

MINUTES OF A MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA, ON TUESDAY 25 JUNE 2024 WHICH COMMENCED AT 1PM

PRESENT

Mayor D Gordon (Chairperson), Deputy Mayor N Atkinson, Councillors A Blackie, R Brine, B Cairns, T Fulton (virtual from 1.07pm to 2.40pm), J Goldsworthy, N Mealings, P Redmond, P Williams, and J Ward (virtual from 1.07pm to 2.40pm).

IN ATTENDANCE

J Millward (Chief Executive), C Brown (General Manager Community and Recreation), G Cleary (General Manager Utilities and Roading), K LaValley (General Manager, Planning, Regulation and Environment), G Bell (Acting General Manager Finance and Business Support), C Roxburgh (Project Delivery Manager), L Hurley (Project Planning and Quality Team Leader), M Harris (Customer Services Manager), L Palmer (Credit Controller), J McSloy (Development Manager) and A Smith (Governance Coordinator).

There were several members of the community present in the public gallery.

1. APOLOGIES

There were no apologies.

2. CONFLICTS OF INTEREST

There were no conflicts of interest recorded.

ACKNOWLEDGEMENT

Mayor Gordon acknowledged the recent passing of Gareth James, who was a former staff member but in recent years was instrumental in a leadership role in Transwaste.

Councillor Brine advised it had been a privilege to work with Gareth for many years. He observed that when Gareth worked at this Council there were 52 landfills (“dumps”) operating in the Canterbury region. The vision was for this to become one landfill for the region and out of this, Kate Valley was developed. Gareth was the engineer behind the Kate Valley landfill, and he won numerous awards for his work on Kate Valley. Mayor Gordon noted that in recognition of Gareth, it was planned to name a part of Kate Valley in recognition of his contribution.

Members stood to observe a moments silence.

3. CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the Waimakariri District Council held on Tuesday 21 May 2024

Moved Councillor Goldsworthy Seconded Councillor Cairns

THAT the Council:

- (a) **Confirms** as a true and correct record the minutes of a meeting of the Waimakariri District Council held on Tuesday 21 May 2024.

CARRIED

3.2 Matters Arising from The Minutes

There were no matters arising.

4. REPORTS

4.1 2024/25 Development Contribution Policy and Schedules for Adoption with Long Term Plan – L Hurley (Project Planning and Quality Team Leader) and C Roxburgh (Project Delivery Manager)

This report sought the Council's approval of the 2024/25 Development Contribution Policy and Schedules, which sit alongside the adoption of the Long Term Plan 2024-34. L Hurley commented that this Policy was consulted on along with the LTP and there had been one submission received during the consultation period.

Staff pointed out that since the consultation period, a matter had been raised regarding 'granny flats', which required consideration. The report had presented two options on how to address this matter. Staff also noted that once the legislation was finalised, there may need to be a further update to the Development Contribution Policy as required.

There was discussion on the need to clarify the development contributions on granny flats and would this be at the time of development and subdivision, or at the time a granny flat was built. Staff suggested there may need to be further debate and following discussion by members, it was agreed to remove any reference to granny flats from the recommendations. The matter would be subject to a future Council briefing, followed by a further report to the Council.

Moved Mayor Gordon

Seconded Deputy Mayor Atkinson

THAT the Council:

- (a) **Receives** Report No. 240416059808.
- (b) **Approves** the attached 2024/25 Development Contribution Policy and Maps to be effective from 1 July 2024, at the start of the new financial year (Attachments i & ii).
- (c) **Approves** the attached 2024/25 Development Contribution Schedules to be effective from 1 July 2024, at the start of the new financial year (Attachment iii).
- (d) **Notes** that there are five changes proposed to the Development Contribution Schedules following the 2024-34 Long Term Plan consultation period as listed below, with the remainder of the development contribution amounts proposed to be adopted in accordance with the figures that were included within the LTP consultation document. The proposed changes are:

	Adopted Annual Plan 2023/24	Draft Long Term Plan 2024/25	Final 2024/25 Long Term Plan	Change from Draft LTP
Sewer – Kaiapoi	2,189	2,216	2,220	4.00
Water – West Rangiora	1,793	1,900	1,960	60.00
District Rooding	12,062	10,110	10,121	11.00
Community Infrastructure	New 2024/25	1,495	1,451	- 44.00
Rangiora – West of Bellgrove	New 2024/25	23,144	28,224	5,080

- (e) **Notes** that any consent and/or any connection applications received prior to 1 July 2024 will be subject to the 2023/24 Development Contribution Schedule, in accordance with the 2023/24 Development Contribution Policy, while any consent and/or new connection applications received from 1 July 2024 onwards will be subject to the new Policy and Schedules.

CARRIED

Mayor Gordon agreed with the Development Contribution Policy and acknowledged that the staff were trying to get ahead of the government announcement last week on the change of rules for a second dwelling on a property. Mayor Gordon also supported this proposal as it makes it a much more straightforward for anyone who wishes to build a second dwelling to the definition that the government proposed. In the District Plan, the Council had previously agreed on the maximum size for a second dwelling of 90 square metres, which was based on the Ryman units being 86sq metres, plus the addition of a garage. The distance between the existing building and additional dwelling was also considered. Mayor Gordon believed that when the Council did submit on this matter, the Government should be asked how it arrived at the decision of a 60sq metre maximum size limit.

Deputy Mayor noted the status quo should remain until there was confirmation from the government on this matter.

Councillor Fulton and Councillor Ward both noted their support of the motion and also believed that the limit of 60square metres was too small for the size for a second residence on a property.

4.2 **Adoption of the Long Term Plan 2024 – 2034 – G Bell (Acting General Manager Finance and Business Support)**

G Bell presented this report, seeking the Council adoption of Long Term Plan 2024-34. It was noted that the adoption of the Long Term Plan (LTP) was one of the most important tasks within the electoral term, along with the District Plan. The LTP helps shape the future of the district and sets the direction for the Council on how it will manage its infrastructure over the next ten years, as well as setting and maintaining the Council's sound financial health. G Bell spoke of the challenges that have needed to be faced over the past few years, and now there was the current financial challenges being experienced by everyone, and not just those in this district - increasing costs and interest rates. This showed that it was difficult to plan for the future, but it was also good to do so and to be in a positive position with prudent management, if things go wrong economically or with natural disasters.

Long Term Plans always involve compromise and trade off with the Council needing to strike a balance. G Bell said this Plan provided a sound base for the district into the future. It had involved rate increases, but this was as a result of factors outside the Council control. The consultation on this Long Term Plan had been extensive, with stakeholders, Councillors, Community Board members and members of the public. This included significant media coverage and holding of six workshops throughout the community, where many members of the community were spoken to. There were over 3,600 visits to the Council's engagement page and 330 submissions were received. Councillors were reminded that this report sought the adoption of the ten year plan however the budget and rates were only being set for one year. Beyond that, there would potentially be changes and the Council would need to be able to adapt to any of those changes as it reviewed the following years Annual Plan. It was confirmed that the Auditors Opinion had now been received and the Long Term Plan could now be adopted including the Opinion, which was a requirement of the Local Government Act. The Opinion is an unmodified opinion, but it did include an emphasis on the uncertainty of NZTA funding relating to the Eastern Link Road and Skew Bridge projects.

Councillor Goldsworthy, highlighted page 6 of the Long Term Plan document and reference to changes following consultation and deliberations. He suggested there could also be inclusion of the pushing back of the provisional budget for Southbrook. G Bell agreed this could be included.

THAT the Council:

- (a) **Receives** report N° 240605090378.
- (b) **Approves** the removal of the out-of-date information from the Revenue and Financing Policy that shows historic funding percentages for Council activities.
- (c) **Adopts** the Long-Term Plan 2024-2034 (*Trim document 240501068892*) including the Infrastructure Strategy (*Trim document 240614096458*) and Financial Strategy.
- (d) **Notes** the Audit Opinion provided by Audit New Zealand is an unmodified opinion and includes an emphasis of matter in relation to uncertainty over funding for some roading projects.
- (e) **Authorises** the Chief Executive and the Acting General Manager Finance and Business Support to make necessary minor edits and corrections to the Long-Term Plan 2024-2034 prior to publication.

CARRIED

Councillor Williams Against

A Division was called by Councillor Redmond

For: 10 Mayor Gordon, Deputy Mayor Atkinson, Councillors Blackie, Brine, Cairns, Fulton, Goldsworthy, Mealings, Redmond and Ward.

Against: 1 Councillor Williams.

Mayor Gordon acknowledged the extensive work that had been undertaken over the past year which had led to the adoption of this Long Term Plan. There had been hearings and deliberations on this Plan, and he believed this was a responsible position to present to the community. While he was not completely happy with the 9.39% increase in rates, Mayor Gordon acknowledged there had been a considerable amount of work undertaken by the Chief Executive and staff to keep this increase down as much as practical. This was a responsible position that had been presented, noting that the local government average rate increase this year around the country was 16%. Mayor Gordon noted, in his twenty years in local government, he considered this to be the most difficult Long Term Plan. The additional difficulty of the rapidly changed insurance market with brokers making the Council aware of the challenges, however there needed to be adequate cover for the Council assets. Regarding the Audit Opinion being unmodified, Mayor Gordon noted that this Council was one of the first Councils in the country to be audited. Thanks for extended to G Bell and the Finance team for their work with this.

Mayor Gordon said the Council acknowledged that it did not want to put an undue burden on the community and if there can be any savings made in 2025, and in outer years, these would all be considered during the Annual Plan process. Mayor Gordon recommended adoption of this Long Term Plan, acknowledging the work that had gone into it, the consultation and feedback from the community and had no hesitation in supporting this motion.

Councillor Williams expressed concern that the consultation highlighted five major consultation points, and of these, 60% of submitters did not want the Council to proceed with three of these. Community Boards submissions also did not support proceeding with some of these items. In this regard, Councillor Williams questioned why the Council engaged in the consultation process but did not appear to listen to the responses from the community. Other concerns raised by Councillor Williams included:

- Improvement in efficiencies in some areas of Council work with Councillor Williams previously requesting a Council workshop be arranged to discuss this, but this had not been supported by the Mayor or Chief Executive.
- The 9.3% rate increase was one of the lowest in the country, but Councillor Williams said it needed to be considered that the existing rates in Waimakariri were already higher than some other Councils.

- Reference was made to a petition from a local resident, in which more than half the responders believed that the Council did not listen to the public. *[It was noted by Deputy Mayor Atkinson that the petition had not been submitted to the Council].*
- The proposed increase of \$4.4m in staff costs was not addressed in the Long Term Plan, even though this amount represented more than 50% of the proposed rate increase. There appeared to be confusion on how many new staff were included in the 2024/25 budget. There was reference in the petition previously referred to, of an increase in staff salaries of 5.9%.

Deputy Mayor Atkinson sought clarification on this figure. Chief Executive J Millward confirmed that in the budget, there was an allowance in the 2024/25 year for 3.1% which was expected to be settled on 1 December which equated to an increase in staff salaries of 1.81%. J Millward advised that the 5.9% has been incorrectly reported in the petition.

Councillor Williams stated there were a lot of people in the community who were struggling to pay their rates and Councillor Williams questioned whether the Council had actually taken this into consideration. There was a difference between the needs and wants of the district. A lot of residents cannot afford the rate increase which includes some of the “wants”. In closing Councillor Williams said he would not be supporting the motion and believed that the Council had not listened to submitters.

Councillor Ward wished it to be recorded that the signature on the petition circulating in the community by a ‘Joan Ward’ was not her.

Councillor Ward reiterated the comments from Mayor Gordon in supporting the Long Term Plan and the significant amount of work that the staff had undertaken in producing this Plan. This had not been an easy LTP to put together and the Chief Executive and all staff involved had worked under extreme pressure to make sure that the level of service was continued to the community. It was pointed out that Waimakariri was a growth community, and it was important to invest in infrastructure and for this to be a safe place to live in. Keeping the rate increase at 9.39% was a result of significant work of the Chief Executive and staff.

Councillor Fulton said this LTP gives the Council options and opportunities for the next ten year period to move the district forward. The current Council debt was within the debt threshold of the Council Policy and the financial status of the Council reflected the economy. Councillor Fulton supported the adoption of this Long Term Plan.

Councillor Brine noted that the Council had to increase the rates, as this was a reality. During this LTP process there had been numerous briefings, workshops and a significant amount of information provided to Councillors, over many months, resulting a the draft LTP document being presented to the Council in January. As part of the public consultation process, people had shared thoughts at community drop-in sessions, had submitted their views on this draft LTP which Councillors had read all the submissions, and keenly listened to those submitters who chose to come to speak to the Council during the three days of hearings. To hear it said by Councillor Williams, that as a Councillor, he was not listening because he did not agree with a submission, Councillor Brine considered it to be an insult personally and potentially was also to other colleagues at the Council table. Councillor Brine did not want to increase the rates but for the reasons that had already been outlined, the Council had to do this. During the LTP submission process, there had been comments about the Councils level of debt, and responding to this, Councillor Brine took the opportunity to highlight some of the large infrastructure projects that the Council had undertaken over the 26 years that he had been part of the Council, which had included; two new swimming pools, Rangiora Town Hall, Eastern District Sewerage Ocean Outfall, and providing an improved water supply to Rangiora. These projects were all debt funded and were needed to keep the district as good as it was, which in turn, was attracting people to the district. The most recent major facility built by the Council had been Mainpower Stadium, which had proved to be a major success for the district. In conclusion, Councillor Brine reiterated that having read and listened to all submissions received, he supported the adoption of the Long Term Plan.

Deputy Mayor Atkinson agreed with the comments of Councillor Brine and also referred to the figures provided by G Bell on the number of people who had commented on the Long Term Plan, on the website, the 330 submissions received, which had generated over 1,000 submission points. He pointed out that 60% of these submission figures did not make a majority of the community. He noted that in their roles, Councillors also attend meetings with various groups that they were appointed to and listen to what people have to say at these meetings, acknowledging there was not always agreement with what people have to say; however as a Councillor he listened. Deputy Mayor Atkinson point out that he personally did not agree with increases in rates, but this was required to maintain the level of service provided to the community. Deputy Mayor Atkinson urged members to support the adoption of this LTP, emphasising that this was a ten year plan, and there would be an opportunity to consult with the ratepayers each year.

Councillor Blackie acknowledged the comments from colleagues and commented that there could be a zero rate rise, but this would only be achieved by significantly cutting levels of service to the community, thereby cutting services that people want and expect to have. Councillor Blackie referred to the 9.39% rate rise, comparing this with the average 16 – 17% rises in other Councils throughout the country. He believed the 9.39% rate rise would be mostly absorbed by inflation which had also added to the financial challenges to run the Council. There had been further increases in costs associated with construction, electricity, and the cost of insurance premiums which were well above the anticipated increase. Councillor Blackie acknowledged that the ratepayers were hurting out in the community, but the Council needed to balance a sustainable progress. The debt ratio of the Council was 10% of its assets which Councillor Blackie suggested was a good level and something to be applauded, not criticized. Many of the big projects had been pushed out in the ten year plan and the Council had been financially prudent. The only project that was to progress, was the Pegasus Community Centre which had been promised for 12 years. Councillor Blackie concluded that the district had to live with a 9.39% rate rise and he would be supporting the adoption of this Long Term Plan.

Councillor Redmond endorsed the comments of the previous speakers Atkinson, Brine and Blackie. He too, had read all the submissions and listened to those submitters who presented their submissions at hearings and just because Councillors may not agree with a submission, does not mean the submission had not been given due consideration. The government had asked Councils to exercise restraint in these challenging economic times being experienced as the country hovers around a technical recession. The Council understands and appreciates the challenges out in the community. The Council heard from 76 submitters during the hearings and Councillor Redmond suggested the theme from the submitters was that the state of the economy was important. Councillor Redmond believed that the Council was conscious of the proposed increase in rates and the impact on the community. All these changes affect everyone, particularly those on fixed incomes. Referring back to the submissions, Councillor Redmond said the Council needed to exercise restraint with the larger projects but noted that these projects were not going to go away and they needed to be signalled for the future. The Library/Civic Centre and Southbrook Park had been pushed out to Year Four which means that the next Council would have the opportunity to review this again as part of the next Long Term Plan. It would then be up to that Council to prioritise and determine when these works were going to occur. If the Council had adopted the options that Councillor Williams had referred to, this would not have made a significant difference to the rate increases over the first four years. In response to some of the submitters who were concerned with debt, Councillor Redmond advised that this Council was 25th in relation to the size of its debt, and by population, it was 16th in ranking from 76 Councils, which Councillor Redmond considered was doing well. This Council was also only one of 18 Councils in the country with a Standard and Poors AA rating or greater. Councillor Redmond supported this Long Term Plan with the pushing out of bigger projects to year four or later in the Plan. The Council had addressed earthquake prone buildings, water quality and other projects that Councillor Brine had referred to. The Council had a plan to repay the debt and a projected debt repayment plan was included in the Long Term Plan document. Councillor Redmond referred to a petition that had been circulating on social media and considered this had not been successful and it had not been presented to the Council, as it could have been. Though it had nearly 6,000 views, only 620 people chose to sign the petition. In supporting the recommendation and the adoption of the Long Term Plan, Councillor Redmond said there needed to be a balance of affordability with residents' ability to pay, the delivery of service of infrastructure and levels of service that are required for a growing district.

Councillor Cairns acknowledged the challenges with this Long Term Plan, noting that many comments in the submissions requested the rates be cut, however residents still want spending on library extension and community centres. This is a growth district, and the Council has needed to prioritise projects. Councillor Cairns congratulated staff on the significant work that had been undertaken to get the rates increase down to the 9.39% level. This was still high, but as had been pointed, everyone's cost of living had increased, and the services provided by Councils were not immune to these increases. This Council was visionary and needed to keep up with the fast growth of the district therefore Councillor Cairns supported the adoption of the Long Term Plan.

Councillor Mealings referred to the purpose of Local Government. She stressed that the services provided by the Council do not make money – roads, provision of water, sewerage, libraries, and swimming pools and parks do not make money. No private enterprise would take on providing these services, however they were for the public good. This was why local councils provided these services. Councillor Mealings suggested there was misunderstanding with some projects being moved to outer years in the Long Term Plan. These projects still needed to be included in Plans as this was how funding could be applied for in the future. Initially the projected rate rise was over 19% and the Council had got this down to 9.39%, which under the current economic environment, was considered to be a good job by the Council. Councillor Mealings noted her support for the adoption of this Long Term Plan.

Councillor Goldsworthy acknowledged the previous comments from colleagues, and reminded everyone that the Council was building a base for the future generation who do not currently have a voice.

Mayor Gordon noted his pride in the Council team he worked with and the passion colleagues had shown today. Mayor Gordon responded to Councillor Williams regarding his comments on efficiencies. There was an opportunity at every workshop or meeting to raise the matter of how the Council can make savings. This was what all the Councillors were focused on with many LTP related discussions held since mid-last year. Mayor Gordon also noted that he did read every submission received as part of the Long Term Plan process and had found it insulting to suggest that the Council did not listen or consider the submissions. In his role, Mayor Gordon noted he was always approached out in the community or through visits to his office with requests from members of the community. As in all cases, he listens to these requests or suggestions, though did not always agree with them or for the Council to be in a position to provide them. This was a growing district and zero rates were just not possible. There was cover required to pay for earthquake recovery, the Stadium and other substantial projects; debt funding was spread over a long period of time. The earthquakes cost the Council \$100m. The Council was a AA rated Council twice by the Local Government Excellence Programme and this was the only Council in the country to achieve that. This Council was more than fit for purpose, it was a leader. There was an independent assessment by Standard and Poors. Mayor Gordon acknowledged that he was not happy with the 9% rate increase, but made reference to the original increase suggested by staff of a 19% increase. At that time, the message to staff from the Councillors was to go back and look at all areas of savings. Mayor Gordon noted that he had not seen the petition that had been referred to previously, but did note there was always opportunities for items to be presented to the Council.

4.3 **Rates Resolution 2024/2025 – L Palmer (Credit Controller)**

L Palmer and M Harris were present for consideration of this report. This was a requirement of the Local Government Act to set the rates for the 2024/25 year. The report was taken as read.

There were no questions from members.

Moved Deputy Mayor Atkinson

Seconded Councillor Brine

THAT the Council:

(a) **Receives** Report No. 240524084179.

- (b) **Resolves** to set and assess the following rates under the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Long Term Annual Plan 2024-2034 and Funding Impact Statement for the 2024/2025 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2024 and ending on 30 June 2025.

Rates are inclusive of the Goods and Services Tax (GST).
All section references are to the Local Government (Rating) Act 2002.

Targeted rating area boundaries are available at waimakariri.govt.nz or at any Council Service Centre.

1. GENERAL RATES

- (a) a general rate set under Section 13 as a rate in the dollar on the rateable capital value for all rateable land; and
(b) a uniform annual general charge set under Section 15 as a fixed amount per rateable rating unit.

Uniform annual general charge per rateable rating unit	\$135.00
General rate in the dollar on rateable capital value	\$0.000435

2. EARTHQUAKE RECOVERY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District.

Fixed amount per rateable rating unit	\$141.87
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3. ROADING RATES

Targeted rates set under Section 16-18 comprising a fixed amount per rateable rating unit in the District; and a rate in the dollar on the rateable capital value for all rateable land in the District.

Fixed amount per rateable rating unit	\$130.14
Roading rate in the dollar on rateable capital value	\$0.000533

4. NORTH EYRE ROAD & BROWNS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under section 16-18 as a fixed amount per rateable rating unit in the North Eyre Road and Browns Road Seal Extension rating area where a lump sum contribution has not been previously been paid.

Fixed amount per rateable rating unit	\$1,206.91
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5. THONGCASTER ROAD & BROWNS ROCK ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under sections 16-18 as a fixed amount per rateable rating unit in the Thongcaster Road & Browns Rock Road Seal Extension rating area where a lump sum contribution has not previously been paid.

Fixed amount per rateable rating unit	\$331.65
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6. BARKERS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the Barkers Road Seal Extension rating area where a lump sum contribution has not previously been paid.

Fixed amount per rateable rating unit	\$232.19
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7. COMMUNITY PARKS AND RESERVES, BUILDINGS AND GRANTS RATES

Targeted rates set under Sections 16-18 on a differential basis according to where the land is situated and the use to which the land is put, and targeted to each rateable rating unit or separately used or inhabited part of a rateable rating unit as follows:

Fixed amount per separately used or inhabited part of a rateable rating unit in the Town Residential category	\$612.10
Fixed amount per rateable rating unit in the Town Commercial category	\$612.10
Fixed amount per rateable rating unit in the Town Vacant category	\$85.00
Fixed amount per separately used or inhabited part of a rateable rating unit in the Rural Residential category	\$527.10
Fixed amount per rateable rating unit in the Rural Commercial category	\$527.10

A full explanation of the differential categories is in the Funding Impact Statement contained in the Long Term Plan 2024-2034 available at waimakariri.govt.nz or at any Council Service Centre.

8. COMMUNITY LIBRARY AND MUSEUMS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and each separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$218.03
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$218.03

9. COMMUNITY SWIMMING POOLS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$193.78
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$193.78

10. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$31.80
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$31.80

11. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$7.90
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$7.90

12. PEGASUS SERVICES RATE

Targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit situated in the Pegasus Town boundary.

Fixed amount per rateable rating unit	\$73.30
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13. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Residential 4A, Residential 4B and rural zones in the Waimakariri District Council District Plan.

Rate in the dollar on rateable capital value	\$0.000006
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14. COMMUNITY BOARD RATES

Targeted rates set Under Sections 16-18 as a fixed amount per rateable rating unit plus a rate in the dollar on the rateable capital value in each of the Community Board areas.

Rate in the dollar on rateable capital value on each rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$0.000007
Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$22.86
Rate in the dollar on rateable capital value on each rating unit situated in the Rangiora-Ashley Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Rangiora-Ashley Community Board area	\$20.42
Rate in the dollar on rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	\$0.000008
Fixed amount on per rateable rating unit situated in the Woodend-Sefton Community Board area	\$25.60
Rate in the dollar on rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	\$0.000006
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	\$30.78

15. PROMOTION AND ECONOMIC DEVELOPMENT RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on each rating unit that is used for business purposes.

Rate in the dollar on rateable capital value	\$0.00014
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16. RANGIORA CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units situated in the Rangiora Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0001219
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17. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units in the Kaiapoi Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0002505
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18. KERBSIDE RUBBISH AND RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount per separately used or inhabited part of a rating unit within the Kerbside Collection Contract areas excluding the Ohoka Kerbside recycling area to which the rubbish and recycling service is available.

Fixed charge per separately used or inhabited part of a rating unit to which the Kerbside Rubbish and Recycling Collection service is available	\$118.00
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19. OHOKA KERBSIDE RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount on each separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area.

Fixed charge per separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area	\$108.00
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20. KERBSIDE BIN RUBBISH COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per rubbish wheelie bin provided to rating units within the Kerbside Collection Contract areas including the Ohoka Kerbside Recycling Area.

Fixed charge per 80 litre rubbish wheelie bin	\$112.60
Fixed charge per 140 litre rubbish wheelie bin	\$150.10

21. KERBSIDE ORGANICS BIN COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per organics wheelie bin provided to rating units within the Kerbside Collection Contract areas (excluding the Ohoka Kerbside Recycling Area).

Fixed charge per 80 litre organics wheelie bin	\$94.10
Fixed charge per 140 litre organics wheelie bin	\$127.60
Fixed charge per 240 litre organics wheelie bin	\$181.30

22. WATER RATES

Targeted rates for water supply set under Sections 16-19 as follows:

On a differential basis according to the provision or availability of the service, a fixed amount per separately used or inhabited part of a rating unit that is provided with an unrestricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-Tuahiwi-Pegasus, Oxford Township water supplies. A fixed amount (40% of the rate for an unrestricted connection) for each unit of water supplied is set on rating units provided with a restricted connection to the above named water supplies.

A fixed amount per rating unit connected to the Summerhill, West Eyreton, Poyntz Road, Garrymere and Ohoka restricted water supplies together with a fixed amount for each unit of water supplied.

A fixed amount per unit of water supplied from Oxford Rural No. 1, Oxford Rural No. 2 and Mandeville (including the Fernside extension) water supplies.

(1 unit of water = 1,000 litres/day)

Targeted rate for Water UV Treatment set as a fixed amount per rating unit on all rating units connected to a Waimakariri District Council water supply.

Targeted loan rates set under Sections 16-18 on a differential basis according to the provision or availability of a service, on rating units in the Tuahiwi residential area that are serviced by the Woodend-Tuahiwi-Pegasus Water Supply, where a lump sum contribution has not been paid. Loan rates are set as a fixed amount on each rating unit that is connected to the Woodend-Tuahiwi-Pegasus Water Supply, with a reduced amount payable on rating units that are not connected (pipeline share). The lower differential reflects the cost of installing the main pipeline and does not include the cost of property connections.

Targeted loan rate set as a fixed amount per rating unit in the rural land adjacent to the Tuahiwi residential area that have a restricted connection to the Woodend-Tuahiwi-Pegasus Water supply, where a lump sum contribution has not been paid.

Targeted loan rate set as a fixed amount per unit of water in the Fernside Water Loan area.

Ashley Rural water rates are collected on behalf of the Hurunui District Council.

Cust	\$1,712.20
Cust – restricted supply per unit of water	\$684.88
Summerhill – per unit of water	\$127.40
Summerhill – per rating unit	\$1,059.10
Fernside Loan Rate per unit of water	\$87.30
Rangiora	\$451.90
Rangiora – restricted supply per unit of water	\$180.76
Kaiapoi	\$313.00
Kaiapoi – restricted supply per unit of water	\$125.20
Waikuku Beach	\$593.80
Waikuku Beach – restricted supply per unit of water	\$237.52
Woodend-Tuahiwi-Pegasus	\$441.80
Woodend-Tuahiwi– Pegasus restricted supply per unit of water	\$176.72
Tuahiwi rural water loan rate	\$778.30
Tuahiwi residential area water connection loan rate	\$667.11
Tuahiwi residential area water pipeline loan rate	\$489.22
West Eyreton—per unit of water	\$106.10
West Eyreton—per rating unit	\$1,097.90
Oxford Township	\$700.10
Oxford Township – restricted supply per unit of water	\$280.04
Oxford Rural Water No 1 per unit of water	\$527.50
Oxford Rural Water No 2 per unit of water	\$488.40
Water UV Treatment rate – per rating unit	\$70.57
Mandeville – per unit of water	\$333.80
Ohoka – per unit of water	\$25.38
Ohoka – per rating unit	\$1,305.12
Poyntzs Road – per unit of water	\$81.00
Poyntzs Road – per rating unit	\$949.00
Garrymere – per unit of water	\$45.70
Garrymere – per rating unit	\$1,696.33
Ashley Rural Water- per unit of water	\$1,181.39

23. WAIMAKARIRI WATER RACE RATES

Targeted rates set under Sections 16-18 as a fixed amount per rateable rating unit where the Waimakariri water race system is available assessed on a differential basis according to the area of land within each rating unit; together with a targeted rate per hectare of land area.

Small holdings for which special arrangements have been made to pipe water from this scheme are charged the special fixed charge only.

Area Rate (per Hectare)	\$8.59
Fixed amount per rateable rating unit (properties of over .4046 ha land area)	\$137.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	\$132.00
Special fixed amount per rateable rating unit for piped supply	\$137.00

24. SEWER RATES

A targeted rate under Sections 16-18 per water closet or urinal within a rating unit connected to the Eastern Districts Sewer in Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Loburn Lea and Fernside.

A targeted rate set under Sections 16-18 as a fixed charge per rateable rating unit in the Oxford sewer rating area.

Targeted loan rates set under Sections 16-18 as a fixed amount per rateable rating unit located in the Ohoka Utilities Connection Loan area and the Fernside Sewer Loan rating area and the Loburn Lea Sewer loan rating area.

Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea) per WC or urinal.	\$615.90
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	\$321.00
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	\$1,160.56
Oxford Sewer Operating Rate fixed amount per rateable rating unit	\$1,212.50
Fernside Sewer Loan Rate fixed amount per rateable rating unit	\$1,077.74

25. URBAN STORMWATER DRAINAGE RATES

Targeted rates set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Rangiora, Oxford, Pegasus and Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas.

Targeted rate set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Kaiapoi urban drainage rating area on a differential basis according to where the land is situated.

A targeted rate set under Sections 16-18 as a fixed amount per rating unit on the properties in Alexander Lane that benefit directly from the private stormwater pump, to be charged in addition to the Kaiapoi urban drainage rate.

Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	\$0.001311
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	\$120.00
Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area Island Road Extension	\$0.000656
Rate in the dollar on rateable land value in Rangiora urban drainage rating area	\$0.0008443
Rate in the dollar on rateable land value in Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas	\$0.0005619
Rate in the dollar on rateable land value in the Oxford urban drainage rating area	\$0.0008824
Rate in the dollar on rateable land value in the Pegasus urban drainage rating area	\$0.0007863

26. RURAL LAND DRAINAGE RATES

Targeted rates for Rural drainage set under Sections 16-18 on all rating units situated within the separate rural drainage targeted rating areas:

Waimakariri Coastal Rural	20% collected as a fixed amount per rateable rating unit and 80% by a rate per hectare of land
Cust	Rate per hectare of land
Clarkville	50% collected as a fixed amount per rateable rating unit and 50% as a rate per hectare of land
Oxford, Ohoka & Waimakariri Central Rural	20% collected as a fixed amount per rateable rating unit and 80% as a rate in the dollar on the rateable land value
Loburn Lea	Rate in the dollar on rateable land value

Ohoka fixed amount per rateable rating unit	\$75.00
Ohoka rate in the dollar on rateable land value	\$0.0004374
Loburn Lea rate in the dollar on rateable land value	\$0.0017855
Oxford fixed amount per rateable rating unit	\$57.00
Oxford rate in the dollar on rateable land value	\$0.0002592
Clarkville fixed amount per rateable rating unit	\$210.00
Clarkville rate on land area (per hectare)	\$55.36
Waimakariri Coastal Rural fixed amount per rateable rating unit	\$71.00
Waimakariri Coastal Rural rate on land area (per hectare)	\$43.21
Waimakariri Central Rural fixed amount per rateable rating unit	\$63.00
Waimakariri Central Rural rate in the dollar on rateable land value	\$0.0002422
Cust rate on land area (per hectare)	\$68.64

- (c) **Resolves** that rates are due and payable by four equal instalments on the dates listed below and resolves pursuant to Sections 57 and 58 that a penalty amounting to 10% of the amount unpaid will be added to any amount of the current instalment remaining unpaid seven days after the due date of that instalment. No penalty will be applied where a ratepayer has entered into an arrangement by way of a direct debit authority and honours that arrangement so that all current years rates will be paid in full by 30th June in that rating year or such other date agreed to by the Council.

Instalment	Due Date	Penalty Charge Applies
1	20 August 2024	27 August 2024
2	20 November 2024	27 November 2024
3	20 February 2025	27 February 2025
4	20 May 2025	27 May 2025

- (d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates from previous financial years, remaining unpaid at 5 July 2024 will be added on 5 July 2024 and a further penalty charge of 10% will be added on 6 January 2025 to rates for previous years still remaining unpaid as at 6 January 2025.
- (e) **Resolves** pursuant to Section 55 and the Discount for the Early Payment of Rates Policy, a discount amounting to 4% of the General Rate, Uniform Annual General Charge, Rooding Rates, Community Parks and Reserves, Buildings and Grants rate, Community Library & Museums Rate, Community Swimming Pools Rate, Pegasus Services Rate, Canterbury Museum Operational Levy rate and Canterbury Museum Redevelopment Levy Rate, will be allowed if the total year's rates and charges assessed, including those rates collected on behalf of the Canterbury Regional Council and Hurunui District Council are paid in full by 27 August 2024.
- (f) **Resolves** that rates shall be payable by cash or eftpos (debit card) at any of the following places during office opening hours:

Rangiora Service Centre, 215 High Street, Rangiora
 Kaiapoi Service Centre, 176 Williams Street, Kaiapoi
 Oxford Service Centre, 34 Main Street, Oxford

Or online at waimakariri.govt.nz, by a direct debit facility established by the Council, internet banking or direct credit.

CARRIED

5. QUESTIONS (UNDER STANDING ORDERS)

There were no questions under Standing Orders.

6. URGENT GENERAL BUSINESS (UNDER STANDING ORDERS)

There was no urgent general business.

7. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987.

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be), it is moved:

Moved Mayor Gordon

Seconded Councillor Goldsworthy

That the public is excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item No.	Subject	Reason for excluding the public	Grounds for excluding the public-
7.1	Confirmation of Minutes of public excluded portion of Council meeting 21 May 2024	Good reason to withhold exists under section 7	To protect the privacy of natural persons, including that of deceased natural persons (s7(2)(a) and to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) LGOIMA Section7(2)(i).
7.2	Contract for Rating Valuation Services and Database Management	Good reason to withhold exists under section 7	The recommendations in this report are to be made publicly available but the contents remain public excluded as there is good reason to withhold in accordance with Section 7(h) of the Local Government Official Information and Meetings Act; “enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities”.
7.3	Land Purchase and payment of “extra-over” infrastructure costs for Bellgrove Stormwater Management Area	Good reason to withhold exists under section 7	This report is to remain public excluded under s7(2)(h and i), as it contains details of commercial negotiations (including Bellgrove’s development costs). The budget and development contribution schedule will be published as part of the LTP process.

CARRIED

CLOSED MEETING

Resolution to Resume in Open meeting.

Moved Deputy Mayor Atkinson

Seconded Councillor Cairns

THAT the open meeting resumes and the business discussed with the public excluded remains public excluded or as resolved in individual reports.

CARRIED

The public excluded portion of the meeting commenced at 2.22pm and concluded at 2.44pm.

OPEN MEETING

7.2 Contract for Rating Valuation Services and Database Management – M Harris (Customer Services Manager)

Moved Councillor Cairns

Seconded Councillor Redmond

THAT the Council:

- (a) **Receives** Report No. 240611094381.
- (b) **Accepts** Option 2 of the proposal from Quotable Value to enter into a contract for the provision of rating valuation services and District Valuation Roll database management on an all inclusive fixed price basis, in the sum of \$395,000 (excluding GST) for the first year, for a period of 6 years from 1 July 2024, with an option to extend for a further 3-year term.
- (c) **Agrees** that the annual fee be subject to an annual CPI adjustment and annual percentage growth increase.
- (d) **Resolves** that the recommendations in this report be made publicly available but that the contents remain public excluded as there is good reason to withhold in accordance with Section 7(h) of the Local Government Official Information and Meetings Act; “enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities”.

CARRIED

8. **NEXT MEETING**

The next scheduled ordinary meeting of the Council is on Tuesday 2 July 2024 commencing at 9.30am, to be held in the Kaikanui Meeting Room, Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi.

There being no further business, the meeting closed at 2.44pm.

CONFIRMED



Chairperson
Mayor Dan Gordon

6 August 2024
Date