Annual Plan 2026/27

Year 2 of Buller District Council's
2025-2034 Long-Term Plan

BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

BULLER KAWATIRI

grounded by community

Contents

Message from the Mayor and Chief Executive Officer

The Buller District's 2026–2027 Annual Plan marks the second year of our Long-Term Plan (2025–2034). This plan has been carefully developed with consideration for the increasing cost pressures faced by our community in everyday life. At its heart, the Annual Plan reflects our ongoing commitment to supporting community wellbeing, while ensuring the delivery of core infrastructure, services, and facilities in a way that remains affordable for residents and their whānau.

Recent feedback from the community has highlighted the strong value placed on public services. In discussions around possible reductions in rates, the message has been clear: these services matter. In response, the Council has worked to strike a balance between maintaining those services that our community have told us are important while keeping rates as low as possible. We have done this by reducing costs and increasing non-rates revenue where we can. While the economic environment remains challenging, we believe this plan represents a reasonable and responsible approach that acknowledges the challenges our community is experiencing.

Buller is a unique and special place, defined by its untamed wilderness, resilient spirit, and strong sense of community. Yet, alongside these strengths, the district faces increasingly complex issues.

Infrastructure renewals, critical water upgrades, and the transition to new arrangements under Local Water Done Well present both challenges and opportunities. The Council's role extends beyond providing reliable day-to-day services; we are also tasked with making strategic decisions that will shape the district's future. This involves determining how essential services are funded and delivered, responding to economic pressures, and fostering communities that are both desirable and sustainable for generations to come.

Local government operates within a limited set of mechanisms to deliver services that meet community expectations, comply with regulations, and remain affordable. Within these constraints, the Council believes this Annual Plan achieves a balanced approach. The year ahead will undoubtedly be difficult, particularly as we navigate the transition of water services to a joint Water Services Council-Controlled Organisation with Grey and Westland District Councils and consider the implications of this change.

Despite these challenges, the Council remains committed to delivering services that enable Buller to grow sustainably and provide opportunities for all residents to enjoy the unique qualities of the district. Ultimately, the success of this plan will be measured at the end of the financial year, when we compare our intentions and planned expenditure with the outcomes achieved. With confidence in our staff, elected members, and community, we look forward to working together to deliver the best possible results for Buller.

Mayor
Chris Russell

CEO
Simon Pickford

Mayor, Councillors, Inangahua Community Board

Chris Russell

Buller Mayor

@ Chris.Russell@bdc.govt.nz

Westport Ward

Shayne Barry

Deputy Mayor

@ Shayne.Barry@bdc.govt.nz

CR Ray Curnow

Councillor - Westport Ward

@ Ray.Curnow@bdc.govt.nz

CR Dave Hingston

Councillor - Westport Ward

@ Dave.Hingston@bdc.govt.nz

CR Colin Reidy

Councillor - Westport Ward

@ Colin.Reidy@bdc.govt.nz

CR Paul Reynolds

Councillor - Westport Ward

@ Paul.Reynolds@bdc.govt.nz

CR Phil Rutherford

Councillor - Westport Ward

@ Phil.Rutherford@bdc.govt.nz

Non-elected members

Ngáti Waewae representative

Francois Tumahai

@ Francois.Tumahai@ngatiwaewae.org.nz

Seddon Ward

CR Toni O'Keefe

Councillor - Seddon Ward

@ Toni.O'Keefe@bdc.govt.nz

CR Rosalie Sampson

Councillor - Seddon Ward

@ Rosalie.Sampson@bdc.govt.nz

Inangahua Ward

CR Dave Hawes

Councillor - Inangahua Ward

@ Dave.Hawes@bdc.govt.nz

CR Linda Webb

Councillor - Inangahua Ward

@ Linda.Webb@bdc.govt.nz

Inangahua Community Board

Tony Fortune - Chair

@ Tonyfortune52@xtra.co.nz

Don Abbey

@ Don.Abbey@reefton.nz

Alun Bollinger

@ Alunbollinger@gmail.com

Gwen Gardner

@ Gwenblackadder@gmail.com

ICB Councillors

CR Linda Webb - Deputy Chair
CR Dave Hawes

Our district at a glance

Buller District sits at the top of Te Waipounamu, stretching from Punakaiki in the south to Karamea in the north, and inland as far as Springs Junction. It's known for its rugged landscape, tight community vibe, and its main township of Westport.

Buller District

Total area **$7,943^2$ km**

Total population **10,650**

Total dwellings **6,249**

Seddon ward

Area **3,627 km^2**

Population **1,872**

Dwellings **1,356**

Westport ward

Area **$1,117^2$ km**

Population **6,645**

Dwellings **3,672**

Inangahua ward

Area **3,198 km^2**

Population **1,932**

Dwellings **1,221**

Household income - Buller district

Mean annual household income **$82,835**
*(compared to $135,224 nationally)**

*Via: infometrics.co.nz to March 2025

Section 1

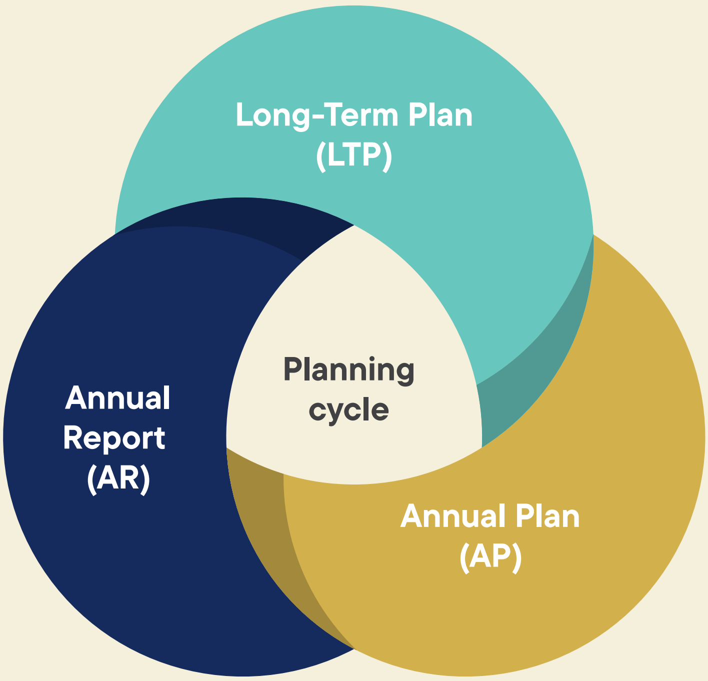
Overview

What's this document all about?

We're committed to our vision of making the Buller District the best place to be.

Part of this involves developing an Annual Plan for each financial year, which shows the community outcomes we want to achieve for the district, alongside our programme of activities, finances, and rates requirements, which are set through the Annual Plan process. But the Annual Plan is just one part of a much bigger picture.

How it all works



Long-Term Plan

Every three years, Council prepares a Long-Term Plan (LTP). This sets the strategic direction, levels of service, programme of activities, budget, and measures of success for the next 10 years. Council's most recent LTP is the 2025–2034 Plan, of which we are currently in Year 2. This Plan covers nine years instead of ten, due to a one-year deferral caused by uncertainty around water reform. The 2025–2034 LTP can be found on Council's website at: **bullerdc.govt.nz/LTP**
Our next LTP will be the 2027–2037 plan.

Scan to visit

Annual Plan

We are here

In the two years between each LTP, Council prepares an Annual Plan (AP). An AP reviews what was set in the LTP and considers whether any changes are needed to ensure Council can meet its commitments to community wellbeing for the year ahead.

Annual Report

Council also prepares an Annual Report (AR) for each financial year, which ends on 30 June. An AR shows how Council performed against its most recent LTP and AP. It details progress on planned activities and compares the actual financial position with what was forecast.
Council's Annual Reports are available at:
bullerdc.govt.nz/AR

Scan to visit

Community Outcomes

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

In October 2023, Council adopted a new approach to community engagement while developing the LTP 2025–2034. Traditionally, engagement occurred during the Draft LTP consultation phase. However, a pre-engagement phase was introduced to gather input earlier in the process, enabling the community to shape the plan from its inception rather than respond to a pre-prepared Draft.

We consulted with the community during this pre-engagement to confirm whether our community outcomes remained relevant. The community agreed they still guide us in the right direction, with some deemed more important than others.

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

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

Our communities feel safe, vibrant, healthy and connected.

Social

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

Affordability

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

Prosperity

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

Culture

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

Environment

Drafting the 2026/27 Annual Plan

March 2024
Council deferred the Long-Term Plan by one year due to the uncertainty around water legislation.

June 2025
Council adopted the 2025 - 2034 Long-Term Plan.

Nov 2025 - Jan 2026
Council staff worked on the draft budget for the coming financial year (1 July 2026 - 30 June 2027

February 2026
The initial budget was taken to Council for guidance on how to move forward and proposed a 15.63% increase on rates.

March 2026
Based on Councillors direction the draft Annual Plan 2026/27 was finalised and adopted to go out for community feedback.

April - May 2026
Council engaged with the community on the proposed changes to the Annual Plan. There were multiple ways in which the community could provide feedback.

May 2026
Hearings and deliberations were held where feedback was received from the submitters and the Council deliberated on the suggestions.

June 2026
Council formally adopted the final Annual Plan with a xxx increase for the 2025 - 2026 Financial Year.

Our key challenges & opportunities

Challenges

Flooding and Natural Hazards
The LTP highlights the ongoing risk of flooding in Westport and surrounding low-lying areas, particularly following the 2021–2022 flood events.

Climate change impacts (sea-level rise, more frequent storms) increase vulnerability across the district.

Large Geographic Area, Small Population
Buller covers 7,943 km², one of the largest districts in New Zealand, but we have a small number of ratepayers.

This makes it harder to spread the cost of maintaining roads, water systems, and community facilities.

Aging Infrastructure
Water, wastewater, stormwater, and roading networks require significant renewal and resilience upgrades.

Keeping them safe and reliable costs more each year.

Local Water Done Well
Uncertainty about funding, compliance, and how services will be delivered.

Significant investment will be required to establish new entity.

Other reforms in local government and climate policy also affect how we plan ahead.

Population Trends
Fewer young people are staying in the district, and our population is aging.

This impacts the local workforce and increases demand for accessible services.

Opportunities

Resilient Westport Master Planning
Planning for a safer, more resilient Westport gives us the chance to build smarter and reduce flood risk.

This is a long-term investment in community safety and confidence

Tourism and Local Economy
Buller's natural attractions — Karamea, Punakaiki, Denniston Plateau, and Cape Foulwind — are unique opportunities to grow eco-tourism and heritage tourism.

Supporting local businesses and iwi partnerships can diversify our economy beyond mining and farming.

Community Engagement
Refreshing Community Outreach Days in 2026 will strengthen engagement across Westport, Karamea, Ngākawau, Reefton, and Inangahua.

Using online tools alongside in-person meetings helps us reach more people.

Working Together
Collaborating with neighbouring councils on shared services (like waste management and emergency response) can save money and improve resilience.

Stronger partnerships with iwi and community boards ensure decisions reflect local voices.

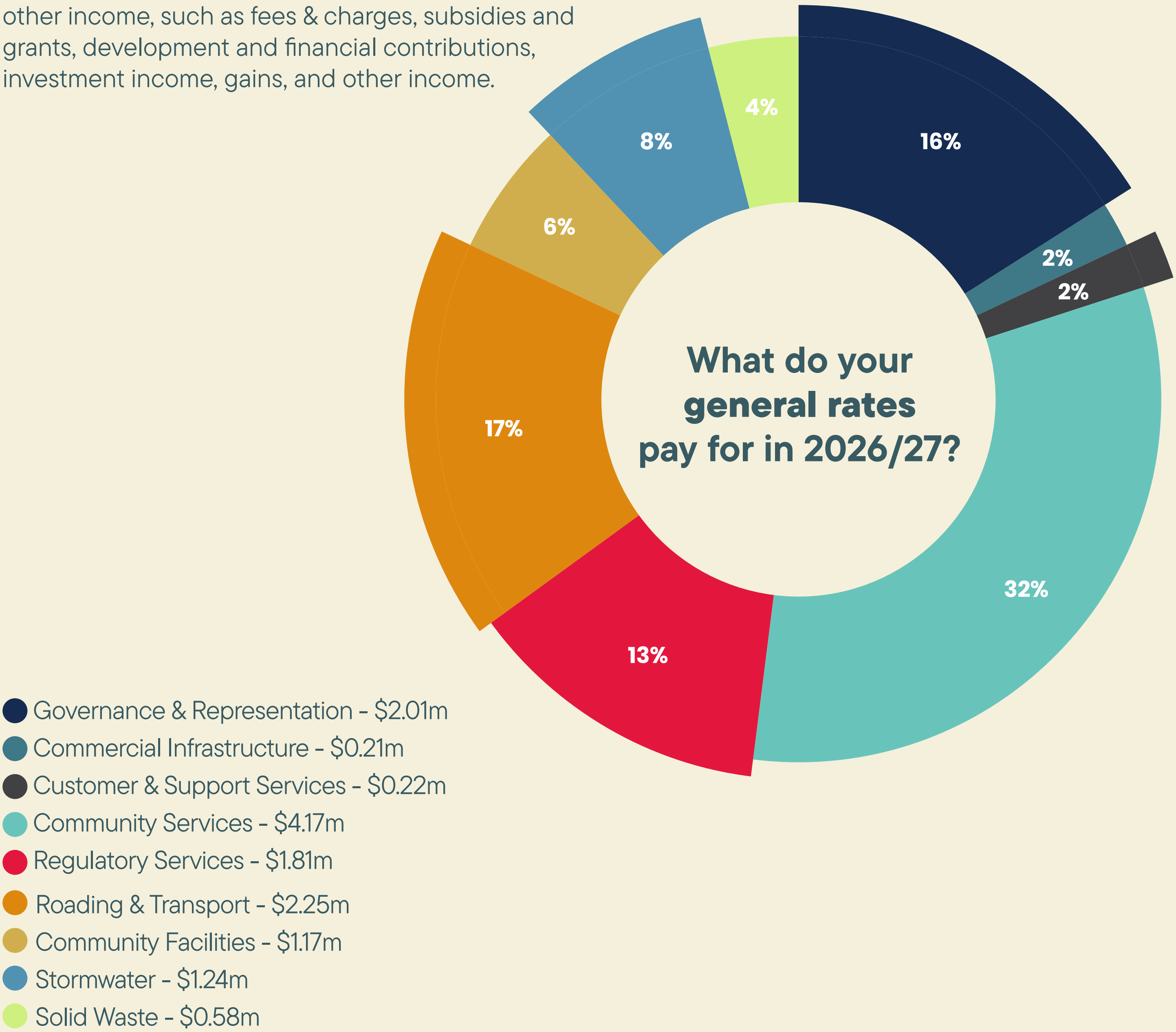
Innovation and Sustainability
New technology can help us monitor infrastructure, manage floods, and deliver services more efficiently.

Renewable energy and climate-friendly projects offer opportunities to lead by example.

What do your rates get you?

For the Annual Plan 2026/27, we estimated that we will need to cover a total of $42.4m in operational expenditure. General rates contribute $13.7m to cover these costs.

The remainder is paid through targeted rates and other income, such as fees & charges, subsidies and grants, development and financial contributions, investment income, gains, and other income.



Section 2

Our activities

AP
Year 2 of Buller District Council's
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Our activities

Regulatory services

Overview

The core focus of Regulatory Services is to protect public health, maintain a safe and pleasant environment, and safeguard the district's natural and built environments for future generations.

Links to community outcomes

What we do

- **Building Solutions**
- **Resource Management**
- **Environmental health (alcohol, food and monitoring & compliance)**
- **Animal services**
- **Growth & Development**
- **Emergency Management and Civil Defence**

Key Initiatives in 2026-27

Building Solutions

Council is also closely monitoring updates from the Ministry for Business, Innovation and Employment (MBIE) regarding changes to the building sector, particularly those related to the Building Consent Authority (BCA) Reform.

Resource management/planning

Focused on progressing the TTPP outcomes and ensuring there is a consistency of interpretation across the West Coast and progressing any appeals processes via mediation or Environment Court processes efficiently and concisely to ensure a quick resolution.

Policies & Bylaws

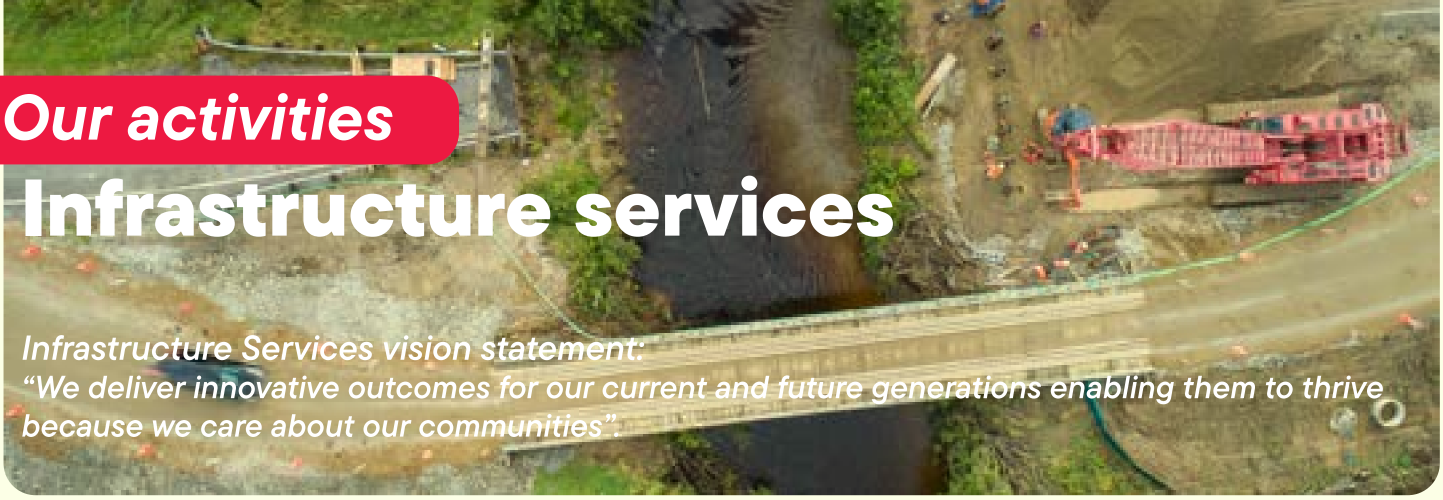
Working on updating policies and bylaws pertaining to Regulatory Services with particular focus on the Dog Control Bylaw, Trading in Public Places, Banning of Alcohol in Public Places and Freedom Camping.

Emergency management

Strengthening community-led responses. Empowering local communities with training, resources, and development of response plans.

Growth & Development

In addition to responding to the government reforms, a key focus for strategy/planning related to resource management will be on the preparation of spatial plans across the district. Ongoing pressure on housing in the district, specifically due to industry growth and expansion will require us to continue to work closely with developers to ensure investment for land development and subsequent housing developments required to support industry.



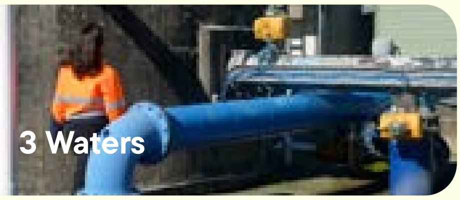
Our activities

Infrastructure services

Infrastructure Services vision statement:
"We deliver innovative outcomes for our current and future generations enabling them to thrive because we care about our communities".

The infrastructure assets we plan, build and maintain, encompass:

Local roads, the Special Purpose Road (Karamea Highway), bridges and structures, footpaths, street lighting and roadside drainage.



Drinking water intakes, reservoirs, treatment plants, wastewater plants, pumping stations, stormwater networks, drains, pipe networks and telemetry equipment.

Transfer stations, open landfills, landfill aftercare, kerbside recycling and rubbish collection, and litterbins.

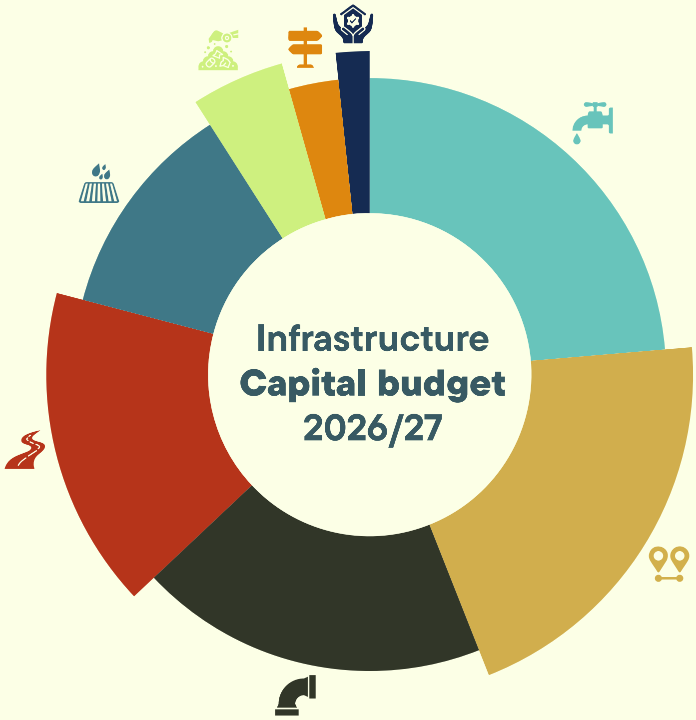
Senior housing, residential housing, parks, reserves, playgrounds, public toilets, cemeteries, civic buildings, community facilities, walking access structures, monuments, road reserves, Council owned property, and vehicle fleet.

These activities come with responsibilities, prescribed in legislation that enables Council to protect our ratepayers' health and the environment whist providing services to the standards provided by the agreed levels of service.

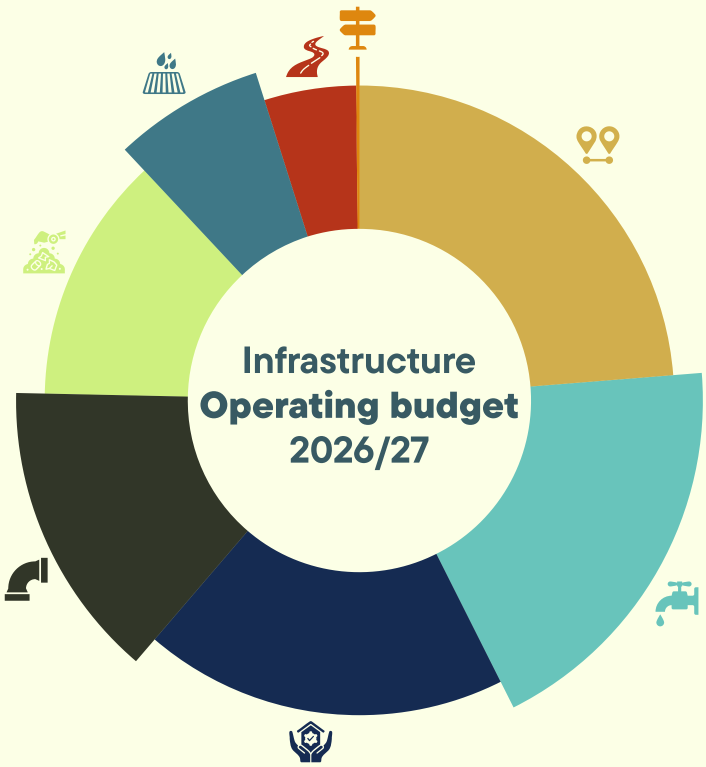
Links to community outcomes

Capital Projects in 2026-27

	Infrastructure Acceleration Fund to enable housing outcomes
Roading and Transport $7.4m Capital Budget	Brown Grey bridge replacement
	Blue Grey bridge replacement
	Little Wanganui bridge deck replacement
	Karamea Highway corner widening
	Karamea Highway resilience
	Stephen's Road pavement rehab
	Mairs Bridge deck replacement
3 Waters $11.6m Capital Budget	Riley Place Pumpstation replacement
	Westport Wastewater/Stormwater Separation
	Buller and Orowaiti River overflow discharge consenting
	Stormwater Integration
	Untreated water supplies upgrade programme
	Westport sludge composting
Solid Waste $0.9m Capital Budget	Westport Construction and Demolition facilities
	Westport transfer station improvements
	Birchfield closed landfill remediation planning
Property $0.5m Capital Budget	Buildings, Capital Maintenance



- Drinking Water - $3.1m
- Karamea SPR - $3.0m
- Local Roads - $3.9m
- Property - $0.5m
- Solid Waste - $0.9m
- Stormwater - $4.9m
- Transport - $0.5m
- Wastewater - $3.6m



- Drinking Water - $3.5m
- Karamea SPR - $0.8m
- Local Roads - $4.8m
- Property - $3.5m
- Solid Waste - $2.1m
- Stormwater - $0.7m
- Transport - $0.1m
- Wastewater - $1.6m

Our activities
Governance and Representation

Overview

Our Governance and Representation activity ensures the democratic process is open, transparent, and effective across the Buller District.

Leadership is delivered by the Mayor and Councillors, who are elected to represent the interests of our communities and make decisions on behalf of the district.

We oversee the administration of Council meetings, workshops, and representation reviews, ensuring that people have confidence in how decisions are made. This includes supporting elected members with quality advice, information, and processes so they can govern effectively.

We lead consultation and engagement on the Long-Term Plan, Annual Plan, bylaws, and key policies, making it easier for residents to participate in shaping the district's future. We also manage statutory compliance and reporting obligations, ensuring Council meets its responsibilities under the Local Government Act and other legislation.

Through this combination of representation, decision-making support, and community engagement, we help maintain trust in local democracy and ensure the voices of Buller's communities are heard and reflected in Council's direction.

Projects in 2026-27:

No big projects planned

Links to community outcomes

Our activities
Community services

Social

Affordability

Prosperity

Culture

Environment

Links to community outcomes

Overview

Our Community Services team promotes the wellbeing and connection of people and places throughout the Buller District. We oversee libraries, the NBS Theatre and Reefton Cinema, customer services in Westport and Reefton, community grants and funding, and all Council communications.

We lead engagement and consultation on local plans, policies, and major projects, making it easier for people to have their say. We also support our 11 Reserve and Hall Subcommittees through a dedicated liaison role and work alongside communities to identify needs and respond to local social issues.

Through this combination of frontline services, funding support and community partnership, we help our district stay informed, included and supported.

Capital expenses $120,058

Community services encompasses:

Theatres
- NBS Theatre
- Reefton Cinema

Libraries
- Sue Thomson Casey Memorial Library
- Inangahua County Library

Communication & engagement

Customer services
- Brougham House
- Reefton Visitor & Service Centre

Grants & funding

Projects in 2026-27:

No big projects planned

Our activities

Corporate services

Overview

Our Corporate Services activity provides the essential internal systems and support that enable the Council to deliver services effectively across the Buller District. We ensure the organisation is financially sound, compliant, and equipped with the tools it needs to serve the community.

This activity covers the management of Council's finances, including budgeting, rates collection, and financial reporting. It also has the Corporate and Strategic planning function. Payroll and creditors functions ensure our staff are supported, paid correctly, and work within a safe and compliant environment.

We oversee harbour operations and dredging activities, maintaining safe and accessible waterways that support local industry and recreation. Information technology services keep our systems secure, reliable, and innovative, while information management ensures the integrity and confidentiality of our information while optimising its use and reuse.

Through this combination of financial accountability and operational support, Corporate Services provides the backbone of Council operations. By keeping systems efficient, transparent, and resilient, we enable the Council to focus on delivering outcomes for the Buller community.

Projects in 2026-27:

- Support the setup of the Water Services CCO.
- Implementation of the budgeting and finance tool
- Continue to review the financial reporting and systems to be built for the future

Links to community outcomes

Our activities

Commercial Infrastructure - Westport Airport

Links to community outcomes

Overview

The Airport provides vital transport links that support community access, tourism, and economic development across the Buller District. It also serves as a critical lifeline utility, enabling medical transfers and emergency services when required.

Council ensures safe and effective operations, compliance with aviation standards, and ongoing maintenance of facilities. We work with airlines, promoters, and regional partners to sustain reliable services and explore future opportunities.

The airport remains an essential service that underpins connectivity, resilience, and wellbeing for the Buller community.

Projects in 2026-27:

No big projects planned

Our activities

Commercial Infrastructure - Westport Harbour

Overview

Westport Harbour provides a sheltered haven for fishing and recreational vessels.

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

Projects in 2026-27:

No big projects planned

Links to community outcomes

Social

Affordability

Prosperity

Culture

Environment

Our activities

Council Controlled Trading Organisations

Overview

Our Council Controlled Organisation (CCO), Buller Holdings Ltd, plays a key role in supporting the Buller District's economic, recreational, and service delivery outcomes. As the shareholder, Council ensures the company operates in line with community expectations while maintaining commercial discipline and accountability.

Buller Holdings oversees two subsidiaries: Buller Recreation Ltd and Westreef Services Ltd. Together, these businesses provide important services and facilities that contribute to the wellbeing of our communities and the sustainability of the district.

Buller Recreation Ltd manages the district's aquatic and recreational facilities, ensuring residents and visitors have access to safe, affordable, and enjoyable opportunities for sport, fitness, and leisure. This includes the operation of pools, recreation programmes, and community events that promote healthy lifestyles and social connection.

Westreef Services Ltd delivers essential services such as roading, parks and reserves maintenance, and civil contracting. By providing high quality infrastructure and environmental management, Westreef supports both the day to day functioning of the district and its long term development.

Through Buller Holdings Ltd, Council maintains oversight of these subsidiaries, ensuring they operate efficiently, meet statutory and reporting obligations, and deliver value to the community. This structure allows Council to balance commercial performance with community benefit, ensuring that recreation, infrastructure, and local services are managed sustainably for the future.

Section 3

Our finances

AP
Year 2 of Buller District Council's
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Disclosure statement

Annual Plan Disclosure Statement for the year ending 30 June 2027.

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

BENCHMARK		limit from LTP	planned	met
Rates affordability benchmark				
Income	65% of total Council Revenue	< 65% of total revenue	52%	yes
Increases	the average rates will not exceed 10%	< 10%	5.8%	yes
Debt affordability benchmark				
Debt affordability (Net Debt)		< $57.4million	$47 - $48 million	yes
Debt servicing (Interest)	< 10% of total revenue	< 10%	4%	yes
Balanced budget benchmark	Revenue, net of development and financial contributions and vested assets, exceeds operating costs.	> 100%	110%	yes
Essential services benchmark	Capital expenditure on network services exceeds depreciation on network services	> 100%	140%	yes

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

- Council forecast that it would meet the financial prudence measures as set out in the Annual Plan and Long-Term Plan.
- The forecast rates increase of 5.8% is lower than the 9.05% forecast in the 2025-2034 LTP.
- Forecast net debt is $47 million which is lower than the $50 million forecast in the 2025-2034 LTP.

WHOLE OF COUNCIL FUNDING IMPACT STATEMENT

		2025/2026 LTP	2026/2027 LTP	2026/2027 AP
Sources of Operating Funding				
General rates, uniform annual general charge, rates penaltie		13,560	14,126	13,662
Targeted rates		9,635	10,808	10,838
Separation rate			359	39
Subsidies and grants for operating purposes		3,990	4,699	4,392
Fees and charges		2,293	2,362	2,583
Interest and dividends received from investments		1,441	1,338	1,950
Recovered internal charges and overheads		0	0	(763)
Local authorities fuel tax, fines, infringements fees and other receipts		6,038	5,962	3,104
Total operating funding	**A**	**36,957**	**39,654**	**35,804**
Application of operating funding				
Payments to staff and suppliers		29,840	29,139	30,537
Finance costs		1,825	2,027	1,992
Applied internal charges and overheads		0	0	102
Other operating funding applications		428	429	525
Total application of operating funding	**B**	**32,094**	**31,595**	**33,156**
Surplus/ (deficit) of operating funding	**A-B**	**4,863**	**8,059**	**2,649**
Sources of capital funding				
Subsidies and grants for capital expenditure		12,322	9,805	7,236
Development and financial contributions		325	333	0
Increase/(decrease) in debt		9,191	5,245	8,878
Gross proceeds from sale of assets		220	223	450
Total sources of capital funding	**C**	**22,058**	**15,606**	**16,564**
Application of capital funding				
- to meet additional demand		8,579	1,988	1,102
- to improve the level of service		3,428	1,915	7,241
- to replace existing assets		22,725	12,891	12,723
Increase/ (decrease) in reserves		(7,960)	6,676	(2,431)
Increase/ (decrease) in investments		148	195	578
Total application of operating funding	**D**	**26,921**	**23,665**	**19,213**
Surplus/ (deficit) of capital funding	**C-D**	**(4,863)**	**(8,059)**	**(2,649)**
Funding balance	**((A-B)+(C-D))**	**0**	**0**	**(0)**

Statement of Accounting Policies

Reporting Entity

Buller District Council ('the Council') is a territorial local authority established under the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

The Buller District Council consists of the ultimate parent, the Council, and the following subsidiaries (the Group):

Buller Holdings Limited	Buller Holdings Limited	Buller Recreation Limited
100%	100%	100%

The primary objective of the Council and Group is to provide goods and services for the community or social benefit rather than making a financial return. Accordingly, the Group is a public benefit entity (PBE) for the purposes of financial reporting.

The financial statements of the Council and Group are for the year ended 30 June 2024. The financial statements were authorised for issue by Council on 25 February 2026.

Statement of Compliance

The financial statements of the Council and Group have been prepared in accordance with the requirements of the LGA and the Local Government (Financial Reporting and Prudence) Regulations 2014 (LG(FRP)R), which include the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP).

The financial statements have been prepared in accordance with and comply with PBE Accounting Standards.

Functional and Presentation Currency

The financial statements are presented in New Zealand dollars, and all values are rounded to the nearest thousand dollars ($'000)

Standards Issued and Not Yet Effective That Have Been Early Adopted

There have been no standards and amendments issued but not yet effective that have been early adopted.

Other Changes in Accounting Policies

The below amendment came into effect in the accounting period and has been adopted by Council.

Standards Issued and Not Yet Effective and Not Early Adopted

Council will adopt the following accounting standards in the reporting period after the effective date.

PBE IFRS 17 Insurance Contracts

PBE IFRS 17 Insurance Contracts for public sectors was issued in June 2023. This standard establishes principles for the recognition, measurement, presentation, and disclosure of insurance contracts. It is effective for reporting periods beginning on or after 1 January 2026 with early adoption permitted. Council have not assessed in detail the effect of the new standard, and it is unlikely to be material as the Council is not an insurer.

Summary Of Significant Accounting Policies

Significant accounting policies are included in the notes to which they relate. Significant accounting policies that do not relate to a specific note are outlined below.

Basis of Consolidation

The consolidated financial statements are prepared adding together like items of assets, liabilities, equity, revenue and expenses on a line-by-line basis. All significant intragroup balances, transactions, revenue and expenses have been eliminated on consolidation.

The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

The consolidation of an entity begins from the date when the Council obtains control of the entity and ceases when the Council loses control of the entity.

Control over an entity is determined when the Council has exposure, or rights, to variable benefits from its involvement with the entity and has the ability to affect the nature or amount of those benefits through its power over the other entity.

The Council considers all relevant facts and circumstances in assessing whether it has power over another entity. For example, the ability to appoint or remove a majority of the entity's governance and management, binding arrangements the Council enters into, group voting rights, and pre-determination mechanisms.

The Council reassesses whether or not it controls another entity if facts and circumstances change.

Foreign Currency Transactions

Foreign currency transactions (including those for which forward foreign exchange contracts are held) are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the surplus or deficit.

Cost Allocation

The cost of service for each significant activity of Council has been derived using the cost allocation system outlined below.

Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs that 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 appropriate cost drivers such as actual usage, staff numbers and floor area.

Goods and Services Tax (GST)

All items in the financial statements are stated exclusive of goods and services tax (GST), except for debtors and other receivables and creditors and other payables, which are presented on a GST-inclusive basis. GST not recoverable as input tax 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 in its LTP 2025-2034. The budget figures have been prepared in accordance with NZ GAAP, using accounting policies that are consistent with those adopted by the Council for the preparation of the financial statements.

Borrowing Costs

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

Statement of Cash Flows

The year-end cash balance in the Statement of Cash Flows consists of cash on hand; bank account balances, plus call deposits that form part of the day-to-day cash management of the Council.

The cash flows are classified into three sources:

1. **Operating Activities** – includes cash received from all revenue sources of Council and cash paid for the supply of goods and services, including interest on debt
2. **Investing Activities** – includes the purchase and sale of long-term assets and investments such as land and buildings, term investments, infrastructural and other operational assets
3. **Financing Activities** – includes movements in the Council's public debt from loans raised and loans repaid.

Inventories

Inventory held for use in the production of goods and services on a commercial basis is valued at the lower of cost and net realisable value. The cost of purchased inventory is determined using the first in, first out basis.

Cash and Cash Equivalents

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

Investment Properties

Investment properties are valued at fair value which is measured annually. Revaluation increments and decrements are recognised in the surplus or deficit. 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.

Comparative Figures

Comparative figures disclosed in the accounts may have been re-classified as appropriate to align with 2025-2034 LTP.

Critical Accounting Estimates and Assumptions

In preparing these financial statements, estimates and assumptions have been made concerning the future. These estimates and assumptions may differ from the subsequent actual results.

Estimates and assumptions 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.

Critical Judgements in Applying Council's Accounting Policies

Management have exercised the following critical judgements in applying accounting policies:

- Classification of property
- Other investments
- Remaining useful life of infrastructure assets
- Valuation of Infrastructure assets
- Valuation of Investment properties
- Provisioning for Doubtful debts

FORECAST STATEMENT OF COMPREHENSIVE REVENUE & EXPENSES

	2025/2026 LTP $000	2026/2027 LTP $000	2026/2027 AP $000
Operating Revenue			
General Rates and rate penalties	13,560	14,126	13,662
Targeted Rates and Metered Water Charges	9,635	10,808	10,838
Rates - Westport Waste water separation project		359	39
Development and Financial Contributions	325	333	575
Subsidies and Grants	16,312	14,504	14,251
Fees & Charges	2,293	2,362	2,270
Investment Income	1,441	1,338	1,950
Other Income	6,038	5,962	3,168
Gains	291	295	450
Total Operating Revenue	**49,895**	**50,088**	**47,203**
Operating Expenditure			
Employee Benefits	9,225	9,792	10,972
Depreciation and amortisation	9,341	9,939	9,371
Finance costs	1,825	2,027	1,997
Other expenses	20,882	19,776	20,096
Assets written off	-	-	-
Total Operating Expenditure	**41,273**	**41,534**	**42,436**
Net surplus (deficit) before taxation	**8,622**	**8,554**	**4,767**
Income tax expense			
Net surplus (deficit) after taxation	**8,622**	**8,554**	**4,767**
Increase in infrastructure revaluation reserve	20,384	21,016	15,000
Total comprehensive revenue and expenses	**29,006**	**29,570**	**19,767**

FORECAST STATEMENT OF MOVEMENTS IN EQUITY

	2025/2026 LTP $000	2026/2027 LTP $000	2027/2028 LTP $000
Equity as at 1 July	518,430	547,436	547,436
Total comprehensive revenue and expenses	29,006	29,570	19,767
Total Equity 30 June	**547,436**	**577,006**	**567,203**
Components of equity			
Accumulated Funds	184,786	194,214	189,553
Reserves	4,462	3,588	3,855
Asset Revaluation Reserve	358,188	379,204	373,796
Total Equity	**547,436**	**577,006**	**567,203**

FORECAST STATEMENT OF FINANCIAL POSITION

	2025/2026 LTP $000	2026/2027 LTP $000	2026/2027 AP $000
Current Assets			
Cash and cash equivalents	714	1,914	2,345
Trade and other receivables	6,342	6,588	6,557
Inventories	14	14	14
Other current assets	489	489	489
Short term investments	2,692	2,992	4,300
Assets Held for Sale	5	5	0
Total Current Assets	**10,256**	**12,002**	**13,705**
Non-current Assets			
Investment in council controlled organisations	20,041	20,236	20,236
Other investments	758	3,926	1,050
Investment property	11,759	11,895	7,000
Infrastructural assets	527,132	554,574	557,137
Other non current assets	31,075	29,361	29,361
Derivative financial instruments	1,054	1,054	1,054
Deferred Tax	615	615	502
Intangible assets	496	496	496
Total Non-current Assets	**592,931**	**622,157**	**616,836**
Total Assets	**603,187**	**634,159**	**630,541**
Current Liabilities			
Trade and other payables	5,913	5,871	5,871
Derivative financial instruments	0	0	0
Employee entitlements	1,060	1,125	1,125
Provisions	57	59	59
Current portion of borrowings	866	1,089	1,089
Total Current Liabilities	**7,896**	**8,144**	**8,144**
Non-current Liabilities			
Derivative financial instruments	0	0	0
Non Current Provisions	1,311	1,258	1,258
Bond deposits	157	157	157
Employee entitlements	89	89	89
Borrowings	46,299	47,506	53,690
Total Non-current Liabilities	**47,856**	**49,010**	**55,194**
Equity			
Accumulated funds	184,785	194,214	189,553
Reserves	4,462	3,588	3,855
Asset revaluation reserve	358,188	379,204	373,796
Total Equity	**547,435**	**577,005**	**567,203**
Total Equity & Liabilities	**603,187**	**634,159**	**630,541**

Forecast Statement of Cashflow

	2025/2026 LTP $000	2026/2027 LTP $000	2026/2027 AP $000
Cashflows from Operating Activities			
Cash will be provided from:			
Rates	23,195	25,293	24,539
Development and reserve financial contributions	325	333	575
Subsidies and grants	21,812	10,421	14,251
Fees and charges	2,293	2,362	2,270
Investment income	1,441	1,338	1,950
Other Revenue	6,038	5,962	3,168
	55,104	**45,710**	**46,753**
Cash will be applied to:			
Payments to staff and suppliers	30,107	29,568	30,537
Interest paid	1,825	2,027	1,992
	31,932	**31,595**	**32,529**
Net cash from operating activities	**23,172**	**14,115**	**14,223**
Cashflows from investing activities			
Cash will be provided from:			
Investments realised	850	0	0
Sale of investment property	117	123	-
	967	**123**	**0**
Cash will be applied to:			
Purchase of fixed assets - additional demand	8,579	1,988	1,102
Purchase of fixed assets - improve level of service	3,428	1,915	7,241
Purchase of fixed assets - replace existing assets	22,725	12,891	12,723
Equity investments	148	195	-
Investments made	(538)	1,608	0
	34,342	**18,597**	**21,065**
Net cash from investing activities	**(33,375)**	**(18,474)**	**(21,065)**
Cashflows from financing activities			
Cash will be provided from:			
Loans raised	10,613	6,425	10,111
	10,613	**6,425**	**10,111**
Cash will be applied to:			
External Loans Principal	556	866	1,640
	556	**866**	**1,640**
Net cash from financing activities	**10,057**	**5,559**	**8,471**
Net increase (decrease) in cash	**(146)**	**1,200**	**1,630**
Opening cash as at 1 july	861	715	715
Closing Cash Position	**715**	**1,915**	**2,345**

Rating information

Detailed Rates Schedule draft 2026/2027 financial year

1. GENERAL RATES

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

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

1.1 General (Differential) Land Rate

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

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

General Rates (inclusive of GST).

Table 1 – Differentials

General Rate differential categories	Percentage of General Rate	General Rate (cents per $ land value)	Collect
Residential 101	1.146%	0.24014	$132,625
Residential 102	0.154%	0.27177	$17,825
Residential 103	0.734%	0.32513	$84,922
Residential 104	0.858%	0.30669	$99,324
Residential 105	0.339%	0.28649	$39,203
Residential 106	18.141%	0.99592	$2,099,867
Residential 107	1.309%	0.91202	$151,486
Residential 108	1.044%	0.59903	$120,879
Residential 109	0.664%	0.56925	$76,906
Residential 110	0.728%	0.46326	$84,271
Residential 111	0.217%	0.22372	$25,095
Residential 112	0.644%	0.41065	$74,512
Residential 113	0.384%	0.41808	$44,411
Residential 114	1.068%	0.51902	$123,579
Residential 115	2.888%	0.44021	$334,232
Multi Residential 121	0.028%	0.72177	$3,284
Multi Residential 122	0.008%	0.50276	$980
Multi Residential 123	1.631%	2.00785	$188,738
Multi Residential 124	0.118%	2.07722	$13,606
Multi Residential 125	0.327%	1.20585	$37,864
Multi Residential 126	0.210%	1.01348	$24,323
Commercial 131	0.926%	1.58189	$107,161
Commercial 132	0.181%	0.97754	$20,929
Commercial 133	1.755%	3.42365	$203,185
Commercial 134	10.216%	4.40336	$1,182,538

General Rate differential categories	Percentage of General Rate	General Rate (cents per $ land value)	Collect
Commercial 135	0.187%	2.39498	$21,698
Commercial 136	0.253%	0.96369	$29,296
Commercial 138	0.018%	0.17309	$2,045
Commercial 139	1.190%	1.04667	$137,742
Commercial 140	1.083%	1.24281	$125,400
Rural 141	17.626%	0.41894	$2,040,165
Rural 142	1.297%	0.36819	$150,122
Rural 143	3.704%	0.29945	$428,739
Rural Residential 151	5.043%	0.37807	$583,776
Rural Residential 152	3.913%	0.36254	$452,955
Rural Small Holding 161	1.544%	0.24768	$178,706
Rural Small Holding 162	0.125%	0.20977	$14,453
Rural Small Holding 163	0.237%	0.20700	$27,473
Rural Small Holding 164	0.062%	0.10724	$7,121
Industrial 172	8.402%	10.58407	$972,517
Industrial 173	9.200%	2.54806	$1,064,926
Industrial 174	0.399%	3.86339	$46,168
	100.00%		**$11,260,356**

1.2 Uniform Annual General Charge (UAGC)

The Council will set and assess a uniform annual general charge (UAGC) as a fixed amount per rating unit. The Uniform Annual General Charge will be $600.00 (inclusive of GST) per rating unit.

Expected Yield (Collect)

The expected collect from the general (differential) rate is calculated to be $11,260,356 (including GST), and the expected collect from the uniform annual general charge is calculated to be $4,132,000 (including GST), a total of $15,393,156.

2. WATER

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

A 'connection' is defined as a rating unit, or each separately used or inhabited portion (SUIP) of a rating unit, which is connected to the water supply in any scheme area, whether the connection is from the main supply line, or from any other line that is connected to the main supply. The fixed targeted charge is also applied in some scheme areas based on the availability of the service, being rating units which are not connected but are able to be connected ('serviceable'). A rating unit is regarded as serviceable if the rating unit lies within 50 metres of the water reticulation system.

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

*For the Granity South community water supply, a contribution from the connected properties for the ongoing upkeep of the supply is made and the charge will appear on the rates assessment but is not a "rate" in terms of the Rating Act. The detail of this charge is set out in the Buller District Council Fees and Charges.

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

Table 2 – Unit rates

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Westport - Multi-residential only			
	1-2	1	$1,474
	3	1.7	$2,506
	4	2.3	$3,390
	5	2.8	$4,127
	6	3.2	$4,717
	7	3.6	$5,306
	8	4	$5,896
	9	4.4	$6,486
	10	4.8	$7,075
	11	5.2	$7,665
	12	5.6	$8,254
Westport - all other rating sectors			
	1	1	$1,474
	2	1.7	$2,506
	3	2.3	$3,390
	4	2.8	$4,127
	5	3.2	$4,717
	6	3.6	$5,306
	7	4	$5,896
	8	4.4	$6,486
	9	4.8	$7,075
	10	5.2	$7,665
	11	5.6	$8,254
	12	6	$8,844
Reefton - Multi-residential only			
	1-2	1	$1,379
	3	1.7	$2,344
	4	2.3	$3,172
	5	2.8	$3,861
	6	3.2	$4,413
	7	3.6	$4,964
	8	4	$5,516
	9	4.4	$6,068
	10	4.8	$6,619
	11	5.2	$7,171
	12	5.6	$7,722

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Reefton - all other rating sectors			
	1	1	$1,379
	2	1.7	$2,344
	3	2.3	$3,172
	4	2.8	$3,861
	5	3.2	$4,413
	6	3.6	$4,964
	7	4	$5,516
	8	4.4	$6,068
	9	4.8	$6,619
	10	5.2	$7,171
	11	5.6	$7,722
	12	6	$8,274
Reefton – Major users			
1905006101	1+	2	$2,758
1905026900	1+	2	$2,758
1905044200	1+	2	$2,758
1905044800	1+	2	$2,758
1905050000	1+	2	$2,758
1905050400	1+	2	$2,758
1905051100	1+	2	$2,758
1905051400	1+	2	$2,758
1905047900	1+	4	$5,516
1905049300	1+	4	$5,516
1905050700	1+	4	$5,516
1905036800	1+	20	$27,580
Mokihinui			
Connected (excluding major users)	1	1	$654
Major users*	1+	8	$5,232
Ngakawau / Hector			
Connected (excluding major users)	1	1	$357
Ngakawau / Hector (major users)			
1880002800	1+	3	$1,071
1880006100	1+	20	$7,140
Waimangaroa			
Connected (excluding major users)	1	1	$1,101

Water Supply Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Waimangaroa (major users)			
1880034200	1+	2	$2,202
1883037500	1+	2	$2,202
1883039602	1+	2	$2,202
1883044300	1+	3	$3,303
1883002000	1+	5	$5,505
Little Wanganui			
Connected (excluding major users)	1	1	$625
Serviceable	1	0.5	$313
Major users*	1+	14	$8,750
Inangahua Junction			
Connected (excluding major users)	1	1	$2,348
Serviceable	1	0.5	$1,174
Major users*	1+	3	$7,044
***Other Major Users**		**Valuation Reference**	
Mokihinui		1879001700	
Inangahua Junction		1901009300	

2.1 Metered Water Supplies

2.1.1 Cape Foulwind Rural Water Supply

A targeted rate is set to fund the Cape Foulwind Rural Water Supply. Each farm connection is charged for consumption at a rate of $0.66 (inclusive of GST) per cubic metre (m^3).

2.1.2 Westport Metered Water Supply

The Council sets two rates for Westport Metered Water Supply. A targeted rate is set for each connection to the Westport water supply through a meter. The rate is set as a fixed amount for each connection at $1,514.00 (inclusive of GST). Note that consumers on the metered supply may opt to pay for more targeted rates than the number of connections to a property and be charged accordingly, with the annual allowance also being calculated accordingly.

Each metered supply is then charged at a rate of $3.75 (inclusive of GST) per cubic metre (m^3) for consumption over the allowance of 400m^3 for each targeted rate paid per annum.

2.1.3 Reefton Metered Water Supplies

Council is considering options to introduce metered water supply for extraordinary users. If introduced a charge of $3.75 (inclusive of GST) per cubic metre (m^3) for consumption over the allowance of 400 m^3 for each targeted rate paid per annum will apply.

2.2 Punakaiki Water Supply

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

The rate is set on a differential basis, based on use of the rating unit. The rate for differential factor 1.0 is $1,599.00 per connection (including GST).

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

Differential category	Differential factor	Targeted Rate (GST inclusive)
Punakaiki		
(A) Section only	0.5	$807.00
(B) Single residential dwelling	1	$1,614.00
(C) Department of Conservation Depot	1	$1,614.00
(D) Two residential dwellings or one residential dwelling and a lodge on one rating unit		$3,228.00
(E) Motel complex of more than 4 units	2	$3,228.00
(F) Hostel (backpackers)	4	$6,456.00
(G) Tavern, motel complex, and dwelling	6	$9,684.00
(H) Camping ground	11	$17,754.00
South Granity		$62
Westport Metered rate	400	$3.75

Table 2.2B – Categorisation of each property

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

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

Council may require any user on the water supply to have a meter installed, if it deems it necessary to do so, in the interests of fairness within the supply area. If introduced a charge of $4.14 (inclusive of GST) per cubic metre (m^3) for consumption over the allowance of 400 m^3 for each targeted rate paid per annum will apply.

Expected Yield (Collect)

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

Water Supply Area	Collect (GST Inc)
Little Wanganui Subdivision	$34,891
Mokihinui	$26,729
Ngakawau-Hector	$55,257
Waimangaroa	$131,163
Westport	$3,703,585

Water Supply Area	Collect (GST Inc)
Reefton	$801,619
Punakaiki	$135,436
Inangahua Junction	$63,294
Cape Foulwind	$122,575
South Granity	$1,186

3. SEWAGE DISPOSAL

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

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

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

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

For the Westport and Reefton, only connected properties are rated (there is no differential for serviceable properties) with the exception of those properties able to be connected to the Orowaiti sewerage upgrade to the Westport Scheme. Those properties (within that Orowaiti sewerage upgrade area as at 1 July 2009) which were, and still are, serviceable (having a habitable building), but not connected shall pay the full service charge(s) applicable to that scheme.

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

Table 3 – Unit rates

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Westport - Multi-residential only			
	1-2	1	$1,663
	3	1.7	$2,827
	4	2.3	$3,825
	5	2.8	$4,656
	6	3.2	$5,322
	7	3.6	$5,987
	8	4	$6,652
	9	4.4	$7,317
	10	4.8	$7,982
	11	5.2	$8,648
	12	5.6	$9,313

Sewage Disposal Scheme Rates	Differential category (refers to use by number of connections)	Differential Factor	Targeted Rate (GST inclusive)
Westport - all other rating sectors			
	1	1	$1,663
	2	1.7	$2,827
	3	2.3	$3,825
	4	2.8	$4,656
	5	3.2	$5,322
	6	3.6	$5,987
	7	4	$6,652
	8	4.4	$7,317
	9	4.8	$7,982
	10	5.2	$8,648
	11	5.6	$9,313
	12	6	$9,978
Reefton - Multi-residential only			
	1-2	1	$1,129
	3	1.7	$1,919
	4	2.3	$2,597
	5	2.8	$3,161
	6	3.2	$3,613
	7	3.6	$4,064
	8	4	$4,516
	9	4.4	$4,968
	10	4.8	$5,419
	11	5.2	$5,871
	12	5.6	$6,322
Reefton - all other rating sectors			
	1	1	$1,129
	2	1.7	$1,919
	3	2.3	$2,597
	4	2.8	$3,161
	5	3.2	$3,613
	6	3.6	$4,064
	7	4	$4,516
	8	4.4	$4,968
	9	4.8	$5,419
	10	5.2	$5,871
	11	5.6	$6,322
	12	6	$6,774
Little Wanganui			
	1	1.0	$1,192
	1	0.5	$596

Expected Yield (Collect)

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

Sewerage Scheme Area	Collect (GST Inc)
Little Wanganui Subdivision	$64,472
Westport	$3,838,059
Reefton	$582,368

4. WASTE MANAGEMENT

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

The localities of these zones are:

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

Levels of service for each are:

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

4.1 Waste Management - Zone 1

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

Any property that has been delivered more than one set of bins, shall be liable for the fixed amount for each set of bins delivered to the property.

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

The annual targeted waste management rate for Zone 1 will be $250.00 per set of two bins (including GST).

4.2 Waste Management - Zone 2

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

The annual targeted waste management rate for Zone 2 will be $194.00 per rating unit (including GST).

4.3 Waste Management - Zone 3

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

The annual targeted waste management rate for Zone 3 will be $544.00 per rating unit (including GST).

Expected Yield (Collect)

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

Solid Waste Area	Collect
Zone 1	$1,159,130
Zone 2	$106,066
Zone 3	$56,189

Lump sum contributions

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

5. DIFFERENTIAL CATEGORIES

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

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

Residential Categories

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

Residential 101
Includes residential rating units, or parts of rating units, within the valuation rolls numbered 18780 (but excluding the Little Wanganui Subdivision); 18800 (but excluding the township of Ngakawau and Granity); 18820; 18830 (but excluding the townships of Waimangaroa and Conns Creek); 18840 (but excluding the settlement of Snodgrass, and those properties in the greater Westport area to the west of the Orowaiti River); 19000; 19010; 19040; 19080; and 19081.

Residential 102
Includes residential rating units, or parts of rating units, within the valuation roll numbered 18810, plus the settlement of Snodgrass.

Residential 103
Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18790 (but excluding the township of Hector), plus the Little Wanganui Subdivision, and Conns Creek.

Residential 104
Includes the residential rating units, or parts of rating units, on the inland side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity, plus the township of Waimangaroa.

Residential 105
Includes the residential rating units, or parts of rating units, on the seaward side of the State Highway 67 in the townships of Hector, Ngakawau, and Granity.

Residential 106
Includes the residential rating units, or parts of rating units, within the valuation rolls numbered 18840, 18950, 18960, and 18970 (but not including any properties to the east of the Orowaiti River or south of Stafford Street, and those properties on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street).

Residential 107
Includes the residential rating units, or parts of rating units, on Orowaiti Road, Morgans Lane, Forbes, Coates, and Shelswell Streets, and selected properties at the northern end of Derby Street and including Beach Drive.

Residential 108
Includes the residential rating units, or parts of rating units, within the township of Carters Beach (but excluding those properties located on Marine Parade and in the Elley Drive subdivision).

Residential 109
Includes the residential rating units, or parts of rating units, within the township of Carters Beach located on Marine Parade and in the Elley Drive subdivision (but excluding valuation reference 1885022301).

Residential 110
Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18850 (but excluding the townships of Carters Beach, Omau, and Tauranga Bay).

Residential 111
Includes the residential rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding the townships of Charleston and Punakaiki and the Ross Subdivision).

Residential 112
Includes the residential rating units, or parts of rating units, within the townships of Omau and Tauranga Bay, plus valuation reference 1885022301.

Residential 113
Includes the residential rating units, or parts of rating units, within the township of Charleston.

Residential 114
Includes the residential rating units, or parts of rating units, within the township of Punakaiki and the Ross Subdivision.

Residential 115
Includes the residential rating units, or parts of rating units, within the valuation roll numbered 19050.

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

Multi Residential 121
Includes those rating units under valuation references 1878011803, 1880019400, 1878018300BB, and 1908009900.

Multi Residential 122
Includes the rating unit under valuation reference 1878037247.

Multi Residential 123
Includes the multi-residential rating units within the valuation rolls numbered 18840; 18950; 18960; and 18970.

Multi Residential 124
Includes those rating units within the valuation roll numbered 18860.

Multi Residential 125
Includes those multi-residential rating units within the valuation roll numbered 18850.

Multi Residential 126
Includes those multi-residential rating units within the valuation roll numbered 19050.

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

Commercial 131
Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18780; 18820; 19000; 19010; 19040; 19080; and 19081; and that rating unit under valuation reference 1884018701.

Commercial 132
Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18810; and 18830.

Commercial 133
Includes commercial rating units, or parts of rating units, within the valuation rolls numbered 18840 (excluding 1884018701); 18960; and 18970.

Commercial 134
Includes commercial rating units, or parts of rating units, within the valuation roll numbered 18950.

Commercial 135
Includes the rating unit under valuation references 1885002400BB and 1885022400.

Commercial 136
Includes commercial rating units, or parts of rating units, within the valuation roll numbered 18850 (excluding 1885002400BB and 1885022400).

Commercial 138
Includes commercial rating units within the valuation roll 18860, north of the Fox River.

Commercial 139
Includes commercial rating units within the valuation roll 18860, south of the Fox River.

Commercial 140
Includes commercial rating units, or parts of rating units, within the valuation roll numbered 19050.

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

Rural 141
Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural 142
Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural 143
Includes rural rating units, or parts of rating units, within the valuation rolls numbered 18850; and 18860.

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

Rural Residential 151

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

Rural Residential 152
Includes rural residential rating units, or parts of rating units, within the valuation rolls numbered 18790; 18800; 18850; and 18860.

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

Rural Small Holding 161
Includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18780; 18810; 18820; 18830; 18840; 18850; 18950; 18960; 18970; 19000; 19010; 19040; 19050; 19080; and 19081.

Rural Small Holding 162
Includes rural small holding rating units, or parts of rating units, within the valuation rolls numbered 18790; and 18800.

Rural Small Holding 163
Includes rural small holding rating units, or parts of rating units, within the valuation roll numbered 18860 (but excluding those units within the valuation reference ranges 1886003000 to 1886003600 and 1886023800 to 1886027700).

Rural Small Holding 164
Includes rural small holding rating units, or parts of rating units, within the valuation reference ranges of 1886003000 to 1886003600 and 1886023800 to 1886027700.

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

Industrial 172
includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Coal above.

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

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

Industrial 173
Includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Other above.

Industrial harbour
Properties used for harbour and associated activities.

Industrial 174
Includes those industrial rating units, or parts of rating units, that fall within the definition of Industrial Harbour above.

2026/27 rates breakdown

	Location	Land Value	Rates		Variation	
			2025/2026	2026/27	$	%
1	**Res 101 Karamea**	$170,000	$1,092.02	$1,201.25	$109.22	10.00%
2	**Res 103 Little Wanganui**	$170,000	$2,584.12	$3,162.73	$578.60	22.39%
3	**Res 103 Mokihinui**	$100,000	$1,716.71	$1,829.13	$112.42	6.55%
4	**Res 103 Seddonville**	$80,000	$1,049.33	$1,110.11	$60.78	5.79%
5	**Res 104 Hector**	$125,000	$1,523.45	$1,590.37	$66.92	4.39%
6	**Res 104 Waimangaroa**	$100,000	$2,549.28	$2,257.69	-$291.59	-11.44%
7	**Res 106 Brougham Street**	$115,000	$4,638.85	$5,132.31	$493.46	10.64%
8	**Res 106 Russell Street**	$105,000	$4,617.60	$5,032.72	$415.12	8.99%
9	**Res 108 Carters Beach**	$150,000	$4,535.12	$4,885.55	$350.43	7.73%
10	**Res 113 Charleston**	$136,000	$1,413.15	$1,418.59	$5.44	0.38%
11	**Res 114 Punakaiki**	$320,000	$4,057.93	$4,124.87	$66.94	1.65%
12	**Res 101 Ikamatua**	$80,000	$996.10	$1,042.12	$46.01	4.62%
13	**Res 115 Reefton**	$120,000	$3,743.18	$3,886.26	$143.07	3.82%
14	**Res 101 Springs Junction**	$95,000	$1,233.64	$1,372.64	$139.00	11.27%
15	**Com 131 Karamea**	$380,000	$6,627.75	$6,804.16	$176.41	2.66%
16	**Com 134 Westport**	$200,000	$15,962.58	$12,793.71	-$3,168.86	-19.85%
17	**Com 140 Reefton**	$240,000	$5,859.23	$6,340.75	$481.52	8.22%
18	**Rur 141 Karamea**	$650,000	$3,606.10	$3,516.14	-$89.96	-2.49%
19	**Rur 143 Cape Foulwind**	$1,070,000	$4,303.85	$4,304.15	$0.30	0.01%
20	**Rur 141 Mai Mai**	$1,500,000	$7,511.36	$7,134.16	-$377.20	-5.02%
21	**RR 151 Karamea**	$305,000	$1,890.31	$1,946.12	$55.81	2.95%
22	**RR 152 Granity**	$185,000	$1,382.84	$1,520.69	$137.85	9.97%
23	**RR 151 Westport**	$270,000	$1,774.62	$1,870.80	$96.18	5.42%
24	**RR 152 Westport**	$295,000	$1,663.72	$1,669.48	$5.76	0.35%

Changes to rates for 2026/27 from the 2025-2034 LTP

The average proposed rates increase across all ratepayers — including households, businesses, and rural properties — is 5.8%.

This is significantly lower than the 9.05% increase signalled for 2026-27 in the 2025-2034 Long Term Plan (LTP), and is consistent with Council's commitment to keep annual rates increases below 10% and rates revenue below 65% of total revenue.

The lower proposed increase reflects a detailed review of the 2026-27 budget. Staff reviewed budgets line by line to identify savings, reduce costs where appropriate, and increase non-rates revenue where possible.

- delaying recruitment where appropriate;
- reducing legal advice costs;
- reducing repairs and maintenance expenditure where this can be done without compromising essential services;
- reducing vehicle insurance premiums;
- bringing more consulting and roading work in-house; and
- generating additional income from asset sales and increased returns from Buller Holdings Limited.

Overall, the total rates movement is now forecast to be 5.8%, compared with 9.05% in the LTP. This reflects the impact of the savings and additional income identified through the budget review.

These savings have helped offset cost pressures in other areas. In particular, energy costs have increased significantly over the past 12 months and are expected to continue rising,.

Council has also provided for the purchase of a new budgeting and reporting tool to replace the current financial modelling system. This investment will improve the way budgets and rates are calculated and reported in future years.

Section 4

Fees and charges

AP
Year 2 of Buller District Council's
2025-2034 Long-Term Plan
26/27

All figures are GST inclusive unless expressly stated otherwise.

Buller District Libraries	
Rentals	
Books - large print	$0.50
Books - rental titles other than best- seller collection	$1.00
Books - best-seller collection (two- week loan only)	$3.00
Magazines (first year of issue)	$0.50
Jigsaws	$1.00
DVDs (1 week)	$3.00
Items recovery charge	
Lost/damaged	Replacement cost, plus $6.00 processing fee
Item recovery charge This charge applies to any overdue accounts referred to Council and followed up by a debt collection agency)	$15.00
Requests	
Interloan (reciprocal libraries)	$9.00
Interloan (non-reciprocal libraries)	$20.00
Replacement membership cards	$2.00
Sales	
Books	$1.00 - $3.00
Book covering	$8.00
Photocopying	
A4 mono	$0.30 per sheet
A4 mono double-sided	$0.60 per sheet
A4 colour	$1.20 per sheet
A3 mono	$0.50 per sheet
A3 mono double-sided	$1.00 per sheet
A3 colour	$2.20 per sheet
Scanning	
Use of scanning services	$1 per transaction
Laminating	
A4	$2.00 each
A3	$4.00 each
Hire of Meeting Room	
Commercial / business / government department	$150.00 per day
Commercial / business / government department	$75.00 per half day
Non-profit / community group	$50.00 per day
Non-profit / community group	$25.00 per half day
Housebound service	
Annual charge	$20.00
Non resident subscription	
Holiday card - valid up to one month	$15.00
Subscription membership card (valid six months)	$50.00

Internet printing (from People's Network):	
A4 mono	$0.20 per side
A4 colour	$1.00 per side
Charging of mobile devices	$2.00 per device
Re-surfacing of DVDs	$ 8.00 per DVD

Clocktower

(excluding tenanted areas, Council Chambers and the Mayor's room)	
Commercial/business/government department (longer term rates by negotiation)	$200.00 per day
Non-profit/community group	$50.00 per day, up to a maximum of $400.00 per event

NBS Theatre

Movie admission	
Adults	$15.00
Student (with ID)	$11.00
Children (under 16)	$8.50
Senior citizens (SuperGold cardholder)	$10.00
Family ticket (two adults and two children)	$42.50
3-D glasses	$2.50 per pair
Hourly theatre (auditorium) hire rate	
Variable dependent upon other direct costs - wages, heating	$55.00 per hour minimum
Daily theatre (auditorium) hire rate	
Professional	$1,200.00
Local	$600.00
Arts Council and public meetings	$450.00
Two-day hire	$1,100.00
Green Room hire rate	
Per hour	$50.00
Daily rate	$200.00
Fred Gregory Screen Room hire rate	
Per hour	$50.00
Daily rate	$200.00
Office spaces	
Fair market value, by negotiation	
Equipment usage charges	
Lights	$20.00 per day
Dimmer packs	$30.00 per day
Speakers	$30.00 per day
Microphones, stands, light trees, CD player	$15.00 per day
Usher, front of house	$28.00 per hour per person
Laptop, projector and screen	$30.00 per day
Hire of tablecloths	$2.50
Hire of chairs	$4.50

Hire of trestles	$3.00
Staff technician	$38.00 per hour
Additional charges	At the discretion of Theatre Manager

Reefton Cinema	
Movie admission	
Adults	$15.00
Students (with ID)	$11.00
Children (under 16)	$8.50
Seniors (SuperGold card holders)	$10.00
Family ticket (two adults and two children)	$42.50
3-D glasses	$2.50 per pair
Cinema hire	
Local daily hire	$500.00
Cinema hire	$50.00 per hour
Cinema hire - Arts Council and public meetings	$450.00 per day

Reefton Community Hall	
Hire rate	
Hire rate to 4:00pm weekdays	$15.00 per hour
Hire rate, nights, weekends, statutory holidays	$25.00 per hour
(Variable at discretion of Staff, plus other direct costs - wages, heating, cleaning)	

Reefton Women's Institute Rooms / Community room	
Commercial/business/government department	$165.00 per day
Commercial/business/government department	$80.00 per half day
Commercial/business/government department	$25.00 per hour
Non-profit/community group	$60 per day
Non-profit/community group	$30 per half day
Non-profit/community group	$15 per hour

Reserves	
Reefton Community Hall - sports	
U16 training	$10.00 per hour
Senior training and U16 competition	$15.00 per hour
Senior competition	$25.00 per hour
Full night hire	$250.00
Victoria Square	
Casual commercial use of Oval	$1,575 per weekend and other times by negotiation.
Long-term Leases and Licences	Negotiated case by case and reviewed annually
Kilkenny Park	
Casual Commercial Use	$365.00 per event

Hall and reserve hire fees
Fees and charges are set by the relevant subcommittee
For campgrounds, please refer to the following web pages: https://mokihinui.co.nz/campground/ https://seddonvillepark.co.nz/ https://reeftonmotorcamp.co.nz/

Westport and Reefton Cemeteries

Plot Fees	
Lawn plot including pre-purchased plot (includes perpetual maintenance)	$1,178.00
Eco plot including pre-purchased plot (includes perpetual maintenance)	$1,178.00
Special area plot (provided for child under 12 years, including still born child)	$620.00
Ashes plot on ashes berm including pre-purchased plot	$160.00
Headstone or plaque permit on berm for lawn plot	$152.00
Headstone or plaque permit on berm for ashes plot	$77.00
(In recognition of the Returned Services personnel contribution and service to their country, the Council only charges an interment fee for the burial of Returned Services personnel in Council operated cemeteries.)	

Interment Fees	
Interment in lawn plot	$717.00
Interment in lawn plot extra depth	$1,199.00
Interment for eco-burial/natural burial – Westport Orowaiti Cemetery only	$717.00
Interment for eco-burial/natural burial extra depth – Westport Orowaiti Cemetery only	$1,199.00
Interment in special area plot (child aged under 12 years)	$185.00
Interment in special area plot or in purchased Lawn Plot (Still born baby)	$66.00
Interment of ashes for one	$132.00
Interment of ashes for two	$177.00
In case of double bereavement in one family, interment fee reduced by 33%	
Disinterment	$717.00 + any additional costs
Reinterment	$717.00 + any additional costs
Additional Fees	
Interments taking place on a weekend or public holiday incur an additional fee of	$299.00
Excavation of a grave on a weekend or public holiday will incur an additional fee of	$378.00
Documentation Fees	
Issue of duplicate of any document or certificate	$55.00
Cemetery burial records search exceeding 10 minutes of staff time	$47.00

Rubbish	
Maruia Landfill - The contractors will charge solid waste fees	
Minimum charge for refuse	$12.00
Light truck/ute/van	$75.00
Single axle trailer	$75.00
Double axle trailer	$100.00
Domestic Recycling	Free
Karamea Landfill - The contractors will charge solid waste fees	
Minimum charge for refuse	$12.00
Charge per tonne (above minimum) including Green Waste	$185.00 per tonne
Gas Bottles	$22.00 each
Oil used	$1.75 per litre
Whiteware	$10.00 per item
Prepared car bodies	$40.00 per item
Fibres (paper & cardboard)	Charged as refuse
Glass	Free
Plastics #1, #2 and #5	Free
Tin and cans	Free
Household batteries	Free
Tyres	Free
Scrap metal	Free
Westport and Reefton *Pricing set by contractor, subject to change	
*Minimum charge for refuse	$16.20
*Charge per tonne (above minimum)	$606.50 per tonne
*Recycling Glass - Commercial	$100.00 per tonne
*Recycling – Other - Commercial	$906.00 per tonne
*Paint 10 or 20 litre Container	$8.20 per container
*Oil used – 4 litre container	$2.30
*Oil used – 20 litre container	$4.60
*Construction and Demolition Waste	$270.00 per tonne
*Whiteware – Other	$10.40 each
*Gas Bottles	$10.40 each
*Scrap Metal	$40.00 per tonne
*Car bodies – prepared only	$58.00 each
*Greenwaste	Free
Batteries	Free
Tyres	Free
E-waste (electronics)	Free
Whiteware – Fridge/Freezer	Free
Polystyrene	Free

Advertising	
Advertising on Palmerston Street rubbish bins. (One panel on each of the 11 bins. The advertiser is to meet the costs of producing the advertising material.)	Cost to be provided upon application
Advertising on Council-owned State Highway billboards (The advertiser is to meet the costs of producing the advertising material, installation and removal.)	$840.00 per month, per site (plus GST)

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

Senior Housing	
Single unit (1-bedroom, single occupancy)	$165.00 (GST exempt) per week
Double unit (2-bedroom, up to two occupants)	$215.00 (GST exempt) per week
Three bedroom unit (up to three occupants)	$290.00 (GST exempt) per week
Garage (if available)	$10.00 (GST exempt) per week
Room rental	
For other rooms not listed, rental rates will be provided on application.	

Additional trade waste charges as per schedule 1C of the Trade Waste Bylaw

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

A2 Additional trade waste charge

This is an annual charge for recovery of the marginal cost of providing additional trade waste capacity. This charge will be made using the methodology defined in schedule 1D, of Council's Trade Waste Bylaw. This charge will be made on the basis of multiples of domestic dwelling equivalents. The Domestic Dwelling Equivalent (DDE) varies depending on the activity.

To calculate the total trade waste cost charging groups based on DDE are as follows:

Charging group Domestic	Dwelling Equivalent (DDE) Band	Trade waste fee
A	<2 DDE	$0
B	2 - <5 DDE	$105.00
C	5 - <10 DDE	$210.00
D	10 - <20 DDE	$420.00
E	20 - <30 DDE	$630.00
F	30 - <70 DDE	Determination required
G	<70 DDE	Determination required

A4 Trade waste consent application fee
This is payable with each Trade Waste Consent Application.

A5 Compliance or extraordinary application processing costs

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

Schedule 1D of the Trade Waste Bylaw - methodology for calculating additional trade waste charges. The following methodology will be used to apply the fees and charges set out in schedule.

1C. This methodology is based on principles outline in the Introduction to the bylaw.

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

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

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

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

Licence to occupy

Application for licence to occupy	$195.00
Licence to occupy documentation fee	$195.00
Annual licence fee	
For dwellings on unformed legal road, as per Council policy	Council will provide rental rates upon application. For dwellings on unformed legal road, as per Council policy
(All other licences by negotiation)	

Road stopping

Application fee (If application is approved, all costs, including staff time are payable in advance, in addition to the application fee)	$385.00

Vehicle crossings

Vehicle crossings are required to be installed to Council specifications and the installation must be undertaken by an approved contractor following the application being approved by Council. Crossings inspected as part of a resource consent application will be charged at $170 per hour, other individual inspections will be charged at $160 each.

South Granity Water Contribution	
Buller District Council has a memorandum of understanding with the South Granity Water Board to collect an annual charge for the upkeep of the South Granity community water supply. The charge is applicable for all properties connected to the water supply and will be included in the rates assessment for the property.	$288.00 per year
Instalment dates	
South Granity water charges are payable in four instalments with the due dates being:	
Instalment 1	28 August 2026
Instalment 2	28 November 2026
Instalment 3	28 February 2027
Instalment 4	28 May 2027
Penalties	
On the penalty date a ten percent (10%) charge will be added to the balance of charges left owing. A charge of five percent (5%) will be added on 1 September 2025 to any balance owing from any year's charges applied prior to 1 July.	
South Granity Water charges are payable at Council's main office, Brougham Street, Westport (open 8.30am - 4.30pm, Monday to Friday), or the Visitor and Service Centre at 67 - 69 Broadway, Reefton (open 8.30am - 4.30pm), or by using on-line banking, or through direct credit, direct debit, or credit card. All unpaid water charges will incur penalties on the penalty dates as set out in the table below:	
Instalment 1	29 August 2026 10%
Instalment 2	29 November 2026 10%
Instalment 3	28 February 2027 10%
Instalment 4	29 May 2027 10%
Any year's water contribution struck prior to 1 July 2026	1 September 2027 5%

Regulatory Services - Resource Management/Planning

Basis of charges

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

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

Timing of payments

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

Deposits

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

Since resource consent applications can vary significantly in their content and nature, the Council cannot set a fixed charge that would be fair and reasonable in every case.

The deposit shown in the schedule is the minimum deposit for that particular application category. A deposit higher than the minimum could be required and this would be dependent on the nature and scale of each specific application.

Additional deposits are required in relation to applications that require notification (limited or public), pre-hearing meetings and hearings.

Final costs

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

a. Remission of charges

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

b. Additional charges

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

c. Discount on the charges

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

Policy

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

a. Staff costs will be charged out at their hourly charge out rates as determined by the Department Manager from time to time, in consultation with Finance.

b. Vehicle mileage rates will be charged at $2.00 per kilometre plus GST for external charging. Travel for consultants will be charged at cost.

c. Staff travel time for site visits will be capped at one hour, plus applicable mileage.

d. Advertising, materials and laboratory costs will be charged at cost.

e. Costs for Hearing Commissioners and their disbursements will be recovered at actual rates.

f. Legal charges/peer reviews will be recovered at actual rates.

g. Costs for contractors and consultants will be recovered at actual rates.

h. An additional charge of 10% will also be applied to cover Council's costs in relation to outsourced consent applications.

List of charges	
A charge shall be made for each type of application or action listed. All charges unless otherwise specified in this table are a deposit and are inclusive of GST. All references are to the Resource Management Act 1991 and any subsequent amendments, unless specified otherwise.	
Application administration fee	$200.00
Monitoring administration fee	$200.00
Category A - Land Use Consents	
Description of service	Minimum deposit/fixed charge
Land use applications, including certificate of compliance applications	$1,500.00 deposit with full cost recovery
Deemed permitted boundary activities – Section 87BA of the Resource Management Act 1991	$550.00 deposit with full cost recovery
Deemed permitted activities – Section 87BB of the Resource Management Act 1991	$550.00 deposit with full cost recovery
Category B - Subdivision Consents	
Subdivision applications, including certificate of compliance applications	$1,500.00 deposit with full cost recovery
Boundary adjustment applications	$1,500.00 deposit with full cost recovery

Category C – Additional deposits required for notification and hearing related matters	
Prior to arrangement of limited notification	$1500.00 with full cost recovery
Prior to arrangement of public notification	$2500.00 with full cost recovery
Prior to arrangement of pre-hearing meeting	$1500.00 with full cost recovery
Prior to arrangement of hearing	$3000.00 minimum with full cost recovery
Category D - General Processing and Monitoring	
Section 223 sealing of plan	$350.00 minimum with full cost recovery
Signing under Section 224(c) where no conditions are imposed	$250.00 minimum with full cost recovery
Signing under Section 224(c) where conditions are imposed	$400.00 minimum with full cost recovery
Section 226 Certificates	$1,000.00 minimum with full cost recovery
Right of way application and easement amendments (Section 348 of LGA 1974)	$1,000.00 minimum with full cost recovery
Resolution for no frontage access to a lot (Section 321 of LGA 1974)	$400.00 minimum with full cost recovery
Authenticated copy of Section 321 resolution	$230.00 minimum with full cost recovery
Easements and encumbrances including lifting building line restrictions	$600.00 minimum with full cost recovery
Other services (e.g. technical reviews/advice - building, engineering advice)	At cost
Compliance monitoring on a Resource Consent where a breach of consent condition or conditions are identified - Section 35(2)(d)	At cost, invoiced on completion of investigations
Compliance monitoring of Resource Consent conditions, including Compliance Certificate for completion of conditions	At cost, invoiced on completion of investigations
Objection on decision - Sections 357, 357A, 357AB	$450.00 deposit with full cost recovery
Sections 125, 127, 221 application	$1,000.00 deposit with full cost recovery
Notified review of condition - Section 128	Full cost recovery
Notice to surrender consent - Section 138	$500.00 deposit with full cost recovery
Maintenance bond administration	$300.00 per condition to be bonded
Performance bond administration	$300.00 per condition to be bonded
Bond preparation by Council Solicitor	At cost
Legal costs associated with consent application	At cost
Existing use rights application	$1,500.00 deposit with full cost recovery
Transfer of resource consent (per consent)	$100.00
Certificate of Compliance - Section 139	$1,500.00 deposit with full cost recovery
Signing of s241 cancellation of amalgamation certificate	$150.00 minimum with full cost recovery
Signing of s243 variation/surrender of easements certificate	$150.00 minimum with full cost recovery
Signing of s348 certificate	$150.00 minimum with full cost recovery
Request for private plan change	$6,000.00 deposit with full cost recovery
Designations and Heritage Orders	
Deposit for application relating to designation and heritage order matters not listed below	$1,500.00 deposit with full cost recovery
Approval of outline plan - Section 176A	$1,000.00 deposit with full cost recovery
Waiver of outline plan	$250.00 flat fee
Notice of requirement	$6,000.00 deposit with full cost recovery
Alteration of a designation section 181, lapse determination sections 184, 184A	$1,500.00 deposit with full cost recovery

Category E - Miscellaneous	
Preparation of any documents for the purposes of the Overseas Investment Commission.	At cost
Information requests that take longer than 30 minutes to answer	At cost
Record of Title search (or first instrument)	$50.00
Plus: per additional document relating to Record of Titles	$20.00
Consultants' miscellaneous fees (i.e., printing costs)	At cost
Consultation of more than 30 minutes regarding information in respect of District Plan or proposed District Plan interpretation on any one project, excluding explanations associated with the statutory process for processing a consent.	Invoiced on completion of consultation
Searching and compiling information in respect of plans, resource consent records, planning files, involving more than 30 minutes and per half hour or part thereof	$50.00 deposit with full cost recovery
Written response to interpretations sought on District Plan or any Proposed District Plan rule/s	Invoiced on completion of investigations

Category F - District Plans	
Buller District Plan folder (A4 printed)	$600.00 flat fee
Buller District Plan on USB	$100.00 flat fee
Buller District Plan maps - printed A3	$500.00 flat fee
Buller District Plan maps - copy on USB	$100.00 flat fee
Note: The Te Tai o Poutini plan is a ePlan. The above charges are in relation to the Buller District Plan that was dated 28 January 2000	

Category G – Charge-out rates. The following are charge-out rates that will be used to assess actual costs	
Chief Executive	$300.00 per hour
All divisional managers	$260.00 per hour
Processing officer (including consultants undertaking processing and monitoring of applications	$145.00 - $290.00 per hour
Assets and infrastructure and building officers	$210.00 - $290.00 per hour
Technical support officer planning	$165.00 per hour
Other staff	Hourly rate set by Manager of the respective department - in consultation with Finance.
Cost of commissioners attending hearings	Actual costs
Consultants and contractors (e.g., noise reports, legal advice, does not include processing and monitoring consultants).	Actual costs (plus 10% charge as per policy)
Copying, vehicle costs and other administration charges are applicable as prescribed for the whole of Council's operations.	

Notes:

- The Council may charge a late default fee of $500.00 if a resource consent application is withdrawn within five (5) working days of an appointed hearing, in addition to costs.
- Consent monitoring charges will be included as conditions on resource consents where appropriate.
- Every other certificate, authority, approval, consent, service given or inspection made by the Council under any enactment or regulation not specifically mentioned in the resolution above, where such enactment contains no provision authorising the Council to charge a fee and does not provide that certificate, authority, approval, consent, service or inspection is to be given or made free of charge, will be charged for at cost.
- All information searches which take longer than 30 minutes will be charged for.

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

Building Activity

Building fees and charges are calculated depending on the type of application, costs of the work involved, levies, how long it takes to process and how many inspections are required. All housing / residential, commercial, major alterations and Certificate of Acceptance require a deposit to be paid on application.

Building consents will not be issued until processing has concluded, fees and charges are calculated, and settlement of any additional fees and charges have been paid.

An estimated number of inspections will be charged for at the outset, with any additional inspections charged for at the end of the project / prior to issuing Code Compliance Certificate. Refunds may be available for any unused inspections; these are also calculated at the time of project completion.

Building Research (BRANZ), Ministry of Business Innovation and employment (MBIE) levies and insurance levies apply for building work over a certain value.

Where any building charge is inadequate to enable the recovery of the actual and reasonable costs, a further charge may be payable.

The owner is responsible for all fees and charges. If an application is withdrawn at any stage, any fees and charges incurred up to that point must still be paid. Any functions or services that are provided but are not specifically detailed in this schedule will be charged at the relevant officer charge-out rate.

All figures are GST inclusive unless expressly stated otherwise.

Project Information Memorandum (PIM) only		
Residential	$235	Plus processing fees
Commercial / Industrial	$340	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$65	Flat fee
AlphaOne / Objective Build online processing charge	$92	Flat fee
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Granny flats (does not include administration, processing and insurance fees)		
Deposit	$3,000	Per application
Project Information Memorandum (PIM)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$400	Flat fee – Single residential
AlphaOne / Objective Build online processing charge	0.075% + GST	Where the value of building work is greater than $125,000
Consent fee	$595	Residential 1 - 2 Categories Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per on site inspection
	$160	Per remote inspection
Code Compliance Certificate	$595	Residential 1 – 2 Categories Plus processing fees

Housing / Residential (does not include administration, processing and insurance fees)		
Deposit	$3,000	Per application
Project Information Memorandum (PIM)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$400	Flat fee – Single residential
	$800	Flat fee – multi-units
AlphaOne / Objective Build online processing charge	$92	Flat fee - Where the value of building work is less than $125,000
	0.075% + GST	Where the value of building work is greater than $125,000
	$1,875 + GST	Flat fee – Where the value of building work is greater than $2,500,000
Consent fee	$595	Residential 1 - 2 Categories Plus processing fees
	$775	Residential 3 Category Plus processing fees
	$1,185	Multi-units x 2 Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$595	Residential 1 – 2 Categories Plus processing fees
	$775	Residential 3 Category Plus processing fees
	$1,185	Multi-units x 2 or more Plus processing fees

Commercial / Industrial (does not include administration, processing and insurance fees)		
Deposit	$3,000	Per application
Project Information Memorandum (PIM)	$340	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$500	Flat fee
AlphaOne / Objective Build online processing charge	$92	Flat fee - Where the value of building work is less than $125,000
	$0.075% + GST	Where the value of building work is greater than $125,000
	$1,875 + GST	Flat fee – Where the value of building work is greater than $2,500,000
Consent fee	$775	Commercial 1 - 2 Categories Plus processing fees
	$950	Commercial 3 category Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$775	Plus processing fees Commercial 1 - 2 category
	$950	Plus processing fees Commercial 3 category

Accessory Buildings* (does not include administration and processing fees)		
*Garage / Shed / Sleepout / Temporary building / Pool / Sign / Demolition work outside the scope of Schedule 1		
Deposit	-	Not applicable
Project Information Memorandum (PIM)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$120	Flat fee
AlphaOne / Objective Build online processing charge	$92	Flat fee - Where the value of building work is less than $125,000
	$0.075% + GST	Where value of building work is greater than $125,000
Consent fee	$215	Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$215	Plus processing fees
Minor Alterations / Renovations (<$150,000) (does not include administration and processing fees)		
Deposit	$3,000	
Project Information Memorandum (PIM)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$400	Flat fee
AlphaOne / Objective Build online processing charge	$0.075% + GST	Where the value of building work is greater than $125,000
	$1,875 + GST	Flat fee – Where the value of building work is greater than $2,500,000
Consent fee	$595	Residential 1 - 2 Categories Plus processing fees
	$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	$915	Commercial 3 Category Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$595	Residential 1 - 2 Categories Plus processing fees
	$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	$915	Commercial 3 Category Plus processing fees

Major Alterations / Renovations (>$150,000) (does not include administration and processing fees)		
Deposit	$3,000	
Project Information Memorandum (PIM)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$400	Flat fee
AlphaOne / Objective Build online processing charge	$0.075% + GST	Where the value of building work is greater than $125,000
	$1,875 + GST	Flat fee – Where the value of building work is greater than $2,500,000

Consent fee	$595	Residential 1 - 2 Categories Plus processing fees
	$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	$915	Commercial 3 Category Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$595	Residential 1 - 2 Categories Plus processing fees
	$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	$915	Commercial 3 Category Plus processing fees
Plumbing and Drainage (does not include administration and processing fees)		
Deposit	-	Not applicable
Project Information Memorandum (PIM) (If applicable)	$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	$65	Flat fee
AlphaOne / Objective Build online processing charge	$92	Flat fee - Where the value of building work is less than $125,000
	$0.075% + GST	Where value of building work is greater than $125,000
Consent fee	$215	Plus processing fees
Compliance Check – RMA / Planning	$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	$225	Per inspection
Code Compliance Certificate	$215	Plus processing fees

Solid Fuel Burner		
Freestanding • Consent fee • AlphaOne / Objective Build online processing charge • Compliance check – RMA / Planning • One inspection • Code Compliance Certificate	$635	Flat fee*
In-Built • Consent fee • AlphaOne / Objective Build online processing charge • Compliance check – RMA / Planning • Two inspections • Code Compliance Certificate	$860	Flat fee*
Re-inspection fee[1]	$225	Per inspection
Additional processing[2]		Refer to processing fees
[1] *In instances where an inspection fails and the building control officer is required to physically re-inspect.* [2] *In instances where there are a significant number of requests for information (RFI's) during processing.*		

Marquee*		
*Tents, marquees, and similar lightweight structures that do not meet the criteria of Schedule 1(5) of the Building Act 2004		
Consent fee Includes: • Compliance check – RMA / Planning	$70	Plus processing fees
AlphaOne / Objective Build online processing charge	$92	Flat fee - Where the value of building work is less than $125,000
	$0.075% + GST	Where the value of building work is greater than $125,000
BCA Quality Assurance / Accreditation Levy	$62	Flat fee
Inspection fee	$225	Per inspection
Code Compliance Certificate	$70	Plus processing fees
Compliance Schedules		
New	$445	Plus processing fees
Duplicate / Copy	$166	Flat fee
Amendment	$235	Plus processing fees

Building Warrant of Fitness (BWOF)		
On or before due date Includes: • B-RaD • S-RaD	$62	Backflow preventor only
	$200	2 – 4 specified systems
	$300	5 – 6 specified systems
	$400	7 or more specified systems
After due date late fee	$200	Flat fee
BWOF Audit	$225	Per inspection
Certificate of Acceptance (COA)		
Emergency works	$595	Plus, any processing fees, as well as any other fees, charges, or levies that would have been payable if a building consent had been applied for
All other works	$1,850	Plus, any processing fees, as well as any other fees, charges, or levies that would have been payable if a building consent had been applied for in accordance with Section 97 of the Building Act 2004
Building Levies		
BRANZ (as set by statutory requirements and payable on consent value over $20,000)		$1.00 per $1,000, or part thereof
MBIE (as set by statutory requirements and payable on consent value over $20,444)		$2.01 per $1,000 or part thereof
Other Building Fees and Charges		
Withdrawal or lapse of a building consent	$155	Flat fee
Waiver / Modification for durability	$155	Flat fee
Notice to Fix Includes: • 1 investigation inspection • 1 hour processing	$546	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate

Notice to Fix – Building Warrant of Fitness (BWOF)	$285	Flat fee
Residential pool compliance	$225	Per inspection
Certificate of Public Use (CPU) Valid for 12 months on issue Includes: • 1 hour processing	$565	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Additional CPU for an existing consent Includes: • 1 hour processing	$820	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Minor variation to building consent	$115	Plus processing fees
Amendment to Building Consent: • Consent fee	$155	Plus processing fees
• BCA Quality Assurance / Accreditation Levy	$100	Flat fee
Extension of Time to Building Consent	$175	Flat fee
Section 37 Certificate preparation	$85	Flat fee
Section 72: • Preparing / administration and signing for lodgement.	$175	Plus LINZ lodgement fee
• Lawyers' fees and LINZ Lodgement	$670	Deposit – Actual final fees will be on-charged
Section 75: • Preparing / administration and signing for lodgement	$175	Plus LINZ lodgement fee
• Lawyers fees and LINZ Lodgement	$670	Deposit – Actual final fees will be on-charged
Section 83 removal of entry	$350	Plus LINZ lodgement fee
Section 124 notice (Excluded in the event of any natural disaster)	$350	Flat fee
Section 238 File Lodgement Fee (For the Building Consent Authority to Submit Records to the Territorial Authority)	$155	Flat fee
Code Compliance Certificate re-application after refusal	$175	Plus processing fees
Exemption – Schedule 1(2)	$400	Plus processing fees and levies
• AlphaOne / Objective Build online processing charge	$92	Flat fee Applied to all applications whether approved or declined
Site inspections / Additional inspections	$225	Per inspection
Remote / Desktop inspection	$160	Per inspection Prior approval is required, and booking must be requested at least 48-hours in advance
Inspection booking cancellation – On the day of	$130	Flat fee – Per inspection
Certificate of compliance (District Licencing Agency) Building Code assessment for fire safety and sanitary facilities in a building, in conjunction with an alcohol licence application. Includes: • 1 hour processing time	$250	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate

Building infringement	$155	Fixed administration fee Plus relevant set fee as per Schedule 1 – Building (Infringement Offences, Fees, and Forms) Regulations 2007
Heritage Earthquake Prone Building Extension of Time application Includes: • 1 hour processing time	$360	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Receiving and reviewing of engineer / information relating to the status of an Earthquake Prone Building Includes: • 1 hour processing time	$460	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Earthquake Prone Building Section 133AL notice Includes: • 1 hour processing time	$260	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Earthquake Prone Building Notice removal Includes: • 1 hour processing time	$260	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Processing Fees / Charge-out rates		
Administration staff	$155	Per hour
Residential Building Control Officer	$210	Per hour
Commercial Building Control Officer	$230	Per hour
Building Unit Manager	$260	Per hour
Infrastructure Officer	$210	Per hour
Meetings		Hourly fee structure applies for meetings exceeding 10 minutes
Specialist / Consultancy specific design input		Cost plus 10%
Insurance Levies*		
*Only applies to residential and accessory buildings where the value of building work is greater than $20,000		
Accessory buildings	$100	Flat fee
Housing / Residential - Standalone	$300	Flat fee
Housing / Residential – Multi-units of 2	$650	Flat fee
Housing / Residential – 3 or more multi-units	$850	Flat fee
Commercial	$500	Flat fee
MBIE Determination application for information		Lawyers' fees plus processing fees apply as per hourly processing fees below
Court Order application	$150	Plus processing fees

Building Categories	
Defined by The National Building Consent Authority Competency Assessment System - June 2010. *For further guidance on the building consent definitions for residential and commercial, visit: www.building.govt.nz*	
Residential 1	Residential outbuildings and ancillary buildings – as defined by the Building Regulations 1992. Detached dwellings (SH) designed to a common standard (eg, NZS 3604, NZS 4229) that are single storey and have an E2/AS1 risk matrix score less than or equal to 6.
Residential 2	Detached dwellings (SH) designed to a common standard (eg, NZS 3604, NZS 4229) that are less than or equal to two storeys and have an E2/AS1 risk matrix score less than or equal to 12.
Residential 3	Detached dwellings (SH) or other dwellings (SR) that are less than or equal to three storeys but limited to vertical plane fire separation and direct egress to the outside. E2/AS1 risk matrix score of 13–20. * *This level also includes specifically designed residential cladding systems, components, detailing and junctions and where a risk matrix score of greater than 20 has been calculated.
Commercial 1	Commercial, industrial and communal non-residential buildings and their associated outbuildings and ancillary buildings equal to or less than two storeys and an occupancy load of equal to or less than 100 people or SR or SA residential buildings up to two storeys and with horizontal fire separation.
Commercial 2	Commercial, industrial, communal residential and communal non-residential buildings equal to or less than four storey and an occupancy load of equal to or less than 500 people or SC or SD that are single storey.
Commercial 3	All uses of buildings that are over four storeys high, or contain over 500 occupants or SC or SD greater than single storey.

Sale & Supply of Alcohol

On, Off or Club Licence

Applications and renewals for On, Off or Club Licence are assessed using a cost / risk rating system. The cost / risk rating of the premises is the sum of the highest applicable weighting for the type of premises and type of licence, the hours of operation and any enforcement holdings in the last 18 months.

Cost/risk rating	Fees category	Application fee	Annual fee
0-2	Very low	$368	$161
3-5	Low	$609.50	$391
6-15	Medium	$816.50	$632.50
16-25	High	$1,023.50	$1,035
26 plus	Very high	$1,207.50	$1,437.50

The cost/risk rating used to set the fees above is calculated using the tables below.

Latest alcohol sales time allowed for premises

Type of premises	Latest Trading time allowed	Weighting
Premises for which an on-licence or club-licence is held or sought	2.00 am or earlier	0
	Between 2.01 and 3.00am	3
	Anytime after 3.00 am	5
Premises for which an off-licence is held or sought (other than remote sales)	10.00pm or earlier	0
	Anytime after 10.00pm	3
Remote Sales premises	Not Applicable	0

Type of license	Type of premises	Weighting
On-licence	Class 1 restaurant, night club,	15
	Class 2 restaurant, hotel, function centre	10
	Class 3 restaurant, other premises not otherwise specified	5
	BYO restaurants, theatres, cinemas, winery cellar doors	2
Off-Licence	Supermarket, grocery store, bottle store	15
	Hotel, Tavern	10
	Class 1, 2 or 3 club, remote sale premises, premises not otherwise specified	5
	Winery cellar doors	2
Club-licence	Class 1 club	10
	Class 2 club	5
	Class 3 club	2

Enforcement holdings

Number of enforcement holdings in respect of the premises in the last 18 months	Weighting
None	0
One	10
Two or more	20

Definitions for types of premises

Type	Class	Description
Restaurants	1	A restaurant that has or applies for an on-licence and has, in the opinion of the Territorial Authority, a significant bar area and operates that bar area at least one night a week in the manner of a tavern.
	2	A restaurant that has or applies for an on-licence and has, in the opinion of the Territorial Authority, a separate bar area and does not operate that bar area in the manner of a tavern at any time.
	3	A restaurant that has or applies for an on-licence and, in the opinion of the Territorial Authority, only serves alcohol to the table and does not have a separate bar area.
	BYO	A restaurant for which an on-licence is or will be endorsed under Section 37 of the Act.
Clubs	1	A club that has or applies for a club licence and has at least 1,000 members of purchase age and in the opinion of the territorial authority, operates any part of the premises in the nature of a tavern at any time.
	2	A club that has or applies for a club licence and is not a class 1 or class 3 club
	3	A club that has or applies for a club licence and has fewer than 250 members of purchase age and in the opinion of the territorial authority, operates a bar for no more than 40 hours each week.
Remote sales premises		Premises for which an off-licence is or will be endorsed under Section 40 of the Act.
Enforcement holding		A holding as defined in Section 288 of the Act, or an offence under the Sale of Liquor Act 1989 for which a holding could have been made if the conduct had occurred after 18 December 2013.

Special licences

The fee payable for a Special Licence is assessed using a cost / risk rating system depending on the size of the event and the number of events applied for.

Large event: Means an event that the territorial authority believes on reasonable grounds will have patronage of more than 400 people.

Medium event: Means an event that the territorial authority believes on reasonable grounds will have patronage of between 100 and 400 people.

Small event: Means an event that the territorial authority believes on reasonable grounds will have patronage of fewer than 100 people.

Class	Issued in respect of	Application fee $ incl GST
1	1 large event: More than 3 medium events or More than 12 small events	$575.00
2	3 to 12 small events: 1 to 3 medium events	$207.00
3	1 – 2 small events	$63.25

Other charges

Other charges	Issued in respect of	Application fee $ incl GST
Managers certificate	New or renewal	$316.20
Temporary authority	Per licence	$296.70

Health inspections

Premises licence fees	
Additional visits if required	$145.00 per hour (includes mileage)
Food vending machines	$39.00
Mortuary licence	$276.00
Offensive trades	$300.00
Camping grounds	$400.00
Transfer fee of health registrations	$50.00
Others - itinerant traders	$300.00
Trading in public places licence (street stalls)	
Up to and including a maximum of three (3) days over any seven (7) day period	$26.25
For more than three (3) days up to seven (7) days over any seven (7) day period	$42.00
Mobile or travelling shops	
Full year	$250.00
1 October to 31 March	$175.00
Licence to Occupy footpaths for dining purposes - temporary structures	$126.00

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

Registration of Food Control Plan and/or national programme (initial)	$250.00
Renewal of Food Control Plan and/or national programme.	$200.00
Food Premises Levy	$68.50
Printed food control plan	$30.00
Printed food control diary	$10.00
Verification visits (per audit)	$200.00 per hour
Verification follow-up including corrective actions	$200.00 per hour

Amendment to food control plans based on a change in circumstances	$50.00
Additional visits to check compliance	$180.00 per hour
Compliance and monitoring (investigation of complaint resulting in the issue of an improvement notice by Food Safety Officer.	$180.00 per hour
Environmental Health Officer	
Inspections	$200.00 per hour
Administration	$155.00 per hour
Consultation	$200.00 per hour

Gambling venue applications	
Application for class 4 gambling venues	$325.00
Licence Inspection Fee	$200.00

Amusement devices	
For one device, for the first seven days of proposed operation or part days thereof	$11.25
For each additional device, for the first seven days of proposed operation of part days thereof	$2.25
For each device, for each further period of seven days or part thereof	$1.12

Dog registration fees

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

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

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

Responsible dog owners will be charged the following registration fees

20% discount for SuperGold cardholders (excludes working dogs). SuperGold card must be presented at the time of payment.

Dogs that support a person with a disability or medical condition may not be subject to registration fees, at the discretion of the Compliance Manager.

Approved dog owners - entire dogs	Non-Working Dogs $100.00
	Working Dogs $80.00
Approved dog owners - desexed dogs	Non-Working Dogs $80.00
	Working Dogs $52.50

Dog owners who are not able to show competence in dog ownership will be charged Standard registration fee plus 50%

Dangerous Dogs	
Registration Fee: all areas	Standard registration fee plus 50%

Other fees related to dog registration	
Dogs not registered after due date - per dog	Additional 50%
Duplicate registration tags	$2.50
Microchipping of dogs	$20.00
Microchipping of dogs (after hours)	$40.00
Inspection fee	$55.00
Animal control officer consultation	$66.50 per hour

Dog impounding	
First impounding within 12 months	$90.00
Second impounding within 12 months	$180.00
Third impounding within 12 months	$250.00
Plus, in each instance above, a sustenance fee per day or part thereof.	$22.50
Dogs impounded after normal working hours, owner to pay an additional fee	$50.00
Finder's fee (first offence, registered, able to be identified, able to be received)	$30.00
Dog euthanasia	Full cost recovery

Ranging and impounding of animals	
Stock impounding	Actual cost
Horses	$150.00
Cattle	$120.00
Sheep	$80.00
Every hind or stag	$60.00
Goats	$80.00
Pigs	$80.00

Impounding and sustenance

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

The actual costs on wages plus 140% (plus GST)

The actual freight costs incurred

Administration costs	
Travel costs	Vehicle expenses at $1.50 per kilometre (plus, GST for external charging)

Information services

Land Information Memorandum (LIM)	
Land Information Memorandum (excluding commercial and farms) minimum fee of:	$400
LIM – commercial and farms - minimum fee of:	$550
Property file requests	
Scanned copy of property file	$50 per property
Requests under the Local Government Official Information and Meetings Act (LGOIMA)	
First hour of staff costs	Free
Additional time	$40 per ½ hour
First 20 sheets black & white copies	Free
Additional copies	$0.20 per sheet

All departments

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

Photocopying	
A4 Mono (single-sided)	$0.30 per sheet
A4 Mono (double-sided)	$0.60 per sheet

A4 Colour (single-sided)	$1.20 per sheet
A3 Mono (single-sided)	$0.50 per sheet
A3 Mono (double-sided)	$1.00 per sheet
A3 Colour	$2.20 per sheet

Aerial photos or maps	
GIS preparation and printing:	$10.00 per item

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

Westport Airport Authority

Parking charges	
Daytime (more than one hour, but less than 24 hours).	$6.00 per day
Overnight (24-hour period or more).	$12.00 per 24-hour period
7 days	$60 per 7 nights
12-month annual parking	$504 per 12 months
12-month annual parking 2 vehicles	$897 per 12 months

Daily casual landing fees	
Weights based on aircraft's maximum certified take-off weight (MCTOW)	
0–1000kg	$15.00
1,001–2,000kg	$25.00
2,001–3,500kg	$40.00
3,501–5,000kg	$65.00
5,001–12,000kg	$135.00
12,001 – 25,000 kg	$275.00
25,001 kg and over	$320.00

Discounts and administration charges	
An honesty box is provided for operators of light aircraft below 2,000kg, which is located adjacent to the terminal building.	
Aircraft MCTOW of less than 1,000kg.	$5.00
Aircraft MCTOW of 1,000kg to less than 2,000kg	$15.00

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

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

Airport Charter support services	
Request access the airport terminal for charter flights after hours, 1 airport team member to open and close. Additional runway safety inspection for your charter flight.	$180 plus GST, per arrival and departure per 3 hours (minimum charge). $90 per additional hour.
Ground handling services	Contact airport for pricing
GPU connect	Contact airport for pricing

Westport harbour

All fees are inclusive of GST. Per day rates - minimum 24 hours

Soundings	
Special soundings (at the request of Ship's Master or Agent)	$690.00 per hour.
Harbour vessel charter	$690.00 per hour

Wharfage and other	
Fish	$10.40 per metric tonne or part thereof. Minimum charge $100
Other bulk commodities	$10.40 per metric tonne or part thereof. Minimum charge $100
All other cargo	$10.40 per metric tonne or part thereof. Minimum charge $100
Containers- (TEU=20 ft equivalent)	$215.45 per TEU.
Containers- (FEU=40 ft equivalent)	$305.00 per FEU.
Landing /loading of passengers.	$22.50 per person
Berthage	
Casual rate	$4.00 per metre per day.
Permanent berth holders (floating marina and Fisherman's Wharf)	An annual charge of $225.50 per metre or part metre of the overall length of the vessel. Minimum charge six months.
Permanent berth holders (pole mooring)	An annual charge of $170.50 per metre or part metre of the overall length of the vessel for pole mooring (non-powered). Minimum charge six months.
Permanent berth holders (non-secure)	An annual charge of $192.50 per metre or part metre of the overall length of the vessel. Minimum charge six months.
Mooring fee - Linesmen	
Monday-Friday (0700 hrs - 1800 hrs)	$90.00 per hour, per person
All other times (Minimum charge - one hour per person)	$120.00 per hour, per person
Slipway charges	
Haulage (up/down)	$900.00 minimum charge (this includes five days applicable cradle charge)
Additional Daily cradle charge	$150.00 per day (a cleaning fee of up to $500.00 will be charged if the site is left untidy)
Security access card replacement	
Replacement card	$75.00
Pilotage	
Per movement (or attempted movement)	$4,612.50
Pilot detailed on board (per day)	$2,500
Pilot/PEC examination	$1,355
PEC candidate observation/supervision (per day)	$1,755

Annual Plan 2026/27

Year 2 of Buller District Council's 2025-2034 Long-Term Plan

BULLER DISTRICT COUNCIL
Te Kaunihera O Kawatiri

BULLER KAWATIRI grounded by community

bullerdc.govt.nz