accepted accounting practice, and whether the service performance report fairly reflects the Council's actual service performance for the period.
- There is risk of inadequacy of reporting systems to monitor performance and of risk of potential failure to adequately report the provision of core utility services to the public.

We are in the process of carrying out the following audit procedures in assessing completeness and effectiveness of the Council's non-financial performance reporting:

- Updated our understanding of key performance reporting processes and reviewed the collation methodologies applied by Council.
- Reviewed mandatory performance measures stipulated by the Non-financial performance measures rules 2013 and ensure all required measures have been appropriately included in BDC's reporting.
- Selecting, on a sample basis, the measures have been reported on, and outputs have been achieved where stipulated. For the selected measures, this included obtaining the underlying supporting documentation and re-performing calculations. As at date of the report, the procedures are still on going.
- Considered the measures specifically establish to monitor Councils progress over three years towards their recovery targets.

We have reviewed the full draft Annual Report and have made a number of recommendations to remove old information, abbreviate the discussion included on certain matters and to ensure that there is completeness of reported information against the Annual Plan and Long Term Plan. We expect to receive and review an updated version of the annual report ahead of Councils meeting which we will be in a position to comment on.

Key Balance Sheet Reconciliations

MEDIUM

- The integrity of BDC's balance sheet is critical to the financial management of Council.
- A number of systems and processes within Council are aging and the number of different financial management staff involved in the management of Councils balance sheet has presented a range of risks that matters may not be dealt with in a timely manner, ledger positions may not be reconciled and the ability to monitor and manage Councils assets or obligations may be diminished by the quality of how they are maintained.
- We have observed that because of the factors noted above that it has been harder to undertake audit procedures on balance sheet positions without peeling back a number of layers of financial records in many cases. In addition, some structural reporting, for example Accounts Payable as at reporting, is not available.

We have undertaken a range of procedures to understand how balance sheet positions are reconciled and where there are dependencies on underlying data that may or may not be within core Council applications. We have:

- ▶ Developed an understanding of key balance sheet positions and their make up.
- ▶ Obtained key items and representative samples for year end positions to undertake testing to assess the integrity of Councils records.
- ▶ Reviewed related accounts to obtain an understanding of the transactional flow undertaken by Council.
- ▶ Reviewed the results of investigations into certain items where managements own procedures have identified matters of concern or matters requiring further assessment.

We note that in some instances we may be asking for information that would be available, but staff who are new to Council may not be aware of its immediate availability. We are completing our work on some elements of the balance sheet. As a part of our final reporting we will provide a number of recommendations for process improvements arising from this work.



Low Risk Focus Areas



Areas of Audit Focus



Background



EY Perspective

Incurrence and recording expenditure

LOW

- The appropriateness of Councillor and management expenditure is an area of interest to ratepayers.
- Council's capital works procurement programme involves significant cashflows and complex long term contract management.
- Areas of expenditure such as travel, accommodation, training and catering can present opportunities for personal benefit (or perceived personal benefit).

- We have reviewed Council's policies to assess the adequacy of guidance regarding the procedures for handling sensitive expenditure and conflicts of interest within the organisation and whether policies are consistent with best practice guidelines issued by the OAG in 2020.
- We have reviewed, on a sample basis, expenditure and credit card statements of councillors and management and ensured expenditure is appropriate and inline with Council Policies.
- At the time of writing, we have noted a small number of areas where there exists an opportunity for ongoing improvement in the documentation and application of processes of Council.

BDC Group consolidation: Buller Holdings Limited

LOW

- BDC is the sole shareholder of Buller Holdings Limited (BHL) and BHL's operational subsidiaries. BDC therefore is required to consolidate BHL and prepare Group financial statements in line with PBE IPSAS 6: *Consolidated and Separate Financial Statements*.
- BHL is a for profit entity and prepares their stand-alone financial statements in line with IFRS for-profit accounting standards.
- The audit of BHL, BRL and Westreef for the year ended 30 June 2024 were all completed in 2024 and unmodified audit reports were issued on each of these entities.
- Consolidation with BDC is required to translate differences in accounting treatment of BHL to Public Sector PBE accounting standards and eliminate any inter-entity transactions between BDC and the BHL group
- BDC and BHL transact with each other in the normal course of business including:
 - A range of transactions for the provision of services to BDC where outsourcing or sub-contractor models are utilised. Westreef is a major service provider to Council for both operational and capital expenditure.
- BHL makes subvention payments to BDC annually.

- As the Group's appointed auditor, we have completed our audit of BHL and its subsidiaries and communicated findings where material for the Group Financial statements. We have completed our audit of BHL and issued an unqualified audit report on the financial statements and performance information of the companies within the group.
- Following the completion of the work on the parent financial statements we will complete our audit work of the integrity of the consolidation and elimination entries made to generate the BDC group financial statements.
- The Annual Report of BDC includes significant elements of reporting from the subsidiaries in regards to service performance reporting. Obtaining assurance that this aligns with the audited annual reports of those entities falls within our scope of work.



Audit Differences

Summary of Audit Differences

We have identified a number of audit differences which we have been communicating to management progressively during the course of our work. In addition our review management have been undertaking further review of the draft financial statements.

We will provide a full schedule of adjustments made as a part of our audit when we complete our audit reporting.

Annual report, financial statements and Performance Information

Our review of the draft annual report is ongoing. Our feedback on the first draft has been provided and we will work with management as they finalise the document ahead of adoption by Council. We will work with management to feedback any comments or disclosure updates as appropriate, including checking of the group financial statements as available.



Assessment of Control Environment

Internal Controls

As part of our audit of the financial statements, we obtained an understanding of the internal control environment in order to sufficiently plan our audit and determine the nature, timing and extent of testing performed. Although our audit was not designed to express an opinion on the effectiveness of internal control we are required to communicate to you significant deficiencies in internal control.

Evaluating IT general controls ("ITGCs") is an integral part of our audit in assessing the controls that underpin financially significant systems and support the confidentiality, integrity and availability of information processing. Our evaluation of ITGCs focused on two key areas:

Areas	Descriptions
Access to programs and data	Controls are in place to determine that only authorised persons have access to data and applications (including programs, tables and related resources) and that they can perform only specifically authorised functions
Change management	Controls are in place to determine that only appropriately authorised, tested, and approved changes are made to applications, interfaces, databases, and operating systems

Throughout our audit we communicate to management observations regarding control matters and other issues arising from our interim and year end substantive procedures. We will provide management a report of these items following conclusion of our audit procedures.

Controls Focus

Set out below is the range of internal controls processes that we focused on during the course of our audit.

Process

Financial statement close process

Other revenue (fees and subsidies)

Non-financial performance reporting

Treasury

Infrastructure assets management

Rates setting and collection

Payroll

Expanses and payables

Asset Management



A. Other Required Communications to those Charged with Governance

Auditing Standards require us to report to you certain matters that are not otherwise detailed in this report.

Matter	How matter was addressed
Material uncertainty related to going concern	No conditions or events were identified, either individually or in aggregate, that may cast significant doubt about Council's ability to continue as a going concern for 12 months from the date of our report.
Compliance with laws and regulations	We have not identified any material instances of non-compliance with laws and regulations.
Fraud and Illegal acts	<p>We have made enquiries of management regarding:</p> <ul style="list-style-type: none">► Knowledge of any fraud or suspected fraud affecting the entity involving Management, employees who have significant roles in internal control; or others where fraud could have a material effect on the financial report► Knowledge of any allegations of fraud, or suspected fraud, affecting BDC's financial information. <p>Based on our enquiries and audit procedures, we did not become aware of any fraud or illegal acts during our audit.</p>

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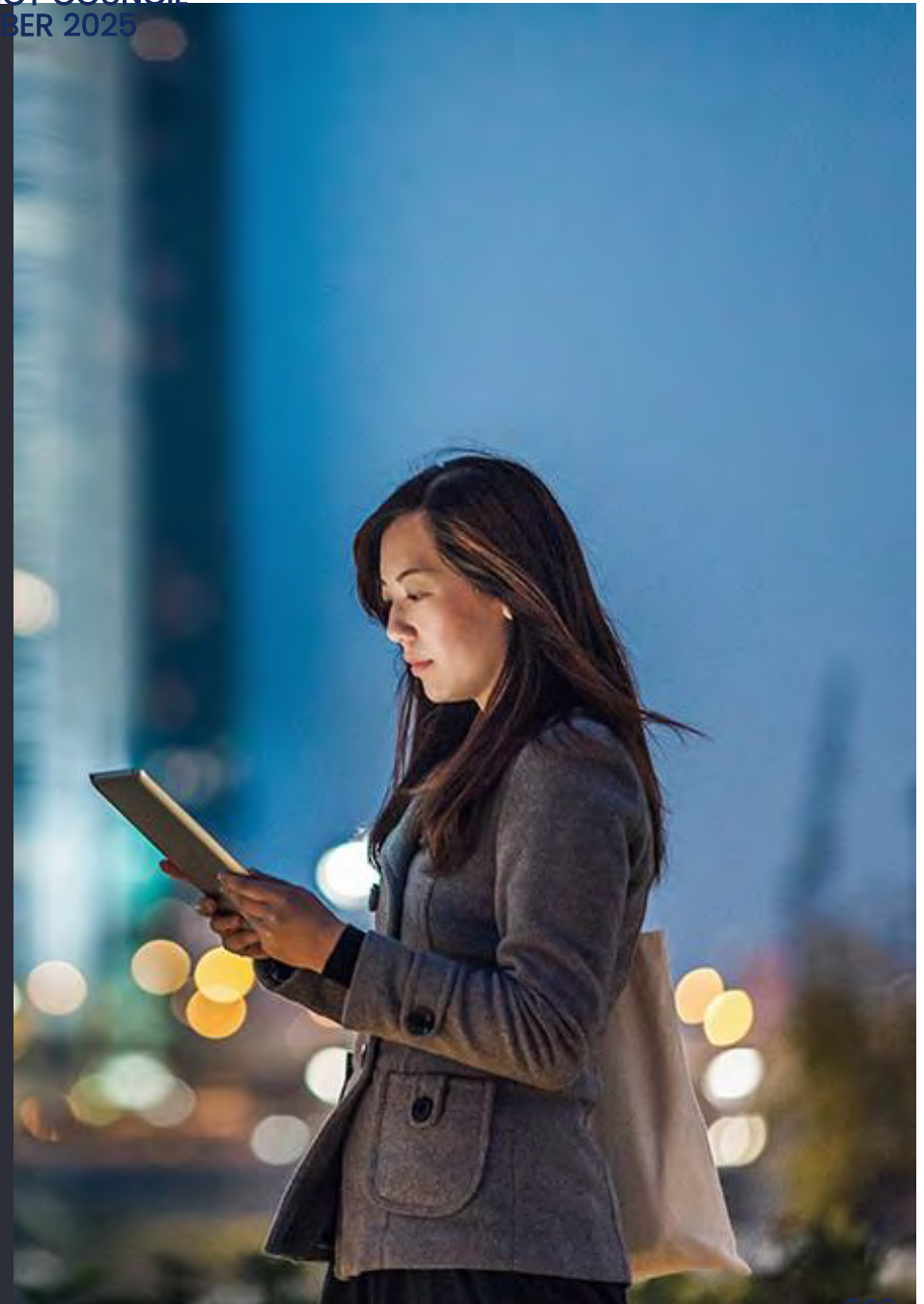
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ED 0925

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BULLER DISTRICT COUNCIL
17 DECEMBER 2025

6 MAYOR'S REPORT

AGENDA ITEM: 6.1 MAYOR'S CORRESPONDENCE

Prepared by: Chris Russell
Mayor

REPORT PURPOSE

1. This report is to provide Elected Members with the Mayor's incoming and outgoing correspondence from mid-September 2025 until now.
2. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

Incoming Correspondence 2025	From	Subject
19 September 2025	Hon James Meager	Regional Meetings proposal
20 October 2025	Mayor Sophie Barker (Dunedin)	Letter of Congratulations
22 October 2025	NZ Remembrance Army	Updating Local War Memorials to Recognise Contemporary NZDF Service
24 October 2025	Minister James Meager	Regional Meetings Letter – follow up
25 November 2025	Hon. Chris Bishop	Release of Proposal to Simplify Local Government
1 December 2025	Minister LG – Simon Watts	Update on Rates Capping
Outgoing Correspondence 2025	To	Subject
26 September 2025	Friends of Waiuta	Letter of Support – NZ Community Trust
14 November 2025	Westport Students	Westport Flag Competition

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

4 November 2025	Minister Mitchell	Greymouth Police Station (Mayors Chairs & Iwi)
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DRAFT RECOMMENDATION

- 1. That the Mayor's Correspondence Report dated 17 December 2025 be received.**
- 2. That Council notes Inwards and Outwards Correspondence and provides directions for any responses required.**

ATTACHMENTS

1. Mayors Correspondence – Incoming [6.1.1 – 12 pages]
2. Mayors Correspondence – Outgoing [6.1.2 – 4 pages]

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

Hon James Meager

Minister for the South Island
Minister for Hunting and Fishing
Minister for Youth
Associate Minister of Transport



19 September 2025

JMC-724

Mayor Jamie Cleine
Buller District Council

By email: *mayor@bdc.govt.nz*

Dear Mayor Cleine,

Since being appointed Minister for the South Island, I have made it my top priority to visit as much of the mainland as practicable, meeting with regional leaders to discuss how I can be the most effective advocate for them and for the South Island to Wellington.

A common feature of my discussions has been that I can be of most assistance by helping to promote regional priorities, projects or policies with my ministerial colleagues and government departments. I am committed to ensuring the voices of the mainland are heard and that the unique needs of our communities are at the forefront of national decision-making.

I am also wary of the limitations of my role. No minister has the capacity to advocate for everything sought of them. To best prioritise my time and efforts to help grow your region, I am proposing to group territorial authority areas into like-minded regions from which I can prioritise several key projects, priorities or policies which align with this Government's goal to grow the economy and double exports by value, to invest in reliable and resilient infrastructure that supports growth, and to improve the delivery of core public services.

This approach will provide me with a clear mandate to advocate for your priorities in government.

My proposed groupings are:

- Southland (Southland, Invercargill, Gore, and Clutha)
- Otago (Dunedin, Waitaki)
- Central Lakes (Queenstown Lakes, Central Otago)
- Central South Island (Waimate, Mackenzie, Timaru, Ashburton)
- Canterbury (Selwyn, Christchurch, Waimakariri)
- North Canterbury-Marlborough (Marlborough, Kaikoura, Hurunui)
- Nelson-Tasman (Nelson, Tasman)
- West Coast (Westland, Buller, Grey)
- Chatham Islands

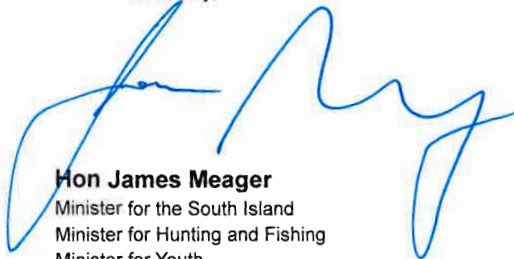
These groupings are flexible, as some councils may have overlapping priorities, but they provide a useful way of clearly stating what our shared objectives are to achieve economic growth and shared prosperity for our regions. Bear in mind, my proposed approach still asks me to advocate for almost 50 different priorities and projects around the South Island, and so your cooperation and support in this task is greatly appreciated.

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

In the next month my office will set up a joint meeting with yourselves, your economic development agencies (or staff where appropriate), and your local business representatives to discuss a short-list of priorities for agreement. I hope that in focusing our efforts jointly, we can pull the largest economic levers as quickly as possible to ensure rapid growth for our towns, cities and communities.

I understand that the timing of these meetings may be challenging with upcoming local body elections, and I am happy to delay meeting at your request. However, I am keen to prioritise my advocacy and focus my attention as soon as I can, and would encourage us to meet as soon as practicable.

Yours sincerely,



Hon James Meager
Minister for the South Island
Minister for Hunting and Fishing
Minister for Youth
Associate Minister of Transport

cc: Simon Pickford
Chief Executive
Buller District Council
simon.pickford@bdc.govt.nz

Office of the Mayor



20 October 2025

Mayor Chris Russell
Buller District Council

Tēnā koe Mayor Russell

On behalf of the people of Ōtepoti Dunedin and the Dunedin City Council, I extend my heartfelt congratulations to you on your election as Mayor of the Buller District.

I look forward to working alongside you to strengthen partnerships, advocate for regional development, and uphold the values that make the South Island of Aotearoa so special.

Once again, congratulations on your election.

Kā mihi nui

A handwritten signature in black ink, appearing to be "SB".

Sophie Barker
MAYOR OF DUNEDIN
TE KOROMATUA O ŌTEPOTI



Updating Local War Memorials to Recognise Contemporary NZDF Service

Dear Mayor,

The New Zealand Remembrance Army was founded to maintain and restore the graves of New Zealand's service personnel across the country. In recent years, our work has expanded to supporting councils and organisations in the care, restoration, and development of war memorials — including advice on design, relocation, and modernisation.

Over the past eight years, the New Zealand Remembrance Army has restored more than 250,000 service graves and over 150 war memorials throughout Aotearoa. As part of this work, we have successfully added contemporary NZDF campaigns to 20 major memorials across New Zealand. Despite this progress, there is still much more to do.

Three years ago, we wrote to every council in New Zealand encouraging the addition of modern New Zealand Defence Force operations to local war memorials. While some councils have acted, many memorials remain unchanged and do not yet acknowledge the NZDF's operational service over the past 30 years. Most still list conflicts only up to the Vietnam War, with few recognising service in places such as Bosnia, East Timor, and Afghanistan.

More than 35,000 New Zealanders have served on operations since the mid-1990s. These men and women are ratepayers, community members, and whānau within your districts. Many of them will pass away without ever seeing their service formally recognised on their local memorials — something we believe is a moral responsibility that can and should be addressed by local government.

With the recent elections and new councils being formed, it is a timely opportunity to renew our collective commitment to remembrance. We are therefore asking all councils to commit to reviewing and updating local war or service memorials to include modern NZDF operations by ANZAC Day 2026, or as part of your next remembrance or heritage project cycle.

We recommend including the following campaigns as a minimum:

Peacekeeping Operations

East Timor

Afghanistan

It is not possible to recognise all 65 deployments since 1945, yet these represent major commitments — and, in some cases, where New Zealanders have paid the ultimate sacrifice.

We have had great success working alongside councils throughout New Zealand to restore, modernise, and enhance local memorials, and we are keen to continue that partnership with your team. Our vision is that every council across Aotearoa has at least one major memorial that acknowledges contemporary service — reflecting the three campaigns above — so that all generations of New Zealanders are recognised with dignity and respect.

The New Zealand Remembrance Army works with councils to provide advice and guidance on how to update and modernise memorials appropriately and respectfully. In several areas, we have also assisted councils in identifying and facilitating funding opportunities through heritage and veterans' trusts to support this important work.

We have also provided a copy of this correspondence to your Chief Executive to ensure there is shared understanding and support at both governance and operational levels.

Our goal remains simple — that every community's memorial reflects the full continuum of New Zealand's military service, honouring those who have served from the world wars through to today's peacekeeping and operational deployments.

Ngā mihi nui,



Fiona Cassidy
Board Chair
New Zealand Remembrance Army



Simon Strombom, MNZM, DSD, ED (RNZAC Major Retired)
Managing Director
New Zealand Remembrance Army

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

Hon James Meager

Minister for the South Island
Minister for Hunting and Fishing
Minister for Youth
Associate Minister of Transport



24 October 2025

JMC-846

Mayor Chris Russell
Buller District Council
By email: mayor@bdc.govt.nz

Dear Mayor Chris Russell

Congratulations on your recent election as Mayor of Buller District Council. This is a significant achievement, and I am delighted to welcome you to your new role.

On 19 September, I wrote to your predecessor to express my commitment to working closely with district leaders to identify key regional priorities across the South Island. I also proposed grouping territorial authority areas into like-minded regions, to better advance key projects and policies which align with Government goals – such as growing the economy, investing in resilient infrastructure, and improving the delivery of public services.

My proposed groupings are listed below, noting these are flexible as some councils may have overlapping priorities:

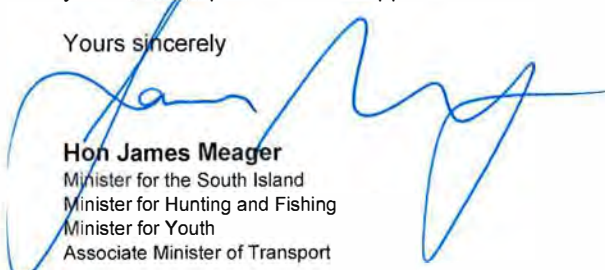
- Southland (Southland, Invercargill, Gore, and Clutha)
- Otago (Dunedin, Waitaki)
- Central Lakes (Queenstown Lakes, Central Otago)
- Central South Island (Waimate, Mackenzie, Timaru, Ashburton)
- Canterbury (Selwyn, Christchurch, Waimakariri, Hurunui)
- North Canterbury-Marlborough (Marlborough, Kaikoura)
- Nelson-Tasman (Nelson, Tasman)
- West Coast (Westland, Buller, Grey)
- Chatham Islands

As you begin your term, I invite you, a representative from your economic development agency, and your key local business representatives to a joint meeting to discuss a short list of priorities for agreement. I am mindful that adjusting to the new role requires time, however I would encourage us to meet as soon as practicable. My office will contact you to arrange a suitable time.

I hope that in joining efforts, we can pull the largest economic levers as quickly as possible to ensure rapid growth for our communities.

I wish you every success in your term as Mayor and I look forward to working with you to advance your district's priorities and support the South Island's growth.

Yours sincerely


Hon James Meager
Minister for the South Island
Minister for Hunting and Fishing
Minister for Youth
Associate Minister of Transport

CC: Simon Pickford, Chief Executive, Buller District Council

Hon Chris Bishop

Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Leader of the House
Associate Minister of Finance
Associate Minister for Sport and Recreation



25 November 2025

Dear Mayor

RELEASE OF PROPOSAL TO SIMPLIFY LOCAL GOVERNMENT

We are writing to inform you of the Government's proposal to *Simplify Local Government*.

The proposal aims to address longstanding concerns of duplication and inefficiency within local government and deliver better value for ratepayers and communities. The proposal also supports the new resource management system through clearer local leadership and alignment across councils.

We are proposing a two-step approach outlined below. This is now publicly available at: www.dia.govt.nz/simplifying-local-government.

Step one: Replace Elected Regional Councillors

Regional councillors would be replaced with a new interim governing body. Our preferred option is a 'Combined Territories Board' made up of the mayors of each region. This retains local voice, with mayors continuing to represent communities' views but at the regional level. Other options include central government representatives, as outlined in the proposal document.

The new body would take on the responsibilities and decision-making powers of regional councillors, including for environmental management, transport planning, and civil defence. Regional council organisations would remain unchanged for now, however, the new governing body would need to consider how regional council functions will be delivered in future. Unitary authorities would be unaffected.

The Government is committed to upholding Treaty settlements, including obligations administered by regional councils.

Step two: Regional Reorganisation Plans

The new body would be required to develop a plan for how councils within each region will work together to deliver functions and services. These plans, due within two years, could include amalgamation, shared services or joint council-controlled organisations. The plans would consider the future of the regional council and make decisions about how regional functions will be delivered.

**BULLER DISTRICT COUNCIL
17 DECEMBER 2025**

Regional reorganisation plans are an opportunity for communities to take stock of what is currently working and what is not. Māori would play a role in the development of these plans. Unitary authorities, aside from Auckland Council, would be able to participate in the regional reorganisation plan process if they choose to do so.

To support this process, the Government will undertake a separate rapid review of regional council roles and functions to identify any which may be reallocated or discontinued. This review will be completed prior to the new governing body being established.

Resource Management implications

Regional councils have historically had a key role in resource management. As you know, we are moving to a new resource management system with more standardised and centralised functions. Under the new system, regional councils would play a smaller role in resource management.

The new body would replace regional councillors on decision-making groups. These include council committees as well as any arrangements regional councils may have with iwi, hapū and other councils on resource management matters.

To ensure alignment, we are engaging with iwi/Māori on this proposal as part of broader discussions on resource management reform. Our intention is that any changes to the membership of decision-making bodies would remain consistent with Treaty settlement commitments.

Upcoming engagement

This is a proposal and no final decisions have been made. The Government is committed to meaningful engagement and welcomes your interest in discussing the proposal further.

We are engaging with local government on this proposal from now until February next year. Your Department of Internal Affairs Local Government Partnership Director will be your first point of contact on this proposal. Their details are appended below.

Written feedback is also welcome through the [online portal](#) until 20 February 2026.

Yours sincerely



Hon Chris Bishop
Minister Responsible for RMA Reform



Hon Simon Watts
Minister of Local Government

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17 DECEMBER 2025**

DIA Partnership Director contact details:

Region	DIA Partnership Director
Northland Auckland Waikato	Vanessa Blakelock Vanessa.Blakelock@dia.govt.nz [021 832 417]
Bay of Plenty Gisborne Tairāwhiti Hawke's Bay Manawatu/Whanganui Taranaki	Rebecca Maplesden Rebecca.Maplesden@dia.govt.nz [021 852 853]
Wellington Otago Southland	Warren Ulusele Warren.Ulusele@dia.govt.nz [021 227 8187]
Nelson City Tasman Marlborough Canterbury West Coast	Paul Barker Paul.Barker@dia.govt.nz [027 610 7598]

Hon Simon Watts

Minister of Climate Change
Minister for Energy
Minister of Local Government
Minister of Revenue



MIN072

Dear Mayors,

I am writing to update you on Cabinet's recent decisions regarding the introduction of a rates target model as part of the Government's local government system improvements programme.

Cabinet has agreed that from 1 July 2029 councils will operate within a target range of rates increases to help keep rates affordable for households while ensuring councils can maintain essential services and invest in infrastructure.

Key Decisions

- The range will apply to all sources of rates (general rates, targeted rates, uniform annual charges), but excludes water charges and other non-rates revenue.
- The range will apply to the price component of rates, not volume growth.
- The range will be anchored in long-run economic indicators, such as inflation at the lower end and nominal GDP at the higher end. An additional growth component will be added for some councils.
- Preliminary analysis suggests a rates target range of 2-4% per capita per year, although this is subject to consultation
 - The 2% minimum aligns with the Reserve Bank's midpoint inflation target and is intended to reflect the assessed minimum necessary revenue needed for councils to maintain existing services and assets;
 - The 4% maximum aligns with long-run nominal GDP growth per capita, and is intended to allow for sustainable services and infrastructure expansion.
- Cabinet has agreed to undertake targeted consultation on how to set the target range from December 2025 to February 2026.
- There will be a transition period from 2026 to 2029. During this time, councils will be required to consider the rates target when setting rates, but it will not be mandatory to operate within the range. The Department of Internal Affairs will issue guidance and undertake monitoring of councils during this time.
- From 1 July 2029, the model will allow for variations in extreme circumstances and a clear process for councils to apply for other temporary adjustments.

- Examples of extreme circumstances are responses to natural hazards, a global economic crisis, or other significant events. In these cases, councils will need to show how they will return to the band over time.
- Where councils need to raise revenue to pay for things outside of extreme circumstances, they will be able to do so through a variation process, and they would need to apply to a regulator for approval. Councils would need to provide justification and explain how they intend to return to the band over time.
- Further work is required on detailed design, including regulatory oversight. Cabinet will make additional decisions in early 2026, and legislation will be introduced before the general election.

Implications for Councils

Councils will need to set their 2027 Long-Term Plans (LTPs) to ensure that year three (2029) and beyond is within the target range. Guidance will be provided during the transition period, and the Department of Internal Affairs will monitor implementation.

Consultation Process

The Department of Internal Affairs will undertake targeted consultation between December 2025 and February 2026.

The Department will seek feedback on:

- The proposed formula and economic indicators for setting the target range.
- Whether the preliminary range of 2–4% per capita per year is appropriate.

How to provide feedback:

- Consultation will be undertaken with targeted stakeholders shortly. This includes Local Government New Zealand.

Next Steps

Should you have any questions, please consult with your Partnership Director, or email ratescapping@dia.govt.nz.

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17 DECEMBER 2025**

DIA Partnership Director contact details:

Region	DIA Partnership Director
Northland Auckland Waikato	Vanessa Blakelock Vanessa.Blakelock@dia.govt.nz [021 832 417]
Bay of Plenty Gisborne Tairāwhiti Hawke's Bay Manawatū/Whanganui Taranaki	Rebecca Maplesden Rebecca.Maplesden@dia.govt.nz [021 852 853]
Wellington Otago Southland	Warren Ulusele Warren.Ulusele@dia.govt.nz [021 227 8187]
Nelson City Tasman Marlborough Canterbury West Coast	Paul Barker Paul.Barker@dia.govt.nz [027 610 7598]

This work sits alongside the Government's broader local government reform programme, including Local Water Done Well, City and Regional Deals, and proposals to simplify local government. Together, these initiatives aim to refocus councils on core business and deliver better outcomes for communities.

Thank you for your continued leadership and commitment to serving your communities.

Yours sincerely,



Hon Simon Watts
Minister of Local Government

BULLER DISTRICT COUNCIL
17 DECEMBER 2025



Westport office
6-8 Brougham Street, PO Box 21
Westport 7866, New Zealand
Freephone 0800 807 239
Phone 03 788 9111

Reefton Visitor & Service Centre
67-69 Broadway, PO Box 75
Reefton 7851, New Zealand
Phone 03 732 8821
Phone 03 732 8391

OFFICE OF THE MAYOR
Jamie Cleine

26 September 2025

New Zealand Community Trust

Dear Trustees,

Letter of Support – Friends of Waiuta

I wish to offer my support for the Friends of Waiuta in their application for funding to the New Zealand Community Trust. This group continues to protect the taonga of the historic gold town of Waiuta and ensure the stories of the people and place can be shared with New Zealand.

The “Friends” would like to install interpretation panels for the sites by the two economisers at the boiler house,(recently installed) Police Station, Baker's ovens, and the Jos Divis cottage.

This will improve the visitor experience of Waiuta by upgrading orientation, information and interpretation to high quality national standards which will assist the understanding of the heritage's importance and meaning

As with most projects this group undertakes, I'm confident it will be completed to a high standard.

Best Regards

Jamie Cleine

Buller District Mayor

Phone 027 423 2629| Email jamie.cleine@bdc.govt.nz

BULLER DISTRICT COUNCIL
17 DECEMBER 2025

OFFICE OF THE MAYOR

Chris Russell

14 November 2025

Dear [Student's Name],

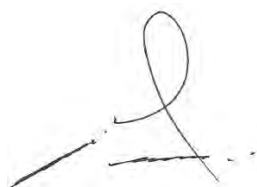
It gives me great pleasure to congratulate you on being selected as one of the winners of the Palmerston Street Flag Design Competition. Your creativity, imagination, and pride in our community have truly been truly reflected in your design.

Your artwork will soon be displayed proudly along Palmerston Street, bringing colour, vibrancy, and a wonderful sense of local spirit to everyone who visits or passes through. Each flag is a reflection of the unique character and talent found within our young people — and you should be very proud of your contribution.

To celebrate your achievement, I would like to invite you to join me at the Clocktower Chambers on Monday, November 24th at 10:00 a.m. for a special presentation. During this event, you will receive your official certificate of excellence, and we'll take a moment to acknowledge the creativity and effort you've shared with our town.

On behalf of the Buller District Council and all members of our community, thank you for helping make Palmerston Street a place that truly represents our community's pride and imagination.

Yours sincerely



Chris Russell
Buller District Mayor

BULLER DISTRICT COUNCIL
17 DECEMBER 2025



4 November 2025



Hon Mark Mitchell
Minister for Police
Parliament Buildings
Wellington

Copy to: Hon Maureen Pugh
MP for West Coast-Tasman
Parliament Buildings
Wellington

By email:
mark.mitchell@parliament.govt.nz

By email:
Maureen.pugh@parliament.govt.nz



Dear Minister

Re: Greymouth Police Station, Support from West Coast Mayors, Chairs, and Iwi

We write on behalf of the West Coast Mayors, Chairs, and Iwi regarding our earlier correspondence of 21 February 2024 concerning the Greymouth Police Station. A copy of that letter is attached for your reference.

We understand that the case for proposed works and recommendations for police station rebuilds will be presented to Cabinet in November, and we are pleased to hear that Greymouth is among the top priorities on that list.

We also appreciated the constructive discussions we have had with you, during which you expressed strong support for a new Police Station in Greymouth. The findings of the NZ Police report on the *State of the Stations* clearly highlight the pressing need for improved facilities, and we believe this investment is essential to support the wellbeing and effectiveness of our hardworking police staff. As you know our police are working out of portacoms and temporary offices in various locations as their current Police Station is uninhabitable. One of the locations that they are in is also unsuitable, in the middle of the CBD with limited police vehicle parking and access that also causes complaints from businesses. This was particularly concerning recently when there was a homicide and extra resources were brought in from around the country to assist and resulted in police vehicles taking over our small main street and significantly limiting access to local businesses.

As the central and primary police base for the entire West Coast region, the Greymouth Police Station plays a vital role in maintaining public safety and supporting smaller stations across the West Coast. We therefore respectfully seek your ongoing support and advocacy when decisions are made at Cabinet level.



C/- P O Box 66
Greymouth 7840
E. nc@wcrc.govt.nz



BULLER DISTRICT COUNCIL
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Thank you again for your attention to this important matter and for your continued support of our region and its Police service.

Yours sincerely



Sam MacDonald
Acting Chair
Development West Coast



Colin Smith
Chair
West Coast Regional Council



Chris Russell
Mayor
Buller District



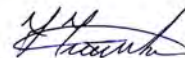
Helen Lash
Mayor
Westland District



Tania Gibson
Mayor
Grey District



Paul Madgwick
Chair
Te Rūnanga o Makaawhio



Francois Tumahai
Chair
Te Rūnanga o Ngāti Waewae

7 CEO REPORT

AGENDA ITEM: **7.1 CHIEF EXECUTIVE OFFICER REPORT**

Prepared by: Simon Pickford
 Chief Executive Officer

Public Excluded: **No**

REPORT PURPOSE

1. This report provides an overview of activities across the previous month and a 'horizon-scan' of upcoming legislation changes, strategic focus areas and opportunities.
2. No decision is needed in relation to this information.

DISCUSSION

Legislation update

3. Additions and amendments are highlighted in yellow.
4. The table below outlines the known and anticipated future legislation with some direct impact on the local government sector. Legislation is classified into three categories:
 - in the final stages of the Parliamentary process (orange) – the Bill has passed the point where public submissions or other action can influence the final design of legislation (i.e. the Bill is reported from the Select Committee. It is unusual for Parliament to accept an amendment in the Committee of the House stage that is not promoted by the Government)
 - live for submissions (white) – legislation is on the Parliamentary Order paper and is either open for submission or awaits a referral to the Select Committee
 - upcoming (green) – legislation has been signalled in coalition agreements or Ministerial statements, etc noting that some items may be speculative.

Bill	Description	Status in Parliament
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BULLER DISTRICT COUNCIL
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Term of Parliament (Enabling a 4 Year Term) Legislation Amendment Bill (Government Bill) Introduced 27 February 2025	Provide for a four-year term for Parliament, subject to a referendum and certain criteria around membership of Select Committees	Awaiting second reading.
Sale and Supply of Alcohol (sale of Alcohol on the morning of Anzac Day, Good Friday, Easter Monday, and Christmas Day) Amendment Bill Members' Bill Introduced on 20 February 2025	Bill would extend the sale of alcohol to those four named days.	Select Committee reported – awaiting second reading.
Valuers Bill Government Bill Introduced 14 May 2025	Modernises the Registration of Valuers Act	Awaiting second reading. Note – as a revision Bill there is no Committee of House Stage, and no debate at third reading.
Local Government Systems Improvements Bill Government Bill Introduced 17 July 2025	Gives effect to proposed change of purpose of local government and performance comparisons. There are also several minor items of regulatory relief,	Submissions closed – Second Reading
Fast-Track Approvals Amendment Bill Government Bill Introduced 11 November 2025	Amends the principal Act to promote competition in the grocery sector and ensure the Act is procedurally and operationally efficient.	Has passed its third reading

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<p>Employment Relations Amendment Bill</p> <p>Government Bill</p> <p>Introduced 15 July 2025</p>	<p>Bill limits access to the personal grievance process to employees who earn less than \$180kp.a., allow consideration of employee behaviour as part of the personal grievance process, and removes the 30-day rule.</p>	<p>With the Education and Workforce Committee – the report is due on 24 December</p>
<p>Regulatory Systems (Internal Affairs) Amendment Bill</p> <p>Government Bill</p> <p>Introduced July 2025</p>	<p>Omnibus Bill amending various statutes administered by the Department of Internal Affairs. Includes a provision that lifts the cap for the contracting rule under the Member's Interest Act.</p>	<p>Submissions closed. Report due 12 February 2026.</p>
<p>Anti-social Road Use Legislation Bill</p>	<p>Increases penalties for various activities regarded as anti-social, including boy-racing and anti-social dirt-bike use.</p>	<p>Submissions closed. Report due 12 February 2026.</p>
<p>Land Transport (Revenue) Amendment Bill</p> <p>(previously known as Land Transport Legislation Amendment Bill)</p> <p>Government Bill</p> <p>Introduced 13 November 2025</p>	<p>Introduces new tolling options and other changes to the tolling process. Also makes amendments to clear the way for the movement from fuel excise to roaduser charges for light vehicles</p>	<p>Referred to the Transport and Infrastructure Committee.</p>
<p>Building and Construction Sector (Self Certification by</p>	<p>Speeds up the construction of new homes by reducing the</p>	<p>Referred to the Transport and Infrastructure Committee. No</p>

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Plumbers and Drainlayers) Amendment Bill	number of inspections that must be completed for plumbing and drainlaying work.	information about submission process as of time of writing.
Local Government (Port Companies Accountability) Amendment Bill Members' Bill Introduced on 22 May 2025	Reverses the exclusion of port companies from the rules applying to a CC).	A member's bill awaiting first reading.
Te Ture Whenua Māori Amendment Bill Government Bill	Amends Te Ture Whenua Māori Act 1993 to "better enable Māori economic development".	Announced in the release of the Quarter One 2025 Action Plan. Policy decisions in the first quarter and legislation late 2025. This may include changes to the Rating Act
Natural Environment Bill Government Bill	A new act to "manage environmental effects that arise from the use of natural resources".	Bill introduced 9 December (details below)
Planning Bill Government Bill	Bill to enable urban development and infrastructure. This act will also be aligned with the Government's Going for Housing Growth plan and its 30-year National Infrastructure Plan.	Bill introduced 9 December (details below)
Climate Adaptation Bill	Bill sets the legal framework for powers and responsibilities with respect to climate	Now expected early 2026.

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	adaptation. If there is a climate adaptation fund it will be in this Bill.	
Earthquake-prone Building System Reform Amendment Bill	Gives effect to recent changes to the regime for assessing and managing seismic effects.	Expected pre-Xmas 2025
Emergency Management Bill Government Bill	<p>The Government will implement a programme of changes in five broad areas:</p> <ul style="list-style-type: none"> • Give effect to the whole-of-society approach to emergency management. • Support and enable local government to deliver a consistent minimum standard of emergency management across New Zealand. • Professionalise and build the capability and capacity of the emergency management workforce. • Enable the different parts of the system to work better together. • Drive a strategic focus on implementation and investment to ensure delivery. 	Bill introduced 9 December
Treaty Clauses Legislation Bill	Bill implementing results of the review of existing	Late 2025

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Government Bill (Title TBC)	Treaty clauses in legislation.	
Local Government (Infrastructure Funding and Financing) Amendment Bill Government Bill	Bill will replace development contributions with a system of development levies. Possible changes to targeted rates.	Signalled in Ministerial speech on 28 February. Expected in late 2025.
Infrastructure Funding and Financing Amendment Bill Government Bill	Would implement refinements to the legislation for special-purpose vehicles.	Signalled in Ministerial speech on 28 February. Expected in late 2025.
Biosecurity Amendment Bill Government Bill	Bill to give effect to any policy decisions to modernise this legislation. Consultation closed December 2024.	Mid-late 2025
Building Act Amendment Bill Government Bill	More comprehensive changes to Building consenting making it easier for private BCAs, address barriers to voluntary consolidation, national consenting body, ensuring national consistency, strengthening roles and responsibilities, new consent pathway for commercial buildings, new assurance pathways more self certification – further streamlining, risk and liability.	First quarter 2026
Local Government Legislation	Bill to give effect to policy decisions around rate-capping, and potentially	Policy announcements late 2025 (likely to be in week or two prior to

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Amendment Bill (title TBC)	other items from the 'forward work programme'.	Christmas). Legislation not expected until second quarter of 2026.
Public Works Act Amendment Bill #2	Bill to implement results of the wider PWA review.	Signalled by Ministers of Land Information and Infrastructure.
Waste Management Bill	Potentially implementing the conclusions of the 2023 consultation on waste management (also apparently the current consultation).	Not clear how fast this is progressing within MFE. Mid-late 2025.
Emissions Trading Scheme Amendment Bill	Introduces the split gas approach and methane targets referred to in the National/Act agreement.	Not clear how fast this is progressing within MFE.
Hazard Substances and New Organisms Amendment Bill	Liberalises the laws around GMOs as set out in the National/Act agreement.	Not clear how fast this is progressing.
GST Amendment Bill	A Bill may be needed to give effect to any decision to hypothecate a share of the revenue from GST for new builds to the sector.	Signalled in the ACT/National agreement for investigation. Likely to be and end of 2025 (if at all).

Resource Management Reform

- On 8 December the Government has introduced two major Bills—the Natural Environment Bill and Planning Bill—to replace the Resource Management Act 1991 (RMA), aiming for enactment by mid-2026. These reforms follow recommendations from the Expert Advisory Group and Cabinet decisions, with a guiding principle of enhancing property rights. A separate Resource Management (Duration of Consents) Bill was also introduced under urgency, allowing certain expiring or expired consents to be extended until December 2027.

6. At a high level, the replacement of the RMA will involve regulation and policy split between two new Bills:

- The Natural Environment Bill (NE Bill) establishes a framework for the use, protection and enhancement of the natural environment. This includes land, water, air, soil, minerals, energy, plants (excluding pest species) and animals and their habitats.
- The Planning Bill establishes a framework for planning and regulating the use, development and enjoyment of land. It manages a narrower scope of effects than the RMA.

7. Key Features of the Reform

- **Central Government Role:** Greater involvement through a unified national policy direction and national standards delivered in two stages (late 2026 and 2027). These standards will set environmental limits and rules for regional spatial plans and land-use planning.
- **Local Government Role:** Councils retain plan-making functions, now structured into regional spatial plans, natural environment plans, and land-use plans, forming a combined regional plan. Spatial plans will guide the others and be prepared jointly by councils.
- **Hierarchy of Instruments:** Goals → National Policy Direction → National Standards → Regional Spatial Plans → Land-Use and Natural Environment Plans. Each level must implement the one above, creating a “funnel system” intended to reduce consent requirements.

8. Timing and Transition

- The RMA remains in force during a transition period of 3.5–6 years post-enactment. A transitional consenting framework will apply from one month after Royal Assent until the new system is fully operational, incorporating new procedural principles and consideration of emerging standards and spatial plans. This period may create uncertainty, though automatic consent extensions will provide relief for many stakeholders.

9. Potential 'Hot Topics'

- **Scope of Effects:** The Planning Bill significantly narrows what effects can be considered, excluding factors like financial viability, visual amenity, private views, and impacts on competing businesses, while retaining natural hazards, sites of significance to Māori, natural hazards and significant historic heritage.
 - **Regulatory Relief:** Councils must mitigate impacts of planning controls on private landowners through measures such as no-fees consents, rates relief, bonus development rights, or compensation. This element of the Bills is relatively novel in New Zealand law. To force the regulator to pay for planning rules addressed and protecting the 'public good' would arguably deter the recognition of those important environmental matters.
10. The reforms promise a "once-in-a-generation shift," but success depends on the Bills' details. Key issues will be the scope of effects, regulatory relief, and balancing environmental protection with property rights.

Outreach Days

11. Community Outreach Days, established in September 2024 as a staff-led initiative, have quickly become a valuable way of connecting with our rural communities.
12. Introduced in response to feedback from Customer Satisfaction surveys highlighting that Council staff were "never seen" in these areas, the programme has already delivered 16 sessions across Punakaiki, Charleston, Ngakawau, Karamea, Ikamatua, and Maruia.
13. Up to and including the session on 9 December 2025, a total of 82 people have attended, with each gathering hosted primarily in local community halls at a modest facility hire cost of \$1,020.
14. A broad cross-section of staff from all departments and levels have contributed, with elected members also welcomed to take part, ensuring genuine representation and engagement.
15. Attendees have consistently expressed their gratitude, reinforcing the value of these informal opportunities to connect.

16. Looking ahead, a review of the structure, frequency, and purpose of the days will be undertaken in early 2026 to ensure they continue to meet community needs and strengthen relationships.

Buller Theatres

17. There has been a change in theatre management, with a long-serving manager moving on after many years of dedicated service. We acknowledge this significant contribution and extend our thanks and best wishes for the future.
18. To ensure continuity, we have arranged interim advisory support for the NBS Theatre and Reefton Cinema over the next three months. Hayley Kirby, manager of the Regent Theatre in Hokitika brings extensive experience in theatre management, having successfully transformed a regional venue into a vibrant community hub, and is well-respected within the industry for strong relationships with film distributors, promoters, and local communities.
19. This expertise will assist with programming, scheduling, and operational guidance, while also providing insights into staffing structures and efficiencies ahead of recruitment planned for early 2026.
20. This arrangement provides assurance of ongoing stability and strengthens collaboration across West Coast theatres during the transition period.

Library Summer Reading Programme

21. The annual Summer Reading Programme facilitated by Buller District Libraries, is off to an excellent start with sign-ups tracking exceptionally well across the district. At the time of writing, only 16 places remain at the Sue Thomson Casey Memorial Library, and with the Inangahua County Library already exceeding its allocation, they have been provided with extra space.
22. This is a fantastic achievement for the teams. The programme is aimed at primary school-aged children and is intended to encourage continued reading and literacy during the longer school-holiday period. All collateral produced is done in-house by library staff. While this year's prizes are more modest compared to previous years, the enthusiasm

and creativity of staff in promoting and delivering the programme have been instrumental in its success. Community engagement is strong, and the positive response demonstrates the value of this initiative. The staff have worked exceptionally hard to make this well-received programme such a success.

External Relationships

23. Since my last CE update I have met with NZ First List MP Andy Foster to discuss key issues facing the District including flood protection, affordability, local government reforms.

Regulatory and Emergency Management Update

24. See **Attachment 1 and 2.**

25. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

DRAFT RECOMMENDATION

1. That the Chief Executive Officer's Report dated 17 December 2025 be received.

ATTACHMENTS

1. Regulatory CEO Report December 2025 [**7.1.1** – 12 pages]
2. BDC TTPP Appeal Appendix 1 Table 1 Additional Reasons and Relief Sought [**7.1.2** – 13 pages]



Regulatory Report

December 2025
Simon Bastion
Group Manager, Regulatory Services

Group Manager Update

Internal Regulatory Business

There are a number of significant activities occurring within the Regulatory space currently that will play out through into the new year. The Planning Team continues to focus on the outcomes of the Te Tai o Poutini Plan (TTPP) and have submitted appeals on behalf of BDC. Further updates within the Planning section below.

The building team have had the bi-annual IANZ accreditation audit during the month of December, and it has resulted in several non-conformances that need to be addressed. It is good to note that there are no serious non-conformances. We have until the end of February to provide our response and another 3 months to validate remedial fixes. Whilst non-conformances are not always welcomed I believe it is a good calibration assessment of the state of our internal processes and systems and from this we can set a baseline for continuous improvement.

The Building Manager, Building QA Officer and I attended the Mainland Group meeting to discuss issues aligning within the building sector portfolio. There are considerable changes occurring in the industry lead by Government regulatory changes. MBIE also was in attendance to scope out the progress for the changes and answer many questions the group had in potential flaws in the proposed legislation. We are expecting a lot of the policies and law changes to pass through government over the 1st quarter of 2025 and are preparing to make submissions as required. The building and management of the Granny Flats legislation is on the radar and we expect a number of inquiries from the general public and professionals on the processes and exceptions.

A new District Licencing Committee Chair has been appointed. Cr Linda Webb will take over the chairing role following the future resignation of Graeme Neylon. She will be supported by Cr Phil Rutherford acting as Deputy Chair. We are actively seeking additional training support for both the chairing function but also the DLC committee members in the 1st quarter of 2025.

BULLER DISTRICT COUNCIL 17 DECEMBER 2025

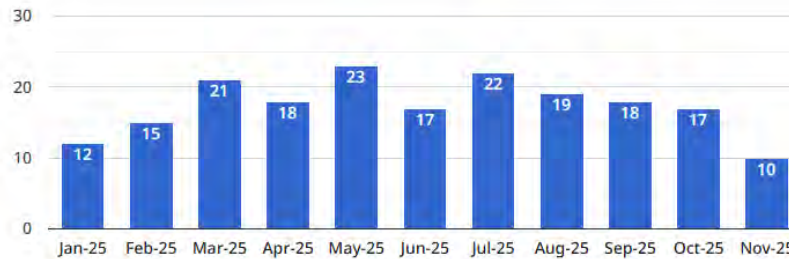
Building Team

Building Consents

All within 20 working days

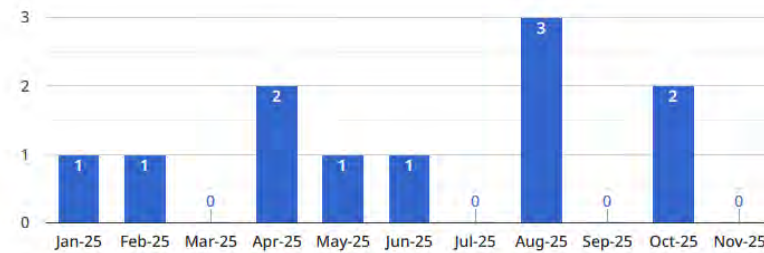
BC Granted/Issued

Monthly for All Building Types and All Complexities



BC Decision to Grant - 21 or More Stat Days

Monthly for All Building Types and All Complexities



Building Department activity:

IANZ Audit

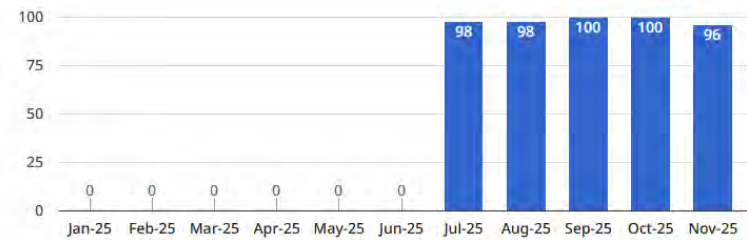
The audit has highlighted a number procedural issues that need to be addressed. The finalised report has yet to be received but at the exit meeting we received 29 general non-compliances. We received no serious NC. The team is working on the remedial fixes and will address the procedural gaps.

As part of the audit a strategic review has been conducted for the building department looking at trends and project future needs.

Activity has picked up prior to Christmas and number of consents in the pipeline.

% Bookings Completed On Time

Monthly for All Building Types and All Complexities



BC250188 – Fault with supervision and getting inspection report out with news staff member

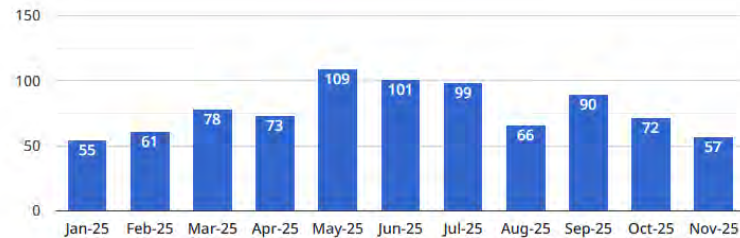
BULLER DISTRICT COUNCIL 17 DECEMBER 2025

Inspections – 57 for November

96% within 3 days

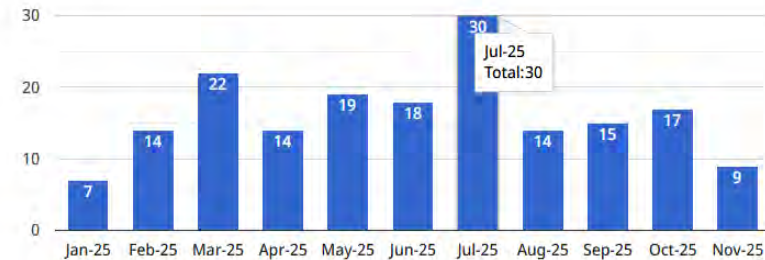
Inspections Undertaken

Monthly for All Building Types and All Complexities



CCC Issued

Monthly for All Building Types and All Complexities



Planning Department

Te Tai o Poutini Plan (TTPP) update:

The Planning team is now operating within an increasingly complex legislative environment following the notification of the TTPP decisions version on 10 October 2025. The team are experiencing a high number of planning enquiries.

Please find as **appendix XX** a copy of the appeal lodged. In summary BDC's appeal has concentrated on main issues relating to: Noise, Natural Hazards, Earthworks, Light, Coastal Environment and Ecosystems and indigenous biodiversity. Please refer to Table 1 for details.

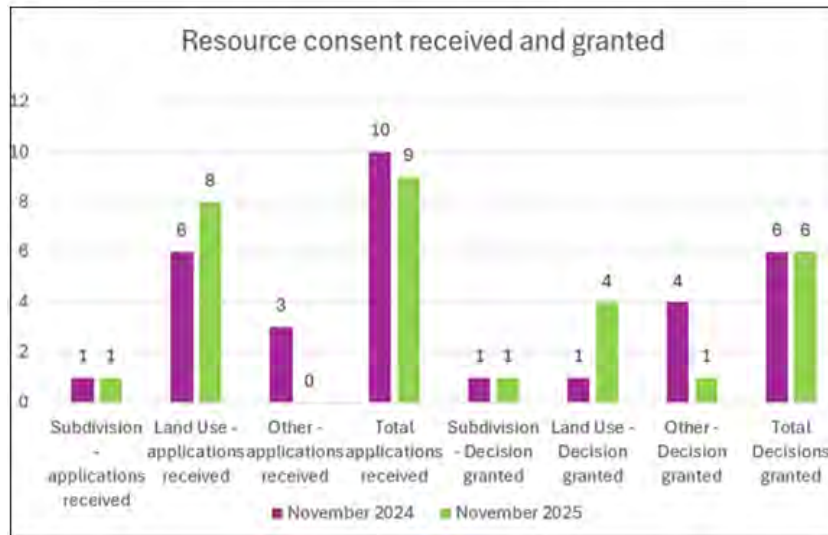
The appeal document refers to BDC's submission and original submission that can be found at the following links:

Original submission: <https://tppp.nz/wp-content/uploads/2023/04/Submission-538-Buller-District-Council.pdf>

Further submission: <https://tppp.nz/submissions/Further%20Submission%20149%20-%20Buller%20District%20Council.pdf>

The TTPP Decisions version can be found at the following link: <https://tppp.nz/>

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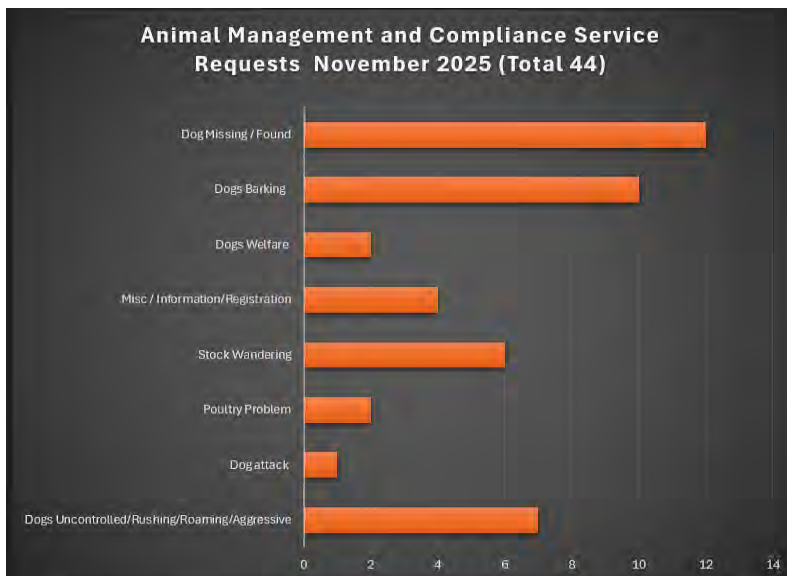
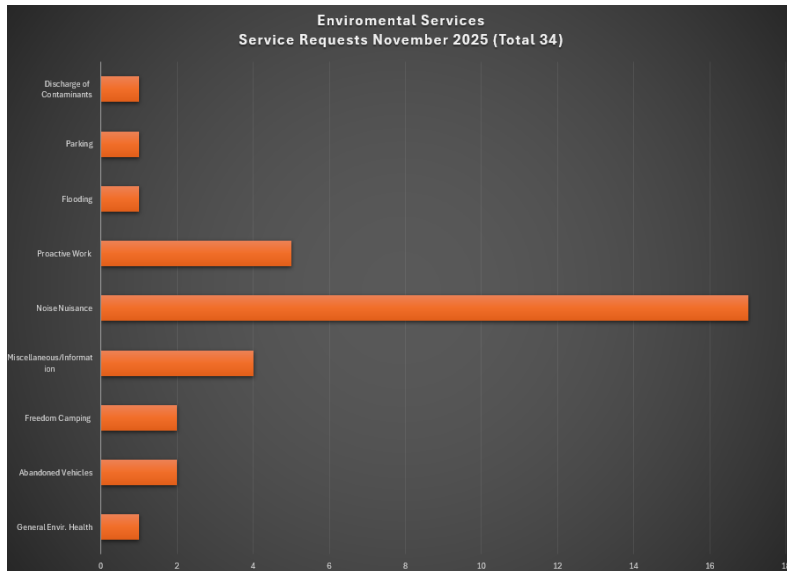


	November 2024	November 2025
Subdivision - applications received	1	1
Land Use - applications received	6	8
Other - applications received	3	0
Total applications received	10	9
Subdivision - Decision granted	1	1
Land Use - Decision granted	1	4
Other - Decision granted	4	1
Total Decisions granted	6	6
Form 4s issued (identifies when a resource consent is needed when a building consent has been received)	3	3
LIM applications received	19	29
LIMs issued	26	26
Average LIM processing days	7	7

	YTD 2024	YTD 2025
Subdivision - applications received	25	29
Land Use - applications received	60	52
Other - applications received	15	29
Total applications received	100	110
Subdivision - Decision granted	30	22
Land Use - Decision granted	53	48
Other - Decision granted	13	24
Total Decisions granted	90	94
Form 4s issued (identifies when a resource consent is needed when a building consent has been received)	27	34
LIM applications received	276	286
LIMs issued	271	281
Average LIM processing days	6.75	6.80

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General Compliance



Recruitment

- We have employed a new Compliance Officer to join the team. Current focus of the role is to lead the building compliance schedules on behalf of council.
- We are still recruiting to fill the 20/32hr weekly compliance role and haven't been successful in identifying anyone as yet.
- We have approached ministry of Social Development, and they check if they have a suitable candidate which would support field operations. The cost of this support would be subsidised by MSD.

Animal Control:

- We currently have 57 dog owners with 78 unregistered dogs, 15 of those are on payment plans.
- The pound has been exceptionally quiet which is fantastic.
- Attendees are benefiting for the dog/puppy socialization classes that I started several weeks ago.
- Another positive is that we are getting organised for the Jan 2026 BDC dog Show. An exciting very positive fun day. This is run as part of Buller A&P Show.

Noise

An increase in noise complaints particularly in Reefton.

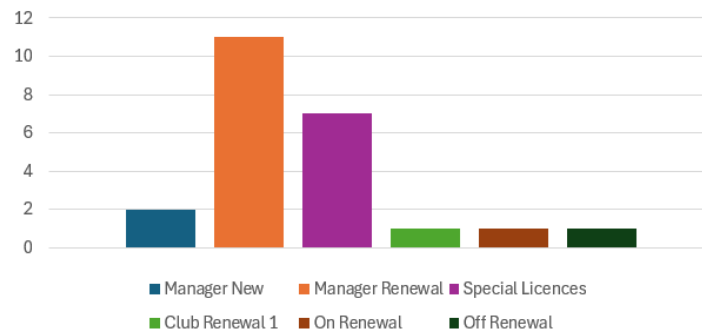
Freedom Camping

Random checks are occurring for Freedom Camping sites. No significant issues have been raised.

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Compliance Team – Alcohol

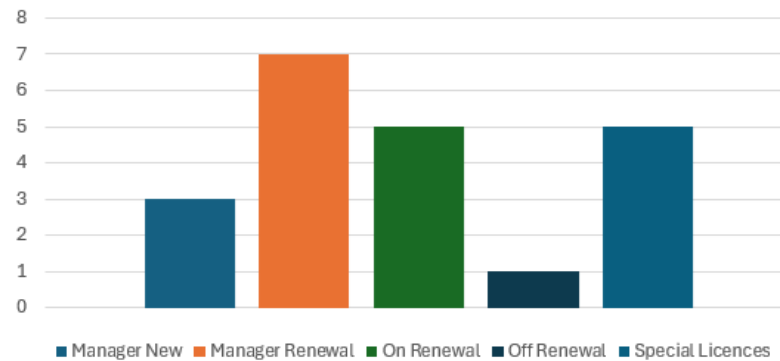
Liquor Licence Application Received
November 2025 - Total 28



Liquor Licences Issued
November 2025 - Total 16



Liquor Licences in Progress
November 2025 - Total 21



Policies Under Review

Gambling Venues Policy:

- Draft Policy and Statement of Proposal adopted by Council for consultation September 2025
- Consultation underway 19 Nov. to 19 Dec. 2025
- Next Step – submissions analysed,

Navigation and Safety Bylaw:

- Bylaw drafted
- Refresh of Transfer of Powers from West Coast Regional Council (WCRC) to Buller District Council underway

Trading in Public Place Bylaw:

- Review by staff underway – both Bylaw and associated policies

Other Bylaws and Policies currently under review:

- Delegations Policy
- Dog Control Bylaw and Policy
- Traffic Bylaw
- Banning of Alcohol in Public Places Bylaw
- Freedom Camping Bylaw
- Senior Housing Policy
- Fires in Open Air (support with WCRC)
- Solid Waste Bylaw
- Fencing of Swimming Pools Bylaw – legislation update
- Public Places Bylaw and associated policies
- Trade waste Bylaw

New Policies underway:

- RMA Compliance Policy
- Renumeration for members of subcommittees and appointees to outside committees
- Submissions Policy

Information Management

M365 Digital Workplace project

The purpose of this project was to deliver a full Enterprise Content Management (ECM) solution using the SharePoint Online platform on Microsoft 365 (M365). A Statement of Work was signed with Information Leadership in September 2021, and the project was closed in October 2025. The extended timeframe of the project was due to resource constraints.

Key achievements include:

- Confirmation of an approved business classification.
- Introduction of the Kawatiri Portal.
- Establishment of an ECM framework for document management.
- Implementation of integration between the Magiq ERP and SharePoint workspaces.
- Introduction of a property search solution.
- Training of the IM team to manage iWorkplace apps and ongoing implementation.

Budget:

Proposed	Actual	Variance
\$424,502	\$326,644	\$97,85

SharePoint migration

Note: Stormwater, wastewater and drinking water will not be migrated to SharePoint as the WSCCO will have (or should have) its own ECM system. It is highly recommended that Infrastructure Services do an inventory of all related physical and digital information assets as soon as possible. Decisions will need to be made on what to destroy, archive, digitise and migrate. All physical and digital files that aren't destroyed need to be tidied before they are transferred to the WSCCO. The time and resources this will take should not be underestimated, nor should the importance of having all essential data in place by June 2027.

Business activity	Design	Build	File migration	Training
Information Management	Complete	Complete	Complete	Complete
Information Technology	Complete	Complete	Complete	Complete
Comms & Engagement	Complete	Complete	Complete	Complete
Human Resources	Complete	Complete	Complete	Complete

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Health & Safety	Complete	Complete	Complete	Complete
Governance	Complete	Complete	Complete	Complete
Airport	Complete	Complete	Complete	Complete
Port	Complete	Complete	Complete	Complete
Solid Waste	Complete	Complete	Complete	Complete
Building	Complete	Complete	In progress	Complete
Senior Leadership	Complete	Complete	In progress	In progress
Contracts	Complete	Complete	In progress	In progress
Internal Management	Complete	Complete	Complete	N/A
Economic Development	Complete	Complete	Complete	N/A
Property Information	Complete	Complete	In progress	N/A
Environmental Management	Complete	Complete	In progress	N/A
Strategic Planning	Complete	Complete	In progress	N/A
Planning	Complete	Complete	In progress	Not started
Compliance	Complete	Complete	In progress	Not started
Roading	Complete	Complete	In progress	Not started
Community Facilities	Complete	Not started	Not started	Not started
Infrastructure Planning	In progress	In progress	In progress	Not started
Finance	Not started	Not started	Not started	Not started
Library	Not started	Not started	Not started	Not started
Theatre	Not started	Not started	Not started	Not started
Reefton Visitor Centre	Not started	Not started	Not started	Not started

Information Management Policy

The updated policy went out for staff consultation then was updated further and approved by SLT on 14 October 2025. It has been published to the Kawatiri Portal and confirmed to have been read by 49 staff in BambooHR.

Other activities

Creating automated processes – Development and implementation of the complaints process, internal policy process, and warrant card application process.

Information Technology

Council-wide IT Strategy

The IT team is developing a five-year, Council-wide IT Strategy that will guide technology investment and operations. The strategy is intended to ensure IT is closely aligned with organisational priorities, supports modern and efficient service delivery, and provides a secure and resilient digital environment.

As part of this work, IT has commenced a structured engagement programme with departments across Council.

Purpose of the departmental workshops

- Build a clear picture of current systems, processes, and pain points across all departments.
- Identify gaps in digital capability and areas of technical and operational risk.
- Capture future needs, innovations, and opportunities to improve service delivery, internal efficiency, and customer experience.

Progress to date

- Initial workshops have been completed with selected teams to validate the approach and gather baseline information.
- Early themes emerging include:
 1. A strong desire for more integrated systems and fewer manual workarounds.
 2. Growing demand for improved self-service options for staff and the community.
 3. Continued emphasis on security, resilience, and business continuity.

Next steps

- Continue workshops with remaining departments over the coming month to complete the discovery phase.
- Consolidate findings into:
 1. A prioritised list of initiatives (short, medium, and long term).
 2. A high-level roadmap of technology changes aligned with the IT Strategy.
- Identify and commence delivery of targeted “quick wins” that can be implemented alongside longer-term projects.

1. Spotica Project – Information Security Management Platform

Spotica is a cloud-based cybersecurity and privacy compliance platform being implemented to align Council with ISO 27001 (Information Security Management System) and ISO 27701 (Privacy Information Management System).

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Progress to date

- A comprehensive asset and system inventory has been completed, providing visibility of hardware, software, and information assets and enabling mapping to ISO controls.
- A manual gap assessment against ISO 27001/27701 is underway, covering technical, process, physical, and third-party controls to identify non-conformities and improvement areas.

Next steps

- Complete formal risk analysis and risk-treatment planning, including assigning risk owners and aligning identified risks to ISO controls.
- Use the outcomes to inform policy development and prioritised remediation activities as part of Council's broader security uplift.

Growth and Development Update

Subdivisions

Several pre consent applications have been held with Regulatory, Growth and Development and Infrastructure Services.

- Excellent feedback received on format and positive Council engagement with Developers
- Good alignment with Governments Go for Growth policies
- Supporting industry expansion

It is anticipated that several large-scale subdivision applications will be lodged in early to mid-2026.

Consideration and planning elements of required infrastructure upgrades to support expansion of residential is underway in partnership with Infrastructure Services.

Cape Foulwind/Omau subdivision planning continues in collaboration with private sector

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Master Planning

Westport

- A detailed project update and report will be before full Council in early to mid-2026, this report will cover core elements as per previous Councils resolutions
 - o Update on potential funding pathways
 - o Update on Land acquisition process with PAMU
 - o Partnership opportunities
 - o Draft Forward works programme

Omau/Cape Foulwind

- A decision on the timing and execution of the Private Sector led Master Plan is expected either late 2025 or early 2026

Industry

Positive meetings held with several large-scale industry partners.

Several 'Fast Track' consent applications will be lodged in 2026

Considerations

Royalty Charges Redistribution – this will be critical for Council to consider with other West Coast Authorities as a mechanism to support industry, infrastructure and growth.

International Visitor Levy redistribution – seeking further collaboration with West Coast Authorities to ensure good scope for implementation

Development Levies – Central Government is currently seeking feedback on this under the 'Go for Growth', submission is due 20th Feb 2026

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Appendix 1

TABLE 1 - ADDITIONAL REASONS FOR APPEAL AND RELIEF SOUGHT TO THE PROPOSED TE TAI O POUTINI PLAN

	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
1.	NOISE - NGĀ ORO		
A.	N-R3.1(iii)	<p>1. The Decisions Version expanded the scope of N-R3.1(iii) by applying acoustic insulation requirements/standards to habitable rooms in “altered” buildings (c.f. only new buildings in the notified Proposed Plan).</p> <p>2. Enlarging the rule to include altered buildings is likely to capture works that do not create new noise-sensitive spaces, do not meaningfully reduce reverse-sensitivity effects, and effectively undermine existing use rights.</p> <p>3. The Respondent therefore erred because the amendment to the rule imposes disproportionate compliance costs unsupported by environmental benefits.</p>	<p>Amend N-P2 to recognise existing lawful activities.</p> <p>Amend N-R3.1(iii) as follows:</p> <p><i>Acoustic Insulation Requirement for New or Altered Buildings for Use by a Sensitive Activity</i></p> <p>.....</p> <p>iii. Any new or altered habitable room and/or space used for sleeping within 20m of the edge of the carriageway must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, Vw 95);</p>
B.	N-R3.2 N-R3.3	<p>4. The Proposed Plan controls the effects of noise and vibration on sensitive receiving environments through buffers or setbacks (Buffers) (amongst other things).</p> <p>5. The Buffers require noise mitigation treatments to achieve internal noise (N-R3.2.i) and vibration limits (N-R3.3).</p> <p>6. KiwiRail submitted on the Buffers. Its submissions were focussed on adverse health and amenity effects on noise sensitive activities located near rail corridors.</p>	<p>Amend N-R3.2 and N-R3.3 as follows:</p> <p>2. 400<u>40</u>m of the edge of tracks of any railway line except for the Hokitika line where any new or altered habitable room used for a sensitive activity and/or space used for sleeping :...</p> <p>3. 60<u>40</u>m of the edge of the tracks of any railway line, except for the Hokitika line, where any new or altered habitable room and/or space used for</p>

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	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
		<p>7. In response to the KiwiRail submission, the Decision increased the Buffers from 40 metres to 100 metres in N-R3.2 and 60 metres in N-R3.3.</p> <p>8. The Buffers will impact many of the Buller District's established residential areas, including Ngakawau, Granity, Birchfield, Waimangaroa, Westport, Inangahua and Reefton.</p> <p>9. The enlargement of the Buffers was not supported by adequate acoustic analysis and does not account for existing lawful activities, topography, screening, train frequency or operational characteristics of Buller District's rail lines.</p> <p>10. The Hokitika line has been excluded from the operation of those rules. That exclusion should have been also applied to sections on the line as it travels through Westport.</p> <p>11. The Decision did not undertake any, or any adequate, economic analysis of the cost of the enlargement of the Buffers and is therefore incomplete and/or in error.</p> <p>12. The most appropriate response is for the Buffers to be reinstated to the size in the notified Plan.</p>	<p><i>sleeping must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, Vw,95)....</i></p> <p>And any consequential amendments to N-R3.2(iii) and N-R3.3 to reflect the change to N-R3.2 and N-R3.3 (including but not limited to an exclusion for the Westport line in those rules on the same basis as presently provided for the Hokitika line in N-R3.2).</p>
C.	N-P2 and N-R3 (general)	<p>13. The Decisions Version of N-R3 does not represent the most appropriate, efficient, or effective method under s 32 RMA for achieving and implementing the Noise Objectives (N-O1 to N-O3) or implementing the Noise Policies (N-P1 to N-P4).</p> <p>14. In particular (but not limited to):</p> <p style="padding-left: 40px;">a) Extending noise mitigation treatment requirements to all alterations, regardless of scale or effect, is not a</p>	Amend N-P2 and N-R3.1(iii) as detailed above at 1(A).

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	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
		<p>proportionate or appropriate method for protecting health and wellbeing from noise effects (N-O3); and</p> <p>b) The uniform noise and vibration buffers and mandatory insulation standards fail to reflect zone context, sensitivity of the surrounding environment, or actual noise characteristics, contrary to N-P1 and N-P2.</p>	
2.	NH NATURAL HAZARDS - NGĀ MATŪ MŌREAREA		
A.	Plan Structure	<p>15. The Natural Hazard Chapter is principally concerned with managing the risk to people and property.</p> <p>16. The Infrastructure Chapter addresses the effects of Infrastructure, as defined in the Proposed Plan.</p> <p>17. The nature of the effects from Natural Hazard Mitigation Structures (NHMS) are similar to those generated by Infrastructure.</p> <p>18. It is appropriate for NHMS to be regulated consistently with Energy, Infrastructure and Transport activities which are not subject to Zone Chapters and general zone rules.</p> <p>19. NHMS serve an equivalent public-good function and are essential for community wellbeing, particularly given West Coast is expected to experience increasing flood and storm-related hazards due to climate change.</p> <p>20. However, NHMS remain subject to “catch-all” zone rules that result in discretionary or non-complying activity status, including in the Residential, Open Space and Port Zones.</p> <p>21. This outcome is inconsistent with the statutory functions of a territorial authority under s 31(1)(b)(i) RMA to control the use of</p>	<p>Remove the provisions relating to natural hazard mitigation structures (NH-R2, NH-R3, NH-R4 and NH-R8) from the Natural Hazards Chapter and insert into the Infrastructure Chapter.</p> <p>Make any consequential amendments to NH objectives and policies, for instance NH-O5, NH-P3, NH-P9, and NH-P12, to ensure alignment with the repositioning of the above rules into the Infrastructure Chapter.</p>

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	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
		<p>land for the purpose of avoiding or mitigating natural hazards, and fails to give effect to the WCRPS.</p> <p>22. Applying non-complying activity status to NHMS in zones where mitigation is essential, for instance in Residentially zoned land where the Westport Flood Protection Scheme is proposed, is not the most appropriate, efficient or effective method under s 32 RMA.</p> <p>23. NHMS are typically designed by technical experts, are required for public safety, and are already subject to regional consent processes. Imposing additional district-level barriers that require mitigation or management of effects to the extent likely required by a non-complying activity status adds costs, delays and duplication.</p>	
B.	Overview NH Chapter	<p>24. The objectives and policies in the Natural Hazards Chapter of the West Coast Regional Policy Statement direct the reduction of susceptibility of the West Coast community and environment to natural hazards (Policy 1) and enables appropriate hazard mitigation measures (Policies 3 and 4).</p> <p>25. The introductory text of the Natural Hazards Chapter and other Plan Chapters should reflect that direction and ensure there is clarity as to the provisions that apply to NHMS.</p>	<p>Insert the following text into the Natural Hazards Chapter:</p> <p><u>The Natural Hazards Chapter contains the objectives, policies and rules for managing Natural Hazard Mitigation Structures – the Area Specific Provisions (Zone Chapters) do not apply to Natural Hazard Mitigation Structures. The Overlay chapters and other District Wide rules do apply where relevant.</u></p> <p>Insert consequential amendments into the Zone Chapters.</p> <p>Insert consequential amendments to the General Approach - Te Huarahi Whānui Chapter:</p> <p><u>The Infrastructure, Energy, Transport, Natural Hazards, Subdivision and Temporary Activities Chapters operate slightly differently to the rest of the Plan. If you are undertaking any activities relating to infrastructure, energy, transport, Natural Hazard Mitigation Structures, or are wanting to undertake any</u></p>

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	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
			<p><i>temporary activities or subdivide your property, you should start by looking at those chapters first.</i></p> <p><i>These chapters will then refer you to other chapters, as required. The Area Specific Provisions (Zone Chapters) do not apply to the Energy, Transport, and Infrastructure <u>and Natural Hazards</u> Chapters, and the provisions of the Infrastructure Chapter do not apply to Energy Activities.</i></p>
C.	Rule NH-R4	<p>26. Rule NH-R4 controls new NHMS and repairs, maintenance and operation of minor upgrades to, or demolition, of existing NHMS.</p> <p>27. BDC is interested in the activity status of new NHMS.</p> <p>28. The Decisions Version imposed a restricted discretionary activity status for new NHMS.</p> <p>29. BDC seek reinstatement of permitted activity status for new NHMS constructed by a Statutory Agency, subject to appropriate performance standards.</p> <p>30. NHMS located within the Coastal Environment are permitted under CE-R4 (outside the Outstanding Coastal Environment Area), yet the same structures located outside the Coastal Environment attract a more restrictive status under NH-R4. This anomalous outcome does not reflect a coherent or risk-based approach to hazard management and creates internal inconsistency within the Proposed Plan.</p> <p>31. NH-R4 does not implement NH-P3(d), which expressly directs that natural hazard mitigation measures be enabled where they decrease natural hazard risk. Elevating such works to restricted</p>	<p>Amend NH-R4 to reinstate permitted activity status for Natural Hazard Mitigation Structures constructed by a Statutory Agency, subject to appropriate standards (e.g., an engineer's report), consistent with the Notified Version.</p> <p>Make consequential amendments to all zone provisions to provide for a permitted activity pathway in line with NH-R4.</p> <p>Make any consequential amendments to ensure alignment with the Natural Hazards Chapter, Coastal Environment rules, and Natural Character and Margins of Waterbodies Chapter.</p> <p>In the alternative, delete NH-R4.3:</p> <p><i>It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing.</i></p>

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	Provisions	Reasons for appeal (in addition to those set out in paragraph 8 of the Notice of Appeal)	Relief (BDC changes are shown in <u>green underline</u> and red strike through to the decision version of pTTPP)
		<p>discretionary status imposes avoidable consenting hurdles and is inconsistent with the enabling approach in NH-P3(d).</p> <p>32. More broadly, the change in activity status is inconsistent with the functions of a territorial authority under s 31(1)(b)(i) RMA to control land use for the purpose of avoiding or mitigating natural hazards. A rule that delays or complicates delivery of risk-reduction works frustrates, rather than assists, the performance of this statutory function.</p> <p>33. In terms of s 32 RMA, a more restrictive activity status than permitted is not the most appropriate, efficient or effective method. NHMS are already subject to regional consenting processes and technical design standards that address their potential effects. District-level control offers limited additional environmental benefit but significantly increases complexity and cost.</p> <p>34. A permitted activity pathway with standards is a more proportionate method for implementing the NH Objectives and Policies in the Proposed Plan.</p> <p>35. In the alternative, delete NH-R4.3 as that matter is inappropriate for a restricted discretionary activity.</p>	
3.	EW EARTHWORKS - TE HUKE WHENUA		
A.	EW-R1	36. The Decisions Version introduced exceptions to the permitted activity standards for earthworks for mineral extraction, mineral exploration, or mineral prospecting at EW-R1.8.	<p>Amend EW-R1.8 as follows:</p> <p><i>EW - R1 Earthworks General Standards</i></p>

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		<p>37. Earthworks for NHMS constructed by a Statutory Agency should likewise not be subject to EW-R1.1, which restricts earthworks to 1.5 m in height within 1.5 m of a boundary. This appears to be an unintended consequence of the rule structure, given that EW-R2.1(vii) expressly provides that earthworks for NHMS are a permitted activity.</p> <p>38. NHMS involving significant stop banks and flood protection walls (including the proposed Westport Flood Protection Scheme) will likely exceed the EW-R1.1 boundary excavation and height limits, meaning the combined effect of EW-R1.1 and EW-R2.1(vii) negates the permitted activity pathway.</p> <p>39. EW-R1.1 is directed at managing localised amenity effects arising from small-scale excavations on individual sites and was not intended to regulate the functional design of major hazard-mitigation infrastructure.</p> <p>40. NHMS are contemplated as permitted activities by EW-R2.2.vii. However, the references to boundaries in EW-R1.1 spatially constrain the application of the permitted activity rule, which, given the nature of NHMS (often straddling multiple properties), frustrates the application of a permitted activity rule.</p> <p>41. NHMS are already subject to relevant overlay chapters (such as the Outstanding Natural Landscapes, High Coastal Natural Character Area and Outstanding Coastal Natural Character Area overlays) which appropriately manage their broader environmental effects. Additional constraint through EW-R1.1 is unnecessary and disproportionate.</p> <p>42. This outcome is broadly inconsistent with the functions of a territorial authority under s 31(1)(b)(i) RMA to control the use of</p>	<p><i>All permitted activities must comply with the following relevant standards</i></p> <p>.....</p> <p>8. <i>Rule EW-R1 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting, <u>or Natural Hazard Mitigation Structures constructed by a Statutory Agency.</u></i></p>

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		land for the purpose of avoiding or mitigating natural hazards. NHMS are an essential means of reducing natural hazard risk, and a rule that effectively disables or complicates permitted earthworks for such structures undermines the Council's statutory obligations. It is also inconsistent with ss 5 and 6(h), which recognise that reducing significant natural hazard risk is integral to sustainable management and a matter of national importance.	
4.	LIGHT – NGĀ RAMA		
A.	LIGHT R5	<p>43. The Decisions Version rule text in LIGHT R5 does not include any reference to a “15 kilometres landward of the coastal marine area” distance threshold. The only place this requirement appears is in the heading to the rule.</p> <p>44. District Plan rules have the force and effect of regulations under the RMA. The effect of s 76(2) of the RMA is to make the Legislation Act 2019 applicable to the interpretation of rules, included in a district plan.</p> <p>45. Section 10 of the Legislation Act 2019 requires the meaning of legislation, which includes a rule by virtue of s 76(2) of the RMA, to be “ascertained from its text and in the light of its purpose and its context”.</p> <p>46. Subsections (3) - (4) provide that headings may be considered “indications provided in the legislation”, which may be used as an interpretive aid when determining the text of the rule. However, they do not override the text.</p> <p>47. Relying on a heading to impose a spatial trigger that the rule text does not contain would be inconsistent with the requirement that regulations be clear, certain and within power.</p>	<p>Delete bullet 4 from LIGHT R5 heading, as follows:</p> <p>Artificial Outdoor Lighting in the NOSZ - Natural Open Space Zone <u>or</u>, SETZ - PREC3 - Coastal Settlement Precinct <u>which are also within the following</u> and in locations within:</p> <ul style="list-style-type: none"> • Outstanding Coastal Natural Character Overlay (Schedule Eight); • Outstanding Natural Landscapes Overlay (Schedule Five); • Outstanding Natural Features Overlay (Schedule Six); or • A distance of 15 kilometres landward of the coastal marine area.

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		<p>It means the rule is unclear and uncertain, and may be open to different interpretations.</p> <p>48. BDC seek deletion of the bullet 4 from LIGHT R5.</p> <p>49. In the alternative, if LIGHT-R5 does apply 15 km landward of the Coastal Marine Area, this should be supported by appropriate evaluation under s 32, and be aligned with the objectives, policies and mapped overlays of the Proposed Plan.</p> <p>50. The Decisions Version does not, or does not adequately do this, and therefore it should be deleted.</p>	
5. ECO ECOSYSTEMS AND INDIGENOUS BIODIVERSITY - NGĀ PŪNAHA RAUROI ME TE KANORAU KOIORA			
A.	ECO-R1.1(iii)	<p>51. The Threatened Environment Classification (TEC) layer was introduced in the Decisions Version in response to submissions seeking greater clarity in the Plan by mapping the TEC.</p> <p>52. The TEC layer is based on nationally modelled land-cover percentages and identifies areas where indigenous habitat has been lost.</p> <p>53. It does not identify site-specific ecological values, and therefore does not reliably identify areas with indigenous biodiversity values that require regulatory protection.</p> <p>54. Amongst other things, the TEC layer is tied into restrictions under Rule ECO-R1.1(iii) in the coastal environment.</p> <p>55. Applying ECO-R1.1(iii) to Highly Productive Land creates regulatory constraints unrelated to actual ecological risk, contrary to appropriate management of Highly Productive Land and contrary to the direction of the NPS-HPL.</p>	<p>Delete ECO-R1.1(iii), as follows: iii. The indigenous vegetation clearance will not occur in an area of land within category one or two of the Threatened Environment Classification; and</p> <p>Make any consequential amendments to ECO-R9.1(d), CE-R12.1(b), CE-R13(b), CE-R15(k) and CE-R16.1(g) as necessary.</p>

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6.	OVERLAYS		
A.	Coastal Environment Overlay	<p>56. The extent of the Coastal Environment Overlay (CE Overlay) has been significantly expanded in the Decisions Version.</p> <p>57. BDC submitted in support of the CE Overlay in principle but was concerned at the inland extent of the coastal environment and the consequences for land use and development constraints.</p> <p>58. The s 32 report¹ and Decisions Version² indicate that the mapped extent of the Coastal Environment was determined with reference to NZCPS Policy 1. However, despite applying that framework, the resulting boundaries include extensive modified inland areas that may not exhibit the characteristics identified in Policy 1(2) of the NZCPS. Examples of such areas include:</p> <ul style="list-style-type: none"> a) Urban areas of and rural residential areas near Westport, e.g. landward side of Utopia Road, Nine Mile Road south of Westport township; and b) Inland rural land at Karamea and Little Wanganui, which the Decisions Version has included despite their highly modified character and absence of coastal influences or qualities. <p>59. The extent of the CE Overlay does not reflect the NZCPS Policy 1(2) criteria and therefore does not “give effect to” the NZCPS as required by s 75(3)(b) RMA.</p>	<p>Amend the Coastal Environment Overlay by removing the urban area of Westport and moving the boundary in other areas from north of Westport to Karamea to be closer to the Coastal Marine Area.</p> <p>Amend the extent of the Coastal Environment Overlay within inland areas of Carters Beach, Little Wanganui, and Karamea to be closer to the Coastal Marine Area.</p> <p>Remove the extent of the Coastal Environment overlay south of the Westport township, including at Carters Beach, and north of Punakaiki.</p>

¹ Proposed Te Tai o Poutini Plan – Section 32 Evaluation Report Five Natural Environment Values – Ngā Uara Taiao Aotūroa, at paragraph [11.2.2], p. 79.

² pTTPP, CE Coastal Environment Chapter Overview: see ‘Approach to managing the coastal environment’.

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		<p>60. The CE Overlay imposes a rule framework on areas of modified land, including agricultural land and urban environments, that exhibit few or no coastal characteristics.</p> <p>61. The expansion of the CE Overlay results in additional development restrictions, including limits on building height and gross floor area. These constraints now apply to certain rural activities located a considerable distance inland and to urban properties with no functional or natural connection to the coast.</p> <p>62. The s 32 evaluation does not adequately assess the costs imposed on rural production activities by the Decisions Version extent of the CE Overlay and the appropriateness of restrictions on built form in established residential suburbs, or the proportionality of applying coastal constraints to land far removed from the shoreline.</p> <p>63. BDC therefore does not support the Decisions Version CE Overlay.</p>	
7.	CE COASTAL ENVIRONMENT - TE TAI AO O TE TAKUTAI		
A.	CE-R4.2(c)(i)	<p>64. The Decision Version retains a 200m² maximum ground floor area limit for new buildings within the CE Overlay under Rule CE-R4.2(c)(i).</p> <p>65. The ground floor area limit now applies across a significantly enlarged CE Overlay area, including extensive rural land far from the coast and modified inland areas that lack the natural character attributes identified in NZCPS Policy 1(2).</p> <p>66. The 200m² maximum ground floor area limit:</p>	<p>Amend Rule CE-R4.2(c)(i) as follows:</p> <p><i>c. The gross ground floor area is:</i></p> <p><i>1. A maximum of 200<u>300</u>m² per building for new buildings</i></p>

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		<p>a) Prevents typical and necessary rural buildings (e.g. sheds, herd homes, equipment storage) that commonly exceed 200m²; and</p> <p>b) Imposes consenting costs and delays without demonstrable benefit to natural character where no coastal values exist.</p> <p>67. The Coastal Environment Objectives and Policies require:</p> <p>a) Protection of natural character where it exists, particularly within areas of high coastal natural character – see CE-P2, CE-P3;</p> <p>b) A proportionate management approach that reflects actual values – see CE-P5 and CE-P6 (enabling appropriate buildings in modified parts of the coastal environment); and</p> <p>c) Enabling appropriate activities where they do not adversely affect coastal character – see CE-O2, CE-P4, CE-P5 and CE-P6.</p> <p>68. The Proposed Plan already achieves protection of sensitive coastal margins through the High and Outstanding Coastal Natural Character overlays, which apply tighter controls.</p> <p>69. By contrast, the 200m² maximum ground floor area limit in CE-R4.2.c.i:</p> <p>a) Applies equally to remote rural land with no coastal character;</p>	

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		<p>b) Restricts primary production and rural operational buildings that are anticipated in the Rural Zone; and</p> <p>c) Does not align with the policy intent (identified above) to enable appropriate rural use outside sensitive coastal margins.</p> <p>70. This creates an over-inclusive restriction unrelated to the objectives and policies for maintaining natural character where it exists.</p> <p>71. A more appropriate maximum ground floor area limit is 300m² because it reflects the size of typical rural buildings, including houses and rural sheds within the expanded CE, and ensures that routine rural activities are not unnecessarily constrained, while still allowing any effects to be managed through the Proposed Plan's existing design and setback controls.</p>	

8 PUBLIC EXCLUDED REPORTS

AGENDA ITEM: **8.0 PUBLIC EXCLUDED REPORTS**
Prepared by: **Simon Pickford**
 Chief Executive Officer

REPORT SUMMARY

1. Subject to the Local Government Official Information and Meetings Act 1987 (LGOIMA) s48(1) right of Local Authority to exclude public from proceedings of any meeting.
2. The reasons for exclusion are included in the draft recommendation.

DRAFT RECOMMENDATION

That the public be excluded from the following parts of the proceedings of this meeting.

AGENDA ITEM: **8.1 REGIONAL MARITIME SAFETY PROGRAMME**

Prepared by: Penny Bicknell
 Programme Manager – Recovery

REASONS FOR CONFIDENTIALITY

(2) Subject to sections 6, 8, and 17, this section applies if, and only if, the withholding of the information is necessary to—
(c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information—(i) would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or
(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

AGENDA ITEM: **8.2 PROCUREMENT EXEMPTION - WESTREEF SERVICES LTD.**

BULLER DISTRICT COUNCIL
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Prepared by: Dinesh Budhathoki
Operations Manager Infrastructure Services

REASONS FOR CONFIDENTIALITY

(2) Subject to sections 6, 8, and 17, this section applies if, and only if, the withholding of the information is necessary to—
(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

AGENDA ITEM: 8.3 PROCUREMENT EXEMPTION - IAF

Prepared by: Jess Curtis
Manager Capital Works

REASONS FOR CONFIDENTIALITY

(2) Subject to sections 6, 8, and 17, this section applies if, and only if, the withholding of the information is necessary to—
(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

AGENDA ITEM: 8.4 WASTE SERVICES TENDER EVALUATION

Prepared by: Jess Curtis
Manager Capital Works

REASONS FOR CONFIDENTIALITY

(2) Subject to sections 6, 8, and 17, this section applies if, and only if, the withholding of the information is necessary to—
(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or