

Let's
talk

DRAFT

LTP

LONG-TERM PLAN 2025-2034

Consultation
Document



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri

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Message from the Mayor and Chief Executive Officer

Welcome to Buller District Council's Long-Term Plan 2025-2034 Consultation Document. This is your chance to help shape the future of our district over the next nine years by telling us what matters most to you.

We know we can't do everything and keep rates reasonable, so we need your input to help us set the right priorities. The challenges ahead include legislative changes, uncertainty around water reform, and how we deliver essential services while balancing costs and affordability.

We want to know if the priorities in the draft Long-Term Plan are still aligned with what our community needs. Planning for Buller's social, cultural, environmental, and economic future is a significant responsibility, requiring tough decisions and a clear direction.

This Long-Term Plan is the foundation for everything Council does. It ensures that every decision we make contributes to our community's vision while building on the progress already made. Now, we need your feedback to refine this plan before final decisions are made.

The choices we make together will shape Buller's future, so we encourage you to have your say. This Consultation Document provides a summary of the draft Long-Term Plan, and we invite you to share your thoughts by making a submission. Details on how to do this are on page 7.

Thank you for being part of this process. Together, we can shape Buller's future.

Ngā mihi.




Jamie Cleine
Mayor


Simon Pickford
Chief Executive Officer



Your Council



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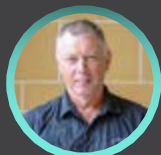
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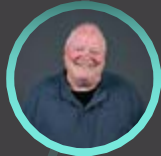
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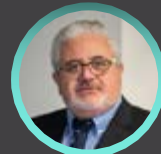
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Community Outcomes

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

The Community Outcomes were formulated through previous community engagement across the Buller District, which was completed in October 2023 alongside input from Councillors and Iwi. They indicate how Council plans to promote community well-being through social, cultural, economic, and environmental indicators.

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

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



Social

Our communities feel safe, vibrant, healthy and connected



Affordability

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



Prosperity

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



Culture

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



Environment

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

Key dates for the Long-Term Plan 2025-2034



Have your say on the Long-Term Plan

When?

Share your feedback from Friday 25 April to 4:30 PM, Monday 26 May 2025.

How?

Choose the way that works best for you:

Online:

Submit feedback at
Let's talk Buller

Scan this QR code with your phone or tablet to visit letstalk.bullerdc.govt.nz



Email:

Send your submission to submissions@bdc.govt.nz - photos of submission forms will not be accepted

Paper form:

Pick one up at Council offices, libraries, the Northern Buller Community Resource Centre, the Karamea Information Centre, or a drop-in session

Talk to a Councillor:

Find their contact details in this document

In-person:

Share your thoughts at our advertised drop-in sessions

Mail:

Post to Buller District Council, PO Box 21, Westport 7866

Big decisions are ahead, and we need your input! Tell us which option you prefer or give feedback on any part of the Draft Long-Term Plan.

Join the conversation now!



letstalk.bullerdc.govt.nz



What is the Long-Term Plan?

The Long-Term Plan is Buller District Council's roadmap for the next nine years (2025-2034). It sets out Council's priorities, the services and projects we will deliver, and how we will fund them. This plan affects everyone who lives in our district.

It also outlines the key factors shaping our decisions and investments, such as population changes, economic shifts, infrastructure needs, and government legislation. These big-picture drivers influence the projects we take on, how we prioritise them, and how they align with the district's long-term goals.

We review and update the Long-Term Plan every three years to ensure it reflects the district's needs for the next ten years. This time, the process is a little different. In February 2024, Council decided to delay the new Long-Term Plan by a year to better understand the coalition government's Local Water Done Well and the repeal of the Water Services Legislation.

To manage this transition, Council adopted an Enhanced Annual Plan for 2024/2025. Now, we are asking for your feedback on the Draft Long-Term Plan 2025-2034. Your input will help shape the future of our district.

The Long-Term Plan explained



What Council aims to do

Pages 20 - 24 detail the key projects and services planned for our community.



Why we are doing it

Page 5 details the big-picture goals that guide our decisions based on our vision and Community Outcomes.



How much it will cost

Pages 33 - 39 detail costs and where the money will come from.

What are our challenges for the next nine years?

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

A major challenge ahead is determining the future of water services following the government's repeal of the Three Waters reform and the introduction of the "Local Water Done Well" legislation. Responsibility for drinking water, wastewater and stormwater services has returned to local Councils, bringing opportunities for local decision-making and challenges in funding, infrastructure investment, and long-term asset management.

Council must now consider the best approach, including the potential for a regional Council-Controlled Organisation (CCO) to share resources and expertise. Any decision will require careful assessment of governance, community representation, and financial impacts to ensure a sustainable and effective solution.

Meanwhile, improving digital connectivity remains a priority, with 90.4% of households having mobile access, though rural gaps persist. As Council plans for the next nine years, these factors will shape key decisions to ensure Buller remains a resilient and thriving district.

Challenges around climate-change

Legislative uncertainty, climate change, and natural hazards also pose significant risks, with a 75% chance of an Alpine Fault event in the next 50 years and increasing exposure to extreme weather.

Buller District Council is actively working to gain a better understanding of the hazards our district may face due to climate change.

Additionally, several departments are progressing with initiatives to respond early to the identified hazards. These efforts aim to ensure that, over time, the Buller District can respond effectively and is well prepared to adapt as needed. The following initiatives support this work:

Infrastructure Acceleration Fund

To help prepare for the impacts of climate change, Buller District Council is investing in areas that are less exposed to natural hazards. One major initiative is the Infrastructure Acceleration Fund (IAF), a \$13.6 million work programme supporting new development in a safer, newly zoned area through the Te Tai o Poutini Plan. This forward-looking approach recognises the risks of sea level rise and increased storm events.

BDC's IAF application for the Alma Road area is split into two funding parts:

- **Tranche One** (circa \$7 million): Provides essential infrastructure upgrades for water, wastewater, stormwater, and transport from State Highway 67 to the intersection of Alma Road and McPaddens Road.
- **Tranche Two** (circa \$6.5 million): The specific works for this phase are still to be confirmed. Progress depends on completing certain milestones and reaching a new Housing Outcome Agreement. Based on developer intentions, final plans are expected within the next 18 months.

Resilient Westport works

Buller District Council and its partners are taking action to protect Westport from the effects of climate change, including more severe flooding and sea level rise.

Two key projects are part of this work:

- **Flood defences** – Led by the West Coast Regional Council, this project is building protection around Westport to reduce the impact of future flood events. It aims to protect Council infrastructure, government services, and important community assets.
- **Westport Master Plan** – Led by Buller District Council, this plan looks at current and future hazard risks to guide Long-Term Planning and investment. You can read more about it at www.resilientwestport.co.nz.

Stormwater improvement programme

Council is working to upgrade Westport's stormwater network to better manage climate change's impacts, such as heavier rainfall and rising water levels.

This programme supports the wider Resilient Westport works and includes two key stages:

- **Regional Infrastructure Fund:** This phase focuses on improving the stormwater network to better handle climate-related risks and works alongside the broader flood protection projects already underway.
- **Future improvements:** Planning is underway for further upgrades to the stormwater system. Funding for this stage is yet to be confirmed. The design will include traditional infrastructure upgrades and nature-based solutions to support long-term resilience.

Resilience Explorer tool

The Resilience Explorer tool is part of Future Buller, a joint project between the University of Canterbury and the Buller District Council. The project assessed local risks and worked with industry partners to develop this tool.

It brings all hazard information together in one place, so Council and community can easily access the most up-to-date information about the hazards our district may face.

It is still early days for this work, and further assessment is needed over the course of the Long Term Plan to fully understand the risks and vulnerabilities of Council's infrastructure network.

Over the next three years, Council expects to identify any work needed in response to the findings from the hazard reports and the Resilience Explorer tool.

What is Local Water Done Well?

Local Water Done Well is the government's approach to reforming the way water services are delivered in New Zealand in the future. The aim is to address New Zealand's long-standing water infrastructure challenges.

It focuses on the importance of local decision-making and the flexibility for communities and Councils to determine how their water services will be delivered in the future. But it requires future delivery models must meet economic, environmental and water quality regulatory requirements.

The new legislation enacted in September 2024 requires Councils to draft a Water Services Delivery Plan by September, which must:

- Identify the current state of each Council's water services.
- Demonstrate each Council's commitment publicly to deliver water services that ensure compliance, meet drinking water standards, are financially sustainable, and support housing growth and urban development.

Councils nationwide can choose between five options on which to base their future water service delivery models.

Buller District Council have been exploring options for managing the district's drinking, storm, and wastewater for the future, as required under the Local Water Done Well legislation.

To date, there has been a significant amount of work undertaken with other Councils as there is clearly benefits of creating a Multi-Council Council Controlled Organisation (MCCCO).

Council representatives held initial discussions in 2024 with the West Coast Councils to understand if there were any opportunities to join, however at that point in time there was no consensus view at that time. Council then engaged with other Councils in the South Island to see whether there were any possibilities of a Multi Council Water Delivery Service which also at that time didn't go any further. In recent months the possibility of a West Coast delivery model has found more favour, however discussions are at an early stage.

Ownership and delivery of water services are a significant matter to our community and Council would like to understand what they would prefer to see happen with water services in the future.

This Long-Term Plan consultation document is based on underlying financial information that retains water services. As permitted under the Local Government (Water Services Preliminary Arrangements) Act 2024, Council is consulting separately on its preferred future arrangements for water services

Council haven't chosen a preferred option yet, but some options are less beneficial than others. How Council deliver water services will be determined in the coming months after community consultation.

The three options that Council have ruled out are a mixed Council/consumer trust-owned water organisation, a consumer trust-owned water organisation. Any consumer trust options would cut off access to New Zealand Local Government Funding Agency borrowing levels.

Therefore, these options are unlikely to meet the financial sustainability requirements set out in the Local Government (Water Services Preliminary Arrangements) Act 2024.

A single Council CCO has also been ruled unfeasible given the cost of set up and the implications. The option to keep stormwater management in-house and only include drinking and wastewater is also off the table since it is not financially feasible.

The options shortlisted for public consultation are:

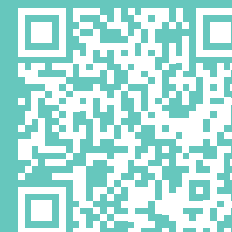
- an internal business unit or division, meaning to keep the status quo but at an enhanced level to meet the requirements of the Act in terms of financial sustainability and the regulatory requirements
- an asset owning multi Council, Council controlled organisation (MCCCO)

If the decision is made to proceed with the Multi Council Controlled organisation option, it is proposed that Council's water assets will transfer to the CCO in the future. This would require an amendment to the Long-Term Plan to reflect that decision.

Find out more about Local Water Done Well at Council offices, libraries, Northern Buller Community Resource Centre, Karamea Information Centre or via Let's talk Buller



Scan this QR code to visit letstalk.bullerdc.govt.nz





**LOCAL
WATER
DONE WELL**

How do we plan to navigate these challenges?

To ensure the success of the Long-Term Plan, Council must take a long-term, intergenerational approach to decision-making. Central government has made it clear that Councils can no longer delay critical infrastructure investment, particularly in water services. New regulations require upgrades to meet national standards. While Northern Buller's water supply funding is not yet budgeted, we are working closely with the Water Services Authority (Taumata Arowai), the water regulator, to find an affordable solution. The cost-of-living crisis and rising infrastructure costs make this one of the most challenging plans in Council's history.

The coalition government's Local Water Done Well means we must develop a Water Services Delivery Plan outlining how we will sustainably provide water services over the next 30 years. The key aspects of Local Water Done Well are highlighted throughout this document, but we will be consulting on this separately. Depending on the outcome of the Local Water Done Well consultation, it is assumed that there will be a lot

of changes in the future years of this Long-Term Plan. Financial planning is critical, and while this Long-Term Plan is based on the best available forecasts, actual results may vary. Council is committed to realistic, responsible financial planning to ensure that necessary investments are made while keeping services affordable for the community.



Help us to make the big decision (and small ones too)

When developing a Long-Term Plan, we identify key big decisions, other important decisions and our projects for the next nine years, which will have an impact on rates debt or how we deliver a certain service to our community.

There are decisions ahead, and we need your input! It's important we hear your views.


Wastewater/stormwater separation

Key Decision

The key consultation issue is our big decision:

We present different options for addressing the key consultation issue, including the implications, financial and otherwise and the likely consequences of each option on Council's rates, debt, and levels of service.

As part of developing the draft Long-Term Plan 2025-2034, Council has considered all the different options relating to the big decision we have to make.



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

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

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

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

Do nothing

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

Property owner compliance - voluntary

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

Property owner compliance - regulatory

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

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

Council is therefore proposing to fund the work through rating.

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

Option 1

**Council delivered
programme
– via targeted rates**

Option 2

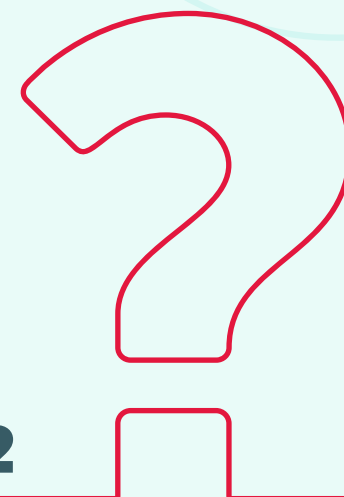
**Council delivered
programme
– via general rates**

Let's talk

Tell us what you think:



Option 1 or 2



Council delivered programme – via targeted rates

Wastewater/stormwater separation

Option 1

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

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

Advantages:

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

Disadvantages:

- Higher rates impact as Council would fund and deliver the whole work programme.
- High rates burden on Westport and Carters Beach ratepayers over a 30 year period.

What's the impact?



Project cost:

Full implementation \$5.7m from 2026–36 (10-year period)



Operating cost:

Ongoing operational costs \$0 after ten years



Rates:

Targeted Rates increase of 12.54% in year 1, approximately \$162 per targeted property commencing 1 July 2026.



Council's level of service:

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



Debt:

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

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

Council delivered programme – via general rates

Wastewater/stormwater separation

Option 2

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

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

Advantages:

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

Disadvantages:

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

What's the impact?



Project cost:

Full implementation \$5.7m from 2026-36 (10-year period)



Council's level of service:

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



Operating cost:

Ongoing operational costs \$0 after ten years



Debt:

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



Rates:

General rates increase of 2.65% per property every year commencing 1 July 2026 for all BDC ratepayers. Each property will be rated differently through differential rates. To give an indication of rates impact an average amount would be \$62.45 per property. The rates levied are a combination of Uniform Annual General Charge (UAGC) and a differential rate based on land value and location.

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

Rate increase examples over and above other rate increases for the 8 properties in the Draft Long-Term Plan modelling the impact of paying for the Westport Stormwater project via General Rates (option 2)

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Res 101										
Location	Karamea										
Land value	145,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC											
				11.71	11.71	11.71	11.71	11.71	11.71	11.71	11.71
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				28.33	28.33	28.33	28.33	28.33	28.33	28.33	28.33
				28.33	28.33	28.33	28.33	28.33	28.33	28.33	28.33
SECTOR	Res 106										
Location	Westport (Brougham)										
Land Value	106,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC											
				35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				52.12	52.12	52.12	52.12	52.12	52.12	52.12	52.12
				52.12	52.12	52.12	52.12	52.12	52.12	52.12	52.12
SECTOR	Res 114										
Location	Punakaiki										
Land Value	290,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC											
				50.62	50.62	50.62	50.62	50.62	50.62	50.62	50.62
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				67.24	67.24	67.24	67.24	67.24	67.24	67.24	67.24
				67.24	67.24	67.24	67.24	67.24	67.24	67.24	67.24
SECTOR	Res 115										
Location	Reefton										
Land Value	100,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC											
				14.80	14.80	14.80	14.80	14.80	14.80	14.80	14.80
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				31.42	31.42	31.42	31.42	31.42	31.42	31.42	31.42
				31.42	31.42	31.42	31.42	31.42	31.42	31.42	31.42

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Com 134										
Location	Westport										
Land Value	265,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC				392.42	392.42	392.42	392.42	392.42	392.42	392.42	392.42
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				409.04	409.04	409.04	409.04	409.04	409.04	409.04	409.04
SECTOR	Rur 141										
Location	Grey Valley										
Land Value	1,500,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC				211.33	211.33	211.33	211.33	211.33	211.33	211.33	211.33
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
				227.95	227.95	227.95	227.95	227.95	227.95	227.95	227.95
SECTOR	RR 152										
Location	Granity										
Land Value	149,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC				18.17	18.17	18.17	18.17	18.17	18.17	18.17	18.17
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
		-		34.79	34.78	34.78	34.79	34.78	34.78	34.78	34.78
SECTOR	RR 151										
Location	Fairdown										
Land Value	240,000										
Westport wastewater separation											
General rates - Land Value on differential											
UAGC				30.51	30.51	30.51	30.51	30.51	30.51	30.51	30.51
				16.62	16.62	16.62	16.62	16.62	16.62	16.62	16.62
		-		47.13	47.13	47.13	47.13	47.13	47.13	47.13	47.13

Other important issues

Becoming a guarantor of the LGFA

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

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

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

One consideration in becoming a guarantor of the LGFA is that Council would need to cover the LGFA's

debts if ever required, however this risk would be shared with all the other 72 guarantor Councils.

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

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

If you need to find out more about the LGFA, please visit:

www.lgfa.co.nz/about-lgfa

We seek feedback on more than just the big issue; we have other important decisions to make and want your feedback on these too.

As part of the submission process, you can also provide feedback on any other aspect of the Long-Term Plan that is important to you.



New Zealand Local
Government Funding Agency

Te Pūtea Kāwanatanga ā-rohe

Benefiting communities through delivering efficient
financing for local government.

Ka whiwhi painga ngā hapori mā te whakarato pūtea
tōtika ki ngā kaunihera.

**Let's
talk**

Tell us what you think:



Do you support
Council in becoming
an LGFA guarantor



Our key projects for the next 9 years

If we tried to do everything that our community wants us to do, it would be unaffordable, and we don't have the capacity to deliver every project on our wish list right now.

For this reason, we have to carefully prioritise and decide which projects we will progress on over the coming nine years, when we will deliver these projects, and which can be left till later.

Our focus for the next nine years is on getting the basics right and only including and charging rates for projects we can deliver. This means we will focus on essential improvements to our roads and other key infrastructure to provide the current level of service to our community. This means that we will prioritise projects to maintain and improve Council assets, like community halls and infrastructure, to a standard where they are easy to maintain in the future and comply with legal requirements. To read more about this, refer to the Infrastructure Strategy.

The following pages provide detailed information about some of our key projects, including cost estimates and how we plan to pay for them.

Westport drinking water: Trunk main extension (Queen St-Alma Road)

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



Estimated Capital Cost

\$3.2m
2028/2029



Funding

Loan Funded,
repaid via
targeted rates



Operating Costs

Minimal

Westport drinking water: Re-establish the North Branch/ tunnel lining

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



Estimated Capital Cost

\$6.2m 2026/27
and 2027/28



Funding

Loan Funded,
repaid via
targeted rates



Operating Costs

Minimal

Untreated drinking water supplies: Waimangaroa, Mokihinui, Little Wanganui

This is a level of service improvement for these untreated supplies. Initial discussions with Taumata Arowai (NZ Drinking Water Regulator) have suggested that our smaller, untreated water supplies will simply be unaffordable to upgrade to the proposed minimum standards. BDC has adopted an approach to upgrade these supplies to provide raw water suitable for end-user self-treatment (a small filter and UV treatment unit) that property owners will install and operate to provide potable water. These upgrades include turbidity sensors and solar-powered intake valves that will allow BDC to stop taking water that is not clean enough to self-treat. Settlement and storage tanks will provide water when the intake is turned off.

Waimangaroa



Estimated Capital Cost

\$666,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

Mokihinui



Estimated Capital Cost

\$188,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

Little Wanganui



Estimated Capital Cost

\$216,000 2027/2028



Funding

Loan with interest and repaid principal being funded by Targeted Rates



Operating Costs

Minimal

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

The Riley Street pump station is under capacity, and the pipes that feed it are badly located and in poor condition. Replacing the pump station and network pipes will also greatly contribute to solving the combined wastewater and stormwater issues.



Estimated Capital Cost

\$1.85m 2026/2028



Funding

Loan Funded, with Targeted Rates funding the payment of principal repayments and interest



Operating Costs

Minimal

Property: Replacement Emergency Operation Centre and Brougham House Buildings

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



Estimated Capital Cost

\$6.1m
2026/2028



Funding

Loan Funded, with General Rates funding the payment of principal repayments and interest



Operating Costs

Lower than existing

Rubbish management: Upgrade to the Westport and Reefton Transfer Stations

Solid Waste collected at Westport and Reefton is freighted to the York Valley landfill in Nelson. York Valley has insisted that BDC compact the waste better, so BDC will need to purchase 2 suitable compactors.



Estimated Capital Cost

Westport
\$0.9m
2025/2026
and Reefton
\$615,000
2026/2027



Funding

Loan Funded,
with General
Rates funding
the payment
of principal
repayments
and interest



Operating Costs

Minimal

Wastewater and Stormwater Separation

The Westport and Reefton Wastewater systems are being overwhelmed in medium intensity rainfall events that result in overflows to rivers.

Westport's Resource Consent for these discharges is being renewed but will require significant investment to reduce the amount of stormwater entering the wastewater network. The plan to rectify and fund this work is one of the key consultation topics in this Long-Term Plan. For Reefton, their discharge resource consent expires in late August-2028.

Similar separation works will need to occur to meet the expected renewal conditions. However, unlike Westport, Reefton does not have an existing stormwater network. In this Long-Term Plan, **we have allocated \$200,000 in funding to investigate and price options** that will inform the methodology to adopt and, consequently, budget for future consultation with the Reefton community.

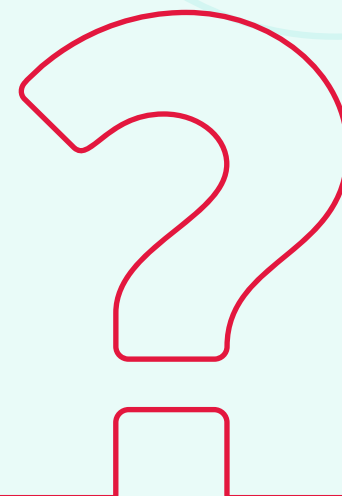
Once these vital separation works are complete, both communities will benefit from reduced overflows into our precious waterways and significant efficiencies

Let's talk










Tell us what you think:



**Do you have any
feedback on our
key projects for the
next nine years?**



Our roadmap for the next 9-years

	2025 - 26	2026 - 27	2027 - 28	2028 - 29 and beyond
 Drinking Water	Westport North Branch Re-connect \$3.1m		Westport Tunnel #1 Lining \$3.1m	Westport Trunk Main Extension \$3.2m
	Pipe Renewals 2025-26 to 2033-34 \$6.8m			
	Improved Water Standards and Backflow Prevention 2025-26 to 2033-34 \$6.4m			
 Wastewater	Pipe Renewals 2025-26 to 2033-34 \$10.6m			
	Westport Wastewater/Stormwater Separation 2025-34 \$4.1m			
	Riley Street Pumpstation \$1m	Riley St Network \$.85m		
 Stormwater	Resilient Westport Stormwater Improvments 2025-26 to 2027-28 \$17.5m			
	Pipe Renewals 2025-26 to 2033-34 \$6.9m			
	Minor Capital Repairs 2025-26 to 2033-34 \$821k			
 Roading & Transport	Local Roads Capital Investment (75% NZTA Funded) 2025-26 to 2033-34 \$43.1m			
	Karamea Highway Capital Investment (100% NZTA Funded) 2025-26 to 2033-34 \$42.8m			
	Transport and Urban Development Operating Costs (75% NZTA Funded) 2025-26 to 2033-34 \$675k			
 Solid Waste	Westport Transfer Station Compactor 2025-26 to 2027-28 \$1.5m			
	Waste Minimisation Project 2025-26 to 2033-34 \$1.6m			
	Landfill Monitoring Costs 2025-26 to 2033-34 \$609k			
 Community Facilities	Emergency Operations Centre 2026-27 to 2027-28 \$2.8m			
	Brougham House 2026-27 to 2027-28 \$3.3m			
	Community Housing Capital Improvements 2026-27 to 2033-34 \$787k			
 Parks & Reserves	Playground Equipment Replacements 2025-26 to 2033-27 \$550k			
	Reserves Maintence and Weed Management Program 2025-26 to 2033-34 \$747m			
	Reserves Repairs and Maintenance 2025-26 to 2033-34 \$753k			
 Amenities	Libraries and Service Centre Operating Costs 2025-26 to 2033-34 \$1.35m			
	Public Toilets Operating Costs 2025-26 to 2033-34 \$670k			
	District Revitalisation Volunteer Projects 2025-26 to 2033-34 \$450k			
 Airport & Port				Runway Reseal (50% Funded by MoT) \$914k 2027-28
	Kawatiri Dredge Refurbishment 2025-26 to 2027-28 \$1.83m			2028-34 \$1.59m

Shaping our tomorrow – Infrastructure Strategy

Our Infrastructure Strategy looks ahead to 2034, examining challenges, opportunities and legislative requirements for our drinking water, wastewater, stormwater, roading and transport network, rubbish and recycling management, community facilities, and parks and reserves. Maintaining this vast network of streets, pipes, buildings, green spaces and facilities and ensuring it is fit for purpose now and into the future has unique challenges and opportunities.

For the period 2024-2034, we must consider factors like compliance with national and regional standards and regulations, planning for future demand, improving the resilience of infrastructure from natural hazards and climate change, and ensuring cost-effective improvements and upgrades over time.

A key challenge is Buller's far and widespread population. Balancing what our small communities need with what they can afford is challenging, especially when we are vulnerable to flooding, landslides, earthquakes and other natural forces. Future predictions such as minimal population growth forecasts, a population with an above average age and a lower average household income means that the community has a lower threshold to absorb the costs of funding major infrastructure investments.

Therefore, our approach for infrastructure upgrades and projects has been pragmatic for this Long-Term Plan, using actual operating costs for 2023-2024 as a baseline. Our capital budgets include only "must-have" improvements that either make financial sense or provide an improved level of service or resilience that is desperately needed. The philosophy is to spend only what we must but deliver what we have planned.

There is a significant backlog of overdue replacements for drinking water, stormwater and wastewater that are unaffordable to rectify over the coming nine-years. A well-planned and executed renewal programme should result in better levels of service and a reduction in reactive maintenance costs as the age and condition of our infrastructure gradually improve.

This Long-Term Plan proposes balancing rates affordability against the risk of asset failures from underinvestment in renewals. Stormwater renewal budgets have been significantly increased in this Long-Term Plan. The 3Water renewal budgets, if kept at the levels in this Long-Term Plan, will see our assets returned to acceptable age and condition ratings over the next 30 years.

One of the key things we need to consider is the Local Water Done Well (LWDW) reform; while further information is highlighted later in this document, another piece of work has been undertaken to understand what the likely increase in funding provided by LWDW funding options will allow a dedicated 3Waters entity to achieve.

Assuming there is capacity for contractors to undertake this work, LWDW reforms should result in asset condition and ages returned to an acceptable level within 15 years and all water supplies upgraded to fully compliant NZ potable water standards.

For this Long-Term Plan, we have assumed that the water regulator will allow BDC to supply end-user treatable raw water for our three non-compliant supplies at Little Wanganui, Mokihinui and Waimangaroa. This proposed solution has been raised in all conversations with Taumata Arowai (the water services regulator) and while they have not formally endorsed the approach they have not rejected it either. We are awaiting a firm decision that we are unlikely to get until our Water Services Delivery plan is submitted in September. This piece of work is ongoing.

For property, parks and reserves, a significant amount of work is underway to review all leases, licences to occupy, the parks and reserves contract, and fleet management. The expectation is that this work will be completed by September 2025, and a Property AMP will be provided for each Long-Term Plan going forward from this point. In line with our Councilors' direction, all leases and licences are being reviewed with a focus on the fees charged being fair, equitable and appropriate.

The roading and transport programme is developed by way of the joint West Coast Council's Transport Programme Business Case (PBC) and Asset Management Plan (AMP), which are developed in conjunction with the New Zealand Transport Agency (NZTA) and predominantly funded by this agency.

Rubbish and recycling are focused on providing a fit-for-purpose service model based on a user-pays principle. Better compaction and reducing the amount of waste being freighted to York Valley (by recovering, recycling or diverting material) will reduce our costs and lower fees.

How we keep our infrastructure running

Council has a dedicated infrastructure team that oversees the maintenance, development and major infrastructure programs for all areas of infrastructure. This team focuses on three key elements: planning for tomorrow, delivering for the present and overseeing upgrades and improvements.

The team understands our infrastructure and will apply best-practice planning and implementation principles to achieve value-for-money outcomes. This includes delivery, costs, schedule, quality, risk and safety management. The team applies best practices to meet industry standards and comply with relevant acts, regulations and guidelines.

Let's talk

Tell us what you think:



Do you have any feedback on our Infrastructure Strategy

Key infrastructure at a glance



317km
sealed roads



269km
unsealed roads



87km
Footpaths



125
Bridges



2,525
Road signs



1,970
Culverts



801
Street lights



\$479m
Replacement value



60%
of Council's total asset value

Roading and Transport

Our roads are the most significant asset connecting people with places and enabling our economy to move goods, people and services to all corners of the district.

Previous community engagement and road user surveys, confirm that our communities want Council to maintain our local roads to the current standard.

Council receives financial support from central government through three funding streams:

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

Transport's planning and investment decisions in this Long-Term Plan are to improve network resilience, provide safer travel and increase service delivery efficiencies.

Our Asset Management Plan informs our Long-Term Plan and the Programme Business Case (PBC) prepared for our funding partner NZTA.

Buller has consistently performed well with NZTA's contestable funding – largely due to the detail in our AMP and PBC and the strong working relationship between both parties.

The overall network is in reasonable condition, but more work is needed to be done to renew footpaths, road surfaces and bridges.

Operational imperatives are repairing and maintaining sealed pavements, unsealed (gravel) roads, bridges and structures, environmental and drainage, network management and managing our roading service level contracts. Capital works include pavement replacement, reseal programme, unsealed metaling, bridge renewals and replacements and footpaths.

The final NZTA Return to Service (RTS) capital works are now in progress. However, there are still areas of storm damage around our district that will need to be funded by ratepayers to complete the rebuild programme.

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

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

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

Council believes that the increase in spending on our local roads with an increase in FAR and rates funding is an important investment in one of our community's major assets. However, if the NZTA does not fund its share of the programme, then BDC will not provide any additional funding. This approach supports the community feedback we received during the adoption of the 2024/2025 enhanced annual plan when we asked the same question.

Council manages the 100% NZTA funded SPR and has also put forward an increased programme of works. The SPR is the only road to the popular tourism area of Karamea. The Government has stated that it wishes to grow tourism in New Zealand and maintain and improve infrastructure such as roads. The proposed programme of Improving the SPR thus supports two key government objectives, and on that basis, Council's view is that it is justified in including the work programme in the Long-Term Plan from 1 July 2027.

Waste and recycling

Over the next nine years, waste management aims to provide the community with the same level of recycling and rubbish collection and drop-off facilities and services.

The focus is on users being fairly charged for the waste they produce while identifying potential risks and opportunities for waste management and minimisation. Leveraging and addressing these is part of our waste management and minimisation strategy.

The current waste management services will continue as per the zone attributes already in place, including:

- Zone 1 – District wide (Westport, Reefton, Inangahua, Ikamatua, Granity Mōkihinui, Charleston, Punakaiki areas):
- Kerbside recycling via rates (a 240L recycling bin and 45L glass crate)
- Kerbside rubbish via Westport and Reefton Resource Recovery Centres funded via charges
- Zone 2 – Karamaea area: Recycling and rubbish services via drop off to the Karamaea landfill and Resource Recovery Centre, with no kerbside collection service
- Zone 3 – Maruia area: Recycling and rubbish services are provided via drop-off at the Maruia landfill, with no curbside collection service.

At this stage, the extended waste services contract, which expires in June 2025, is in process to be re-extended to allow further review of the best long-term solid waste solutions for our communities.

Other long-term strategies, risks and opportunities for ongoing review, including a regional approach for waste management and legacy landfill remediation issues, are discussed in future considerations.

The Waste Management and Minimisation Plan (WMMP)

The new WMMP 2024-2030 has been drafted and will be adopted by Council before the Long-Term Plan. The review considered:

- Objectives, policies, and methods for achieving effective and efficient waste management and minimisation including:
- Collection, recovery, recycling, treatment, and disposal services for the district to meet its current and future waste management and minimisation needs.
- Any waste management and minimisation facilities provided or to be provided.
- Any waste management and minimisation activities, including any educational or public awareness activities, provided or to be provided.
- How implementing the plan is to be funded.
- The options for making grants or advance of money would be assessed in a further project (under s47 of the Waste Minimisation Act 2008).

Key infrastructure at a glance



2

Active landfills
(Maruia and Karamaea)



9

Closed landfills (Hector, Birchfield, Westport, Inangahua, Reefton, Springs Junction, Ikamatua, Mawheraiti, Charleston)



2

Transfer Stations
(Reefton and Westport)



4

Recycling centres
(Westport, Reefton, Karamaea and Maruia)



5,200

Recycling bins
collected



Recycling

Schemes for Tyres, Polystyrene, e-waste, refrigerants etc

Key infrastructure at a glance



21

Reserves



13

Public toilets



12

Playgrounds



5

Community halls



2

Swimming pools
(Reefton and Westport)



2

Public libraries
(Reefton and Westport)

Property, parks and reserves

Prior Long-Term Plan engagements and recent surveys confirm that our communities want BDC to maintain the current levels of service.

This Long-Term Plan has slight increases for the Parks and Reserves maintenance contract to reflect increased requirements to control noxious weeds in our district (previously dealt with by WCRC and DOC). Capital improvements for playgrounds, walk bridges, and structures have been included in realistic budgets and timeframes.

Our vehicle fleet is being rationalised, and we have extended the predicted life of most of our fleet as modern vehicles are proving to be much more reliable and longer lasting.

We are seeking to leverage our reserves contribution fund with external funding partners and agencies to boost our spending power and maximise the benefit to ratepayers.



Drinking water, stormwater and wastewater

The most uncertain variable is how drinking water, stormwater, and wastewater will be managed in the future. The change in direction, signalled by central government and the consequent legislative changes, have contributed to uncertainty about how our strategic plans and investment programmes for drinking water, stormwater and wastewater can now be implemented and afforded.

The infrastructure enables taps to run, toilets to flush and rainwater to drain, which Council owns and manages on behalf of our communities. It holds a significant replacement value. Our vast network of pipes, plants, pumps, and reservoirs includes plants and equipment with a total value of \$226m, making it our second most significant asset in terms of management and operation.



Key infrastructure at a glance



8

Council owned drinking water supplies delivering water to your property



1

Council owned stock water supply keeping local stock hydrated



4

Water treatment plants making your drinking water safe to consume



189.6 km

of pipes delivering water to your house



12

Water reservoirs collecting water pre and post treatment



\$32.4m

of investment is required over the coming nine years (2025 – 2034) to provide our communities with drinking water.



39 years

is the average age of our drinking water infrastructure

Drinking water

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

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

Council believe that our small ratepayer base will struggle to fund all of our critical work programmes and meet our legislative compliance during the life of this long term plan. Accordingly, Council needs to find external financial assistance which might be in the form of grants or similar support. The other option i to look at alternative options for delivery e.g shared services.

Stormwater

Key infrastructure at a glance



8

Stormwater catchments are managed by Council



66.5km

of stormwater pipes drain rainwater



29.4%

of the stormwater pipes are in poor or very poor condition



49 years

is the average age of our stormwater pipe network

Wastewater

Key infrastructure at a glance



3,307

Connections get your wastewater out the door



3

Wastewater treatment plants make sure your wastewater is processed properly



95.9 km

of pipe channel wastewater from your house to the treatment plant



16.9%

of the wastewater pipes are in poor or very poor condition



49 years

is the average age of the wastewater pipe network

We have taken a pragmatic approach to our asset renewals. Asset age and condition are deteriorating due to past decisions to delay asset replacements for as long as possible. We are now seeing an increase in unplanned, reactive maintenance costs as pipes and hardware fail more regularly due to increasing age and declining condition.

The 30-year Infrastructure Strategy shows an initial spike of older assets that require attention. This initial spike is unaffordable to address in this 9-year horizon. However, if we use the average annual spend of the 30-year strategy (and consistently apply that through each Long-Term Plan adoption process), then BDC will, over time, catch up on capital renewals.

The Resilient Westport Project and Westport's Stormwater Network

The Resilient Westport Project, being led by the West Coast Regional Council, will see Westport protected from 1 in 100 flood events by a series of floodwall defences.

Stormwater modelling has identified a potential for localised heavy rainfall events to result in increased surface water in Westport. BDC has applied to the Government's Regional Infrastructure Fund (RIF) for \$17.5m of funding to mitigate that risk.

Part of that funding will be used to replace existing stormwater outfalls with larger pipes and pump accessible manholes - before the floodwalls are constructed. This will increase the capacity of the network and allow efficient pump out points when our stormwater network reaches maximum capacity.

Modelling suggests that overland flows will also be impacted, and new flow paths, detention systems and emergency pumping equipment will need to be provided. This response will come at a significant cost and is simply unaffordable to our ratepayers. An application has been made to the Regional Infrastructure Fund (RIF) for the anticipated \$17.5m cost. Without this funding, the project cannot proceed.

While there is some confidence that the RIF application will be favourably reviewed, if this funding is not received, the project will be unable to be completed. Due to the cost, Council has not included any cost or funding for this project in the term of the Long-Term Plan. Further funding options and designs will continue to be explored, and urgent work to integrate with the Westport floodwalls will be prioritised. The risks associated with not doing this are highlighted in the Long-Term Plan document.



Estimated Capital Cost

\$17.5m 2026/2028



Funding

External



Operating Costs

Approx \$400k p.a.

Setting our financial future – Financial Strategy

Council has aimed to keep its rate increases as low as it can for the next 9 years with a focus on business as usual. We have increased user charges and reduced our use of contractor and consultants whilst continuing to maintain adequate levels of service. Where practical and possible, our preference has been to hire permanent staff that reduce our costs and dependence on external consultants.

The Buller District Council has a high reliance on rate income, and this continues to be a challenge year after year. With the district having an ageing population, the focus for Council continues to be on minimising rates increases.

Council will also put a limit on its gross borrowings at \$60.0 million. In addition, finance costs as a percentage of total operating revenue must not exceed 15%.

Council is setting a limit of a maximum total rates movement of 7.5% in any one financial year. There are no significant changes to how Council funds its operating and capital expenditure requirements in this Long-Term Plan. There are no changes proposed to Council's rating system.

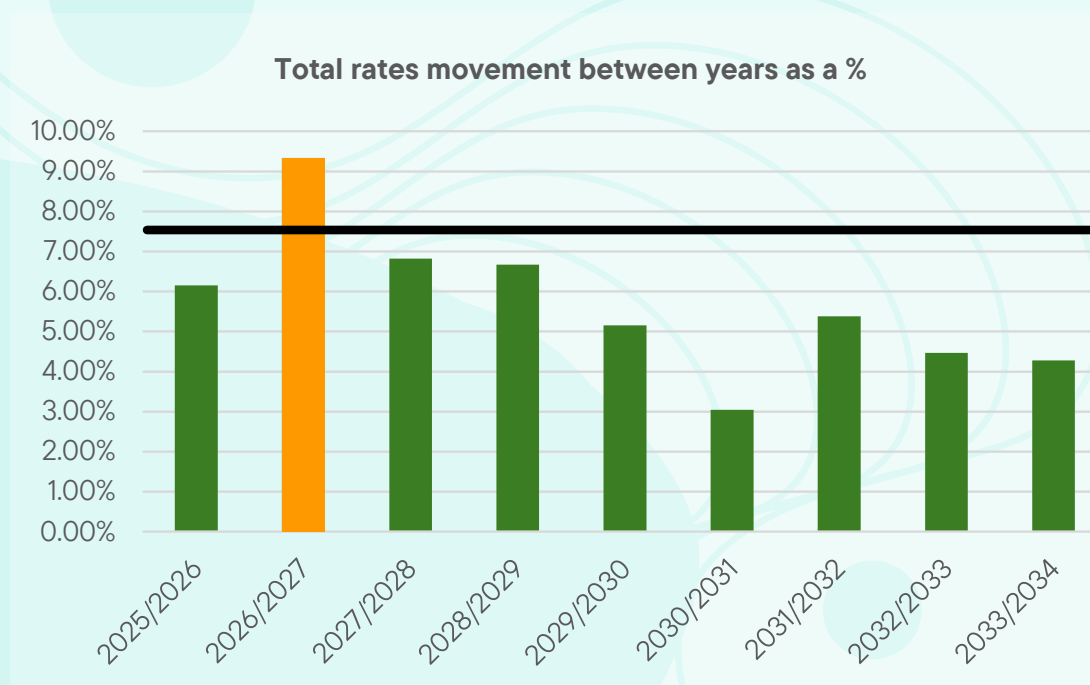
Some of the challenging factors for the 2025-2034 Long-Term Plan are reflected in the decrease in the Buller Holdings Ltd subvention payment from \$1.30 million to \$ 0.80 million, there has been an increase in management fees for the Pulse Energy Recreation Centre (PERC), and infrastructure project costs.

Affordability to carry out significant projects can also be a challenge, and Council does rely on debt to fund our capital works programme. We also receive funding from NZTA for roading projects.

Proposed rate changes

The chart below and tables overleaf show the movements in rates.

There are breaches in 1 financial year 2026/27 which Council will have to address in that year.



Not all properties pay a general and target rate. The following provides general guidance on the rates your property will pay. Please note that the rates movements below do not include the Westport Stormwater and Wastewater separation project and will increase depending on which option is chosen.

Please note that these are GST inclusive

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Res 101										
Location	Karamea										
Land value	\$145,000										
General rates		\$350.51	\$371.52	\$388.99	\$412.99	\$438.54	\$466.21	\$475.07	\$495.82	\$514.15	\$531.40
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		-									
Targeted Wastewater Rate		-									
Targeted Solid Waste Rate		\$138.00	\$138.38	\$138.38	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94
TOTAL RATES	\$994.51	\$1,068.51	\$1,109.90	\$1,155.58	\$1,300.90	\$1,367.72	\$1,440.07	\$1,463.26	\$1,517.51	\$1,565.44	\$1,610.54
% Change to Previous Year		7.44%	3.87%	4.12%	12.58%	5.14%	5.29%	1.61%	3.71%	3.16%	2.88%
SECTOR	Res 106										
Location	Westport (Brougham)										
Land Value	\$106,000										
General Rates		\$1,062.65	\$1,126.35	\$1,179.31	\$1,252.07	\$1,329.54	\$1,413.42	\$1,440.30	\$1,503.21	\$1,558.77	\$1,611.06
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		\$1,401.00	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Targeted Wastewater Rate		\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,861.27	\$4,381.65	\$4,638.79	\$4,901.42	\$5,198.30	\$5,513.86	\$5,850.63	\$6,112.72	\$6,437.88	\$6,772.45	\$7,116.69
% Change to Previous Year		13.48%	5.87%	5.66%	6.06%	6.07%	6.11%	4.48%	5.32%	5.20%	5.08%
SECTOR	Res 114										
Location	Punakaiki										
Land Value	\$290,000										
General Rates		\$1,515.12	\$1,605.93	\$1,681.43	\$1,785.18	\$1,895.64	\$2,015.23	\$2,053.55	\$2,143.24	\$2,222.47	\$2,297.01
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		\$1,431.00	\$1,645.45	\$1,892.27	\$2,176.11	\$2,502.53	\$2,877.91	\$3,309.59	\$3,806.03	\$4,376.94	\$5,033.48
Targeted Wastewater Rate		-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,245.94	\$3,718.12	\$4,057.73	\$4,420.22	\$4,851.79	\$5,335.34	\$5,879.80	\$6,368.88	\$6,987.58	\$7,672.64	\$8,436.32
% Change to Previous Year		14.55%	9.13%	8.93%	9.76%	9.97%	10.20%	8.32%	9.71%	9.80%	9.95%
SECTOR	Res 115										
Location	Reefton										
Land Value	\$100,000										
General Rates		\$443.12	\$469.68	\$491.77	\$522.11	\$554.41	\$589.39	\$600.60	\$626.83	\$650.00	\$671.80
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		\$1,350.00	\$1,448.67	\$1,584.25	\$1,618.28	\$2,015.02	\$2,015.02	\$2,046.50	\$2,046.50	\$2,132.78	\$2,261.05
Targeted Wastewater Rate		\$874.00	\$1,017.63	\$1,184.52	\$1,378.78	\$1,604.90	\$1,868.10	\$2,174.47	\$2,531.08	\$2,946.18	\$3,429.36
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$3,025.50	\$3,439.12	\$3,742.33	\$4,107.05	\$4,409.66	\$5,111.51	\$5,459.18	\$5,827.30	\$6,242.72	\$6,802.19	\$7,468.03
% Change to Previous Year		13.67%	8.82%	9.75%	7.37%	15.92%	6.80%	6.74%	7.13%	8.96%	9.79%

		2024/25 AP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
SECTOR	Com 134										
Location	Westport										
Land Value	\$265,000										
General Rates		\$11,745.95	\$12,450.08	\$13,035.40	\$13,839.68	\$14,696.04	\$15,623.18	\$15,920.30	\$16,615.62	\$17,229.82	\$17,807.74
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		\$1,401.00	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Targeted Wastewater Rate		\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$13,203.62	\$15,064.95	\$15,962.51	\$16,757.52	\$17,785.90	\$18,880.36	\$20,060.39	\$20,592.71	\$21,550.30	\$22,443.50	\$23,313.37
% Change to Previous Year		14.10%	5.96%	4.98%	6.14%	6.15%	6.25%	2.65%	4.65%	4.14%	3.88%
SECTOR	Rur 141										
Location	Grey Valley										
Land Value	\$1,500,000										
General Rates		\$6,325.62	\$6,704.86	\$7,020.07	\$7,453.21	\$7,914.40	\$8,413.70	\$8,573.71	\$8,948.17	\$9,278.94	\$9,590.17
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Wastewater Rate		-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$6,259.64	\$7,097.62	\$7,511.20	\$7,866.59	\$8,343.71	\$8,851.57	\$9,400.36	\$9,579.43	\$9,986.47	\$10,352.16	\$10,695.99
% Change to Previous Year		13.39%	5.83%	4.73%	6.07%	6.09%	6.20%	1.90%	4.25%	3.66%	3.32%
SECTOR	RR 152										
Location	Granity										
Land Value	\$149,000										
General Rates		\$543.74	\$576.34	\$603.44	\$640.67	\$680.31	\$723.23	\$736.99	\$769.17	\$797.61	\$824.36
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Wastewater Rate		-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Solid Waste Rate		\$192.00	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$1,203.49	\$1,315.74	\$1,382.69	\$1,449.96	\$1,531.17	\$1,617.49	\$1,709.90	\$1,742.71	\$1,807.48	\$1,870.84	\$1,930.18
% Change to Previous Year		9.33%	5.09%	4.87%	5.60%	5.64%	5.71%	1.92%	3.72%	3.51%	3.17%
SECTOR	RR 151										
Location	Fairdown										
Land Value	\$240,000										
General Rates		\$913.37	\$968.12	\$1,013.64	\$1,076.18	\$1,142.77	\$1,214.86	\$1,237.97	\$1,292.04	\$1,339.80	\$1,384.74
UAGC		\$580.00	\$600.00	\$628.21	\$666.97	\$708.24	\$752.92	\$767.24	\$800.75	\$830.35	\$858.20
Targeted Water Rate		-	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Wastewater Rate		-	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Targeted Solid Waste Rate		\$192.49	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
TOTAL RATES	\$1,526.73	\$1,685.37	\$1,774.47	\$1,860.16	\$1,966.68	\$2,079.94	\$2,201.53	\$2,243.69	\$2,330.34	\$2,413.02	\$2,490.56
% Change to Previous Year		10.39%	5.29%	4.83%	5.73%	5.76%	5.85%	1.92%	3.86%	3.55%	3.21%

General rates – all properties in the district pay a general rate, regardless of whether they are residential, commercial, or rural. By way of an example, all properties in the 2025/2026 rating year will pay approximately 5.6% more than in 2024/2025 rating year. The general rates are proposed to move on average in a range of 1.9% to 6.3% over the life of the plan.

Targeted rates – these are levied for three services: water supply, wastewater and recycling collection. These services are mainly funded by residential properties that are connected to, or can be connected to Council water or wastewater systems. Targeted rates vary depending on the water or wastewater system to which your property is connected. For recycling collection, they vary depending on which zone in the district your property is located. Targeted rates in total are proposed to move on average in a range of 5.6% to 10.0% over the life of the plan.

Total rates – the total rates per property, calculated in the table below, are averages from year to year. The range is from 3.8% to 7.64% per annum compared to the previous year.

Water Supply - Targeted Rates (inc of GST)	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,401.15	\$1,488.94	\$1,582.75	\$1,682.46	\$1,788.46	\$1,901.13	\$2,020.90	\$2,148.22	\$2,283.55	\$2,427.42
Reefton	\$1,350.00	\$1,448.67	\$1,584.25	\$1,618.28	\$2,015.02	\$2,015.02	\$2,046.50	\$2,046.50	\$2,132.78	\$2,261.05
Little Wanganui	\$381.00	\$480.06	\$604.88	\$762.14	\$960.30	\$1,209.98	\$1,524.57	\$1,920.96	\$2,420.41	\$3,049.72
Mokhinui	\$478.40	\$598.00	\$747.50	\$934.38	\$1,167.97	\$1,459.96	\$1,824.95	\$2,281.19	\$2,851.49	\$3,564.36
Ngakawau-Hector	\$357.00	\$357.00	\$357.00	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55	\$1,614.55
Waimangaroa	\$1,311.00	\$1,481.43	\$1,674.02	\$1,891.64	\$2,137.55	\$2,415.43	\$2,729.44	\$3,084.27	\$3,485.22	\$3,938.30
Cape Foulwind – per m3	\$0.63	\$0.66	\$0.69	\$0.73	\$0.77	\$0.80	\$0.84	\$0.89	\$0.93	\$0.98
Punakaiki Water	\$1,430.83	\$1,645.45	\$1,892.27	\$2,176.11	\$2,502.53	\$2,877.91	\$3,309.59	\$3,806.03	\$4,376.94	\$5,033.48
Inangahua Junction	\$1,194.00	\$1,372.74	\$1,578.65	\$1,815.45	\$2,087.76	\$2,400.93	\$2,761.07	\$3,175.23	\$3,651.51	\$4,199.24
South Granity	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50

The above rates apply to the base rating unit. Differentials are also applicable for properties depending on their connection numbers and/or type/category of property. Charges per m3 (cubic metre) also apply in the Westport and Reefton water supplies where a property uses more than 400m3 per annum.

Recycling - GST inclusive	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
District - zone 1	\$192.49	\$206.34	\$218.31	\$223.53	\$228.94	\$233.75	\$238.49	\$237.56	\$242.88	\$247.62
Maruia - zone 2	\$362.74	\$403.94	\$430.96	\$449.94	\$466.85	\$482.59	\$498.63	\$532.88	\$550.86	\$567.94
Karamea - zone 3	\$138.38	\$138.38	\$138.38	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94	\$220.94

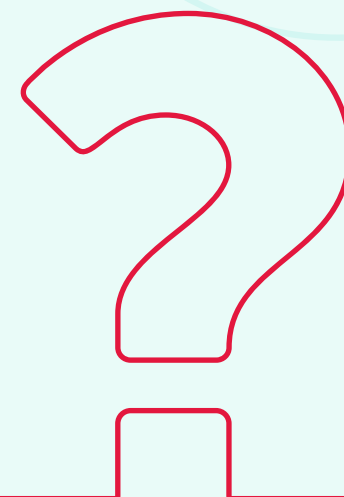
Wastewater - GST inclusive	2024/2025 Annual Plan	2025/2026 LTP	2026/2027 LTP	2027/2028 LTP	2028/2029 LTP	2029/2030 LTP	2030/2031 LTP	2031/2032 LTP	2032/2033 LTP	2033/2034 LTP
Westport	\$1,146.00	\$1,217.14	\$1,292.85	\$1,373.27	\$1,458.68	\$1,549.41	\$1,645.79	\$1,748.16	\$1,856.89	\$1,972.39
Reefton	\$874.00	\$1,017.63	\$1,184.52	\$1,378.78	\$1,604.90	\$1,868.10	\$2,174.47	\$2,531.08	\$2,946.18	\$3,429.36
Little Wanganui	\$950.00	\$950.00	\$950.00	\$1,064.03	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$2,168.86	\$6,660.36

The above rates apply to the base rating unit. Differentials are also applicable for properties depending on their connection numbers and/or type/category of property.

Let's talk

Tell us what you think:

Do you have any feedback on our proposed rates



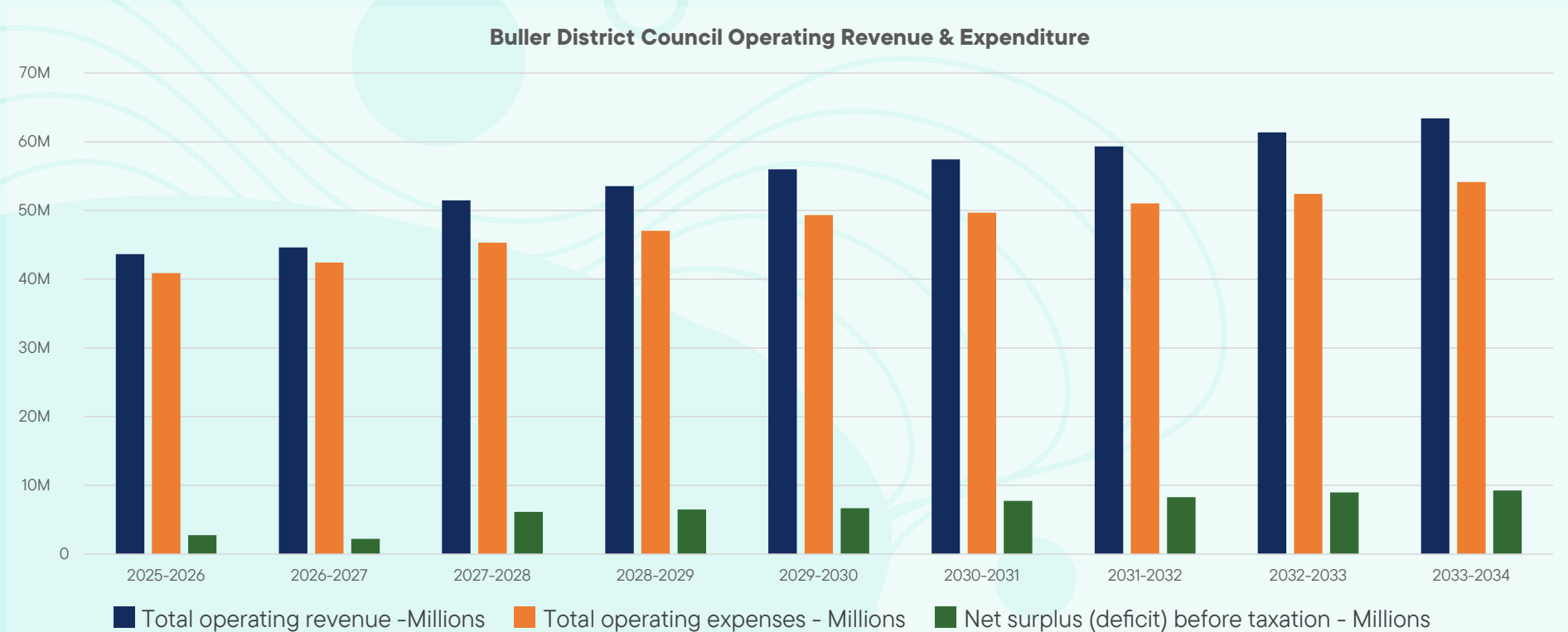
Financial Strategy

What we'll spend and how we'll pay for it

Council sets its rates and other income in a manner that ensures similar annual changes from year to year, thereby avoiding major movements. The best way to achieve this is by ensuring that the day-to-day operating expenses that provide the services our community needs don't vary greatly from year to year.

The difference between revenue and expenditure is the operating surplus, which is used to fund capital items such as new assets and loan principal repayments.

The graph below shows that revenue and expenditure are relatively smooth over the period of the Long-Term Plan, with no major fluctuations.



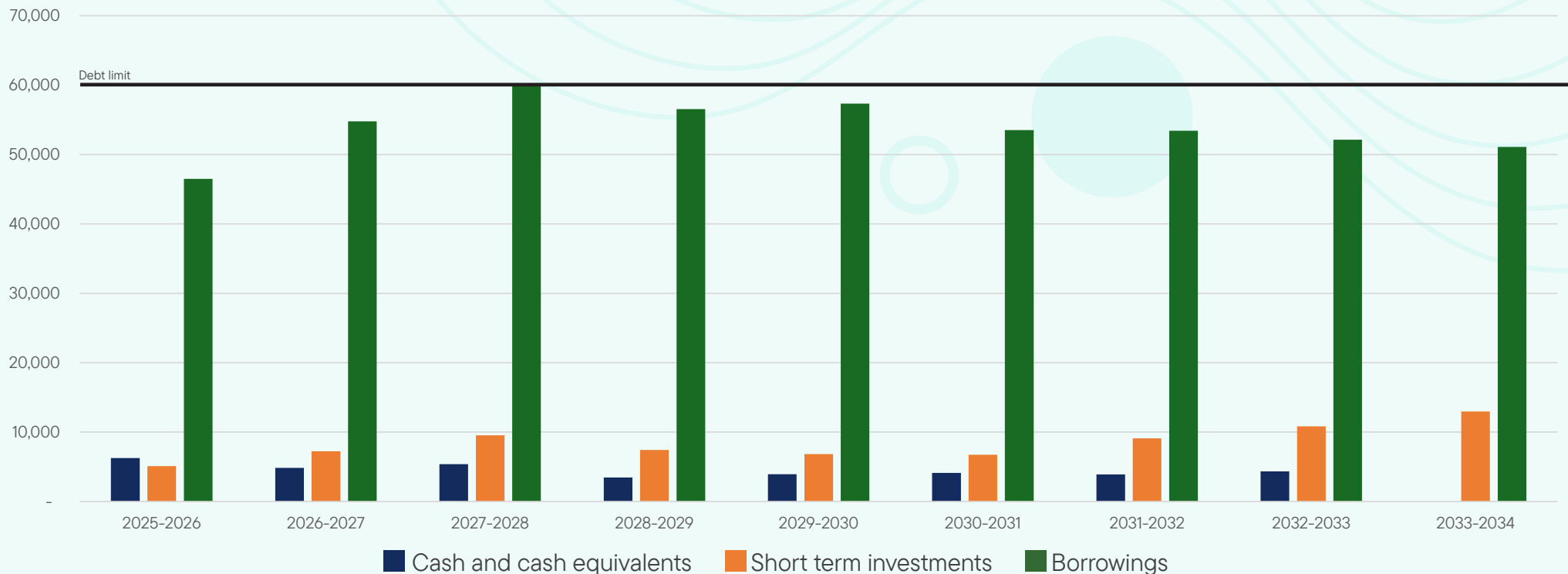
Financial Strategy

How much will Council borrow?

Council has endeavoured to limit its borrowings. However, borrowings are a good way to spread the cost of new assets over a longer period. This allows users of the asset or service to pay for its replacement over this longer period.

We expect our borrowing to peak in the 2027/2028 financial year and then slowly be repaid. The Local Water Done Well reform requirements might impact this, so careful monitoring will be required to manage our borrowings.

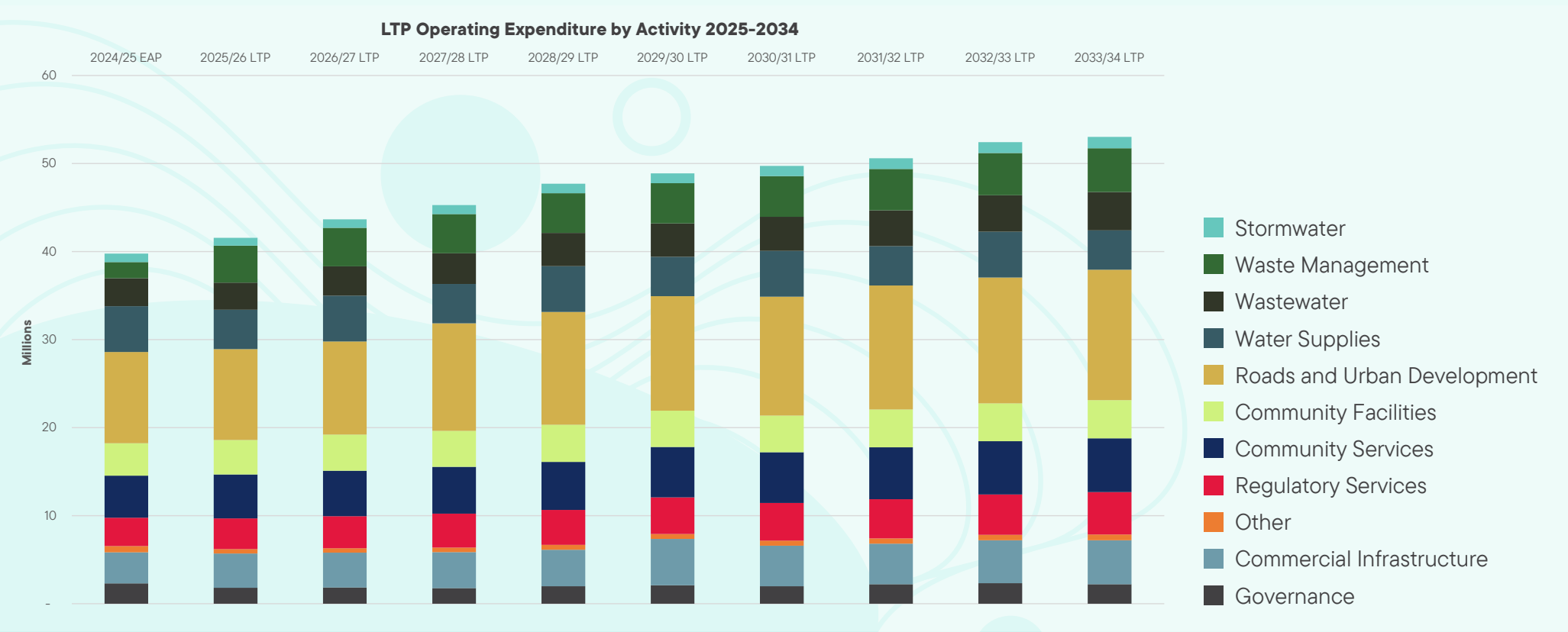
Buller District Council Cash & Borrowings



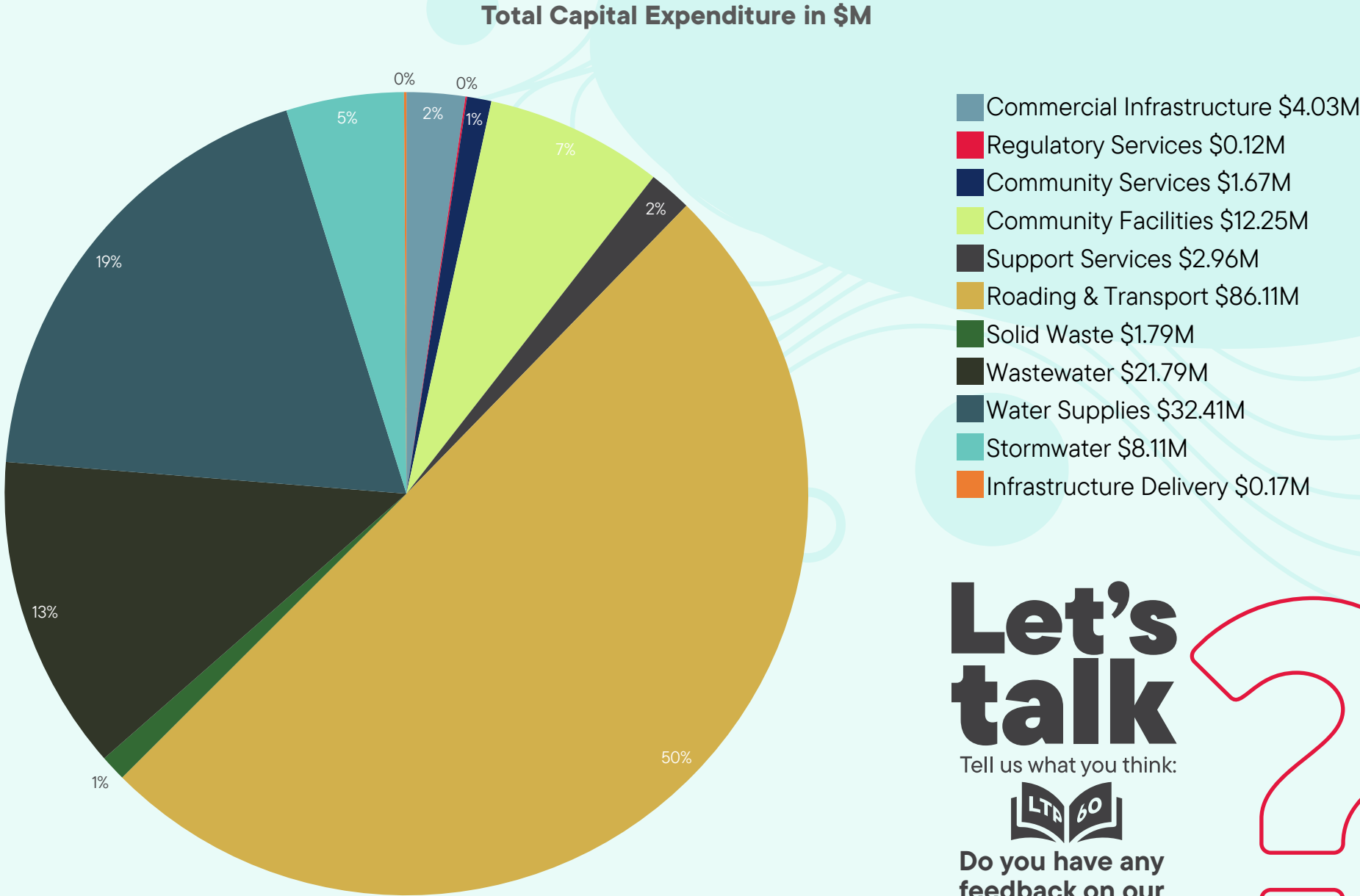
Financial Strategy

Operating expenditure by activity

The graph below shows how much we will spend on an operational day-to-day basis on each activity. This is displayed over the life of the Long-Term Plan.



The graph below shows how much we will spend on capital expenditure on each activity over the life of the Long-Term Plan.



Let's talk

Tell us what you think:



Do you have any feedback on our Financial Strategy



What is happening to fees and charges?

Proposed fee increases

Certain Council services are funded through fees and charges, such as getting building consents or applying for a liquor licence.

Extensive work has been done to review Council's fees and charges, with each department developing its own strategy. For example, the Regulatory Services team is considering adopting a more user-pays approach.

Port and Harbour

The proposed fee changes across the various activities and services provided or supplied at the Port are in place to support a simplification programme.

In the past, the fees were hard to understand and overly complicated, with multiple use categories for vessels. We propose changing this to a basic per-meter charge, regardless of the vessel's use. This will give greater clarity and understanding for current and prospective clients around berthage in Westport.

A modest fee increase is necessary to cover the rising costs of providing these services while maintaining fairness.

Regulatory Fees & Charges

The fees and charges within the Building and Planning departments have always been based on a user pays approach. However, it has not been applied in full, which has meant the wider community has subsidised private benefits. The changes to the proposed Long-Term Plan fees and charges aim to align the three district Councils on the coast to ensure consistency. This provides a level playing field for all developers and building companies operating within the West Coast. The intention is to review these fees collectively each year to ensure alignment is maintained.

The primary factors for an increase:

- The process included bringing the Buller District Council in line with both Grey and Westland District Councils. Factors include enforcing the user pay levy (Objective Build levy) 0.075% + GST for a total value of work over \$125K, capped at \$1,875, which was previously charged via a flat fee of \$86.25.
- A new insurance levy that has not previously been charged. This is to cover Council's insurance costs associated with industry building issues, i.e. leaky homes.
- A new BCA Accreditation fee which covers the cost of Council's accreditation for the industry

Other Regulatory Charges include a new Food Premise Levy, which has been included at \$97.25 per establishment. This is an MBIE levy which Council collect on behalf of the government.

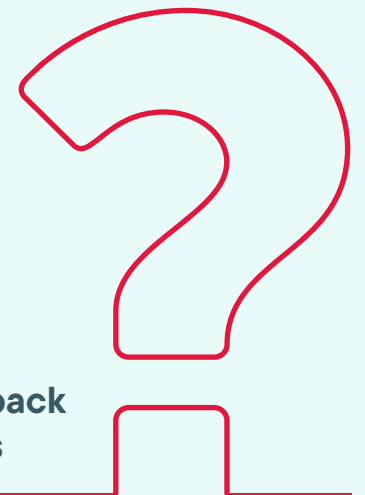
- We have also introduced a 20% discount for Responsible dog owners who are Gold Card holders.
- Dogs aligned with disabilities or medical reasons will not incur registration fees (at the discretion of the Compliance Manager).

Let's talk

Tell us what you think:



**Do you have any feedback
on our Fees & Charges**



What is happening with Levels of Service and the Key Performance indicators?

We have reviewed and updated our Key Performance Indicators (KPIs) and levels of service for the draft Long-Term Plan.

This ensures that the measures we track are relevant and align with our shared vision for the region's future.

A detailed breakdown of our performance indicators can be found in the Draft Long-Term Plan 2025-2034 under Council Activities.

What policies are we consulting on?

We are not proposing any new policies as part of this draft Long-Term Plan.

However, we have reviewed and updated a small number of existing policies to ensure they remain current and fit for purpose.

Full details of our policies can be found in the Draft Long-Term Plan 2025-2034 under Council Activities

Hearings and deliberations



Hearings are meetings where people can have their say. It's your chance for Council to listen to what you think.

Following the consultation period, you can talk about your submission to Council during the public hearings.

The public hearings are scheduled for 9 – 10 June 2025.



Deliberations happen after the hearings.

This is when Council will discuss all the feedback they've heard or received in writing and decide what to do.

The Long-Term Plan deliberations are scheduled for the 11 - 12 June 2025.

You are welcome to join these public events or watch them via livestream.

Auditors Report



Shape the future
with confidence

To the reader:

Independent auditor's report on Buller District Council's consultation document for its proposed 2025-34 Long-Term Plan

I am the Auditor-General's appointed auditor for Buller District Council (the Council). The Local Government Act 2002 (the Act) requires the Council to prepare a consultation document when developing its long-term plan. Section 93C of the Act sets out the content requirements of the consultation document and requires an audit report on the consultation document. I have done the work for this report using the staff and resources of Ernst & Young. We completed our report on 23 April 2025.

Qualified Opinion

In our opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of our report:

- the consultation document on pages 1 to 47 provides an effective basis for public participation in the Council's decisions about the proposed content of its 2025-34 Long-Term Plan, because it:
- fairly represents the matters proposed for inclusion in the Long-Term Plan; and
- identifies and explains the main issues and choices facing the Council and District, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

Basis for Qualified Opinion – Funding assumption for Karamea special purpose road

Page 31 of the consultation document sets out that the Council has assumed the New Zealand Transport Agency (NZTA) will continue to fully fund any expenditure for the Karamea special purpose road. Further, the Council has assumed the expenditure on the Karamea Highway will increase by \$4.1 million in 2027/28 from what the NZTA has currently approved for 2026/27, and will continue at that increased level for the remaining seven years of the Long-Term Plan.

We consider the assumed level of increased NZTA funding over the last seven years of the draft long-term plan for the Karamea special purpose road is unreasonable, as the Council has not provided evidence to support that assumption.

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised) Assurance Engagements Other Than Audits or Reviews of Historical Financial Information. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400 The Examination of Prospective Financial Information that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Emphasis of Matter – Uncertainty over water service delivery

Without further modifying our opinion, we draw attention to page 12, which outlines that the Council will separately consult with the community in May 2025 on future water services delivery options. The Council does not yet have a preferred option for delivering future water services. The consultation document and long-term plan information therefore reflect the status quo (that is, Council continuing to deliver water services). The Council's decision following its separate consultation could result in significant changes to the Long-Term Plan.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and Long-Term Plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and Long-Term Plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

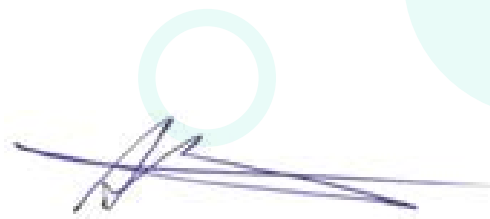
We are responsible for reporting on the consultation document, as required by section 93C of the Act. We do not express an opinion on the merits of any policy content of the consultation document.

Independence and quality management

We have complied with the Auditor-General's independence and other ethical requirements, which incorporate the requirements of Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand) (PES 1) issued by the New Zealand Auditing and Assurance Standards Board. PES 1 is founded on the fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

We have also complied with the Auditor-General's quality management requirements, which incorporate the requirements of Professional and Ethical Standard 3 Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (PES 3) issued by the New Zealand Auditing and Assurance Standards Board. PES 3 requires our firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council.



Stuart Mutch

Ernst & Young

On behalf of the Auditor-General, Wellington, New Zealand



BULLER
DISTRICT COUNCIL
Te Kaunihera O Kawatiri



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