
TŌ WĀHI, TŌ MAHERE

YOUR PLACE, YOUR PLAN

Masterton District Council Long-Term Plan 2024-34
Consultation Document



This document outlines the significant decisions we need to make as we develop our 2024-34 Long-Term Plan, and asks our community for their feedback on the work we have planned for the next 10 years.

We've got some big decisions to make for Masterton, including:

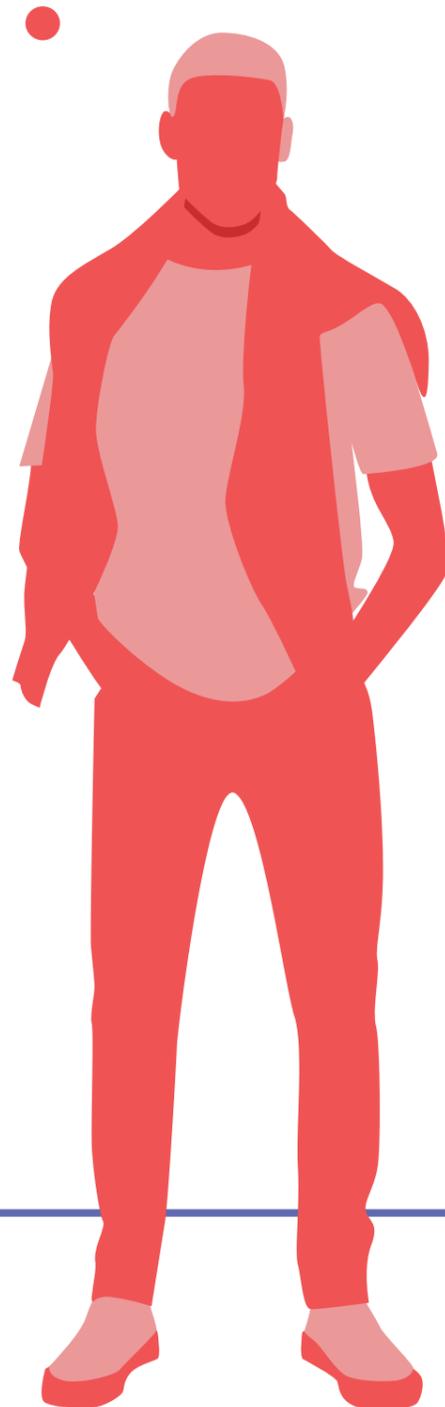
- the future of the Town Hall, library and archive
- our town centre improvements
- the way the Council funds community groups and organisations
- changes to some council services to help us achieve cost savings.

Tell us what you think

We want to know [what you think](#) about the big decisions and other proposals in this plan. Have we got it right? What else should we be thinking about?

Consultation closes 10am Monday 6 May

Hearings will be held on Wednesday 22 and Thursday 23 May 2024 for those wanting to formally present their views to the Council.



IHIRANGI

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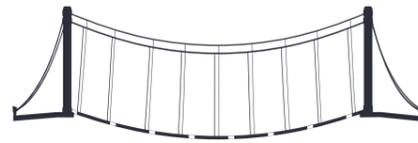
LOOKING BACK

What we've achieved over the past three years since our last Long-Term Plan:



Masterton District Climate Action Plan

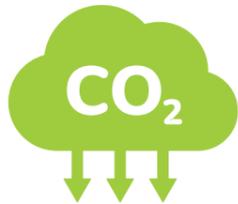
developed and adopted and a community Climate Advisory Group established to facilitate implementation of the Plan.



Whitipoua walking and cycling bridge

across the Waipoua River opened, including collaborating with nine mana whenua artists to tell the stories of Masterton's past, present and future through 50 engraved paewhiri (totara boards).

Developed and adopted a **Corporate Carbon Emissions Reduction Plan**



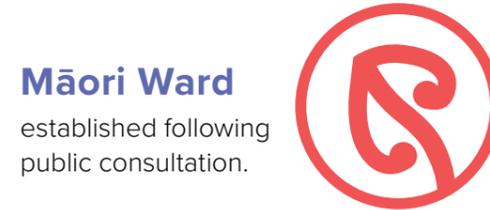
Cyclone Gabrielle

was responded to in February 2023, bringing major roads to a safe level of service, reinstating bridge abutments, removing forestry slash and setting up temporary traffic management measures on roads with washouts and dropouts.

Completed new southbound lane of **Colombo Road bridge**



Adopted our **Parks and Open Spaces Strategy**



Māori Ward established following public consultation.

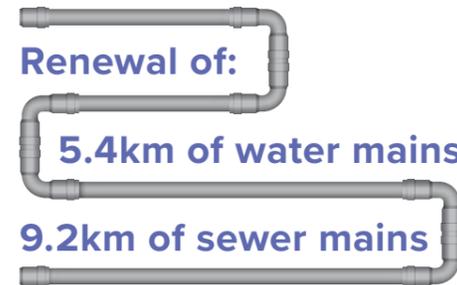


Masterton skatepark revamped - designed in partnership with youth.



Hood Aerodrome Masterplan

adopted after public consultation, to guide development at the aerodrome.



Renewal of:
5.4km of water mains
9.2km of sewer mains



Burling Park playground refurbished



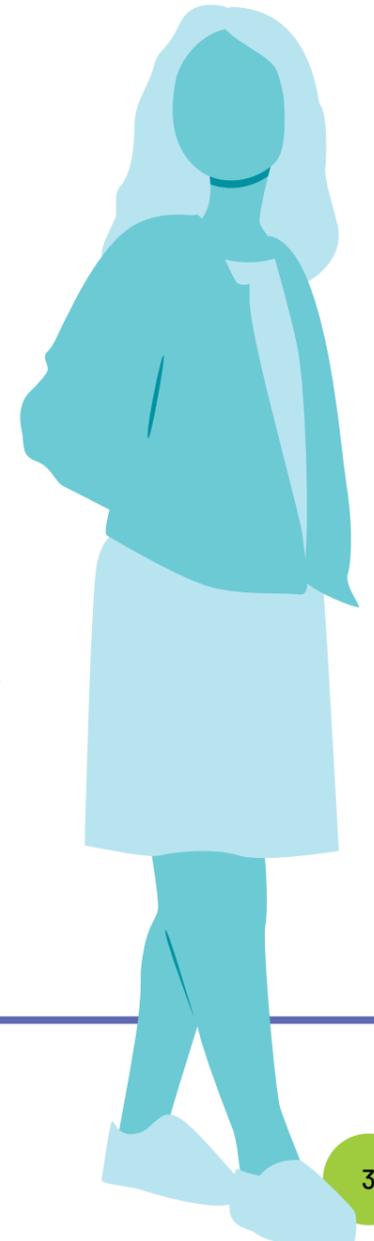
Resealed 62km of roads



Held rates increases at an average of 6.1% over the three years in a high inflation period.



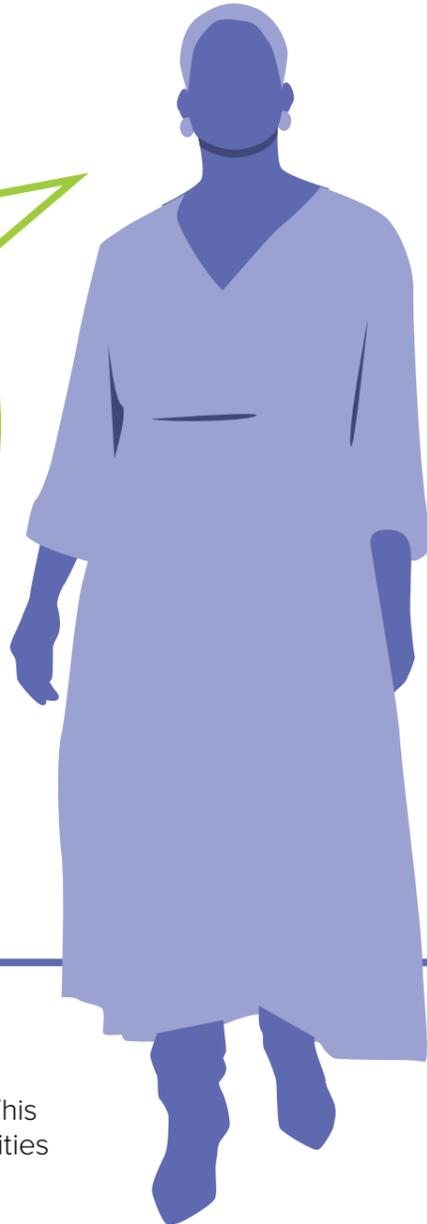
Rural Advisory Group established with four meetings over the year.



AS WE LOOK TO THE FUTURE

Tē tōia, tē haumatia.

Nothing can be achieved without a plan, a workforce, and a way of doing things.



We need to plan for the future to make sure we grow and thrive as a community – in a way our community wants. This Long-Term Plan Consultation Document outlines our priorities to help us deliver on our community’s aspirations.

We have called this Long-Term Plan Tō Wāhi, Tō Mahere – Your Place, Your Plan

This is Your Place. Whakaoriori-Masterton is where you have chosen to make your home, raise your family, build your business, or connect through whakapapa or in some other way.

This is Your Plan. Working together with your priorities at the centre of our thinking, we can help develop Whakaoriori-Masterton for the future you want.

OUR COMMUNITY OUTCOMES

Everything we do needs to support and enhance Masterton District’s most positive future. We have indicated in this consultation document the community outcomes our proposals will impact.



An Engaged and Empowered Community



Pride in our Identity and Heritage



A Sustainable and Healthy Environment



A Thriving and Resilient Economy



Efficient, Safe and Effective Infrastructure

MESSAGE FROM THE MAYOR

Kia ora Masterton!

What will Masterton District look like in 2034? If you think it's a bit soon to be thinking about that, let me tell you that now is precisely the time for us to shape Masterton's future together through our Long-Term Plan.

This 10-year Long-Term Plan Consultation Document, which we've called Tō Wāhi, Tō Mahere – Your Place, Your Plan, outlines the Council's priorities and spending proposals to support our community and growth in our district over the next decade.

We need you to have your say and help guide our path forward.

Masterton has been growing steadily, with an increasingly diverse population, creating opportunities and challenges that need careful planning.

We need to plan for things like upgrading our infrastructure and providing services for a population that is proud to call our district home, as well as attracting new business to the area – all the while keeping challenges such as climate resilience front-of-mind.

This Council is committed to focusing on ensuring essential infrastructure is up to scratch – things like roads, water, and waste networks – but we also want to provide opportunities for growth and innovation.

The future holds uncertainties too. Climate impacts, global economics, and regional migration continue to impact Masterton and stretch our resources.

That's why our proposed plan puts in place actions to allow us to adapt to future challenges as we need to, such as building more water storage, while also keeping front of mind that it is essential we provide value for money for our ratepayers.

You will see we are again asking for your views on some key decisions about a Town Hall, our library, and improving infrastructure in our town centre. These projects were included in the last Long-Term Plan in 2021, but increasing costs mean we believe a change of tack is required.

We're also proposing some efficiencies now to reduce the rates impact and have a range of reviews planned to ensure services are meeting our community's needs and being delivered in the most efficient way.

All options we are presenting in this consultation document have been robustly debated and passed at our March Council meeting. The Council needs to increase rates in 2024/25 to continue delivering services in our community. The average increase is 10.6% driven largely by higher costs in the roading and water activities.

Now we want to hear from you!

What do you think of the proposals in this Long-Term Plan consultation document? How do they align with your priorities and hopes for Masterton in 2034? How can the Council best spend within its budgets to enable growth? Your input will shape the final plan adopted in June.

Make sure you take the opportunity to have your say by Monday 6 May. This is our chance to work together for the Masterton we want to see. I look forward to receiving your feedback and understanding your vision for our community's future.



Mayor Gary Caffell



WHAT DOES THE FUTURE LOOK LIKE?

A long-term plan must be forward-focused, developed on the basis of what we know now or can make reasonable assumptions about.

We have considered the following forecasts about the Masterton District:

Growth and development

-  **Population growth** – continued growth in population and house numbers
-  **Population age** – average age of our population will continue to increase
-  **Population diversity** – our population will continue to diversify

There is a higher level of uncertainty with population and housing growth projections in the post COVID-19 environment. We will continue to monitor growth trends and respond accordingly. For more information refer to our [website](#).

Efficiency and affordability

-  **Economy** – economic slowdown is expected to continue.
-  **Inflation** – the key driver in rate increases
-  **Roading** – increased cost to deliver forecast levels of service
-  **Three water assets** – increased investment needed
-  **Insurance** – costs increased

Climate change and resilience

-  **Temperature** – up to 1 degree warmer by 2040, up to 3 degrees warmer by 2090
-  **Rainfall** – more heavy or extreme rain
-  **Sea level rise** – 0.24m by 2040, 1.75m by 2090
-  **Overall climate** – drier, regardless of rain

 **For more detail** please see the [supporting information](#) on the Long-Term Plan page of our website.

Given these forecasts, we are making provision for:

Growth and development

- Starting work on a spatial plan in Year 1 to plan how the district should grow.
- Completing the review of the Wairarapa Combined District Plan.

Efficiency and affordability

- Rates increases were reduced from an initial 17% (based on early draft budgets) to less than 11% per annum average across all properties.
- Reducing the scope of our 'big decision' projects – the Town Hall, library and archive, and town centre improvements.
- Increasing emphasis on user-pays for Council services.

Climate change and resilience

- Continuing to implement our Climate Action Plan and Corporate Carbon Emissions Reduction Plan.
- Increasing storage of raw and treated water.
- Developing a water meter charging policy.
- Rebuilding the storm damage fund.
- Prioritising work on our rural roading network.
- Ongoing recovery planning for our district with Carterton and South Wairarapa District Councils.

Three Waters Reform

The coalition government has repealed the previous government's three waters reforms and propose their own legislation by mid-2025. The new set of changes is referred to as Local Water Done Well and will allow neighbouring councils to join forces and establish 'council controlled organisations' to manage water on their behalf. Given uncertainty around what that might look like for Masterton district, our planning has assumed we will continue to manage our three water assets and services. When we have more detail about what the Local Water Done Well legislation will mean for Masterton, we will review our plans.

THE BIG DECISIONS



**BIG
DECISION
ONE**

TE HŌRO NUI, TE WHARE PUKAPUKA
ME TE PŪRANGA KŌRERO

TOWN HALL, LIBRARY AND ARCHIVE

In June 2016, Masterton's Town Hall auditorium and most of the Municipal Building that makes up the building on Chapel Street was found to be earthquake-prone, and the building was closed.

There's been a lot of consultation over recent years which saw the Civic Facility project being approved in June 2021 as part of the 2021-31 Long-Term Plan. By May 2022, the estimated cost of the project had risen from the originally agreed \$30 million to \$71.3 million (including contingency). The Council thought this was unaffordable, so we have been looking at alternative options aimed at meeting the outcomes of the Civic Facility project but using locations we already own. Because of this, we have split the Civic Facility project into two:

- The Town Hall
- The Masterton District Library and Wairarapa Archive



TE HŌRO NUI

THE TOWN HALL



The Town Hall building on Chapel Street is actually three buildings:

- The auditorium, which is the most earthquake-prone section, requires demolition.
- The Municipal Building, which previously contained council offices, requires strengthening if retained.
- The Civil Defence building at the northern end. This was not assessed as earthquake-prone but does not meet the building standards recommended for an emergency management centre.

All external walls of the building are considered façade. Retaining the façade introduces a lot of risks and complexity to the project and further investigation is required to establish the scope of works required to retain the façade.

The Council has identified three options for consultation:

Note: The images of options included in this section are not drawn to scale – they are intended to show the components of the buildings.



For more detail
please see the [supporting information](#) on the Long-Term Plan page of our website.

Preferred option: Demolish Town Hall and Municipal Buildings and build a new Town Hall on the current Town Hall site, retain the Municipal Building façade, and expand Waiata House.

Under this option the existing Town Hall and Municipal Building would be demolished (keeping the façade that faces the Town Square and Chapel Street if possible). A new Town Hall including a multi-purpose space for performances or functions would be built on the site. The Council office in Waiata House would be extended to accommodate customer services, public meeting rooms and a small lab to support our Environmental Health activity. This would remove the need to lease the office on Queen Street. The Waiata House extension would also include a Council Chamber with improved accessibility, as well as a new space for Civil Defence that meets recommended building standards. We would consult on detailed designs for the buildings. Council will seek external funding to offset costs. The build will be staged over three years.

What you would get:

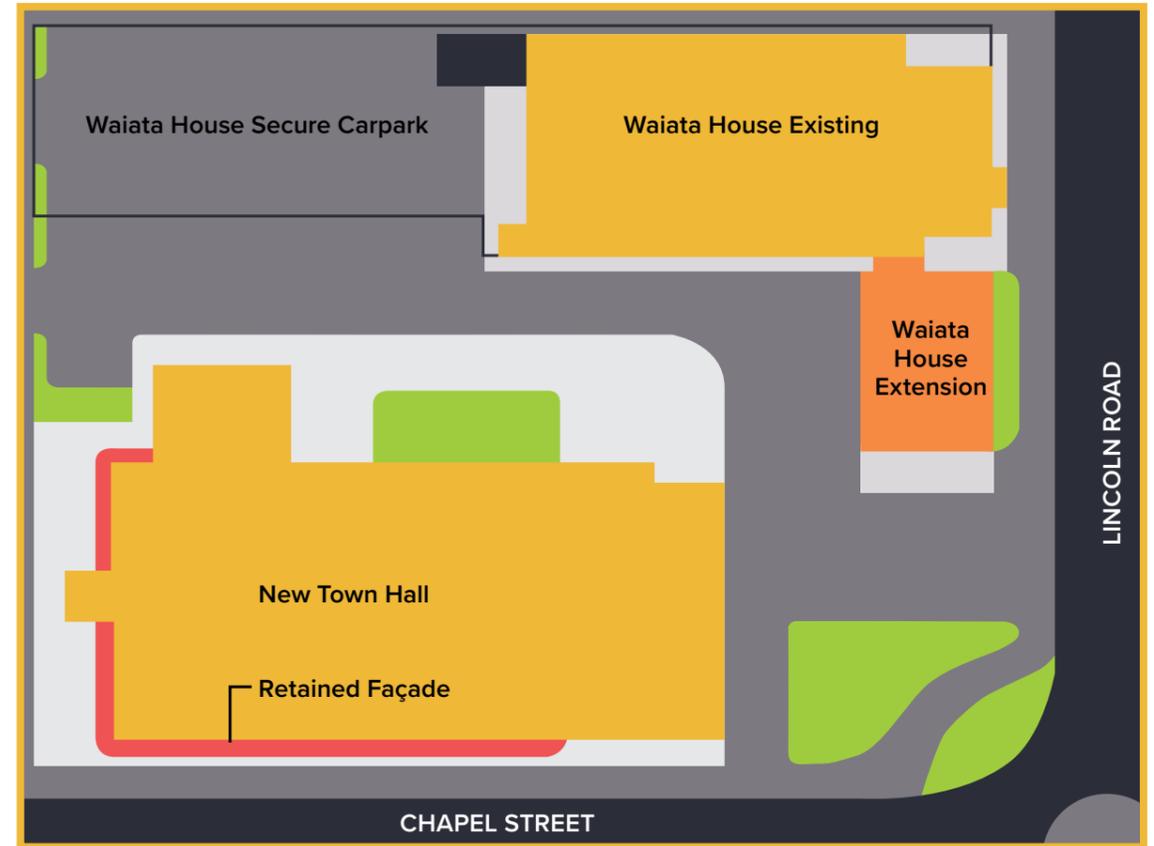
- ✓ A modern, multi-purpose performance or function space with a seated capacity of up to 700 people (1000 standing).
- ✓ Retention of the Municipal Building façade facing the Town Square and Chapel Street subject to feasibility.
- ✓ A dedicated Civil Defence facility built to recommended building standards (IL4).
- ✓ A publicly accessible Council chamber for meetings - located in the extended Waiata House building.
- ✓ Compliance under the Building Act – we would address the earthquake prone status of the current Town Hall and Municipal Building.
- ✓ Reduced spending on leased premises - we would no longer need the Queen Street office.
- ✗ Car parks will be reduced. The final amount will be determined through the design process.

Cost: \$42.6 million
 (including \$1.97m to retain the façade).
 Loan funded - any external funding that is raised would reduce the loan.
 Operating costs: \$3.2m more per annum by year 5 (2028/29) (mostly debt servicing).

When it will happen:
 Years 2-4
 (2025/26-2027/28)

Impact on rates:
 6.6% increase, \$230 more per annum (\$4.40 per week) by year 5 (2028/29) for the average urban residential property (based on being fully loan funded).

Impact on debt:
 \$42.6m additional debt, less any external funding raised.



Town Hall preferred option

Why this is the Council's preferred option:

Council believes this option will deliver a modern performance space, and other necessary public facilities, while retaining the façade of the Municipal Building, in a cost-effective way. We think these aspects are the most valued by our community.

Alternative Option 1: Demolish the Town Hall and build a new Town Hall on the site; retain and refurbish the existing Municipal Building including façade; and retain Waiata House.

Under this option the existing Town Hall auditorium would be demolished and a new Town Hall built on the site. The existing Municipal Building, including the façade that faces the Town Square and Chapel Street, would be strengthened and refurbished. We would not be able to accommodate all Council functions in the refurbished Municipal Building, so would retain Waiata House, but not extend it. The Council understands there is community support to retain the Municipal Building.

What you would get:

- ✓ A modern, multi-purpose performance or function space with a seated capacity of up to 700 people (1000 standing).
- ✓ Retention of the façade facing the Town Square and Chapel Street subject to feasibility.
- ✓ A publicly accessible Council chamber for meetings - located in the refurbished Municipal Building.
- ✓ Compliance under the Building Act – we would address the earthquake prone status of the current Town Hall and Municipal Building.
- ✓ Reduced spending on leased premises - we would no longer need the Queen Street office.
- Office space for 100-110 people in the refurbished Municipal Building.
- ✗ No dedicated Civil Defence facility
- ✗ Civil Defence facility would not meet recommended building standards (IL4)
- ✗ Not enough room to locate all Council activities together
- ✗ Higher level of risk and uncertainty (see our explanation for why this is not Council’s preferred option).
- ✗ Car parks will be reduced. The final amount will be determined through the design process.

Cost: \$49.9 million (noting high uncertainty)

Loan funded - any external funding that is raised would reduce the loan.

Operating costs: \$3.9m more per annum by year 5 (2028/29) (mostly debt servicing).

When it will happen:
Years 2-4 (2025/26-2027/28)

Impact on rates:
8.2% increase (noting high uncertainty), \$282 more per annum (\$5.40 per week) by year 5 (2028/29) for the average urban residential property (based on being fully loan funded).

Impact on debt:
\$49.9m additional debt (noting high uncertainty), less any external funding raised.



Town Hall alternative option 1

Why this is not the Council’s preferred option:

The refurbishment of the Municipal Building has limitations and will not meet the needs of MDC in terms of function or space. There are higher levels of risk and uncertainty with this option compared to other Town Hall options.

It’s also important to note that we can’t directly compare the costs of this option with the other options. Costs for this work are based on the available drawings, but considering the age of the building and nature of construction of the era in which it was built (and upgraded), it is highly likely that conditions will be different when works begin. This will cause cost and time escalations, which may be significant. There is more certainty around the costs of the other options.

Structural assessment has been undertaken to understand the connection between the Town Hall and Municipal Building. The Town Hall is structurally connected to the Municipal and Civil Defence Buildings in multiple locations. Demolition of the Town Hall risks the structural integrity of the Municipal Building.

If the work required is significantly more than what we have estimated based on current knowledge, it could lead to delays, cost escalation, or even having to cancel the project due to it becoming unaffordable.

Alternative Option 2: Demolish the Town Hall and Municipal Building and do not replace these buildings; retain Waiata House and the leased Queen Street office.

Under this option the existing Town Hall auditorium and Municipal Building would be demolished, including the façade. We won't replace the Town Hall or extend Waiata House. Council staff would continue to operate out of Waiata House and the leased Queen Street office.

What you would get:

- ✓ Compliance under the Building Act – we would address the earthquake-prone status of the current Town Hall and Municipal Building.
- ✓ A vacant site that could be re-purposed or potentially sold (we haven't yet explored options for the future of the site under this option and would consult on any proposal).
- ✓ All re-usable materials from the demolition would be recovered .
- ✗ No performance or function venue.
- ✗ Limited public access to Council meeting chambers.
- ✗ No dedicated Civil Defence facility.
- ✗ Civil Defence facility would not meet recommended building standards (IL4).
- ✗ Not enough room to accommodate all Council functions in one building.
- ✗ Ongoing cost of leasing Queen Street premises.
- ✗ Loss of heritage value of the Town Hall precinct.

Cost: \$3.57 million
Loan funded

When it will happen:
Year 3
(2026/27)

Impact on rates:
0.6% increase, \$21 more per annum (\$0.40 per week) by year 5 (2028/29) for the average urban residential property.

Impact on debt:
\$3.57m additional debt

Why this is not the Council's preferred option:

This option would not deliver a performance space on the existing Town Hall site, which we believe is important to our community, and it wouldn't deliver necessary public facilities, such as a dedicated Civil Defence facility that is built to recommended building standards (IL4), and improved public access to the Council Chamber. The Council believes the loss of the heritage aspect of the Town Hall precinct would be unacceptable to our community.

TE WHARE PUKAPUKA ME TE PŪRANGA KŌRERO O WAIRARAPA

MASTERTON DISTRICT LIBRARY AND WAIRARAPA ARCHIVE



The Masterton District Library building is no longer fit for purpose. The current size and layout limits opportunities for the display of materials, places for study, and space for programmes and events.

The library building also has a range of maintenance issues that need to be addressed urgently. These include water damage, leaks in the building, mould in the basement, replacing the roof, heating and cooling system replacement, and improved accessibility at the front entrance to the library.

The Wairarapa Archive (the archive) is dedicated to collecting and preserving records and documents reflecting Wairarapa's unique heritage. In April 2021, the building the Council leased for the archive was found to be earthquake-prone. The archive now operates out of a different, leased building that is separate to the library.

The Council has identified three options for consultation:

For more detail please see the [supporting information](#) on the Long-Term Plan page of our website.

Preferred option: Upgrade and expand the library and consider in the future a further extension to include the archive

Under this option we would take a staged approach, upgrading and expanding the library first, and considering further expansion to accommodate the archive in future. The initial focus would be on the essential repair work and extending the library to provide additional space for public programmes, a creative classroom, workroom, and an open-plan office space. The library footprint would increase by 440m².

The archive would stay in its current temporary location if we can extend the lease. Space is available for future expansion of the library to accommodate the archive should the community require it.

What you would get:

- ✔ A fit-for-purpose library building.
- ✔ A modern library space with room for programmes, community events and activities including a creative classroom, work room and open-space office.
- ✔ Land retained to expand to accommodate the archive in the future.
- ✔ Reduces the capital cost of the project now.
- ✘ Likely increased cost to further expand the library in future to include the archive.
- ✘ Ongoing lease cost for the archive – this is likely to be in the current location if the lease can be extended.
- ✘ Risk that the lease cannot be extended.

Cost: \$10.75 million
 Loan funded and \$0.5m reserves.

Operating costs: \$0.8m more per annum by year 3 (2026/27) (mostly debt servicing).

When it will happen:
 Years 1-2 (2024/25-2025/26)

Impact on rates:
 2% increase, \$70 more per annum (\$1.30 per week) by year 3 (2026/27) for the average urban residential property.

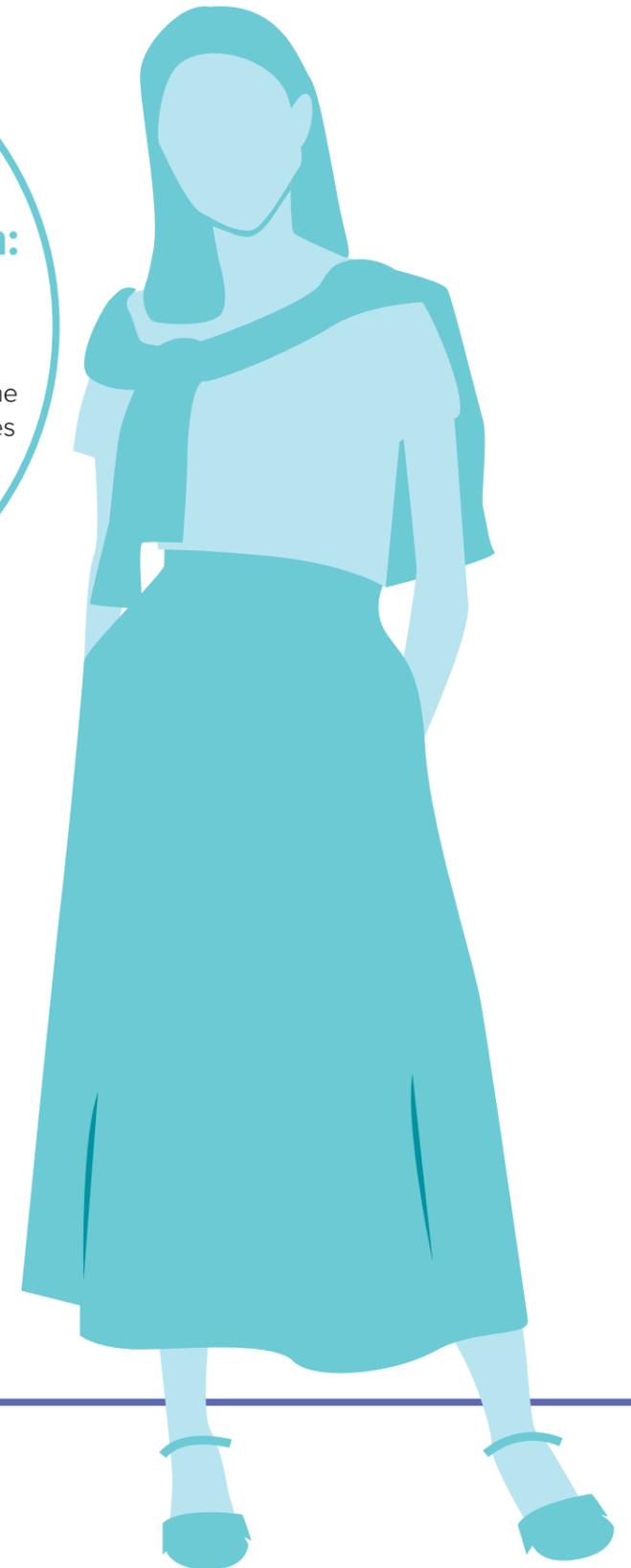
Impact on debt:
 \$10.2m additional debt.



Library preferred option

Why this is the Council's preferred option:

This option addresses immediate maintenance issues and expands the space at the library without incurring the full cost of including the archive now. The Council believes postponing the archive phase to a future long-term plan balances affordability with the cost and risks of maintaining the archive lease at the current location.



Alternative option 1: Upgrade and expand the library, and include the archive now

Under this option we would upgrade and expand the library, including the archive now. The footprint would increase by 1080m². Space would be provided for programmes and activities (as per our preferred option) and the archive would be housed within the library.

This option would provide a permanent customised space within the library for the archive as well as additional space for library programmes, community events and activities. Essential maintenance and building improvements would be completed as part of the project.

What you would get:

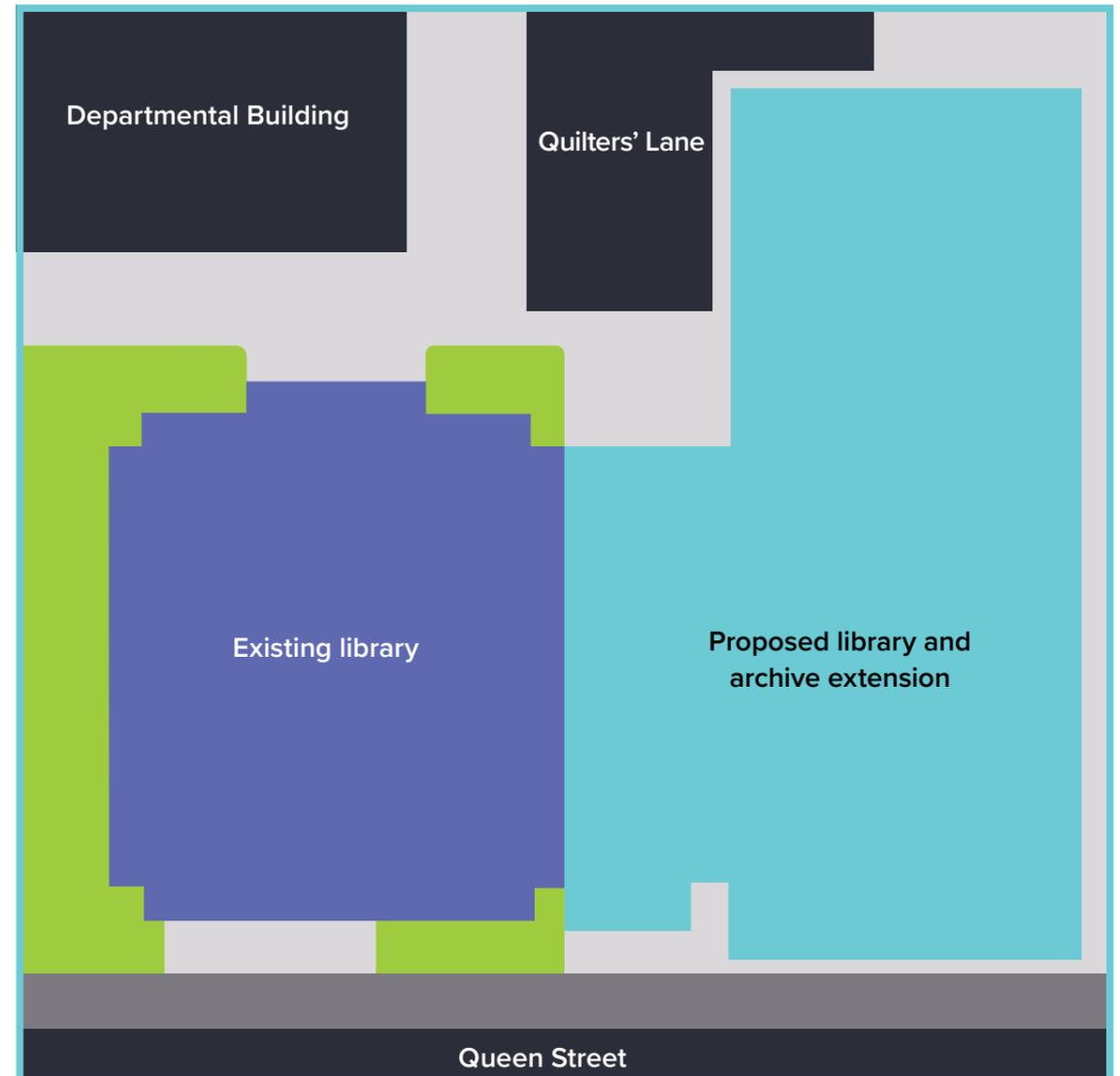
- ✔ A fit-for-purpose library building.
- ✔ A modern library space with room for programmes and community events and activities.
- ✔ A permanent archive facility within the new library.
- ✔ Reduced spending on leased premises - we would no longer need to lease an alternative site for the archive.
- ✘ Larger increase in rates.

Cost: \$14.66 million
 Loan funded and \$0.5m reserves.
 Operating costs: \$1.1m more per annum by year 3 (2026/27) (mostly debt servicing).

When it will happen:
 Years 1-2 (2024/25-2025/26)

Impact on rates:
 2.9% increase, \$99 more per annum (\$1.90 per week) by year 3 (2026/27) for the average urban residential property.

Impact on debt:
 \$14.16m additional debt.



Why this is not the Council's preferred option:

The Council does not believe this option is affordable, particularly if other proposals in the Long-Term Plan, such as the preferred option for the Town Hall, proceed.

Alternative Option 2: Complete essential library repairs and maintenance only

Under this option, only the essential maintenance would be carried out. There would be no increase in available space. The archive would remain in its current location if the lease can be extended.

What you would get:

- ✓ A functional library building.
- ✓ Land is retained to expand the library and the archive in future.
- ✓ Reduces the capital cost of the project now.
- ✗ No additional library space for programmes and activities .
- ✗ The archive would remain in a separate premise – this is likely to be in the current location if the lease can be extended.
- ✗ Ongoing lease costs for the archive.
- ✗ Likely to cost more to expand the library or include the archive in future.

\$ Cost: \$2.3 million
 Loan funded and \$0.5m reserves.
 Operating costs: \$0.2m more per annum by year 3 (2026/27).

📅 When it will happen:
 Year 1 (2024/25)

📈 Impact on rates:
 0.6% increase, \$19 more per annum (\$0.40 per week) by year 3 (2026/27) for the average urban residential property.

-\$ Impact on debt:
 \$1.8m additional debt.

Why this is not the Council’s preferred option:

The Council believes that our community would prefer us to modernise the library and provide a more extensive range of programmes and services. This option would not enable us to achieve this. The cost is likely to increase if the community decides to expand it in the future.



NGĀ WHANAKETANGA KI TE POKAPŪ TĀONE

TOWN CENTRE IMPROVEMENTS



The 2021-31 Long-Term Plan included plans to complete essential work and refurbish Masterton’s town centre while we were at it. This project became known as the Town Centre Revamp and included increased tree planting, beautification, and making spaces for recreation, with a reduction of 21 car parks on Queen Street.

In the 2021-31 Long-Term Plan that project was scheduled to start next year, however costs to deliver the Town Centre Revamp project have escalated significantly since 2021, and the Council thinks this is no longer affordable for our community at this time.

The work to replace the water main below Queen Street still needs to be done regardless of whether we do the full Town Centre Revamp project or not.

The Council has identified two options for consultation:



For more detail please see the [supporting information](#), on the Long-Term Plan page of our website.

Preferred option: Complete essential work to improve water and roading infrastructure in the Town Centre. There would be no other improvements to Queen Street.

This option would deliver new water mains and infrastructure in the town centre, and new road sealing in places where the road had been dug up to do the work. There would be no change to the 'look and feel' of the town centre or the number of carparks. Renewal work will be done from existing subsidised roading programme and depreciation reserves.

What you would get:

- ✔ Improved water infrastructure in the town centre.
- ✔ Improved road seal and footpath surfacing in the town centre where the work on water infrastructure is undertaken.
- ⊖ The same number of carparks – a positive for some and a negative for others.
- ✘ Other than resealing of the roads and footpaths where work is undertaken, there would be no improvements to the look and feel of the town centre.

\$ Cost: \$6.48 million
Depreciation reserves, rates, and NZTA subsidy.

📅 When it will happen:
Year 1 + (2024/25 +)

📊 Impact on rates:
no additional rates required.

-\$ Impact on debt:
\$0 additional debt.

Why this is the Council's preferred option:

This option addresses the necessary water infrastructure work that is required in the Town Centre. It also delivers improved road surfaces and footpaths in the areas where this infrastructure work will be undertaken. The Council believes pausing, for now, on any further improvements to the 'look and feel' of the Town Centre balances improvements and affordability.



Alternative option: Complete essential work to renew water and roading infrastructure in the Town Centre, and redevelop the Town Centre to improve the 'look and feel' of that space.

Like our preferred option, this option would deliver renewed water mains and infrastructure in the town centre, and road sealing and footpath renewals where infrastructure work is required. In addition to the essential infrastructure work that needs to be completed now, we would redevelop Queen Street between Jackson Street and Park Street. The redevelopment would focus on improving the look and feel of the Town Centre to create a more people-centric and vibrant space. Improvements would include wider footpaths to increase pedestrian safety, a greater focus on different modes of transport, improved seating and green spaces, and defined areas for different activities such as outdoor dining. As a result of these changes, there would be a reduction in the number of carparks.

What you would get:

- ✓ Renewed water infrastructure in the town centre.
- ✓ Renewed road seal in the town centre.
- ✓ Renewed footpaths in the town centre.
- ✓ More planting.
- ✓ Spaces for recreation.
- ✓ A new look for Queen Street.
- ⊖ A reduced number of carparks (21 less) – a positive for some and a negative for others.



Cost: \$14.12 million

Loan funding, depreciation reserves, rates and NZTA subsidy.

Operating costs: \$0.83m more per annum by year 4 (2027/28).



When it will happen:

Years 1-3 (2024/25-2026/27)



Impact on rates:

2.3% increase, \$78 more per annum (\$1.50 per week) by year 4 (2027/28) for the average urban residential property.



Impact on debt:

\$7.65m additional debt.

Why this is not the Council's preferred option:

The Council believes the essential infrastructure work that needs to be completed is the priority right now. Pausing on any further improvements to the 'look and feel' of the Town Centre enables Council to balance improvements and affordability.



NGĀ PANONITANGA KI NGĀ TAHUA KAUNIHERA

CHANGES TO COUNCIL FUNDING



Council currently has a mix of arrangements for funding community groups and organisations. Some have multi-year agreements and receive funding, usually for three years, via the Long-Term Plan submissions process. Others apply for grants from the annual contestable Community Wellbeing Grant pool.

The Council has reduced the overall funding pool by 5 per cent to \$374,000 for affordability. We are considering how we allocate this funding.

The Council has identified two options for consultation:

Preferred option: Funding for community groups and organisations would become contestable. Applications for this funding would be considered annually.

Under this option the Council proposes funding for community groups and organisations becomes contestable annually from 2024/25 or the end of any existing agreements.

This does not impact events funding which comes from a separate contestable pool.

What you would get:

- ✓ 100 per cent of the funding pool becomes contestable.
- ✓ A more equitable approach to funding.
- ✗ Less certainty for organisations that currently have funding through the Long-Term Plan submissions process.
- ✗ More administration for the Council and those organisations that currently have funding through the Long-Term Plan submissions process.

Funding pool:
\$374,000
Funded by rates.

When it will happen:
From year 1
(2024-25 onwards)

Impact on rates:
\$1 less per annum
from year 1 (2024/25)
for the average urban
residential property
(due to reduced pool).

Impact on debt:
\$0 additional debt.

Alternative Option 1: Maintain existing Council funding arrangements.

Under this option, \$85,000 would be available through annual general contestable applications, and \$289,000 would be available through the Long-Term Plan submissions process – a total provision of \$374,000.

What you would get:

- ✓ More certainty for organisations that currently have funding through the Long-Term Plan submissions process.
- ✓ Less administration for the Council and those organisations that currently have funding through the Long-Term Plan submissions process.
- ✗ Only 23 per cent of the funding pool is contestable.

Funding pool:
\$374,000
Funded by rates.

When it will happen:
From year 1
(2024-25 onwards)

Impact on rates:
\$1 less per annum
from year 1 (2024/25)
for the average urban
residential property
(due to reduced pool).

Impact on debt:
\$0 additional debt.

Why this is the Council's preferred option:

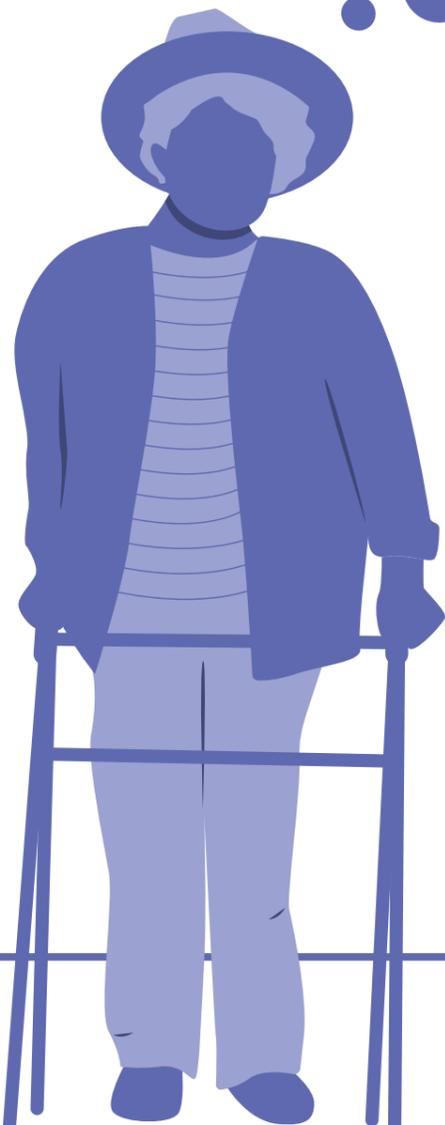
This option would mean all of the funding pool would become contestable which is a more equitable approach.

Organisations that currently have funding through the Long-Term Plan submissions process and would be impacted by this change include: Cobblestones, Digital Seniors, Fab Lab Masterton, Life Flight Trust, Masterton Foodbank, Nuku Ora (previously Sport Wellington Wairarapa), Pasifika o Wairarapa, Riversdale Beach Surf Life Saving Club, Te Awhina Community Hub, Wairarapa Community Centre Trust, Wai-Waste Food Rescue, Wellington Free Ambulance and Wings Over Wairarapa.

Under this proposal, funding for Business Wairarapa, Pūkaha Mount Bruce National Wildlife Centre, and Destination Wairarapa would also become contestable annually after their current agreements expire.

Why this is not the Council's preferred option:

The Council believes having less contestable funding available is less equitable.



**BIG
DECISION
FOUR**

NGĀ PANONITANGA KI
NGĀ RATONGA

**CHANGES
TO SERVICES**



Over the past 12 months, the Council has reviewed all of its service levels, taking into consideration feedback from our community during our previous Annual Plan engagement and Council's satisfaction survey. More in-depth reviews of some services are planned (see page 40). The Council is also proposing FIVE changes now, that will reduce costs for our community but will also have implications for service levels and/or project delivery.

What you would get:

- ✔ Reduced rates increases.
- ✘ Reduced Council support to projects, services and activities – varies depending on each change.

Why this is the Council's preferred option:

The Council believes the cost savings and reduced rates increases outweighs any negative impacts of reduced projects, services and activities. We anticipate community volunteers will support this work.

The five changes are:

CHANGE 1: Reduce Wairarapa Economic Development Strategy (WEDS) Funding

The three Wairarapa Councils currently fund the delivery of the joint strategy. Under this option, WEDS would have less funding than in previous years.

Current WEDS projects include product development for the Dark Skies work programme, Water Resilience Summer Series in collaboration with the Wairarapa Water Users Group, Food and Fibre innovation, attraction of the Rebel Business school programme to the Wairarapa and Wellington NZ programmes coming to the Wairarapa, particularly Creative HQ events.

Preferred option: Reduce funding by 20 per cent compared to 2023/24 - \$80,000 compared to \$100,000 saving \$20,000.

 <p>Cost: \$80,000 Funded by rates From year 1 (2024/25)</p>	 <p>Impact on rates: \$2 less per annum from year 1 (2024/25) for the average urban residential property.</p>	 <p>Impact on debt: \$0 additional debt.</p>
 <p>Impact on service: This may mean some projects are deprioritised or delivered over a longer timeframe by WEDS with some Masterton-specific projects delivered by the Council.</p>		

Alternative option: Maintain funding at 2023/24 level - \$100,000.

 <p>Cost: \$100,000 Funded by rates From year 1 (2024/25)</p>	 <p>Impact on rates: No change from 2023/24.</p>	 <p>Impact on debt: \$0 additional debt.</p>
 <p>Impact on service: With current funding levels maintained, a similar number and range of projects would be delivered.</p>		

CHANGE 2: Cease funding for regional Walking and Cycling facilitation

The three Wairarapa Councils currently contribute funding toward regional facilitation of walking and cycling activities, and to support projects that enable this, such as the Five Town Trails project. Masterton District Council's current contribution is \$35,000.

Examples of activities and initiatives undertaken in the last three years include supporting Greater Wellington Regional Council and Wairarapa Road Safety Council activities with schools, promoting biking in reserves as part of Parks Week, and being part of the steering group that planned and delivered the Wairarapa Walking Festival.

Preferred option: Cease this funding and the projects and activities that are delivered to save \$35,000.

 Cost: \$0 From year 1 (2024/2)	 Impact on rates: \$3 less per annum from year 1 (2024/25) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: This may mean activities and initiatives that are delivered with this funding could cease in the Masterton District.		

Alternative option: Continue funding \$35,000 per year for regional walking and cycling facilitation.

 Cost: \$35,000 Funded by rates From year 1 (2024/25)	 Impact on rates: No change from 2023/24.	 Impact on debt: \$0 additional debt.
 Impact on service: Activities and initiatives that are delivered with this funding would continue in the Masterton District.		

CHANGE 3: Cease funding for regional Positive Ageing facilitation

The three Wairarapa district councils adopted a joint Positive Ageing Strategy in 2019 and contribute funding toward regional facilitation to support the implementation of this Strategy. Masterton District Council's current contribution is \$40,500.

Examples of activities and initiatives undertaken in the last three years include assisting the Council to integrate the Strategy across its business, being part of the steering group for the Senior Games, completing the application for the World Health Organisation Global Network for Age-Friendly Cities and Communities, organising and supporting the Wairarapa Community Networks Kuia/Kaumātua/Older Persons Forum, and support for the Ageing with Attitude Expo.

Preferred option: Cease this funding and the projects and activities that are delivered to save \$40,500.

 Cost: \$0 From year 1 (2024/25)	 Impact on rates: \$4 less per annum from year 1 (2024/25) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: This may mean activities and initiatives that are delivered with this funding could cease in the Masterton District.		

Alternative option: Continue funding \$40,500 per year for regional Positive Ageing Strategy Facilitation.

 Cost: \$40,500 Funded by rates From year 1 (2024/25)	 Impact on rates: No change from 2023/24.	 Impact on debt: \$0 additional debt.
 Impact on service: With current funding levels maintained, a similar number and range of projects would be delivered.		

CHANGE 4: Seek further external funding for Welcoming Communities facilitation beyond 2025 when current funding expires

Masterton joined the Welcoming Communities programme in 2021. As part of this, Council secured external funding for three years to support the facilitation of this programme of work. The total external funding for this activity is \$55,000 per year, including event costs.

Examples of activities and initiatives undertaken include support for the Holi Celebration, Ahmadiyya community support including Iftar celebrations (Iftar is the fast-breaking evening meal of Muslims in Ramadan), Cultural Festival organisation, Welcoming Week organisation, Newcomers Survey, Funding support for community groups, Ahmadiyya community day at Riversdale Beach (in conjunction with Red Cross), women only refugee swim and water safety project (in conjunction with Neighbourhood Support). Further external funding would need to be secured to continue facilitation of this work.

Preferred option: Seek further external funding for Welcoming Communities facilitation or cease the projects and activities that are currently delivered, when current funding expires in 2025.

 Cost: \$0 From year 2 (2025/26)	 Impact on rates: No change from 2023/24.	 Impact on debt: \$0 additional debt.
 Impact on service: This may mean if no external funding is secured, projects and activities could cease in the Masterton District.		

Alternative option: Provide \$55,000 per year funding for Welcoming Communities facilitation to continue when the external funding expires.

 Cost: \$55,000 Funded by rates From year 2 (2025/26)	 Impact on rates: \$5 more per annum from year 2 (2025/26) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: Activities and initiatives that are delivered with this funding would continue in the Masterton District.		

CHANGE 5: Increase the Community-Led Climate Initiatives Fund rather than funding Climate Activation facilitation beyond April 2026 when external funding ceases

Masterton District Council received Three Waters Better Off funding to facilitate the implementation of Council's Climate Action Plan and Corporate Carbon Emissions Reduction Plan for three years. The funding will expire in April 2026.

Activity since 2023 has included assisting the Council to deliver on the Climate Action Plan and Corporate Carbon Emissions Reduction Plan, and supporting the community Climate Advisory Group to allocate Community Climate Fund allocation. Work has also been done to explore local composting options, progress a food resilience strategy, and initiate a climate champions group within the Council.

Preferred option: Increase the Community-Led Climate Initiatives Fund from \$50,000 to \$100,000 rather than funding Climate Activation facilitation beyond April 2026, when external funding ends.

 Cost: \$50,000 Funded by rates From year 3 (2026/27)	 Impact on rates: \$4 more per annum from year 3 (2026/27) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: Projects and activities delivered via climate activation facilitation could cease in the Masterton District, but there would be more funding for community initiatives.		

Alternative option 1: Increase funding in 2026/27 by \$92,000, picking up the facilitation costs previously funded externally. Do not increase funding for the Community-Led Climate Initiatives Fund.

 Cost: \$92,000 Funded by rates From year 3 (2026/27)	 Impact on rates: \$7 more per annum from year 3 (2026/27) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: Activities and initiatives that are delivered with this funding would continue in the Masterton District.		

Alternative option 2: Increase funding in 2026/27 by \$142,000 to provide funding for Climate Activation facilitation to continue beyond April 2026 when the external funding expires AND increase funding for the Community-Led Climate Initiatives Fund to \$100,000.

 Cost: \$142,000 Funded by rates From year 3 (2026/27)	 Impact on rates: \$11 more per annum from year 3 (2026/27) for the average urban residential property.	 Impact on debt: \$0 additional debt.
 Impact on service: Activities and initiatives would continue in the Masterton District and there would be increased funding available for community climate initiatives.		

INVESTING IN INFRASTRUCTURE

Total capital expenditure over the next 10 years

Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34
\$43m	\$52m	\$53m	\$54m	\$26m	\$25m	\$21m	\$29m	\$28m	\$23m

This includes the following:

Roading – \$159.9m



Including:
\$111.7m on roading renewals (years 1-10)
\$7.4m on footpath renewals (years 1-10)
\$33m on building resilience to weather events (years 1-9)

Stormwater – \$12.2m



Including:
\$9.2m on network renewals and upgrades (years 1-10)
\$2.6m on flood protection (years 1-4)

Water supply – \$51.2m



Including:
\$31.2m on urban water pipes (years 1-10)
\$16.3m on water storage (years 2-4)
\$3.4m on water treatment plant renewals (years 1-10)

Community facilities and parks – \$90.9m



Including:
\$42.6m on the Town Hall project (years 2-4)
\$10.8m on the library upgrade project (years 1-2)
\$2m on the new animal shelter (year 1)
\$8.2m on parks and reserves (years 1-10)
\$8.5m on Trust House Recreation Centre upgrades and renewals (years 1-10)

Wastewater – \$30.9m



Including:
\$22.6m on sewer pipe renewals (years 1-10)
\$6.3m on upgrades to the Homebush wastewater treatment plant (years 1-10)

Solid waste – \$1.2m



Including:
\$0.7m Transfer station renewals (years 2-10)
\$0.5m new cleanfill site (year 5)

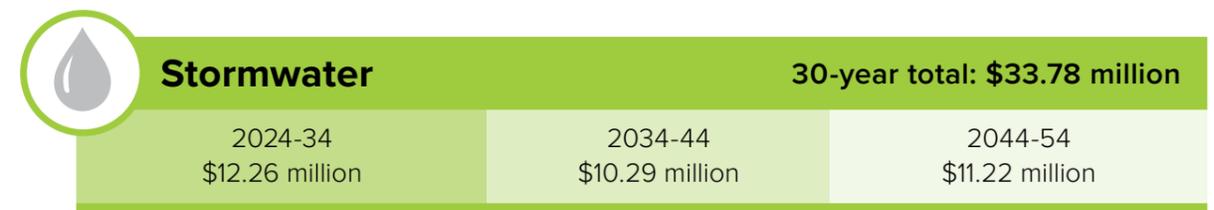
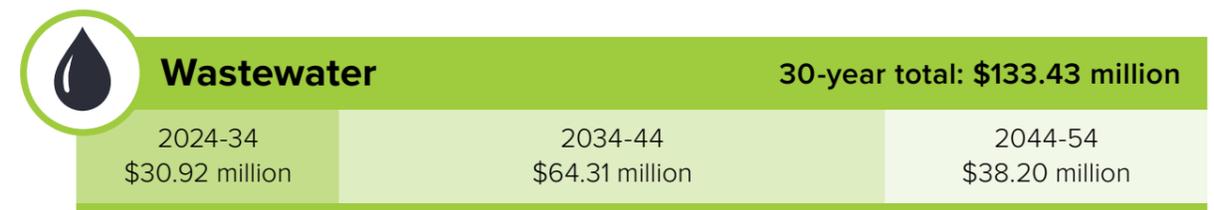
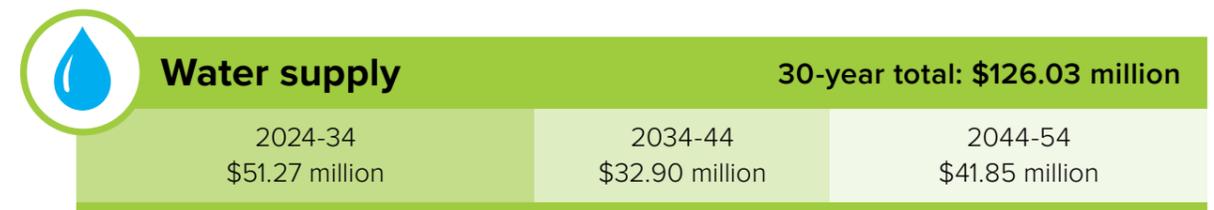
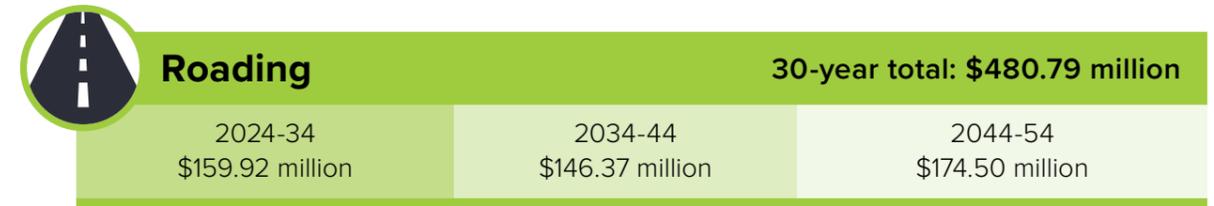
You'll notice that a lot of these projects are renewals. That means we're doing work to keep our assets in good condition. These projects look after our existing assets and make sure they remain fit for purpose.

The next 30 years

Our Infrastructure Strategy sets out the 30-year plan for managing our infrastructure and meeting the long-term infrastructure needs of our district. The strategy details what key infrastructure is required, when it is planned to be provided, and how much it will cost.



For more detail please see the [Infrastructure Strategy](#) in our supporting information on the Long-Term Plan page of our website.



OTHER KEY WORK WE'RE PROGRESSING

What to do with rural halls and other assets

We are reviewing all Council assets to assess whether they are still required and, if so, whether the Council is the most appropriate owner. As we identify assets that we may be able to sell or divest in another way, we will consult the relevant communities. Some examples of assets that we could consider divesting include rural halls that are not well utilised, and surplus land. Any proceeds would be used to help offset costs of other work/projects.

Community Projects

The Council has been approached by different community groups about a range of community projects that relate to Council assets. For example renewing the Kids Own Playground, upgrading the stadium at the Recreation Centre to better meet the needs of the Golden Shears event, and developing assets to better support cricket.

The Council supports community-led, Council-supported development and will work with these organisations to explore how we can support them to achieve their visions and goals. We will provide updates when we have more details on the timelines and proposed Council contributions to these projects.

Service Reviews

In the 2024-34 LTP we are planning to:

- Develop a Sports and Facilities Strategy that will consider usage and needs, and explore the potential for sports 'hubs'. Projects relating to specific sports and recreational facilities will be considered as we develop the Sports and Facilities Strategy.
- Review our Street Tree Maintenance Programme and Policy to consider what we might need to do differently in response to climate change, water resilience challenges, community preferences and affordability.
- Review public toilet utilisation and provision.
- Review community development priorities.

Under the Local Government Act (Section 17A), councils are required to review the cost-effectiveness of arrangements delivering a range of services. Reviews of the following operations and services are underway or planned:

- Solid waste
- Mawley Holiday Park
- Trust House Recreation Centre
 - Maintenance – Year 1
 - Facility management – Year 1
- Parks maintenance contract (commencement date to be confirmed)
- Utilities maintenance contract (commencement date to be confirmed)

We will keep you informed of progress with our service and Section 17A reviews as they progress.

Hood Aerodrome

The Council adopted the Hood Aerodrome Masterplan in 2021. This is a 30-year plan that provides guidance for the development of the aerodrome. The Council is continuing project work consistent with the Masterplan. In the 2024-34 Long-Term Plan key actions include:

- infrastructure to support hangar and aerodrome attraction development
- improved security infrastructure
- CAA Certification
- working to become the centre for recreational flying.

The work we are undertaking now is to strengthen the value of this strategic asset for the community, provide for regional resilience and place the airport in a better position to attract a commercial passenger service in the future. This could have benefits for our economy by providing easier access to our district, as well as benefits for local businesses and residents who are travelling out of the district.

Waste Management and Minimisation Plan (WMMP)

Over the past 18 months the Council has been part of a regional project to develop a new Waste Management and Minimisation Plan (WMMP) for the Wellington region, adopted by the Council in February 2024.

The WMMP is required by law and includes regional and local actions that align with Te Rautaki Para - the government's Waste Strategy. We will be working with Carterton District Council (CDC) and South Wairarapa District Council (SWDC) on delivering this plan.

We have allowed \$200K per annum to implement the WMMP, with most of this coming from the allocation of funding we receive from the Waste Levy.

A key WMMP action is the requirement to introduce kerbside food/organic waste collections by 2030. The three Wairarapa Councils are seeking funding from the Ministry for Environment for a business case for organics processing. We will also look at how community solutions can support this initiative.

OTHER ISSUES

We also want your thoughts on these issues

Consents to fill Henley Lake and the Lake of Remembrance

Both Henley Lake and the Lake of Remembrance are filled with water diverted from rivers.

Tighter conditions on resource consents from Greater Wellington Regional Council to take water mean that during periods of low river flow we will not be able to take water for these lakes. In a dry summer, this could mean these lakes dry up, perhaps completely.

To maintain the lakes as they are now, we would either need to invest a significant amount of money to take water from an alternative source or we could change the look and feel of these locations over time. For example, one or both could be converted to a wetland which would not require as much water.

Over the next three years we will be exploring options for the future of these lakes and seeking input from the community.

We've included early questions about this in our submission form.

Customer Services Review

Last year when we consulted on our Annual Plan we also asked for feedback on services that our community might want to see changed. Some people suggested changes to the way we deliver customer services. Taking this feedback on board, the Council has agreed to review our customer service delivery and explore options that could improve services or reduce the cost of this service for our community.

We want to know how and when you use our customer service centre and online services, and what options you would like Council to explore further.

We've included questions about this in our submission form.

Rates Remission and Postponement on Māori Freehold Land Policy Review

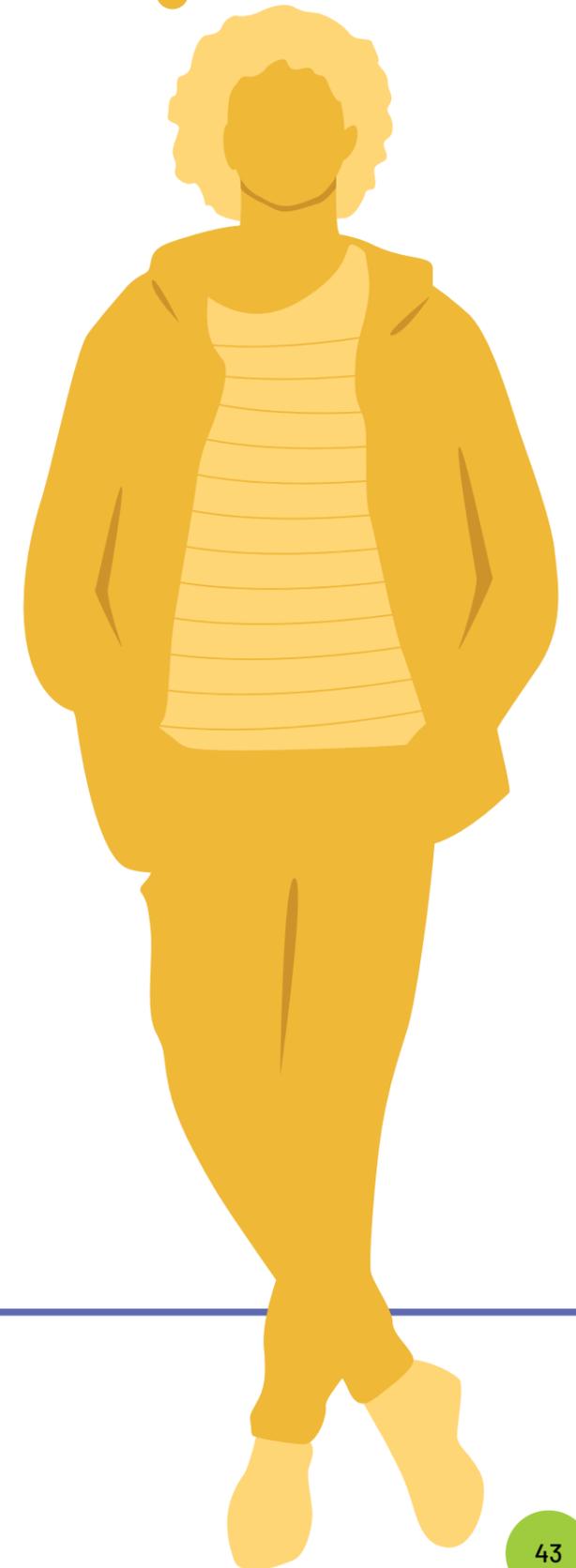
- The Council is consulting on proposed changes to its Rates Remission and Postponement on Māori Freehold Land Policy alongside this consultation.
- The policy sets out the circumstances where Council will consider a rates remission or postponement on Māori freehold land in Masterton district. A remission is when the rates payment on a property for a particular financial year is waived, either in full or in part. A postponement is when the rates payment for a property is deferred and can be paid in the future.
- All councils are required by law to have a policy and review the policy every six years. A key focus of the review is ensuring the policy aligns with changes made by the Local Government (Rating of Whenua Māori) Amendment Act 2021 to reduce rating barriers for Māori landowners.



For more detail
please see our [website](#).

Is there anything we've missed?

We think we've covered all of the major activity we will be undertaking – but if you think there is an important piece of work we should be considering please let us know in your submission.



WHAT WILL IT COST?

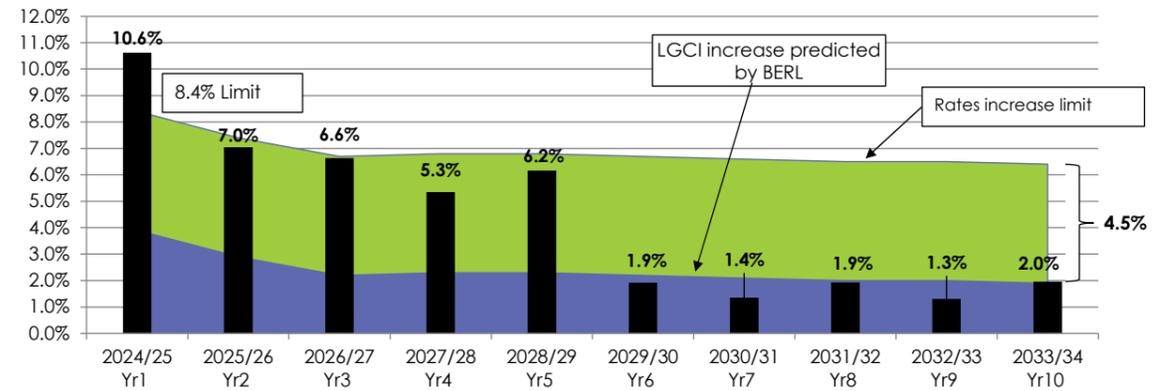
Our Financial Strategy sets out the 30 year plan for managing our finances. Our overall aim is to deliver quality management of assets and services in a sustainable and affordable way. It is a central component of the Council's Long-Term Plan. The Financial Strategy sets our limits on rates increases and debt, illustrates the overall financial implications of decisions proposed in this Long-Term Plan consultation document and is key in demonstrating prudent financial management. Key components of the Strategy follow:

- Our expenditure is funded through a mix of rates, fees and charges, reserves, and subsidies. Wherever possible, we seek external funding to reduce the impact on our community.
- We're proposing to cap increases on our rates income across the next 10 years at 4.5 per cent (after growth) plus the rate of inflation using the local government cost index (LGCI).
- The Strategy provides for repayment of debt from current revenue, and achieves a balanced budget.
- In the last Long-Term Plan the Council smoothed the impact of rates increases over the 10 years of the Long-Term Plan by borrowing from reserves. This approach is not proposed in this 2024-34 Long-Term Plan. Part of the reason for rates increases in years one and two is that we are removing the rates smoothing (or borrowing from reserves).

There is significant uncertainty around funding levels from Waka Kotahi. A range of assumptions have been made in the 10 year plan to set subsidy budgets which may need to be revised once the Waka Kotahi funding is final. Should funding not materialise as assumed, we would need to reconsider the priorities around the capital programme.

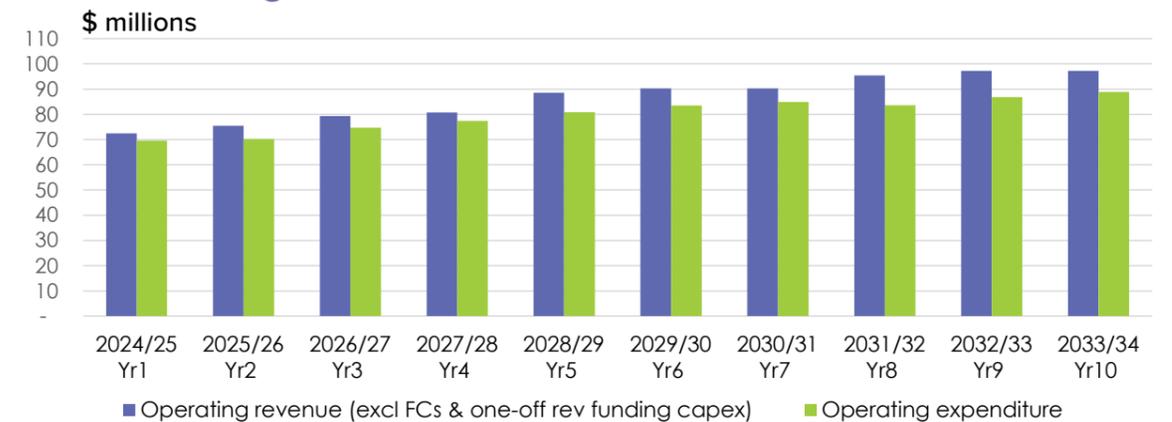


Rates percentage increases versus financial strategy limit



The Rates Increase Limit is LGCI +4.5 per cent (after growth). Rates increase percentages are after allowing for growth in the rating base. Consistent 4.5 per cent rates increases above the LGCI allows delivery of increased levels of service. If the rate increases in the graph above are added together this equates to a cumulative average increase of 53.5 per cent over the 10 year period of this plan. Rates increases will vary at the individual property level depending on valuation changes, location (urban/rural) and future Revenue and Financing Policy decisions (eg charging water by measured usage). The increases indicated above are likely to change, particularly from years 6-10 based on future Council decisions, inflation and the economy. The Council is proposing a rates increase in year 1 of this Long-Term Plan that exceeds the limit. This is due to a number of drivers increasing costs, particularly in the maintenance of the road network and delivery of potable water.

Balanced budget



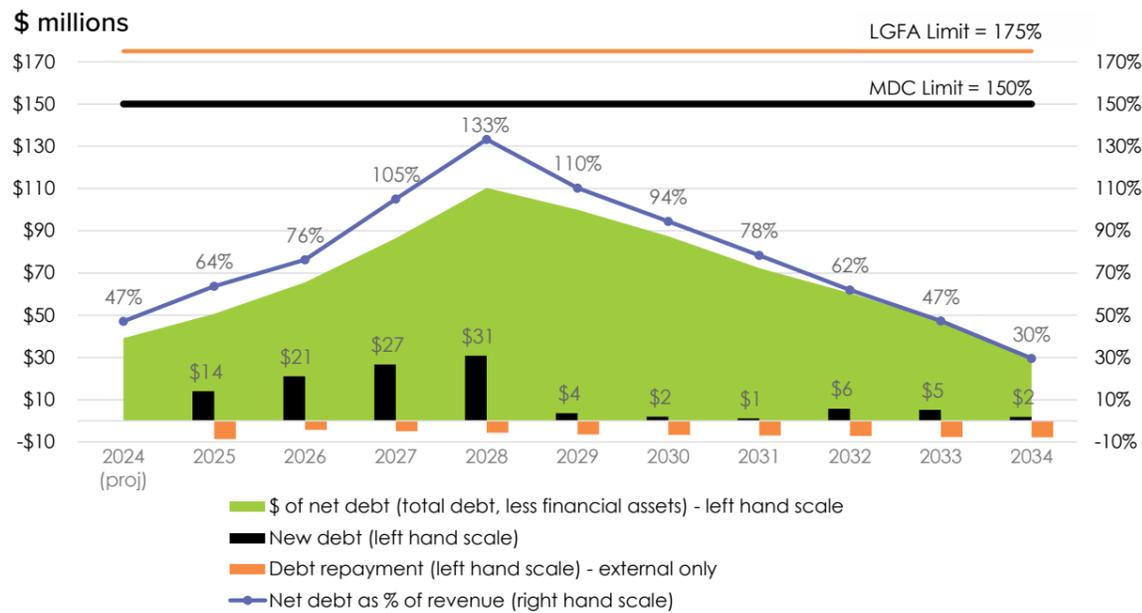
When setting out its budget, the Council has ensured that the expenditure to deliver services is matched by revenue – this is known as a balanced budget. In each of the 10 years of the LTP, the Council will run a surplus of revenue over expenditure, and will apply that surplus to capital projects and repaying debt. In some years, external funding of capital projects is the reason for much of the surplus. The Council meets the Local Government Act (section 100) requirement for a balanced budget. The graph above is based on the LG Prudence Regulations which excludes some revenue.

Our plan for borrowing

All councils set debt limits, which caps total borrowing. The limit is benchmarked by comparing the total debt to our total income. We will hold net debt as a percentage of operating revenue below 150 per cent.

The effect of that limit is shown in the graph below.

Net debt movements as percentage of operating revenue



The level of net external debt is projected to increase from \$38.4 million to \$110.3 million by Year 4, which takes us close to our debt limit, but then reduces to \$29.4 million by 2033/34. The increase in debt is driven by the big decisions outlined in this consultation document. The reduction from Year 5 is the result of a combination of debt being repaid and investment funds building from depreciation.

To build or renew infrastructure is very costly. Infrastructure assets and buildings last a long time and residents over many generations benefit from the services provided by these assets. It's sensible, and prudent, to borrow the money for building and renewing these assets so that the payments are spread over time.

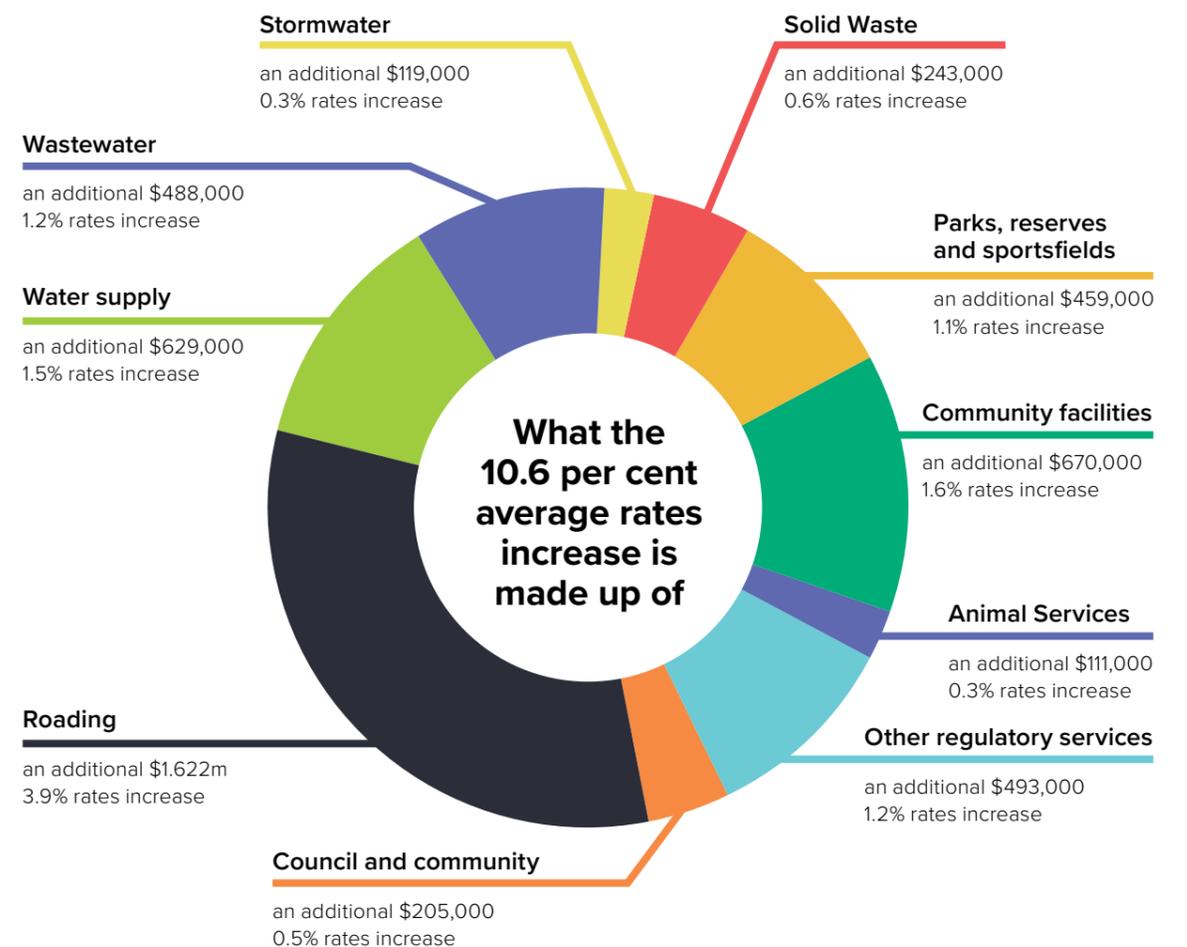
This is also much fairer, as it's not just you and your whanau who benefit from new pipes and buildings. Future residents and businesses significantly benefit from new or improved infrastructure that we put in today.

For more detail please see the [Financial Strategy](#) in our supporting information on the Long-Term Plan page of our website.

HE AHA TE HOROPAKI KI NGĀ PIKINGA PĀPĀTANGA 2024/25?

WHAT'S BEHIND THE 2024/25 RATES RISE?

Based on the proposed activities and projects in this Long-Term Plan consultation document, the total rates requirement for 2024/25 is \$46.3 million – an average increase of 10.6 per cent – here's how that increase is broken down:



The actual rates increase is different between urban and rural areas. The urban average is 9.3 per cent, and the rural average is 14.8 per cent. The key reason that rural rate increases are higher is that our rating policy allocates a greater share of roading costs to rural ratepayers to match where the costs are incurred and we need more rates to cover the increased costs of our roading activity.

Variations around the average rate increases will also occur because of valuation changes.

HEI WHAI WHAKAARO MĀU

WHAT IT MEANS FOR YOU

How much your rates bill increases depends on where your property is, its value, and the services provided in that location. For example, rural properties pay a proportionately larger share of roading costs, but don't pay for urban water supply and urban wastewater. This year, because our roading budget is the biggest driver of the rates increase, rural properties will have a higher percentage rates increase than those in town. Meanwhile, all properties have been revalued and variations in rates will result from the use of the new valuations (see page 51).

Urban residential example (8200 properties)

Rates up 6.6% (\$214 a year) – extra \$4.10 a week

Valued September 2023

Land Value: \$295,000
Capital Value: \$500,000
Capital Value increase: 6 per cent



Total monthly rates: \$288

Beach property example (590 properties)

Rates up 14% (\$425 a year) – extra \$8.20 a week

Valued September 2023

Land Value: \$500,000
Capital Value: \$880,000
Capital Value increase: 29 per cent



Total monthly rates: \$289

Lifestyle block example (2000 properties)

Rates up 10.7% (\$264 a year) – extra \$5.10 a week

Valued September 2023

Land Value: \$550,000
Capital Value: \$1,180,000
Capital Value increase: 19 per cent



Total monthly rates: \$228

Rural farm example (580 properties)

Rates up 21.3% (\$2,705 a year) – extra \$52 a week

Valued September 2023

Land Value: \$5,830,000
Capital Value: \$6,840,000
Capital Value increase: 27 per cent



Total monthly rates: \$1,283

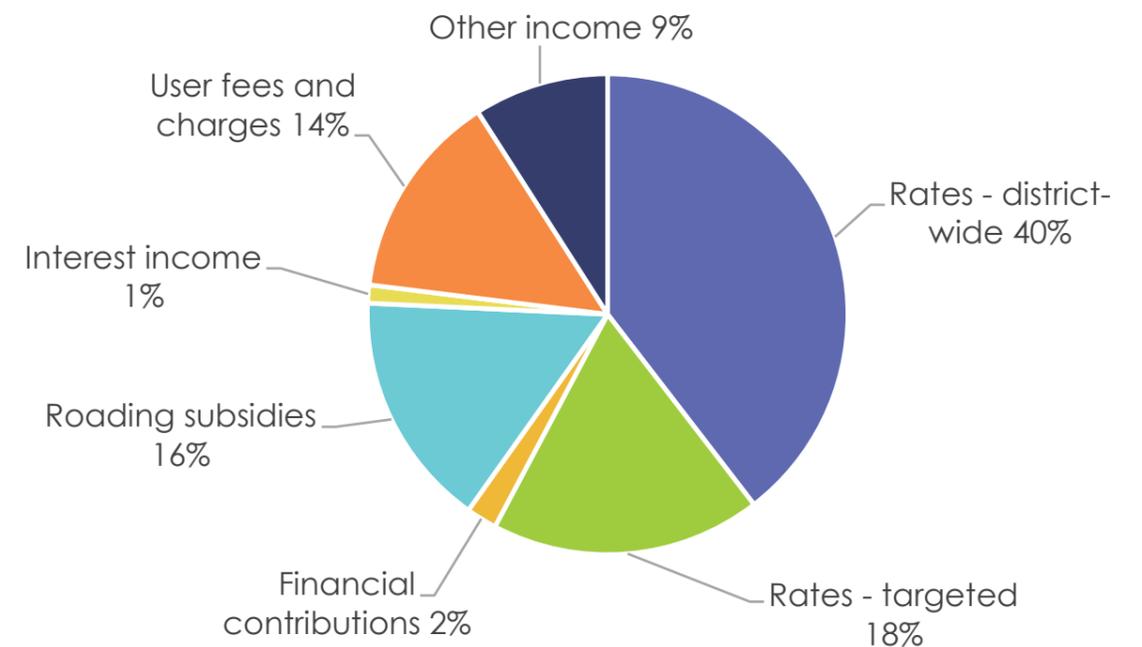
Please note: all examples are based on average value or typical properties and include movements due to variations from revaluation averages. Rates payable are rounded to the nearest dollar.

Our 2024/25 budgets for operating costs and the rates funding needed for each main activity area are set out in the chart below. The difference between operating costs and rates required is other revenue such as user charges and roading subsidies.

Operating costs and rates required proposed 2024/25 budget



Proposed 2024/25 budget total operating revenue \$79.4m



WHAT ELSE HAS CHANGED?

The money being borrowed will be paid back through rates, so ratepayers, current and future, fund a share of the increases in infrastructure expenditure.

More detail is included in our Financial Strategy, which provides a longer-term view out until 2054.

Your property valuation

All properties in the district have been revalued since last year's rates were calculated. The new valuations, assessed by Quotable Value, are based on market values as at 1 September 2023. All sectors (residential, rural, commercial and industrial) have shown an increase in value but the average for each sector is very different (for example, commercial properties increased more than residential) and there is a reasonable variation within each sector.

If all values had increased by the same percentage, everyone would pay the same share of rates as last year. Where a property's valuation increases by less than the average increase, they can expect to pay a smaller share of the total rates. Where a property's valuation increases by more than the average increase, they can expect to pay a bigger share of the total rates.

To understand the impact of the Council's proposed rates increases, combined with the impact of your new property valuation, please use the property search function at www.mstn.govt.nz and look for the link to next year's rates.

Fees and Charges

Fees and charges are targeted at people who choose to use a particular service or make lifestyle decisions, such as owning a dog or having a swimming pool, that the Council is required to oversee or monitor.

We are suggesting some changes to fees and charges from 1 July 2024, including:

- increasing all fees by at least the rate of inflation
- making changes to align fees and charges with the revised Revenue and Finance Policy.



For more detail please see the [Proposed Fees and Charges](#) in our supporting information on the Long-Term Plan page of our website.

Rates examples (inc GST)										
Example property	New CV (Sep 2023)	% change in CV	2023/24 MDC rates only	2024/25 MDC rates - old values	Budget and policy % change	2024/25 MDC rates - new values	% change due to revaluation	Overall \$ change	Overall % change	
Masterton - residential example 1	\$380,000	7%	\$2,614	\$2,912	11.4%	\$2,850	-2.4%	\$236	9.0%	
Masterton - residential example 2	\$500,000	6%	\$3,240	\$3,563	10.0%	\$3,453	-3.4%	\$214	6.6%	
Masterton - residential example 3	\$660,000	12%	\$3,674	\$4,014	9.2%	\$4,002	-0.3%	\$328	8.9%	
Masterton - residential example 4	\$760,000	12%	\$4,035	\$4,388	8.8%	\$4,355	-0.8%	\$321	7.9%	
Masterton - residential example 5	\$1,090,000	11%	\$5,432	\$5,840	7.5%	\$5,755	-1.6%	\$324	6.0%	
Masterton - central, small area	\$540,000	2%	\$3,504	\$3,838	9.5%	\$3,566	-7.8%	\$62	1.8%	
Riversdale Beach	\$880,000	29%	\$3,042	\$3,442	13.2%	\$3,466	0.8%	\$425	14.0%	
Castlepoint	\$850,000	31%	\$2,801	\$3,170	13.2%	\$3,258	3.1%	\$457	16.3%	
Rural - lifestyle	\$1,180,000	19%	\$2,470	\$2,832	14.7%	\$2,735	-4.0%	\$264	10.7%	
Rural - forestry	\$2,340,000	43%	\$4,512	\$5,270	16.8%	\$6,012	16.4%	\$1,500	33.2%	
Rural - hill country farm	\$6,840,000	27%	\$12,685	\$14,727	16.1%	\$15,391	5.2%	\$2,705	21.3%	
Rural - dairy farm	\$3,880,000	18%	\$8,041	\$9,305	15.7%	\$9,194	-1.4%	\$1,152	14.3%	
Commercial - industrial	\$1,000,000	25%	\$8,557	\$9,092	6.2%	\$10,026	10.9%	\$1,469	17.2%	
Commercial - motel	\$1,200,000	18%	\$11,181	\$11,824	5.7%	\$11,982	1.4%	\$801	7.2%	
Commercial - large retail	\$7,680,000	38%	\$53,052	\$55,349	4.3%	\$65,698	19.5%	\$12,646	23.8%	
Commercial - Queen Street shop	\$475,000	6%	\$5,405	\$5,815	7.6%	\$5,528	-5.3%	\$123	2.3%	

Note: All rates exclude Greater Wellington Regional Council rates. Percentage changes are subject to roundings.

YOUR DECISION-MAKERS



Gary Caffell
Mayor



Bex Johnson
Deputy Mayor



Craig Bowyer
Whakaoriori Masterton
General Ward Councillor



Tim Nelson
Whakaoriori Masterton
General Ward Councillor



David Holmes
At Large Councillor



Marama Tuuta
Whakaoriori Masterton
Māori Ward Councillor



Tom Hullena
Whakaoriori Masterton
General Ward Councillor



Brent Goodwin
At Large Councillor



Stella Lennox
At Large Councillor

YOUR PLACE, YOUR SAY

How you can kōrero with us:

The Council is inviting feedback from the community from Friday 5 April 2024 through to 10am Monday 6 May 2024.



Complete our [online submission form](#) at: mstn.govt.nz



Download a [fillable pdf submission form](#) or write your feedback in an email, and send to: submissions@mstn.govt.nz



Phone us on 06 370 6300 between 9am and 4:30pm Monday to Friday (excluding public holidays).



Pick up a submission form from the Masterton District Library or Customer Service Centre at 161 Queen Street. You can also print out our printer-friendly form from the website. Post it to Masterton District Council, PO Box 444, Masterton 5840, or drop it off to our Customer Service Centre.

Submissions close 10am Monday 6 May 2024

Hearing

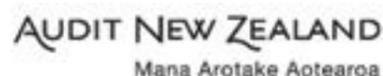
For those wanting to formally present their views to the Council, a hearing will be held on Wednesday 22 and Thursday 23 May 2024. You will need to indicate on your submission form that you would like to participate in the hearing.



AUDITOR'S REPORT

To the reader,

Independent auditor's report on Masterton District Council's consultation document for its proposed 2024-34 Long-Term Plan



I am the Auditor-General's appointed auditor for Masterton 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 the Council requested me to audit the consultation document. I have carried out this audit using the staff and resources of Audit New Zealand. We completed our audit on 3 April 2024.

Opinion

In our opinion:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2024-34 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/region, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

Basis of opinion

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.

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 and reporting on the matters described in sub-sections 93C(4)(a) and 93C(4)(b) of the Act, as agreed in our Audit Engagement Letter. We do not express an opinion on the merits of any policy content of the consultation document.

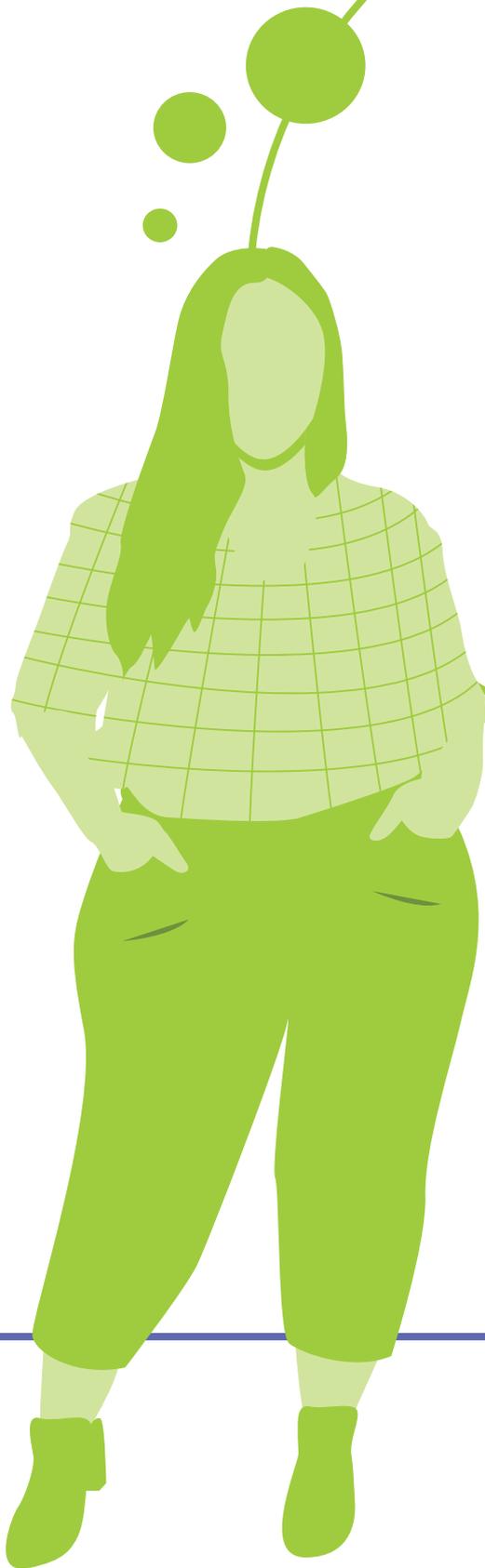
Independence and quality management

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.

In addition to this audit and our report on the Council's 2023/24 annual report, we have carried out a limited assurance engagement related to the Council's debenture trust deed. These engagements are compatible with those independence requirements. Other than these engagements, we have no relationship with or interests in the Council.

Karen Young
Audit New Zealand
On behalf of the Auditor-General
Wellington, New Zealand



Phone

06 370 6300 - 8am to 5pm
except Tuesdays 9am to 5pm
06 378 7752 after hours

Email

submissions@mstn.govt.nz

Call into

Masterton District Council
161 Queen Street, Masterton
9am - 4pm

Write to

Masterton District Council
PO Box 444, Masterton 5840
www.mstn.govt.nz