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Thank you for taking the time to read the Council’s Ten Year Plan.

This Ten Year Plan has been developed adopting a prudent approach which acknowledges the currently uncertain economic climate. The Council has been very conscious of the need to keep rates at affordable levels.

The Council has faced some significant price increases, but has been able to prepare this Plan without cutting current services. The average rate increases, after taking account of growth, are:

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009/10</td>
<td>4.14%</td>
</tr>
<tr>
<td>2010/11</td>
<td>6.20%</td>
</tr>
<tr>
<td>2011/12</td>
<td>4.40%</td>
</tr>
</tbody>
</table>

The movement that each ratepayer notices will differ to the percentages above depending on the movement in their property’s land value following the 2008 revaluation, and whether they are part of communities that have major works programmed.

Over the ten years average rates will increase from $1,638 per property to $2,164, a 32% increase, of which 28% relates to estimated price increases. Interestingly, economists project that the District’s household income levels will rise by between 34% and 36% over the same period.

With the decline in development activity within the District in recent months, the Council has assumed that low levels of growth will continue for the next two to three years before returning to the strong levels we have witnessed in the past 10-20 years.

Over the next two to three years we will progress the District development planning work to ensure we are well positioned when the upswing in the economy occurs. Accordingly, significant work is programmed to advance plans that provide for potential new developments and cater for the consequences of growth.

While a precautionary approach has been adopted in preparing this Plan, the Council remains committed to a significant capital works programme that has been foreshadowed in recent years. Features of this plan include:

- Operating the new Dudley Park Aquatic Facility due to open in February 2010
- Significant water upgrades for Rangiora ($15 million) and Oxford ($2.6 million) and well as upgrades to several other schemes
- Establishing a resource recovery park at Southbrook and introducing wheelie bins for recycling to replace the existing crates
- Building a ‘clip-on’ to the Old Waimakariri River bridge, and the Ashley River bridge at Rangiora, to improve safety for pedestrians and cyclists
- Provision of $10,000 in 2009/10 to help scope how best to provide for performing arts facilities in the District, and a $5 million provision for facilities development in 2013/14
- Exploring economic development initiatives to increase job opportunities within the District.

The Council would like to thank all those who made submissions on our Draft Ten Year Plan and those who took the time to present their views to the Council in person. The Council appreciated hearing the views of its communities and has since made a number of changes to the Plan which are outlined in the section “Changes to the Ten Year Plan 2009-2019 as a result of submissions”.

Ron Keating
Mayor
What is a Ten Year Plan?

The Ten Year Plan is a comprehensive statement of the Council’s intentions for the next decade, outlining all of the services and activities that the Council will provide to the Waimakariri community.

This Ten Year Plan covers the years from 2009-2019, and remains in force until 30 June 2012. Every three years Council will prepare a new Ten Year Plan to cover the next ten years.

In association with the Ten Year Plan, the Annual Plan is prepared every year to highlight changes (variations) in Council’s work programme.

A long term plan includes the following key components:

- Community Outcomes for the District
- Description of Council activities
- A long-term focus for Council decisions and activities
- Provision for integrated decision-making and coordination of Council resources
- A basis for Council accountability to the community.

The Ten Year Plan includes outcomes, or aspirations, of the District’s communities. The Plan shows how all of the Council’s services and activities contribute to the achievement of these outcomes.

This is the structure of the Ten Year Plan.

Volume 1
Overview and Key Issues

This volume provides an overview of the Council’s Ten Year Plan and highlights the key issues and related Council work programmes. Its purpose is to alert the public to key issues, trends and projects for the 2009-2019 period.

Volume 2
Community Outcomes

This volume sets out a ‘Community Outcomes’ framework that all groups and organisations in the District can use to promote social, economic, environmental and cultural wellbeing within the community. The Council is only one of the many organisations and groups in the District that have a role in making this happen. This volume also looks at how the Council works with other organisations and groups in the community and at how progress towards achievement of the identified outcomes is measured.

Volume 3
Council’s Contribution to Community Outcomes

This volume outlines in detail each of the services provided by the Council, including performance measures, targets, asset management information, and also outlines overall financial information for the Council. It includes rates examples, key assumptions and risks underlying the plan.

Volume 4
Council Policies

This volume contains Council policies, including the revised Development Contributions Policy and the Revenue and Financing Policy. It also contains a schedule of the changes to Fees and Charges.

The four volumes will be available to the public from Monday 6 July 2009. They can be inspected at/collected from Council Service Centres and District Libraries, or by calling Customer Services on 03 311 8900. The four volumes are also available online at www.waimakariri.govt.nz.
The Council’s Decision-Making Process

- Notify Draft Ten Year Plan
- Statement of Proposal
- Public Submissions open (21 February 2009)

Documents are available 23 February 2009

- Public Submissions (Close 27 March 2009)

- Hearing and consideration of Submissions (30 April - 15 May 2009)

- Adoption of final Ten Year Plan 2009-2019 (by 11 June 2009)
Changes to the Ten Year Plan
2009/2019 as a Result of Submissions

The Council received from the community a total of 292 submissions incorporating 597 separate points of submission. The following are the decisions made by the Council which have changed the Draft Ten Year Plan, either in terms of funding provision or other work programme changes following the receipt of these submissions.

Community Support Services

Canterbury Museum

The Council has included in the Ten Year Plan funding provision for the Canterbury Museum Redevelopment Levy of $1.128 million between 2011/12 and 2013/14. The contribution by the Waimakariri District to the redevelopment of the Canterbury Museum is required by an Act of Parliament. The majority of this levy will be funded by loan. The rates effect in 2011/12 will be a charge of $3.50 to each property.

Rapid Response

As a mechanism to deter crime in key areas identified by the Police, the Council has made a budget provision of $10,000 in the 2009/10 year to allow for the purchase of a mobile crime camera. It is noted that the rapid response service operating in Kaiapoi at present has been very successful in reducing the incidence of vandalism. The Council has provided $35,000 in 2009/10 to provide a rapid response service to graffiti and vandalism reports in Rangiora and Woodend. It has also provided $55,000 from 2010/11 for the ongoing operation of this service in Kaiapoi, Rangiora and Woodend.

Waimakariri Community Development Trust

An annual grant of $40,000 to the Trust has been included as a contribution to the Manager’s salary. The Trust provides a range of essential social services for the District and the manager role is important in coordinating these functions. The grant was previously allowed for in 2009/10 but not in the outer years of the Plan.

Youth Development

The Council has made $20,000 available for the development of a youth services strategy for the District, to help determine whether additional support or development opportunities for young people in the District may be required. A Youth Services Working Party will be established to assist the Council to consider the issues in this area.

Economic Development

Economic Development Strategy

The Council sought submissions through the Draft Ten Year Plan on its role in economic development. In light of those submissions received, it has adopted an overall policy on its role in economic development to guide future decision-making. The Council has approved the preparation of an economic development strategy for the Waimakariri District by 2010 to set out the medium and long term actions the Council intends to take to give effect to this policy statement.

Economic Development and District Promotions Programme Support

The Council has included an additional $4,473 in its economic development budget which allows for inflation adjustment in the 2009/10 year. This change provides for inflationary cost increases experienced by Enterprise North Canterbury.
TEN YEAR PLAN

Changes to the Ten Year Plan 2009/19 as a Result of Submissions

It had also included an additional $6,907 to adjust the District Promotion budget for inflation in the 2009/10 year. Both these adjustments are at the rate of 2.8%.

Kaiapoi i-Site funding for Information Centre

The Council has budgeted $10,500 in 2009/10, as a one-off expense that will enable the Kaiapoi Information Centre to promote its “i-Site” accreditation to the District and visitors. Accreditation enables a wider range of information services to be available.

Rangiora Airfield

The Council has approved an additional $40,000 capital expenditure in 2009/10 to upgrade the septic tank disposal systems for the Rangiora Airfield. This is required due to the deterioration of the existing systems.

The Council has also recognised that the demand for hangar space within the airfield is now difficult to meet. Of the $1 million previously budgeted for airfield development in 2012/13, it has transferred $100,000 of this allocation into the 2010/11 year to enable infrastructure development that will support the construction of additional hangars in the north-western corner of the existing airfield.

The Council is also considering a future review of the level and method of administering fees and charges at the airfield.

Small Town Conference in Kaiapoi

The Council is making funding of $10,000 available to the Small Town Committee of the Kaiapoi Promotion Association for 2009/10, to support planning for the Small Town Conference to be held in Kaiapoi in September 2009. This funding is a loan that the Committee will repay to the Council following receipt of registrations income.

Town Centre Promotions

The Council has allocated an existing unspent 2008/09 budget of $10,000 to the Oxford Promotion Action Committee ($4,000) for promotion of Oxford town centre, and to Enterprise North Canterbury ($6,000) to provide town centre promotion services to Rangiora.

$10,000 is provided for the 2009/10 year, but yet to be allocated on application by interested organisations.

Environmental and Emergency Services

Coastal Vehicle Access and Provisions for Coastal Reserves

Council has adopted a number of proposals for vehicle access restrictions to the beaches in the District, which are now subject to required statutory consultation processes. These provisions were the focus of some submissions to the Draft Ten Year Plan. It is considered that the regulations will be best enforced through the development of a bylaw that will be separately considered by the Council in the future in association with Hurunui District Council and Environment Canterbury.

The proposals will also require a District Plan change in accordance with requirements of the Resource Management Act and a change to the Draft Coastal Reserves Management Plan in accordance with Reserves Act requirements.

The Council has added a $30,000 financial provision into the Ten Year Plan from 2009/10 until 2011/12 to enable employment of an Executive Officer for the Te Kohaka O Tuhaitara Trust, and $5,000 in 2009/10, $18,250 in 2010/11, and $11,250 in 2011/12 for the provision of a ranger service. It has provided for maintenance to be undertaken as additional operating expenditure ($5,000 each year from...
TEN YEAR PLAN
Changes to the Ten Year Plan 2009/19 as a Result of Submissions

2009/10 to 2011/12), and for infrastructure development including car parks and beach reserve development as additional capital expenditure ($93,509 in 2009/10 and $96,000 in 2010/11). These provisions will help the Council give effect to the Te Kohaka O Tuhaitara Trust’s management plan and the Northern Pegasus Bay Coastal Management Plan. The funding agreement gives effect to a cost-sharing model between Environment Canterbury and Waimakariri District Council and will help to give effect to the vehicle access restrictions that are outlined above.

Kaiapoi River
The Council has approved a $5,000 contribution in 2009/10 to devise a restoration plan for the Kaiapoi River, to match a proposed $5,000 contribution from Environment Canterbury. The aim of the plan is to cost and detail options to restore the lower Kaiapoi River to an ecologically functioning, self-sustaining river system.

Oxford Emergency Services
The Council has made a provision of $50,000 available in 2009/10 for the relocation of the tanker shed in Oxford to incorporate the shed along with the co-location of key emergency services in Oxford at the time of the new Oxford Fire Station construction.

Pines/Kairaki Beaches Waste Disposal
Following receipt of a number of submissions concerning the level of rubbish washing up at the Waimakariri River mouth in the Kairaki Beach area, the Council has decided to investigate the cost of providing recycling bins at the Kairaki Beach. This issue will be separately considered through a report to Council later this year.

Governance
Grants available to the Ward Advisory Boards and the Kaiapoi Community Board to enable support to local community projects will increase by 50% in 2009/10, subject to the acceptance of each Board. The grant funds are made available through a targeted rate on each ward. The change would increase these funds by $5,000 in total if all the Boards were to agree, and would be retained at that higher level in following years.

Infrastructure Services

Roading
Oxford Main Street:
The Council has allocated $50,000 of a $100,000 budget provision that was included in the Draft Ten Year Plan for the 2009/10 year to the Oxford Main Street enhancement project.

Tuahiwi Footpaths:
The Council has allocated $25,000 for development of new footpaths in Tuahiwi in 2011/12, from the existing footpath programme budget.

West Rangiora Roading Improvements:
The Council has changed the timing of expenditure on roading improvements to the West Rangiora Structure Plan area. It has brought forward provision of $200,000 from 2015/16 to 2010/11 for securing part of the link for a new road between Lehmans and River Roads, prior to completion of the planned development of this land. This expenditure will be largely funded by Development Contributions, and will not, however, attract a New Zealand Transport Agency subsidy as was previously assumed.
Woodend Town Centre:
The Council has allocated $10,000 capital expenditure in 2009/10 to develop concept plans for Woodend Town Centre improvements.

Water Supplies
Summerhill and West Eyreton Water Supplies:
The Summerhill and West Eyreton water supply targeted rates have been amended from the Draft Ten Year Plan provisions to enable shared water sources for the schemes in the 2009/10 year. The budget provides for the intended design and full construction of the shared source for the schemes in the 2009/10 year, at a cost of $997,000 to the Summerhill scheme. Further details are included in the “Key Issues and Projects” section of this Volume. This solution provides benefits to those properties connected to these schemes and mitigates future risks.

The West Eyreton water supply rating structure will be amended so that it has the same structure as the Summerhill water supply. The water rate will now be comprised of a fixed and variable charge, and will give West Eyreton properties on the supply the option of purchasing an additional water allocation if they so choose.

Cust Water Supply:
Inclusion has been made in 2009/10 of $71,000 to enable purchase of the Springbank No. 2 well and a further $13,000 is budgeted to complete establishment of the well head, bringing the total cost of the well to $84,000. The Council has also included $15,000 for investigations into a forward works programme. This well will provide additional future water supply capacity for Cust with the option of bringing the well into use at any time in the future if required. It also provides for an emergency supply for the village.

Further budget allowances are included from 2010/11 until 2013/14 for design and completion of a fire reticulation upgrade and design and completion of a pump station and storage upgrades. However, each of these items will be further consulted with the Cust Water Supply Advisory Group and community.

Fernside Water Supply:
Inclusion of $4,000 of capital expenditure in 2009/10 to improve the security of the well head works. This will protect the well from future flooding.

Waikuku Beach Water Supply:
A budget inclusion of $7,000 has been made for the Waikuku Beach Water Supply Scheme to replace an alkathene main, to help ensure the water main will continue to function effectively.

Water Conservation Strategy:
The Council has delayed the intended completion date for the Water Conservation Strategy from December 2009 to June 2010, due to other workload priorities in this area.

Sewerage
Eastern District Sewerage Scheme:
A budget inclusion of $20,000 has been provided in the 2012/13 year and every second year thereafter to enable the removal of barnacles from the ocean outfall diffuser structures, to be funded through the targeted rate on all connected properties. This work will ensure the scheme continues to comply with its consent conditions and reduce the risk of partial blockages to the outfall.

Increased funds are required to provide for the de-sludging of Tuahiwi septic tanks. The three-yearly budget for septic tank cleaning will be increased from $9,333 to $31,500, starting in 2009/10 and every three years thereafter, to
ensure continued functioning of the Tuahiwi sewerage scheme. This will equate to an increase on the Eastern District Sewer Scheme of $0.70 per ratepayer per year.

A reduction of $15,410 per annum has been made to the Kaiapoi Sewer budget component of the Eastern District Sewerage Scheme to remove the duplicated provision of telemetry services.

A provision of $25,000 is transferred from the 2009/10 year to the 2010/11 year, to enable investigations and planning for the pond desludging process at the Kaiapoi waste water treatment plant. This will support the physical works programmed for the following year.

**Oxford Sewer:**

A budget of $20,000 is provided to undertake an optimised assessment of the plant performance and assess when future upgrades might be required to accommodate growth on the scheme. This will enable options for significantly reducing future expenditure on the plant to be investigated.

**Drainage**

**Central Rural Drainage Scheme:**

A provision of $40,000 in 2009/10, towards flood protection improvements at Dockey Creek in Fernside was included, subject to further assessment of the necessity for the work.

**Coastal Urban Drainage Scheme:**

Removal of the $90,000 budget in 2015/2016 and $224,000 in 2017/18 for piping Box Drain, as further work on this drain is not now required.

**Rapid Flood Hazard Mapping:**

Council has included $100,000 in its District Development Strategy account towards mapping flood risks in the most populated areas of the District, in the 2009/10 year, to be funded through a loan. The mapping will model localised rainfall flood events that have a probability of occurring once every 200 years, to help inform future subdivision planning. The mapping will be used for a plan change to the District Plan that will set rules in relation to building in flood risk areas.

**Pegasus Town Facilities**

The Council has confirmed without change the provisions that it had included within the Draft Ten Year Plan in respect of the funding of community facilities within Pegasus Town. These include development of a new library, building of an aquatic centre, contribution towards the cost of a community hall, Pegasus Lake and Eastern Conservation Area maintenance costs, or the upgrade of Gladstone Park. The outlined provisions for each of these aspects are included in the later Section in this Volume “Key Issues and Projects for the District”.

**Policy Changes**

**Development Contributions Policy**

**West Rangiora Structure Plan Area:**

Following consultation with the property owners in the West Rangiora Structure Plan Area, the drainage solution for the area has been revised and the potential of an increased capital expenditure requirement has been identified. This requires alterations to the development contributions calculations and charges to the Drainage Schedule for the West Rangiora Structure Plan Area (see Volume 4). The revisions provide for a decentralised
ponding system rather than one large stormwater pond at the southern end of the planned development area.

The West Rangiora roading improvements project change in timing of expenditure and level of subsidy has caused a change in the Development Contributions charges for the West Rangiora Roading Structure Plan area.

Recreation

Note: All recreation and community facilities outlined below will be funded through a uniform annual general charge on each property in the District, unless otherwise specified.

**Dudley Park Aquatic Centre**

The Council has confirmed its acceptance of the proposed Rangiora Rating Zone as outlined in the Draft Ten Year Plan 2009/19, for funding any shortfall in community fundraising for the new aquatic centre. The Rating Zone incorporates properties within a 5 km radius of the centre, including those properties where any part of the property is within the Rating Zone.

**Indoor Facilities for Performing Arts**

The Council has reduced funding in the 2009/10 year from $50,000 to $10,000 for the preparation of a “functional design brief” to determine the need within the District for indoor performing arts spaces and facilities. In making this decision it was considered that much of the necessary information was already available to the Council and any outstanding work could be undertaken as required by Council staff or contractors. This amount will include investigation into the feasibility of adding a further toilet into the existing Rangiora Town Hall.

The provision of $5 million in the 2013/14 year for development of performing arts facilities in accordance with the Council’s brief, including a provision of $1 million from the community, remains included in the Ten Year Plan.

**Other Recreation Provisions**

**Brass Bands: Kaiapoi and Rangiora:**

The Council has made a grant of $750 to the Kaiapoi Brass Band and $600 to the Rangiora Brass band (operating expenditure) to enable each band to provide free public concerts in the 2009/10 year.

**Kaiapoi Visitor Information Centre:**

There is provision for an irrigation lawn system in the front of the Centre and adjacent playground at a cost of $7,500 capital expenditure in 2010/11.

**Landscaping Fund- General:**

The Council’s $60,000 landscaping fund is allocated to each ward ($15,000 each) to be spent on parks landscaping within each ward. The fund previously allocated $20,000 each to the Kaiapoi and Rangiora wards and $10,000 each to the Oxford Eyre and Woodend Ashley wards.

**North Canterbury Netball:**

Provision of $33,000 capital expenditure for installing a new fence around the Dudley Park netball courts, and provision of $35,000 capital expenditure for an additional netball court at Dudley Park to be funded by rates in 2009/10.

**North Canterbury Tennis:**

The Council has allocated $120,000 in 2012/13 for provision of a car park and toilets to support new tennis court facilities that are intended for the District, once a suitable area has been identified.
TEN YEAR PLAN
Changes to the Ten Year Plan 2009/19 as a Result of Submissions

Ohoka Domain:
The Council will provide $15,000 capital expenditure in 2009/10 for continuation of the indigenous vegetation planting programme at the Domain. The plantings are being undertaken and maintained by the Ohoka Domain Advisory Group.

Oxford Swimming Pool:
The Council is making $12,000 of funding available to potentially extend the Oxford swimming season by two weeks, from the end of February 2010 until the middle of March 2010.

Pearson Park:
The sum of $18,000 capital expenditure has been included in 2009/10 for parking to be developed outside the new arts centre at Pearson Park, Oxford.

Rangiora Bridge Club:
The Council has confirmed a capital contribution of $110,000 to undertake geotechnical engineering work for the foundations of a new building for the Bridge Club, as it is located on an old dump site. Council will also undertake sealing of the car park that services the Bridge Club, bowling clubs and museum, due to concerns about stones from the existing parking area damaging facilities.

Silverstream Reserve:
The Council has approved an additional $3,000 capital expenditure for each of the next three years for planting of the Silverstream Reserve.

Southbrook Sportsgrounds:
Provision for a new entranceway off Country Lane into the sportsground to enhance access to the sportsground facilities has been provided for in 2013/14, at a cost of $130,000.

Surf Lifesaving Canterbury:
An additional grant of $3,044 to a total of $50,710 already included in the budget for 2009/10 to ensure the Surf Lifesaving Club retains its ability to provide a safe swimming environment over the summer months at District beaches.

Woodend Community Centre:
The Council has increased the funding for the extension of the Woodend Community Centre small meeting room by $50,000 in 2010/11, to a total contribution to the project of $250,000.
TEN YEAR PLAN
District Map

Waimakariri District Map

WARD KEY
- Kalapoi
- Oxford - Eyre
- Rangiora
- Woodend - Ashley
- District Boundary

Figure 2
Introduction to the District

The District

Waimakariri is a Maori word meaning river of cold rushing water or cold river.

The Waimakariri District (see map - Figure 2) is one of the two districts that make up North Canterbury. The District (225,000 hectares) extends from Pegasus Bay in the east to the Puketeraki Range in the west. It is bounded in the south by the Waimakariri River, and in the north by the Hurunui District.

Kaiapoi and Rangiora are the major urban areas in the Waimakariri District. These towns are 20 and 30 minutes respectively from Christchurch City centre. The District’s other main urban areas are Woodend and Oxford and there are also a number of villages and beach settlements. Sixty-three percent of the District’s population resides in the four main towns.

A large portion of the District is fertile flat land, or highly productive rolling downs. The north-western portion of the District is hill and high country. The hills, including Mt Oxford, Mt Richardson, Mt Thomas and Mt Grey, dominate the District’s western landscape.

In recent years there has been an increasing number of people living in the District’s rural areas as new smaller properties are created. Some of these are used for horticultural enterprises. Others are occupied by people who have been attracted to the District to enjoy living in a rural environment close to Christchurch.

The People

Since the early 1990s the Waimakariri District has experienced population increases that have been among the highest in New Zealand.

<table>
<thead>
<tr>
<th>Year</th>
<th>Usual Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>27,807</td>
</tr>
<tr>
<td>1996</td>
<td>32,346</td>
</tr>
<tr>
<td>2001</td>
<td>36,900</td>
</tr>
<tr>
<td>2006</td>
<td>42,834</td>
</tr>
</tbody>
</table>

At June 2008 the population was 46,100, of which 8.5% identify themselves as having NZ Maori ancestry.

The District’s increasing population can be attributed to a number of factors including:

- Its proximity to Christchurch City, which offers employment and/or business opportunities
- Its natural features particularly the beaches, rivers and foothills, which offer many recreational opportunities
- Its small towns and opportunities to participate in community life.

Further information about the District can be found in the “Waimakariri District 2006 District Profile” published in February 2008 and available from the Council’s Service Centres.
Planning for and Managing Growth

For the past 20 years the Waimakariri District has been growing at a fast pace – one of the five fastest growing districts in the country. Catering for growth and the effect it has on the District is one of the key challenges that the Council faces.

This section provides a brief overview of the planning that has occurred to date and an assessment of how future growth is being catered for.

Growth Assumptions

Since 1991 the District’s population has grown from 27,807 residents to an estimated population at 1 July 2009 of 47,000 – an increase of over 19,000 or 70%.

As indicated in Figure 3, Statistics New Zealand’s official high, medium and low variants show possible alternative population growth scenarios for the District, beyond the period covered by this Ten Year Plan.

The Council has adopted 56,000 as the projected population for the District in 2019, the end of the period covered by this Ten Year Plan. This total for the District’s population falls between Statistics New Zealand’s high and medium growth variants.

In recent years the Waimakariri District’s population has been increasing at a rate at or above Statistics New Zealand’s high growth variant. The Council has decided to adopt a more conservative forecast for population growth for 2019 for a number of reasons:

• The high level of economic uncertainty both in New Zealand and internationally
• The resulting slowdown in new home construction in the District
• The delays in progressing the Canterbury Regional Policy Statement Change 1 to provide the planning framework for the

Greater Christchurch Urban Development Strategy, the long-term plan for the location of future urban populations in the Greater Christchurch area, including the south-east of the Waimakariri District.

Urban Development

To cater for the anticipated growth in population, the Council has, in conjunction with neighbouring local authorities, prepared the Greater Christchurch Urban Development Strategy (GCUDS). The GCUDS plans for growth to 2041. Regional Policy Statement Change 1, which has been notified, provides the statutory framework to allow for growth anticipated in the GCUDS.

The Waimakariri District Council expects that most growth will occur in the eastern part of the District. The number of households and the population in its eastern towns are likely to grow by 50% or more by 2041, as shown in Table 1. Most of this growth, however, is anticipated to occur during the period to 2026.
Planning for and Managing Growth

Projected Growth 2006-41

<table>
<thead>
<tr>
<th>Location</th>
<th>2006 Households</th>
<th>2006 Population</th>
<th>2041 Households</th>
<th>2041 Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pegasus</td>
<td>0</td>
<td>0</td>
<td>1,800</td>
<td>4,210</td>
</tr>
<tr>
<td>Woodend</td>
<td>915</td>
<td>2,616</td>
<td>2,165</td>
<td>5,070</td>
</tr>
<tr>
<td>Rangiora</td>
<td>4,710</td>
<td>12,136</td>
<td>7,260</td>
<td>16,990</td>
</tr>
<tr>
<td>Kaiapoi</td>
<td>3,966</td>
<td>10,449</td>
<td>6,266</td>
<td>14,660</td>
</tr>
<tr>
<td>Rest of Area</td>
<td>3,159</td>
<td>8,669</td>
<td>5,059</td>
<td>11,840</td>
</tr>
<tr>
<td><strong>Total Eastern District</strong></td>
<td><strong>12,750</strong></td>
<td><strong>33,870</strong></td>
<td><strong>22,550</strong></td>
<td><strong>52,770</strong>*</td>
</tr>
</tbody>
</table>

* Based on the projected 2041 District average household size of 2.34 persons per dwelling

Work has commenced on the detailed planning in each of these new areas. Over the next three years these plans will be finalised, along with plans for other parts of the District.

Areas where urban limits are proposed to be extended, to cater for new residential growth in Rangiora, Kaiapoi and Woodend, are shaded green.
TEN YEAR PLAN
Planning for and Managing Growth

Growth in District Areas
The Council anticipates that by 2019 the District’s population will reach 56,000 as per the Growth Assumptions section. For planning purposes, the Council anticipates that growth will spread as shown in Table 2:

<table>
<thead>
<tr>
<th>Town</th>
<th>1 July 2009 Estimated Resident Population</th>
<th>2019 Projected Population Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rangiora</td>
<td>13,600</td>
<td>15,200</td>
</tr>
<tr>
<td>Woodend</td>
<td>2,800</td>
<td>3,800</td>
</tr>
<tr>
<td>Waikuku</td>
<td>780</td>
<td>780</td>
</tr>
<tr>
<td>Pines Beach - Kairaki</td>
<td>720</td>
<td>720</td>
</tr>
<tr>
<td>Kaiapoi</td>
<td>11,000</td>
<td>12,100</td>
</tr>
<tr>
<td>Oxford</td>
<td>1,860</td>
<td>2,100</td>
</tr>
<tr>
<td>Pegasus</td>
<td>100</td>
<td>4,400</td>
</tr>
<tr>
<td>Rest of District</td>
<td>16,130</td>
<td>16,900</td>
</tr>
<tr>
<td>Total</td>
<td>47,000</td>
<td>56,000</td>
</tr>
</tbody>
</table>

Table 2

Catering for Growth
Growth impacts on the community’s sewerage, solid waste, water, roads, stormwater infrastructure, community and recreation facilities and economic development initiatives. Costs attributed to catering for growth are recovered from developers as a development contribution.

The community is well positioned to cater for the expected growth. The Council has either already made the required investment to cater for the growth, or it is provided for, or considered, in this Ten Year Plan. Briefly, this is summarised below.

Sewerage
In 2006 the Council commissioned the $36 million eastern districts sewerage scheme that included an ocean outfall. This scheme was designed to cater for all the projected population growth in the foreseeable future for towns and settlements in the eastern part of the District. The outfall is consented for 35 years, although should last for between 70 and 100 years.

Solid Waste
In conjunction with other councils, the Kate Valley landfill has capacity and is consented to take the region’s residual solid waste for over 30 years. This Ten Year Plan includes initiatives to minimise waste that is transported to the landfill. An example is a new fortnightly recycling service using wheelie bins instead of crates that will enable substantially greater volumes of recycling collection and increase the range of eligible materials.

Water Supplies
This Ten Year Plan provides for the upgrade of several water supplies, including Rangiora, Oxford, Summerhill, and Woodend Beach. Once upgraded, the supplies will meet New Zealand Drinking Water Standards and accommodate future growth planned in these areas. Water supplies in the other main towns of the District meet the new standards and have sufficient capacity to cater for the projected growth.

Roads and Transport
The strategic and arterial roading network has been assessed as being capable of meeting future demands, albeit with some intersection upgrades required. There are plans to improve cycle and walking access, which have been provided for in this Ten Year Plan, as well as a provision for park and ride bus services.

Planning associated with the Greater Christchurch Urban Development Strategy identified that the major roading issue to
impact the District is the need for a new northern arterial road into Christchurch. This is required to the south of the District and is planned for in the 2015-2020 timeframe. This road would be constructed to the south of the Waimakariri River and therefore there is no requirement for the Council to contribute financially.

**Stormwater**

For new growth areas treatment of stormwater will be required. Currently, these are being designed. The cost of stormwater solutions will be recovered from the developers concerned. Existing stormwater systems are being monitored and progressively upgraded.

The need to meet increasing environmental standards for discharges into lowland streams will require further assessment and probably investment to comply with the requirements. The contribution to these works by the Council will be scoped in the 2009-12 period with funding to be determined.

**Community and Recreation Facilities**

The Ten Year Plan includes provision for operating the new Dudley Park Aquatic Centre, which is due to open in February 2010. This facility, together with the Kaiapoi Aquatic Centre and Oxford Pool, should provide sufficient capacity for the community for at least the next ten years.

The Ten Year Plan also includes provision for up to 22 new sports fields to cater for anticipated growth in sports activity. This will supplement the District's existing good stock of reserves and sports fields.

The District is well serviced by its three libraries and within this Ten Year Plan period Council will investigate options for the provision of a further library at Pegasus to cater for the north-east part of the District by 2015/16, as well as expanding the Rangiora Library.

The major area that requires further investigation is the provision of indoor community and sports facilities, including performing arts facilities. The Council intends to investigate the District's needs over the next year or two, with a view to providing for these in future Council planning documents. This is further expanded on in this Ten Year Plan.

**Economic Development Initiatives**

The Council would like to see a higher proportion of the District's workforce working in the District. Currently, about 50% are employed outside the District.

The Council is in the final stages of zoning land in Southbrook for commercial development. There are a number of activities that the Council could also be involved with in respect to economic development, which are outlined in this document.
TEN YEAR PLAN
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Summary
After taking account of the effects of growth, rates, on average, will increase by:

- 2009/10: 4.14%
- 2010/11: 6.20%
- 2011/12: 4.40%

Over the next ten years rates will increase, on average, 32%. Over the same period household incomes are forecast to increase by a similar amount.

The Ten Year Plan has been prepared on the basis of concentrating on maintaining current service levels. There are a number of capital expenditure items that are included in the first three years where a commitment has been provided to the community. The overall approach, given the economic climate that exists at present, has been to defer new spending, unless there has been a compelling business case to support investment now rather than later. Essential maintenance and asset renewal work will continue to be undertaken, whilst growth-related projects, or those with an element of discretion, have been deferred.

The first three years of the Ten Year Plan include a number of large infrastructure and key capital renewal programmes previously signalled and consulted on with the community. While the projects will be loan funded, costs of servicing the loans will have an impact on rates, particularly for areas where the expenditure has a targeted rate for services.

The rate increases over the next three years are the effects from implementing the following projects:

- Rangiora water supply upgrade
- Oxford, Oxford No.1 and No. 2 water supply upgrades
- Woodend water upgrade
- Cust water supply upgrade
- Summerhill water supply
- New Dudley Park Aquatic Centre
- Roading projects within the Transport Regional Implementation Programme Plan.

Price Level Adjustment (for inflationary pressures)

The Council is required to apply price level adjustments to its estimates to reflect potential inflationary effects over time. This requirement to inflate values has a significant effect on the Council’s financial projections and is outlined further below.

Price level adjustments for inflation have been made for the outer nine years of the Ten Year Plan. Price level adjustments for the outer years have been derived from those recommended to Local Government by Business and Economic Research Limited (BERL).

- A price level adjustment of 2.8% for Operating Activities and 2.8% for Capital Expenditure has been applied for years 2010/11 and 2011/12
- A price level adjustment of 2.8% for Operating Activities and 3.2% for Capital Expenditure has been applied for each year between 2012/13 and 2018/19.

The effect of price level adjustments is significant. Figure 5 shows the Council’s projected total expenditure over the next ten-year period, with and without the effects of inflation.
TEN YEAR PLAN
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Rates are collected. The overall average land value movement across the District increased 27%. Generally, properties with lower than the average revaluation movement will receive a lower rates increase than those where the revaluation of the property was higher than the average increase in land values.

Table 3 provides a summary of the land value changes from 2005 to the most recent valuation undertaken in 2008.

<table>
<thead>
<tr>
<th>Category</th>
<th>No. of Properties</th>
<th>Land Value Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural</td>
<td>1,260</td>
<td>+30%</td>
</tr>
<tr>
<td>Lifestyle</td>
<td>5,647</td>
<td>+18%</td>
</tr>
<tr>
<td>Residential</td>
<td>12,786</td>
<td>+30%</td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td>615</td>
<td>+72%</td>
</tr>
<tr>
<td>Forestry/Mining</td>
<td>152</td>
<td>+20%</td>
</tr>
<tr>
<td>Other</td>
<td>1,041</td>
<td>+26%</td>
</tr>
<tr>
<td>Total</td>
<td>21,501</td>
<td>+27%</td>
</tr>
</tbody>
</table>

Table 3

Similarly, the impact on projected rates is also significant. For example, rates for the average property increase from $1,706 in 2009/10 to $2,164 in 2018/19 with the effect of price level adjustments, compared to $1,914 if no price level adjustments were made.

If the change in price level adjustment is higher or lower than projected, adjustments will be made in future plans.

**Total Rates Increase for 2009/10**

Total Rates for the 2009/10 year increase by 6.63%. Once the effects of growth are taken into account the average property increase equates to 4.14%.

The rates impact across the District differs. The rate increase that individual properties face is dependent upon:

- **The impact of the 2008 property revaluation**
  
  This has resulted in significantly higher land values. While this does not increase the total rate requirement, it does alter the incidence of where
<table>
<thead>
<tr>
<th>Location</th>
<th>2009/10 Average Land Value</th>
<th>2009/10 Estimated Rate</th>
<th>Increase from 2008/2009</th>
<th>2018/19 Estimated Rate</th>
<th>2018/19 Cumulative increase 2008/09 to 2018/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaiapoi Urban</td>
<td>140,000</td>
<td>1,838</td>
<td>0.9%</td>
<td>2,136</td>
<td>17.3%</td>
</tr>
<tr>
<td>Rangiora Urban</td>
<td>124,000</td>
<td>1,778</td>
<td>2.4%</td>
<td>2,220</td>
<td>27.8%</td>
</tr>
<tr>
<td>Oxford Urban</td>
<td>122,000</td>
<td>1,942</td>
<td>0.5%</td>
<td>2,517</td>
<td>30.2%</td>
</tr>
<tr>
<td>Woodend Urban</td>
<td>145,000</td>
<td>1,914</td>
<td>2.7%</td>
<td>2,206</td>
<td>18.3%</td>
</tr>
<tr>
<td>Pegasus</td>
<td>160,000</td>
<td>2,000</td>
<td>(8.3)%</td>
<td>2,552</td>
<td>17.1%</td>
</tr>
<tr>
<td>Ashley/Sefton</td>
<td>97,000</td>
<td>697</td>
<td>5.2%</td>
<td>977</td>
<td>47.5%</td>
</tr>
<tr>
<td>Cust</td>
<td>172,000</td>
<td>1,422</td>
<td>9.1%</td>
<td>2,007</td>
<td>54.0%</td>
</tr>
<tr>
<td>Fernside</td>
<td>234,500</td>
<td>2,893</td>
<td>2.6%</td>
<td>3,766</td>
<td>33.5%</td>
</tr>
<tr>
<td>Garrymere</td>
<td>307,000</td>
<td>2,121</td>
<td>5.3%</td>
<td>2,847</td>
<td>41.4%</td>
</tr>
<tr>
<td>Mandeville</td>
<td>225,000</td>
<td>1,936</td>
<td>3.5%</td>
<td>2,621</td>
<td>40.1%</td>
</tr>
<tr>
<td>Ohoka</td>
<td>218,000</td>
<td>1,515</td>
<td>4.1%</td>
<td>2,206</td>
<td>51.6%</td>
</tr>
<tr>
<td>Oxford Rural No. 1</td>
<td>640,000</td>
<td>2,445</td>
<td>10.9%</td>
<td>3,586</td>
<td>62.7%</td>
</tr>
<tr>
<td>Oxford Rural No. 2</td>
<td>448,000</td>
<td>1,666</td>
<td>11.3%</td>
<td>2,563</td>
<td>71.2%</td>
</tr>
<tr>
<td>Pines &amp; Kairaki</td>
<td>128,000</td>
<td>1,665</td>
<td>1.7%</td>
<td>2,031</td>
<td>24.1%</td>
</tr>
<tr>
<td>Poyntzs Road</td>
<td>222,000</td>
<td>1,538</td>
<td>2.7%</td>
<td>2,397</td>
<td>60.1%</td>
</tr>
<tr>
<td>Rangiora Rural</td>
<td>434,000</td>
<td>1,319</td>
<td>13.5%</td>
<td>1,877</td>
<td>61.5%</td>
</tr>
<tr>
<td>Summerhill</td>
<td>433,000</td>
<td>2,096</td>
<td>7.0%</td>
<td>2,902</td>
<td>48.2%</td>
</tr>
<tr>
<td>Tuahiwi</td>
<td>119,000</td>
<td>1,343</td>
<td>1.0%</td>
<td>1,579</td>
<td>18.7%</td>
</tr>
<tr>
<td>Waikuku</td>
<td>154,000</td>
<td>1,695</td>
<td>1.4%</td>
<td>2,081</td>
<td>24.5%</td>
</tr>
<tr>
<td>West Eyreton</td>
<td>168,000</td>
<td>1,513</td>
<td>(7.7)%</td>
<td>1,975</td>
<td>20.5%</td>
</tr>
</tbody>
</table>

Table 4
To reduce the rate requirement in 2010 to 2013 the Council has applied $1.75 million of reserves that it gained from prior year surpluses. The effect of this has been to reduce the rate requirement in 2010/11 by 2.8%. Without this offset, average rates increases after taking account of growth, would have been 8.9%. The Council considers this to be a prudent approach.

For details of the rate impact on a sample of properties throughout the District, please refer to the Rates and Charges section of Volume 3.

---

**Total Rates Increase in the Next Ten Years**

As shown in Figure 6, Total Rates over the ten-year period are expected to increase to $52.7 million - a 49% increase (inflation adjusted).

When adjusted for the effects of growth, the average rates per property will increase from $1,638 in 2008/09 to $2,164 in 2018/19, a 32% increase. If these amounts were not inflation adjusted, the increase would be to $1,914 or a 12% increase.

Although there will be a total aggregate increase of 32% (growth adjusted) in rates, the majority of this increase will be felt in the first half of the Ten Year Plan, with the average rate increasing by 24% between 2009/10 and 2013/14. This reflects the cost of addressing the water, drainage and roading issues facing the District, as well as the costs of constructing and operating a new indoor pool in Rangiora.

---

**Rates Affordability**

BERL, an economic forecasting agency, has assessed the probable increases in the median household income for the District over the next ten years.
The analysis in Table 5 shows the increases in average income over the next ten years are likely to be similar to the projected average rate increases.

<table>
<thead>
<tr>
<th></th>
<th>2008/09 $</th>
<th>2018/19 $</th>
<th>Increase %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Rates per Property</td>
<td>1,638</td>
<td>2,164</td>
<td>32</td>
</tr>
<tr>
<td>Median Household Incomes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All Households</td>
<td>54,392</td>
<td>74,047</td>
<td>36</td>
</tr>
<tr>
<td>• One Person Households</td>
<td>21,021</td>
<td>28,201</td>
<td>34</td>
</tr>
</tbody>
</table>

Table 5

Overall Financial Performance and Position

The Prospective Income Statement in Volume 3 shows that:

- Total revenue will increase from $54.2 million in 2009/10 to $77.8 million in 2018/19 – a 43% increase
- Total operating expenditure will increase from $49.6 million in 2009/10 to $71.0 million in 2018/19 – a 43% increase. The main drivers are the higher costs associated with implementing water, drainage, recreation and roading projects, the new indoor pool in Rangiora, and the effects of inflation
- The net surplus for 2009/10 is expected to be $4.7 million. On first appearances it seems that the Council is over-rating by creating surpluses of this magnitude. However this is not the case. The Council develops its operational budget to break even. The additional funds received are from developers’ contributions, donations to the Dudley Park Aquatic Centre ($2.0m), and roading subsidies, which are used to fund the Council’s capital programme.

The Prospective Balance Sheet in Volume 3 shows:

- At 30 June 2010, the Council’s estimated financial position is very strong with total assets of $1,036 million and liabilities of $53 million
- In 2018/19 the Council will still be in a robust financial position with total assets of $1,498 million and total liabilities of $70 million. This reflects the significant work programme planned with loans needing to be raised to fund part of this work, as well as the effects of inflation and revaluation over the ten-year period.
- Debt levels are projected to increase from $18 million in 2008/09 and peak at about $72 million in 2015/16.

Figures 8 and 9 show for the 2009/10 financial year the sources of income and the activities of where it will be spent:
TEN YEAR PLAN

Financial Overview

**Figure 8**

Where the money comes from:
- Waste and Sewer Rates: 14%
- Fees and Charges: 19%
- Subsidies: 11%
- Development and other Contributions: 9%
- Interest, Dividends and Capital Gains: 2%
- Other Rates: 9%
- Roading Rates: 13%
- Drainage and Water rates: 9%
- Petrol Tax: 0.5%
- Community Services: 13%
- Other Rates: 9%

**Figure 9**

Where the money goes:
- Roading: 24%
- Water and Stockwater: 6%
- Other: 3%
- Governance: 3%
- District Development: 6%
- Community Protection: 8%
- Libraries & Museums: 5%
- Pools: 4%
- Recreation: 10%
- Solid Waste: 11%
- Drainage: 4%
- Sewerage: 13%
- Solid Waste: 11%
- Pools: 4%
- Recreation: 10%
- Other: 3%
Summary of Financial Strategy

Funding Operating Expenditure

Council adopts a “balanced budget” approach when budgeting and setting its rates. This generally means that after all other operating funding is applied, rates funding is used to offset any operating expenditure shortfall.

The Revenue and Financing Policy provides the underlying basis to determine the mix between rates funding and other sources of income. This policy is contained in volume 4.

The aggregate operating expenditure to be funded over the Ten Year Plan is $673.1 million. The total rates funding requirement is $399.5 million, 59.4% of the total operating expenditure.

Figure 10 shows the various funding sources over the ten year period.

Funding Capital Expenditure

The total capital funding requirement over the Ten Year Plan is $285 million. This is to fund the provision for new assets to cater for growth, increased levels of service as well as the renewal and maintenance of the district’s current infrastructure. In general terms, the Council’s funding policies ensure rates and subsidies are sufficient to maintain and replace existing assets. Assets constructed to cater for growth and provide higher levels of service (e.g. Rangiora’s new water supply) are primarily funded from development contributions and/or through raising loans. The Ten Year Plan funding profile is shown in Figure 11.
The $285 million capital expenditure over the Ten Year Plan will be funded from the following sources:

<table>
<thead>
<tr>
<th>Source</th>
<th>$Millions</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rates and Reserves (including reserve replacement funds)</td>
<td>115.1</td>
<td>40.4</td>
</tr>
<tr>
<td>Development Contributions (including community fund-raising)</td>
<td>60.6</td>
<td>21.3</td>
</tr>
<tr>
<td>Subsidies</td>
<td>25.3</td>
<td>8.9</td>
</tr>
<tr>
<td>Loans * (see note below)</td>
<td>84.0</td>
<td>29.5</td>
</tr>
<tr>
<td><strong>Total Capital Funding Requirement</strong></td>
<td><strong>285.0</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Note: During the ten year period $41.6 million of loan repayments will be made. The total loans that will be outstanding in 2018/19 are projected to be $59.9 million.
Key Issues and Projects for the District

Overview

This section highlights the key issues and projects contained in the Ten Year Plan.

Please refer to Volume 3 of the Plan for outlines of other issues that relate to each of the Council’s Significant Activities.

District Growth Plans

As indicated earlier, the District’s population is expected to increase to 56,000 by 2019. In light of declining rates of development through 2008 and the overall economic slowdown affecting the District, the Council has significantly adjusted the growth outlook upon which this Ten Year Plan is based. Whereas over 1,200 properties were added to the rating base in 2008, less than half of this increase is projected for 2009, and further reductions in 2010 and 2011 are projected before a recovery occurs.

There is now a significant stock of vacant developed or developable sections in both rural and urban parts of the District. The rate of growth in dwellings has fallen away considerably during 2008 and growth in households over the next two to three years is projected at around 50% of that experienced in recent years.

This Ten Year Plan has responded to this outlook by reductions in and deferrals of growth related projects and expenditure in the first three years to 2012 and prudent budgeting for growth in rating and development contributions income that is growth-related.

While the short term development outlook is limited, this is subject to a lot of uncertainty. In both infrastructure and land use planning, developer interest for the medium-term remains high and the Council sees the slowdown also as an opportunity to ensure its medium-term plans for growth are well prepared for as and when the upturn occurs.

Strongly influencing the Council’s planning are the provisions of the Greater Christchurch Urban Development Strategy (UDS) as reflected in Proposed Change No. 1 to the Canterbury Regional Policy Statement (CRPS) and Variations to it that were notified in 2008. Together these have established a long-term framework for managing urban growth in the eastern part of the District where growth pressures are highest. This is illustrated by the map on page 15.

New residential and business growth areas are identified. These will be located beyond existing urban zones. These areas are currently projected to provide land for over 30 years of growth, while contributing to improving the level of job self-sufficiency in the District. It is within this framework that the anticipated level and distribution of growth over the 2009-19 period has been determined for reflecting in plans and projects provided for in this Ten Year Plan.

In relation to district development planning this Ten Year Plan provides for:

• Contributing towards finalising the above mentioned CRPS Change and Variations in ways that are acceptable to the Council
• Preparing Structure Plans to stage and manage the growth of Rangiora, Kaiapoi, Woodend/Pegasus within ‘urban limits’
• Reviewing plans for the west of the District, including Oxford, which is outside the UDS area
• Revising town centre strategies for Kaiapoi and Rangiora
• Developing policies and plans for rural residential development.
Managing Infrastructural Assets

The Ten Year Plan allows for renewal and maintenance work to ensure the Council’s infrastructure assets of nearly $1 billion are maintained at current and agreed levels of service. The following section highlights the key projects that are included.

Transport Services

The Ten Year Plan includes a Council contribution to the installation of a ‘clip on’ cycle lane and bridge strengthening work on the Old Waimakariri Bridge of $1.2 million, subject to a portion of the total funding for these works being approved by Christchurch City Council and approval obtained through the Regional Land Transport Programme (RLTP), in the 2009/10 and 2010/11 years. It has also included a ‘clip on’ for the Ashley (Cones Road) Bridge of $824,000 in the 2011/12 year, subject to RLTP approval. The use of these ‘clip on’ lanes will enable safe bridge crossings by cyclists and pedestrians.

The Council has also allowed approximately $100,000 per annum for the continued implementation of the Walking and Cycling Strategy, for each of the ten years of this Plan. The allocation to particular projects will be made following further investigation and assessments of priority, and it is proposed that the first three years of funding be earmarked for development of a cycle link between Kaiapoi and Rangiora.

Provision for Park and Ride is included in the 2012/13 and 2013/14 years, with $515,000 budgeted in each year. These facilities allow people to park their cars and catch a bus to Christchurch. This will promote better use throughout the District of the public passenger transport services and may help reduce transport costs for people in rural areas.

The Council has also included $375,000 for the replacement of the timber deck on the Waimakariri Gorge Bridge, to be funded in conjunction with Selwyn District Council.

Some roading and footpath improvements have been allowed for within the new Southbrook industrial area in the 2011/12 year. These involve improvements to Fernside Road, Todds Road and new footpaths in Todds and Flaxton Roads, and will be funded through Development Contributions.

Water Supplies

Water supply upgrades are planned where schemes need improvement to their sources or treatment processes to ensure that the scheme complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). If full compliance is not achievable in the short term then a lower cost upgrade is proposed to reduce the public health risk in the interim. This will not achieve full compliance with the
TEN YEAR PLAN
Key Issues and Projects for the District

Standards but will reduce the overall risk to the community.

The upgrades to the water supplies for both Oxford and Rangiora have commenced, as preferred options for these schemes have been identified. The Oxford upgrade ($2.6 million) is scheduled for completion in June 2010 and the Rangiora upgrade ($15 million) in June 2011.

The Council has, through the Draft Ten Year Plan, assessed the options for sharing sources between Summerhill, Cust and West Eyreton. In conjunction with the preparation of a District Water Supply Strategy, consultation was undertaken in the first half of the 2009 year to gain community input into the options available. The outcome of the consultation process is Council approval of the shared source option for the Summerhill and West Eyreton schemes in the 2009/10 year. The arrangement allows for West Eyreton and Summerhill sharing the existing West Eyreton well as the primary source, with the shallow West Eyreton No. 2 well as emergency back-up for both schemes.

The Summerhill supply upgrade is scheduled for completion in June 2010 at a cost of $997,000.

Following consultation the Council has decided to continue to operate the Cust supply separate to those of Summerhill and West Eyreton, though has approved the purchase of the Springbank No. 2 well in 2009/10 and allowed for investigations into a forward works programme.

There are also source and treatment upgrades planned for the Oxford Rural No. 1 and No. 2, Ohoka, Garrymere, Fernside and Waikuku Beach schemes between 2011/12 and 2017/18. These upgrades will improve quality and security of the water available from the schemes.

Consultation on the Woodend Beach water supply was undertaken in the 2008 year. The Ten Year Plan makes financial provision for extending the Woodend scheme to Woodend Beach in 2011/12 based on a cost sharing arrangement with a developer. Contributions would be required from properties to be serviced by the new scheme should the project proceed. Following feedback from the community, the Council has reduced the costs involved in connecting to the scheme in several ways, one of which is the inclusion of the Holiday Park on the scheme. However, the timing of the project is subject to the developer’s programme for completion of the subdivision.

Initial assessments of disaster resilience have revealed potential risks relating to brittle and critical mains within the Kaiapoi water supply. The Kaiapoi supply is susceptible to damage due to liquefaction during earthquakes. Over the next three years investigations will be undertaken to identify the improvements needed, for future Council consideration.

Sewerage

There are no significant capital expenditure projects planned for the sewerage activity, for the overall work programme. The following, however, are some items of note for the activity that will affect individual schemes:

- There is a reduction in the depreciation originally forecast, interest repayments and operational expenditure components of the Eastern District’s sewerage budget, resulting in a reduction in the sewerage rate of $30 for all connected properties
- The targeted sewerage rate for Loburn Lea will increase by 17.5% in the 2009/10 year, due to the treatment plant now being funded for depreciation. The Council is now responsible for the operation of the treatment plant
Drainage

Work on the Southbrook business/industrial zone stormwater solution is programmed for completion in 2009/10 with a total budget allowance of $3.76 million, spread over the two years 2008/09 to 2009/10. There is a risk of cost increases for this project due to consenting requirements, increased earthworks volumes and construction costs, and since the Draft Plan was released, revised project scope being agreed with the property owners following the public consultation.

The Council has also programmed the completion of the South Kaiapoi stormwater improvement upgrades of $1 million spread between 2009 and 2013.

Waste Management

The Council recently reviewed all waste minimisation options for the District with 2000 people providing feedback on the draft Solid and Hazardous Waste Management Plan.

There are increasing volumes of waste generated from within the District and being disposed of to landfill every year, even when measured on a per-capita basis.

The recent consultation process provided the public with opportunities to express a preference for a range of options that would encourage the reduction of the amount of waste disposed of to landfill.

Following further consultation through the Draft Ten Year Plan the Council now confirms its intention to:

- Develop a Resource Recovery Park at Southbrook, as part of the upgrade of this Transfer Station of $1.1 million in 2010/11
- Replace recycling crates with wheelie bins, enabling a fortnightly recycling collection and expansion of the range of recyclable products to include all types of plastic containers. The new wheelie bins will cost $930,000 in the 2009/10 year. However the collection rate will not increase as a result of introducing the wheelie bins. The weekly collection of black rubbish bags will continue as at present
- Provide composting units to the public ‘at cost’ to encourage householders to compost within their homes
- Review other opportunities for waste minimisation to landfill, including whether organic collections and in-District composting are economically feasible in the medium to long term, extending kerbside collection services, and how best to provide a better level of service to more remote rural residents with regard to recycling facilities

Community Facilities

Recreational Facilities Scoping Provision

The Council’s provision for recreational facilities throughout this Ten Year Plan is based on providing existing levels of service to its communities, that will be increased only as required to remain constant with the pace of growth. The key exception to this is the development of Dudley Park Aquatic Centre which is due to open in February 2010. The cost of operating the new complex is provided for in the Ten Year Plan.

In 2009/10, the Council is to review the community’s future requirements for a variety of indoor facilities such as community halls, meeting rooms and indoor sports facilities. Provision has been made for investigation
and community consultation about future requirements for these facilities.

**Performing Arts Facilities in the District**

Provision was included in the 2006-2016 Long Term Council Community Plan (LTCCP) for a staged upgrading to the Town Hall culminating in an extension to provide for a full performing arts centre in 2011/12 with additions projected to cost $2.18 million and community fundraising contributing $1.136 million. In addition a budget provision of $1.1 million was provided to upgrade the existing Town Hall in 2010/11.

Since then there have been various options considered for converting the present Town Hall into a performing arts venue and, while there has been no consensus reached on exact plans for this conversion, there is general agreement that the conversion of the Town Hall into a performing arts centre would require a significant addition. The only practical way of achieving this would be an addition to the west of the building between the existing building wall and the Police Station.

This concept does raise some questions as to whether the proposed development would cater adequately for future generations in a fast-growing district.

The Council recognises the importance of the provision of facilities for indoor performing arts and the District does have some existing facilities and the potential for a new facility that, together, could provide a range of venues for performing arts in the Waimakariri District. Such a model could not only be more affordable but could also provide facilities in different towns, which would provide more opportunities for local talent to offer a diverse range of performances.

To further this the Council proposes to work with the community to develop a functional design brief which will document the needs for venues and the facilities that these will require, to provide for the needs of the various performing arts groups who will be likely to use them. Once Council has approved this brief it will explore options for addressing the requirements of the brief. These could include alterations to existing facilities as well as potentially building new facilities. Council has budgeted $10,000 in 2009/10 for the investigative work (this is a reduction from the $50,000 that had initially been included in the Draft Ten Year Plan for consultation). It has allowed for a provision of $5 million in 2013/14, including a contribution from the community of $1 million for the development of performing arts facilities in accordance with the Council brief.

The cost of financing a loan for a $4 million investment for a performing arts venue would cost each ratepayer approximately $25-30 a year (a further $1 million would be contributed by the community).

**Woodend Community Centre**

The Council has included $250,000, net of a $50,000 community contribution, in the 2010/11 year to upgrade the Woodend Community Centre including provision for a meeting room extension and kitchen upgrade. It has increased the amount initially included in the Draft Ten Year Plan by $50,000 (from the $200,000 earlier provision).

**Community Services at Pegasus**

Pegasus is planned to have a population of about 5,000 residents. A quarter of the 1,800 new residential sections have been formed, with about 40 residences either finished or under construction.

As for other communities, the town’s roads and its drainage, water supply and sewerage assets will vest in the Council and the Council will progressively become responsible for...
maintaining them. Initial rates for these services were established through the 2008/09 Annual Plan.

To service residents of, and visitors to the new town, a number of new community facilities will be established by the developer, Pegasus Town Limited (PTL). Some facilities, such as the golf course, spa and heated pools will remain in private ownership.

Outlined below are the facilities that will or may transfer to Council ownership and the approved way of funding their development and/or maintenance. In developing these plans the Council has looked at the distribution of benefits to existing as well as new ratepayers in the locality and across the District. Where a higher level of service is provided mainly to town residents, then the costs of this are recovered from those ratepayers through targeted rates.

**Library/Service Centre**

A mid-sized library/service centre is proposed to be built when 1,000 residences have been completed in the town. At approximately 1,000 square metres, this facility would be of a similar size to the Kaiapoi Library/Service Centre and will include community meeting spaces. It is estimated to cost $5.5 million for land and building. The Council has retained a provision at the original estimate and recognises that further investigations will be carried out to determine the sizing and scope of the facility.

The Council proposes the construction cost will be funded 65% by developers in Pegasus and new growth areas in Woodend, with the balance funded by the wider community. At this stage financial provision has been made in 2015/16.

This recognises that the population of the Woodend/Pegasus area will increase from about 3,000 now to about 10,000 over the next 20 years and that the new library/service centre will benefit both current and future residents. Once established, the operating costs will be funded by the Council, consistent with the funding of other district libraries. Once the library becomes operational in 2016/17 the library rate will increase from $130 projected in 2015/16 to about $175 per property District-wide.

**Community Hall**

PTL proposes that a community hall is planned to be built in conjunction with the new school. The Ten Year Plan does not make provision for contributing to this facility.

**Aquatic Centre**

PTL proposes to set aside a section of land for the possible future development of a public swimming pool. The Council will signal, within five years, whether it wishes to proceed with the construction of a pool. In the event that the Council does not proceed the section of land will revert to PTL. Any Council proposal will be signalled for consultation in a future Annual or Ten Year Plan.

**Gladstone Park**

Following community consultation on a draft Reserve Management Plan for Gladstone Park in 2008, the Council has now adopted a final Management Plan for the Park in February 2009. This includes provision for the development of further sports playing fields and the establishment of a kids zone play area. The timing of the implementation of this plan will depend on agreements with the developers of Pegasus.

PTL has offered to invest $2.5 million to further develop the park, including contributing $250,000 for sporting clubrooms and $1 million for “Kidszone” playground facilities. Land which could be used for a Kidszone has been indicated in the Management Plan. This Ten Year Plan provides that 25% of the playground’s
operating cost would be funded by Pegasus ratepayers (about $8 per annum per ratepayer when Kidszone becomes operational in 2013/14) while the balance of the maintenance costs of the reserve and playground is funded District-wide (at a cost of about $2 per ratepayer).

**Pegasus Lake**

The 14-hectare lake is currently under construction. Its ownership will vest in the Council. For a number of years after the lake's completion PTL will remain responsible for its maintenance and operation costs before this passes to the Council in 2013. Through the rating proposal set out below a rates contribution would be made towards these costs. The Council estimates that it will cost about $300,000 a year to maintain the lake. This includes monitoring water quality and resource consents conditions, as well as providing for the maintenance and renewal of lake edge structures that will deteriorate over time.

This Ten Year Plan proposes that 75% of the lake's maintenance costs should be borne by Pegasus ratepayers, as a component of the drainage rate, and recovered as a rate in the dollar based on land value. The Council considers that Pegasus residents are the main beneficiaries of the lake as it is integral to the town, its amenity is reflected in property values and it forms part of the drainage solution for Pegasus. The average cost per Pegasus ratepayer for maintaining the lake is expected to be about $140 per annum. The balance of the operating costs would be funded on a District-wide basis (at about $3 per ratepayer).

**Eastern Conservation Management Area**

A 100-hectare area of wetlands to the east of the town is being enhanced with additional native plantings, and walkways and is expected to be of wide appeal. Decisions about the final ownership of the ECMA have not been made yet. Ownership may rest with the Council or a yet-to-be formed trust. This Ten Year Plan does not make provision for a Council contribution to the ECMA’s upkeep.

**Western Ridge Conservation Area**

A 17-hectare area of land between the town and the Mapleham golf course will vest in the Council. The reserve maintenance costs will fall on the Council and be funded in a manner similar to other reserves. There may be buildings and structures on the reserves that will be owned by other parties who will be responsible for those assets.

**Reserves, Parks and Street Trees**

Neighbourhood parks in the town and the reserve surrounding the lake will vest in the Council. After an initial maintenance period the Council will be responsible for their maintenance, which is proposed to be funded as part of the Council’s District-wide reserves annual charge.

Pegasus will have about 5,000 street trees, which is a similar number of trees under the Council’s management as for the rest of the District. It is proposed to recover 80% of the maintenance costs of Pegasus street trees from Pegasus ratepayers, which reflects the higher level of service provided. The charge is about $11 per ratepayer per annum. The balance of the cost would be funded District-wide (less than $1 per ratepayer).

**Public Spaces in the Town Centre**

Public spaces within the proposed town centre will vest in the Council and it will probably maintain these areas. It is likely that adjacent business owners and Pegasus ratepayers will be responsible for funding the maintenance costs. However, the costs have yet to be assessed. A targeted rate will be established in future years once the costs and beneficiaries of
TEN YEAR PLAN

Key Issues and Projects for the District

these services are known with more certainty. Currently no provision has been made in the Ten Year Plan.

Economic Development

The District has experienced significant business development and employment growth in recent years, consistent with the key community outcome “Businesses in the district are diverse, adaptable and growing”. That said, employment opportunities in the District are limited in some key sectors and the total number of jobs is equivalent to only about half the resident workforce.

Job growth needs to accelerate to counteract the District’s daily exodus of skilled workers and expenditure, particularly to Christchurch City. Related concerns include commuting costs, and infrastructure investment occasioned by the pressure of traffic growth.

Through the Council’s responsibilities for district development planning the servicing of existing and new business areas is reflected in this Draft Ten Year Plan. Significant provision for new business growth is made through the availability of 117 ha of vacant land that is zoned for future business use, and planning for the infrastructure that may be needed to service these future business areas.

For existing businesses a structure plan for the enhancement of the Kaiapoi town centre is in preparation and similar plans for other centres will follow during the Ten Year Plan period. There is $100,000 budgeted each year for town centre amenity and parking upgrades, to be allocated as determined by the Council each year. In the 2009/10 year $50,000 of this fund is allocated to the Oxford Main Street enhancement project. Council has also allocated an additional budget of $10,000 to develop concept plans for Woodend town centre improvements.

A recent review of how the Council, together with its subsidiary, Prime Building Compliance Ltd, can improve the cost and service delivery in the way complex building control legislation is administered, has led to a series of changes being phased in from 2009. Key changes include development of a minor works fee schedule seeking fairer charges to customers, that will reduce fees for low value work and for accurately prepared applications, so improving productivity outcomes for businesses and reducing costs for some residents. Prime have also taken a strong focus in implementing customer service improvement plans in the second half of 2008, and fewer complaints were received about their services in those months than prior to the review.

The Council’s most direct investment in economic development is through the services it contracts its associate, Enterprise North Canterbury (ENC), to deliver. A range of business and labour market development and district promotion services by ENC are provided for through this Ten Year Plan. In 2008, the Council reviewed its arrangement with ENC for district promotion and renewed the promotions contract for a further three-year term. While recognising the uncertainty of the economic downturn, in 2009 a long-term district visitor and events strategy will be prepared.

In 2008, the Council began more specifically to consider larger and longer-term opportunities to accelerate economic growth and job creation in the District, and its role in relation to them.

The following are key opportunities:

Broadband Telecommunications Infrastructure

High speed and capacity telecommunications infrastructure (broadband) is increasingly regarded as important to community wellbeing as roading, power and water supply. Without it, limited use of the internet’s full potential provides constraints to the formation and expansion of businesses in the District. While there are some broadband services available in
Rangiora Airfield

In 2008, the Council expressed its support for a vision that “Rangiora Airfield will develop and be recognised as a prominent airfield for general aviation and associated businesses in the South Island”. This was based on advice from specialist aviation consultants who confirmed the potential for this airfield to play a significant economic development role.

A first step in realising this vision is to address the limited amount of airfield land available for expansion. Purchase of adjoining land is essential for airport growth to accommodate forecast demand. The Council recently purchased 12 hectares of adjoining land to add to the current 37 hectares to assist with this development. Initially the Draft Ten Year Plan had included $1 million in 2012/13 for further development. The Council has now confirmed this funding but moved $100,000 of this allocation into the 2010/11 year to enable infrastructure development that will support the construction of additional hangars in the airfield’s north-western corner.

The Council will also generate a proposal for development and operation of the airfield, which will include an investigation of the possibilities of a public-private partnership and options to protect future development, including zoning and designation of surrounding land.

The airfield development plan will also involve looking at the most appropriate infrastructure requirements to ensure the long-term operation of the field. Once this is developed and approved in 2009, the Council will also consider the most appropriate funding, governance and management structures for the airfield’s development and operation.

Once Council has considered its preferred implementation approach, it will develop a proposal for consultation with the community before reaching a final decision.

The location of hangar sites is critical to ensuring the most efficient use of land and airfield operations. No further sites will be made available for lease until the Council has adopted a development plan for the airfield and agreed on how that development plan should be implemented.

Southbrook Business Land

The Southbrook Business Zone totals 109 hectares, of which 45 are in use and 64 are new zoning. This is a major opportunity to expand job rich business in the District.
For the whole area, a multi-year programme of utility service upgrading is well advanced. The Council has been selling property it owns from within the ‘existing use’ area to lessees, to facilitate business expansion. Within the ‘newly zoned’ area, the Council owns 13 hectares, 3-4 of which is required for stormwater detention ponds and the remainder could form part of a larger integrated development of new business land.

This Ten Year Plan contains no specific plans for the Council’s land holding at this time. While conscious of the current economic downturn and its effect on the property market, the Council will continue to explore opportunities for best use of this land with economic development objectives in mind.

Council’s Role in Economic Development

Throughout 2009 the Council will consider both its role in realising economic wellbeing for the District, and opportunities for economic development. This Ten Year Plan reflects the full range of those roles, from minor to more significant.

- Research and information
  Through surveys, monitoring and analysis the Council and ENC carry out, information to assist public and private decision-making is provided

- Promotion, advice and advocacy
  ENC’s business and labour market development and District promotion services, its facilitation of industry development strategies, and Council’s advocacy to Government on legislation reform contributing to business opportunities

- Regulation
  The way the Council provides for business expansion through the District Plan and administers other regulations affects business operations and expansion. Through adopting the North Canterbury Labour Market Strategy in 2008, the Council has committed to developing its business friendliness

- Service Delivery
  Providing utility services and investing in improvements to the transport network are key to business development

- Funding
  Seed funding of events through ENC and grant ‘capacity’ funding to business associations

Further initiatives in these ways or others are possible. For example, more direct involvement in property and business development, but this is not currently provided for in this Ten Year Plan.

Following submissions on the Council’s role in economic development through the Draft Ten Year Plan process, the Council has adopted a policy statement in this regard, including setting out the circumstances in which it may become involved in land, buildings and infrastructure development through trading activities.

Any specific, significant proposals in these areas would be subject to specific consultation as they would lead to later amendment to the Ten Year Plan.
Other Matters

Representation Review

The Council is undertaking a review of the District’s representation system in 2009 for the next local government elections in 2010. The last representation review was done in 2003. Regular reviews of the District’s representation system are required by the Local Electoral Act 2001 and the Local Electoral Amendment Act 2002.

The Council has established a working party of Councillors to lead this review and it has undertaken a first round of informal consultation in early 2009. This involved discussions with the Kaiapoi Community Board, the Woodend/Ashley, Rangiura and Oxford Eyre Ward Advisory Boards, the Tuahuriri Runanga, and other groups likely to be interested in the District’s representation system. The Council invited individual members of the community to contribute their ideas at this stage.

By August 2009 the Council will have reached a decision concerning its preferred option for the District’s method of representation and will then undertake formal consultation. It is intended that submissions on the Council’s preferred representation system will close on 18 September, and final decisions on these submissions will be made by the end of 2009.

Anyone who has submitted on the Council’s preferred option and is not satisfied with the final decisions can appeal to the Local Government Commission, which will hear any objections early in 2010.

Canterbury Museum Development Levy

The Canterbury Museum development project has been included in the final Ten Year Plan. It was not included in the Draft Ten Year Plan as the details of the project were not confirmed. The funding required from the Waimakariri District Council will be about $1.2 million, in addition to the annual operating levy currently charged by the Museum. The Museum is proposing to levy the development amount over three years, commencing from 2011/12.

The Council has a reserve fund of $0.35 million that can be applied towards this requirement, and the balance will be funded by loan.

Tuhaitara Coastal Reserve and Northern Pegasus Bay Coastal Management

The Council has made some provisions in the Ten Year Plan to give effect to proposed vehicle access restrictions to beaches in the District, to be enforced through a new bylaw (to be developed) and District Plan Change. It has also provided additional funding for the Te Kohaka O Tuhaitara Trust and for some infrastructure development within the beach reserves as outlined earlier in this volume in the section on “Changes to the Ten Year Plan 2009/19 as a result of submissions”. These changes will help implement the Northern Pegasus Bay Coastal Management Plan, and the Te Kohaka O Tuhaitara Trust Management Plan.

Consideration of Land and Capital Value Rating Options

During a series of workshops throughout 2008, Council’s Audit Committee considered both Land Value and Capital Value options for the District’s future rating base. These workshops included comparisons of the effects of rating under both land and capital value rating scenarios. The key effect of a change to capital value rating would be to transfer the incidence of rating from some rating units in the District to others (e.g. some properties would experience an increase in rates whilst others would experience a decrease). The Audit Committee recommended to the Council that Land Value rating be retained as the basis of the preparation of the Draft Ten Year Plan for consultation. The finalised Ten Year Plan is based upon Land Value rating.
As significant and widespread community support for a change did not occur through the submission process, the Council will not undertake any further investigations on capital value rating options at this stage.

**Changes to Fees and Charges**

The Transfer Station gate charges will increase from 1 July 2009 to cover a new landfill levy of $10 per tonne, and other increasing disposal costs. The levy is introduced nationwide through the Waste Minimisation Act 2008 to fund future waste minimisation initiatives around New Zealand. There are also increases to rubbish bag prices.

There are increases planned for Land Information Memorandum fees, for the standard LIM, and also for LIMs for commercial/industrial properties.

A small increase is made to the Oxford Bulletin subscription to cover increased costs in postage.

There are some minor increases in libraries fees and charges. These are generally for library members who live outside of the District, or to create consistency between each District Library.

There will be small increases in annual fees for each non-working (entire) dog and for each dog that has been neutered.

There are increases to user charges for adult entry to the District swimming pools, for the single entry, the 10 swims concession and for aquarobics (the aquafit programme) single entries and concessions.

All changes to fees and charges are outlined in full in Volume 4 of this Ten Year Plan.
Matters Not Provided For

The following are some topical issues where funding has not been provided in the Ten Year Plan. Further work on these topics may be required in the duration of the plan to scope the potential requirement for future community support.

Office Accommodation

In spite of ongoing growth in the District and related likely increasing demand for Council services, the Council has not included any provision for expansion of its office accommodation space to house any additional staff that may be employed or to enhance its governance functions in this Ten Year Plan.

Regional Biodiversity

There is no provision in this Ten Year Plan for implementation of the Regional Biodiversity Strategy actions and projects that may relate to areas within the Waimakariri District other than in respect of rate remissions outlined in the Rating Policy section. The extent and nature of the Council’s role in this strategy implementation has not yet been determined. The Council continues with its current provisions for biodiversity through drainage, parks and recreation, and resource management and planning and regulatory functions and has a resource management contestable fund that provides some support to at risk sites once every three years.

District Playgrounds

The Council has not included provision for District playgrounds in this Ten Year Plan. The concept of District playgrounds was developed through consultation on the Parks and Recreation Activity Management Plan in 2007. Four playgrounds had been intended to be developed in Oxford, Rangiora, Woodend and Kaiapoi. Provision for this higher ‘level of service’ has not been included in the Plan. The potential development of a ‘Kidszone’ playground facility in Gladstone Park is a separate proposal that is outlined in the ‘Community Services at Pegasus’ section.

Ageing Population

There is no budget provision in the Ten Year Plan to respond to emerging social issues and community needs that relate to the ageing population in the District. However staff will prepare a strategy that will look at ways to address the likely need for more services and facilities that could provide for increasing numbers of older people.
Changes to the Revenue and Financing Policy

A number of changes to the Revenue and Financing Policy have been made by the Council following community consultation. Most of these changes are minor in nature. The exception is the establishment of a rating area for the Dudley Park Aquatic Centre, explained as follows.

Progress on Development of the Dudley Park Aquatic Centre, including Rating Area

During the adoption of the 2008/09 Annual Plan Council approved $9 million for the Dudley Park Aquatic Centre to be obtained in accordance with the following formula. Table 7 is the Council’s agreed funding mechanism for the pool facility.

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community based fund-raising (including donations, sponsorship and naming rights), with any shortfall funded by a loan financed by a targeted rate on ratepayers in the Rangiora area.</td>
<td>$3 million</td>
</tr>
<tr>
<td>Council contribution, including proceeds from the sale of land, development contributions, and possibly a levy on Dudley Park Aquatic Centre users, with any balance funded from District-wide ratepayers.</td>
<td>$3 million</td>
</tr>
<tr>
<td>Loan financed by a District-wide rate.</td>
<td>$3 million</td>
</tr>
</tbody>
</table>

Table 7

The Council indicated that if there was a funding shortfall for the community based fund-raising component then this would be funded from an area around Rangiora, yet to be determined.

The Council has now established a rating area for the Dudley Park Aquatic Centre that will include all properties that are within a 5km radius of the facility. This area will be subject to a targeted rate only if the community fund-raising target of $3 million is not achieved. The rate would first apply to properties from 1 July 2009.

In coming to this decision a number of options for establishment of a targeted rating area were considered. The establishment of a rating area within a 5km radius of the aquatic centre gained the most support from Councillors, as it was considered that properties situated within this radius were those most likely to benefit from the provision of the facility.

For a $1 million shortfall the annual targeted rate would approximate $15.46 per property. This targeted rate is included in the financial statements along with the assumption that the community will fund-raise for the remaining $2 million required for the community contribution. However, in the event that the full $3 million needed to be rated then a maximum targeted rate of $46.38 would apply every year for each property situated within the confirmed rating area.
TEN YEAR PLAN
Changes to the Revenue and Financing Policy
Development Contributions Policy

Introduction
The Development Contributions Policy is the Council’s key mechanism for obtaining funding for additional services and infrastructure in the District that is required because of population growth. As such, the following paragraphs explain the purpose of the policy and its key changes. These changes include revised population growth projections. These changes have in turn altered some of the formulae in the policy - that are the basis for the calculation of the sums to be collected from developers.

Development contributions are contributions that the Council levies on developers of new properties in the District to meet the cost of providing additional community facilities, reserves, roads and other infrastructure. Contributions cater for the growth in demand for infrastructure that comes from these new properties.

The aim of development contributions is to share the cost of infrastructure fairly between owners of existing properties and owners/developers of new properties.

The Council’s Development Contributions Policy is divided into two; a section that deals with development contributions to be levied on a District-wide basis, and ones that will be levied on specific developments.

The District-wide development contributions are based on assumptions about the increase in population anticipated over the period covered by the policy and the number of additional ‘units of demand’ that will be needed to accommodate the increased population. District-wide contributions are collected for roading, reserves and community facilities.

When determining the amount to be paid in development contributions for roading and community facilities’ improvements, to cater for growth, the Council also takes into account the amount of total expenditure needed to meet any existing deficiency or shortcomings in the infrastructure. This means that not all the cost of a particular project is necessarily collected from development contributions.

The Development Contributions Policy was introduced in 2006. The Policy, however, provides the Council with the ability to take contributions for past growth related expenditure incurred during the previous ten years and growth related spending over the next ten years.
For the 2009 Development Contributions Policy the District will have an estimated 5,266 additional households (units of demand) by 2019, to accommodate an anticipated population of 56,000 people. It is estimated there will be an average of 2.5 people per household by that date. It is estimated that the total number of households by 2019 will be 22,400.

As part of the revision of the 2006-2016 Development Contributions Policy in the 2008 Annual Plan, the Council adjusted population projections to a total of 56,000 people in 2016 in line with the Statistics New Zealand ‘high variant’ projection.

As a prudent measure in the light of 1) current international economic conditions, 2) the recent slowdown in development at Pegasus and Rangiora and 3) the delays in processing Change 1 to the Canterbury Regional Policy Statement (which establishes urban development limits at Woodend, Kaiapoi and Rangiora), the population projection has been further adjusted downwards to 56,000 people in 2019. This adjustment falls between the ‘medium’ and ‘high’ growth variant projections from Statistics New Zealand.

Outline Development Plan Area (ODPA) Contributions
These contributions relate to infrastructure such as water, sewerage, roading, and drainage which is provided specifically for a particular area, and are spread over the estimated number of new lots in each area. Development contributions for ODPA are levied in addition to other contributions.

Changes to the Rating Policy
Introduction of Grants Policy for Rates Relief
The Council is introducing a Grants Policy to provide set criteria for remission of rates for community groups who are experiencing extreme difficulty in meeting rates payments and do not qualify for assistance under Rates Remission Policy criteria. Groups who meet Grants Policy criteria will need to apply and will be considered alongside other applicants. It is likely the total amount allocated under this Policy would be less than $12,500 per annum.

Indigenous Biodiversity Initiatives Policy
For property owners with indigenous vegetation sites listed in the District Plan a $100 grant will be made available. This is made in recognition of the efforts of ratepayers to protect and manage their sites.

Other Minor Changes
There are minor changes to the Rates Postponement Policy, concerning actions that are to be addressed prior to granting postponement arrangements. There are also changes to the process for determining penalties on outstanding balances for ratepayers who pay by automatic payment, where the previous $20 penalty threshold will be replaced with a threshold that is “greater than one twenty-sixth of the annual rates”. Refer to the relevant policies in Volume 4 for further information.

Changes that will allow Customer Service staff delegated authority to remit penalties that meet a standard set of criteria will help to improve Council and ratepayer relationships and will reduce costs incurred in administration. Delegation will also be provided to remit penalties where a ratepayer otherwise has a good payment history.
Changes to the Rates Remissions Policy

Policy for Sewer Pan Charges

The Council is amending its Policy for Sewer Pan Charges for the Eastern Districts Sewerage Scheme for small non-profit organisations and groups. These have been drafted in response to submissions to the Council’s 2008/09 Annual Plan outlining problems that small non-profit organisations and groups experience in paying multiple sewer pan charges.

There are currently no remissions for organisations or groups who own properties that have between one and four pans, and groups are paying the full charge for the number of pans.

The changes would be applicable to rating units that contain three or more pans. The Policy would apply to schools, churches and other non-profit organisations (who provide a public benefit and do not have a liquor license) and would be amended in recognition of the community benefit provided by these groups’ activities.

The amount of the remission is described in Table 8.

<table>
<thead>
<tr>
<th>Number of pans:</th>
<th>Amount of Remission:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>equivalent to the charge for 2 pans</td>
</tr>
<tr>
<td>4</td>
<td>equivalent to the charge for 2 pans</td>
</tr>
<tr>
<td>5 or more</td>
<td>equivalent to 40% of the total annual pan charges for the current year</td>
</tr>
</tbody>
</table>

Groups are advised to contact the Council’s Customer Services staff to determine their eligibility for the remissions.

Rates on Maori Freehold Land

A change to the Remission and Postponement of Rates on Maori Freehold Land will extend the policy to include properties up to two hectares, to improve rating administration for these properties.

Remission on Fixed Charges for Subdivided Sections

The wording of the policy has been modified to better reflect its intent. Changes are included within the Policy in Volume 4. To summarise, the term ‘capital’ contributions now reads as ‘development’ contributions, consistent with other policies, and the wording ‘two consecutive rating years’ has been redefined as ‘the first two rating years’.
The Community’s Outcomes

Community Outcomes are long-term goals that all groups and organisations in the District can work toward achieving. The purpose of including the community outcomes in the long term plan is to promote and encourage collaboration between all sectors of the District to achieve community wellbeing.

The Community Outcomes have been produced through a full community consultation process, detailed in Volume 2.

The statements below are the Outcomes the Waimakariri community have indicated as their aspirations for the District.

The first six statements are the Outcomes that the community told us are priorities. Below each main Outcome are statements which point to aspects of particular concern, as identified through community consultation.

There is a safe environment for all

- Harm to people from natural and manmade hazards is minimised.
- Crime, injury and road accidents are minimised.

Transport is accessible, convenient, reliable, affordable and sustainable

- The standard of our District’s roads is keeping pace with increasing traffic numbers.
- Christchurch is readily accessible by cycle, car, truck, bus or train.
- The District is well served by public transport.

There is sufficient clean water to meet the needs of communities and ecosystems

- The demand for water is kept to a sustainable level.
- Harm to the environment from the spread of contaminants into ground and surface water is minimised.

Businesses in the District are diverse, adaptable, and growing

- There are growing numbers of business and employment opportunities in the District
- There are sufficient and appropriate places where new businesses are able to set up in our District
- There are opportunities for our young people to enter employment and gain skills in our District

Core utility services are provided in a timely, sustainable and affordable manner

- Harm to the environment from sewage and stormwater discharges is minimised.
- Energy and telecommunications services have sufficient capacity.
- Solid waste is minimised and residues do not cause harm to the environment.
- Water supplies to communities are of a high quality.

The community’s needs for health and social services are met

- Our people are supported by a wide range of health services that are available in our District.
- Participation in community-based support services is acknowledged and encouraged.
The community has told us that the following Outcomes are also important:

**The air is clean**
- Reliance on open fires and older style burners for home heating in Kaiapoi and Rangiora is reduced.
- The smells from farming activities are usually only short term and/or seasonal.

**The land is healthy**
- Soils are protected from inappropriate farming practices.
- The loss of topsoil by wind erosion is minimised.

**There are areas of significant indigenous vegetation and habitats for indigenous fauna**
- Conservation of significant areas of vegetation and/or habitats is encouraged.

**The community’s cultures, arts and heritage are conserved and celebrated**
- Heritage buildings and sites are protected.

**Different cultures are acknowledged and respected.**
- There are wide ranging opportunities to participate in arts and cultural activities.

**Public spaces and facilities are plentiful, accessible and high quality**
- People enjoy clean water at our beaches and rivers.
- There is a wide variety of public places and spaces to meet people’s needs.
- There are wide ranging opportunities for people to enjoy the outdoors.
- The range of community and recreation facilities meets the changing needs of our community.

**The distinctive character of our towns, villages and rural areas is maintained**
- The centres of our main towns are safe, convenient and attractive places to visit and do business.
- Our rural land is mainly used for farming.

**People have wide ranging opportunities for learning and being informed**
- Our schools are well resourced.

**People are friendly and caring, creating a strong sense of community in our District**
- There are wide ranging opportunities for people of different ages to participate in community and recreational activities.
- The particular recreational needs of children and young people are met.

**Public organisations give effect to the spirit of the Treaty of Waitangi**
- The Council and Te Ngai Tuahuriri Runanga through the Memorandum of Understanding continue to build their relationship.

**There are wide ranging opportunities for people to contribute to the decision-making by public organisations that affects our District**
- Public organisations make information about their plans and activities readily available.
- Public organisations make every effort to accommodate the views of people who contribute to consultation.

The community’s Outcomes
TEN YEAR PLAN

Glossary of Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Plan</td>
<td>This plan is prepared annually and reflects the overall structure and focus of the Ten Year Plan for that one, given year.</td>
</tr>
<tr>
<td>Average Property’s Rates</td>
<td>The average rate in the District is the total rates income across the District divided by the total number of rateable properties.</td>
</tr>
<tr>
<td>Capital Value Rating</td>
<td>The probable sale price of the freehold interest of the property if offered for sale at the time of valuation.</td>
</tr>
<tr>
<td>Community Board</td>
<td>Selected community members/ward councillors who represent the interests of the community to Council.</td>
</tr>
<tr>
<td>Community Outcomes</td>
<td>Following extensive consultation with the community, the Council has included 16 key goals that promote community wellbeing, and that show how the community wants the District to be.</td>
</tr>
<tr>
<td>Contestable Fund</td>
<td>Funding, often supplied by Central Government, for which individuals and organisations, including District Councils, may apply.</td>
</tr>
<tr>
<td>Development Contributions</td>
<td>Money required from developers to recover the cost of providing infrastructure that caters for future growth.</td>
</tr>
<tr>
<td>Greater Christchurch Urban Development Strategy (GCUDS)</td>
<td>This strategy provides a preferred settlement pattern for the Greater Christchurch area including eastern parts of Waimakariri District. This includes future growth areas.</td>
</tr>
<tr>
<td>Hearing</td>
<td>Your chance for your views to be expressed in person to the Council, following its receipt of your written submission.</td>
</tr>
<tr>
<td>Hearing Panel</td>
<td>A selection of Councillors who will hear all submissions made in person.</td>
</tr>
<tr>
<td>Indigenous Vegetation Site</td>
<td>Areas of indigenous vegetation listed in and protected through the provisions of the Council’s District Plan.</td>
</tr>
<tr>
<td>Land Value Rating</td>
<td>The probable price that would be paid for the bare land as at the date of valuation. The value includes development work such as drainage, excavation, filling and levelling.</td>
</tr>
<tr>
<td>LTCCP (Long Term Council Community Plan)</td>
<td>The Ten Year Plan. A plan of Council’s proposals and activities from 2009 to 2019. The Ten Year Plan is reviewed for a further ten year term every three years.</td>
</tr>
<tr>
<td>RPS (Regional Policy Statement)</td>
<td>Regional Policy Statements are required by the Resource Management Act, to provide broad direction for all of the territorial local authorities in each region and a framework which each District Plan must give effect to.</td>
</tr>
<tr>
<td>Submission</td>
<td>Your opportunity to tell the Waimakariri District Council your views on the Draft Ten Year Plan, which must be made in writing.</td>
</tr>
<tr>
<td>Subsidies</td>
<td>A Government contribution or grant for local authority approved projects.</td>
</tr>
<tr>
<td>Targeted Rating Area</td>
<td>A defined geographical area which attracts a specific rating requirement.</td>
</tr>
<tr>
<td>Uniform Annual Charge</td>
<td>A specific levy of an equal amount on each rateable property. This amount does not vary with the value of the property.</td>
</tr>
<tr>
<td>Variants (low/medium/high)</td>
<td>In the case of the Ten Year Plan this normally applies to low, medium or high population growth estimates made by Statistics New Zealand.</td>
</tr>
<tr>
<td>Ward Advisory Board</td>
<td>Selected community members/ward councillors who represent the interests of the community to Council.</td>
</tr>
</tbody>
</table>
OVERVIEW AND KEY ISSUES

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