

FAQs



1. What is the LTP?

The Long-Term Plan (LTP) is a 10-year strategic plan that outlines Council's priorities, projects, and financial strategy for the district.

2. Why is this LTP only for 9 years instead of the usual 10?

Normally, the LTP is a 10-year plan reviewed every three years. However, last year we produced an Enhanced Annual Plan due to uncertainties around the Three Waters Reform. As a result, our next full LTP review will take place in two years, meaning this plan covers only nine years instead of the usual ten.

3. Why did the Council choose this approach?

Our work and the wider environment are constantly evolving. This approach ensures our planning remains up to date and based on the best information available, allowing us to adapt to changes more effectively.

4. Why is community consultation important?

The LTP affects rates, services, and major projects. Community input ensures that the plan reflects residents' needs and priorities.

Understanding Your Rates: Calculation, Differentials, and Key Influencing Factor

5. What factors determine my rates?

Your rates are influenced by several key factors, including:

Property Value – The capital value of your property and any changes from the most recent revaluation.

Property Category – The classification of your property, such as Rural, Rural-Residential, Residential, or Commercial.

Services Provided – The specific council services you receive, such as water supply, stormwater management, and waste collection.

Location – Where your property is situated within the district (e.g., Kumara, Hokitika, Franz Josef, Haast).

Council Budget and Funding – Changes in the council's budget, which impact overall funding requirements and the cost of delivering services.

6. What are Differentials and How Do They Impact Rates?

What are Differentials?

Differentials are used to fairly distribute the General Rate across different property categories. They help ensure that each category (e.g., residential, rural, rural-residential, commercial) continues to pay a fair share of the overall rates, even as property values change over time.

How do Differentials impact my rates?

The Council applies differentials to maintain fairness in how rates are allocated. This means that even when property values change due to revaluations, the proportion each category contributes to the General Rate remains consistent.

How often are properties revalued, and why does it matter?

Every three years, properties across the district are revalued by Quotable Value NZ in line with the Capital Value Rating System. The results of this revaluation can impact how much each property category pays towards the General Rate, depending on changes in overall property values.

7. How Will This Impact Your Rates?

How will the changes affect my rates?

Rates are complex, and the impact varies for each ratepayer. Factors such as property revaluations, differentials, and changes proposed in the Long Term Plan (LTP) all play a role in determining your final rates bill.

Can I compare my new rates to previous years?

It's difficult to make a direct comparison because several factors influence rates, including revaluations and adjustments in Council's funding needs. The impact will differ depending on your property type, location, and category.

Where can I see examples of rate changes?

This document includes examples of proposed rates under the LTP. The impacts of the preferred options outlined in this document (with the exception of Dog Registration fees) do not impact on the rates until 2026/2027 to 2033/2034 of this Long Term Plan. These examples can give you an idea of potential changes.

How can I find out what my rates currently are?

You can find out the detailed rates breakdown for your property at <https://www.westlanddc.govt.nz/do-it-online/search-databases/look-up-property-records/>

Providing Feedback

8. **How can I provide feedback?** Complete an online submission, send written feedback, or send an email to consult@westlanddc.govt.nz
9. **Where can I find more information?**
Join us for our public meetings. You can also find all relevant documents and meeting details on the Council website and at Council offices.
10. **How will my feedback be used?**
All feedback will be used for a formal hearing process and considered by Elected Members before finalising the LTP. A summary of community input will be made publicly available.
11. **How do I provide Feedback?**
 - Visit the WDC website and complete the submission form
 - Complete the feedback form at the back of the consultation booklet and return to Westland District Council, 36 Weld Street, Hokitika
 - Email you views to consult@westlanddc.govt.nz
 - Have a chat with your local councillor