Waimakariri District Council

Agenda

Tuesday 16 June 2026

11:30am

Council Chamber

215 High Street

Rangiora

Members:

Mayor Dan Gordon

Deputy Mayor Philip Redmond

Cr Tim Bartle

Cr Brent Cairns

Cr Wendy Doody

Cr Tim Fulton

Cr Jason Goldsworthy

Cr Niki Mealings

Cr Bruce McLaren

Cr Shona Powell

Cr Joan Ward

WAIMAKARIRI
DISTRICT COUNCIL

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WAIMAKARIRI
DISTRICT COUNCIL

The Mayor and Councillors

WAIMAKARIRI DISTRICT COUNCIL

A meeting of the **WAIMAKARIRI DISTRICT COUNCIL** will be held in the **COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA** on **TUESDAY 16 JUNE 2026** commencing at **11:30am.**

Sarah Nichols
GOVERNANCE MANAGER

Recommendations in reports are not to be construed as Council policy until adopted by the Council

BUSINESS

Page No

1. APOLOGIES

2. CONFLICTS OF INTEREST

Conflicts of interest (if any) to be reported for minuting.

3. CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the Waimakariri District Council held on Tuesday 26 May 2026

RECOMMENDATION 16 – 94

THAT the Council:

(a) **Confirms** as a true and correct record the minutes of a meeting of the Waimakariri District Council held on Tuesday 26 May 2026.

4. MATTERS ARISING FROM THE MINUTES

5. WATER SERVICES REPORTS

5.1 Waimakariri Water Services Unit Statement of Expectations – Jeff Millward (Chief Executive) and Gerard Cleary (General Manager Utilities and Roading)

95 - 189

RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260513114729.

(b) **Approves** the Statement of Expectations for the Waimakariri Water Services Unit.

(c) **Notes** that the Statement of Expectations sets out the Council's expectations of the Waimakariri Water Services Unit (WWSU).

(d) **Notes** that even though it is not a mandatory requirement under the Local Government (water Services) Act for an internal business unit to develop a Statement of Expectations, it is recognised that it will be a useful tool in guiding the decisions and actions of the WWSU and promotes accountability and transparency.

5.2 Water Services Information Disclosure Determination 2026 Policies – Paul Christensen (Finance Manager)

190 - 207

RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260601127532.

(b) **Adopts** the Statement on Dividends Policy

(c) **Adopts** the Policy for Funding Growth

(d) **Adopts** the Information about Charges and Infrastructure Funding and Financing Act levies.

(e) **Notes** that these Policies apply to Drinking Water and Wastewater only, and do not apply to Stormwater and Stockwater.

6. REPORTS

6.1 2026/27 Development Contribution Policy and Schedules for Adoption with the 2026/27 Annual Plan – Jane Eggleton (Project Planning and Quality Team Leader) and Colin Roxburgh (Project Delivery Manager)

208 - 292

RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260529127293.

(b) **Approves** the attached 2026/27 Development Contribution Policy and Maps to be effective from 1 July 2026, at the start of the new financial year (Attachments i & ii).

(c) **Approves** the attached 2026/27 Development Contribution Schedule to be effective from 1 July 2026, at the start of the new financial year (Attachment iii).

(d) **Notes** that there are seven changes proposed to the Development Contribution Schedules following the 2026/27 Annual 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 Annual Plan consultation document. The proposed changes are below, which are all a result of budget changes included as part of staff submissions to the Annual Plan, which the Council has already considered:

DC/DCA Description	Adopted Annual Plan 2025-26	Draft Annual Plan 2026-27	Proposed Final 2026/27 Annual Plan
Garrymere DC Water	$ 12,344.65	$ 12,928.00	$ 13,128.83
North East Kaiapoi DCA Water	$ 794.00	$ 830.00	$ -
Rangiora DC Water	$ 8,784.00	$ 9,420.00	$ 9,445.00
Woodend - Tuahiwi Water DC	$ 6,809.00	$ 6,473.00	$ 6,564.00
Woodend DC Water	$ 8,074.00	$ 7,339.00	$ 7,430.00

District Roading DC	$ 10,549.00	$ 10,100.00	$ 10,119.00
Outer East Rangiora Roading (Eastern Link Road) DCA	$ 3,855.00	$ 3,803.00	$ 3,775.00

(e) **Notes** that any consent and/or any connection applications received prior to 1 July 2025 will be subject to the 2025/26 Development Contribution Schedule, in accordance with the 2025/26 Development Contribution Policy**,** while any consent and/or new connection applications received from 1 July 2026 onwards will be subject to the new Policy and Schedules.

(f) **Notes** that the proposed changes are considered minor in nature and do not trigger the Significance and Engagement Policy.

6.2 Adoption of the Annual Plan 2026/27 – Chris Genet (General Manager Finance and Business Support) and Simon Hart (General Manager Strategy, Engagement and Economic Development)

293-297

RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260601127534.

(b) **Adopts** the Annual Plan 2026/2027 (Trim document 260325083881*)* commencing 1 July 2026;

(c) **Authorises** the Chief Executive to make necessary minor edits and corrections to the Annual Plan 2026/2027 prior to printing.

(d) **Circulates** this report to Community Boards for information.

6.3 Rates Resolution 2026/27 – Lee Palmer (Credit Controller)

298-309

RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260602127722

(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 Annual Plan 2026-2027 and Funding Impact Statement for the 2026/2027 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2026 and ending on 30 June 2027.

Rates are inclusive of the Goods and Services Tax (GST).

All section references are to the Local Government (Rating) Act 2002.

The boundaries of the rating areas for which targeted rates are set are available at waimakariri.govt.nz or at any Council Service Centre.

1. GENERAL RATE

A general rate set under Section 13 as an amount in the dollar on the rateable capital value on every rateable rating unit in the District as follows:

Amount in the dollar of rateable capital value	$0.000445

2 UNIFORM ANNUAL GENERAL CHARGE

A uniform annual general charge set under Section 15 as a fixed amount per rateable rating unit on every rateable rating unit in the District as follows:

Fixed amount per rateable rating unit	$135.00

3. EARTHQUAKE RECOVERY RATE

A targeted rate set under Sections 16-18 as a fixed amount on every rateable rating unit in the District as follows:

Fixed amount per rateable rating unit	$153.93

4. ROADING RATES

Targeted rates set under Section 16-18 comprising a fixed amount per rateable rating unit in the District; and an amount in the dollar on the rateable capital value on every rateable rating unit in the District as follows:.

Fixed amount per rateable rating unit	$142.80
Amount in the dollar of rateable capital value	$0.000582

5. 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 for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$1,206.91

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 for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$216.17

7. RIVERSIDE ROAD AND INGLIS ROAD SEALING EXTENSION LOAN RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in The Riverside Road and Inglis Road Sealing Extension rating area for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$132.65

8. COMMUNITY PARKS AND RESERVES, BUILDINGS AND GRANTS RATE

Targeted rate 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, on 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	$689.20
Fixed amount per rateable rating unit in the Town Commercial category	$689.20
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	$604.20
Fixed amount per rateable rating unit in the Rural Commercial category	$604.20

A full explanation of the differential categories is in the Funding Impact Statement contained in the Annual Plan 2026/2027 available at waimakariri.govt.nz or at any Council Service Centre.`

9. COMMUNITY LIBRARY AND MUSEUMS RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$235.67
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$235.67

10. COMMUNITY SWIMMING POOLS RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows

Fixed amount per rateable rating unit used for business purposes	$185.97
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$185.97

11. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$30.60
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$30.60

12. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$8.00
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$8.00

13. PEGASUS SERVICES RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit situated in the Pegasus Town rating area, as follows:

Fixed amount per rateable rating unit	$76.48

14. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of the rateable capital value on each rateable rating unit situated in the Large Lot Residential, Rural Lifestyle (including SPZ Kainga Nohoanga) and General Rural zones in the Waimakariri District Council Plan, operative at 1 July 2026, as follows:

Amount in the dollar of rateable capital value	$0.000007

15. COMMUNITY BOARD RATES

Targeted rates set under Sections 16-18 as a fixed amount per rateable rating unit and an amount in the dollar of rateable capital value, on each rating unit in each of the Community Board areas, as follows

Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	$20.41
Amount in the dollar of 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 Rangiora-Ashley Community Board area	$19.33
Amount in the dollar of 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 Woodend-Sefton Community Board area	$22.60
Amount in the dollar of rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	$0.000007
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	$28.52
Amount in the dollar of rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	$0.000005

16. PROMOTION AND ECONOMIC DEVELOPMENT RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit in the District that is used for business purposes as follows:

Amount in the dollar of rateable capital value	$0.00013

17. RANGIORA CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit situated in the Rangiora Central Business District rating area that is used for business purposes, as follows:

Amount in the dollar of rateable capital value	$0.0001249

18. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit in the Kaiapoi Central Business District rating area that is used for business purposes, as follows:

Amount in the dollar of rateable capital value	$0.0002413

19. 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, as follows:

Fixed amount per separately used or inhabited part of a rating unit	$125.00

20. OHOKA KERBSIDE 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 in the Ohoka Kerbside Recycling Area, as follows:

Fixed charge per separately used or inhabited part of a rating unit	$115.00

21. KERBSIDE RUBBISH COLLECTION RATE

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

Fixed amount per 80 litre rubbish wheelie bin	$124.60
Fixed amount per 140 litre rubbish wheelie bin	$165.90

22. KERBSIDE ORGANICS COLLECTION RATE

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

Fixed amount per 80 litre organics wheelie bin	$101.30
Fixed amount per 140 litre organics wheelie bin	$137.30
Fixed amount per 240 litre organics wheelie bin	$194.60

23. WATER RATES

Targeted rates for water supply set under Sections 16-19 as follows and in the table below:

- 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, or Oxford Township water supplies.

- A fixed amount (40% of the rate for an unrestricted connection) per unit of water supplied to each rating unit provided with a restricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-Tuahiwi-Pegasus or Oxford Township water supplies.

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

- A fixed amount per unit of water supplied to each rating unit connected to Oxford Rural No. 1, Oxford Rural No. 2 or Mandeville (including the Fernside extension) water supplies.

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

- A targeted rate for Water UV Treatment set as a fixed amount per rateable 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 each rating unit in the Tuahiwi residential area that is serviced by the Woodend-Tuahiwi-Pegasus Water Supply, for which 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.

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

- A targeted loan rate set as a fixed amount per unit of water supplied to each rating unit connected in the Fernside Water Loan area.

Cust Separately used or inhabited part of a rating unit	$2,140.40
Cust Restricted supply per unit of water	$856.16
Summerhill Fixed amount per unit of water	$163.20

Summerhill Fixed amount per rating unit	$1,347.70
Fernside Loan Rate Fixed amount per unit of water	$76.20
Rangiora Separately used or inhabited part of a rating unit	$495.40
Rangiora – restricted supply Fixed amount per unit of water	$198.16
Kaiapoi Separately used or inhabited part of a rating unit	$348.40
Kaiapoi – restricted supply Fixed amount per unit of water	$139.36
Waikuku Beach Separately used or inhabited part of a rating unit	$701.70
Waikuku Beach – restricted supply Fixed amount per unit of water	$280.68
Woodend-Tuahiwi-Pegasus Separately used or inhabited part of a rating unit	$500.00
Woodend-Tuahiwi– Pegasus restricted supply Fixed amount per unit of water	$200.00
Tuahiwi rural water loan rate Fixed amount per rating unit	$778.30
Tuahiwi residential area water connection loan rate Fixed amount per rating unit	$667.11
Tuahiwi residential area water pipeline loan rate Fixed amount per rating unit	$489.22
West Eyreton Fixed amount per unit of water	$136.90
West Eyreton Fixed amount per rating unit	$1,372.40
Oxford Township Separately used or inhabited part of a rating unit	$893.90
Oxford Township – restricted supply Fixed amount per unit of water	$357.56
Oxford Rural Water No 1 Fixed amount per unit of water	$675.00
Oxford Rural Water No 2 Fixed amount per unit of water	$561.20
Water UV Treatment rate Fixed amount per rating unit	$95.08
Mandeville Fixed amount per unit of water	$448.20
Ohoka Fixed amount per unit of water	$26.92
Ohoka Fixed amount per rating unit	$1,384.60
Poyntzs Road Fixed amount per unit of water	$99.00
Poyntzs Road Fixed amount per rating unit	$1,215.00
Garrymere Fixed amount per unit of water	$72.33
Garrymere Fixed amount per rating unit	$2,574.95

24. WAIMAKARIRI WATER RACE RATES

Targeted rates set under Sections 16-18 comprising:

- 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;
- a targeted rate per hectare of land area on each rateable rating unit where the Waimakariri water race system is available
- A fixed amount per rateable rating unit for small holdings where special arrangements have been made for a connection to a water race scheme

Fixed amount per rateable rating unit (properties over .4046 ha land area)	$163.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	$158.00
Amount per hectare of land per rateable rating unit	$10.25
Fixed amount per rateable rating unit for special piped connections	$163.00

25. SEWER RATES

A targeted rate set under Sections 16-18 as a fixed amount per water closet or urinal within a rating unit on each 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 that does not have a Trade Waste Agreement under the Wastewater Bylaw 2015.

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit serviced by the Eastern Districts sewer with a Trade Waste Agreement under the Wastewater Bylaw 2015.

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

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

Fixed amount per water closet or urinal for the Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea)	$728.40
Fixed amount per rateable rating unit in Eastern Districts – with a Trade Waste Agreement	$728.40
Fixed amount per rateable rating unit - Oxford Sewer rating area	$1,528.90
Fixed amount per rateable rating unit – Ohoka Utilities Sewer Connection Loan rating area	168.95
Fixed amount per rateable rating unit - Fernside Sewer Loan rating area	$950.74
Fixed amount per rateable rating unit – Loburn Lea Sewer Loan rating area	$1,010.49

26. URBAN STORMWATER DRAINAGE RATES

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

A targeted rate set under Sections 16-18 as an amount 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 rateable rating unit in Alexander Lane rating area that benefits directly from the private stormwater pump, (to be charged in addition to the Kaiapoi urban drainage rate).

Amount in the dollar of rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	$0.001653
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	$120.00
Amount in the dollar of rateable land value in the Kaiapoi urban drainage rating area Island Road rural extension	$0.000827
Amount in the dollar of rateable land value in Rangiora urban drainage rating area	$0.0008690
Amount in the dollar of rateable land value in Coastal Urban (Woodend, Waikuku and Pines Beach/Kairaki) drainage rating areas	$0.0009969
Amount in the dollar of rateable land value in the Oxford urban drainage rating area	$0.0009639
Amount in the dollar of rateable land value in the Pegasus urban drainage rating area	$0.0009513

27. RURAL LAND DRAINAGE RATES

Targeted rates for rural drainage set under Sections 16-18 on each rating unit situated within one of the following 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	Amount per hectare of land area
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 an amount in the dollar of the rateable land value
Loburn Lea	Amount in the dollar of rateable land value

Ohoka fixed amount per rateable rating unit	$85.00
Ohoka amount in the dollar of rateable land value	$0.0004717
Loburn Lea amount in the dollar of rateable land value	$0.0021951
Oxford fixed amount per rateable rating unit	$65.00
Oxford amount in the dollar of rateable land value	$0.0002570
Clarkville fixed amount per rateable rating unit	$288.00
Clarkville amount per hectare of land area	$79.14
Waimakariri Coastal Rural fixed amount per rateable rating unit	$74.00
Waimakariri Coastal Rural amount per hectare of land	$49.03

Waimakariri Central Rural fixed amount per rateable rating unit	$92.00
Waimakariri Central Rural amount in the dollar of rateable land value	$0.0003456
Cust amount per hectare of land area	$84.33

(a) **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 the 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 2026	27 August 2026
2	20 November 2026	27 November 2026
3	20 February 2027	27 February 2027
4	20 May 2027	27 May 2027

(c) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates (including previously applied penalties) from previous financial years, remaining unpaid at 2 July 2026 will be added on 3 July 2026 and a further penalty charge of 10% will be added on 6 January 2027 to rates for previous years still remaining unpaid as at 5 January 2027.

(d) **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.

7. QUESTIONS (UNDER STANDING ORDERS)

8. URGENT GENERAL BUSINESS (UNDER STANDING ORDERS)

9. 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:

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

9.1 Confirmation of Public Excluded Minutes of Council Meeting 26 May 2026

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.
MINUTES			
9.1	Confirmation of Public Excluded Minutes of Council Meeting 26 May 2026	Good reason to withhold exists under Section 7	To protect the privacy of natural persons and enable the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial), and maintain legal professional privilege **LGOIMA Section 7 (2)(a), (g) and (i).**

CLOSED MEETING

Refer to Public Excluded Agenda (separate document).

OPEN MEETING

10. NEXT MEETING

The next scheduled ordinary meeting of the Council is on Tuesday 7 July 2026 commencing at 9am, to be held in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

MINUTES OF THE MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL DELIBERATIONS OF THE DRAFT 2026-27 ANNUAL PLAN HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA, COMMENCING AT 8:30AM ON TUESDAY, 26 MAY 2026.

PRESENT:

Mayor D Gordon, Deputy Mayor P Redmond, Councillors T Bartle, B Cairns, W Doody, J Goldsworhty, N Mealings, B McLaren, S Powell and J Ward.

IN ATTENDANCE:

J Millward (Chief Executive), C Genet (General Manager Finance and Business Support), G Cleary (General Manager Utilities and Roading), C Brown (General Manager Community and Recreation), K LaValley (General Manager Planning, Regulation and Environment), S Hart (General Manager Strategy, Engagement and Economic Development), K Simpson (3 Waters Manager), J McBride (Roading and Transport Manager), C Fahey (Water and Wastewater Asset Manager), J Recker (Stormwater and Waterways Manager), K Waghorn (Solid Waste Asset Manager), M Harris (Customer Services Manager), W Harris (Planning Manager), B Charlton (Environmental Services Manager), C Roxburgh (Project Delivery Manager), R Hawthorne (Property Manager), H Street (Corporate Planner), and C Fowler-Jenkins (Governance Support Officer).

The meeting adjourned for refreshments at 10.51am and reconvened at 11.20am.

1. APOLOGIES

There were no apologies.

2. CONFLICTS OF INTEREST

Item 4.8 – Councillor Mealings as a Director of Transwaste.

3. CONFIRMATION OF MINUTES

3.1 **Minutes of the Waimakariri District Council Annual Plan 2026/27 Submissions Hearing held on Thursday 7 May 2026**

Moved: Councillor Mealings Seconded: Councillor Goldsworthy

THAT the Council:

(a) **Confirms,** as a true and correct record, the circulated Minutes of the Waimakariri District Council Annual Plan 2026/27 Submissions Hearing held on Thursday, 7 May 2026.

CARRIED

4. REPORTS

4.1 **Summary of proposed staff submission changes from 2026/27 Draft Annual Plan** – C Genet (General Manager Finance and Business Support) and P Christensen (Finance Manager)

C Genet spoke to the report and noted that the starting position from the Draft Annual Plan showed a proposed rates increase of 4.91%. This represented the average growth-adjusted increase and therefore applied on a per-property basis. He advised that once adjusted for the impact of staff submissions, funding requests, and carryovers, the increase would be 5.07% if all items were approved. C Genet highlighted the inflationary environment that had developed since the Council issued the 2026/27 Draft Annual Plan.

There had been significant increases in oil prices due to the conflict in Iran. The Council had set its inflationary assumptions at approximately 2.6%, using the Business and Economic Research (BERL) adjusters, while the current Consumer Price Index (CPI) sat in the early 3% range. Although the Council had increased budgets to account for inflation, C Genet noted the associated risks and emphasised that staff needed to consider how to maintain levels of service within existing budgets as costs continued to rise. If the Council were to approve all staff submissions and cost-saving initiatives, the rates increase would be 4.97% (average). C Genet then provided an overview of the cost-saving initiatives.

J Millward advised that staff had aimed to keep the increase under 5%. He explained the importance of understanding the components contributing to the 4.97% increase. Based on the rates samples in the 2026/27 Draft Annual Plan, and excluding Three Waters, the rates increase was 2.9% across those samples. He noted that Waimakariri remained one of the lowest-rated districts in New Zealand. Many councils were now required by legislation to show their rate increase, excluding Three Waters. J Millward also noted risks within the budget, particularly that the Council had no alternative source other than BERL for setting the inflation rate for the next 12 months. There was considerable uncertainty surrounding upcoming legislative changes, including the Simplifying Local Government reforms and potential rates capping, which were required to be in place by 1 July 2029. Staff had attempted to reflect these additional costs within the budget where practical.

Councillor Doody asked whether staff training for the i-SITEs had been accounted for in the budget. J Millward confirmed that staff had allowed for this within the budget and that it did not represent a significant increase.

Deputy Mayor Redmond questioned whether, in developing the i-SITE proposal, staff had considered the impact on Enterprise North Canterbury (ENC), particularly regarding its viability and staffing levels. S Hart noted that the current funding provided to ENC included a small amount that contributed to the lease of its building, as well as an additional amount that supported staffing required to deliver i-SITE functions.

Deputy Mayor Redmond then enquired whether this matter had been discussed with ENC. S Hart noted that it had been discussed previously and that ENC was not opposed to the proposal.

Responding to Councillor Cairns' question, S Hart observed that the libraries could be set up to receive commissions from sales generated through the i-SITE.

Councillor Cairns further enquired what proportion of commission revenue was generated online versus in-person. S Hart was unsure, noting that the annual total was between $12,000 and $15,000.

Councillor Powell expressed interest in the feasibility of accommodating additional functions within the Rangiora Library, given the limited space. C Brown explained that the library already contained some display space with existing i-SITE material, and that the proposal would require only a small increase to the area currently used.

Moved: Mayor Gordon Councillor Cairns

THAT the Council:

(a) **Receives** Report No. 260514116440.

(b) **Approves** staff progressing with relocation of I-Site functions into Council libraries in Rangiora, Kaiapoi and Oxford.

(c) **Approves** retaining the contract hours for the Council's waste minimisation education contract at the previous budget hours.

(d) **Notes** management will undertake further assessment of the remaining cost-saving initiatives from their review to identify if these can also be progressed at a later date.

CARRIED

Mayor Gordon acknowledged the effort made by staff to identify savings during a particularly challenging period. He noted that this work enabled the Council to maintain the integrity of the Waimakariri District’s existing levels of service. The savings also created options for considering the grant applications received. He expressed support for the Kaiapoi Rugby Club grant, which remained subject to discussion.

With respect to the i-SITE, Mayor Gordon considered it timely to review the matter. He indicated openness to transition arrangements with ENC, noting that if the Council could deliver a significantly improved level of service through its highly utilised libraries, it would be a positive outcome. He emphasised the importance of retaining the contract hours for waste minimisation and did not wish to see these reduced. Mayor Gordon highlighted the value of the education work undertaken in this area, noting that much of the district’s progress in waste minimisation had been driven by sustained education efforts, particularly among younger generations.

Councillor Cairns commented on the waste minimisation educators and the service they provided to schools, stating that he would not want to see those levels of service reduced. He noted that he had been advocating for years to relocate the i-SITE to a higher-profile location. He congratulated ENC for the work it had undertaken over the years. Councillor Cairns also highlighted the high visibility and foot traffic in the libraries, describing them as extremely busy. He looked forward to receiving a report on the i-SITE proposal.

Councillor Mealings noted that, in relation to waste minimisation, children often led the way, and it was important that the service was not significantly impacted. She observed that while the i-SITE was a relatively small business activity for ENC, it remained an important function and relocating it to the libraries across the district could yield better outcomes. She congratulated staff, noting that when the Council adopted the Draft Annual Plan in mid-February for public consultation in mid-March, the onset of the conflict in Iran had triggered a fuel crisis and associated inflationary pressures. Councillor Mealings commended staff for maintaining the integrity of the consulted-on 2026/27 Draft Annual Plan despite these challenges.

Councillor Powell commented that, should the i-SITE proposal proceed, it would represent an increase in the level of service, with three sites rather than one, and with libraries offering longer opening hours. She considered it an option well worth investigating.

Deputy Mayor Redmond expressed support for the motion, noting that it would provide improved service levels across the district and more efficient use of resources. He indicated that he would like to see further information when the report returned to the Council.

Councillor Doody supported relocating the i-SITE to the libraries. She noted that during her JP duties in Oxford, many people came in seeking information about places to visit, and the library setting provided a valuable point of contact. She added that the required signage was not large enough to obstruct existing spaces.

4.2 **Draft Annual Plan 2026-2027 Special Consultative Procedure** – S Docherty (Strategy and Business Manager) and H Street (Corporate Planner)

H Street took the report as read, and there were no questions from elected members.

Moved: Councillor Ward Seconded: Mayor Gordon

THAT the Council:

(a) **Receives** Report No. 260511113183.

(b) **Receives** the Draft Annual Plan 2026 – 2027 Summary of Submissions and Officers' Recommendations (Trim 260511112787).

(c) **Notes** that consultation on the Draft Annual Plan 2026-2027 was undertaken between 20 March and 20 April 2026, resulting in 59 submissions and 209 associated submission points for Council consideration.

(d) **Notes** that all submissions were received during the consultation period of 20 March to 20 April 2026.

(e) **Notes** that 117 submission points (56% of all submission points received) included feedback on the four key topics outlined in the Consultation Document: Local Government Reform, Local Water Done Well, the Rangiora Eastern Link, and Council's Capital Programme.

(f) **Notes** that hearings were conducted on Thursday 7 May 2026, with 25 submitters appearing before Council. Paper copies of all submissions were distributed to Council members prior to the hearing session.

(g) **Notes** that staff are now finalising the Draft Annual Plan, acknowledging that Council may determine further changes through the deliberations process.

(h) **Notes** that the Council is scheduled to adopt the Annual Plan on 16 June 2026.

(i) **Circulates** the report to the Community Boards for their information.

CARRIED

Councillor Ward commented that the Council was fortunate to have such capable staff.

Councillor Mealings added that staff had done an excellent job.

4.2A **Consideration of submissions to the Draft Annual Plan 2026-2027**

Moved: Councillor Powell Seconded: Councillor Doody

THAT the Council:

(a) **Receive** all public submissions, **proforma**, noting that the decisions would be finalised at the end of the meeting.

(b) **Notes** that Councillors were welcome to suggest amendments to recommendations as each public submission point is discussed through the agenda.

(c) **Notes** minor wording changes to the public responses are considered by Councillor agreement as each submission is discussed through the agenda.

CARRIED

4.3 **Drainage – Utilities and Roading Department Staff Submission to the Draft 2026/27 Annual Plan** – J Recker (Stormwater and Waterways Manager), K Simpson (3 Waters Manager) and G Cleary (General Manager Utilities and Roading)

J Recker took the report as read.

Councillor Goldsworthy asked, in relation to the binary drive of utility relocation costs, whether the issue arose from mapping inaccuracies or whether staff were future-proofing by moving services to alternative locations. J Recker explained the reason for the increased costs, noting that staff aimed to strike a balance when setting budgets by identifying utilities as accurately as possible without being overly conservative. As projects progressed, staff undertook potholing to determine the exact location of utilities. It was during this stage that power and telecommunications services were often identified as more expensive to relocate. For these alignments, staff had budgeted based on the worst-case scenario.

Moved: Councillor Bartle Seconded: Councillor Doody

THAT the Council:

(a) **Receives** report No. 260504108497.

(b) **Approves** deferral of $178,700 of allocated budget from 2026/27 to 2028/29 for the Southbrook Pipeline – Southern Cross to Flaxton project.

(c) **Approves** additional LOS budget of $250,000 in 2026/27 and an additional $143,000 of renewals budget in 2026/27 for the Wiltshire/Green Pipework Upgrade Stage 2 project, for a total LOS budget of $674,035 and a total renewals budget of $143,000 in 2026/27.

(d) **Approves** additional LOS budget of $420,000 in 2026/27 for the Blackett Street Piping project, for a total LOS budget of $1,610,000 in 2026/27.

(e) **Approves** bringing forward and reallocating $130,000 from the 2027/28 Rangiora Network Discharge Consent Implementation Works budget to 2026/27 for the Railway Drain Treatment project for a total budget of $412,690.

(f) **Approves** reduction of $188,460 from the 2026/27 budget for the Three Brooks Enhancement – Middle Brook Tributary project.

(g) **Approves** bringing forward $140,000 from the Woodend Box Drain Treatment Facility Upgrade project budget from 2027/28 to 2026/27, resulting in a total budget of $165,000 in 2026/27.

(h) **Approves** additional LOS budget of $10,000 in 2026/27 for the Bay Road Drainage Upgrades project resulting in a total budget of $250,810.

(i) **Approves** bringing forward $50,000 from the Lehmans Road Stage 2 project budget from 2027/28 and 2028/29 to 2026/27 and advancing the remaining construction budget of $388,110 from 2028/29 to 2027/28 for the Lehmans Road Stage 2 project.

(j) **Approves** partial deferral of $421,150 from the Flannigans Drain Capacity Upgrades project construction budget from 2027/28 to 2028/29.

(k) **Approves** partial deferral of $264,100 from the Flannigans Drain Downstream Upgrade project construction budget from 2027/28 to 2028/29.

(l) **Approves** deferral of construction budget of $556,400 from 2026/27 to 2029/30 for the Mill Road Stormwater Management Area project.

(m) **Notes** potential for Council report in 2026/27 to bring forward $2,000,000 from the Rangiora Network Discharge Consent Implementation Works budget for a stormwater management area to treat runoff from the Newnham Street industrial area**.**

(n) **Notes** that the rating impact from the proposed budget changes is summarised below:

Project	Proposed Change	Average Rating Impact on Scheme	Average Rating Impact by Area (Drainage)	Average Rating Impact across District
Southbrook Pipeline – Southern Cross to Flaxton (Rangiora)	Deferral of $178,700 of allocated budget from 2026/27 to 2028/29	The deferral of capital works budgets will result in a slight reduction in rates for the 2027/28 financial year. However, since the overall total project budget remains unchanged, the long-term impact on rates will be minimal.		
Wiltshire / Green Pipework Upgrade Stage 2 (Rangiora)	Additional LOS budget of $250,000 in 2026/27	0.59% ($2.13 per connection) from 2027/28	0.18%	0.01%
	Additional $143,000 of renewals budget in 2026/27	Renewals funding is collected through depreciation, so this budget advancement has no impact on rates as the funding has already been recovered.		
Blackett Street Piping (Rangiora)	Additional LOS budget of $420,000 in 2026/27	1.0% ($3.57 per connection) from 2027/28	0.30%	0.02%
Railway Drain Treatment (Rangiora)	Bringing forward and reallocating $130,000 from the 2027/28 Rangiora Network Discharge Consent Implementation Works budget to 2026/27	0.31% ($1.11 per connection) from 2027/28 instead of 2028/29	0.09%	0.01%
Three Brooks Enhancement Project – Middle Brook Tributary (Rangiora)	Reduction of budget of $188,460 from the 2026/27 Three Brooks Enhancement – Middle Brook Tributary project budget	-0.45% (-$1.60 per connection) from 2027/28	-0.14%	-0.01%

Project	Proposed Change	Average Rating Impact on Scheme	Average Rating Impact by Area (Drainage)	Average Rating Impact across District
Woodend Box Drain Treatment Facility Upgrade Project (Coastal Urban)	Bringing forward $140,000 of project budget from 2027/28 to 2026/27	Bringing the budget forward will have minimal impact on rates, as the total project budget remains unchanged, and the project programme and completion date remain the same.		
Bay Road Drainage Upgrades (Oxford Urban)	Additional LOS budget of $10,000 in 2026/27	0.35% ($0.91 per connection) from 2027/28	0.01%	0.00%
Lehmans Road Stage 2 (District Drainage)	Bringing forward $50,000 of budget from 2027/28 and 2028/29 to 2026/27 and advancing the remaining construction budget of $388,110 from 2028/29 to 2027/28	2.37% ($0.82 per connection) from 2028/29 instead of 2029/30	0.24%	0.02%
Flannigans Drain Capacity Upgrades (Oxford Urban)	Partial deferral of $421,150 of construction budget from 2027/28 to 2028/29.	The deferral of capital works budgets will result in a slight reduction in rates for the 2027/28 financial year. However, since the overall total project budget remains unchanged, the long-term impact on rates will be minimal.		
Flannigans Drain Downstream Upgrade (Oxford Urban)	Partial deferral of $264,100 of construction budget from 2027/28 to 2028/29.			
Mill Road Stormwater Management Area (Ohoka)	Deferral of the available budget of $556,400 from 2026/27 to 2029/30			

(o) **Notes** that a detailed review of the draft 2026/27 Annual Plan budgets has been undertaken, and only essential changes have been proposed to confirm the project budgets and the deliverability of the overall programme, such that the net overall rating impact is minor.

(p) **Circulates** this report to the Community Boards for their information.

CARRIED

Councillor Bartle commented that it was a comprehensive report.

Councillor Doody congratulated staff on their work.

Mayor Gordon noted that he had received excellent feedback on the work completed on Percival Street and in Southbrook, and that the projects being finished a month ahead of schedule were greatly appreciated. He emphasised the importance of these works in ensuring the district remained ahead of its infrastructure needs.

4.4 **Water Supply - Utilities and Roading Department Staff Submission to the Draft 2026/27 Annual Plan** – C Fahey (Water and Wastewater Asset Manager), K Simpson (3 Waters Manager) and G Cleary (General Manager Utilities and Roading)

C Fahey took the report as read, and there were no questions from elected members.

Moved: Councillor Powell Seconded: Councillor Ward

THAT the Council:

(a) **Receives** Report No. 260428104508.

(b) **Approves** new partial renewal (62%), growth (13%) and level of service (25%) budget of $2,200,000 in 2026/27 to fund the renewal of the 200mm PVC water main on High Street Rangiora due to the very poor condition of the pipe that is at high risk of another failure occurring in the next few years with major consequences to the town centre businesses and properties when it fails.

(c) **Approves** reduction in the Rangiora Water Headworks Renewals budget from $785,250 to $261,750 in 2026/27 for the renewal of VSDs, harmonic filter and chlorine tank at the Southbelt and Ayer Street treatment plants. Noting that this will free up additional budget to fund the High Street Rangiora water main in 2027/28.

(d) **Approves** a new level of service budget of $40,000 to extend the existing 63mm PE rider main on the West Belt to improve the water level of service of the network. Noting that the timing of this work is to align with the upgrade of the West Belt/Oxford Road roundabout that has been planned for construction in 2026/27.

(e) **Approves** new growth budget of $35,000 to extend the 150 mm water main from the Bellgrove Rangiora development to Golf Link Road to cater for future growth. Noting that this work will be undertaken as part of the new subdivision works, which provide efficiencies and cost savings to Council, to complete this work at the same time rather than in the future.

(f) **Approves** bringing forward the growth budget of $405,000 from 2027/28 to 2026/27 to fund the design and construction of a section of the Lehmans and Oxford Road link main at the Lehmans/Oxford Road intersection. Noting that the timing of this work is to align with the construction of the new roundabout that has been planned for construction in 2026/27.

(g) **Approves** retaining growth budget of $500,000 for the design and construction of a new water booster pump station in 2026/27 and deferring the remaining $1,113,010 from 2026/27 to 2027/28 for the Mertons Road and Priors Road Water Servicing Project. Noting that the remaining planned works to extend the water network to service growth in the area has been deferred due to a pause on the proposed development activity in the area.

(h) **Approves** additional budget of $600,000 to enable the Woodend Water Renewals project on Main North Road (State Highway 1) to be completed in 2026/27. Noting that the water mains are overdue for renewal and not progressing, this work risks interruptions to the water supply due to failures occurring that will be costly to repair and likely to cause major disruptions due to the location of the water mains.

(i) **Approves** additional growth budget of $212,000 in 2027/28 to enable the new bore project to be completed for the Woodend-Pegasus water supply. Noting that this additional budget is required due to the unsuccessful drilling of the EQ4 bore which requires a new bore to be drilled to provide for redundancy and growth for the Woodend-Pegasus water supply.

(j) **Approves** additional renewals budget of $50,000 in 2026/27 to enable the electrical renewals at the Chinnerys WTP and Pegasus WTP, including VSD replacements and control system upgrades to be completed. Noting that this work is essential to ensure that the water supply is able to continue meeting compliance requirements and provide a level of service.

(k) **Approves an** additional partial level of service (95%) and growth (5%) budget of $95,000 in 2026/27 to enable the new bore two project to be completed for the Garrymere drinking water supply. Noting that this project is critical due to the water supply currently having no source redundancy, which has been identified as an unacceptable risk to Council.

(l) **Approves** reallocation of renewal budget of $421,161 in 2026/27, i.e. retain $104,700 in 2026/27 and defer $316,461 to 2027/28 to allow the Oxford Rural 1 Headworks Renewal project to be completed over 2 financial years. Noting that there is no change to the overall budget with the proposed budget reallocation.

(m) **Approves** reallocation of renewal budget of $125,640 from 2026/27, i.e. retain $75,640 in 2026/27 and defer $50,000 to 2027/28 to allow the Summerhill Headworks Renewals project to be completed over 2 financial years. Noting that there is no change to the overall budget with the proposed budget reallocation.

(n) **Approves** an additional level of service budget of $50,000 for the 2027/28 financial year to allow the Cust Storage Tank Pipework Configuration project to be completed over two financial years. Noting that the original budget had been based on an old estimate that has now been updated.

(o) **Notes** that the rating impact from the proposed budget changes are summarised below:

Project	Proposed Change	Average Rating Impact on Scheme	Average Rating Impact by Area (Water Supply)	Average Rating Impact across District
Rangiora High Street Water Main Renewal	New budget of $2,200,000 in 2026/27	3.48% ($16.26 per connection)	0.72%	0.12%
Rangiora Water Headworks Renewals	Reduction in budget from $785,250 to $261,750 in 2026/27	-0.87% (-$4.05 per connection)	-0.18%	-0.03%
West Belt Rider Main extension	New budget of $40,000 in 2026/27	0.07% ($0.31 per connection)	0.01%	0.00%
Golf Links Road Water Main Extension	New budget of $35,000 in 2026/27	Growth project Development Contribution funded.		

Project	Proposed Change	Average Rating Impact on Scheme	Average Rating Impact by Area (Water Supply)	Average Rating Impact across District
Lehmans and Oxford Road Link Main	Bringing forward $405,000 from 2027/28	Growth project Development Contribution funded.		
Merton Road and Priors Road Water Servicing	Retain $500,000 in 2026/27, deferring remaining $1,113,010 to 2027/28	Fully subsidised by developer		
Woodend Water Main Renewals	Additional budget of $600,000 in 2026/27	No rating impact due to sufficient renewal funds to cover additional budget request		
Woodend-Pegasus Source Upgrade	Additional budget of $212,000 in 2027/28	Growth project Development Contribution funded.		
Woodend-Pegasus Electrical Renewal	Additional budget of $50,000 in 2026/27	No rating impact due to sufficient renewal funds to cover additional budget request		
Garrymere Bore 2	Additional budget of $95,000 in 2026/27	3.1% ($125.54 per connection)	0.03%	0.00%
Oxford Rural 1 Headworks Renewals	Reallocation of budget from 2026/27, $104,700 in 2026/27 and $316,461to 2027/28	-2.21% (-$13.62 per connection)	-0.11%	0.02%
Summerhill Headworks Renewals	Reallocation of budget from 2026/27, $75,640 in 2026/27 and $50,000 to 2027/28	-1.04% (-$6.09 per connection)	-0.02%	0.00%
Cust storage tank pipework configuration	Additional budget of $50,000 in 2027/28	1.32% ($24.02 per connection)	0.02%	0.00%

(p) **Notes** that no additional budget has been requested for in this staff submission for upgrading the McPhedrons Bore 1 on the Oxford Rural 1 water supply should the hydrogeological assessment confirm that some physical modifications could be carried out to improve the nitrate levels of the bore, as information to inform this is not yet available at the time of the submission.

(q) **Notes** that no additional budget has been requested for in this staff submission for any upgrades that are required due to the DWQAR Level 3 rule changes that affect most of our drinking water supplies, due to the updated rules not yet being available at the time of the submission.

(r) **Notes** that no additional budget has been requested for in this staff submission for the additional cost that could be incurred for the Ohoka Water Treatment Plant land purchase if the new subdivision (PC31) were to proceed. This was agreed as a condition in the approved land purchase agreement.

(s) **Notes** that a detailed review of the draft 2026/27 Annual Plan budgets has been undertaken, and only essential changes have been proposed to confirm the project budgets and the deliverability of the overall programme, such that the net overall rating impact is minor.

(t) **Notes** that the net overall rating impact of the proposed changes to the Water supply budgets is 0.78%.

(u) **Circulates** this report to the Community Boards for their information.

CARRIED

Councillor Powell thanked staff for the report. He noted that the new budget for the Rangiora High Street project was impressive, given what staff had achieved within the overall budget. He acknowledged that the works would cause some disruption but considered the alternative — risking infrastructure failure —to be far worse.

Councillor Ward observed that a significant amount of work was underway and commented that it was good to see the High Street water main renewal progressing.

Mayor Gordon noted that the High Street water main renewal was an important project and that considerable planning would be required to manage the works effectively.

Councillor Cairns congratulated staff on the communication already provided to High Street retailers. He commented that it was encouraging to see staff proactively maintaining the district's core infrastructure.

4.5 **Wastewater – Utilities and Roading Department Staff Submission to the Draft 2026/27 Annul Plan** – C Fahey (Water and Wastewater Asset Manager), K Simpson (3 Waters Manager) and G Cleary (General Manager Utilities and Roading)

C Fahey took the report as read, and there were no questions from elected members.

Moved: Councillor Doody Seconded: Councillor McLaren

THAT the Council:

(a) **Receives** Report No. 260428104509.

(b) **Approves** new renewal budget of $40,000 in 2026/27 for renewal of wastewater pumps at Oxford WWTP.

(c) **Approves** new renewal budget of $20,000 in 2026/27 for renewal of wastewater pumps in Waikuku Beach at North Oval and Reserve Road WWPSs.

(d) **Approves** new renewal budget of $100,000 in 2026/27 for renewal of wastewater pumps at Rangiora WWTP EDS WWPS, Southbrook WWPS and Northbrook Waters WWPS.

(e) **Approves** new level of service budget of $50,000 for construction of generator shelter for the generator at the Rangiora WWTP EDS pump station**.**

(f) **Approves** new level of service budget of $60,000 for construction of a screenings bin shelter at the Woodend WWTP.

(g) **Approves** new Level of service budget of $60,000 for construction of a screenings bin shelter at the Kaiapoi WWTP.

(h) **Notes** that the rating impact from the proposed budget changes are summarised below:

Project	**Proposed Change**	**Average Rating Impact on Scheme**	**Average Rating Impact by Area (Wastewater)**	**Average Rating Impact across District**
Oxford Wastewater Pump Renewals	New renewal budget of $40,000 in 2026/27	There are sufficient renewal funds to cover additional budget and therefore no rating impact.		
Waikuku Beach Wastewater Pump Renewals	New renewal budget of $20,000 in 2026/27	There are sufficient renewal funds to cover additional budget and therefore no rating impact.		
Rangiora Wastewater Pump Renewals	New renewal budget of $100,000 in 2026/27	There are sufficient renewal funds to cover additional budget and therefore no rating impact.		
Generator Shelter at Rangiora WWTP EDS WWPS	New LOS budget of $50,000 in 2026/27	0.02% ($0.16 per connection)	0.02%	0.00%
Screenings Bin Shelter at Woodend WWTP	New budget of $60,000 in 2026/27	0.03% ($0.19 per connection)	0.02%	0.00%
Screenings Bin Shelter at Kaiapoi WWTP	New LOS budget of $60,000 in 2026/27	0.03% ($0.19 per connection)	0.02%	0.00%

(i) **Notes** that the dewatering budget of $1,055,730 available in 2025/26 for desludging of Kaiapoi WWTP Pond 2A will be carried over to the 2026/27 due to delays in letting of the desludging contract which has resulted in the contract expected to be completed only in the 2026/27 financial year.

(j) **Notes** that the Woodend WWTP UV upgrade project is likely to require additional budget in 2026/27 based on initial work that have been completed on assessment of options. However, there is insufficient information to inform budget changes at the time of the submission. Any future budget changes will be requested through a separate report to Council.

(k) **Notes** that no additional budget has been requested for extension of the existing wastewater network on Oxford Road (Oxford) to service a property that is currently located within the sewer rating area. This extension will be triggered when the property applies to connect to the wastewater network and will cost the Council approximately $50,000 to construct. If required, the new budget will be requested through a separate report to the Council

(l) **Notes** that a detailed review of the draft 2026/27 Annual Plan budgets has been undertaken and only essential changes have been proposed to confirm the project budgets and the deliverability of the overall programme, such that the net overall rating impact is minor.

(m) **Notes** that the net overall rating impact of the proposed changes to the Wastewater budgets is 0.08%.

(n) **Circulate** this report to the Community Boards for their information.

CARRIED

Councillor Doody thanked staff for the report.

4.6 **<u>Roading Staff Submission May 2026: Rangiora Eastern Link Road Summary of Submissions and Financial Implications</u>** – R Kerr (REL Programme Manager), J McBride (Roading and Transport Manager) and G Cleary (General Manager Utilities and Roading)

J McBride spoke to the report, noting that it presented a summary of submissions on the Rangiora Eastern Link and included a request to bring forward funding.

Councillor Powell questioned whether additional communication was needed to explain the reasons for the cost increase and noted that the project still required co-funding from the New Zealand Transport Agency before it could proceed to the construction phase.

Moved: Councillor Ward Seconded: Deputy Mayor Redmond

THAT the Council:

(a) **Receives** Report No. 260506109809.

(b) **Notes** the Business Case for the Rangiora Eastern Link for co-funding under the National Land Transport Plan has been submitted to the New Zealand Transport Agency (NZTA) and a decision on this is due shortly.

(c) **Notes** that the majority (58%) of consultation feedback was in favour of progressing the construction of the Rangiora Eastern Link, with 16% opposed.

(d) **Approves** advancing development of the detailed design, resource consenting and securing the land required for the project if NZTA co-funding is secured.

(e) **Approves** bringing forward $4.8 million to the 2026/27 Annual Plan for the project.

(f) **Notes** staff will provide the proposed procurement and delivery strategy for the project for Council consideration on 2 June 2026.

(g) **Notes** that additional work is underway to review the share development contributions in light of the increased growth areas in East Rangiora and this will be reported back to Council later this year.

(h) **Note**s that further funding decisions for the balance of the project will be made as part of the Long Term Plan 2027-37 process.

(i) **Notes** that Council will consider the scope and affordability of the project once detailed design and consenting are complete and the pre-tender estimate confirmed, expected to be in mid-2027.

CARRIED

Councillor Ward noted that the project was subject to NZTA funding. She observed that the Council had already received some funding to advance the project and that progressing the work would help keep costs down. She expressed her enthusiasm for the project.

Deputy Mayor Redmond stated that the question was not *if* the project would proceed, but *when*. He noted that the recent funding from the NZTA represented another small step forward. To reassure submitters, he confirmed that he would not support the link proceeding without co-funding from the Agency. Deputy Mayor Redmond highlighted that the project delivered a seven-to-one cost benefit to ratepayers under the current structure.

Mayor Gordon acknowledged the significant amount of work that had gone into the project and described the Council's decision to progress it as bold. He recognised Councillor Ward's strong advocacy and noted the value of engaging R Kerr to lead the project, along with the value-engineering work undertaken to ensure the proposal was realistic. While there had been cost increases, he noted that this reflected the current environment. Mayor Gordon agreed with Councillor Powell on the importance of clearly explaining the situation to the community.

Councillor Mealings commented that the project was critical and needed to proceed, describing the Council's approach as a proactive step.

In her right of reply, Councillor Ward thanked staff for supporting her when she sought to advance the project.

4.7 **Staff Submission to the Annual Plan 2026/27 – Roading Budgets** – J McBride (Roading and Transport Manager) and G Cleary (General Manager Utilities and Roading)

J McBride spoke to the report, noting that it sought approval for several additional changes to the roading budgets. She advised that the Tram Road / No. 10 Road intersection include an increased budget allocation, which remained subject to a further report. If approved, this would result in an additional expenditure of $155,600. The proposed changes would increase rates by 87 cents in the 2027/28 year.

Deputy Mayor Redmond noted the change to the budget for the Tram Road/No. 10 Road intersection and asked whether the recommendation reflected the increased amount. J McBride confirmed that the details were included in the public-excluded report scheduled later in the meeting.

Councillor Powell asked whether the proposed budget for a stock underpass covered only one underpass. J McBride confirmed that the budget allowed for a single underpass. She noted that two requests had been received and that it was unusual for the Council to receive applications for underpasses. Whether the projects progressed and the extent of Council contribution would depend on calculations based on road volumes.

Report 9.1 ''Staff Submission to the Annual Plan 2026/27 - Tram Road / No. Intersection Improvements" was taken at this time. The agenda order was retained in the Minutes to mitigate confusion.

CLOSED MEETING

The public excluded portion occurred from 9.56am to 10.26am.

OPEN MEETING

Following the public-excluded session, Councillor Powell asked about the Rangiora–Woodend Road improvements and the movement of $50,000 to the 2028/29 financial year. She noted that it was a dangerous intersection and that even basic improvements would be beneficial. J McBride confirmed that the budget in question related to widening and hazard removal, not to intersection improvements. She advised that $100,000 was allocated in the next financial year for the design of the intersection.

Moved: Councillor McLaren Seconded: Councillor Goldsworthy

THAT the Council:

(a) **Receives** Report No. 260504108577.

(b) **Approves** the proposed changes to capital budgets for the 2026-27 financial year as outlined in the following table:

Budget Name	Original 2026/27 Budget $	Proposed 2026-27 Budget $	Proposed 2027-28 Budget $	Comment
Land Purchase – Growth *Unsubsidised*	0	50,000	50,000	Developer Driven. High likelihood of need. Bring forward $50,000 from 27/28 to 26/27 (reduce 27/28 budget).
Cenotaph Corner	235,000	50,000	0	Likely need to upgrade the footpath outside the new BNZ corner building. Move budget of $185,000 to 28/29.
Stock Underpass Contribution	0	100,000	0	Two requests which are likely to generate requirement for Council share.
Tram Rd / No.10 Road - Intersection Upgrade	450,000	1,150,000	0	Estimated cost to undertake a full upgrade of the intersection including property purchase (subject to Council approval).
West Rangiora ODP	409,400	0	684,888	Move $409,400 from 26/27 out to 28/29 (total budget $637,696 in 28/29).
Rangiora Woodend Rd Improvements incl. Boys Rd (widen & hazard removal)	50,000	0	50,000	Move budget of $150,000 from 27/28 out to 28/29 (total budget $480,000 in 28/29). Timed with Woodend Bypass.
TOTALS	**$1,144,400**	**$1,300,000**		

(c) **Notes** that a review of Roading budgets has been undertaken to ensure the projects that are included within the budget are deliverable while still minimising any impacts to levels of service and ensuring we keep our commitments to NZ Transport Agency to deliver our programme of works as the co-funder of these projects.

(d) **Notes** that the result of these changes is an increase in capital expenditure in the 2026/27 financial year of $155,600.

(e) **Notes** that the Tram Road / No. 10 Road Intersection is the subject of a separate report and subject to Council approvals and NZ Transport Agency approval of co-funding allocation.

(f) **Circulates** this report to the Community Boards, for their information.

CARRIED

Councillor Goldsworthy commented that it made sense.

The meeting adjourned for refreshments at 10.51am and reconvened at 11.20am.

4.8 **Solid Waste – Utilities and Roading Department Staff Submission to the Draft 2026/27 Annual Plan** – K Waghorn (Solid Waste Manager) and G Cleary (General Manager Utilities and Roading)

Councillor Mealings sat back from the table and took no part in this report consideration.

K Waghorn took the report as read. She noted that staff had received advice from Transwaste indicating that their disposal and transportation charges had been affected by recent fuel price increases. These charges were now expected to exceed the previously provided indicative levels, which would, in turn, affect gate charges. As a result, staff recommended a substantial increase in gate charges.

G Cleary stated that staff had managed the increase within the accounts to the point where it added 0.02% to the total average rates increase, bringing the overall average increase to 4.99%.

Mayor Gordon asked what impact this would have on gate charges. K Waghorn advised that while staff had initially projected an increase of 2.7% to 3%, it was now looking more likely to be in the range of 5% to 5.5%.

In response to a question from Councillor Cairns, K Waghorn noted that the Council was selling compost bins at a price below retail. The Council charged only enough to cover its own costs, including overheads, and supported this approach to encourage residents to compost at home.

Moved: Councillor Ward Seconded: Mayor Gordon

THAT the Council:

(a) **Receives** Report No. 260428104569.

(b) **Approves** deferring the $270,000 budget allowance in the Waste Minimisation Account for the Southbrook resource recovery park upgrades PJ 101568 from 2026/27 to 2027/28.

(c) **Approves** deferring the $165,000 budget allowance in the Disposal Account for the Southbrook transfer station upgrades PJ 100843 from 2026/27 to 2027/28.

(d) **Notes** that these adjustments to capital works budgets do not have any rates implications in the 2026/27 financial year as they were being funded out of account surpluses.

(e) **Approves** increasing the GST-inclusive charges for WDC-branded rubbish bags as below:

i) Retail price from $4.00 to $4.10 per bag,
ii) Retail price from $20.00 to $20.50 per 5-pack,
iii) Retail price from $40.00 to $41.00 per 10-pack,
iv) Retail price from $97.50 to $100.00 per 25-pack, and
v) Wholesale price from $95.00 to $97.50 per 25-pack.

(f) **Approves** amending the following GL codes that are associated with WDC rubbish bag sales and purchases:

i) GL 10.400.020.1517 Refuse Bag Revenue increased from $304,070 to $309,880.
ii) GL 10.400688.2910 Refuse Bags increase from $17,530 to $22,870.

(g) **Notes** that this recommended 2.5% increase in bag charges has been set to recover a 30.5% increase in bag manufacturing costs owing to global oil price rises; and that the bag retail prices are set to fully recover the costs for manufacturing and delivery of the bags to retail outlets, their collection from kerbside and the disposal of the contents.

(h) **Approves** removing a $30,000 budget allowance for a Contestable Fund from the “Waste Minimisation Implementation” GL 10.402.261.2502 in the Waste Minimisation Account, reducing the operational budget from $218,894 to $188,894.

(i) **Notes** that the proposed budget adjustments do not have any rates implications and will not impact Development Contributions.

(j) **Circulates** this report to the Community Boards for their information.

CARRIED

Councillor Ward thanked staff for their hard work.

4.9 **Staff Submission – Rangiora Airfield 2026/27 Financial Year Budget Change Requests** – D Roxborough (Strategic and Special Projects Manager)

C Brown took the report as read.

Councillor Ward asked whether, in the event of a wet spring, staff would consider undertaking the re-grassing at that time rather than waiting until autumn. C Brown responded that it was not possible to predict whether there would be a wet spring. He noted that the recently sown grass had required irrigation due to the prolonged lack of rain, and that at this time of year, dew alone was insufficient to support growth. Undertaking the work in autumn was preferable, as it was typically followed by a wetter period that supported the development of a strong root structure.

Councillor Cairns questioned whether the Council might eventually reach a point where airfield users contributed substantially more, and ratepayers correspondingly less, than they currently did. C Brown noted that funding had been allocated for the next financial year to review the airfield's ownership structure and determine whether an alternative model could support a more business-oriented approach.

Moved: Deputy Mayor Redmond Seconded: Councillor Ward

THAT the Council:

(a) **Receives** Report No. 260429105555.

(b) **Notes** there is a separate report to the Annual Plan deliberations meeting regarding Airfield Governance, seeking additional annual operational budget of $20,000 per annum to the airfield activity budgets for the purposes of engagement of an Independent Chairperson for the proposed Rangiora Airfield User Group, subject to this role being confirmed via adoption of the recommendations in the separate Airfield Governance Review report.

(c) **Notes** that some of the current multi-year capital project budgets (completing next financial year) at the airfield are currently expected to be delivered significantly under budget, although the impact of this including negative rates impacts (i.e. net reductions) cannot be fully forecast at this time.

(d) **Approves** additional one-off capital budget (Levels of Service) of $30,000 in the 2026/27 financial year to augment the existing forecast carryover budget for the purposes of upgrading airfield operational area boundary fencelines in order to meet the requirements of CAA Part 139 and the previous Aeronautical Study findings; noting that this loan-funded addition has a rates impact of $0.10 per property, or 0.00% (i.e. negligible) points.

(e) **Approves** additional one-off capital budget (Levels of Service) of $45,000 in the 2026/27 financial year for the purposes of completing main runway 07 – 25 renovations (north side); noting that this loan-funded project has a rates impact of $0.15 per property, or 0.00% (i.e. negligible) points.

(f) **Approves** additional one-off operational budget of $20,000 in the 2026/27 year for the purposes of anticipated solicitor and professional fees associated with ongoing engagement with Daniel and Annette Smith Investments Ltd for the private Airpark Development, including such matters as Private Developer Agreements, Land Transfer Agreements, and Airfield Access Agreements; noting that this has a rates impact of $0.79 per property, or 0.02% points.

(g) **Notes** that a number of other proposed projects to improve safety and levels of service at the airfield are currently unbudgeted and will be subject to future requests to the forthcoming 2027/37 draft Long Term Plan process.

(h) **Notes** that future submissions to the Long Term Plan will also include additional budget requests in outer years for projects associated with the longer-term development plans for the airfield and also associated with the adjacent private Airpark development (e.g. eventual runway extensions).

CARRIED

Deputy Mayor Redmond commented that there had been significant activity at the Rangiora Airfield, including the appointment of the Airfield Manager and the introduction of a number of changes, as well as manuals, policies, and procedures. He believed the airfield was now being operated in line with best practice, which inevitably incurred costs. Deputy Mayor Redmond noted that several upgrades had already been completed, with others proposed. One of the additional costs related to the D Smith Development. He emphasised the importance of obtaining legal advice. While acknowledging that the airfield was subsidised by ratepayers, he did not foresee this changing in the near future, given current cost structures. He noted that staff were working to maximise returns from the airfield, but there were constraints.

Councillor Ward thanked staff for the report. She noted that the airfield had improved significantly in recent years and that the work of O Stewart, as Airfield Manager, had contributed greatly to this. Councillor Ward commented that the airfield was looking pristine and that the sealed driveway had made a substantial difference.

Mayor Gordon expressed support for the budget. He acknowledged the questions raised by Councillor Cairns, noting that similar concerns had been raised over several years regarding the cost of operating the airfield. He emphasised that while the Council owned the airfield, it was important that it remained a safe environment and that the rules set by the Civil Aviation Authority were adhered to. Mayor Gordon also acknowledged the work undertaken by O Stewart at the airfield.

4.10 **Rangiora Airfield Governance Review 2026** – D Roxborough (Strategic and Special Projects Manager)

Moved: Mayor Gordon Seconded: Deputy Mayor Redmond

THAT the Council lay the report on the table till the 2 June 2026 Council meeting.

CARRIED

4.11 **Annual Plan 2026/27 - Campgrounds Capital Budget Woodend Beach Campground Water Supply** – R Hawthorne (Property Unit Manager)

R Hawthorne took the report as read, noting that there was a requirement to upgrade the water supply under the Water Services Act 2021. The intention was to reallocate the budget previously assigned to Waikuku and Kairaki to fund this work.

Deputy Mayor Redmond asked, given that funds were being transferred to the Woodend Beach campground, what the lease term was. R Hawthorne advised that the lease with the Te Kōhaka Trust and with the campground operator ran until July 2031.

Deputy Mayor Redmond further asked whether the Council would likely seek an extension. R Hawthorne stated that ownership of improvements would revert to the Te Kohaka Trust in July 2031. On that basis, it was likely that the Council would step back from its involvement at that time.

Moved: Mayor Gordon Seconded: Councillor Cairns

THAT the Council:

(a) **Receives** Report No. (TRIM 260515116560).

(b) **Notes** the requirement for compliance with the Water Services Act 2021 by late 2030.

(c) **Approves** the transfer of transfer of $445,000 (unused capital budgets) from the Waikuku and Kairaki campgrounds to a new capital project for the Woodend Beach Campground, to support future water supply upgrades.

(d) **Approves** deferral of the sum of $445,000 currently being carried forward within the Camp Ground Capital Budget from the 2026 / 27 financial year to the following year, 2027/ 28.

(e) **Notes** this will allow more time for more detailed analysis and for Council to further consider options, financing and timing of any works through the 2027/28 Long Term Plan.

CARRIED

4.12 **Fees and Charges – Adoption of Fees and Charges Schedule for 2026/2027** – M Harris (Customer Services Manager)

M Harris spoke to the report, noting that it sought adoption of the fees and charges for the 2026/27 financial year. She advised that there were several changes from the schedule consulted on, including the Building Research Association Levy becoming subject to GST from 1 July, as well as adjustments arising from changes to the solid waste budget.

Councillor Bartle observed that the plasterboard gate charges for all vehicles, based on weight, had decreased and asked whether this was correct. M Harris confirmed that some of the solid waste charges had been reduced.

Councillor Powell noted that there was no proposed increase for the Kaiapoi Marine Precinct and asked whether any advice had been received from Greenspace regarding this. M Harris explained that business units did not always increase or adjust their fees each year.

Moved: Mayor Gordon Seconded: Councillor Goldsworthy

THAT the Council:

(a) **Receives** Report No.260512114341.

(b) **Approves** the attached schedule of fees and charges to be included in the Annual Plan 2026/2027, to take effect from 1 July 2026 (TRIM: 260514116098). Incorporating changes to the solid waste charges approved at the 26 May 2026 meeting.

(c) **Notes** that the Building Research Association building levy becomes subject to GST from 1 July 2026.

CARRIED

Mayor Gordon thanked staff and acknowledged the work undertaken by the Customer Services team, particularly in managing interactions with more challenging individuals.

Councillor Goldsworthy expressed his appreciation for the sensible approach taken.

4.13 **Budgeted Carry Forwards from 2025/26 to 2026/27 Financial Year** – P Christensen (Finance Manager)

P Christensen spoke to the report, noting that it provided an update to the budget for projects originally intended to be completed in the 2025/26 financial year which would not be finished as planned, and that the associated budgets therefore needed to be carried over to the 2026/27 year.

Moved: Councillor McLaren Seconded: Councillor Bartle

THAT the Council:

(a) **Receives** report No. 260515112785.

(b) **Adopts** the carry forwards as listed (260513114645) for inclusion in the 2026-27 Annual Plan.

(c) **Notes** the rates impact of the carry forwards is to reduce rates by an estimated 0.17% in 2026-27.

CARRIED

5 CONSIDERATION OF SUBMISSIONS TO THE DRAFT ANNUAL PLAN 2026-2027

Moved: Councillor Mealings Seconded: Councillor McLaren

THAT the Council:

(a) **Resolves** that all proforma recommendations be adopted as per the debate and motion that occurred during the meeting.

CARRIED

1. CHANGES TO LOCAL GOVERNMENT

1.1 Changes to Local Government

AP2026.006.1, Pegasus Residents Group INC

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council supports the rates' affordability and therefore a rates targeted model in principle. This is because we are committed to keeping rates affordable for our community and have a proven track record of doing so. Any rates target model should be viable, workable, and enable core services and functions to be provided while also providing an opportunity for communities to have a say on the services and functions that are provided.

CARRIED

1.2 Changes to Local Government

AP2026.010.2, Drucilla Kingi-Patterson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council acknowledges the link between local government reforms and resource management reforms.

CARRIED

1.3 Changes to Local Government

AP2026.015.1, Kristine Price
AP2026.017.1, John Peddie

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council recognises that any proposed changes to local government should focus on improving how public services are planned, funded, and delivered for the benefit of local communities, while carefully managing costs and maintaining service quality for the community.

CARRIED

1.4 Changes to Local Government

AP2026.018.1, Graham Cutts

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** in April 2025, the Council provided feedback to Local Government New Zealand that supports recommendations to increase participation in elections by reviewing methods of informing voters of their choices.

CARRIED

1.5 Changes to Local Government

AP2026.019.1, David Prosser

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** this positive feedback on affordability and infrastructure planning.

(c) **Notes** the Council recognises that any proposed changes to local government should focus on improving how public services are planned, funded, and delivered for the benefit of local communities, while carefully managing costs and maintaining service quality for the community.

(d) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community. Council also wants our communities to thrive and have healthy environments, quality infrastructure, vibrant economies, and housing that is affordable.

CARRIED

1.6 Changes to Local Government

AP2026.021.1, Heather Woods

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Simplifying Local Government proposal will require Combined Territorial Boards to work on Regional Reorganisation Plans to improve efficiency, strengthen collaboration across councils, and ensure decisions are made closer to communities.

(c) **Notes** the Council supports the intent of the Infrastructure Funding and Financing Amendment Bill and is supportive of unlocking growth.

CARRIED

1.7 Changes to Local Government

AP2026.022.1, Tessa Warburton

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the opportunity to modernise the local government sector is welcomed; however, recent Council submissions to central government have raised concerns about the ambitious scale and pace of reform and the risk of unintended consequences, particularly alongside the concurrent resource management reform programme. Council's focus will be ensuring that any changes deliver practical benefits for our residents, businesses, and farmers while continuing to protect the unique character and environment of our District.

CARRIED

1.8 Changes to Local Government

AP2026.024.1, Glen Blake

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledge** that rates increases impact on the budgets of people in the community, and that significant work has been undertaken to keep the rates increase as low as possible while providing for continued growth, and maintaining current levels of service for the community.

(c) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community, and will continue to undertake this advocacy work.

CARRIED

1.9 Changes to Local Government

AP2026.025.1, Neil Wilkinson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the proposed Regional Reorganisation Plans may prompt discussion about combining services or even amalgamating councils, potentially reshaping how local government is structured in the future.

CARRIED

1.10 Changes to Local Government

AP2026.033.1, Woodend Sefton Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's recognition of the opportunity these reforms may present to modernise the local government system and to improve how it responds to the needs of communities.

(c) **Agrees** with the Board's view that meaningful reform must be supported by changes to the current funding framework.

(d) **Acknowledges** and values the Board's ongoing commitment to the wellbeing of the Woodend–Sefton community and its role in ensuring that local perspectives are effectively communicated to decision makers. Strong local representation and advocacy remain important as reforms are developed and implemented.

CARRIED

1.11 Changes to Local Government

AP2026.034.1, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** the view that mayors are primarily elected to represent their local communities and that this could create challenges in balancing district-specific priorities with broader regional interests. The potential impacts on cohesive regional planning, inter-district relationships, and decision-making dynamics are important considerations.

(c) **Notes** the Board's concerns about voting arrangements on CTBs, including the potential for population-weighted voting to disadvantage smaller districts and limit equitable representation. Ensuring that regional governance arrangements appropriately reflect both population size and the needs of smaller or less urbanised communities is a key issue raised through consultation.

(d) **Acknowledges** that structural change proposals can give rise to uncertainty and concern about longer-term implications for local identity, representation, and autonomy.

CARRIED

1.12 Changes to Local Government

AP2026.035.1, Mark Maxwell

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that pressures on infrastructure, housing, and resilience—particularly in large urban centres—are part of ongoing national discussions about the sustainability of current arrangements.

CARRIED

1.13 Changes to Local Government

AP2026.040.1, Brett Nasmith

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** the submitters concerns about the level of central government influence over local decision-making, the risks associated with delayed or insufficient investment, and the potential long-term cost impacts of under-investment.

(c) **Notes** the submitters opposition to any potential amalgamation of district councils and concerns based on lived experience of the Auckland local government reorganisation. The Council acknowledges that amalgamation and structural reform proposals can raise significant concern for communities, particularly regarding local identity, service levels, accountability, and cost impacts.

CARRIED

1.14 Changes to Local Government

AP2026.042.1, Details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Agrees** that any changes arising from national reforms should be implemented in a way that is proportionate, well-reasoned, and focused on delivering tangible benefits for the community.

CARRIED

1.15 Changes to Local Government

AP2026.047.1, Oxford-Ohoka Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council recognises that any proposed changes to local government should focus on improving how public services are planned, funded, and delivered for the benefit of local communities, while carefully managing costs and maintaining service quality for the community.

(c) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community, and will continue to undertake this advocacy work.

CARRIED

1.16 Changes to Local Government

AP2026.049.1, Ross Williams
AP2026.052.1, Martin Pinkham
AP2026.054.1, Heather Thomas
AP2026.060.1, details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the opportunity to modernise the local government sector is welcomed; however, recent Council submissions to central government have raised concerns about the ambitious scale and pace of reform and the risk of unintended consequences, particularly alongside the concurrent resource management reform programme. Our focus will be ensuring that any changes deliver practical benefits for our residents, businesses, and farmers while continuing to protect the unique character and environment of our District.

CARRIED

1.17 Changes to Local Government

AP2026.051.1, Dave Trayner

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the opportunity to modernise the local government sector is welcomed; however, recent Council submissions to central government have raised concerns about the ambitious scale and pace of reform and the risk of unintended consequences, particularly alongside the concurrent resource management reform programme. Our focus will be ensuring that any changes deliver practical benefits for our residents, businesses, and farmers while continuing to protect the unique character and environment of our District.

(c) **Notes** that any rates cap should be viable, workable, and enable core services and functions to be provided while also providing opportunity for communities to have a say on the services and functions that are provided.

CARRIED

1.18 Changes to Local Government

AP2026.055.1, Eve Wood

THAT the Council:

(a) **Receives** this submission point.

(b) **Supports** the principle that growth should pay for growth to the greatest extent practicable, and that development should contribute fairly to the infrastructure and services needed to support it.

(c) **Notes** that schools are planned, funded, and delivered by central government agencies (primarily the Ministry of Education). While the Council can advocate and work closely with central government to support timely education provision in growth areas, it does not have the statutory role to require a developer to deliver a school.

CARRIED

1.19 Changes to Local Government

AP2026.057.1, North Canterbury Province of Federated Farmers

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** the breadth of issues raised, including governance scale, boundary alignment, service delivery clarity, environmental management, local representation, and central–local government relationships.

(c) **Notes** many of the points raised reflect long-standing debates within the local government sector about how best to balance scale, efficiency, accountability, and local voice.

CARRIED

1.20 Changes to Local Government - Changes to Regional Councils

AP2026.002.1, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council shares the view that any consideration of change should focus on opportunities to improve how public services are planned, funded, and delivered for the benefit of the Waimakariri District, while carefully managing costs and protecting service quality for our community.

(c) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community, and will continue to undertake this advocacy work.

CARRIED

1.22 Changes to Local Government - Changes to Regional Councils

AP2026.010.1, Drucilla Kingi-Patterson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council recognises that any proposed changes to local government should focus on improving how public services are planned, funded, and delivered for the benefit of local communities, while carefully managing costs and maintaining service quality for the community.

(c) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community, and will continue to undertake this advocacy work.

CARRIED

1.23 Changes to Local Government - Resource Management Act (RMA)

AP2026.043.1, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's view.

CARRIED

1.24 Changes to Local Government - Resource Management Act (RMA) - Quarry in Loburn

AP2026.034.2, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that Council staff and the community will need to carefully negotiate the legislation produced under the RMA reforms.

CARRIED

1.25 Changes to Local Government - Rates Capping

AP2026.002.3, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council supports the rates affordability and therefore a rates targeted model in principle.

(c) **Notes** that any rates cap should be viable, workable, and enable core services and functions to be provided while also providing opportunity for communities to have a say on the services and functions that are provided.

CARRIED

1.26 Changes to Local Government - Rates Capping

AP2026.034.3, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that any rates cap should be viable, workable, and enable core services and functions to be provided while also providing opportunity for communities to have a say on the services and functions that are provided.

CARRIED

1.27 Changes to Local Government - Rates Capping

AP2026.043.2, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's view that mandated limits on rate increases would significantly constrain the Council's ability to respond to growth pressures, maintain and renew essential infrastructure, and respond to unplanned events such as emergencies.

(c) **Notes** that any rates cap should be viable, workable, and enable core services and functions to be provided while also providing opportunity for communities to have a say on the services and functions that are provided.

(d) **Acknowledges** the Board's comments regarding the impacts of inflation, fuel costs, and other external factors that can be difficult to accurately forecast over long planning horizons.

CARRIED

1.28 Changes to Local Government - Infrastructure and Financing Amendment Bill

AP2026.034.4, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that improving the efficiency and accessibility of funding mechanisms has the potential to help unlock growth where it is appropriately planned and supported by infrastructure.

CARRIED

1.29 Changes to Local Government - Infrastructure and Financing Amendment Bill

AP2026.043.3, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) A**cknowledges** that maintaining distinct community character and place-based identity is an important consideration alongside accommodating growth.

CARRIED

1.30 Changes to Local Government - Development Levies

AP2026.002.2, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council supports the Local Government (Infrastructure Funding) Amendment Bill's intent to ensure growth pays for growth and to maximise cost recovery of growth-related costs through development levies. This was recognised in the recent submission to central government on supporting growth through a development levies system.

(c) **Notes** the detailed information about how development levies are to be determined is not yet available. The Council has requested that all councils be able to provide feedback when this is available.

CARRIED

1.31 Changes to Local Government - Development Levies

AP2026.034.5, Rangiora Ashley Community Board
AP2026.043.4, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** support for the principle of "growth paying for growth" whilst ensuring alignment with the District's community outcomes.

CARRIED

1.32 Changes to Local Government - Waimakariri's View

AP2026.034.6, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council recognises that any proposed changes to local government should focus on improving how public services are planned, funded, and delivered for the benefit of local communities, while carefully managing costs and maintaining service quality for the community.

(c) **Notes** that the Council advocates regularly on topics of relevance to Central Government, on behalf of the Waimakariri and our community, and will continue to undertake this advocacy work.

CARRIED

1.33 Changes to Local Government - Waimakariri's View

AP2026.043.5, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** the Board's view that greater financial support from central government is necessary to enable councils to sustainably deliver services and infrastructure.

(c) **Agrees** that funding issues, including the return of GST collected on rates and equitable cost-sharing for services utilised by central government agencies, remain long-standing matters of concern for the local government sector.

CARRIED

2. LOCAL WATER DONE WELL

2.1 Local Water Done Well

AP2026.002.4, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** the Water Services unit as part of economic regulation will be required to publish annual costs and from November 2027 will be publishing an annual report.

CARRIED

2.2 Local Water Done Well

AP2026.006.2, PEGASUS RESIDENTS GROUP INC
AP2026.015.2, Kristine Price
AP2026.018.2, Graham Cutts
AP2026.019.2, David Prosser
AP2026.024.2, Glen Blake
AP2026.042.2, Details withheld
AP2026.060.2, details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

CARRIED

2.3 Local Water Done Well

AP2026.017.2, John Peddie

THAT the Council:

(a) Receives this submission point.

(b) Notes the support for continuing to invest in the future of our water services.

CARRIED

2.4 Local Water Done Well

AP2026.021.2, Heather Woods

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** the importance of providing reliable water services to our community.

CARRIED

2.5 Local Water Done Well

AP2026.022.2, Tessa Warburton

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the concerns raised by the submitter on the pollution of groundwater and waterways.

(c) **Notes** that discharges that influence nitrate levels in groundwater are managed by Environment Canterbury rather than the Waimakariri District Council.

(d) **Notes** that the nitrate levels in all of the Council's public drinking water supplies remain within the limits set by the Drinking Water Standards.

CARRIED

2.6 Local Water Done Well

AP2026.025.2, Neil Wilkinson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** the support for collaborating with other councils.

CARRIED

2.7 Local Water Done Well

AP2026.033.2, Woodend Sefton Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's acknowledgement of the Council's efforts and investment in water services.

CARRIED

2.8 Local Water Done Well

AP2026.034.7, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's acknowledgement of the Council's efforts and investment in water services.

(c) **Notes** the Board's concern regarding the smaller rural water supply schemes.

(d) **Notes** that the upcoming rating review proposed as part of the 2027-37 Long Term Plan will provide the opportunity to consider alternative approaches to how costs for water services are rated for across different schemes.

CARRIED

2.9 Local Water Done Well

AP2026.036.1, Dawn Maley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the feedback regarding the importance of local water down well being successful.

CARRIED

2.10 Local Water Done Well

AP2026.043.6, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** that currently the Council requires that properties wishing to connect to reticulation cover the costs of doing so. Any financial incentives to connect would mean that some costs of connection would need to fall upon existing residents on that scheme, which potentially could be seen as inequitable.

CARRIED

2.11 Local Water Done Well

AP2026.046.1, Ben Smith

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Oxford WWTP upgrade is included in the Annual Plan.

(c) **Notes** that the Oxford WWTP upgrade project is currently in the investigation phase and is on-track for the design to commence in 2027/28 as per the programme set out in the LTP and WSDP.

CARRIED

2.12 Local Water Done Well

AP2026.047.2, Oxford-Ohoka Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the rating review which is proposed to be considered as part of the 2027-37 Long Term Plan process will provide the opportunity for the Council to consider water rating arrangements.

(c) **Notes** that the rating review can be undertaken in parallel with the establishment of the new water services business unit.

CARRIED

2.13 Local Water Done Well

AP2026.049.2, Ross Williams

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** that the Council is not currently considering a system to harvest and storage water from the Waimakariri River on a large scale.

CARRIED

2.14 Local Water Done Well

AP2026.051.2, Dave Trayner

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** that the options to work with Kaikoura and Hurunui were originally explored, however ultimately it was concluded that different approaches suited the different councils.

CARRIED

2.15 Local Water Done Well

AP2026.052.2, Martin Pinkham

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that while the Castalia report did present areas where some efficiencies may be gained, it is important to note that it did not cover the loss of efficiency that would be expected on the remainder of the Council, should water services be removed from Council entirely, and that on-balance it was assessed that the business unit model was the most efficient model for the Council overall, as was supported by the majority of the submitters at the time.

(c) **Notes** that different councils with different circumstances and debt levels are expected to reach different conclusions in terms of the model that best suits them, and as a result while the Council Controlled Organisation Model (CCO) was determined to be best suited to Kaikoura and Hurunui, this does not mean it was the model that best suited Waimakariri.

(d) **Notes** that Council will continue to make sound investment in its water services under the governance of its elected members.

CARRIED

2.16 Local Water Done Well

AP2026.054.2, Heather Thomas

THAT the Council:

(a) **Receives** this submission.

(b) **Notes** the support for the in-house water services business unit.

(c) **Notes** that the Council understands the desire from some residents to have chlorine free water, and remains in discussions with the Drinking Water Authority-Taumata Arowai regarding possible pathways to chlorine free water, and while a pragmatic pathway has not yet been identified, the Council will continue to monitor and engage with the regulator on this matter.

CARRIED

3. RANGIORA EASTERN LINK (REL) UPDATE

3.1 Rangiora Eastern Link Update

AP2026.002.5, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(c) **Notes** the submitters comments around transparency and that decision making reports related to the Rangiora Eastern Link, including the Business Case, are publicly available on Council's website.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(e) **Notes** that this project is funded across a number of areas (Levels of Service, Growth and NLTP co-funding), with a set funding split across the different funding areas. Any increases (or decreases) in cost will need to be equally shared across all areas and cannot be all directed to one specific area. It is also noted that putting all the risk onto contractors will result in higher costs at the tender box, likely driving the overall price higher.

(f) **Acknowledges** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

CARRIED

3.2 Rangiora Eastern Link Update

AP2026.003.1, Kathryn Clarke

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(e) **Notes** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

CARRIED

3.3 Rangiora Eastern Link Update

AP2026.006.3, PEGASUS RESIDENTS GROUP INC

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(c) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(d) **Notes** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

CARRIED

3.4 Rangiora Eastern Link Update

AP2026.010.3, Drucilla Kingi-Patterson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

CARRIED

3.5 Rangiora Eastern Link Update

AP2026.012.1, Stuart Jenkins

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter’s support for the project.

(c) **Notes** the submitter’s concerns about right-turning traffic on Bellgrove Boulevard.

(d) **Notes** that there is space for a right turning vehicle to move to the centre of the road (between the planted medians) before turning.

(e) **Notes** that Bellgrove Boulevard will be monitored as future stages progress and the road is connected through to Coldstream Road, and that should further road marking or improvements be required, then they would be implemented at the time.

CARRIED

3.6 Rangiora Eastern Link Update

AP2026.014.1, Mike Paulsen

THAT the Council:

(a) **Receives** this submission point.

(b) N**otes** the submitters support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(e) **Notes** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

CARRIED

3.7 Rangiora Eastern Link Update

AP2026.015.3, Kristine Price

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(e) **Notes** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

CARRIED

3.8 Rangiora Eastern Link Update

AP2026.017.3, John Peddie

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the Rangiora Eastern Link Road.

(c) **Notes** the request for safe cycle and pedestrian crossing provision.

(d) **Notes** that walking and cycling connectivity, including crossing points at intersections, will be considered through detailed design and safety-in-design processes.

(e) **Notes** that provision for active modes is an important part of the corridor's role as an urban connector.

CARRIED

3.9 Rangiora Eastern Link Update

AP2026.018.3, Graham Cutts

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's broader concerns about growth, road condition, car parking and traffic management in Rangiora.

(c) **Notes** that decisions on housing growth have been made through the District Plan process and are outside the scope of this Annual Plan submission topic.

(d) **Notes** that town centre parking improvements are planned for and included in the Long Term lan, as are improvements to park-and-ride facilities.

(e) **Notes** that the Rangiora Eastern Link is intended to manage the transport effects of planned growth and provide an alternative route to reduce pressure on Southbrook Road.

CARRIED

3.10 Rangiora Eastern Link Update

AP2026.019.3, David Prosser

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support our growing districts needs.

(d) **Notes** that should co-funding not be approved through the National Land Transport Plan (NLTP), then further Community feedback would need to be sought.

(e) **Notes** that costs of construction continue to increase over time, and therefore further delays are likely to result in further cost increases.

(f) **Notes** that the current proposal allows for a fit for purpose road with "no frills".

(g) **Notes** further consideration will be given to opportunities to improve signage for this route.

CARRIED

3.11 Rangiora Eastern Link Update

AP2026.011.1, Jayne Rattray

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's comments on making better use of Rangiora Woodend Road and the existing Woodend route.

(c) **Notes** that improvements to the (current) SH1/Rangiora-Woodend Rd intersection sits with NZ Transport Agency as the State Highway road controlling authority but this is likely to be transferred to Council on completion of the Woodend Bypass Project.

(d) **Notes** that the Woodend route and Woodend Bypass may provide benefits for some northern Rangiora, Ashley and Loburn trips, however does not remove the need for the Rangiora Eastern Link, where the majority of trips originate from within Rangiora rather than as a through route from the north.

(e) **Notes** that the Rangiora Eastern Link Road has been assessed through a Business Case process as the preferred option to address Southbrook congestion, providing an additional connection for East Rangiora growth areas, and improving access to Southbrook and Lineside Road.

CARRIED

3.12 Rangiora Eastern Link Update

AP2026.021.3, Heather Woods

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters comments on a User Pays system for local infrastructure.

(c) **Notes** that this would be extremely difficult and costly to administer, and is not considered viable at this time.

(d) **Notes** that the project will be funded from a number of areas including Levels of Service (Rates), Growth (through Development Contributions) and co-funding through the National Land Transport Plan (subject to funding approvals).

CARRIED

3.13 Rangiora Eastern Link Update

AP2026.023.1, Robert Devlin

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's qualified support for the project.

(c) **Notes** the concerns about MacPhail Avenue carriageway width, parking bays, emergency service access and possible public transport use.

(d) **Note** that the carriageway width of McPhail Avenue is 11.5m which is wider than the minimum width for a Collector Road in the District Plan (10.2m)

(e) **Notes** that school provision is not determined through the Rangiora Eastern Link project and is the responsibility of the Ministry of Education, however school travel demand and safe access are relevant transport planning considerations.

(f) **Notes** that the Rangiora Eastern Link corridor and connecting roads must operate safely as urban growth proceeds.

CARRIED

3.14 Rangiora Eastern Link Update

AP2026.024.3, Glen Blake

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's concern about cost increases and the need for active cost management.

(c) **Notes** that the Business Case includes a revised cost estimate, risk assessment, value-for-money review and no-frills scope assessment.

(d) **Notes** that the project should only proceed to construction if NZTA co-funding is approved and there will be a second gateway at the end of design to ensure that the cost remains affordable.

(e) **Notes** the concerns about the risk of moving congestion further south on to Lineside Road.

(f) **Notes** that traffic modelling has confirmed that there will be some increase in congestion at the Lineside Rd/State Highway One interchange, however the delays are materially lower than the time savings, due to the Rangiora Eastern Link not passing through Southbrook and Rangiora.

CARRIED

3.15 Rangiora Eastern Link Update

AP2026.025.3, Neil Wilkinson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support growth.

(d) **Notes** that construction remains subject to NZTA co-funding approval.

(e) **Notes** that further delays are likely to increase project cost.

CARRIED

3.16 Rangiora Eastern Link Update

AP2026.029.1, John Roy

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's concern about traffic, including heavy vehicles, using streets that are or will be residential in character.

(c) **Notes** that the corridor has been planned as an urban connector through East Rangiora and will need to balance movement, safety and local amenity.

(d) **Notes** that detailed design will address speed environment, intersection form, walking and cycling provision and access management.

(e) **Notes** that the Rangiora Eastern Link is intended to reduce pressure on Southbrook Road while providing access for planned growth, not to create an unmanaged heavy vehicle route through residential streets.

(f) **Notes** that the Rangiora Eastern Link is not a bypass, and that Southbrook will remain a destination for heavy vehicles servicing industrial and commercial business in the area, as such this will not remove all heavy trucks from Southbrook Road.

CARRIED

3.17 Rangiora Eastern Link Update

AP2026.033.3, Woodend Sefton Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's broad support for the need to invest in transport infrastructure and relieve Southbrook congestion.

(c) **Notes** the Board's concern about the increase in estimated project cost.

(d) **Notes** that Council's current position is that the project should not proceed to construction without NZTA co-funding.

(e) **Notes** that the Business Case includes the updated estimate, funding structure, risk allowance and affordability assessment.

(f) **Notes** that the NZTA co-funding if approved will be for the pre-implementation phase initially with a second gateway at the end of detailed design for both NZTA and Council to consider funding the construction phase.

CARRIED

3.18 Rangiora Eastern Link Update

AP2026.034.8, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Board's support for the Rangiora Eastern Link, subject to NZ Transport Agency co-funding being secured.

(c) **Notes** the Board's concerns about cost escalation.

(d) **Notes** that improvements to the Townsend/Fernside/Flaxton route and Skew Bridge are included within the Long Term Plan, subject to NZ Transport Agency co-funding.

(e) **Notes** that improvements at the Lineside Road crossings require coordination with both NZ Transport Agency and KiwiRail, as well as funding commitment.

(f) **Notes** that these improvements have merit as complementary network projects but do not replace the need for theRangiora Eastern Link.

(g) **Notes** that the Rangiora Eastern Link remains the project identified in the Business Case to address Southbrook congestion and provide for planned East Rangiora growth.

CARRIED

3.19 Rangiora Eastern Link Update

AP2026.036.2, Dawn Maley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for measures that ease congestion into Rangiora.

(c) **Notes** that the Rangiora Eastern Link is intended to reduce pressure on Southbrook Road and improve access to East Rangiora and Southbrook.

(d) **Notes** that construction remains subject to NZ Transport Agency co-funding approval.

CARRIED

3.20 Rangiora Eastern Link Update

AP2026.037.1, Olwen Glanville

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's preference for investment in the Flaxton/Fernside/Townsend/Skew Bridge route.

(c) **Notes** that improvements to that route may have separate safety, resilience and access benefits and can be considered through the wider transport programme.

(d) **Notes** that the Skew Bridge route is not a direct substitute for the Rangiora Eastern Link because it does not provide the planned East Rangiora north-south connection or address the same Southbrook and growth-access problems.

CARRIED

3.21 Rangiora Eastern Link Update

AP2026.042.3, Details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for investment in transport infrastructure.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support growth.

(d) **Notes** that construction of the Rangiora Eastern Link remains subject to NZ Transport Agency co-funding approval.

CARRIED

3.22 Rangiora Eastern Link Update

AP2026.043.7, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Community Board's broad support for the Rangiora Eastern Link and its concerns about cost and congestion benefits.

(c) **Notes** the request to reconsider the priority of Skew Bridge and to provide grade-separated or otherwise safe walking and cycling access in any future bridge design.

(d) **Notes** that Skew Bridge is a separate network project and may be considered through the wider transport programme.

(e) **Notes** that Skew Bridge improvements do not remove the need for the Rangiora Eastern Link to serve East Rangiora growth and reduce pressure on Southbrook Road.

(f) **Notes** that walking and cycling provision should be considered in any future Skew Bridge project scope.

CARRIED

3.23 Rangiora Eastern Link Update

AP2026.044.3, Sandra Stewart

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's opposition to the REL and preference for Skew Bridge, demand management and tolling.

(c) **Notes** that the Business Case assessed options and identified the Rangiora Eastern Link as the preferred response to Southbrook congestion and East Rangiora growth.

(d) **Notes** that the project is estimated to deliver a positive economic return, including a BCR of 3.3, subject to the funding and scope assumptions in the Business Case.

(e) **Notes** that local congestion pricing or tolling on Southbrook/Lineside Road is not considered a practical or proportionate alternative for this project at this time.

CARRIED

3.24 Rangiora Eastern Link Update

AP2026.047.3, Oxford-Ohoka Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Community Board's reluctant support for the Rangiora Eastern Link subject to NZ Transport Agency co-funding and cost control.

(c) **Notes** the concern that earlier consultation occurred with less developed information than is now available.

(d) **Notes** that the Business Case has now been completed, endorsed by Council and submitted to NZ Transport Agency.

(e) **Notes** that construction should not proceed without NZ Transport Agency co-funding.

(f) **Notes** that further cost escalation will need to be managed through detailed design, scope control, procurement and governance processes.

CARRIED

3.25 Rangiora Eastern Link Update

AP2026.049.3, Ross Williams

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for early delivery.

(c) **Notes** that timely delivery can reduce exposure to further escalation.

(d) **Notes** that construction remains dependent on NZ Transport Agency co-funding.

(e) **Notes** that Council will need to balance timely delivery with affordability, debt and procurement risk.

CARRIED

3.26 Rangiora Eastern Link Update

AP2026.050.1, Maureen Matthews

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's concerns about debt, interest rates, environmental effects, flooding and population growth assumptions.

(c) **Notes** that the Business Case includes funding, affordability, risk and value-for-money assessments, and that the funding structure is designed to minimise reliance on general rates.

(d) **Notes** that growth assumptions are based on the adopted District Plan and Greater Christchurch planning context, which provide for substantial East Rangiora growth.

(e) **Notes** that flooding and environmental effects will continue to be addressed through design, consenting and mitigation.

CARRIED

3.27 Rangiora Eastern Link Update

AP2026.051.3, Dave Trayner

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the Rangiora Eastern Link.

(c) **Notes** that the route and Business Case information are now publicly available and have been considered by Council.

(d) **Notes** that traffic signal changes alone are not expected to address the long-term growth and network capacity issues identified in the Business Case.

(e) **Notes** that the Lineside Road connection, roundabout operation and rail crossing safety are critical design matters and will continue to be assessed through detailed design, traffic modelling, KiwiRail engagement and level crossing safety processes.

(f) **Notes** that the project should not proceed to construction unless these safety issues are appropriately resolved.

CARRIED

3.28 Rangiora Eastern Link Update

AP2026.052.3, Martin Pinkham

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support growth.

(d) **Notes** that construction remains subject to NZ Trasnport Agency co-funding approval.

CARRIED

3.29 Rangiora Eastern Link Update

AP2026.054.3, Heather Thomas

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the project and comments on remaining bottlenecks.

(c) **Notes** that the Rangiora Eastern Link is expected to improve access to East Rangiora and reduce pressure on Southbrook Road, but it will not remove the need for ongoing management of the existing corridor.

(d) **Notes** the submitter's support for walking and cycling connections.

(e) **Notes** that active mode provision and links to existing paths will be considered through detailed design and future staging, subject to affordability and scope decisions.

CARRIED

3.30 Rangiora Eastern Link Update

AP2026.055.2, Eve Wood

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the project.

(c) **Notes** the importance of well-designed junctions to existing and future residential roads.

(d) **Notes** the comment regarding Kippenberger Avenue roundabout and notes this intersection will be included in wider transport network monitoring.

(e) **Notes** that timely delivery is desirable to reduce further escalation risk, subject to NZ Transport Agency co-funding approval.

CARRIED

3.31 Rangiora Eastern Link Update

AP2026.056.2, Spokes Canterbury

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** Spokes Canterbury's support for walking and cycling provision alongside the Rangiora Eastern Link.

(c) **Notes** that active mode provision is an important part of the corridor's urban connector function.

(d) **Notes** that the current affordable scope and any deferred elements should preserve the ability to provide safe and connected walking and cycling facilities.

CARRIED

3.32 Rangiora Eastern Link Update

AP2026.060.3, details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's support for the Rangiora Eastern Link Road.

(c) **Notes** it is important to provide infrastructure in a timely manner to address congestion, improve safety and support growth.

(d) **Notes** that construction remains subject to NZ Transport Agency co-funding approval.

CARRIED

4. CAPITAL PROGRAMME

4.1 Capital Programme

AP2026.002.6, Mark Colley

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council shares the view about ensuring the size of the capital works programme aligns with the organisation's capacity to deliver.

(c) **Notes** that the Council will take on board feedback about balancing the desire to minimise costs on projects while not compromising unnecessarily on design standards.

CARRIED

4.2 Capital Programme

AP2026.006.4, PEGASUS RESIDENTS GROUP INC
AP2026.017.4, John Peddie
AP2026.019.4, David Prosser
AP2026.021.4, Heather Woods
AP2026.024.4, Glen Blake
AP2026.051.4, Dave Trayner
AP2026.060.4, details withheld

THAT the Council:

(a) **Receives** this submission point.

CARRIED

4.3 Capital Programme

AP2026.007.1, Karen Dewit

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Council is committed to delivering on what was signalled through the Long Term Plan 2024 - 2034 and are continually exploring opportunities to achieve greater value for money.

(c) **Acknowledge** that rates increase impacts the budgets of people in the community and that significant work has been undertaken to keep the rates increase as low as possible while providing for continued growth, and maintaining current levels of service for the community.

CARRIED

4.4 Capital Programme

AP2026.018.4, Graham Cutts

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Council agrees that when capital works are undertaken, efforts should be made to ensure other required works are considered, and combined where it makes sense to do so, and notes that staff currently have systems in place to align capital works in this manner.

CARRIED

4.5 Capital Programme

AP2026.028.1, Waimakariri Access Group

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Council recognises the importance of input from the Waimakariri Access Group on relevant projects to ensure that accessibility needs are considered through the design process, and for this reason a number of staff in the capital delivery space have received training on this topic.

(c) **Notes** that there are in excess of 100 distinct capital projects delivered by the Council in any given year, and while not all will have an accessibility element to them, staff are happy to explore opportunities with the Waimakariri Access Group on how to better engage on these projects, and to determine criteria for when input should be sought.

CARRIED

4.6 Capital Programme

AP2026.033.4, Woodend Sefton Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that there will be opportunitues for hte Board to engage with staff through the preparation of the 2027-37 Long Term Plan, and the scope of this input can extend to the capital programme.

CARRIED

4.7 Capital Programme

AP2026.034.9, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that there will be opportunitues for the Board to engage with staff through the preparation of the 2027-37 Long Term Plan, and the scope of this input can extend to the capital programme.

CARRIED

4.8 Capital Programme

AP2026.042.4, Details withheld

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that aligning growth related capital works with the rate of development is an ongoing challenge that is actively managed by Council in a proactive manner where possible.

CARRIED

4.9 Capital Programme

AP2026.043.8, Kaiapoi-Tuahiwi Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that a factor in prioritising capital works is the level of community support and buy-in for the proposed works, and as such the level of community board support for a given project would be considered as part of any future reprioritisation process.

CARRIED

4.10 Capital Programme

AP2026.047.4, Oxford-Ohoka Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that while an Annual Plan will typically have a shorter term outlook, the Long Term Plan will provide a good opportunity to consider the consistency of the size of the Council's annual capital works programme.

(c) **Notes** that the the desire to support local businesses must be balanced against requirements to ensure tender processes are open and competitive, and that individual procurement plans are used to consider these factors before works are put to the market.

CARRIED

4.11 Capital Programme

AP2026.049.4, Ross Williams

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that while there would be some advantages to not reducing the size of the Council's capital programme, it is also important to set clear and realistic signals as to what is achievable at the time of budget setting.

(c) **Notes** that there are a range of reasons why a capital project may not be delivered in the timeframe originally intended, and while resourcing can be a factor, often there are external factors that must be considered as well when assessing the deliverability of any given project.

4.12 Capital Programme

AP2026.052.4, Martin Pinkham

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the suggested criteria for prioritising projects are factors that are considered by relevant asset managers and the Council in determining the recommended programme.

CARRIED

4.13 Capital Programme

AP2026.053.1, Prudence Stone

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Council recognises the importance of input from the Waimakariri Access Group on relevant projects to ensure that accessibility needs are considered through the design process, and for this reason a number of staff in the capital delivery space have received training on this topic.

(c) **Notes** that there are in excess of 100 distinct capital projects delivered by the Council in any given year, and while not all will have an accessibility element to them, staff are happy to explore opportunities with the Waimakariri Access Group on how to better engage on these projects, and to determine criteria for when input should be sought.

CARRIED

4.14 Capital Programme

AP2026.054.4, Heather Thomas

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that where projects have been proposed to be deferred, this has taken into account the growing demand on the district's infrastructure as noted by the submitter.

(c) **Notes** that there have been a range of reasons for some projects to have not been delivered in 2025/26, which includes additional project complexity, dependancies on others (developers, external agencies), resourcing challenges, and changes in central government funding.

CARRIED

4.15 Capital Programme

AP2026.056.3, Spokes Canterbury

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that investment in cycleways is generally reliant upon contributions from NZTA, and with significant reductions in funding available to the Council this has impacted Council's overall programme, however some improvements have still been able to be delivered in the current year even without this funding.

(c) **Notes** that the future programme which will be considered through the 2027-37 Long Term Plan process will require consideration of the likely available funding through NZTA to assist with the delivery of these works, and there will be future opportunity to submit on that process.

(d) **Notes** that there are minimum requirements for new developments in terms of transport connectivity, hence there are still opportunities to grow the Council's walking and cycling network as part of new development areas coming online, and the Council reguarly works with developers to enable these opportunities.

CARRIED

5. OTHER COMMENTS

5.1 Other Comments

AP2026.017.5, John Peddie

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** this positive feedback and appreciates the time taken to provide it. This feedback will inform our ongoing oversight and continuous improvement.

CARRIED

5.2 Other Comments

AP2026.018.5, Graham Cutts

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitter's dissatisfaction with the consultation process and concern that decisions may be perceived as predetermined.

(c) **Acknowledges** that consultation processes can feel frustrating, particularly where outcomes are complex or constrained.

(d) **Notes** that Council remains committed to transparency and to engaging meaningfully with the community within those constraints.

CARRIED

5.3 Other Comments

AP2026.019.5, David Prosser

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** this positive feedback and appreciates the time taken to provide it. This feedback will inform our ongoing oversight and continuous improvement.

CARRIED

5.4 Other Comments

AP2026.022.3, Tessa Warburton

THAT the Council:

(a) **Receives** this submission point.

(b) **Acknowledges** the sense of frustration and loss of control the submitter describes, particularly in relation to environmental stewardship, decision-making, and the scale and pace of change occurring through resource management reform.

(c) **Notes** while the Council does not control the design of national resource management legislation, it does have an ongoing responsibility to advocate for the district's interests, to work constructively within the legislative framework as it evolves, and to give effect to environmental protection and sustainable management through its plans, policies, and operational decisions.

CARRIED

5.5 Other Comments

AP2026.055.3, Eve Wood

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Council is committed to delivering on what was signalled through the Long Term Plan 2024 - 2034 and are continually exploring opportunities to achieve greater value for money.

(c) **Acknowledge** that rates increase impacts the budgets of people in the community and that significant work has been undertaken to keep the rates increase as low as possible while providing for continued growth, and maintaining current levels of service for the community.

CARRIED

6. UTILITIES AND ROADING

6.1 Bus Routes

AP2026.006.13, PEGASUS RESIDENTS GROUP INC

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that Public Transport (PT) in the Greater Christchurch area is managed by the Canterbury Regional Transport Committee, of which Council is a member.

(c) **Notes** that Public transport provides important access oppotunities for members of the community and is important for our district.

(d) **Notes** that Council partners of the Greater Christchurch Partnership have endorsed the Public Transport Futures Business Case and this is being implemented over the next 10 years.

(e) **Notes** that Council continues to advocate for improved intra-district bus services within Waimakariri.

(f) **Notes** that requests for extended or additional services need to be well back up with evidence of support.

CARRIED

6.2 Covered Cycle Stands

AP2026.054.6, Heather Thomas

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that in Rangiora CBD the majority of cycle stands are uncovered.

(c) **Notes** the feedback around covered stands encouraging cycle use.

(d) **Notes** this will be further considered as part of the upcoming Long Term Plan.

CARRIED

6.3 Cycling and Walking Infrastructure

AP2026.056.1, Spokes Canterbury

THAT the Council:

(a) **Receives** this submission point.

(b) N**otes** the submitters support for walking & cycling.

(c) **Notes** that providing access to pedestrian and cycling facilities is important for our district.

(d) **Notes** that walking and cycling provides good health benefits and dedicated facilities can encourage these alternate modes of travel.

Notes that the Government Policy Statement on Transport has very limited funding for walking and cycling projects, and Waimakariri District Council did not recieve any co-funding in this area.

(e) **Notes** that Council by resolution moved a number of projects which did not recieve co-funding out to future years.

(f) **Notes** that Council has continued to progress some key walking and cycling connections where possible (Woodend to Ravenswood and also Kaiapoi to Pineacres) as unsubsidised works.

(g) **Notes** that Council will contiinue to work towards the goals of the Walking and Cycling Plan, however notes that this is likely to be challenging in the current economic environment.

(h) **Notes** that walking and cycling connections area a key consideration as part of any new development.

CARRIED

6.4 Development of Roadside Parking – Coldstream Road (Showgrounds Area)

AP2026.026.1, Northern A&P Association

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the North A&P Associations request for improvements on Coldstream Road adjacent to the showgrounds.

(c) **Notes** that Council has budget of $350,000 for New Kerb & Channel Major Towns in 2026/27 and that this road is included within the roads to be prioritised for improvements.

(d) **Notes** that the prioritisation process will be workshopped with Council this financial year and then taken for formal decision in a report.

(e) **Notes** that in the interim, maintenance repairs and filling of potholes has been undertaken, and the area will be monitored.

CARRIED

6.5 Five Cross Roads and Gressons Road Intersection

AP2026.048.2, Gillian Giller

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters concerns about safety at the intersection.

(c) **Notes** that funding for the design of intersection improvements currently sits in the 2026/27 financial year.

(d) **Notes** that significant consultation, property purchase and coordination will be required prior to any construction starting.

CARRIED

6.6 Location of Pedestrian Crossings

AP2026.028.5, Waimakariri Access Group

THAT the Council:

(a) **Receives** this submission point.

(b) **Thanks** the Waimakariri Access Group for their submission and notes the concerns raised about pedestrian priorities in a number of Rangiora town centre and Park and Ride locations.

(c) **Notes** that formal pedestrian crossings are considered where pedestrian numbers are higher. This ensures the formal crossings operate effectively and drivers expect to see pedestrians and do not become complacent.

(d) **Notes** that staff will investigate pedestrian facilities in the areas noted, and will report the findings to the Rangiora-Ashley Community Board and Council.

(e) **Notes** the request for a lower speed limit on High Street near the Warehouse.

(f) **Acknowledges** the request for additional seats to assist those walking longer distances, however notes there is no specific funding for roadside seats in the Long Term Plan.

CARRIED

6.7 Mafeking Bridge Widening

AP2026.052.6, Martin Pinkham

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that providing access to pedestrian and cycling facilities is important for our district.

(c) **Notes** that walking and cycling provides good health benefits and dedicated facilities can encourage these alternate modes of travel.

(d) **Notes** that the Government Policy Statement on Transport has very limited funding for walking and cycling projects, and Waimakariri District Council did not receive any co-funding in this area.

(e) **Notes** that Council by resolution moved a number of projects which did not recieve co-funding out to future years (including Mafeking Bridge).

(f) **Notes** that Council has continued to progress some key walking & cycling connections where possible (Woodend to Ravenswood and also Kaiapoi to Pineacres) as unsubsidised works.

(g) **Notes** that Council will put this project forward as part of the next National Land Transport Programme (NLTP) bid, however it is noted that the funding landscape is unlikely to change.

CARRIED

6.8 Main Street Oxford

AP2026.047.7, Oxford-Ohoka Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Community Boards submission and request for a plan for sealing Main Street Oxford.

(c) **Notes** that resealing is largely condition driven, as this ensures that pavements are reaching their full life and not being replaced prematurely.

(d) **Notes** that for the area on Main Street Oxford to west of Harewood Road, there are currently no plans to replace the existing chipseal surface with asphalt surfacing.

CARRIED

6.9 Operational Programme

AP2026.056.4, Spokes Canterbury

THAT the Council:

(a) **Receives** this submission point.

(b) **Thanks** the submitter for their comments.

(c) **Notes** that Waimakariri District Council has a programme of minor safety improvements which is utilities to deliver low cost safety improvements across a number of areas, including walking and cycling.

(d) **Notes** that Waimakariri District Council is in the process of rolling out school variable speed zones, which will include a mixture of 30km/h and 60km/h speed zones outside schools throughout the District.

(e) **Notes** that Waimakariri District Council has continued this programme of works despite not recieveing co-funding through the National Land Transport Programme (NLTP).

CARRIED

6.10 Pedestrian Crossing

AP2026.028.4, Waimakariri Access Group

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the concerns about driver / pedestrian intervisibility at the zebra crossings on High Street.

(c) **Notes** that some minor improvements at the zebra crossings are underway with the marking of the dragons teeth on some of the ramps (not all at this stage), upsizing of the belisha disks on pedestrian poles, and widening of the pedestrian crossing bars to help improve conspicuity of the zebra crossing.

(d) **Notes** that staff will be holding a briefing with Council on the issues raised around accessibility, including consideration of plantings in the planter boxes.

(e) **Notes** that this is a low speed environment, and that both drivers and pedestrians have a responsibiity to proceed with care at a pedestrian crossing.

(f) **Notes** that staff will work with the Communications Team on messaging about pedestrian crossings.

CARRIED

6.11 Pedestrian Crossings on High Street

AP2026.041.1, Evan Clulee

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the concerns about driver / pedestrian intervisibility at the zebra crossings on High Street.

(c) **Notes** that some minor improvements at the zebra crossings are currently underway with the marking of the dragons teeth on some of the ramps, upsizing of the belisha disks on pedestrian poles, and widening of the pedestrian crossing bars to help improve conspicuity of the zebra crossings.

(d) **Notes** that staff will be holding a briefing with Council on the issues raised around accessibility, including consideration of plantings in the planter boxes.

(e) **Notes** that this is a low speed environment, and that both drivers and pedestrians have a responsibiity to proceed with care at a pedestrian crossing.

(f) **Notes** that the planter boxes were installed in 2016 as part of the Town Centre Upgrade works and were designed to meet the standards in place at the time.

CARRIED

6.12 Railway Station Project – Kaiapoi

AP2026.010.4, Drucilla Kingi-Patterson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters request to discuss a future railway station in Kaiapoi

(c) **Notes** that Council has made provision for land to accomodate a possible rail platform in Kaiapoi, however there is currently no funding provision within the Long Term Plan for construction.

(d) **Notes** that further regional work is requried to confirm the viability of regional passenger transport rail to inform future decision making on the timing of investment.

CARRIED

6.13 Roading Rates

AP2026.008.1, Ross McEwan

THAT the Council:

(a) **Receives** this submission point.

(b) **Thanks** the submitter for their submission and notes the views expressed.

(c) **Advises** that Council is not considering a change to the assessment of Roading Rates in the 2027-2037 Long Term Plan.

(d) **Notes** that auditing of unsealed roads is continuing to ensure that the required levels of service is being met.

(e) **Notes** that Waimakariri district has approximately 1600km of roads within the district, with 590km of these being unsealed roads.

(f) **Notes** that many of these unsealed roads are low volume, and carry under 100 vehicles per day.

(g) **Notes** that Council's Road Reserve management Policy outlines the criteria for when sealing will be considered.

(h) **Notes** that the cost of sealing and ongoing maintenance of a sealed road is, in the whole of lifecycle cost, higher than an unsealed road.

(i) **Notes** that resealing is an important part of maintaining the surface of a sealed road, and that the resealing cycling is carefully assessed and programmed to ensure that resealing is undertaken at the right time to protect the integrity of the road pavement, and to reduce the risk of having to do more expensive repairs and interventions due to surface deterioration.

CARRIED

6.14 The Rangiora-Oxford Rail Trail

AP2026.031.1, Matthew Wilkinson

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that providing access to pedestrian and cycling facilities is important for our district.

(c) **Notes** that walking and cycling provides good health benefits and dedicated facilities can encourage these alternate modes of travel.

(d) **Notes** that the Government Policy Statement on Transport has very limited funding for walking and cycling projects, and Waimakariri District Council did not receive any co-funding in this area.

(e) **Notes** that the Walking and Cycling Network Plan has a number of prioritised projects previously been agreed with Council, however this linkage is not within the initial list of projects to progress.

CARRIED

6.15 Tolling of Woodend Bypass -

AP2026.034.11, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the Community Boards comments around tolling of the Woodend Bypass.

(c) **Notes** that Council continues to oppose tolling of the new road.

(d) **Acknowledges** there will be impacts on local roads should tolling be approved by the Minister.

(e) **Agrees** that tolling will add financial stress and burden for our Community.

CARRIED

6.16 Traffic signals Williams Street and Smith Street

AP2026.020.1, Paul Scotter

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters request for traffic signals at the Williams Street / Smith Street intersection.

(c) **Notes** that the roundabout at the Williams St / Smith St intersection has operated effectively for a number of years, however with roundabouts queuing can occur resulting in delays when the traffic flow is uneven on the different legs.

(d) **Notes** that as Kaiapoi grows and development continues, there will be a need for further consideration of improvements at this intersection, and that this is likely to require the installation of traffic signals. This would also provide improved crossing facilities for pedestrians.

CARRIED

6.17 Transport Network

AP2026.057.5, North Canterbury Province of Federated Farmers

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters comments about safety improvements and maintenance of the rural network.

(c) **Notes** that the rural arterial and collector network continue to be the heavy lifters in regards to the movement of traffic around the district, and as such are prioritised for repair and renewal as required.

(d) **Notes** that in addition, Council hasundertaken a programme of safety improvements over the last 24 months, which includes upgrades to address crash risk at high risk intersections. This work includes intersection widening and improvements to signage / road marking to reinforce the presence of the intersection and improve safety.

CARRIED

6.18 Walking/Cycling budgets

AP2026.054.5, Heather Thomas

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** the submitters comments.

(c) **Notes** that providing access to pedestrian and cycling facilities is important for our district.

(d) **Notes** that walking and cycling provides good health benefits and dedicated facilities can encourage these alternate modes of travel.

(e) **Notes** that the Government Policy Statement on Transport has very limited funding for walking and cycling projects, and Waimakariri District Council did not recieve any co-funding in this area.

(f) **Notes** that Council by resolution moved a number of projects which did not recieve co-funding out to future years.

(g) **Notes** that Council has continued to progress some key walking and cycling connections where possible (Woodend to Ravenswood and also Kaiapoi to Pineacres) as unsubsidised works.

(h) **Notes** that Council will put forward walking and cycling projects as part of the next National Land Transport Programme (NLTP) bid, however it is noted that the funding landscape is unlikely to change.

CARRIED

6.19 Woodend Bypass

AP2026.006.12, PEGASUS RESIDENTS GROUP INC

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Belfast to Pegasus RoNS Project (including the Woodend Bypass) is an NZ Transport Agency led project, with Waimakariri District Council involvement as a key stakeholder and due to the interface with the local road network.

(c) **Notes** that the Woodend Bypass is considered critical infrastructure for Canterbury and our District, and as such Council support this project.

(d) **Notes** that consideration of impacts, such as noise, is the responsibility of NZ Transport Agency as the designer of the Woodend Bypass, and that coordination with impacted residents is being managed by NZTA.

CARRIED

6.20 Recycling Infrastructure

AP2026.034.14, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Council has made budget provision within the Draft Annual Plan 2026/27 and Long Term Plan 2024/2034 to continue to provide education around waste minimisation within schools, the community and to businesses, and to support local initiatives that will improve diversion and recycling and reduce landfilled waste, out of operational budgets.

(c) **Notes** that the Council has made budget provision within the Draft Annual Plan 2026/27 and Long Term Plan 2024/2034 to fund the capital the works required to upgrade Southbrook resource recovery park and transfer station, Oxford transfer station, and rural recycling infrastructure.

CARRIED

6.21 Nitrate Contamination of Drinking Water Supplies

AP2026.004.1, Luis Arevalo

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that all Council water supplies fully comply with the Drinking Water Standards for nitrates.

(c) **Notes** that nitrate level and trend information for Council water supplies is published on the Council's website.

CARRIED

6.22 Water Rates

AP2026.044.1, Sandra Stewart

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the upcoming rating review proposed as part of the 2027-37 Long Term Plan will provide the opportunity to consider different approaches to how costs for water services are rated for across different schemes.

CARRIED

6.23 Wastewater Treatment and Ocean Outfall Improvements

AP2026.016.1, Kaiapoi River Protection Society

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that the Long Term Plan already included budget provision for upgrading the Eastern Districts / Ocean Outfall wastewater treatment system.

(c) **Notes** that the Eastern Districts sewer scheme was fully compliant with all consent conditions in 2024/25, with the exception of low dissolved oxygen levels measured at the Woodend and Rangiora WWTPs which had no environmental impact on the receiving environment.

(d) **Notes** that a $1m project is underway this financial year to remove sludge from the Kaiapoi WWTP.

CARRIED

6.24 Kaiapoi River - Freshwater Ecosystem

AP2026.044.2, Sandra Stewart

THAT the Council:

(a) **Receives** this submission point.

(b) **Notes** that saline incursions have been shown by the Earth Sciences New Zealand (ESNZ) report to be likely to become more frequent from sea level rise, beyond what can be managed as a freshwater environment even with minimum flow management of the Waimakariri River or changes to dredging practices.

CARRIED

7. COMMUNITY AND RECREATION

7.1 Operational support to Pegasus Residents Group

AP2026.006.10, Pegasus Residents Group

THAT the Council:

(a) **Receives** the submission point.

(b) **Acknowledges** the value that Pegasus Residents Group bring to the Pegasus Community.

(c) **Declines** a request for support with operational costs.

(d) **Recommends** that Pegasus Residents Group Inc reach out to Community Team staff for assistance toward the acquisition of philanthropic or DIA funding to support its operational costs

CARRIED

7.2 Food Resilience Policy

AP2026.027.1, Food Secure North Canterbury

THAT the Council:

(a) **Receives** this submission point.

(b) **Requests** staff bring a report back to Council incorporating a response to this submission point and a recent deputation that was given to the Community and Recreation Committee by the submitter on 21 April 2026.

CARRIED

7.3 Community Safety

AP2026.034.13, Rangiora Ashley Community Board

THAT the Council:

(a) **Receives** the submission point.

(b) **Acknowledges** the contribution of the various local organisations listed in the submission, toward improving the safety of the communities across the Waimakariri District.

(c) **Continues** to support, as appropriate, the work of the various organisations that support community safety

CARRIED

7.4 Supporting and Promoting Arts in the Region

AP2026.059.1, Louise Johns

THAT the Council:

(a) **Receives** this submission.

(b) **Acknowledges** the value that the Nga toi o Waimakariri Arts Strategy and associated employment of an arts facilitator has brought to the local arts sector in the first year of its establishment.

(c) **Acknowledges** the six suggested means to support and develop arts in the Waimakariri.

(d) **Advises** the submitter that those suggestions will be considered as part of the implementation of that strategy.

CARRIED

7.5 Pegasus Security Support

AP2026.006.5, Pegasus Residents Group Inc

THAT the Council

(a) **Receives** this submission point.

(b) **Commends** the Pegasus Residents Group Incorporated on the initiatives that they have implemented to increase security for the Pegasus area.

(c) **Declines** the request for the ongoing operational cost of $5,000 noting that Council currently does not provide operational funding for private cameras and security services.

(d) **Notes** that Pegasus Residents Group Inc reach out to Community Team staff for assistance toward the acquisition of philanthropic or other external funding to support its operational costs associated with security in Pegasus.

CARRIED

7.6 Fixing wetland trails in Pegasus

AP2026.006.11, Pegasus Residents Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the wetlands are located within land parcels owned by the Tūhaitara Trust.

(c) **Notes** that Council works in partnership with the Tūhaitara Trust to support the provision of recreational amenities across the coastal areas they manage. This support includes staff time to provide technical advice, as well as access to community grant funding.

(d) **Notes** that Council works alongside other partner agencies, including Environment Canterbury and the Department of Conservation, to support access, connection, and appropriate use of coastal areas, including the margins around Pegasus and the associated wetlands.

(e) **Notes** staff are to approach the Trust to work collaboratively to consider opportunities to prioritise track maintenance within the existing program they are managing.

CARRIED

7.7 Animal Welfare

AP2026.009.4, Caroline Cook

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Council adopted the Waimakariri Natural Environment Strategy in 2024, which dedicates, time, resource and funds to ensure that biodiversity and ecological outcomes are improved, managed and sustained for the district. Flora and fauna are integral to the strategies implementation plan.

(c) **Notes** under the Environment Canterbury Regional Pest Plan, Waimakariri District Council has a legal obligation to undertake pest animal and pest plant work. Pest species are noted as a contributor to harm of the natural environment and as such local authorities have a responsibility to aide in there control.

CARRIED

7.8 Changing Places Fully Accessible Toilet

AP2026.028.3, Waimakariri Access Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** staff are committed to working with the Waimakariri Access Group to promote access to public facilities creating a barrier-free, inclusive environment for all. This will include seeking input into the upgrade and further development of facilities which might benefit their users and the wider community.

(c) **Notes** that the Council currently has approximately $19 million identified in the Long Term to extend the Trevor Inch Memorial Library. As part of this expansion the Council will be investigating provision of a changing places toilet.

CARRIED

7.9 Mobility Parking - Dudley Skatepark

AP2026.028.7, Waimakariri Access Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Council has approved staff investigating the establishment of an accessible car park adjacent to Dudley Skate Park.

(c) **Notes** this is being reported as part of the wider car parking provision within the town centre and is being presented to the Rangiora Ashley Community Board. At present the report is going through Whitiora for comment prior to it going to the Board.

(d) **Notes** that no funding will be required to implement any proposed accessible parking should it be approved by the Board.

CARRIED

7.10 Loburn Domain Upgrades

AP2026.034.12, Rangiora Ashley Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the concerns raised regarding safety and visibility at the Loburn Domain entrance from Loburn Whiterock Road

(c) **Notes** that staff are to provide further information on lighting option and cost as part of the Long Term Plan process.

(d) **Notes** that the other matters raised within the submission are being managed through the Greenspace Parks and Facilities team in liaison with the Loburn Domain Advisory Group.

CARRIED

7.11 Tree Planting at Mandeville

AP2026.047.8, Oxford-Ohoka Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** this project is being led by Greenspace for the replanting of the area and staff will continue to liaise and work alongside the Mandeville Committee.

(c) **Notes** that there is an agreed planting plan which has budget available from July 2026 for implementation.

CARRIED

7.12 Park Ranger

AP2026.048.1, Gillian Giller

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that staff are investigating the option of an internal ranger team through existing budgets and will be reporting this back to Council prior to the draft 2027/37 Long Term Plan

CARRIED

7.13 Women's Cricket Pitch

AP2026.051.5, Dave Trayner

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that staff are currently working with Canterbury Country Cricket and Canterbury Cricket on this project, noting it has been deferred from next financial year into year one of the draft 2027/37 Long Term Plan.

(c) **Notes** that staff will be bringing further information relating to the project to Council prior to the draft 2027/37 Long Term Plan.

(d) **Notes** staff are preparing a master plan for the Coldstream Precinct, which will consider car parking provision and the overall spatial layout for the area, and that the outcomes of this work are to be reported back to Council in due course.

CARRIED

7.14 Fuller Street / Addeley Terrace Landscaping

AP2026.052.5, Martin Pinkham

THAT the Council

(a) **Receives** the submission relating to the condition of the rail corridor on the north side of Fuller Street between Otaki Street and the Northern Motorway.

(b) **Notes** that the land is primarily owned by Land Information New Zealand (LINZ), with some trees located on adjoining Council-owned road reserve land.

(c) **Notes** that Kaiapoi Borough School is owned by the Ministry of Education, and that the Licence to Occupy held by the school relates to a significantly larger and different area of Crown land.

(d) **Notes** that staff have been working with LINZ and other relevant Government agencies over an extended period to clarify land tenure and explore potential options for improvement of the area, and that due to the size and nature of the landholding, the matter has not been identified as a priority for LINZ at this time.

(e) **Notes** that options to purchase or transfer the land have been explored with LINZ, however these have not been supported due to the legal and administrative costs associated with such an approach.

(f) **Notes** that while Government agencies have indicated general openness to discussions regarding land use, no Government funding is available to contribute to remediation or vegetation management works, and Council would likely be responsible for the full cost of any works undertaken.

(g) **Notes** that Development Contributions funding cannot be applied to this project, and that any works to tidy or improve the area would be operational in nature and cannot be accommodated within existing contracts or budgets.

(h) **Directs** staff to consider the project through the draft Long-Term Plan process, including the preparation of an operational funding bid to allow Council to assess the proposal alongside other priorities and funding pressures.

(i) **Notes** that any future works in this area would need to ensure continued restriction of access to the railway corridor and apply Crime Prevention Through Environmental Design (CPTED) principles, potentially including fencing or other physical barriers.

CARRIED

7.15 Town Entry Signage

AP2026.052.7, Martin Pinkham

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Kaiapoi Tuahiwi Community Board approved its town entrance signage project at its April 2026 Board meeting.

(c) **Notes** that the Kaiapoi Tuahiwi Community Board have approved a standard sign design for use at each of its town entrances.

(d) **Notes** Kaiapoi Promotions could approach the Kaiapoi Tuahiwi Community Board for consideration of the placement of a sign as this delegation sits with the Community Board. The Board can include the funding of such a sign as part of there consideration for future years General Landscape Funding.

CARRIED

7.16 Purchase of 65 Hilton Street

AP2026.052.8, Martin Pinkham

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council do not support the acquisition of 65 Hilton Street, Kaiapoi.

CARRIED

7.17 Library Extension/Refurbishment

AP2026.025.4, Neil Wilkinson

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that staff are currently undertaking updates to the concept design options for the Library extensions including updated costings, and will present these to the 2027/37 Long Term Plan process.

CARRIED

7.18 Kaiapoi Park carpark asphalting

AP2026.030.1, Kaiapoi Park Trustees - Graeme McDonald

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that estimated costs for the work to the car park (prior to the international fuel situation) had indicated a sum in the region of $146,000.

(c) **Notes** that the quotes sourced by the club have been noted as being highly competitive.

(d) **Approves** a grant of up to $90,000 for the Club to undertake car park renewal and improvements during the 2027/28 financial year as a one off payment.

CARRIED

Mayor Gordon noted it was a very well used facility and was available to the Council at times of Civil Defence. He acknowledged the huge effort the Trustees put in. The grounds were used for community events. The carpark condition was poor and it did need resolving. He was fully supportive of the request.

Councillor Cairns noted the small amount of funding the Council priovided each year was minimal. The fields were pristine. This one off grant to sort out the carpark was a great investment.

7.19 Supporting Para and Accessible Sport Development - Boccia Ball sets and Referee Equipment

AP2026.028.8, Waimakariri Access Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Waimakariri Access Group could apply to the four Community Boards discretionary fund which is set up to help support applications such as this.

(c) **Notes** staff are to work with the Waimakariri Access Group to consider alternative sources of funding or sponsorship for the equipment.

(d) **Notes** staff will approach the North Canterbury Sport and Recreation Trust to see if they are able to support the procurement of the Boccia equipment.

(e) **Notes** Council's level of service does not allow for the provision of sporting equipment purchase or ownership.

CARRIED

7.20 Funding for Ohoka Domain

AP2026.039.1, Ohoka Domain Advisory Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Ohoka Domain Advisory Group has an annual grant of $9,290 in year 2026-2027 of the draft annual plan for works associated with the Domain.

(c) **Notes** this fund does not extend beyond 2027/28 financial year. The Ohoka Domain Advisory Group needs to be informed of this by staff so they are aware of this prior to the draft 2027/37 Long Term Plan process.

(d) **Acknowledges** and thanks the Ohoka Domain Advisory Group for the work its dedicated committee members continue to deliver for the community.

CARRIED

7.21 Funding Support for Oxford Gallery

AP2026.058.1, Oxford Arts Trust

Councillor Cairns asked if the increase was a one-off payment of $2,000 or what it be a yearly increase. C Brown stated this was for the Annual Plan, so it was a one off. It would be a Long Term Plan process if they wanted more.

Moved: Mayor Gordon Seconded: Councillor Doody

THAT the Council

(a) **Receives** this submission point. Acknowledges the proactive approach of the Oxford Gallery in making the arts more relevant and accessible to the Oxford Community.

(b) **Declines** this request for additional $5,000 in funding toward community-based projects.

(c) **Notes** that typically project costs are funded via philanthropic or central government funding bodies.

(d) **Recommends** that the gallery reach out for Community Development support to seek funding for suggested projects.

(e) **Approves** an increase of $2,000 to cover increased operational costs in particualr building warrant of fitness.

CARRIED

Mayor Gordon commented that the Gallery was very important, it was on Council land. If commmuntiy use of the land if the group ever folded the facility and associated building would revert to Council ownership so a small amount make sure they were compliant for community use made sense. He thought it should be ringfenced as a one off.

Councillor Doody noted the Group worked hard and did amazing work on a limited budget.

Councillor Cairns noted since their Annual Plan submission he would be spending time with the Group to see how they could operate more sustainably.

8. PLANNING, REGULATION AND ENVIRONMENT

8.1 Inclusionary zoning

AP2026.005.2, Sarah Elicker

THAT the Council

(a) **Receives** this submission point

(b) **Notes** that inclusionary zoning was investigated and forms part of initial actions under the Greater Christchurch Joint Housing Action Plan.

(c) **Notes** that further investigation is best considered following a greater understanding of central governments resource management reform package.

CARRIED

8.2 Containers on rural land

AP2026.013.1, Amanda Smith

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** this request will be subject to progression of the new resource management system.

CARRIED

8.3 Animal Welfare – Dogs in Pounds

AP2026.009.1, Caroline Cook

THAT the Council

(a) **Receives** this submission point

(b) **Notes** that Council will always look to keep good records and where required improve those records.

(c) More specifically:

i. All information mentioned regarding reunited, adopted, transfers or euthanized is recorded by staff in our systems and available through the OIA process. Also, much of the Submission information provided is reported by Council to the DIA annually and is available on Council's Website. However, based on the submission we will look to separate owner and guardian information where possible.

ii. Better reuniting results: Council reunites many dogs with their owners. Where we do not find the owner of impounded dogs, we are able to rehome the vast majority with new owners through the organisation, Dog Watch.

iii. build relationships with rescue organisations: Council has an on-going, good relationship with the following organisations: SPCA, Dog Watch and Bull Breed Rescue. With these relationships, we are able to rehome many dogs when appropriate, work with these organisations and also hold joint training sessions for staff.

iv. use foster based assessments instead of temperament testing AMOs continuously assess a dog's temperament throughout its time in the shelter. From intake to release, each dog's behaviour and developing personality traits are closely observed and regularly communicated among the team. Over the standard seven day holding period, AMOs gain a basic understanding of each dog, including its behaviour in the yard (such as digging or fence jumping), responses to nearby dogs, comfort with different handlers, lead walking ability, and any indications of food-related reactivity.

v. If no owner is located or comes forward during the holding period, the information gathered through ongoing temperament assessment is used to determine the most appropriate outcome for the dog. This may include transfer to a specific rehoming or rescue organisation suited to the dog's needs and behaviour profile, or, where a dog presents an unacceptable risk and no safe placement options are available, euthanasia may be considered as the safest option for the community.

vi. Due to capacity limitations, the shelter is unable to formally assess behaviours such as prey drive toward cats or interactions with young children. Where a dog passes the AMOs' initial behavioural assessment, it may be referred to a rehoming organisation that has the time and resources to further evaluate these areas over time and find suitable rehoming outcomes. The use of Foster care creates risk to Council regarding how a dog may react to any particular person, even when trained.

vii. The AMOs use a calm, observational approach to temperament assessment, prioritising real-world behaviour over structured or time limited testing. This low stress method allows dogs to demonstrate their typical responses across everyday situations, resulting in a clearer understanding of each dog's temperament and needs.

viii. Provide support options for families and dogs to be reunited: Council provides support to families and dogs to be reunited. Through microchipping we will return dogs to their owners without impounding where appropriate. We also provide information to help owners stop their dogs from wandering.

CARRIED

8.4 Animal Welfare – Ban Fireworks

AP2026.009.2, Caroline Cook

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** Council cannot ban private purchase or use of Fireworks. Any future overarching decision to ban fireworks at this point, is the responsibility of Central Government. However, Council does prohibit fireworks in areas set out in the North Pegasus Bay Bylaw 2025. Also, in the Neighbourhood Reserves Management Plan fireworks are prohibited unless written approval by Council has been given.

CARRIED

8.5 Animal Welfare – Humane Cat Management

AP2026.009.3, Caroline Cook

THAT the Council

(a) **Receives** this Submission point.

(b) **Notes** Council is not responsible for cat management. However, Council can post educational material on its Website, which promotes humane cat management, compassion and science based approaches where applicable.

CARRIED

8.5 Pegasus Lake toxicity

AP2026.006.6, Pegasus Residents Group Inc

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the concerns about future funding of operation and maintenance of Pegasus Lake once the Council takes over responsibility for the lake.

(c) **Notes** that Pegasus Lake is currently owned by Templeton Pegasus Limited (TPL) and that compliance with the regional council consents needs to be considered prior to vesting the lake with the Council.

(d) **Notes** that staff will continue working with TPL, the regional council, Pegasus Residents Group Incorporated, and the community on lake management options.

CARRIED

8.6 Pegasus Lake

AP2026.033.7, Woodend Sefton Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the support for ongoing engagement with the owner of Pegasus Lake, the regional council, and the community on mitigation measures and ongoing management of the lake.

CARRIED

9. STRATEGY, ENGAGEMENT AND ECONOMIC DEVELOPMENT

9.1 Event Funding for Coastal Settlements (outside Kaiapoi)

AP2026.006.7, PEGASUS RESIDENTS GROUP INC

THAT the Council

(a) **Receives** this submission point.

(b) **Defers** any decisions about event funding until the 2027/37 Long Term Plan process noting that this process will be informed by the emerging Waimakariri Events Plan.

CARRIED

9.2 Pegasus Internet Connectivity

AP2026.006.8, PEGASUS RESIDENTS GROUP INC

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** the importance of reliable, high-quality digital connectivity for Pegasus residents and businesses.

(c) **Notes** that fibre network provision and commercial investment decisions sit primarily with telecommunications providers operating within national frameworks.

CARRIED

9.3 NZ Post disruption

AP2026.006.9, PEGASUS RESIDENTS GROUP INC

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Council raised concerns about the impact of the proposed changes to a New Zealand Post (NZ Post) representative at a Council meeting on 24 March 2026.

(c) **Notes** it is expected NZ Post will provide the Council with an update on the final changes following community and Council feedback.

CARRIED

9.4 Watties Factory Closure - Unemployment

AP2026.010.5, Drucilla Kingi-Patterson

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the potential impact the Watties factory closure will have on employees and supplier vegetable growers in the District.

CARRIED

9.5 Affordable Transportable Housing

AP2026.021.5, Heather Woods

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Council has a Housing Policy that sets out where and how it may be involved in housing, including its role across different housing types. The Council is currently committed to the ongoing provision of elderly housing. The policy also enables the Council to consider the use of land it administers for other housing outcomes, such as low-cost private home ownership.

CARRIED

9.6 Woodend Pegasus Area Strategy

AP2026.033.6, Woodend Sefton Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** the Board's support for progressing the Woodend–Pegasus Area Strategy Review and agrees that collaborative planning with communities and local businesses in Woodend, Ravenswood, and Pegasus is critical.

CARRIED

9.7 Community Foundation

AP2026.035.2, Mark Maxwell

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the submitters request for Council to provide support to any future group that forms in relation to a North Canterbury Community Foundations

(c) **Requests** staff bring a report back to Council highlighting options for participation and/or support of a North Canterbury Community Foundation, should a formal request or proposal for such be received from an appropriate group or organisation.

CARRIED

9.8 Partnership with Ngai Tuahuriri

AP2026.042.5, Details withheld

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council has a Partnering Agreement with Whitiora Centre Limited, who act as key representatives and advisors to Te Ngai Tuahuriri Runanga.

(c) **Notes** that this Partnering Agreement enables Council to seek the views of mana whenua on matters of interest to the runanga, and discuss matters of shared interest.

(d) **Acknowledges** the importance of all residents, local community groups and organisations being able to participate in local democracy and access Council services.

(e) **Notes** that Council recently approved the appointment of an independent member for the Council's Audit and Risk Committee, but that this position does not have voting rights and is yet to be appointed. And that not other elected body of Council includes unelected or Council appointed members.

CARRIED

9.9 Alcohol Licensing Fees

AP2026.045.1, Alcohol Healthwatch

THAT the Council

(a) **Receives** this submission.

(b) **Acknowledges** the need to undertake a comprehensive review of all the costs associated with alcohol licensing.

(c) **Acknowledges** that the Council can cover the actual costs of administering alcohol licences through establishing a new Alcohol Licensing Fees Bylaw.

(d) **Acknowledges** the potential impact of Sale and Supply of Alcohol (Improving Alcohol Regulation) Amendment Bill on the administration of alcohol licences if enacted.

(e) **Notes** that development, implementation and ongoing maintenance of an alcohol licensing fee bylaw would increase Council's administrative workload and associated costs.

CARRIED

9.10 Oxford Wastewater System

AP2026.046.2, Ben Smith

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** our commitment to sustainable energy is part of a regional approach led by the Canterbury Mayoral Forum with an action to 'support the region to foster partnerships and advocate to improve our energy security and systems'.

(c) **Notes** an update on the regional approach to energy is due to be reported to the Canterbury Mayoral Forum in May.

CARRIED

9.11 Democratic Decision Making

AP2026.060.6, details withheld

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council has a Partnering Agreement with Whitiora Centre Limited, who act as key representatives and advisors to Te Ngai Tuahuriri Runanga.

(c) **Notes** that this Partnering Agreement enables Council to seek the views of mana whenua on matters of interest to the runanga, and discuss matters of shared interest.

(d) **Acknowledges** the importance of all residents, local community groups and organisations being able to participate in local democracy and access Council services.

(e) **Notes** that Council recently approved the appointment of an independent member for the Council's Audit and Risk Committee, but that this position does not have voting rights and is yet to be appointed. And that not other elected body of Council includes unelected or Council appointed members.

CARRIED

9.12 Visual Accessibility of Council Documents

AP2026.028.2, Waimakariri Access Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that work to update online content to meet Web Content Accessibility Guidelines (WCAG) has been included into the Communication and Engagement Teams work programme for this year.

CARRIED

9.13 Service Delivery

AP2026.047.5, Oxford-Ohoka Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Council undertook the three yearly Customer Satisfaction Survey at the end of 2025, and the collated and analysed results of this survey will be utilised to inform the proposed work programme and budgeting process for the upcoming Long Term Plan.

CARRIED

9.14 Drop-in Sessions

AP2026.051.5, Dave Trayner

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Council undertook a number of drop in sessions during the Annual Plan consultation period including having an all day stand at the Oxford A & P Show on Saturday 11th April.

(c) **Notes** that promotion of drop in sessions occurred across the normal advertising platforms in advance of these sessions.

CARRIED

9.15 Animal Welfare – Civil Defence

AP2026.009.5, Caroline Cook

THAT the Council

(a) **Receives** this submission point.

(b) **Accepts** the suggestion that Council consider animal welfare within it's local response and recovery arrangements

CARRIED

9.16 Civil Defence Emergency Management (CDEM)

AP2026.028.6, Waimakariri Access Group

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the feedback on accessibility issues with the Mandeville Sports Club.

(c) **Notes** the insights that WAG can provide to help develop more holistic approaches for emergency management for our Waimakariri Communities.

CARRIED

9.17 Strengthening Emergency Management for At-Risk Residents - Accessible Emergency Communications

AP2026.038.1, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that our Council follows the NZ Accessibility Guide and Web Content Accessibility Guideline in how it communicates.

CARRIED

9.18 Strengthening Emergency Management for At-Risk Residents - Support for Household-Level Preparedness

AP2026.038.2, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council is currently in the process of exploring mechanisms to overcome barriers to getting prepared.

CARRIED

9.19 Strengthening Emergency Management for At-Risk Residents - District-Wide Accessibility Standards for EM

AP2026.038.3, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Declines** the request for district wide Accessibility Standards.

CARRIED

9.20 Strengthening Emergency Management for At-Risk Residents - Pathways for Evaluating Community-Led Preparedness Innovations

AP2026.038.4, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the suggestion of transparent pathways for proposing and evaluating community-led preparedness solutions.

CARRIED

9.21 Strengthening Emergency Management for At-Risk Residents - Strengthened Coordination with Disability, Māori, and Community Groups

AP2026.038.5, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Accepts** the suggestion that Council coordinate with disability organisations, Māori partners, and community groups for preparedness as part of the Emergency Management Office programme of work.

CARRIED

9.22 Strengthening Emergency Management for At-Risk Residents - Audit of Council and Community Facilities for Emergency Use

AP2026.038.6, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the suggestion of an audit of Council-owned and community facilities for emergency use.

CARRIED

9.23 Strengthening Emergency Management for At-Risk Residents - Continuity Planning for Essential Needs

AP2026.038.7, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the suggestion that Council strengthen planning for continuity of essential needs.

CARRIED

9.24 Strengthening Emergency Management for At-Risk Residents - Exploration of Emerging Preparedness Innovations

AP2026.038.8, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Accepts** the suggestion that Council consider innovations, research and options to improve preparedness for residents with higher needs where appropriate within the Emergency Management Office programme of work.

CARRIED

9.25 Strengthening Emergency Management for At-Risk Residents - Integration of Climate and Spatial Vulnerability into EM Planning

AP2026.038.9, Karyn Ward

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council has begun to integrate climate change impacts and hazard exposure into EM planning, and that this will continue as part of the Emergency Management Office work programme.

CARRIED

10. FINANCE AND BUSINESS SUPPORT

10.1 Funding of Te Kaha stadium

AP2026.025.5, Neil Wilkinson

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Council currently has made no provision to fund either operational or capital expenditure associated with the Christchurch Stadium within the Annual Plan or Long Term Plan.

CARRIED

10.2 Capital Grant (Redevelopment Levy) for Canterbury Museum Redevelopment

AP2026.032.1, Canterbury Museum Trust Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Council currently has included provision for the Museum's operating levy of $731,154 in the Annual Plan, which reflects a 4.2% increase from 2025/26.

(c) **Notes** that the Council currently has made no provision to fund the proposed additional $2.1 million capital levy requested from the Museum. This is because the additional levy was not allowed for in the Long Term Plan 2024/34.

CARRIED

10.3 Council's Financial Position

AP2026.043.9, Kaiapoi-Tuahiwi Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** this positive feedback received on Council's financial position and maintaining prudent debt levels.

CARRIED

10.4 Underwriting Community Projects

AP2026.043.10, Kaiapoi-Tuahiwi Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that the Council has provided $3.5 million in loan funding to South Link Education Trust to operate an urgent after hours medical centre as a strategic investment in primary health care.

(c) **Notes** any further investment in strategically significant projects would be considered on a case by case basis, taking into account the business case, alignment with Council's strategic direction, and relevant funding needs and financial constraints.

CARRIED

10.5 Rates Revenue

AP2026.049.5, Ross Williams

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that growth in the population increases the need for infrastructure and public services alongside increasing the district's ratepayer base. The Council's financial and infrastructure strategies balance the need to cater for growth within future infrastructure needs alongside ratepayer affordability.

(c) **Notes** that the reduction in the size of the capital programme is to align budgets to what is considered achievable to deliver.

CARRIED

10.6 Average Rates Figures

AP2026.047.6, Oxford-Ohoka Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** and thanks the Board for their submission and the suggestion to provide additional locality specific information regarding proposed rates.

CARRIED

10.7 Rates

AP2026.033.5, Woodend Sefton Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** and thanks the Board for its submission, noting Council's hard work to balance affordability with the need to maintain the level of service that the community expects.

CARRIED

10.8 Rates

AP2026.034.10, Rangiora Ashley Community Board

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** and thanks the Board for its submission, noting Council’s ongoing commitment to balancing affordability with the need to maintain the levels of service expected by the community.

CARRIED

10.9 Rates

AP2026.057.2, North Canterbury Province of Federated Farmers

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** the Council's financial strategy provides for sustainable surpluses to meet immediate funding needs, maintain prudent debt levels, and provide for the future replacement of assets and cater for growth.

(c) **Notes** that accumulated surpluses generated from targeted rates for Water Supply, Wastewater, Stormwater and Solid Waste are maintained in reserve accounts to fund future asset renewal.

CARRIED

10.10 Rates

AP2026.057.3, North Canterbury Province of Federated Farmers

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** and thanks NC Federated Farmers for their submission and advised:

(c) **Notes** Council is currently prioritising as suggested to hold rates increases and deliver expected outcomes.

(d) **Notes** Council is not currently considering introducing a general rate differential in the 2027-2037 Long Term Plan.

(e) **Notes** Council is already maximising the use of fixed charges in its rating.

(f) **Notes** Targeted rates are widely used to identify beneficiaries of services where possible.

CARRIED

10.11 Rates Assistance Scheme

AP2026.005.1, Sarah Elicker

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that Council continues to follow with interest the development and progress of the Ratepayer Assistance Scheme as Government approvals are sought.

CARRIED

10.12 Rating Values

AP2026.013.2, Amanda Smith

THAT the Council

(a) **Receives** this submission point.

(b) **Notes** that this submission point is acknowledged and that people are directed to the Council website for accurate rating valuation information.

CARRIED

10.13 Revenue

AP2026.057.4, North Canterbury Province of Federated Farmers

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** and thanks NC Federated Farmers for their submission, and advises that in future additional information will be provided on fee charges higher than the inflation rate.

CARRIED

10.14 North Woodend Ward

AP2026.006.14, PEGASUS RESIDENTS GROUP INC

THAT the Council

(a) **Receives** this submission point.

(b) A**cknowledges** the request to split the current Kaiapoi-Woodend ward into 2 separate wards.

(c) **Notes** the Council will be undertaking a Representation Review during 2027 with the outcome determined by early April 2028, and effective for the October 2028 Local Body Elections.

CARRIED

10.15 Voting Rights

AP2026.060.5, details withheld

THAT the Council

(a) **Receives** this submission point.

(b) **Acknowledges** the request

(c) **Notes** the Council may choose to have independent representation on committees where a need is identified. The need for any independent member to have voting rights would be considered on a case by case basis as part of this consideration.

CARRIED

6 QUESTIONS UNDER STANDING ORDERS

Nil.

7 URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil.

8. 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: Councillor Goldsworthy Seconded: Councillor Mealings

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

8.1 Staff Submission to the Annual Plan 2026/27 - Tram Road / No. Intersection Improvements

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.
REPORT			
8.1	Staff Submission to the Annual Plan 2026/27 - Tram Road / No. Intersection Improvements	Good reason to withhold exists under section 7	To protect the privacy of natural persons and enabling the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations and maintain legal professional privilege as per **LGOIMA Section 7 (2)(a), (g) and (i)**

CARRIED

CLOSED MEETING

The public excluded portion of the meeting went from 9:56am to 10:26am.

OPEN MEETING

9. NEXT MEETING

The Council is scheduled to meet at 11:30am on Tuesday 16 June 2026 to adopt the 2026/27 Annual Plan.

The next ordinary monthly meeting of the Council is scheduled for **Tuesday 2 June 2026**, commencing at 9am, to be held in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 12:41PM.

CONFIRMED

____
Chairperson
Mayor Dan Gordon

____
Date

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO:	EXC-51 / 260513114729
REPORT TO:	COUNCIL
DATE OF MEETING:	16 June 2026
AUTHOR(S):	Gerard Cleary, General Manager Utilities and Roading Jeff Millward, Chief Executive
SUBJECT:	Waimakariri Water Services Unit Statement of Expectations
ENDORSED BY: (for Reports to Council, Committees or Boards)	General Manager / Chief Executive

1. SUMMARY

1.1. This report seeks Council's approval of the proposed Statement of Expectations for the Waimakariri Water Services Unit.

1.2. The Waimakariri Water Services Unit is being established as per the Council's Water Services Delivery Plan that was adopted by Council in June 2025.

1.3. The establishment of the Waimakariri Water Services Unit, as an internal business unit (IBU), recognises and gives effect to the community's strong preference for Council to continue delivering water services in-house. It will also allow Council to comply with the Local Water Done Well framework while continuing to provide high quality water services to the community.

1.4. The Statement of Expectations has been identified as an important document in the Waimakariri Water Services Unit establishment process. As part of implementing the Water Services Delivery Plan it was stated that an agreement covering the "Council engaging the IBU to manage the delivery of drinking water, wastewater, stormwater, rural land drainage and stock water" would be developed. This was to include a statement of intent and reporting required for the IBU to discharge their duties.

1.5. A Statement of Expectations is required for water organisations (i.e.: CCOs) set up to deliver water services on behalf of councils. While not required for water service providers set up as an internal business unit, this is seen as a useful tool and good business practice to be followed. The Statement of Expectations will guide and inform the Waimakariri Water Services Unit's decision-making process going forward.

Attachments:

i. Waimakariri Water Services Unit Statement of Expectations (TRIM 260413094519)
ii. Water Services Delivery Plan – June 2025 (TRIM 250707123261)

2. RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260513114729.

(b) **Approves** the Statement of Expectations for the Waimakariri Water Services Unit.

(c) **Notes** that the Statement of Expectations sets out the Council's expectations of the Waimakariri Water Services Unit (WWSU).

(d) **Notes** that even though it is not a mandatory requirement under the Local Government (water Services) Act for an internal business unit to develop a Statement of Expectations, it is recognised that it will be a useful tool in guiding the decisions and actions of the WWSU and promotes accountability and transparency.

3. BACKGROUND

Water Services Delivery Plan

3.1. In 2025, as part of the Local Waters Done Well framework, Council consulted with the community to decide on how Council should deliver water services to the district.

3.2. The overwhelming consensus among the community was that Council should continue to deliver water services in-house.

3.3. After processing the community feedback, Council prepared a Water Services Delivery Plan (WSDP) detailing how Council would provide water services via the establishment of an in-house business unit, the Waimakariri Water Services Unit (WWSU).

3.4. The WSDP was adopted by Council at a Council meeting on 3 June 2025.

3.5. The WSDP was accepted by the Department of Internal Affairs in July 2025. A copy of the WSDP that was accepted by the Department of Internal Affairs can be found under TRIM number 250707123261.

3.6. The WSDP outlined how Council would establish the WWSU utilising a suite of service level agreements (SLAs) both between the IBU and other Council units as well as between the Council and the IBU.

3.7. The implementation plan section of the Water Services Delivery Plan states that an agreement covering the "Council engaging the IBU to manage the delivery of drinking water, wastewater, stormwater, rural land drainage and stock water" would be developed. This was to include and statement of intent and reporting required for the IBU to discharge their duties.

Statement of Expectations

3.8. In August 2025, the Local Government (Water Services) Act 2025 (the Act) came into effect. Sections 224 to 229 of the Act discuss the requirements around Statement of Expectations.

3.9. After reviewing the requirements in the Act, the Water Services Establishment Team concluded that generating a statement of expectations for the WWSU would be a valuable document in the establishment of the WWSU. Having a Statement of Expectations is seen as a useful tool and good business practice to be followed that will guide and inform the Waimakariri Water Services Unit's decision-making process going forward.

3.10. Once adopted by Council, the Statement of Expectations will inform the compilation of the various SLAs required to complete the establishment of the WWSU.

4. ISSUES AND OPTIONS

4.1. According to the Act, all new Council-controlled Water Services organisations must have a statement of expectations. The statement of expectations is developed by the shareholders of the organisation.

4.2. The Statement of Expectations is not mandatory for internal business units.

4.3. The Statement of Expectations is a useful tool because it sets the strategic direction for the WWSU. It will be helpful in guiding the decisions and actions of the WWSU and promotes accountability and transparency.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report. The Statement of Expectations sets out Council's expectation that water services must promote community wellbeing in accordance with the Act and as per Council's strategic priorities.

4.4. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. Wider Community

The wider community is likely to be affected by, or to have an interest in the subject matter of this report.

Council conducted extensive consultation prior to adopting the WSDP. This consultation gave Council the mandate to proceed with the establishment of the WWSU. The issuing of the statement of expectations is an important milestone in the establishment of the WWSU. Thus, the statement of expectations gives effect to the community's views on Water Services delivery.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are no financial implications of the decisions sought by this report.

The establishment of the WWSU will require Council to ringfence water services revenue and expenditure. Council will need to disclose this information to the Commerce Commission on an annual basis.

The Statement of Expectations sets Council's expectation that the WWSU will comply with the financial regulation requirements of the Commerce Commission.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

The water services have been demonstrated to be financially sustainable for the Waimakariri District Council through an internal business unit delivery model.

6.3 Risk Management

There are not risks arising from the adoption/implementation of the recommendations in this report.

The delivery of water services involves managing a number of risks. The business unit will need to demonstrate how these risks are managed on an ongoing basis.

6.3 Health and Safety

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

6.3. The continued provision of Water Services via an in-house business unit does not create any new or additional health and safety risks. There are however numerous risks associated with the delivery of water services and the statement of expectations sets Council's expectation that the WWSU will continue to manage those risks in a responsible and satisfactory manner.

7. CONTEXT

7.1. Consistency with Policy

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. Authorising Legislation

The Local Government (Water Services) Act 2025 is relevant in this matter.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report:

- Infrastructure and services are sustainable resilient, and affordable.

7.4. Authorising Delegations

The Council has delegation to approve the recommendations of this report.

WAIMAKARIRI DISTRICT COUNCIL

AND

WAIMAKARIRI DISTRICT COUNCIL
WATER SERVICES UNIT

STATEMENT OF EXPECTATIONS – WATER SERVICES

STATEMENT OF EXPECTATIONS FOR WAIMAKARIRI WATER SERVICES UNIT

1. PURPOSE

1.1. This Statement of Expectations (SoE) sets out the expectations of the Waimakariri District Council (the Council) for the Waimakariri Water Services Unit (WWSU).

1.2. The WWSU is being established following Council adoption of the Water Services Delivery Plan (WSDP), developed in consultation with the community.

1.3. The WWSU will deliver water services across the district on behalf of Council.

1.4. The WWSU is expected to deliver services including:

(a) Strategy development

(b) Planning

(c) Oversight

(d) Operations

(e) Customer service

1.5. Income and expenditure for water services will be ring-fenced, and the WWSU must operate on a financially sustainable basis.

1.6. While not a statutory requirement for an internal business unit, this SoE has been prepared having regard to Section 224 of the Local Government (Water Services) Act 2025 (the Act).

1.7. This SoE guides the decisions and actions of the WWSU and provides strategic direction.

2. TERM AND REVIEW

2.1. This SoE is an interim “working draft” covering the period 1 July 2026 to 30 June 2027.

2.2. This SoE was adopted by Council on 16 June 2026.

2.3. A 10-year SoE will be developed and adopted prior to 30 June 2027.

2.4. The 10-year SoE will cover 1 July 2027 to 30 June 2037.

2.5. The SoE will be reviewed by Council every three years.

2.6. Council will consult with the WWSU when undertaking any review prior to adoption.

3. IMPLEMENTATION

3.1. The WWSU will implement and give effect to this SoE.

4. PRIMARY STATUTORY REQUIREMENTS

4.1. Under the Act, Council is responsible for ensuring water services are provided within the District.

4.2. Council has determined that water services will be delivered through an internal business unit.

4.3. The WWSU is Council's in-house business unit responsible for delivering of water services across the District.

4.4. The WWSU must meet the objectives for water services providers set out in Section 17 of the Act.

4.5. Water services include:

(a) Drinking water

(b) Wastewater

(c) Urban stormwater.

4.6. Rural land drainage and stock water are not included under the Act.

4.7. However, Council expects the WWSU to also deliver rural land drainage and stock water services across the District.

4.8. All water services, including rural drainage and stock water, must comply with the Water Services Act 2021.

5. ADDITIONAL STATUTORY REQUIREMENTS AND OBLIGATIONS

5.1. The WWSU must comply with all statutory obligations applicable to Council as a water services provider.

5.2. These include (but are not limited to):

(a) Drinking water standards set by the Water Services Authority

(b) Information disclosure requirements of the Commerce Commission

(c) Non-financial performance reporting requirements of the Department of Internal Affairs (as set out in the Annual Plan)

(d) Wastewater discharge consent conditions (Environment Canterbury)

(e) Water take consent conditions (Environment Canterbury)

(f) Stormwater discharge consent conditions (Environment Canterbury)

5.3. If legislative changes render this SoE obsolete, Council will initiate a review.

6. COMMUNITY OUTCOMES

6.1. The WWSU must deliver water services aligned with Community Outcomes set out in the Council's Long Term Plan.

7. STRATEGIC PRIORITIES

7.1. The WWSU must deliver water services that are in alignment with:

(a) Council's strategic priorities,

(b) Water Services Delivery Plan

(c) Annual Plan / Water Services Strategy (once developed).

7.2. The WWSU must comply with Council's Health, Safety and Wellbeing Policy.

8. RESOURCE MANAGEMENT REQUIREMENTS

8.1. Council holds multiple resource consents relating to water services.

8.2. The WWSU must administer and comply with these consents.

8.3. All consents must be maintained as current and valid.

8.4. The WWSU will manage applications for new consents as required.

8.5. The WWSU will minimise environmental impacts of water services on the natural environment.

9. LAND USE PLANNING REQUIREMENTS

9.1. The District is experiencing sustained growth, which is expected to continue.

9.2. The District Development Strategy guides this growth.

9.3. The WWSU will support planning processes through technical input.

9.4. The WWSU will plan for infrastructure required to service growth areas.

9.5. The WWSU will collaborate with developers on infrastructure timing.

9.6. A capital investment programme will be developed to ensure infrastructure is delivered at the right time.

9.7. The WWSU will provide input into subdivision and land use consents.

9.8. The WWSU will assist Council in determining infrastructure costs and cost-recovery mechanisms (e.g., development contributions).

10. REPORTING INFORMATION

10.1. The WWSU must maintain a reporting schedule demonstrating compliance with this SoE and all statutory requirements.

10.2. The WWSU will prepare reports in accordance with this schedule.

11. CODE OF CONDUCT

11.1. WWSU staff must comply with Council's Code of Conduct and "Living Our Values" framework.

11.2. Staff will attend Council meetings when required.

11.3. Staff must adhere to meeting protocols.

11.4. Operations must prioritise safety and comply with health and safety best practice.

12. THIRD PARTY OBLIGATIONS

12.1. Council maintains obligations with various third parties.

12.2. The WWSU will fulfil obligations under any agreement with Environment Canterbury relating to flood protection assets.

12.3. The WWSU will honour Council's memorandum of understanding with Te Ngāi Tūāhuriri Rūnanga.

13. COMMUNITY ENGAGEMENT

13.1. The WWSU must comply with Council's Significance and Engagement Policy.

13.2. The WWSU may develop its own policy, subject to Council approval.

13.3. Council policy will take precedence where there is any inconsistency.

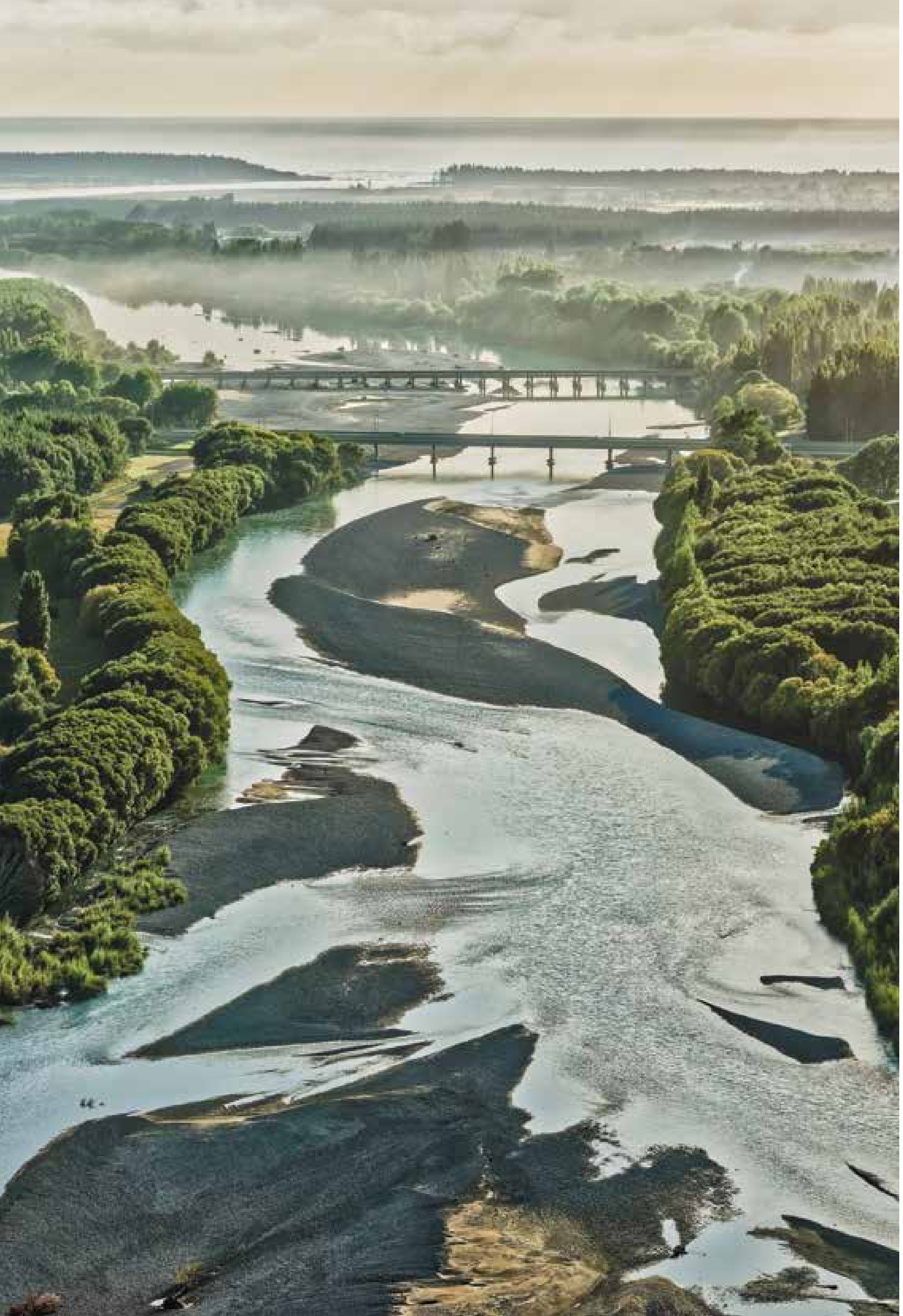
14. COLLABORATION WITH COUNCIL

14.1. The WWSU will collaborate with all Council departments.

14.2. The WWSU will actively pursue opportunities to integrate works across departments.

14.3. The WWSU will operate under a "no surprises" principle, raising issues early.

14.4. Service level agreements will be established where appropriate.



Water Services Delivery Plan

June 2025

WAIMAKARIRI DISTRICT COUNCIL

waimakariri.govt.nz

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Part A:

Statement of Financial Sustainability, Delivery Model, Implementation Plan and Assurance

Statement that Water Services Delivery is Financially Sustainable

Financially sustainable water services provision

- Waimakariri District Council (WDC) has consistently ring-fenced all revenue (including rate charges) and expenditure related to its drinking water, wastewater, and stormwater services, maintaining a dedicated financial structure for these essential services. This approach has been in place for a number of years, ensuring that funds generated from water-related services are reinvested solely into their maintenance, improvement, and operational needs rather than being diverted to other council activities. The Council's long-term commitment to this financial model guarantees transparency and sustainability, allowing these critical infrastructure systems to be managed effectively. The Council has invested significantly in water infrastructure over the years, with a long-term strategy in place to sustain these essential services in a transparent manner.
- WDC's water services currently meet revenue, investment and financing sufficiency. This is not forecasted to change between now and 30 June 2028. However more stringent ring-fencing and financial reporting is required to ensure that economic regulation is met. Please refer to the Implementation Plan section for the proposed transitional arrangements.
- WDC's projected revenues are sufficient and meet the 'revenue sufficiency' test. Projected revenue is greater than projected expenditure, with the net surplus used to repay debt and build renewals funds.
- WDC's proposed water services investment are sufficient and meet the 'investment sufficiency' test. Assets requiring renewal, or upgrading to meet regulatory requirements and forecasted growth have all been budgeted for in the Long Term Plan. All proposed level of investment required is fully funded. Asset renewals are funded by depreciation where accumulated renewals fund in the relevant scheme's account are sufficient, otherwise they will be funded by debt. New and upgraded infrastructure to meet regulatory requirements and increased levels of service will be funded by debt. New and upgraded infrastructure to provide for growth will be funded by developer contributions.
- WDC is well within its own self-determined borrowing policy limits of 250% of operating revenue, with available headroom to cover unforeseen events. Forecasts show the range peaks at 173% and thereafter continually decreases long term. This is less than half the borrowing capacity of 350% allowed for a growth council. Replacement funds are provided for all of its future replacement and will assist charging certainty.
- WDC, working with Castalia Consultants, have demonstrated that Financial Sustainability is proven and the financial statements for each individual water service are included within this plan. Future efficiency and savings are identified within the plan.

Proposed Delivery Model

Overview of Waimakariri District Council's Water Services

Waimakariri District is located in the Canterbury Region, north of the Waimakariri River. The district is approximately 225,000ha in area and extends from Pegasus Bay in the east to the Puketeraki Ranges in the west. It lies within the takiwā of Ngāi Tūāhuriri, one of the primary hapū of Te Rūnanga o Ngāi Tahu. The district shares boundaries with Christchurch City to the south, Selwyn District to the south and west, and Hurunui District to the north.

The Waimakariri District is geographically diverse, ranging from provincial townships such as Rangiora and Kaiapoi, through to the remote high country farming area of Lees Valley. Eighty percent of the current population of 71,000 is located in the east of the district and approximately 60 percent of residents live in the four main urban areas of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford. The remainder live in smaller settlements or the district's rural area, including approximately 6,000 on rural-residential or rural 'lifestyle' blocks.

Geographically, socio-culturally and economically, the Waimakariri District is primarily a peri-urban area. Residents are drawn to and identify with the outdoor lifestyle and recreation opportunities available in the district. However, due to its proximity to Christchurch City, the district has a significant and growing urban and peri-urban population. Consequently, primary production and construction are the two largest economic sectors in the district.

As a fast-growing district that could be approaching a population of 100,000 in the next 20 years, a large proportion of the infrastructure has been installed within the last 35 years to cater for growth. The majority of it is therefore relatively new, with the average age of water services being approximately 21 years old for drinking water, 24 years old for wastewater and 18 years old for stormwater.

Over the last 20 years Waimakariri District Council have spent $100m on three waters infrastructure upgrades. A further $139m is allocated in the Council's Long-Term Plan for drinking water safety upgrades, improved wastewater treatment and to address flood risk over the next 10 years. The Council's 30-Year Infrastructure Strategy is a risk-based renewals policy and operates in conjunction with a 150-year renewal programme which aims to replace highly critical infrastructure at 85% of its expected lifespan.

Drinking water

Waimakariri District Council owns and operates six urban drinking water schemes and five rural drinking water schemes, servicing a total of approximately 21,500 urban residential, urban commercial and rural properties. This equates to approximately 80% of the population of Waimakariri District, or about 55,900 people. The remaining 20% of the population are supplied by either Hurunui District Council as part of the Ashley Rural Drinking water (approximately 4,500 people) or private schemes and wells in the district. Some schemes which were historically separate schemes have recently been joined physically but are still rated separately. This means there are 11 physical schemes, each registered as a separate drinking water, that are financially managed via 14 different targeted rates.

Wastewater

Waimakariri District Council owns and operates two separate wastewater schemes. One of these, the Eastern Districts Sewerage Scheme (EDSS), comprises 10 schemes which have been physically connected together, but still retain elements of financial separation relating to past loans. Treatment of the wastewater for the EDSS comprises four treatment plants, at Rangiora, Kaiapoi, Woodend and Waikuku Beach. Treated effluent from all four plants is discharged into a 1.5km long Ocean Outfall pipe. The other separate scheme is at Oxford which has its own treatment plant, that discharges to land some 42 km from the coast. Altogether the schemes provide wastewater services to approximately 18,800 properties, with just under 18,000 of those serviced by the EDSS. These connections in total service approximately 73% of the population of Waimakariri district. The remaining

27% of the population are predominantly serviced by private wastewater schemes, or by privately owned septic tanks on rural properties.

Stormwater

Waimakariri District Council operates five urban and seven rural rated drainage areas. Together the five urban drainage schemes cover approximately 1.2% of the District's land area but service approximately 75% of the District's population. The urban scheme assets include piped stormwater networks, treatment devices, basins, stormwater pump stations and open drains while in the rural schemes assets are primarily open drains and waterways which the Council maintains. The District's stormwater is closely linked with other values such as ecology, culture, recreation, heritage, landscape, as well as rural land drainage, road drainage and stockwater.

Waimakariri District Council is committed to deliver water services that:

- Ensures regulatory quality standards are met
- Ensures financially sustainability requirements are met
- Ensures all drinking water quality standards are met
- Supports development activities within the district.

Proposed model to deliver financially sustainable water services

Waimakariri District Council's proposed delivery model for water services involves the operation of an **In-house Business Unit (IBU)** within the Council. This model is similar to Council's current arrangement for overseeing and managing the delivery of its drinking water, wastewater, stormwater, rural land drainage and stockwater services, but with increased financial ring-fencing and new economic regulation requirements for drinking water and wastewater. This model retains direct Council ownership and operational responsibility of water service delivery, ensuring accountability to the local community and alignment with broader Council objectives.

There are several factors supporting the rationale for selecting an IBU model as the preferred approach. This model allows the Council to use existing resources, take advantage of shared overheads and technical expertise, maintain Council ownership and control, and coordinate water service activities alongside other Council functions.

Council can better leverage synergies and economies of scale across the wider organisation, decreasing transition and overhead costs when compared with other models. Under this model, Council is able to meet the new regulatory and financial sustainability requirements, while retaining current efficient and high-quality service to ratepayers and support integrated infrastructure planning to the wider Council. This approach will support more integrated development activities within a district that has consistently ranked among the top five growth districts in New Zealand.

The proposed model also follows WDC's current practice of using depreciation to build up the renewals fund on each scheme. This continues the prudent approach the Council has taken to date so there is no 'renewal surprise' or financial burden in the future for ratepayers once assets reach the end of their lifespan. The Council is in a strong borrowing position with adequate headroom, as well as maintaining essential renewal reserves for the replacement of end-of-life assets.

Under the proposed model, Council is also open to shared services arrangements with Hurunui District and Kaikoura District councils or with a future Hurunui/Kaikoura water services Council Controlled Organisation (CCO) if one is established. Council's IBU, Project Delivery Unit and Water Unit will remain available for all North Canterbury councils to leverage off Council's scale, capabilities and expertise if needed.

Summary of Rationale for Proposed Model

The IBU model is the preferred model for WDC as it:

- Utilises existing Council resources and minimises overhead costs.
- Promotes alignment with Council's strategic goals and community priorities.
- Reduces transition costs and avoids disruptions compared to alternatives like a Council Controlled Organisation (CCO).
- Ensures flexibility to adapt to regulatory and community needs.
- Supports integrated development activities within a high growth district.
- Supports the Council's current practice of funding depreciation.
- Supports shared services arrangements with North Canterbury councils.

Organisational Structure

The IBU will operate as part of the Council, with its operations financially ringfenced from other Council activities to comply with regulatory requirements.

Due to the close linkages between stormwater, and rural land drainage and stockwater it is proposed to include these Council functions as part of the delivery services of the IBU. Note that stormwater will remain financially ringfenced from other water services and Council functions and remain separately identifiable from other revenue streams.

Refer to the figures below for the proposed functional structure and organisational structure charts for the new water services IBU. Note that this is the proposed initial organisational/ functional structure and the financial structural arrangements will be adjusted as necessary when the new Economic Regulator comes into force. All units interacting with the IBU will have Service Level Agreements (much as an external contract) that underpin the level of service agreed and charges between each.

Figure 1: Proposed functional structure of IBU within Council

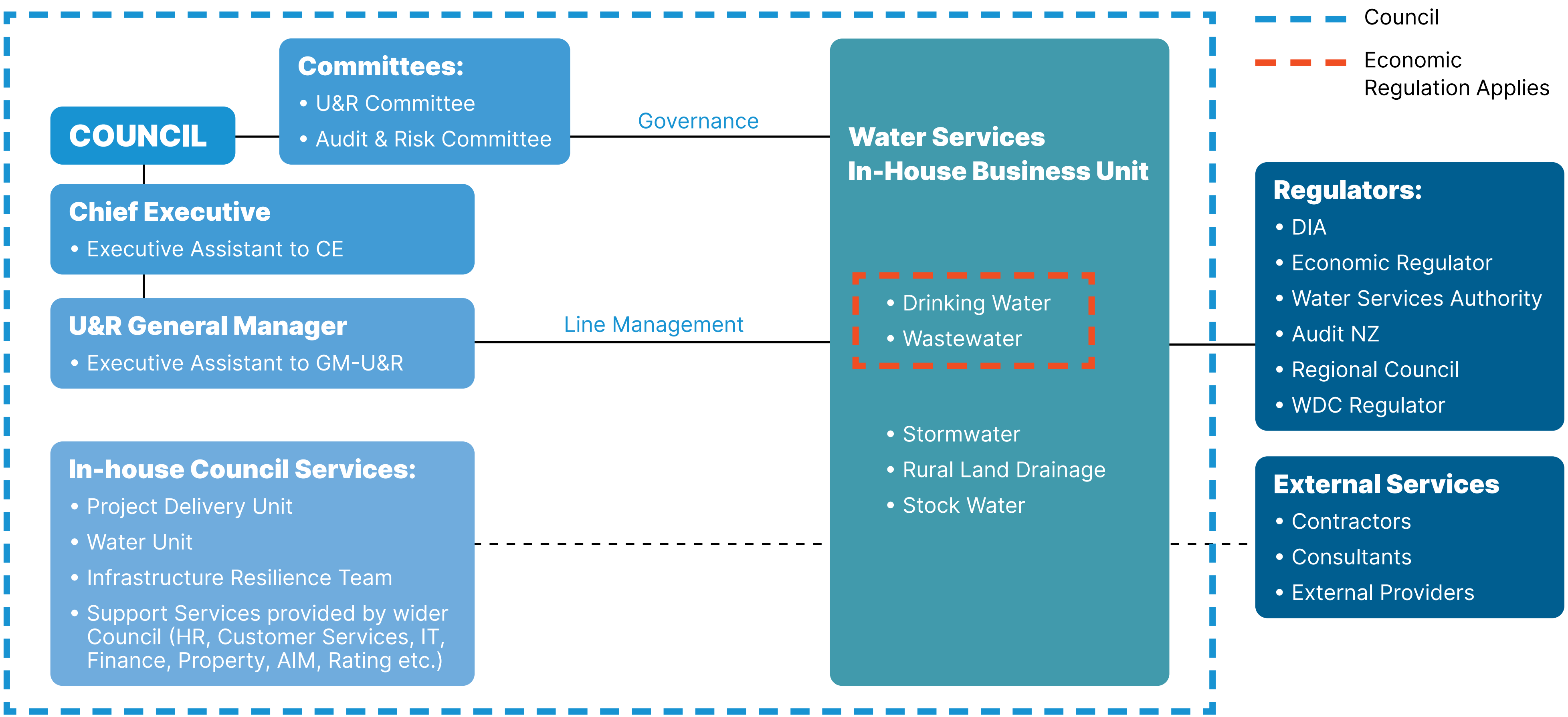
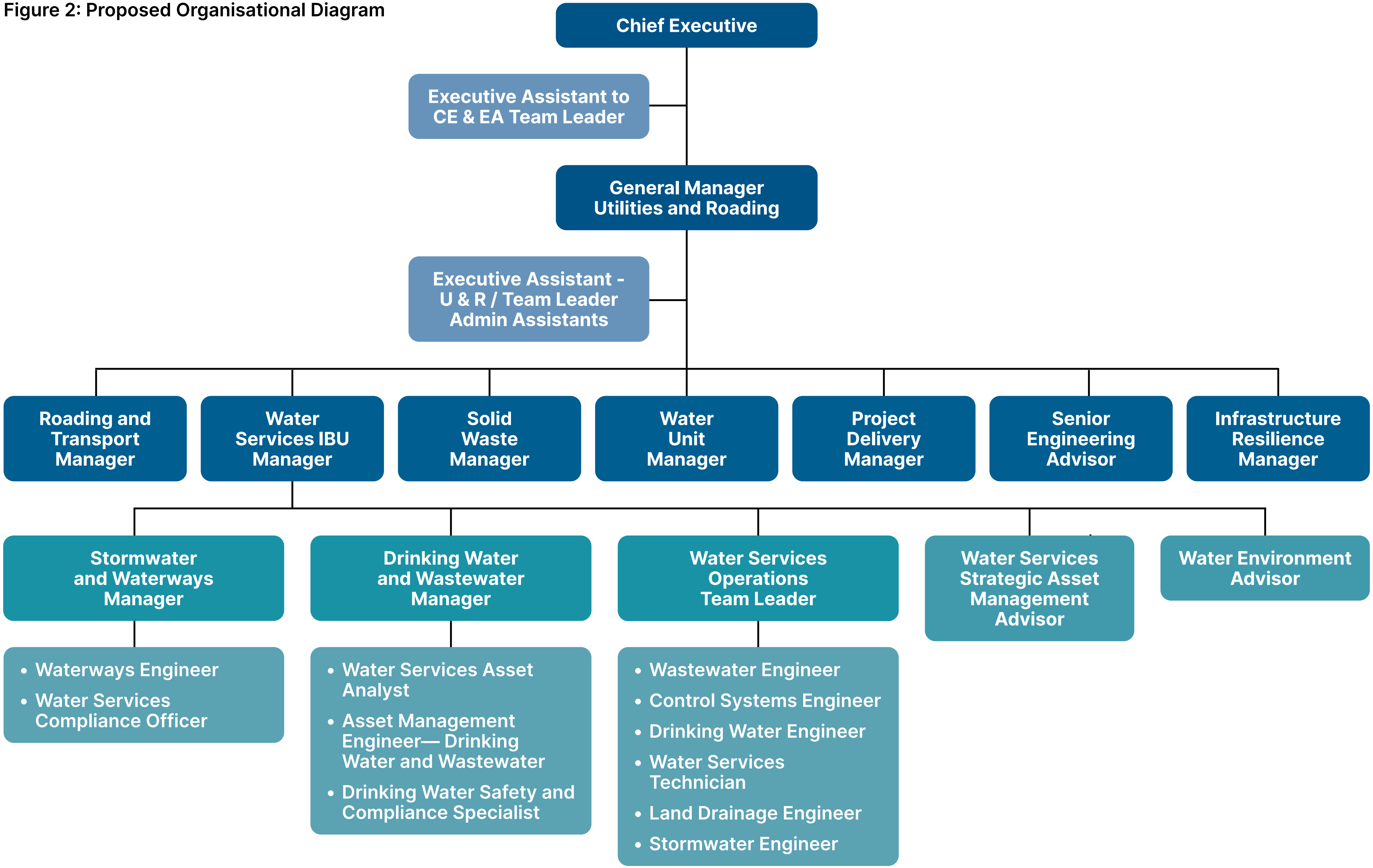


Figure 2: Proposed Organisational Diagram



Revenue Management and Collection Methods

Water services revenues will be ringfenced and accounted for separately to ensure financial transparency and compliance.

The Council will ensure the following:

- Financial statements for each individual water service are consistent and comparable
- Revenue for water services are separately identifiable from other revenues streams
- Revenues for water services are spent on water services, not other council functions
- Cash surpluses for water services are retained for future expenditure on water services.

Charging for water services will continue to be collected through rates, maintaining consistency with current arrangements.

Implementation Plan

Implementing the proposed service delivery model

The Council has committed to delivering the proposed IBU model for water service delivery, which will involve following the below implementation process.

Phase 1: Preliminary establishment of IBU (July 2025 to June 2027)

Key Activities:

- Receive feedback from DIA on Water Services Delivery Plan (WSDP). Update and finalise as required.
- Appoint a project team to oversee the IBU's establishment.
- Define role and function of governance and boards or committees for IBU, including approval process, delegations, set-up including statement of intent and reporting required to discharge their duties.
- Engage with neighbouring councils, such as Hurunui District and Kaikoura District councils (or a future Hurunui/Kaikoura water services CCO), to confirm extent of any ongoing technical support services through a shared services arrangement. The Council remains committed to working with other Canterbury Councils, Canterbury Drinking Water Reference Group, Canterbury Wastewater Working Group and Canterbury Stormwater Forum as well as informal collaborations. These will be through existing formal channels such as contract services from the WDC's IBU or Project Delivery Unit (similar to what is currently occurring, such as modelling support which is provided to HDC).
- Conduct gap analysis of IBU, including consideration for whether additional staff are required to manage regulatory and compliance workstreams.
- Update job titles and position descriptions for existing staff within the IBU structure to align with new business requirements and confirm with HR if a change management process is required for identified roles. This includes any necessary line reporting changes or team structure changes.
- Develop/update and finalise formal Service Level Agreements (SLAs) between the IBU and Council. This will occur on several levels:
  - Council engaging the IBU to manage the delivery of drinking water, wastewater, stormwater, rural land drainage and stock water.
  - IBU engaging the Council's Water Unit to operate and maintain water services. There is an existing service level agreement that covers the majority of drinking water and wastewater O&M work and stormwater pump station work. External maintenance contracts exist for urban stormwater (incorporated into the Council's Greenspace Parks & Reserves Contract), rural drainage (previously part of the Council's Road Maintenance Contract, but currently being tendered as a standalone contract) and stock water (long term contract with the irrigation company that operates in the same area). Other external contracts exist for support services, such as the Council's Electrical Maintenance Contract.
  - IBU engaging the Council's Project Delivery Unit for engineering consultancy advice including network planning, development engineering and capital works delivery (design, consenting, tendering and construction monitoring). Service level agreements will need to be formalised for the network planning and development engineering works. Capital works projects have individual project scopes with fee estimates, but there is a need for an overarching service level agreement.
  - IBU engaging the Council's Infrastructure Resilience Team for engineering consultancy advice including recovery work and strategic advice. A service level agreement will need to be formalised for this work.
  - IBU engaging Council's corporate services for support functions necessary to manage the business unit, including financial services, IT software, systems and support, GIS/ asset databases, HR services, customer

services, fleet management and property management.
  - Council engaging IBU for technical advice including related to road drainage (noting that the stormwater system is heavily integrated with the road drainage system), river management advice, flood management advice, management of water supplies (owned by other departments), water quality advice for lakes and rivers, private drainage matters.
  - Council engaging IBU to manage the improvement of road drainage assets, for example underchannel piping, culvert and channel upgrades.
- Create a detailed internal business plan, including:
  - Vision, mission statement and goals
  - Strategy for financial reporting and invoicing improvements
  - Efficiency targets for the IBU, including providing a mechanism for the IBU to identify, and share any efficiency gains (cost savings) in future with ratepayers and comparing against relevant bench marking.
  - Monitoring and auditing processes
  - Competitive market analysis
  - Strategy for strengthening relationships with customers, community stakeholders, iwi and developers
- Gradually implement enhanced financial systems for reporting and invoicing. Provide targeted training (where required).
- Establish a framework to prepare and publish the standalone financial statements required by the Water Services Act.
- Develop the three-year Water Services Strategy, outlining goals for service delivery, environmental standards, infrastructure maintenance and economic regulation compliance.

Milestones:
- Preliminary IBU structure in place from July 2025, including water services unit name change and initial job title changes as required.
- Publish WSDP on Council website by December 2025.
- Amend & resubmit WSDP to DIA by September 2026.
- SLAs drafted and signed by July 2027.
- Business plan approved by Council by July 2027.
- Position descriptions updated for existing staff, including line reporting changes or team structure changes as required by July 2027.
- Change management process completed (where required) by July 2027.
- Financial system upgrades completed and staff training completed (where required) by July 2027.
- Draft three-year Water Services Strategy approved by Council by July 2027.

Phase 2: Full Implementation of IBU (July 2027 and onward)

Key Activities:
- Fully implement the three-year Water Services Strategy (including forecast financial statements).
- Produce and publish standalone financial statements annually to ensure compliance.
- Maintain ongoing compliance with economic and environmental regulations.
- Conduct regular service performance and “fit for purpose” reviews of the IBU, covering efficiency reviews, setting of targets and strategy updates.
- Monitor and adjust SLAs, reporting, and invoicing systems where required.
- Continue to engage with neighbouring councils, such as Hurunui District and Kaikoura District councils (or a future Hurunui/Kaikoura water services CCO), to confirm extent of any ongoing technical support services through a shared services arrangement.

Milestones:

- Full operations launched (Go live date start of July 2027).
- Water services fully ring fenced.
- First standalone financial statements published as required by the Water Services Act.
- Annual compliance reviews initiated.
- Efficiency targets and financial sustainability achieved.

Timeframes and Milestones:

Key Milestones	Programmed Start Date	Programmed End Date
Phase 1: Preliminary establishment of IBU	**01/07/2025**	**30/06/2027**
Phase 2: Full Implementation of IBU	**01/07/2027**	**Onwards**
Deadline for publishing Water Services Delivery Plans on Council website		01/12/2025
Deadline for amending and resubmitting Water Services Delivery Plans to DIA		03/09/2026
Deadline for adopting first three-year water services strategy		30/06/2027
Deadline for achieving financial sustainability		01/07/2028

Financial Sustainability Actions

The following actions are required to ensure financial sustainability by 30 June 2028:

- Waimakariri District Council (WDC) water services currently meet revenue, investment and financing sufficiency. This is not forecasted to change between now and 30 June 2028. However more stringent ring-fencing and financial reporting is required to ensure that economic regulation is met. Please refer to the Implementation Plan for the proposed transitional arrangements.
- Engaging with Hurunui District and Kaikoura District councils (or a future Hurunui/Kaikoura water services CCO) through a shared services arrangement will provide financial efficiencies across North Canterbury. Council's IBU, Project Delivery Unit and Water Unit will remain available for all North Canterbury councils to leverage off Council's scale, capabilities and expertise if needed.
- We do not expect any additional costs from transitioning to an in-house business unit, as this aligns with our current operational structure. To prepare for upcoming regulatory compliance reporting requirements, we have already expanded our team by hiring an additional staff member. Our Implementation Plan includes a thorough review of compliance reporting costs during the initial setup of the business unit, ensuring accurate financial planning. These costs will be regularly assessed and updated in our long-term forecasts as necessary, with an estimated annual expenditure of approximately $100,000.

Consultation and Engagement

Consultation and engagement undertaken

Consultation with the community on the proposed IBU model has been carried out as part of the Council's draft Annual Plan 2025/26 consultation process. This process opened on **14 March 2025** and closed on **21 April 2025**.

As part of the consultation process, the Council made the following information publicly available (in line with Sections 28 of the Act):

- A detailed description of the proposal for an IBU model, including the reasons for the chosen proposal.
- An assessment of the following options identified (including an economic and financial analysis completed by Castalia):
  - In-house Business Unit
  - Single-council CCO
  - Joint CCO (with WDC, HDC and KDC)
  - 2+1 Model (with WDC, HDC and KDC)
  - MOM Model (with WDC, HDC and KDC)
- Information on how proceeding with the proposal for an IBU model will affect the following:
  - Rates (including charges for water services), debt, expenditure and levels of service
- Information on how not proceeding with the proposal and proceeding with an alternative delivery option will affect the following:
  - Rates (including charges for water services), debt, expenditure and levels of service

A total of 764 submissions were received on the topic of Local Water Done Well as part of the consultation of the draft Annual Plan 2025/26. Of those submissions that indicated a preference, 733 submitters (97.2%) supported the proposal for an IBU, and 21 submitters (2.8%) did not support the proposal. Note that 10 submitters were made with comments to this topic that did not indicate a preference.

Hearings took place on 6 May 2025, where the public could present feedback either in person or online, in addition to their written submission.

Council deliberations took place on 27 May 2025, where a report was presented to the Council outlining the feedback received and the staff recommendations.

The Council is satisfied that:

- It has consulted with its community in relation to the proposal for an IBU model
- The community has a good understanding of the implications of the proposal
- It understands its community's views on the proposal.

Assurance and Adoption of the Plan

Council resolution to adopt the Plan

Waimakariri District Council adopted this Water Service Delivery Plan by resolution on 03/06/2025 at the June Council meeting. The Report to Council remains publicly available and a signed copy of the report can be provided on request.

Certification of the Chief Executive of Waimakariri District Council

I certify that this Water Services Delivery Plan:

- complies with the Local Government (Water Services Preliminary Arrangements) Act 2024, and
- the information contained in the Plan is true and accurate as at the end of 2023/24 financial year (30/06/2024), unless otherwise indicated.

To ensure transparency in the data presented, a table has been provided under Part B which provides a percentage for the level of confidence in the accuracy of the data. Key assumptions made in the Plan have also been listed under each of the sections.

Signed: ______________________________

Name: ______________________________

Designation: ______________________________

Council: ______________________________

Date: ______________________________

Part B:

Network Performance

Accuracy of data

Information presented in Part B of the Water Services Delivery Plan is based on asset and rating data as at the end of 2023/24 financial year (30/06/2024), unless otherwise indicated.

To ensure transparency in the data presented, the table below provides a percentage for the level of confidence in the accuracy of the data under Part B of the Plan.

Section/ Table	Item	Level of Confidence	Comments
Part B Serviced Population	Serviced Population	80% to 95%	The serviced population is based on a district average of 2.6 people per residential connection. So there is likely to be some variation in some areas and also where there are empty or undeveloped connections to the schemes. As an estimate at worst these figures could be over-stating the true value in the order of 5%. The growth numbers have a much higher degree of uncertainty associated with them and estimate that for FY2025/26 to FY2033/34 the uncertainty would range from 95% to approximately 80%.
	Urban Residential Connections	80% to 99%	These figures are based straight off the rating database. It is possible there may be a select few number of properties in the district that are missing from the rating database, however these would be extremely small in number and would expect that they would be less than 1% of the total rating database. The distinction between residential and commercial is based on QV property use codes, therefore there is scope for some discrepancies here if the QV assessment isn’t 100% accurate. Any discrepancy between residential and commercial doesn’t impact on the total number of connections across the district. As this assessment classified all connections on an urban scheme as being urban there will be some rural or rural residential connections on the edge of these schemes that are classified as urban as part of this assessment. These connections represent approximately 2.5% of all urban schemes. Given the lack of definition on what constitutes an urban connection this is considered reasonable as most of these connections represent large lot residential properties. The growth numbers have a much higher degree of uncertainty associated with them and would estimate that for FY2025/26 to FY2033/34 the uncertainty would range from 99% to approximately 80%.
	Urban Commercial Connections	80% to 99%	As above
	Rural Connections	80% to 99%	These figures are based straight off the rating database. It is possible there may be a select few number of properties in the district that are missing from the rating database , however these would be extremely small in number and would expect that they would be less than 1% of the total rating database. Where HDC figures area quoted these come from a GIS layer provided by HDC. It is expected the HDC figures should have a similar level of confidence to the WDC figures. The growth numbers have a much higher degree of uncertainty associated with them and estimate that for FY2025/26 to FY2033/34 the uncertainty would range from 99% to approximately 80%.

Section/ Table	Item	Level of Confidence	Comments
Part B Serviced Areas	Urban Residential Areas	99%	The connection numbers here are simply a sub set of those presented in the serviced population table for FY2024/25 in the previous section so the same level of confidence applies
	Urban Commercial Areas	99%	As above
	Rural Areas	99%	As above
	Mixed use drinking water schemes	N/A	No schemes
	Areas that do not receive water services	99%	These numbers are based on a total number of properties in the district less those numbers as quoted above. Therefore, provided the total number of properties in the rating database is accurate, this level of confidence should be the same as those figures quoted above.
	Proposed Growth Areas	80%	The growth areas have a degree of uncertainty associated with the final lot yields each development area is able to achieve. Urban areas are required to achieve a yield of 15 Lots/ha, however some will be slightly less than this and depending on total land required for stormwater management the calculated figures in the table could vary up to 20%. Furthermore, business zone areas are planned and serviced based on area, not connections, so the connection numbers here are simply based on an average figure of connections per hectare and these could be significantly different depending on the final commercial or industrial developments on these sites.
Part B Assessment of the current condition and lifespan of the water services network	Average Age of Network Assets	95%	This is based strictly off the Asset Data Register. Based on previous experience with discovering missing assets and data errors associated with installation dates we would estimate the data is approximately 95% accurate on average.
	Critical Assets	99%	All known critical assets have been identified. It is possible there could be missing assets not identified, hence the 99% confidence figure.
	Above Ground Assets	90%	This is based strictly off the Asset Data Register. The recent headworks audit is expected to raise this to 99% in the future, however this data was still not fully entered into the asset data register at the start of the 2024/25 financial year.
	Below Ground Assets	95%	This is based strictly off the Asset Data Register. The recent headworks audit is expected to raise this to 99% in the future, however this data was still not fully entered into the asset data register at the start of the 2024/25 financial year.
Part B Capital Expenditure		100%	Note that due to general construction risks and the uncertainties associated with any future capital projects the final spend on these items could be out by +/- 30%.

Investment to Meet Levels of Service, Regulatory Standards and Growth Needs

Investment required in water services

Serviced population

Projected serviced population	Utility	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
Serviced population	Drinking water (WDC Schemes)	56,100	57,658	59,272	60,354	61,435	62,517	63,599	64,680	65,762	66,843
	Drinking water (WDC + HDC Schemes)	60,401	62,028	63,710	64,862	66,017	67,171	68,328	69,485	70,642	71,802
	Wastewater	48,615	49,551	50,575	51,542	52,512	53,479	54,449	55,416	56,386	57,353
	Stormwater	48,786	50,362	51,938	53,217	54,493	55,773	57,052	58,328	59,608	60,884
	Total Unique Properties Serviced (WDC Schemes)	56,449	58,011	59,634	60,720	61,807	62,894	63,983	65,070	66,157	67,244
	Total Unique Properties Serviced (WDC+HDC Schemes)	60,645	62,278	63,965	65,120	66,279	67,436	68,598	69,758	70,920	72,082
Total Urban Residential Connections	Drinking water (WDC Schemes)	20,493	20,735	20,976	21,333	21,690	22,048	22,405	22,762	23,119	23,478
	Drinking water (WDC + HDC Schemes)	20,493	20,735	20,976	21,333	21,690	22,048	22,405	22,762	23,119	23,478
	Wastewater	18,687	19,081	19,475	19,848	20,221	20,594	20,967	21,340	21,712	22,086
	Stormwater	18,750	19,356	19,961	20,452	20,943	21,434	21,924	22,415	22,906	23,400
	Total Unique Properties Serviced (WDC Schemes)	20,627	20,871	21,115	21,474	21,833	22,193	22,553	22,912	23,271	23,632
	Total Unique Properties Serviced (WDC+HDC Schemes)	20,627	20,871	21,115	21,474	21,833	22,193	22,553	22,912	23,271	23,632

Projected serviced population	Utility	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
Total Urban Commercial Connections	Drinking water (WDC Schemes)	677	685	693	705	717	728	740	752	764	776
	Drinking water (WDC + HDC Schemes)	677	685	693	705	717	728	740	752	764	776
	Wastewater	658	672	686	699	712	725	738	751	765	778
	Stormwater	659	680	702	719	736	753	771	788	805	822
	Total Unique Properties Serviced (WDC Schemes)	677	685	693	705	717	728	740	752	764	776
	Total Unique Properties Serviced (WDC+HDC Schemes)	677	685	693	705	717	728	740	752	764	776
Total Rural Connections	Drinking water (WDC Schemes)	1,255	1,261	1,267	1,286	1,305	1,324	1,343	1,362	1,381	1,402
	Drinking water (WDC + HDC Schemes)	2,918	2,951	2,984	3,030	3,077	3,124	3,172	3,220	3,269	3,320
	Wastewater	-	-	-	-	-	-	-	-	-	-
	Stormwater	-	-	-	-	-	-	-	-	-	-
	Total Unique Properties Serviced (WDC Schemes)	1,255	1,261	1,267	1,286	1,305	1,324	1,343	1,362	1,381	1,402
	Total Unique Properties Serviced (WDC+HDC Schemes)	2,918	2,951	2,984	3,030	3,077	3,124	3,172	3,220	3,269	3,320

Note that the Hurunui District Council operates and provides services on the Ashley Rural Water Scheme, which partially extends into the Waimakariri District and supplies water to properties in the Sefton, Ashley and Loburn areas of the District. To remove any uncertainty in the population numbers below, a calculation has been provided for both the WDC water scheme connections and WDC + HDC water scheme connections within the Waimakariri District.

Furthermore, because not all properties are serviced with all 3 Waters (i.e. some are only serviced with drinking water, some only with wastewater etc) numbers have been provided for all 3 water utilities plus a calculation of total unique properties serviced with at least one of the 3 water utilities.

Levels of service relating to water services currently provided can be found in the Council's Annual Plan 2025-2026 document and is also included in Appendix 1 of this plan.

Key Assumptions

Urban Areas include the following schemes			Rural Areas include the following water supply schemes
Drinking Water	**Wastewater**	**Stormwater**	**Drinking Water**
Rangiora Water	Eastern Districts Sewer	Rangiora Urban Drainage	Oxford Rural No 1 Water
Kaiapoi Water	Oxford Sewer	Coastal Urban Drainage	Oxford Rural No 2 Water
Woodend-Tuahiwi-Pegasus Water		Kaiapoi Urban Drainage	Summerhill Water
Oxford Urban Water		Oxford Urban Drainage	Garrymere Water
Waikuku Beach Water		Pegasus Urban Drainage	Poyntzs Road Water
Cust Water			West Eyreton Water
Mandeville Water			
Ohoka Water			

- Stormwater includes only properties rated on Urban Drainage Schemes (i.e. no rural properties on Rural Land Drainage Schemes are included)
- Urban Areas include all connections on Urban schemes and Rural - Residential Schemes (primarily LLRZ zoned land)
- Financial Year numbers based on rates strike at beginning of financial year (i.e. 1 July 2024).
- The ratio of commercial to residential for urban connections remains the same over time
- The growth rate on the HDC Ashley Rural Water Scheme is assumed to be equal to the background rural population growth for WDC - 1.6% p.a.
- For unique properties the following calculation was used:
  - WDC Only = All water connections + Loburn Lea Wastewater + Woodend Beach Wastewater (this captures each property with a water connection, plus areas that are serviced for sewer but not water).
  - WDC + HDC = All WDC+HDC water connections + Woodend Beach Wastewater

Serviced areas

Serviced areas (by reticulated network)	Drinking water		Wastewater		Stormwater	
	Scheme	Connections	Scheme	Connections	Scheme	Connections
Urban Residential areas (If more than one identify separately)	Rangiora Drinking water	7,845	Eastern Districts Sewer	17,816	Rangiora Urban Drainage	7,831
	Kaiapoi Drinking water	5,714	Oxford Sewer	871	Kaiapoi Urban Drainage	5,521
	Woodend - Tuahiwi - Pegasus Drinking water	4,312			Coastal Urban Drainage	2,990
	Oxford Urban Drinking water	879			Oxford Urban Drainage	729
	Waikuku Beach Drinking water	480			Pegasus Urban Drainage	1,679
	Cust Drinking water	134				
	Mandeville Drinking water	989				
	Ohoka Drinking water	140				
	TOTAL	**20,493**	**TOTAL**	**18,687**	**TOTAL**	**18,750**

Serviced areas (by reticulated network)	Drinking water		Wastewater		Stormwater	
	Scheme	Connections	Scheme	Connections	Scheme	Connections
Urban Commercial areas (If more than one identify separately)	Rangiora Drinking water	372	Eastern Districts Sewer	622	Rangiora Urban Drainage	372
	Kaiapoi Drinking water	194	Oxford Sewer	36	Kaiapoi Urban Drainage	184
	Woodend - Tuahiwi - Pegasus Drinking water	68			Coastal Urban Drainage	48
	Oxford Urban Drinking water	34			Oxford Urban Drainage	34
	Waikuku Beach Drinking water	2			Pegasus Urban Drainage	21
	Cust Drinking water	7				
	Mandeville Drinking water	-				
	Ohoka Drinking water	-				
	TOTAL	**677**	**TOTAL**	**658**	**TOTAL**	**659**
Rural areas (If more than one identify separately)	Oxford Rural No 1 Drinking water	437				
	Oxford Rural No 2 Drinking water	372				
	Summerhill Rural Drinking water	216				
	Garrymere Drinking water	42				
	Poyntzs Road Drinking water	106				
	West Eyreton Drinking water	82				
	TOTAL WDC	**1,255**				
	HDC Ashley Rural Drinking water (within WDC boundary) *Note that a small part of the area is classified as residential*	1,663				
	TOTAL WDC + HDC Ashley	**2,918**				

Serviced areas (by reticulated network)	Drinking water		Wastewater		Stormwater	
	Scheme	Connections	Scheme	Connections	Scheme	Connections
Mixed-Use rural drinking water schemes (where these schemes are not part of the council's water services network)	Nil. There are three known private water supplies (Glentui, Springbank and Waikuku) in the district, however it has not been assessed whether they meet the Mixed-Use Rural Drinking Water Scheme definition.		n/a		n/a	
Areas that do not receive water services (If more than one identify separately)	Properties not receiving WDC drinking water services	9,763	Properties not on a public wastewater scheme	12,843	Properties not on an urban drainage scheme	12,779
	Properties not receiving WDC or HDC drinking water services	8,100	Properties not on a public wastewater scheme or private community scheme	12,825		
	Properties not receiving WDC or HDC water supply services and not on a Community Drinking Water supply	8,043				

Serviced areas (by reticulated network)	Drinking water		Wastewater		Stormwater	
	Scheme	Connections	Scheme	Connections	Scheme	Connections
Proposed growth areas • Planned (as identified in district plan) • Infrastructure enabled (as identified and funded in LTP)	West Rangiora	467	West Rangiora	467	West Rangiora	467
	Outer East Rangiora	839	Outer East Rangiora	839	Outer East Rangiora	839
	Southbrook Business Zone	17	Southbrook Business Zone	17	Southbrook Business Zone	17
	Todds Road Business Zone	18	Todds Road Business Zone	18	Todds Road Business Zone	18
	Ravenswood	219	Ravenswood	219	Ravenswood	219
	East Woodend	310	East Woodend	310	East Woodend	310
	West Kaiapoi (Silverstream)	167	West Kaiapoi (Silverstream)	167	West Kaiapoi (Silverstream)	167
	East Kaiapoi (Beach Grove)	213	East Kaiapoi (Beach Grove)	213	East Kaiapoi (Beach Grove)	213
	East North East Kaiapoi	228	East North East Kaiapoi	228	East North East Kaiapoi	228
	Tuahiwi	80	Tuahiwi	80		
	Mandeville	154	Mandeville	144		
	Ohoka	32	Ohoka	32		
	TOTAL	**2,743**	**TOTAL**	**2,733**	**TOTAL**	**2,477**

Note that the Hurunui District Council operates and provides services on the Ashley Rural Water Scheme, which partially extends into the Waimakariri District and supplies water to properties in the Sefton, Ashley and Loburn areas of the District. To remove any uncertainty in the connection numbers below, a calculation has been provided for both the WDC water scheme connections and WDC + HDC water scheme connections within the Waimakariri District.

Key Assumptions

- Stormwater includes only properties rated on Urban Drainage Schemes
- Urban Areas include all connections on Urban Schemes and Rural - Residential Schemes (primarily LLRZ zoned land)
- Rural Areas include all connections on Rural schemes
- Properties not connected based on total number of properties in district (32,188) less properties already connected
- Only growth areas with expected growth within LTP period (out to 2033) included
- For commercial or industrial growth areas assume 2 connections per ha
- These figures are based on the 2023 WDC Infrastructure Growth projections used to inform the 2024 Activity Management Plans and the LTP budgets. These are based on a ‘medium-high’ population projection for the district and may change following results of the current PDP process.

Assessment of the current condition and lifespan of the water services network

Parameters	Drinking supply	Wastewater	Stormwater
Average age of Network Assets	**21.2 years**	**24.0 years**	**18.0 years**
Critical Assets	**Identified - Refer to Appendix 2**	**Identified - Refer to Appendix 2**	**Identified - Refer to Appendix 2**
Above ground assets			
Treatment plant/s	17	5	45 (+ 12 pumpstations)
Percentage or number of above ground assets with a condition rating	100%	100%	100%
Percentage of above-ground assets in poor or very poor condition	10%	16%	2%
Below ground assets			
Total km of reticulation	1007km	418km	119km
Percentage of network with condition grading	100%	100%	100%
Percentage of network in poor or very poor condition	8%	3%	0%

Note that the Hurunui District Council operates and provides services on the Ashley Rural Water Scheme, which partially extends into the Waimakariri District and supplies water to properties in the Sefton, Ashley and Loburn areas of the District. The condition and average age figures for the Ashley Scheme have not been included in the following table, as it is expected that this date would be included in the submission from Hurunui District Council.

The total number of stormwater pumpstations has also been included in the stormwater column in brackets next to the number of treatment plants.

Key Assumptions

- Stormwater includes only properties rated on Urban Drainage Schemes
- Figures based on 2024 AMP
- Average age calculated as average age of all individual assets regardless of value or quantity
- Treatment Plants including all sites where treatment is undertaken, not including secondary pumpstations or backup pumpstations or well fields
- WDC's asset condition rating system is based on the asset life and not on a full condition assessment. The 16% poor or very poor grading of above ground wastewater assets is not considered to be reflective of the actual condition of these assets. It should be noted that condition surveys are currently being completed on underground and aboveground assets, including CCTV surveys where practical and regular checks on all above ground assets and headworks sites. Full condition rating assessments are completed on critical aboveground assets, such as reservoirs.
- Stormwater Treatment Plants includes all Stormwater Management Areas and end of line Treatment Devices (i.e. Storm Filters)
- The split of drainage assets between Stormwater and Roading ownership is based on the Ownership Rules for Drainage and Roading Assets document (Trim 160524047903), which forms the basis of ownership for valuation.

Asset management approach

- WDC's existing service delivery mechanisms;
  - Drinking water, wastewater and stormwater pump station maintenance delivered by Council in-house contractor Water Unit via an existing service level agreement (SLA). Covers all reticulation and treatment reactive and planned maintenance for water and wastewater, but only stormwater pump station maintenance. Includes some minor capital works as well, such as water main renewals.
  - Capital works projects greater than $100,000 are tendered on the open market. There is a Pre-Qualification list of contractors for the following areas traffic management, drilling/thrusting, welding/fabrication, hydro excavation, service location, pipe inspections, sucker trucking, earthworks/bulk fill, street furniture/landscaping, road improvements/kerbing, minor surface reinstatement, gravity systems and pressure systems.
  - Separate external maintenance contracts for stormwater (stormwater management areas and open drains) and rural drainage (open drains). The rural drainage maintenance contract is being tendered this year and remaining separated from the urban maintenance contract. The urban maintenance drainage contract is currently with Council's greenspace and reserves contractor, to take advantage of efficiencies and economies of scale.
  - Separate external maintenance contractors for electrical and control systems, generator maintenance, CCTV inspections and septic tank cleaning. There is also a Trades Panel for minor maintenance work such as building work, fencing, electrical, plumbing, asbestos removal and painting.
- WDC's existing asset management systems;
  - Tech 1 for water, wastewater and stormwater assets – Note this is currently in the process of changing to Adapt (Datacom).
  - RAMM for rural drainage assets
- WDC's supporting asset management policy or framework;
  - Refer to Waimakariri District Council Asset Management Policy - waimakariri.govt.nz/__data/assets/pdf_file/0021/120684/2021-Asset-Management-Policy.pdf
- WDC's asset management maturity assessment;
  - Last completed in 2021 – Can be provided on request

Statement of regulatory compliance

<table>
<tr><th>Parameters</th><th>Drinking supply schemes</th><th>Wastewater schemes</th><th>Stormwater schemes/ catchments</th></tr>
<tr><td colspan="4">Drinking water supply</td></tr>
<tr><td>Bacterial compliance (E.coli)</td><td>No* – WDC have been working towards ensuring that it complies with the Water Services Act (2021). Expected to be fully compliant by Dec 2025. Note that 10 out of 11 schemes will meet bacterial compliance by June 2025.
* Refer to summary tables below for percentage of compliance against each scheme.</td><td rowspan="8">n/a</td><td rowspan="8">n/a</td></tr>
<tr><td>Protozoa compliance</td><td>No* – WDC have been working towards ensuring that it complies with the Water Services Act (2021). Expected to be fully compliant by Dec 2025. Note that 10 out of 11 schemes will meet protozoa compliance by June 2025.
* Refer to summary tables below for percentage of compliance against each scheme.</td></tr>
<tr><td>Chemical compliance</td><td>Yes – No MAV exceedances for any supplies</td></tr>
<tr><td>Boiling water notices in place (over the last 3 years)</td><td>3 – These are precautionary BWNs, in place only for short period of time in response to incidents.</td></tr>
<tr><td>Fluoridation</td><td>No – No directions issued by Director-General of Health as yet.</td></tr>
<tr><td>Average consumption of drinking water</td><td><table>
<tr><th></th><th>ADF (m^3/day)</th><th>Estimated Population</th><th>Total Consumption (l/person/day)</th><th>Leakage (m^3/day)</th><th>Total Consumption (l/person/day less leakage)</th></tr>
<tr><td>Urban</td><td>17,766</td><td>55,761</td><td>319</td><td>3,269</td><td>260</td></tr>
<tr><td>Rural</td><td>2,870</td><td>3,373</td><td>851</td><td>1,326</td><td>458</td></tr>
<tr><td>Total</td><td>20,636</td><td>59,134</td><td>349</td><td>4,596</td><td>271</td></tr>
</table></td></tr>
<tr><td>Water restrictions in place (last 3 years)</td><td>No</td></tr>
<tr><td>Firefighting sufficient</td><td>Yes – All urban supplies except Cust scheme. i.e. 100% compliant where firefighting is provided.</td></tr>
</table>

Parameters	Drinking supply schemes	Wastewater schemes	Stormwater schemes/ catchments
Resource Management			
Significant consents (note if consent is expired and operating on S124)	Water supply take **29** Water discharge **0**	Wastewater discharge water/land/air **16** Network **0** – Interpreted as wastewater schemes	Stormwater discharge **5** Network **4**
Expire in the next 10 years	**12**	**6**	**3**
Non-compliance:			
Significant risk non-compliance	**0**	**0**	**0**
Moderate risk non-compliance	**0**	**0**	**0**
Low risk non-compliance	**21** – Instantaneous Flow Consent Limit Breaches	**7** – 96.1% compliance of all consent conditions. Mainly due to missed sampling and faulty equipment.	**0**
Active resource consent applications	**4**	**0**	**0**
Compliance actions (last 24 months):			
Warning	**0**	**0**	**0**
Abatement notice	**0**	**0**	**0**
Infringement notice	**0**	**0**	**0**
Enforcement order	**0**	**0**	**0**
Convictions	**0**	**0**	**0**

The renewal of the 12 water take consents are not expected to require additional infrastructure, hence there is no specific capital expenditure budget included. The Canterbury Regional Policy Statement and Canterbury Land and Water Regional Plan give priority to community drinking water supplies therefore we anticipate that the allocation of the water to these consents will be maintained and approved.

The renewal of the six wastewater consents relate to the following:

- Oxford WWTP discharge consents (three consents), which has a significant upgrade included in 27/28 on page 64 of the WSDP.
- Discharge to air consents at Kaiapoi and Waikuku Beach WWTPs and discharge to land of wetland infiltration at Kaiapoi WWTP, which are expected to only require minor upgrades to reconsent. Note that a significant upgrade of the Eastern District sewer scheme, including the Kaiapoi and Waikuku Beach WWTPs (as well as the Woodend and Rangiora WWTPs) is budgeted to occur before 2039, when the main discharge consents for these plants expire.

The three stormwater consents listed to expire in the next 10 years, fall within our global network consent areas. Since the Kaiapoi, Woodend, and Oxford global consents became active on 1 July 2024, these individual consents will be superseded and surrendered.

WDC have been working towards ensuring that it's Drinking Water supplies complies with the requirements of the Water Services Act (2021), which requires the Council to take all practicable steps to comply with the Water Services (Drinking Water Standards for NZ) Regulations 2022 and Drinking Water Quality Assurance Rules (DWQAR).

The outcome for each Drinking water treatment plant and distribution zone is summarised in the tables below, for each of the time periods listed.

Expected Drinking Water Compliance by December 2025

Water Supply	Treatment Plant		Distribution Zone	
	Bacterial	Protozoa	Bacterial	Residual disinfectant
Cust	100%	100%	100%	100%
Garrymere	100%	100%	100%	100%
Kaiapoi	100%	100%	100%	100%
Mandeville	100%	100%	100%	100%
Ohoka	100%	100%	100%	100%
Oxford Rural 1	100%	100%	100%	100%
Oxford Urban and Rural 2	100%	100%	100%	100%
Woodend-Pegasus	100%	100%	100%	100%
Rangiora	100%	100%	100%	100%
Waikuku Beach	100%	100%	100%	100%
West Eyreton-Summerhill-Poyntzs Road	100%	100%	100%	100%

Drinking Water Compliance at June 2024 (As reported to Taumata Arowai in the DWQAR Annual Report)

Water Supply	Treatment Plant[1]		Distribution Zone[2]		Key Reasons for Non-Compliance
	Bacterial	Protozoa	Bacterial	Residual disinfectant	
Ashley Gorge*	33%	0%	100%	100%	TP: Elevated turbidity and low pH.
Cust	99.9%	99.9%	100%	99%	TP: Data outage (2 days). DZ: Missed Cl sample (1).
Garrymere	100%	100%	100%	99%	DZ: Missed Cl sample (1).
Kaiapoi	0%	0%	100%	99.4%	TP: Insufficiently sized reservoir to meet Cl contact time. No UV treatment. DZ: Missed Cl sample (1).
Mandeville	99.7%	99.7%	99.4%	99.4%	TP: Data outage (5 days). DZ: Missed E.Coli sample result (1) and Cl sample (1).
Ohoka	30.1%	100%	100%	97.1%	TP: Continuous turbidity monitoring only installed on 12 March 2024. DZ: Missed Cl samples (3).
Oxford Rural 1	16.1%	16.1%	100%	98.7%	TP: No on-site reservoir to meet Cl contact time. No UV treatment until 2 May 2024. DZ: Missed Cl samples (2).
Oxford Urban and Rural 2	0%	0%	100%	(Urban) – 63.5% (Rural 2)** – 98.7%	TP: Ox Urban unchlorinated until 31 October 2023. No on-site reservoir to meet Cl contact time. No UV treatment. DZ: Ox Urban unchlorinated until 31 October 2023. Missed Cl samples (2).
Woodend–Pegasus	99.9%	0%	100%	99.4%	TP: Data outage (2 days). No UV treatment. DZ: Missed Cl sample (1).
Rangiora	62.1%	0%	100%	60.9%	TP: Unchlorinated until 15 November 2023. Data outage (1 day). Insufficiently sized reservoir to meet Cl contact time (17 days). No UV treatment. DZ: Unchlorinated until 15 November 2023. Missed Cl sample (1).
Waikuku Beach	99.9%	99.9%	100%	62.8%	TP: Data outage (2 days). DZ: Unchlorinated until 8 November 2023. Missed Cl sample (1).
West Eyreton – Summerhill – Poyntz Road	0%	0%	100%	99.4%	TP: Insufficiently sized reservoir to meet Cl contact time. No UV treatment. DZ: Missed Cl sample (1).

[1] Calculated based on the total instances of non-compliance over the period that the treatment plant was operational in the 2023/24 compliance year.

[2] Calculated based on the total instances of non-compliance over the total number of samples required to demonstrate compliance in the 2023/24 compliance year.

* Ashley Gorge was connected to the Oxford Rural 2 supply in December 2023 and was only operational for 6 months in 23/24 before being deregistered as a drinking water supply.

**Includes the Ashley Gorge distribution zone from December 2023.

Drinking Water Compliance at June 2025 (Current compliance)

Water Supply	Treatment Plant		Distribution Zone	
	Bacterial	Protozoa	Bacterial	Residual disinfectant
Cust	100%	100%	100%	100%
Garrymere	100%	100%	100%	100%
Kaiapoi	100%	100%	100%	100%
Mandeville	100%	100%	100%	100%
Ohoka	<100%*	100%	100%	100%
Oxford Rural 1	100%	100%	100%	100%
Oxford Urban and Rural 2	100%	100%	100%	100%
Woodend-Pegasus	100%	100%	100%	100%
Rangiora	100%	100%	100%	100%
Waikuku Beach	100%	100%	100%	100%
West Eyreton-Summerhill-Poyntzs Road	<100%*	0%**	100%	100%

* Note < 100% due to chlorine contact time not being met all the time. UV installation will address this issue. Will be met by December 2025

** Will be met by December 2025

Drinking Water Compliance at June 2024 (As reported to Taumata Arowai in the DWQAR Annual Report)

Treatment Plant and Distribution Zone bacterial and residual disinfection compliance were not fully achieved for the period 1 July 2023–30 June 2024 for some of the water supplies:

- Some urban on-demand supplies (Oxford Urban, Rangiora, Waikuku Beach) were only chlorinated from late second quarter of 2023-2024 and therefore only achieved partial treatment plant and distribution zone compliance.
- Some supplies (Kaiapoi, Ohoka, West Eyreton, Oxford Rural 1, Oxford Urban and Rural 2) had no on-site or insufficient reservoir storage to meet minimum chlorine contact time required and therefore were unable to achieve treatment plant bacterial compliance. This has since been resolved now that UV treatment has been installed at these sites as there will be the ability to achieve bacterial compliance through the UV treatment pathway.
- UV treatment has now been installed at Oxford Rural 1, Kaiapoi and Oxford Urban and Rural 2 and West Eyreton. UV treatment installation is due to be completed at Ohoka by December 2025.
- Data outages and missed samples contributed to some minor non-compliances for some supplies.

Treatment Plant protozoa compliance was not fully achieved for some of the water supplies:

- Only Garrymere, Mandeville and Waikuku Beach had fully operational UV treatment plants during the 2023-2024 year.
- UV treatment has now been installed at Woodend-Pegasus, Oxford Rural 1, Rangiora, Kaiapoi, Oxford Urban/Rural 2 and West Eyreton water supplies and will have fully operational UV treatment plants by June 2025 and Ohoka by December 2025.
- Data outages and missed samples contributed to some minor non-compliances for some supplies.

Capital expenditure required to deliver water services and ensure that water services comply with regulatory requirements

Projected investment in water services	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Drinking Water										
Capital expenditure - to meet additional demand	6,877	5,189	351	2,348	2,114	200	664	1,342	3,764	8,514
Capital expenditure - to improve levels of services	10,157	826	274	287	601	0	0	0	0	474
Capital expenditure - to replace existing assets	2,663	4,625	4,981	3,191	3,257	3,350	3,181	3,579	2,530	3,455
Total projected investment for drinking water	**19,697**	**10,460**	**5,606**	**5,826**	**5,972**	**3,550**	**3,845**	**4,921**	**6,294**	**12,443**
Wastewater										
Capital expenditure - to meet additional demand	738	5,217	11,733	16,926	5,553	894	6,390	73	621	7,817
Capital expenditure - to improve levels of services	2,828	1,562	2,038	0	172	0	179	0	619	1,262
Capital expenditure - to replace existing assets	3,614	2,849	6,673	4,393	6,330	3,640	2,255	2,643	1,747	483
Total projected investment for wastewater	**7,180**	**9,628**	**20,444**	**21,319**	**12,055**	**4,534**	**8,824**	**2,716**	**2,987**	**9,562**
Stormwater										
Capital expenditure - to meet additional demand	55	0	0	1,306	917	0	0	0	0	0
Capital expenditure - to improve levels of services	3,288	5,138	11,242	5,532	5,866	5,164	4,652	5,183	3,510	4,337
Capital expenditure - to replace existing assets	150	0	137	942	0	0	60	305	62	1,146
Total projected investment for stormwater	**3,493**	**5,138**	**11,379**	**7,780**	**6,783**	**5,164**	**4,712**	**5,488**	**3,572**	**5,483**
Total projected investment in water services	**30,370**	**25,406**	**37,429**	**34,925**	**24,810**	**13,248**	**17,381**	**13,125**	**12,853**	**27,488**

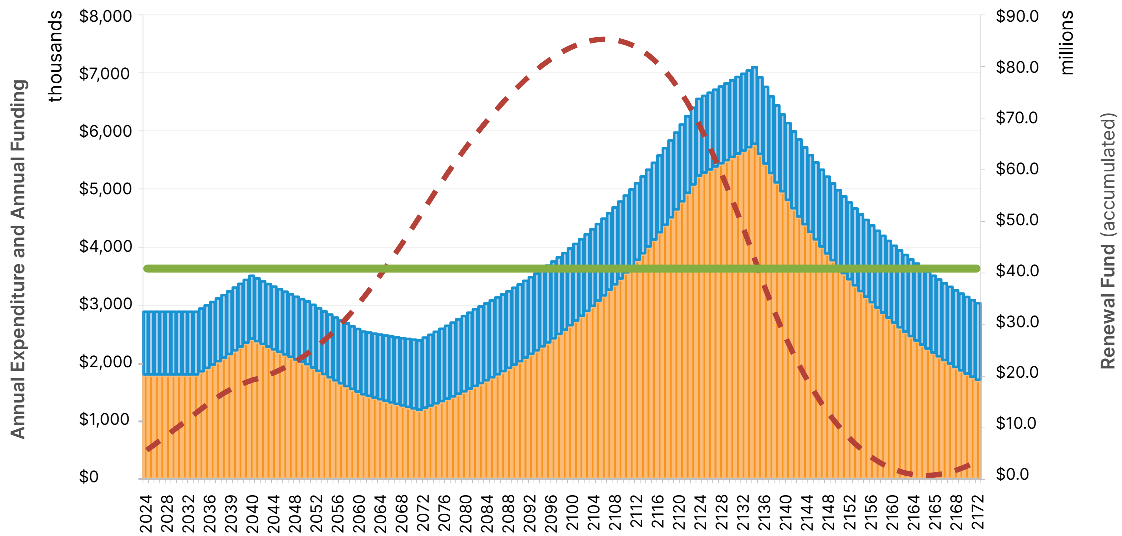
Note that the above table shows the capital expenditure required over 10 years to deliver water services. WDC has modelled its infrastructure and developed a renewal programme that stretches over the next 150 years.

The stormwater renewal profile is comparatively less than that of the drinking water and wastewater renewal profile, as the stormwater assets partially comprise of open drains and ponds which are maintained, but not depreciated and replaced. The renewal profile is higher in Kaiapoi which is the only scheme that has stormwater pumping systems.

Please refer to WDC's Infrastructure Strategy document which shows Council's 150-year renewals model. This document forms part of WDC's 2024-2023 Long Term Plan. Refer to figures below for a summary.

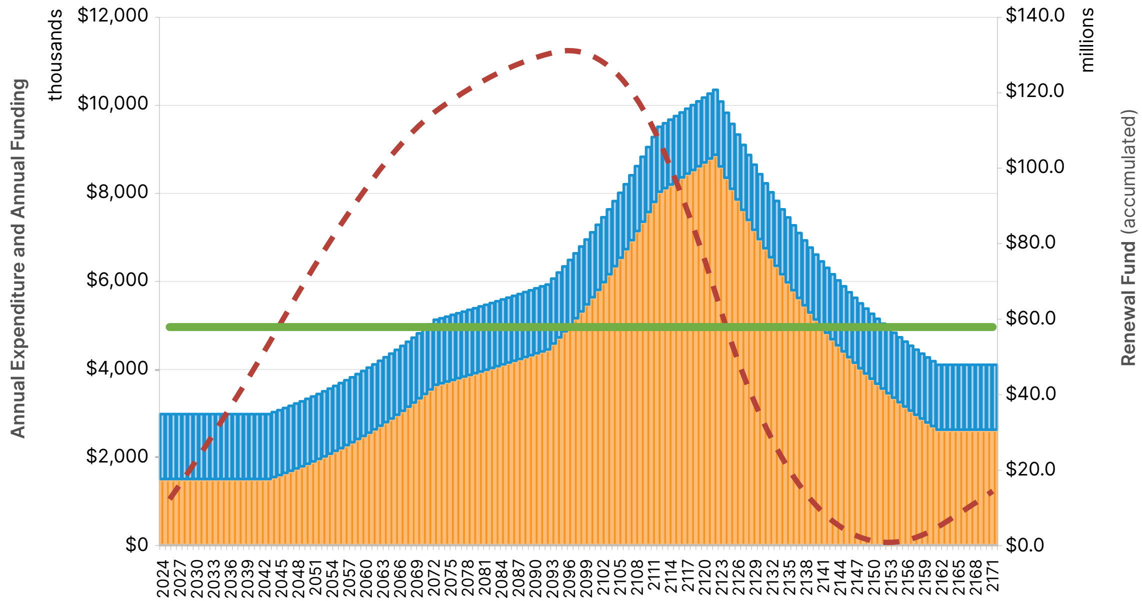
150 year water supply renewals model
(No adjustment for inflation)

- Annual expenditure (reticulation)
- Annual expenditure (headworks)
- Renewals fund
- Annual funding



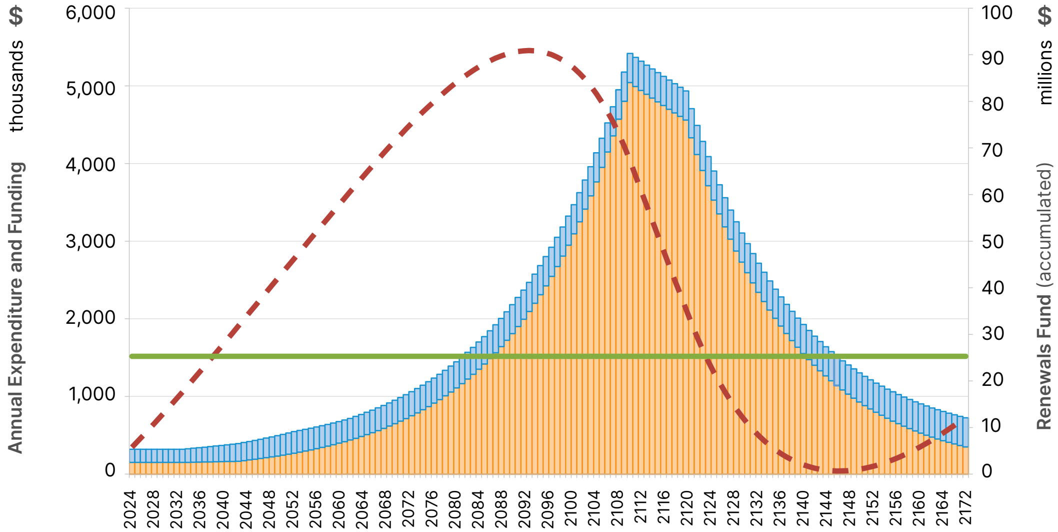
150 year wastewater renewals model
(No adjustment for inflation)

- Annual expenditure (reticulation)
- Annual expenditure (headworks)
- Renewals fund
- Annual funding



150 year urban drainage renewals model
(No adjustment for inflation)

Annual expenditure (Headworks)
Annual expenditure (Reticulation)
Annual funding
Renewals fund



Key Assumptions

- Stormwater includes only properties rated on Urban Drainage Schemes
- Figures based on 2024 AMP

Historical delivery against planned investment

Delivery against planned investment	Renewals investment for water services				Total investment in water services			
	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Total planned investment (set in the relevant LTP)	7,063	10,472	11,220	21,692	32,747	63,227	53,788	117,015
Total actual investment	TBC	12,498	10,027	22,525	TBC	68,763	48,850	117,613
Delivery against planned investment (%)	TBC	119%	89%	104%	TBC	109%	91%	101%

Part C:

Revenue and Financing Arrangements

Revenue and Charging Arrangements

Charging and billing arrangements

WDC charges consumers of water services using the mechanisms set out below. No changes are currently planned to charging mechanisms, although a 3 Waters Rating Review is planned to be undertaken in advance of the next Long Term Plan.

Drinking water

- District wide water UV treatment – a fixed targeted rate per rating unit
- Cust – un-restricted connections based on a fixed targeted rate per Separately Used or Inhabited Part of a rating unit (SUIP)
- Cust – restricted connections based on a fixed targeted rate per water unit (1,000 litres per day)
- Summerhill – a fixed targeted rate per rating unit plus a fixed targeted rate per water unit
- Fernside loan rate – a fixed targeted rate per water unit
- Rangiora – un-restricted connections based on a fixed targeted rate per SUIP
- Rangiora – restricted connections based on a fixed targeted rate per water unit
- Kaiapoi – un-restricted connections based on a fixed targeted rate per SUIP
- Kaiapoi – restricted connections based on a fixed targeted rate per water unit
- Waikuku Beach – un-restricted connections based on a fixed targeted rate per SUIP
- Waikuku Beach – restricted connections based on a fixed targeted rate per water unit
- Woodend - Tuahiwi - Pegasus – un-restricted connections based on a fixed targeted rate per SUIP
- Woodend - Tuahiwi - Pegasus – restricted connections based on a fixed targeted rate per water unit
- Tuahiwi rural loan rate – a fixed targeted rate per rating
- Tuahiwi residential area water connection loan rate – a fixed targeted rate per rating
- West Eyreton – a fixed targeted rate per rating unit plus a fixed targeted rate per water unit
- Oxford Township – un-restricted connections based on a fixed targeted rate per SUIP
- Oxford Township – restricted connections based on a fixed targeted rate per water unit
- Oxford Rural Water No1 – a fixed targeted rate per water unit
- Oxford Rural Water No1 – a fixed targeted rate per water unit
- Mandeville – a fixed targeted rate per water unit
- Ohoka – a fixed targeted rate per rating unit plus a fixed targeted rate per water unit
- Poyntzs Road – a fixed targeted rate per rating unit plus a fixed targeted rate per water unit
- Garrymere – a fixed targeted rate per rating unit plus a fixed targeted rate per water unit
- Ashley Rural Water(supply provided by Hurunui DC) – a fixed targeted rate per water unit

Wastewater

- Eastern Districts – a fixed rate per property for residential, per water closet for commercial
- Ohoka utilities connection loan rates – a fixed targeted rate per rating unit
- Loburn Lea loan rate – a fixed targeted rate per rating unit
- Oxford operating – a fixed targeted rate per rating unit
- Fernside loan rate – a fixed targeted rate per rating unit

Stormwater

- Kaiapoi excluding Island Road extension – a differential targeted rate assessed on land value
- Kaiapoi Alexander Lane – a fixed targeted rate per rating unit
- Kaiapoi Island Road extension – a differential targeted rate assessed on land value
- Rangiora – a differential targeted rate assessed on land value
- Coastal Urban (Waikuku, Woodend, Pines, Kairaki) – a differential targeted rate assessed on land value
- Oxford – a differential targeted rate assessed on land value
- Pegasus – a differential targeted rate assessed on land value

(Note Rural Land Drainage Rates, funded from targeted rates, and District Drainage, funded from the General Rate, have not been included as not stormwater)

WDC maintains separate accounts for each water, wastewater and stormwater scheme. The account is credited with rates revenue plus any relevant fees and charges and subsidies. Separate accounts are also maintained for development contributions revenue. Running balances are maintained so that the balance is taken into account when setting rates. Transfers are made into a depreciation reserve, called the Renewals Fund, to hold funds for future renewals, and funding is released from the reserve as renewals are undertaken.

Water services revenue requirements and sources

The total revenue requirement over the period 2024-2034 is summarised below, broken down by the sources of revenue.

	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Rates	32,593	35,483	38,302	40,813	43,377	44,849	46,157	47,287	48,635	49,800
User charges/fees	778	786	803	829	846	862	878	895	910	926
Development contributions	9,086	12,959	9,388	9,455	9,185	9,081	9,059	8,901	8,064	11,845
Capital/operating subsidies and grants	904	2,326	749	-	-	-	-	-	-	-
Other	357	428	509	568	676	832	982	1,152	1,303	1,228
Total Operating Revenue	**43,718**	**51,982**	**49,751**	**51,665**	**54,084**	**55,624**	**57,076**	**58,235**	**58,912**	**63,799**

Charging and collection of rates revenue will be through the rates system, using the mechanisms described above. Charging for other sources of revenue will be via separate invoice.

Existing and projected commercial and industrial users' charges

The projected charges for each of the water services for the period 2024-34 is set out below.

	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$	$	$	$	$	$	$	$	$	$
Average drinking water bill (including GST)	740	803	839	859	873	888	897	907	918	928
Average wastewater bill (including GST)	644	670	711	737	795	803	805	805	805	804
Average stormwater bill (including GST)	354	378	412	463	479	491	506	511	525	536
Average charge per connection including GST	**1,738**	**1,851**	**1,963**	**2,058**	**2,147**	**2,182**	**2,208**	**2,223**	**2,248**	**2,268**
Project increase %	-	6.5%	6.1%	4.9%	4.3%	1.6%	1.2%	0.7%	1.1%	0.9%

Commercial and Industrial pay rates in the same way as residential consumers. WDC also collects trade waste and septage charges from some industrial and commercial consumers.

The affordability of projected water services charges for communities

WDC seek to provide water services in an efficient way and for charges to reflect the full cost of providing the services, including making adequate provision for the renewal of assets. The projected average charge over the period 2024-34 increases from $1,738 in 2024/25 to $2,268 in 2033/34. This is an average increase of 3.0% per year. Water services charges will remain reasonable at between 1.9% and 2.0% of the district's median household income.

Funding and Financing Arrangements

Water services financing requirements and sources

- Projected borrowing requirements over the next 10-year period to deliver the level of investment required is $37m.
- Minimum cash and working capital requirements for sustainable delivery of water services are operating expenses less depreciation plus debt repayments plus $48m for headroom to cover unforeseen events.
- Water services and all WDC business have an internal policy borrowing limit of 250% (LGFA borrowing limit is 350% as a growth Council, 280-290% for non-growth Councils) of operating revenue. Water services are and will remain within the borrowing limit including the $48m for headroom every year except 2026/27 and 2027/28.
- Internal borrowing will be 25-year loans. Interest charge is fixed at the interest rate at the time of borrowing.
- Internal loans will be repaid over 25 years. The principal repayments will be included in the rates.
- Water services financial strategy involves rates to cover operating expenditure and debt repayments, development contributions to cover growth capital expenditure, borrowing to cover levels of service capital expenditure depreciation funding to cover both current renewal capital expenditure and invested for future renewal capital expenditure.

Internal borrowing arrangements

- Each internal loan is individually tracked and repaid over 25 years. Interest charge is fixed at the interest rate at the time of borrowing.
- Internal borrowing arrangements will continue up to and beyond 30 June 2028.
- Each internal loan is individually raised, tracked and attributed to relevant water schemes.

Determination of debt attributed to water services

WDC allocates and tracks debt attributed all departments. Internal loans are raised within each scheme to cover capital expenditure.

As at 30 June 2024:

- Borrowings attributed to water services was $80,610k
- Cash and cash equivalents of water services was $31,100k
- Net debt was $49,510k
- Water services operating revenue was $28,322k
- The net debt to operating revenue was 125%

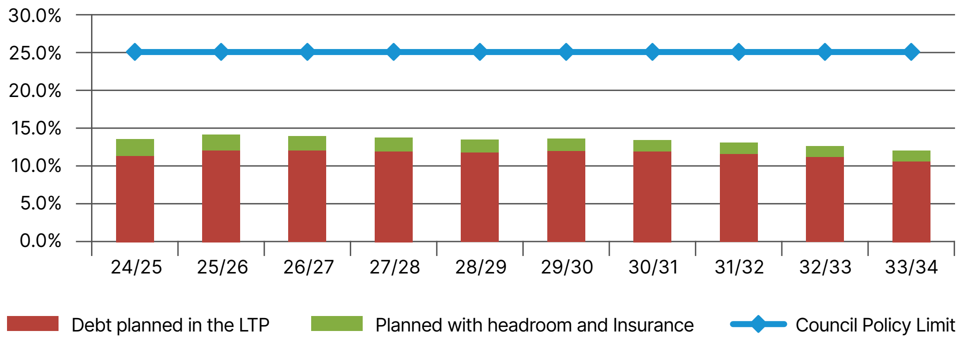
Insurance arrangements

WDC currently insures its above ground assets through its insurance broker Marsh and its below ground assets through the Local Authority Protection Programme Disaster Fund (LAPP). Insurance cover is reviewed each year with updated schedules adjusted for new and disposed of assets, and the latest asset valuations. WDC's policy is for full cover in relation to above ground assets with no loss limit in place. For underground assets, responsibility for cover is split, with 40% of insured value covered by LAPP and 60% by the Government.

Council has developed a Risk Assessment and Financing Strategy that considers the likelihood and severity of major natural disasters, and to assess how they would impact on Council's operations, and financial capacity to cope during the recovery phase. Council maintains borrowing "head-room" of up to $48m with insurance being available in the LTP, allowing for its share of funding of the estimated damage and repair cost of $315m in the event of a "worst credible disaster scenario" following a major event. This is not proposed expenditure for 2024 to 2054, but provision for borrowing capacity in the event of a worst case natural disaster in this time period. Although debt comes close to the self-imposed limits during three of the first six years of the LTP, the repayment programme in place brings debts well within the limits in later years. Should a disaster occur the Council has the ability to cancel and postpone programmes and still be within policy limits.

Debt Comparison to Policy Limits

Interest cost on debt as a percentage of rates revenue



Insurance cover is based on replacement value and based on periodic revaluations (the most recent being 30 June 2024). The replacement value of the assets including an inflationary provision, and associate maximum cover is as follows:

- Above ground assets $282,921,707 with cover up to the sum insured
- Below ground assets $1,605,062,088 with cover up to the sum insured

The valuation of assets is based on the Replacement Costs and has been carried out in accordance with:

- Public Benefit Entity International Public Sector Accounting Standard 17 Property, Plant and Equipment (PBE IPSAS 17)
- NZ Infrastructure Asset Valuation and Depreciation Guidelines, Edition 2.0 2006

WDC has a comprehensive Business Continuity Plan which includes the insurance response to any emergency.

Reflecting its experience of the 2010 and 2011 Canterbury earthquakes, WDC has a low risk tolerance in relation to insurance. Responsibility for oversight of insurance matters sits with the Audit and Risk Committee and reports are prepared for the Committee on a six-monthly basis.

Part D:

Financial Sustainability Assessment

Confirmation of Financially Sustainable Delivery of Water Services

Confirmation of financially sustainable delivery of water services by 30 June 2028

- WDC water services currently meet revenue, investment and financing sufficiency. This is not forecasted to change between now and 30 June 2028.
- Projected revenue is greater than projected expenditure, with the net surplus used to repay debt.
- Assets requiring renewal, regulatory requirements and forecasted growth have all been budgeted for in the Long Term Plan.
- WDC is within internally determined policy borrowing limits of 250% (LGFA borrowing limit is 350% as a growth Council, 280-290% for non-growth Councils) of operating revenue, with available headroom to cover unforeseen events.
- Castalia consultants have completed an independent peer review of the financials and assumptions made within this WSDP.

Actions required to achieve financially sustainable delivery of water services

No actions are required. Financially sustainable delivery of water services is already achieved. However more stringent ring-fencing and financial reporting is required to ensure that economic regulation is met. Please refer to the Implementation Plan below for the proposed transitional arrangements.

Risks and constraints to achieving financially sustainable delivery of water services

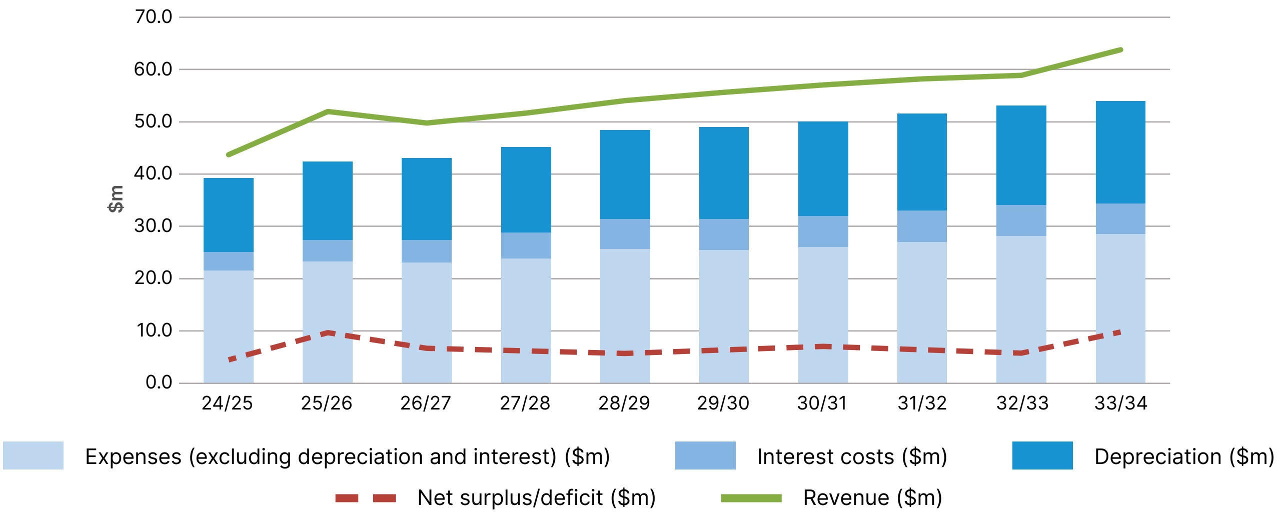
- Risk of a significant natural event. Would require a large amount of additional funding to restore services, affecting debt and rate levels. The depreciation fund for asset renewals would also be affected. This risk is managed through borrowing headroom.
- Deteriorating groundwater and lowland stream water quality. Continually increasing costs of additional treatment. This risk is managed through an allowance made for some treatment upgrades within the LTP, Council also works closely with regional council on shared objectives regarding improving declining water quality, residual financial risk managed via borrowing headroom.
- Inflation. Higher risk in the longer term due to long range forecasts harder to predict. Greater than forecasted cost increases impact on debt servicing costs and rates. This risk is managed through use of reasonable inflationary allowances within LTP budgets.
- Economic Growth. A downturn in the economy could impact ratepayers' ability or willingness to support maintaining levels of service. Forecast rate increases for water services are roughly in line with the rate of inflation, so there is not foreseen to be a need for continued increases in investment in order to achieve required levels of service that would put any additional pressure on household incomes.
- Timing and level of capital expenditure. Significant delays in capital works programmes will have a negative impact on delivery of future capital works programmes due to staff resourcing constraints. This risk is managed through the utilisation of internal resources where possible to deliver capital works, with private industry available to take any excess work that is unable to be delivered internally.
- Insurance. Should insurance be lost, costs of damage reinstatement from a significant natural event would be significant and works needing to be prioritised. Additional borrowings and increases to rates would be required. This risk is managed through borrowing headroom.
- Risk that growth developments lag behind water services growth related capital works programmes would result in increased debt servicing costs. This risk is managed through maintaining close working relationships with developers to ensure that investment in growth is timed to be coordinated with the rate of development.
- Significant changes in regulatory settings, such as step changes in treatment standards or resource consent requirements. Some provision is made within capital budget allowances for increased expectations in treatment (i.e. Oxford WWTP upgrade budget based on forecast higher level of service / treatment required to obtain new consent than was required for existing consent).

Financially Sustainable Assessment – Revenue Sufficiency

Projected water services revenues cover the projected costs of delivering water services

WDC's projected revenues are sufficient and meet the 'revenue sufficiency' test. The Council's projected water services revenue and expenses graph shows that every year the projected revenue is greater than projected expenditure, with the net surplus used to repay debt.

WDC's rates revenue is operational expenditure plus principal debt repayments less other revenue.



Average projected charges for water services over FY2024/25 to FY2033/34

Median household income for the district from the 2023 Census has been inflated by Berl's labour inflation for the private sector to project median household income.

Median household charges are total operational expenditure plus debt repayments divided by the total number of rating units (for Wastewater and Stormwater) and connections (for drinking water).

Projected average charge per connection/rating unit (including GST)	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$	$	$	$	$	$	$	$	$	$
Drinking water	740	803	839	859	873	888	897	907	918	928
Wastewater	644	670	711	737	795	803	805	805	805	804
Stormwater	354	378	412	463	479	491	506	511	525	536
Average charge per connection/rating unit	**1,738**	**1,851**	**1,963**	**2,058**	**2,147**	**2,182**	**2,208**	**2,223**	**2,248**	**2,268**
Increase in average charge	15.2%	6.5%	6.1%	4.9%	4.3%	1.6%	1.2%	0.7%	1.1%	0.9%
Water services charges as % of median household income	**1.8%**	**1.9%**	**1.9%**	**2.0%**	**2.0%**	**2.0%**	**2.0%**	**1.9%**	**1.9%**	**1.9%**

Projected operating surpluses/(deficits) for water services

Operating surplus ratio (whether revenues cover costs)	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Operating surplus/(deficit) excluding capital revenues - combined water services	(5,849)	(6,056)	(3,942)	(3,563)	(4,189)	(3,308)	(2,977)	(3,406)	(3,581)	(3,259)
Operating revenue - combined water services	33,371	36,269	39,105	41,642	44,223	45,711	47,035	48,182	49,545	50,726
Operating surplus ratio	**(17.5%)**	**(16.7%)**	**(10.1%)**	**(8.6%)**	**(9.5%)**	**(7.2%)**	**(6.3%)**	**(7.1%)**	**(7.2%)**	**(6.4%)**

WDC is projected to generate surpluses with capital revenues included.

Excluding capital revenues WDC is projected to generate deficits. This is due to the depreciation funding policy, where the depreciation is not fully funded due to the depreciation fund being able to be invested at interest rates higher than inflation over the life of the assets.

The first two years (24/25 and 25/26) have higher negative operating surplus ratios due to the smoothing the impact of increased depreciation from the 23/24 3 Waters revaluation, due to significant short term construction cost inflation post the COVID-19 pandemic. The smoothing is recovered over the following 8 years from 26/27 to 33/24. There is no net impact over the 10 years timeframe.

Projected operating cash surpluses for water services

Operating cash ratio (whether revenues cover costs)	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Operating surplus/(deficit) + depreciation + interest costs - capital revenues	11,797	12,955	16,001	17,810	18,555	20,221	20,949	21,136	21,340	22,163
Operating revenue – combined water services	33,371	36,269	39,105	41,642	44,223	45,711	47,035	48,182	49,545	50,726
Operating cash ratio	**35.4%**	**35.7%**	**40.9%**	**42.8%**	**42.0%**	**44.2%**	**44.5%**	**43.9%**	**43.1%**	**43.7%**

WDC is projected to generate surplus operating cashflows. The operating cash ratio for the combined 10 years is 42%.

The surplus operating cashflows will be used to cover debt servicing (interest and principal) and build the Renewals Fund for future renewals.

Financially Sustainable Assessment - Investment Sufficiency

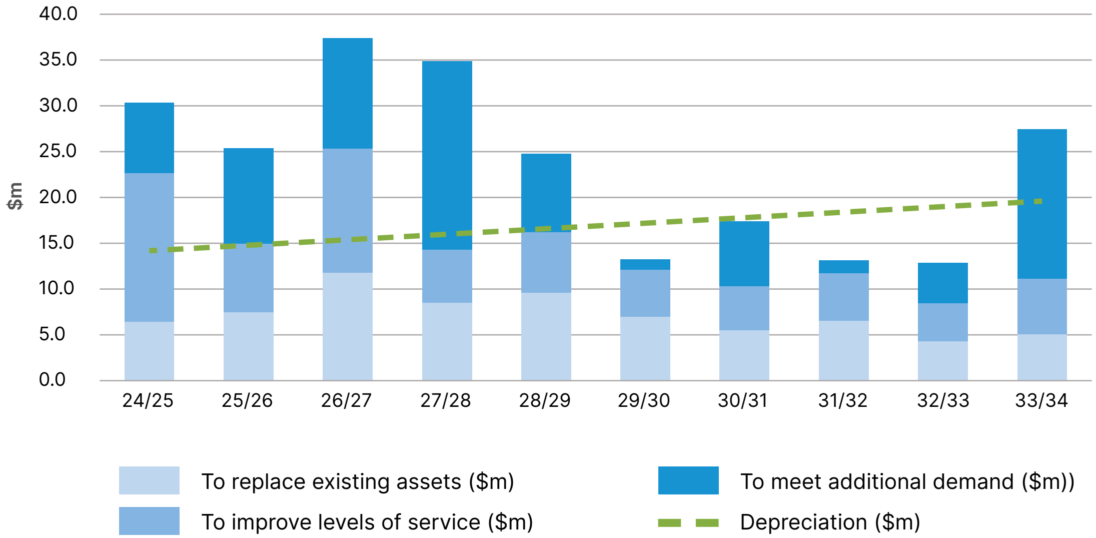
Projected water services investment is sufficient to meet levels of service, regulatory requirements and provide for growth

WDC's proposed water services investment are sufficient and meet the 'investment sufficiency' test. Assets requiring renewal, regulatory requirements and forecasted growth have been budgeted for in the Long Term Plan and are included in the 'Projected water services investment requirements' graph.

All proposed level of investment required is fully funded. Asset renewals will be funded by depreciation. Regulatory requirements and increased levels of service will be funded by debt. Growth will be funded by developer contributions.

The first 5 years investment requirements are greater than the last 5 years, due to more certainty around the required investments.

The increase growth in 2033/34 is so that development contributions can be collected on growth, which is forecasted to be required in the next 10 years but which exactly of the later years it will be required is uncertain.



Renewals requirements for water services

Asset sustainability ratio	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Capital expenditure on renewals – all water services assets	6,427	7,474	11,791	8,526	9,587	6,990	5,496	6,527	4,339	5,084
Depreciation – all water services assets	14,167	14,926	15,600	16,355	17,042	17,548	18,038	18,525	18,997	19,590
Asset sustainability ratio	**(54.6%)**	**(49.9%)**	**(24.4%)**	**(47.9%)**	**(43.7%)**	**(60.2%)**	**(69.5%)**	**(64.8%)**	**(77.2%)**	**(74.0%)**

Proposed renewals investment are modelled by Council staff and input into relevant asset management plans. The Asset Management Plans are used to prepare the Infrastructure Strategy and Long Term Plan.

WDC's projected levels of renewals investment is currently lower than projected depreciation. However, as a high growth Council and relatively recently earthquake affected Council, the assets owned by the Council are relatively new with the average age of water services assets being less than 30 years old. As most water services assets are expected to last between 80 and 100 years, most assets will not require renewing until the later half of this century.

Total water services investment required over 10 years

Asset investment ratio	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Total capital expenditure – all water services assets	30,370	25,406	37,429	34,925	24,810	13,248	17,381	13,125	12,853	27,488
Depreciation – all water services assets	14,167	14,926	15,600	16,355	17,042	17,548	18,038	18,525	18,997	19,590
Asset investment ratio	**114.4%**	**70.2%**	**139.9%**	**113.5%**	**45.6%**	**(24.5%)**	**(3.6%)**	**(29.1%)**	**(32.3%)**	**40.3%**

Proposed levels of investment are modelled by Council staff and input into relevant asset management plans. The Asset Management Plans are used to prepare the Infrastructure Strategy and Long Term Plan.

The asset investment ratio is higher in the early years due to the more certainty around regulatory requirements and growth forecasts. The asset investment ratio is negative from 2029/30 to 2032/33 due to less certainty around regulatory requirements and growth forecasts.

The asset investment ratio is positive again in 2033/34 due growth which is forecasted to be required in the next 10 years but which exactly of the later years it will be required is uncertain, and so has been budgeted for in 2033/34.

Average remaining useful life of network assets

Asset consumption ratio	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Book value of water infrastructure assets	1,045,000	1,078,000	1,125,000	1,169,000	1,201,000	1,221,000	1,245,000	1,264,000	1,282,000	1,313,000
Replacement value of water infrastructure assets	1,374,000	1,421,000	1,484,000	1,544,000	1,594,000	1,631,000	1,672,000	1,170,000	1,747,000	1,798,000
Asset consumption ratio	**76.1%**	**75.8%**	**75.8%**	**75.7%**	**75.4%**	**74.9%**	**74.4%**	**73.9%**	**73.4%**	**73.0%**

The proposed level of asset investment has minimal impact on average remaining useful life of assets due to relatively younger existing assets from:

1. the relatively recent effect of earthquakes and the significant amount of asset renewals required afterwards;
2. past recent high growth and development in the district

Financially Sustainable Assessment - Financing Sufficiency

Confirmation that sufficient funding and financing can be secured to deliver water services

The 'Projected council net debt to operating revenue' graph shows that WDC borrowing is projected to be within internal policy (LGFA allow higher limits) borrowing limits. From 2031/32 borrowing decreases due to:

1. smaller capital works programmes from less certainty around regulatory requirements and growth forecasts;
2. depreciation collected and invested for future asset renewals

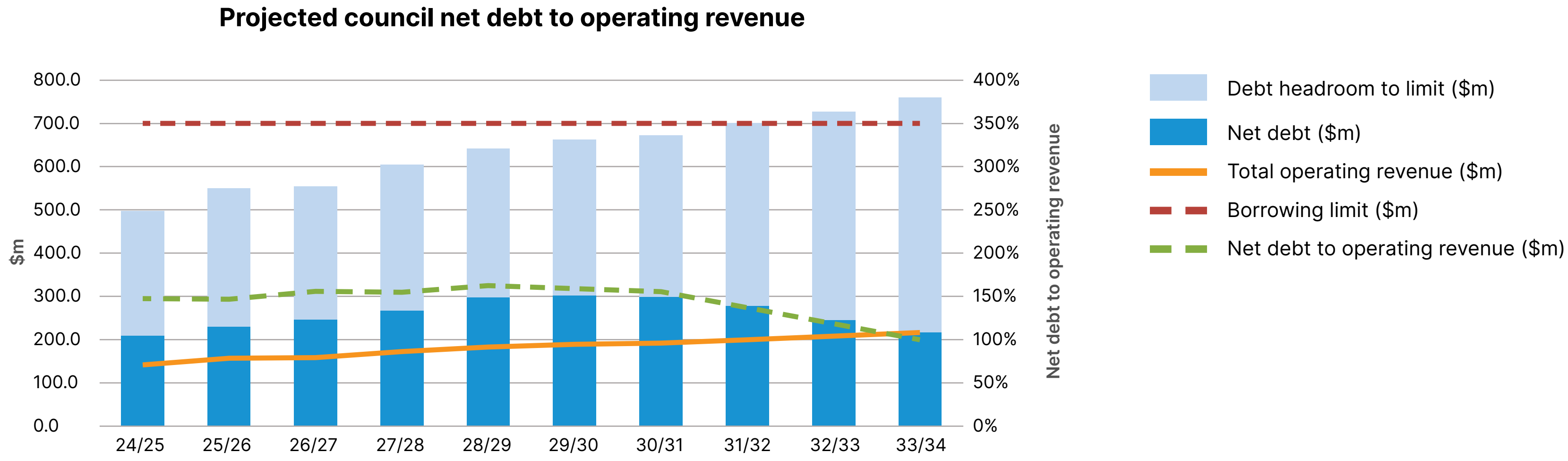
The 'Projected water services net debt to operating revenue' graphs shows that water services will peak around 2027/28 and 2028/29 and remain within internal policy (LGFA allow higher limits) borrowing limits. Then from 2029/30 borrowing decreases due to:

1. smaller capital works programmes from less certainty around regulatory requirements and growth forecasts;
2. depreciation collected and invested for future asset renewals

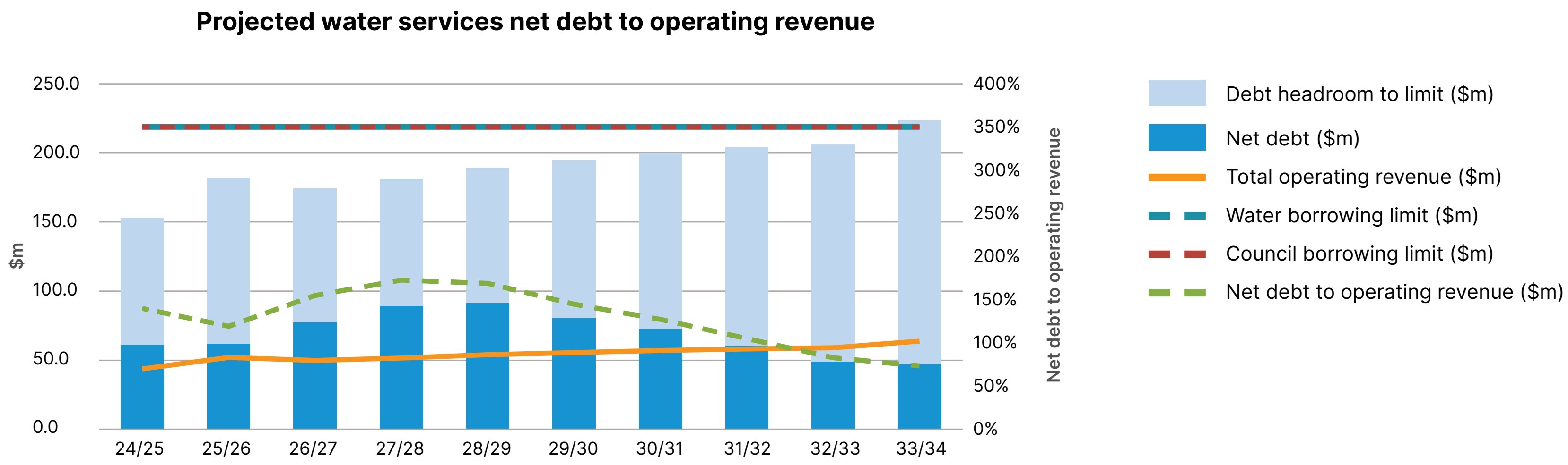
Proposed borrowings will be sourced from Local Government Funding Agency (LGFA).

WDC's water services delivery plan will meet the 'financial sufficiency' test. Asset renewals will be funded by depreciation. Regulatory requirements and increased levels of service will be funded by debt. Growth will be funded by developer contributions.

Projected council borrowings against borrowing limits



Projected water services borrowings against borrowing limits



Projected borrowings for water services

Net debt to operating revenue	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Net debt attributed to water services (gross debt less cash)	61,215	62,038	77,163	89,273	91,369	80,464	72,743	60,696	48,766	46,850
Operating revenue – combined water services	34,275	38,595	39,854	41,642	44,223	45,711	47,035	48,182	49,545	50,726
Net debt to operating revenue %	**179%**	**161%**	**197%**	**214%**	**207%**	**176%**	**155%**	**126%**	**98%**	**92%**

All proposed borrowings will be through the Local Government Funding Agency (LGFA).

WDC's internally determined policy borrowing limit for water services is 250% (LGFA borrowing limit is 350% as a growth Council, 280-290% for non-growth Councils). Projected net debt to operating revenue will peak around 2027/28 and 2028/29 and remain within borrowing limits.

From 2029/30 net debt to operating revenue decreases due to:

1. smaller capital works programmes from less certainty around regulatory requirements and growth forecasts;
2. depreciation collected and invested for future asset renewals

Borrowing headroom/(shortfall) for water services

Borrowing headroom/ (shortfall) against limit	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Operating revenue	34,275	38,595	39,854	41,642	44,223	45,711	47,035	48,182	49,545	50,726
Debt to revenue limit for water services (%)	350%	350%	350%	350%	350%	350%	350%	350%	350%	350%
Maximum allowable net debt at borrowing limit	**119,963**	**135,083**	**139,489**	**145,747**	**154,781**	**159,989**	**164,623**	**168,637**	**173,408**	**177,541**
Projected net debt attributed to water services	61,215	62,038	77,163	89,273	91,369	80,464	72,743	60,696	48,766	46,850
Borrowing headroom/ (shortfall) against limit	**58,747**	**73,044**	**62,326**	**56,474**	**63,411**	**79,524**	**91,879**	**107,941**	**124,641**	**130,691**

Operating revenue is the Local Government Funding Agency's (LGFA) definition of revenue, for simplicity. LGFA defines revenue for this purpose as "Cash earnings from rates, grants and subsidies, user charges, interest, dividends, financial and other revenue and excludes non-government capital contributions (e.g. developer contributions and vested assets)".

WDC's internally determined policy net borrowing limit for water services is 250% (LGFA borrowing limit is 350% as a growth Council, 280-290% for non-growth Councils) of operating revenue.

Combined with insurance, WDC's projected borrowing headroom is currently sufficient to cover a significant unforeseen events.

Borrowing headroom decreases between 2026/27 to 2028/29 due to significant partially growth-related wastewater projects. Borrowings required to fund the levels of service component of the wastewater projects.

Free funds from operations

Free funds from operations	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projected net debt attributed to water services	61,215	62,038	77,163	89,273	91,369	80,464	72,743	60,696	48,766	46,850
Projected free funds from operations – water services	9,222	11,196	12,407	12,792	12,853	14,240	15,061	15,119	15,416	16,331
Free funds from operations to net debt ratio	**15.1%**	**18.0%**	**16.1%**	**14.3%**	**14.1%**	**17.7%**	**20.7%**	**24.9%**	**31.6%**	**34.9%**

The free funds from operations ratio is projected to start increasing from 2029/30, which is when the capital works programmes reduce and more cash is proposed to be invested towards future asset renewals. This is consistent with the financial strategy of depreciation funding being invested at interest rates higher than inflation over the life of the assets.

The increase in free funds from operations in 2025/26 is due to developer contributions forecasted to be received from a Private Developer Agreement.

Part E:

Projected Financial Statements for Water Services

Projected Financial Statements – for Drinking Water, Wastewater, Stormwater and Combined Water Services

Projected funding impact statement

Projected funding impact statement - water services	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Sources of operating funding										
General rates	159	155	151	146	141	135	130	66	60	53
Targeted rates	32,434	35,328	38,151	40,667	43,236	44,714	46,027	47,221	48,575	49,747
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement Projected fees and other	-	-	-	-	-	-	-	-	-	-
Fees and charges	778	786	803	829	846	862	878	895	910	926
Total sources of operating funding	**33,371**	**36,269**	**39,105**	**41,642**	**44,223**	**45,711**	**47,035**	**48,182**	**49,545**	**50,726**
Applications of operating funding										
Payments to staff and suppliers	17,934	19,407	19,102	19,617	21,197	20,950	21,572	22,407	23,444	23,735
Finance costs	3,479	4,085	4,343	5,018	5,702	5,981	5,888	6,017	5,924	5,832
Internal charges and overheads applied	3,640	3,907	4,002	4,215	4,471	4,450	4,514	4,639	4,761	4,828
Other operating funding applications	-	-	-	-	-	-	-	-	-	-
Total applications of operating funding	**25,053**	**27,399**	**27,447**	**28,850**	**31,370**	**31,471**	**31,974**	**33,063**	**34,129**	**34,395**

Projected funding impact statement - water services	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Surplus/(deficit) of operating funding	**8,318**	**8,870**	**11,658**	**12,792**	**12,853**	**14,240**	**15,061**	**15,119**	**15,416**	**16,331**
Source of capital funding										
Subsidies and grants for capital expenditure	904	2,326	749	-	-	-	-	-	-	-
Development and financial contributions	9,086l	12,959	9,388	9,455	9,185	9,081	9,059	8,901	8,064	11,845
Increase/(decrease) in debt	15,618	6,667	17,261	17,474	7,205	(2,292)	3,380	(2,251)	(2,243)	2,142
Gross proceeds from sales of assets	-	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	357	428	509	568	676	832	982	1,152	1,303	1,228
Total sources of capital funding	**25,965**	**22,380**	**27,907**	**27,497**	**17,066**	**7,621**	**13,421**	**7,802**	**7,124**	**15,215**
Applications of capital funding										
Capital expenditure - to meet additional demand	7,670	10,406	12,084	20,580	8,584	1,094	7,054	1,415	4,385	16,331
Capital expenditure - to improve levels of services	16,273	7,526	13,554	5,819	6,639	5,164	4,831	5,183	4,129	6,073
Capital expenditure - to replace existing assets	6,427	7,474	11,791	8,526	9,587	6,990	5,496	6,527	4,339	5,084
Increase/(decrease) in reserves	3,913	5,844	2,136	5,364	5,109	8,613	11,101	9,796	9,687	4,058
Increase/(decrease) in investments	-	-	-	-	-	-	--	-	-	-
Total applications of capital funding	**34,283**	**31,250**	**39,565**	**40,289**	**29,919**	**21,861**	**28,482**	**22,921**	**22,540**	**31,546**
Surplus/(deficit) of capital funding	**(8,318)**	**(8,870)**	**(11,658)**	**(12,792)**	**(12,853)**	**(14,240)**	**(15,061)**	**(15,119)**	**(15,416)**	**(16,331)**
Funding balance	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Projected statement of comprehensive revenue and expense

Projected statement of profit and loss - water services	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Revenue										
Operating revenue	33,371	36,269	39,105	41,642	44,223	45,711	47,035	48,182	49,545	50,726
Other revenue	10,347	15,713	10,646	10,023	9,861	9,913	10,041	10,053	9,367	13,073
Total revenue	**43,718**	**51,982**	**49,751**	**51,665**	**54,084**	**55,624**	**57,076**	**58,235**	**58,912**	**63,799**
Expenses										
Operating expenses	17,934	19,407	19,102	19,617	21,197	20,950	21,572	22,407	23,444	23,735
Finance costs	3,479	4,085	4,343	5,018	5,702	5,981	5,888	6,017	5,924	5,832
Overheads and support costs	3,640	3,907	4,002	4,215	4,471	4,540	4,514	4,639	4,761	4,828
Depreciation & amortisation	14,167	14,926	15,600	16,355	17,042	17,548	18,038	18,525	18,997	19,590
Total expenses	**39,220**	**42,325**	**43,047**	**45,205**	**48,412**	**49,019**	**50,012**	**51,588**	**53,126**	**53,985**
Net surplus/(deficit)	**4,498**	**9,657**	**6,704**	**6,460**	**5,672**	**6,605**	**7,064**	**6,647**	**5,786**	**9,814**
Revaluation of infrastructure assets	29,091	22,200	25,270	25,252	24,874	24,169	24,656	23,858	24,205	23,598
Total comprehensive income	**33,589**	**31,857**	**31,974**	**31,712**	**30.546**	**30,774**	**31,720**	**30,505**	**29,991**	**33,412**
Cash surplus/(deficit) from operations (ex non-cash items)	**18,665**	**24,583**	**22,304**	**22,815**	**22,714**	**24,153**	**25,102**	**25,172**	**24,783**	**29,404**

Projected statement of cashflows

Projected statement of cashflows - water services	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Cashflows from operating activities										
Cash surplus/(deficit) from operations	18,665	24,583	22,304	22,815	22,714	24,153	25,102	25,172	24,783	29,404
[Other items]	-	-	-	-	-	-	-	-	-	-
Net cashflows from operating activities	**18,665**	**24,583**	**22,304**	**22,815**	**22,714**	**24,153**	**25,102**	**25,172**	**24,783**	**29,404**
Cashflows from investing activities										
Capital expenditure – infrastructure assets	(30,370)	(24,406)	(37,429)	(34,925)	(24,810)	(13,248)	(17,381)	(13,125)	(12,853)	(27,488)
[Other items]	-	-	-	-	-	-	-	-	-	-
Net cashflows from investing activities	**(30,370)**	**(25,406)**	**(37,429)**	**(34,925)**	**(24,810)**	**(13,248)**	**(17,381)**	**(13,125)**	**(12,853)**	**(27,448)**
Cashflows from financing activities										
New borrowings	18,178	10,740	22,954	24,576	13,530	6,969	10,396	7,708	7,524	12,711
Repayment of borrowings	(2,560)	(4,073)	(5,693)	(7,102)	(6,325)	(9,261)	(7,016)	(9,959)	(9,767)	(10,569)
Net cashflows from financing activities	**15,618**	**6,667**	**17,261**	**17,474**	**7,205**	**(2,292)**	**3,380**	**(2,251)**	**(2,243)**	**2,142**
Net increase/(decrease) in cash and cash equivalents	**3,913**	**5,844**	**2,136**	**5,364**	**5,109**	**8,613**	**11,101**	**9,796**	**9,687**	**4,058**
Cash and cash equivalents at beginning of year	31,100	35,013	40,857	42,993	48,357	53,466	62,079	73,180	82,976	92,663
Cash and cash equivalents at end of year	**35,013**	**40,857**	**42,993**	**48,357**	**53,466**	**62,079**	**73,180**	**82,976**	**96,663**	**96,721**

Projected statement of financial position

Projected statement of financial position	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Assets										
Cash and cash equivalents	35,013	40,857	42,993	48,357	53,466	62,079	73,180	82,976	92,663	96,721
Other current assets	-	-	-	-	-	-	-	-	-	-
Infrastructure assets	1,045,214	1,077,894	1,124,993	1,168,815	1,201,457	1,221,326	1,245,325	1,263,783	1,281,844	1,313,340
Other non-current assets	-	-	-	-	-	-	-	-	-	-
Total assets	**1,080,227**	**1,118,751**	**1,167,986**	**1,217,172**	**1,254,923**	**1,283,405**	**1,318,505**	**1,346,759**	**1,374,507**	**1,410,061**
Liabilities										
Borrowings – current portion	-	-	-	-	-	-	-	-	-	-
Other current liabilities	-	-	-	-	-	-	-	-	-	-
Borrowings – non-current portion	96,228	102,895	120,156	137,630	144,835	142,543	145,923	143,672	141,429	143,571
Other non-current liabilities	-	-	-	-	-	-	-	-	-	-
Total liabilities	**96,228**	**102,895**	**120,156**	**137,630**	**144,835**	**142,543**	**145,923**	**143,672**	**141,429**	**143,571**
Net assets	**983,999**	**1,015,856**	**1,047,830**	**1,079,542**	**1,110,088**	**1,140,862**	**1,172,582**	**1,203,087**	**1,233,078**	**1,266,490**
Equity										
Revaluation reserves	621,526	643,726	668,996	694,248	719,122	743,291	767,947	791,805	816,010	839,608
Other reserves	362,473	372,130	378,834	385,294	390,966	397,571	404,635	411,282	417,068	426,882
Total equity	**983,999**	**1,015,856**	**1,047,830**	**1,079,542**	**1,110,888**	**1,140,862**	**1,172,582**	**1,203,087**	**1,233,078**	**1,266,490**

Water Services Delivery Plan:

Additional Information

Significant Capital Projects

Significant capital projects – drinking water

Significant capital projects – drinking water	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projects to meet additional demand										
South Belt Reservoir Upgrade	-	-	-	-	-	-	-	-	-	3,850
Northeast Rangiora Supply Main	3,060	-	-	-	-	-	-	-	-	-
Merton Road and Priors Road Water Servicing	-	2,232	-	-	-	-	-	-	-	-
Ayers St Water Treatment Plant to East Belt Supply Main	171	875,	-	-	-	-	-	-	-	-
Lehmans and Oxford Road Link Main	148	-	-	1,066	-	-	-	-	-	-
Chinnerys Road Reservoir Upgrade 1	-	-	-	-	-	-	-	300	2,700	-
Main Street Trunk Main Upgrade	-	-	-	65	600	-	-	-		-
View Hill Storage Upgrade	-	-	-	80	920	-	-	-	-	-
Total investment to meet additional demand	**3,379**	**3,107**	**-**	**1,211**	**1,520**	**-**	**-**	**300**	**2,700**	**3,850**
Projects to improve levels of services										
	-	-	-	-	-	-	-	-	-	-
Total investment to meet improve levels of services	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Significant capital projects – drinking water	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projects to replace existing assets										
Rangiora Water Reticulation Renewals	800	800	800	570	742	742	742	742	742	742
Kaiapoi Water Reticulation Renewals	350	350	350	307	257	105	257	330	63	198
Rangiora Water Headworks Renewals	-	-	750	224	224	147	224	224	224	224
Woodend Pegasus Headworks Renewals	-	-	670	310	245	245	244	245	245	245
Kaiapoi Water Headworks Renewals	-	-	450	156	156	156	156	156	156	156
Oxford Rural No.2 Water Reticulation Renewals	50	335	180	192	183	65	183	183	183	183,
Oxford Urban Water Reticulation Renewals	140	320	320	294	-	332	332	332	-	-
Oxford No 1 Water Headworks Renewals	-	300	102	102	102	102	102	18	-	-
Ayers St Water Treatment Plant to East Belt Supply Main	-	596	-	-	-	-	-	-	-	-
Main Street Trunk Main Upgrade	-	-	-	45	410	-	-	-	-	-
Total investment to replace existing assets	**1,340**	**2,701**	**3,622**	**2,200**	**2,319**	**1,894**	**2,241**	**2,230**	**1,613**	**1,749**
Total investment in drinking water assets	**4,719**	**5,808**	**3,622**	**3,411**	**3,839**	**1,894**	**2,241**	**2,530**	**4,313**	**5,599**

Significant capital projects – wastewater

Significant capital projects – wastewater	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projects to meet additional demand										
Kaiapoi Capacity Upgrade	-	250	4,140	2,000	3,000	614	3,000	-	-	-
Woodend - New Oxidation Pond	-	-	-	-	-	150	2,350	-	-	-
Oxford WWTP Upgrade	50	350	350	10,200	-	-	-	-	-	-
Moorcroft Pumpstation and Rising Main Upgrade	-	-	-	-	-	-	-	-	500	6,074
Rangiora - Aeration Basin Upgrade	400	100	3,750	-	-	-	-	-	-	-
Woodend - New Oxidation Pond	-	-	-	-	-	150	2,350	-	-	-
Rangiora - East Pumpstation and Rising Main	-	1,390	786	-	-	-	-	-	-	-
Rangiora - Todds Road Pump Station	-	-	-	-	1,847	-	-	-	-	-
Oxford - Step Screen Replacement	200	-	50	1,450	-	-	-	-	-	-
Oxford WWTP Sludge Treatment	-	50	100	1,450	-	-	-	-	-	-
Rangiora - Central Rangiora Capacity Upgrade Stage 9	480	50	1,019	-	-	-	-	-	-	-
Merton Road and Priors Road Wastewater Servicing	-	1,220	-	-	-	-	-	-	-	-
Total investment to meet additional demand	**1,130**	**3,410**	**10,195**	**15,100**	**4,847**	**914**	**7,700**	**-**	**500**	**6,074**

Significant capital projects – wastewater	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projects to improve levels of services										
EDSS Treatment Upgrade	-	-	-	-	-	-	-	-	500	1,000
Kaiapoi - Cridland Street sewer repairs	50	50	1,200	-	-	-	-	-	-	-
Projects to replace existing assets										
Rangiora Pipeline Renewals	250	1,500	1,500	1,500	1,500	628	-	-	-	-
Kaiapoi Capacity Upgrade	-	100	2,000	-	2,000	544	-	-	-	-
Kaiapoi Headworks Renewals	300	300	350	357	357	357	357	357	357	208
Rangiora Headworks Renewals	-	-	500	235	235	235	235	235	192	-
Ocean Outfall Headworks Renewals	-	100	100	385	385	385	385	385	341	-
Woodend Headworks Renewals	200	200	225	209	209	209	209	209	137	-
Woodend Pipeline Renewals	-	-	300	704	404	404	304	304	181	-
Moorcroft Pumpstation and Rising Main Upgrade	-	-	-	-	-	-	-	-	-	168
Total investment to replace existing assets	**750**	**2,200**	**4,975**	**3,391**	**5,091**	**2,763**	**1,491**	**1,491**	**1,208**	**376**
Total investment in wastewater assets	**1,930**	**5,660**	**16,370**	**18,491**	**9,938**	**3,677**	**9,191**	**1,491**	**2,208**	**7,450**

Significant capital projects – stormwater

Significant capital projects – stormwater	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Projects to meet additional demand										
Todds Road SW Pond	-	-	-	1,125	-	-	-	-	-	-
Total investment to meet additional demand	**-**	**-**	**-**	**1,125**	**-**	**-**	**-**	**-**	**-**	**-**
Projects to improve levels of services										
Network Discharge Consent Implementation Works Rangiora	-	500	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Network Discharge Consent Implementation Works Kaiapoi	-	70	700	700	700	700	700	700	700	700
Global Consent Implementation Works Coastal Urban	-	-	-	300	300	500	500	500	500	-
Cridland Street West Drainage Upgrades	50	150	1,740	-	-	-	-	-	-	-
Dudley Drain PD Upgrade	-	-	-	-	-	-	100	1,500	-	-
Network Discharge Consent Implementation Works Oxford	-	-	30	200	200	330	330	330	300	-
Beswick Street PS Upgrade	-	-	-	-	100	1,500	-	-	-	-
Kaikanui Diversion	50	250	1,200	-	-	-	-	-	-	-
Kaikanui SMA Upgrade	50	250	1,200	-	-	-	-	-	-	-
Blackett Street Piping	500	50	650	-	-	-	-	-	-	-
North Drain Treatment	-	-	-	130	400	100	500	-	-	-

Significant capital projects – stormwater	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Box Drain Improvements	50	1,050	-	-	-	-	-	-	-	-
Rotten Row Drainage Improvements	-	-	-	-	1,050	-	-	-	-	-
West Belt Trunk Stormwater Pipeline	-	-	50	100	850	-	-	-	-	-
Total investment to meet improve levels of services	**700**	**2,320**	**6,470**	**2,430**	**4,600**	**4,130**	**3,130**	**4,030**	**2,500**	**1,700**
Projects to replace existing assets										
Kaiapoi Drainage Long Term Headworks Renewals	-	-	-	640	-	-	-	-	-	400
Dudley Drain PD Upgrade	-	-	-	-	-	-	50	250	-	-
Blackett Street Piping	-	-	125	-	-	-	-	-	-	-
Total investment to replace existing assets	**-**	**-**	**125**	**640**	**-**	**-**	**50**	**250**	**-**	**400**
Total investment in stormwater assets	**700**	**2,320**	**6,595**	**4,195**	**4,600**	**4,130**	**3,180**	**4,280**	**2,500**	**2,100**

Assumptions:

- Significant projects have been defined as any project with a total value of $1.0M or more, noting that this also includes projects over 5% of the total capital works budget for the next 10 years for each water.

Risks and Assumptions

Disclosure of risks and material assumptions for water services delivery

The assumptions listed above under each section of this document should be read in conjunction with the key assumptions and risks below. These assumptions and risks are taken from the 2021 to 2051 Waimakariri District Council Infrastructure Strategy and the corporate risk register where relevant to 3 Waters.

At a corporate level the 2021 to 2051 Waimakariri District Council Infrastructure Strategy outlines all of the key assumptions and risks that could potentially impact Council service delivery. Mitigation measures are also explained in response to each identified risk.

<table>
<tr><th>Parameters</th><th>Drinking supply</th><th>Wastewater</th><th>Stormwater</th></tr>
<tr><td>Key Risks
• Future water service delivery
• Network performance
• Regulatory compliance
• Delivery of Capital Programme
• Organisational capacity
• Long term issues e.g. providing for growth, climate change</td><td colspan="3">• Natural Disaster
- Earthquakes – Alpine Fault Magnitude 8+ (AF8) – Significant earthquakes that cause major damage to Council's assets/infrastructure.
• Other Natural Disasters
- Significant Unplanned Adverse Events – Fire, floods, windstorms, snowstorms, tsunamis outside of expected risk assessments.
• Impacts of Climate Change
• Water Quality – Rising regulatory requirements and community expectations in relation to freshwater quality and in the face of deteriorating groundwater and lowland stream water quality.
• A pandemic or similar event
• Useful Life of Significant Assets and Depreciation Funding
• Impact of major adverse events / Civil Defence Emergency: Inability to maintain a sustained response and high demand to fix infrastructure damage causes ongoing community disruption.
• Lack of trained/qualified resources with technical/specialist expertise impacts service delivery and staff workloads.
• Regulatory change (e.g. Water Services Reforms, RMA, Emergency Management, Waste etc): Increased uncertainty as to who and how services will be delivered impacts council structure/revenue/Long Term Planning.
• Lack of collaborative working relationship with iwi limits the ability to partner on decision making of important council services and wider wellbeing of the community.
• Failure to act in a timely manner exacerbates climate risks and mitigation/adaptation costs, reduces benefits arising from new opportunities and increases dissatisfaction from members of the community.
• Conflict between urban v rural expectations on environmental issues (e.g. land management, drinking water supply/use) create additional demands on council to resolve.
• Changing demands/regulatory requirements for services and community expectations undermine delivery of existing services.
• Financial forecasting/planning doesn't account for degree of change in economic environment means funding model is not sustainable.
• Insufficient investment in IT and use of new/emerging technologies impacts service delivery and exposes council to system losses.
• Community expectations about the role and value of council are not met, especially re perceived value of services for rates paid.
• Biodiversity, Natural Environment and Degradation – Invasive species have the potential to reduce native species populations and degrade the natural environment whilst often having the means to be vectors for disease.
• Timing and Level of Capital Expenditure
• Insurance
• Growth distribution
• Asset revaluation
• Development contributions
• Population growth</td></tr>
</table>

Parameters	Drinking supply	Wastewater	Stormwater
Significant assumptions • Future water service delivery • Network performance • Regulatory compliance • Delivery of Capital Programme • Organisational capacity • Long term issues e.g. providing for growth, climate change	• CDEM emergency readiness and infrastructure and buildings seismic resiliency are all reflected in relevant budgets. • Borrowing ‘headroom’ of $48m to fund the Council’s share of rebuild in relation to ‘maximum probable loss’ scenario is provided for within the Council’s FS. • Included in the budgets is the establishment of a permanent infrastructure resilience team and flood recovery and resilience fund to support the works to reduce the impact. This is a total capital works of $2.2m and operating costs of $3.3m over the 10-year period. • Consequences of climate change for asset management are or are soon to be accounted for in relevant plans, budgets and policies. • Council will continue to follow the IPCC and government research guidelines. • Transition decisions will be made in a timely manner. • Adequate resources will be set aside for climate change mitigation, adaption and recovery over the long term. • Climate actions in strategies will be implemented. • Insurance will continue to be made available for Council assets. • Council will continue to enjoy a political mandate from the community to proceed with its climate change work. • Planned expenditure, monitoring and regulatory initiatives are effective in responding to rising regulatory requirements and observed deterioration in water quality. • Increase in funding to ensure health and safety mitigation. • Drinking water safety plans are being implemented, and are successful in delivering safe healthy water. • Covid-19 restrictions have ended. The principles and processes associated with the Covid Pandemic provided a framework for future ‘health led, Council supported’ responses to such events.		• The Natural Environment Strategy, along with the Implementation Plan is adopted and effective in responding to areas of risk. • Practical restoration of Council owned land is continued. • There is an increase in funding to ensure mitigation measures, particularly all actions noted in the Natural Environment Strategy can be undertaken. • Community members have access to ecological information and advice from a range of sources and events supported by Council. • The Council strives for current inclusive information regarding the natural environment and biodiversity assets. • Long term plan assumes that the timing and cost of capital projects and associated operating costs are as determined through Council’s activity management planning process. • Council will retain full replacement cover for above ground assets. • The 60% Government share for below ground assets is maintained. • Borrowing ‘headroom’ is provided for in the FS, in the unlikely event full cover is not available. • Urban development over the next 10 years occurs within the Infrastructure Boundary and generally in Priority Areas identified in the Canterbury Regional Policy Statement. • The life of significant assets is as set out in Accounting Policies • The effects of climate change are taken into account when determining asset life. • Funding sources for the required replacement of assets are identified in the Council’s Revenue and Financing Policy. • Rating levels are set to recover depreciation costs in accordance with the Council’s Revenue and Financing Policy. • Depreciation funded can be invested at higher rates the inflation over the life of the assets.

Appendix 1

Water Services Levels of Service

Water Supply - measuring performance

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Council commits to promoting health and wellbeing and minimising the risk of social harm to its communities. Our community has equitable access to the essential infrastructure and services required to support community wellbeing.	**Safety of Drinking Water** All public water supplies comply with Drinking Water Quality Assurance Rules.	The extent to which drinking water complies with the Water Services (Drinking Water Standards for New Zealand) Regulations 2022* for: a. Bacterial compliance b. Protozoal compliance.	100% of people on a public supply receive water from a compliant scheme.

* *The Non-Financial Performance Measures Rules 2013 required local authorities to report their compliance with the bacterial and protozoal contamination criteria of the New Zealand Drinking Water Standards 2005. These standards have been superseded by the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 (per practice note issued by Taituara (Local Government Professionals Aotearoa) in April 2024). Therefore the Council is reporting against these measures relying upon the relevant incorporation by reference provisions in New Zealand Law.

Mandatory Performance Measures

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Our community has equitable access to the essential infrastructure and services required to support community wellbeing. Our district is resilient and able to quickly respond to and recover from natural disasters and the effects of climate change. The natural and built environment in which people live is clean, healthy and safe. Infrastructure and services are sustainable, resilient, and affordable.	**Maintenance of the Reticulation Network** All public water supplies are actively maintained to minimise the loss of water through leakage.	The percentage of real water loss from the networked reticulation system.	Less than 22%
		Fault Response Times All public water supplies are actively maintained to minimise the outage of water.	The median response time to attend a call-out in response to a fault or unplanned interruption to the network reticulation system:	
			a. Attendance for urgent call-outs from the time that the local authority receives notification to the time that the service personnel reach the site.	a. Less than 60 minutes.
			b. Resolution of urgent call-outs from the time that the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption.	b. Less than 480 minutes.
			c. Attendance for non-urgent callouts from the time that the local authority receives notification to the time that service personnel reach the site.	c. Less than 36 hours (2,160 minutes).
			d. Resolution of non-urgent call-outs from the time that the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption.	d. Less than 48 hours (2,880 minutes).

WELLBEING *That this activity contributes to*	**COMMUNITY OUTCOME** *How this activity contributes to outcome*	**WHAT COUNCIL PROVIDES** *Major levels of service*	**MEASURING PERFORMANCE**	**TARGETS (2024-2034)**
	Council commits to promoting health and wellbeing and minimising the risk of social harm to its communities. Our community has equitable access to the essential infrastructure and services required to support community wellbeing. The natural and built environment in which people live is clean, healthy and safe. Infrastructure and services are sustainable, resilient, and affordable.	**Fault Response Times** All public water supplies are actively maintained to minimise the outage of water.	The number of events that cause water not to be available to any connection for more than 8 hours.	Nil.
		Customer Satisfaction All public water supplies are managed to an appropriate quality of service.	The total number of complaints received about any of the following: a. Drinking water clarity b. Drinking water taste c. Drinking water odour d. Drinking water pressure or flow e. Continuity of supply f. Council's response to any of the above. Expressed per 1,000 connections to the networked reticulation system.	Aggregate of a) to f) to be less than 5 complaints per 1,000 connections.
		Demand Management All public water supplies are managed to ensure demand does not exceed capacity.	The average consumption of drinking water based on litres per day per person within the District.	Less than 450 litres.

Wastewater - measuring performance

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Council commits to promoting health and wellbeing and minimising the risk of social harm to its communities. Our community has equitable access to the essential infrastructure and services required to support community wellbeing. The natural and built environment in which people live is clean, healthy and safe. Infrastructure and services are sustainable, resilient, and affordable.	**System Adequacy** The sewerage system is adequately sized and maintained.	The number of dry weather sewerage overflows from the sewerage system expressed per 1,000 sewerage connections to that sewerage system.	Less than 1 per 1,000 connections..
	The natural and built environment in which people live is clean, healthy and safe. Our communities are able to access and enjoy natural areas and public spaces.	**Discharge Compliance** The treatment and disposal of sewage is managed in accordance with consent conditions.	Compliance with resource consents for discharge from the sewerage system measured by the number of: a. Abatement notices b. Infringement notices c. Enforcement orders; and d. Convictions. Received in relation to those resource consents.	Nil.
	People are supported to participate in improving the health and sustainability of our environment. The natural and built environment in which people live is clean, healthy and safe.	**Consent Breach - Action required**	Percentage of the total number of wastewater consent conditions that have breaches that result in an Environment Canterbury report identifying compliance issues that require action.	0% of consent condition that have breaches.

Mandatory Performance Measures

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Our district is resilient and able to quickly respond to and recover from natural disasters and the effects of climate change. The natural and built environment in which people live is clean, healthy and safe. Our communities are able to access and enjoy natural areas and public spaces.	**Response to Sewerage System Faults** The sewerage system is actively maintained and faults promptly attended to.	The median response times for attendance to sewerage overflows resulting from a blockage or other fault in the sewerage system: a. Attendance time from receipt of notification to the time that service personnel reach the site; and b. Resolution time from receipt of notification to the time that service personnel confirm resolution of the blockage or other fault.	a. Less than 120 minutes b. Less than 480 minutes.
	Our community has equitable access to the essential infrastructure and services required to support community wellbeing. People are supported to participate in improving the health and sustainability of our environment.	**Customer Satisfaction** The wastewater system is managed to an appropriate quality of service.	The number of complaints received about any of the following: a. Sewerage odour b. Sewerage system faults c. Sewerage system blockages; and d. Response to issues with the sewerage system. Expressed per 1,000 connections to the sewerage system.	Aggregate of a. to d. to be less than 5 complaints per 1,000 connections.

Stormwater Drainage - measuring performance

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Council commits to promoting health and wellbeing and minimising the risk of social harm to its communities. Our community has equitable access to the essential infrastructure and services required to support community wellbeing. The natural and built environment in which people live is clean, healthy and safe. Infrastructure and services are sustainable, resilient, and affordable.	**System Adequacy** The stormwater system is adequately sized and maintained. Rural drainage areas are adequately maintained.	**Urban Stormwater** a. The number of flooding events that occur as a result of overflow from the stormwater system that enters a habitable floor.	Nil in less than 50 year storm events.
			b. For each flooding event, the number of habitable floors affected, expressed per 1,000 properties connected to the territorial authority's stormwater system.	Nil per 1,000 connected properties in less than 50 year storm events.
	People are supported to participate in improving the health and sustainability of our environment. The natural and built environment in which people live is clean, healthy and safe.	**Discharge Compliance** The stormwater system is managed in accordance with consent conditions.	Compliance with the territorial authority's resource consents for discharge from its stormwater system, measured by the number of: a. Abatement notices b. Infringement notices c. Enforcement orders; and d. Convictions Received in relation to those resource consents.	Nil.
			Percentage of the total number of water take consents that have breaches that result in an Environment Canterbury report that identifies compliance issues that require action.	0% of water take consents with breaches.

WELLBEING *That this activity contributes to*	COMMUNITY OUTCOME *How this activity contributes to outcome*	WHAT COUNCIL PROVIDES *Major levels of service*	MEASURING PERFORMANCE	TARGETS (2024-2034)
	Our district is resilient and able to quickly respond to and recover from natural disasters and the effects of climate change. The natural and built environment in which people live is clean, healthy and safe.	**Response Times** Flooding events from the stormwater system are promptly attended to.	The median response time to attend a flooding event, measured from the time that the territorial authority receives notification to the time that service personnel reach the site.	Less than 180 minutes.
	Our community has equitable access to the essential infrastructure and services required to support community wellbeing.	**Customer Satisfaction** The stormwater system is managed to an appropriate quality of service.	**Complaints** The number of complaints received by a territorial authority about the performance of its stormwater system, expressed per 1,000 properties connected to the territorial authority's stormwater system.	Less than 3 complaints per 1,000 connected properties.
	Our community has access to the knowledge and skills needed to participate fully in society and to exercise choice about how to live their lives. People are supported to participate in improving the health and sustainability of our environment.	**Community Engagement** The community is consulted on drainage related proposals.	Facilitate and engage with all drainage and water race advisory groups.	Three meetings per group per year.

Appendix 2

Identified Critical Assets

Water Scheme	Pipe Length (m)
Cust	3,796
Garrymere	3
Kaiapoi	12,916
Mandeville	9,189
Ohoka	1,126
Oxford	3,821
Oxford No 1	5,770
Oxford No 2	12,608
Rangiora	43,112
Summerhill	3,081
Waikuku Beach	621
West Eyreton	11
Woodend	12,823
Total	**108,877**

Sewer Scheme	Pipe Length (m)
Kaiapoi	30,483
Loburn Lea	95
Mandeville	13,370
Ocean Outfall	26,122
Oxford	4,530
Pegasus	8,577
Pines/ Kairaki	1,264
Rangiora	43,385
Tuahiwi	366
Waikuku Beach	1,115
Woodend	16,142
Woodend Beach	1,405
Total	**146,854**

Drainage Scheme	Pipe Length (m)
Kaiapoi Urban	21,818
Oxford Urban	432
Pegasus Urban	2,073
Pines/ Kairaki Coastal Urban	89
Rangiora Urban	22,018
Woodend Coastal Urban	8,961
Total	**55,391**

Stormwater Headworks Sites
Beswick Street SWPS
Coups Terrace SWPS
Dudley Drain SWPS
Feldwick Drain SWPS
Stone Street SWPS
Williams Street SWPS
Cridland Street SWPS
Bowler Street SWPS
Parnhams Drain SWPS
Alexander Lane SWPS
Otaki Street SWPS
West Eyreton
Woodend

Wastewater Headworks Sites
Parnham Lane WWPS
Ranfurly St WWPS
Reserve Rd WWPS
Southbrook WWPS
Charles Street WestWWPS
Northbrook Road WWPS
Gladstone Rd WWPS
Raven Quay WWPS
Oxford Irrigators
Beach Rd WWPS
Oxford WWTP
Rangiora WWTP
Woodend WWTP
Waikuku WWTP
Kaiapoi WWTP
Hakarau Rd WWPS
Ocean Outfall

Water Headworks Sites
Springbank Well 2
McPhedrons Road WTP
West Eyreton Well 3
McPhedrons Road Well
Cust Rd WPS
Bay Road WPS
Gammans Reservoir
Chinnerys Road WTP
Bay Road Reservoir
Darnley Square WPS
West Eyreton WTP
South Belt WTP
Kings Avenue Well No 1
Two Chain Road Well 2
Two Chain Road WPS
Gammans Reservoir
Kings Ave WPS
Equestrian Well 1
Mairaki Downs Tanks
Domain Road WPS
Pegasus WTP
Smith Street Wells
Hunters Glen WPS

Appendix 3

Castalia's Financial Analysis Modelling Results for Waimakariri District Council In-house Business Unit

Overall, Castalia's financial analysis showed there is little difference between its tariff modelling and the modelling used in Council's Infrastructure Strategy, which supports the In-house Business Delivery option approved by Council as the lowest cost over the next 10 years.

Castalia noted in its modelling report that WDC is in a strong financial position and holds a high council-wide borrowing capacity and cash reserve account. It stated that given WDC's strong financial position its choice of delivery options depends on how it views available efficiencies and savings from joint options, and any strategic reasons to join with the other councils.

It is noted that in preparing the financial model, Castalia applied a different methodology from that used by Council in the current Long-Term Plan and Financial Strategy to determine how much ratepayers and water service users should contribute to services. While the approaches differed, both ultimately supported the same option.

For the purposes of providing future cost projections in the WSDP, Council has chosen to use our current detailed financial planning methodology adopted in the LTP. This methodology is based on the practice of fully funding depreciation. This allows the Council to forecast and project future funding sources in a more transparent way to its community, where the council provides a whole of life infrastructure strategy and what funding is held in reserves to meet future demands. This not only allows Council to use more accurate figures as high-level estimates, but it also aligns with the prudent approach that it has taken to ensure there is not renewal burden in the future for ratepayers which is currently being experienced by some other Councils around New Zealand.

CASTALIA

Waimakariri go-alone - internal business unit

Item	Unit	Input 1								
Period start			1-Jul-24	1-Jul-29	1-Jul-34	1-Jul-39	1-Jul-44	1-Jul-49	1-Jul-54	1-Jul-59	1-Jul-63
Period end			30-Jun-25	30-Jun-30	30-Jun-35	30-Jun-40	30-Jun-45	30-Jun-50	30-Jun-55	30-Jun-60	30-Jun-64
Financial year			2025	2030	2035	2040	2045	2050	2055	2060	2064
Ringfenced water entity financial statement forecast											
Profit and loss statement											
Revenue	$'000		20,767	31,828	39,500	46,381	53,890	62,124	71,184	81,161	89,871
Staff costs	$'000		(8,433)	(9,768)	(11,175)	(12,711)	(14,392)	(16,267)	(18,382)	(20,772)	(22,905)
Plant costs	$'000		(554)	(655)	(744)	(788)	(834)	(882)	(934)	(988)	(1,034)
Overhead costs	$'000		(10,393)	(12,296)	(13,975)	(14,788)	(15,649)	(16,560)	(17,523)	(18,543)	(19,402)
Opex	**$'000**		**(19,380)**	**(22,719)**	**(25,895)**	**(28,287)**	**(30,874)**	**(33,708)**	**(36,839)**	**(40,303)**	**(43,340)**
EBITDA	**$'000**		**1,387**	**9,110**	**13,606**	**18,094**	**23,016**	**28,416**	**34,345**	**40,858**	**46,531**
Depreciation	$'000		-	(2,622)	(3,918)	(5,252)	(6,715)	(8,321)	(10,083)	(12,019)	(13,705)
Finance costs	$'000		(2,265)	(7,744)	(9,975)	(11,763)	(13,166)	(14,015)	(14,088)	(13,098)	(11,299)
Net profit	**$'000**		**(878)**	**(1,257)**	**(288)**	**1,079**	**3,134**	**6,080**	**10,175**	**15,742**	**21,527**
Balance sheet											
Cash and cash equivalents	$'000		5,492	6,431	7,336	8,055	8,834	9,690	10,640	11,695	12,622
Current assets	**$'000**		**5,492**	**6,431**	**7,336**	**8,055**	**8,834**	**9,690**	**10,640**	**11,695**	**12,622**
Property, plant, and equipment - regulatory asset base	$'000		26,903	125,816	187,872	249,036	316,106	389,701	470,506	559,276	636,584
Other assets	$'000		48,193	48,193	48,193	48,193	48,193	48,193	48,193	48,193	48,193
Non-current assets	**$'000**		**75,096**	**174,009**	**236,065**	**297,229**	**364,299**	**437,894**	**518,699**	**607,469**	**684,777**
Total assets	**$'000**		**80,588**	**180,440**	**243,402**	**305,285**	**373,133**	**447,585**	**529,339**	**619,164**	**697,400**
Current borrowings	$'000		8,147	17,887	23,015	26,842	29,748	31,333	31,078	28,316	-
Long-term borrowings	$'000		73,319	160,987	207,133	241,578	267,736	281,998	279,701	254,843	237,354
Total liabilities	**$'000**		**81,466**	**178,874**	**230,148**	**268,420**	**297,484**	**313,331**	**310,779**	**283,159**	**237,354**
Paid-in capital	$'000		-	-	-	-	-	-	-	-	-
Retained earnings	$'000		(878)	1,566	13,254	36,864	75,649	134,254	218,560	336,005	460,046
Total equity	**$'000**		**(878)**	**1,566**	**13,254**	**36,864**	**75,649**	**134,254**	**218,560**	**336,005**	**460,046**
Liaiblities + equity	**$'000**		**80,588**	**180,440**	**243,402**	**305,285**	**373,133**	**447,585**	**529,339**	**619,164**	**697,400**
Cash flow statement											
Cash revenue	$'000		20,767	31,828	39,500	46,381	53,890	62,124	71,184	81,161	89,871
Opex	$'000		(19,380)	(22,719)	(25,895)	(28,287)	(30,874)	(33,708)	(36,839)	(40,303)	(43,340)
Cashflow from operations	**$'000**		**1,387**	**9,110**	**13,606**	**18,094**	**23,016**	**28,416**	**34,345**	**40,858**	**46,531**
Capital expenditures	$'000		(26,903)	(8,095)	(11,966)	(13,212)	(14,587)	(16,105)	(17,781)	(19,632)	(21,250)
Cashflow from investing	**$'000**		**(26,903)**	**(8,095)**	**(11,966)**	**(13,212)**	**(14,587)**	**(16,105)**	**(17,781)**	**(19,632)**	**(21,250)**
Interest cost	$'000		(2,265)	(7,744)	(9,975)	(11,763)	(13,166)	(14,015)	(14,088)	(13,098)	(11,299)
Repayment of borrowings	$'000		(4,819)	(17,210)	(22,168)	(26,139)	(29,259)	(31,145)	(31,306)	(29,107)	(25,110)
New borrowings	$'000		38,092	23,988	30,640	33,167	34,157	33,027	29,027	21,198	11,368
Dividends	$'000		-	-	-	-	-	-	-	-	-
Cashflow from financing	**$'000**		**31,008**	**(966)**	**(1,502)**	**(4,735)**	**(8,268)**	**(12,133)**	**(16,366)**	**(21,007)**	**(25,041)**
Total net cashflow	**$'000**		**5,492**	**49**	**137**	**147**	**161**	**178**	**198**	**220**	**239**
Opening cash balance	$'000		-	6,383	7,199	7,908	8,673	9,512	10,442	11,475	12,383
Closing cash balance	$'000		5,492	6,431	7,336	8,055	8,834	9,690	10,640	11,695	12,622
Closing cash balance minimum requirement	$'000		5,491	6,430	7,335	8,054	8,833	9,689	10,639	11,694	12,621
Council financials											

CASTALIA

Waimakariri go-alone - internal business unit

Item	Unit	Input 1									
Period start			1-Jul-24	1-Jul-29	1-Jul-34	1-Jul-39	1-Jul-44	1-Jul-49	1-Jul-54	1-Jul-59	1-Jul-63
Period end			30-Jun-25	30-Jun-30	30-Jun-35	30-Jun-40	30-Jun-45	30-Jun-50	30-Jun-55	30-Jun-60	30-Jun-64
Financial year			2025	2030	2035	2040	2045	2050	2055	2060	2064
Council interest cost	%		6.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Debt - closing balance											
Council non two waters debt	$'000		156,786	221,835	204,728	226,036	249,562	275,537	304,215	335,878	363,565
Differential between recorded two waters debt and offloaded debt	$'000	-									
Total remaining council debt	$'000		156,786	221,835	204,728	226,036	249,562	275,537	304,215	335,878	363,565
Interest costs	$'000		9,407	11,092	10,236	11,302	12,478	13,777	15,211	16,794	18,178
Council non two waters revenue	$'000		114,250	151,527	175,554	193,826	213,999	236,273	260,864	288,015	311,757
Scenario dashboard											
Live inputs											
Initial regulatory asset base	$'000	-									
Initial debt allocation to the business unit	$'000	48,193									
Trasferred cash	$'000	-									
Initial other assets	$'000	48,193									
Net debt principal raise (repayment)	$'000		38,092	23,988	30,640	33,167	34,157	33,027	29,027	21,198	11,368
Customer tariff reductions	$'000										
Additional cash raise required	$'000		-	-	-	-	-	-	-	-	-
Test metrics - internal busiess unit											
Benchmarks											
Basic financial sustainability requirements											
Cash under the minimum required amount - must be > 0	$'000		-	-	-	-	-	-	-	-	-
Performance											
Basic financial sustainability requirements											
Cash under the minimum required amount - must be > 0	$'000		1	1	1	1	1	1	1	1	1
Test											
Basic financial sustainability requirements		Maximum									
Cash under the minimum required amount - must be > 0	#		-	-	-	-	-	-	-	-	-
Test metrics - council											
Benchmarks											
LGFA covenants											
Net debt-to-revenue ratio - must be < x	%		295.00%	295.00%	295.00%	295.00%	295.00%	295.00%	295.00%	295.00%	295.00%
Net interest-to-revenue ratio - must be < x	%		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Performance											
LGFA covenants											
Net debt-to-revenue ratio - less than	%		176.46%	218.54%	202.22%	205.85%	204.21%	197.34%	185.21%	167.68%	149.62%
Net interest-to-revenue ratio - less than	%		6.97%	6.05%	4.76%	4.71%	4.66%	4.62%	4.58%	4.55%	4.53%
Test											
LGFA covenants		Maximum									
Net debt-to-revenue ratio - less than	%	221.89%	-	-	-	-	-	-	-	-	-
Net interest-to-revenue ratio - less than	%	6.97%	-	-	-	-	-	-	-	-	-
Input library											
Scenario 1 - All water debt is transferred over											
Initial regulatory asset base	$'000	-									
Initial debt allocation to the CCO	$'000	48,193									
Trasferred cash	$'000	-									

CASTALIA

Waimakariri go-alone - internal business unit

Item	Unit	Input 1									
Period start			1-Jul-24	1-Jul-29	1-Jul-34	1-Jul-39	1-Jul-44	1-Jul-49	1-Jul-54	1-Jul-59	1-Jul-63
Period end			30-Jun-25	30-Jun-30	30-Jun-35	30-Jun-40	30-Jun-45	30-Jun-50	30-Jun-55	30-Jun-60	30-Jun-64
Financial year			2025	2030	2035	2040	2045	2050	2055	2060	2064
Initial other assets	$'000	48,193									
Net debt principal raise (repayment)	$'000		38,092	23,988	30,640	33,167	34,157	33,027	29,027	21,198	11,368
Customer tariff reductions	$'000										
Regulatory asset base											
Capex											
LTP capex input	$'000		26,903	8,095							
Initial set up costs (capitalised, one-off in year 1 only)	$'000		-								
LTP capex input - with setup costs	$'000		26,903	8,095							
Average	$'000				11,966						
Linear progression	$'000				11,966	13,212	14,587	16,105	17,781	19,632	21,250
Annual efficiency assumption - compared to FY2024	$'000		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total capex assumption	$'000		26,903	8,095	11,966	13,212	14,587	16,105	17,781	19,632	21,250
Regulatory asset base waterfall											
Starting regulatory asset base	$'000	-									
Assumed average asset life	years	45									
Inflation assumption	%		2.20%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Opening RAB	$'000		-	117,983	176,298	236,350	302,191	374,428	453,733	540,846	616,705
Capex	$'000		26,903	8,095	11,966	13,212	14,587	16,105	17,781	19,632	21,250
Depreciation	$'000		-	(2,622)	(3,918)	(5,252)	(6,715)	(8,321)	(10,083)	(12,019)	(13,705)
Inflation adjustment	$'000		-	2,360	3,526	4,727	6,044	7,489	9,075	10,817	12,334
Closing RAB	**$'000**		**26,903**	**125,816**	**187,872**	**249,036**	**316,106**	**389,701**	**470,506**	**559,276**	**636,584**
Regulatory revenue forecast											
Weighted average cost of capital	%		5.16%	5.16%	5.16%	5.16%	5.16%	5.16%	5.16%	5.16%	5.16%
Regulatory revenue totals											
Opex allowance	$'000		19,380	22,719	25,895	28,287	30,874	33,708	36,839	40,303	43,340
Depreciation allowance	$'000		-	2,622	3,918	5,252	6,715	8,321	10,083	12,019	13,705
Return on capital allowance	$'000		1,387	6,488	9,688	12,842	16,300	20,095	24,262	28,840	32,826
Revenue requirement	**$'000**		**20,767**	**31,828**	**39,500**	**46,381**	**53,890**	**62,124**	**71,184**	**81,161**	**89,871**
Borrowings											
Inputs											
Opening debt position	$'000	48,193									
Interest cost	%		4.70%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Average tenor	years	10									
Borrowings waterfall											
Opening debt position	$'000		48,193	172,096	221,675	261,392	292,585	311,449	313,057	291,067	251,096
Principal repayment	$'000		(4,819)	(17,210)	(22,168)	(26,139)	(29,259)	(31,145)	(31,306)	(29,107)	(25,110)
New debt raised	$'000		38,092	23,988	30,640	33,167	34,157	33,027	29,027	21,198	11,368
Closing debt position	**$'000**		**81,466**	**178,874**	**230,148**	**268,420**	**297,484**	**313,331**	**310,779**	**283,159**	**237,354**
Non-current portion	$'000		73,319	160,987	207,133	241,578	267,736	281,998	279,701	254,843	237,354
Current portion	$'000		8,147	17,887	23,015	26,842	29,748	31,333	31,078	28,316	-
Interest costs	$'000		2,265	7,744	9,975	11,763	13,166	14,015	14,088	13,098	11,299
Equity											
Transferred equity	$'000		-	-	-	-	-	-	-	-	-
Net equity injection (dividends)	$'000		-	-	-	-	-	-	-	-	-
Paid in equity - end of year	**$'000**		-	-	-	-	-	-	-	-	-
Net profit	$'000		(878)	(1,257)	(288)	1,079	3,134	6,080	10,175	15,742	21,527
Revaluation of assets - regulatory inflation	$'000		-	2,360	3,526	4,727	6,044	7,489	9,075	10,817	12,334
Retained earnings - end of year	**$'000**		**(878)**	**1,566**	**13,254**	**36,864**	**75,649**	**134,254**	**218,560**	**336,005**	**460,046**

WAIMAKARIRI
DISTRICT COUNCIL

215 High Street
Private Bag 1005
Rangiora 7440, New Zealand

Phone 0800 965 468

waimakariri.govt.nz

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WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO:	LTC-03-22/260601127532
REPORT TO:	COUNCIL
DATE OF MEETING:	16 June 2026
AUTHOR(S):	Paul Christensen, Finance Manager
SUBJECT:	Water Services Information Disclosure Determination 2026 policies
ENDORSED BY: (for Reports to Council, Committees or Boards)	General Manager / Chief Executive

1. SUMMARY

1.1. This report requests the adoption of various policies required by the Water Services Information Disclosure Determination 2026 (the Determination). This applies to Water Supplies and Wastewater only.

1.2. The Determination requires all water service providers to have three documents published by 30 June 2026. These documents are:

1.2.1. A dividend policy, or if it does not have a dividends policy, a statement to that effect.

1.2.2. A policy for funding Growth; and

1.2.3. Information about charging and Infrastructure Funding and Financing (IFF) Act levies,

1.3. These policies have been drafted based from or consistent with existing policies and strategies adopted by the Council. These include the financial strategy, development contributions policy, revenue and financing policy, fees and charges schedule and the most recent Long-Term and Annual Plans.

Attachments:

i. Statement on Dividends Policy TRIM 260521121069

ii. Policy for funding growth TRIM 260521121022

iii Information about charges and Infrastructure Funding and Financing Act levies TRIM 260603129157 & TRIM 260603129165

2. RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260601127532.

(b) **Adopts** the Statement on Dividends Policy

(c) **Adopts** the Policy for Funding Growth

(d) **Adopts** the Information about Charges and Infrastructure Funding and Financing Act levies

(e) **Notes** that these Policies apply to Drinking Water and Wastewater only, and do not apply to Stormwater and Stockwater.

3. BACKGROUND

3.1. The Water Services Information Disclosure Determination 2026 (the Determination) came into force on 27 February 2026. The Determination is made by the Commerce Commission under section 52P of the Commerce Act 1986. It provides that regulated suppliers of water services must disclose certain information in relation to their regulated services.

3.2. The disclosures required by the determination will be required to be provided by regulated service providers at different dates which are stated in Schedule A of the Determination. The first disclosures are required by 30 June 2026.

3.3. The three documents required to be disclosed by 30 June 2026 are:

3.3.1. A dividends policy, or if a Council does not have a dividends policy, a statement to that effect;

3.3.2. A policy for funding growth; and

3.3.3. Information about charges and Infrastructure Funding and Financing Act levies

4. ISSUES AND OPTIONS

4.1. The Determination requires the disclosure of three policies. An explanation of each of these is outlined below.

4.2. **A dividends policy, or if it does not have a dividends policy, a statement to that effect.**

The Council's chosen water services delivery model is through an internal business unit of Council. This model was approved as part of the Council's Water Service Delivery Plan in July 2025.

Because the Council's water services are to be delivered within an internal business unit a dividends policy is not required.

Accordingly, a statement that the Council does not have a dividends Policy is required under the Determination and has been made in the attached document.

4.3. **Policy for Funding Growth**

The Determination requires a regulated supplier's policy relating to funding growth. The information is an explanation of the regulated supplier's approach to funding growth; and the regulated supplier's reasons for taking that approach. This must also include a statement of whether, and if so, a demonstration of how,–

(i) growth is self-funded; and

(ii) projects that are attributed to growth as well as renewal or improvement to the level of service are at least partially funded by connection charges or growth charges (or both).

This has been detailed in the attached policy taking into account the existing approaches to funding growth in the Council's 24-34 Long-Term Plan, including relevant strategies and policies that are already in place and have been adopted by the Council.

4.4. **Information about charges and Infrastructure Funding and Financing Act levies**

This will be a document where all charges payable for regulated water services can be found in one place. The purpose of this will be to have consistent information on water charges across water services providers, regardless of what delivery model they have chosen.

A regulated supplier must disclose the information about amounts payable to or collected by the regulated supplier that is specified in clauses 4.9 and 4.10 of the Determination.

This includes information about the type of charge, the circumstances in which the charge is payable and the amounts of the charge. The regulated supplier must disclose the information at the single service level. This means that the information must be disclosed separately for both the water supply service and the wastewater service.

4.5. The Council has the option to adopt the proposed policies in their current form, or direct staff to make relevant changes to the policies for adoption at a later date.

4.6. **Legislation Changes**

The Government has legislation changes underway which will require that these policies must be updated when the legislation is enacted. The Government is proposing to change development contributions funding to development levies. This is being progressed through the Local Government (Infrastructure Funding) Amendment Bill. This bill was still before the Select Committee on 8 June 2026.

Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

4.7. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report. These policies are a compilation from other policies that have previously been consulted on.

5.2. **Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report. These policies are a compilation from other policies and any interested groups will have been able to consult when the original policies were adopted.

5.3. **Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. **Financial Implications**

There are no financial implications of the decisions sought by this report.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 **Risk Management**

There are no risks arising from the adoption/implementation of the recommendations in this report.

6.3 **Health and Safety**

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

Water Services Information Disclosure Determination 2026

Commerce Act 1986

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are not relevant to the actions arising from recommendations in this report.

7.4. **Authorising Delegations**

The Council has authority to adopt the policies which are the subject matter of this report.

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

Statement on Dividends Policy

1. Statement

In accordance with section 4.6 of the *Water Services Information Disclosure Determination 2026*, regulated suppliers of water services that do not have a Dividends Policy must provide a statement to that effect.

The Waimakariri District Council (the Council) is providing water services through an internal business unit. The Council therefore does not have a Dividends Policy, as water services are currently delivered through an internal business unit and no dividends are declared in relation to these activities.

2. Questions

Any questions regarding this statement should be directed to the General Manager Finance and Business Support in the first instance.

3. Effective date

16 June 2026 (TBC)

4. Review

This statement may be subject to review in the event of significant changes to the Council's water supply and wastewater service provision, particularly where such changes necessitate the development of a Dividends Policy.

5. Statement owned by

General Manager Finance and Business Support.

6. Approval

Adopted by Waimakariri District Council on 16 June 2026 (TBC)

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

Funding Growth Policy

1. Purpose

The Waimakariri District Council's (the Council) *Funding Growth Policy* has been developed to meet the information disclosure obligations as a regulated supplier of water services, in accordance with the *Water Services Information Disclosure Determination 2026.*

2. Scope

This Policy applies to the ways in which the Council funds growth, where it relates to the provision of water supply and wastewater services in the Waimakariri District.

3. Background

3.1. Background

3.1.1. In July 2025, the Council, in consultation with the Waimakariri Community, opted to establish an internal business unit to manage the supply of water services to the district. This was prompted by the *Local Water Done Well* legislative reform programme.

3.1.2. In February 2026, the Commerce Commission made the *Water Services Information Disclosure Determination 2026*, enacted under section 52P of the *Commerce Act 1986*. This determination arose in response to the above legislative changes and is applicable to regulated suppliers of water supply services and wastewater services.

3.1.3. As a regulated supplier, the Waimakariri District Council operates:

3.1.3.1. Six urban drinking water schemes and five rural drinking water schemes, servicing a total of approximately 21,500 urban residential, urban commercial and rural properties to approximately 80% of the population

3.1.3.2. Two separate wastewater schemes servicing approximately 18,000 properties.

3.1.4. Over the last 20 years Council has invested over $100m in water infrastructure to ensure it is of the highest quality and standard and has a 150-year infrastructure strategy to fund these assets.

3.1.5. As outlined in its *Water Services Delivery Plan 2025*, the Council notes that the timing of growth development may not always align with the delivery of growth-related water services capital works. This misalignment can result in increased debt servicing costs. This risk is managed, in part, through Council's approach to funding growth by maintaining close working relationships with developers to ensure that investment in growth is timed to be coordinated with the rate of development.

3.1.6. Through its in-house model approach, the Council is committed to delivering best value water services for Waimakariri ratepayers and the wider community, now and into the future.

3.1.7. In accordance with the *Water Services Information Disclosure Determination 2026*, the *Funding Growth Policy* sets out the ways Council will fund growth in relation to delivery of water services, to ensure this best value is achieved in practice.

4. Responsibilities

4.1. This policy is the responsibility of the Finance and Business Support Department of Council.

5. Definitions

Capital Expenditure - Spending on new council assets or replacement of existing Council assets, as identified in the Long Term Plan

Development contributions – Money required from developers to recover the cost of providing infrastructure that caters for future growth

Long Term Plan – A plan, adopted every three years, that sets the strategic direction for the Council over the next 10 years and outlines Council's contribution towards achieving the community outcomes.

Non-residential - in relation to a charge, means a charge payable for a service other than a charge payable for a service supplied in respect of residential property

Regulated service - means one of the following services provided by a regulated supplier: (a) water supply service: (b) wastewater service

Regulated supplier - has the same meaning as in clause 2(1) of Schedule 7 of the Commerce Act

Residential - in relation to a charge, means a charge payable for a service supplied in respect of residential property

Resource consent – Permission to use resources such as land, water and air, granted under the Resource Management Act 1991

Vested asset - means an asset received in exchange for nominal or no consideration

Wastewater service - has the same meaning as in section 57A(1) of the Commerce Act

Water supply service - has the same meaning as in section 57A(1) of the Commerce Act

6. Approach to funding growth

6.1. The Council's approach to funding growth in water service provision recognises that development can create additional demand for existing water infrastructure, necessitating new or upgraded capital works.

6.2. To ensure these costs are appropriately allocated, the Council applies Development Contributions in accordance with its Development Contributions Policy. This approach is intended to achieve cost recovery from those developments that generate the need for additional infrastructure, rather than placing the financial burden on existing ratepayers.

6.3. Development Contributions will be required where a development, or the cumulative impact of multiple developments, creates or contributes to the demand for new or expanded water infrastructure and associated physical works.

6.4. The Council seeks to achieve a fair, equitable, and proportionate recovery of growth costs through its ability to levy development contributions, alongside financial contributions, and the vesting of assets. The use of these mechanisms allow the Council to ensure that its approach to growth is self-funding, with growth-related costs allocated to growth funding sources.

6.5. Projects that are attributed to growth as well as renewal or level of service improvement will have development contributions applied to the portion of the costs that relate to growth.

6.6. Mixed-purpose projects that also include a non-growth portion are funded by:

6.6.1. Renewals funds for renewals

6.6.2. Loans/borrowing for level of service improvements

6.6.3. Any other sources of funds available at the time.

7. Charges related to new connections or other types of growth

7.1. Water Supply Service

7.1.1. Development Contributions

Council will levy development contributions where the effect of a development, or the cumulative effect of developments, generates demand for new or expanded physical works or Council services, and where the associated capital expenditure has been provided for in the Long Term Plan.

Development contributions will be used to fund the provision of additional infrastructure, including water supply, required to meet the increased demand arising from new residential and non-residential development.

Development contributions are used to cater for the growth in demand for infrastructure that comes from new properties or activities, for example, when new connections are required which would increase demand on existing water service infrastructure.

Information on development contributions is located in the Waimakariri District Council's Development Contributions Policy, which can be found at:

https://www.waimakariri.govt.nz/council/documents-bylaws-plans/policies

7.1.2. Financial Contributions

Financial contributions are levied under the *Resource Management Act 1991* (*RMA*). Section 108(10) of the *RMA* sets out the circumstances in which financial contributions may be imposed as conditions on resource consents.

Financial contributions may be required to avoid, remedy, or mitigate the adverse environmental effects of activities, regardless of whether those effects arise from growth.

This includes, for example, contributing to the cost of infrastructure related to water supply services where these are necessary to address identified environmental effects.

Council will require financial contributions where the effects of a development create a need for physical works or services, and those effects have not been anticipated or provided for in the Long Term Plan. These apply when required as a condition of resource consent under the District Plan, enabled by the *RMA.*

Council's ability to levy financial contributions is established through the District Plan, with contributions based on actual expenditure.

7.1.3. Vesting of assets

Vesting of assets refers to infrastructure constructed or provided by a developer as part of a subdivision or development, which are subsequently transferred into Council ownership.

Upon completion of the subdivision, ownership of the assets are vested in Council. At this point, Council assumes responsibility for the ongoing operation, maintenance, and eventual renewal of the infrastructure.

The vesting of assets is a key mechanism by which Council facilitates and funds growth for water supply, ensuring that the upfront capital costs associated with growth are borne by those creating the demand, rather than existing ratepayers.

7.1.4. Other sources of funding

Where additional sources of funding become available, such as government subsidies or grants, the Council may utilise these sources, where appropriate, to support the provision of water supply services.

7.2. Wastewater Service

7.2.1. Development Contributions

Council will levy development contributions where the effect of a development, or the cumulative effect of developments, generates demand for new or expanded physical works or Council services, and where the associated capital expenditure has been provided for in the Long Term Plan.

Development contributions will be used to fund the provision of additional infrastructure, including wastewater service provision, required to meet the increased demand arising from new residential and non-residential development.

Development contributions are used to cater for the growth in demand for infrastructure that comes from new properties or activities, for example, when new connections are required which would increase demand on existing wastewater service infrastructure.

Information on development contributions is located in the Waimakariri District Council's Development Contributions Policy, which can be found at:

https://www.waimakariri.govt.nz/council/documents-bylaws-plans/policies

7.2.2. Financial Contributions

Financial contributions are levied under the *Resource Management Act 1991* (*RMA*). Section 108(10) of the *RMA* sets out the circumstances in which financial contributions may be imposed as conditions on resource consents.

Financial contributions may be required to avoid, remedy, or mitigate the adverse environmental effects of activities, regardless of whether those effects arise from growth. This includes, for example, contributing to the cost of infrastructure related to wastewater service provision, where these are necessary to address identified environmental effects.

Council will require financial contributions where the effects of a development create a need for physical works or services, and those effects have not been anticipated or provided for in the Long Term Plan. These apply when required as a condition of resource consent under the District Plan, enabled by the *RMA.*

Council's ability to levy financial contributions is established through the District Plan, with contributions based on actual expenditure.

7.2.3. Vesting of assets

Vesting of assets refers to infrastructure constructed or provided by a developer as part of a subdivision or development, which are subsequently transferred into Council ownership.

Upon completion of the subdivision, ownership of the assets are vested in Council. At this point, Council assumes responsibility for the ongoing operation, maintenance, and eventual renewal of the infrastructure.

The vesting of assets is a key mechanism by which Council facilitates and funds growth for wastewater service provision, ensuring that the upfront capital costs associated with growth are borne by those creating the demand, rather than existing ratepayers.

7.2.4. Other sources of funding

Where additional sources of funding become available, such as government subsidies or grants, the Council may utilise these sources, where appropriate, to support the provision of wastewater services.

8. Questions

Any questions regarding this policy should be directed to the General Manager Finance and Business Support in the first instance.

9. Relevant documents and legislation

- Annual Plan 2026/2027
- Commerce Act 1986
- Development Contributions Policy 2025/26
- Local Government Act 2002
- Local Government (Water Services) Act 2025
- Local Government (Water Services) (Repeals and Amendments) Act 2025
- Local Government (Water Services Preliminary Arrangements) Act 2024
- Local Water Done Well legislative package
- Long Term Plan 2024-2034
- Operative District Plan 2005
- Partially Operative District Plan 2025
- Resource Management Act 1991
- Water Services Act 2021
- Water Services Authority – Taumata Arowai Act 2020
- Water Services Delivery Plan 2025
- Water Services Disclosure Determination 2026

10. Effective date

Date of Council adoption – 16 June 2026

11. Review

This Policy is due for review by 16 June 2027.

This Policy may be subject to review where there are material changes to the Council's

approach to funding growth.
Such changes may include, but are not limited to, amendments to development contributions, changes in service delivery models, or significant revisions to growth projections

12. Policy owned by

General Manager, Finance and Business Support

13. Approval

Adopted by Waimakariri District Council on 16 June 2026.

Waimakariri District Council Water Services Fees and Charges

In accordance with section 4.8 of the *Water Services Information Disclosure Determination 2026* (*the Determination*), regulated suppliers of water services are required to disclose information relating to amounts payable to, or collected by, the supplier.

As a regulated supplier, the Waimakariri District Council (the Council) provides information on charges for its water supply and wastewater services at the single service level.

Section 4.9 of *the Determination* outlines the specific information that must be disclosed regarding these charges, across eight categories. For each category, the Council must disclose the following details:

- The category of charge
- The name of the charge
- Whether the charge applies to residential, non-residential, or both types of customers
- The geographic area(s) in which the charge applies
- The circumstances under which the charge is payable
- The amount or rate of the charge (inclusive of GST)
- Where the charge is not directly attributable to the regulated service, the portion of the charge (inclusive of GST) allocated to that service
- The charging basis
- Any additional information describing how the charge is calculated, what it covers, or any circumstances in which the charge may not apply or may differ

The Council does not collect any IFF levies under within the meaning of section 7(1) of the Infrastructure Funding and Financing Act 2020.

This information is subject to change on a yearly basis and will be reviewed and updated in line with the Council's Annual Plan processes.

This document provides information required to meet the Council's obligations under the *Water Services Information Disclosure Determination 2026*.

Information about charges									
Water Supply Service									
Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Fixed	Rate	Cust	Combination	https://www.waimakariri.govt.nz/services/rates/targeted-rating-areas	Water connected	2,140.40	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Cust Water - restricted unit rate	Combination		Water connected	856.16	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Volumetric	Rate	Summerhill – per unit	Combination		Water connected	163.20	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Summerhill – per rating unit	Combination		Water connected	1,347.70	All	Targeted rates	Rating unit
Fixed	Rate	Fernside loan rate	Combination		Water connected	76.20	All	Targeted rates	Water units supplied
Fixed	Rate	Rangiora	Combination		Water connected	495.40	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Rangiora - restricted unit rate	Combination		Water connected	198.16	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Kaiapoi	Combination		Water connected	348.40	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Kaiapoi - restricted unit rate	Combination		Water connected	139.36	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Waikuku Beach	Combination		Water connected	701.70	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Waikuku Beach - restricted unit rate	Combination		Water connected	280.68	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Woodend - Tuahiwi - Pegasus	Combination		Water connected	500.00	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Woodend - Tuahiwi - Pegasus - restricted unit rate	Combination		Water connected	200.00	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Tuahiwi Rural Water Loan rate	Combination		Water connected	778.30	All	Targeted rates	Rating unit
Fixed	Rate	Tuahiwi residential area Water Connection Loan rate	Combination		Water connected	667.11	All	Targeted rates	Rating unit
Fixed	Rate	Tuahiwi residential area Water Pipeline Loan rate	Combination		Water connected	489.22	All	Targeted rates	Rating unit
Volumetric	Rate	West Eyreton - per unit	Combination		Water connected	136.90	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	West Eyreton - per rating unit	Combination		Water connected	1,372.40	All	Targeted rates	Rating unit
Fixed	Rate	Oxford Township	Combination		Water connected	893.90	All	Targeted rates	Sep used/inhab
Volumetric	Rate	Oxford Township - restricted unit rate	Combination		Water connected	357.56	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Volumetric	Rate	Oxford Rural Water No 1	Combination		Water connected	675.00	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Volumetric	Rate	Oxford Rural Water No 2	Combination		Water connected	561.20	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Water UV Treatment rate	Combination		Water connected	95.08	All	Targeted rates	Rating unit
Volumetric	Rate	Mandeville	Combination		Water connected	448.20	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Volumetric	Rate	Ohoka - per unit	Combination		Water connected	26.92	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Ohoka - per rating unit	Combination		Water connected	1,384.60	All	Targeted rates	Rating unit
Volumetric	Rate	Poyntzs Road – per unit	Combination		Water connected	99.00	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Poyntzs Road – per rating unit	Combination		Water connected	1,215.00	All	Targeted rates	Rating unit
Volumetric	Rate	Garrymere - per unit	Combination		Water connected	72.33	All	Targeted rates	Water units supplied, 1 unit of water = 1,000 litres/day
Fixed	Rate	Garrymere - per rating unit	Combination		Water connected	2,574.95	All	Targeted rates	Rating unit
Volumetric	Rate	Ashley Rural Water	Combination		Water connected	1,336.19	All	Targeted rates	Unit of water
Connection	Fee	Water Supply Group A Water Service Connection Fees	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Water connected	4,372.00	All	Based on connection size	Basic Connection Cost (2.0m or less lateral length, unimproved service). 15mm or 20mm supply
Connection	Fee	Water Supply Group A Water Service Connection Fees	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Water connected	Actual cost	All	Based on connection size	Basic Connection Cost (2.0m or less lateral length, unimproved service). >20mm supply

Water Supply Service									
Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Connection	Fee	Water Supply Group A Water Service Connection Fees	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Water connected	Actual cost	All	Based on connection size	Basic Connection Cost (2.0m or less lateral length, unimproved service). Extra rate per metre or part, for service pipe longer than 2 metres
Other	Fee	Water Supply Group A Surface Reinstatement	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Service provided	Actual cost	All	Payable on the Provsion of specific services	Concrete per square metre
Other	Fee	Water Supply Group A Surface Reinstatement	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Service provided	Actual cost	All	Payable on the Provsion of specific services	Seal per square metre
Other	Fee	Water Supply Group A Surface Reinstatement	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Service provided	Actual cost	All	Payable on the Provsion of specific services	Hot Mix per square metre
Other	Fee	Water Supply Group A Surface Reinstatement	Combination	Rangiora, Kaiapoi, Woodend, Tuahiwi, Pegasus, Pines/Kairaki, Waikuku, Cust	Service provided	Actual cost	All	Payable on the Provsion of specific services	Inspection fee (where required)
Connection	Fee	Water Supply Group B Water Service Connection Fees	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Water connected	4,410.00	All	Payable on the Provsion of specific services	Basic Connection Cost (2.0m or less lateral length, unimproved service). 15mm supply
Connection	Fee	Water Supply Group B Water Service Connection Fees	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Water connected	Actual cost	All	Payable on the Provsion of specific services	Basic Connection Cost (2.0m or less lateral length, unimproved service). Extra rate per metre or part, for service pipe longer than 2 metres
Other	Fee	Water Supply Group B Surface Reinstatement	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Service provided	Actual cost	All	Payable on the Provsion of specific services	Concrete per square metre
Other	Fee	Water Supply Group B Surface Reinstatement	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Service provided	Actual cost	All	Payable on the Provsion of specific services	Seal per square metre
Other	Fee	Water Supply Group B Surface Reinstatement	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Service provided	Actual cost	All	Payable on the Provsion of specific services	Hot Mix per square metre
Other	Fee	Water Supply Group B Surface Reinstatement	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Service provided	Actual cost	All	Payable on the Provsion of specific services	Inspection fee (where required)
Fixed	Fee	Water Supply Group B Surface Reinstatement	Combination	Oxford Urban, Garrymere, West Eyreton, Poyntzs Road, Oxford RWS#1 and Oxford RWS #2, Summerhill), Ohoka, Fernside, Mandeville	Service provided	437.00	All	Payable on the Provsion of specific services	Restrictor change-out fee
Fixed	Fee	Quick Fill of Private Water Tanks	Combination	All areas	Service provided	385.00	All	Payable on the Provsion of specific services	Monday-Thursday (8am-3pm)
Fixed	Fee	Quick Fill of Private Water Tanks	Combination	All areas	Service provided	605.00	All	Payable on the Provsion of specific services	Friday-Sunday (8am-3pm). Any time on a public holiday or a day that a public holiday is observed and after hours 3pm-8am on other days
Growth	Development contribution	Cust DC	Combination	https://www.waimakariri.govt.nz/consents-and-licences/resource-consents-and-planning/development-contributions	A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	11,777.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Fernside DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	1,711.00	All	Payable on the Provsion of specific services	

Water Supply Service									
Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Growth	Development contribution	Garrymere DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	13,129.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Kaiapoi DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	3,238.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	East North East Kaiapoi DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	197.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West Kaiapoi DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	3,578.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Mandeville DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	4,993.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Ohoka DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	8,234.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Oxford DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	20,485.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Oxford 1 DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	12,501.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Oxford 2 DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	7,238.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Poyntzs Road DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	3,821.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Rangiora DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	9,445.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	East Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	168.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	North Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,610.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	1,286.00	All	Payable on the Provsion of specific services	

Water Supply Service									
Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Growth	Development contribution	West of Bellgrove (Kippenberger Ave) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	115.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Outer East Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,086.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Southbrook (m2) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	0.98	All	Payable on the Provsion of specific services	Calculated on m2 basis
Growth	Development contribution	Summerhill DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	13,728.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Tuahiwi DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	10,263.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Woodend - Tuahiwi water DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	6,564.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Waikuku Beach DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	604.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West Eyreton DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	728.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Woodend DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	7,430.00	All	Payable on the Provsion of specific services	

Information about charges									
Wastewater Service									
Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Fixed	Rate	Eastern Districts	Combination	https://www.waimakariri.govt.nz/services/rates/targeted-rating-areas	Sewer connection	728.40	All	Targeted rates	Water closets or urinals
Fixed	Rate	Eastern Districts Trade Waste Agreement	Combination		Provision of Service	728.40	All	Targeted rates	Rating unit
Fixed	Rate	Ohoka Utilities Connection Loan Rate	Combination		Sewer connection	168.95	All	Targeted rates	Rating unit
Fixed	Rate	Loburn Lea loan rate	Combination		Sewer connection	1,010.49	All	Targeted rates	Rating unit
Fixed	Rate	Oxford - Operating	Combination		Sewer connection	1,528.90	All	Targeted rates	Rating unit
Fixed	Rate	Fernside loan rate	Combination		Sewer connection	950.74	All	Targeted rates	Rating unit
Contaminants	Fee	Trade waste charges	Non-residential	All areas	Wastewater Discharge	0.95	All	Based on presence of contaminants	Flow per m3
Contaminants	Fee	Trade waste charges	Non-residential	All areas	Wastewater Discharge	0.65	All	Based on presence of contaminants	Biochemical Oxygen Demand (BOD) per kg
Contaminants	Fee	Trade waste charges	Non-residential	All areas	Wastewater Discharge	0.50	All	Based on presence of contaminants	Suspended Solids (SS) per kg
Other	Fee	Rangiora Septage Facility	Non-residential	Not applicable	Provision of Service	55.00	All	Based on presence of contaminants	
Other	Fee	Rangiora Septage Facility	Non-residential	Not applicable	Provision of Service	300.00	All	Based on presence of contaminants	
Growth	Development contribution	Eastern Districts DC	Combination	https://www.waimakariri.govt.nz/consents-and-licences/resource-consents-and-planning/development-contributions	A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	6,339.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Kaiapoi DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,186.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	North East Kaiapoi DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	271.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West Kaiapoi DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,172.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	East North East Kaiapoi Reticulation DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	4,069.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Rangiora DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	1,454.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Todds Rd Business Zone (per hectare) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	118,924.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Southbrook Stage 2 (m2) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2.51	All	Payable on the Provsion of specific services	Calculated on m2 basis
Growth	Development contribution	East Rangiora DCA Other Properties DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	11,154.00	All	Payable on the Provsion of specific services	

Wastewater Service

Category	Type of Charge	Name of the Charge	Residential, non-residential or combination?	Geographic Area	Circumstance in which the charge applies	Amount (including GST)	Part of the charge attributable to regulated service	Charging Basis	Other Information
Growth	Development contribution	East Rangiora DCA (Gilberthorpes) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,843.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Outer East Rangiora Sewer DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	4,794.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West of Bellgrove (Kippenberger Ave) DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	439.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	West Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,452.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	North Rangiora DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	4,030.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Fernside DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	17,712.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Tuahiwi DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	4,952.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Mandeville, Ohoka, Swannanoa - new properties DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	18,627.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Mandeville, Ohoka, Swannanoa - existing properties wishing to connect DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	2,133.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Waikuku Beach DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	1,853.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	East Woodend DCA	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	5,454.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Oxford Sewer DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	25,487.00	All	Payable on the Provsion of specific services	
Growth	Development contribution	Loburn Lea Sewer DC	Combination		A resource consent is granted, or a building consent is granted, or an authorisation for a service connection is granted	18,375.00	All	Payable on the Provsion of specific services	

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO:	POL-08-39 / 260529127293
REPORT TO:	COUNCIL
DATE OF MEETING:	16 June 2026
AUTHOR(S):	Jane Eggleton, Project Planning & Quality Team Leader Colin Roxburgh, Project Delivery Manager
SUBJECT:	2026/27 Development Contribution Policy and Schedules for Adoption with the 2026/27 Annual Plan

ENDORSED BY:
(for Reports to Council, Committees or Boards)

General Manager (Gerard Cleary) Chief Executive

1. SUMMARY

1.1. This report seeks Council approval of the 2026/27 Development Contribution Policy (the Policy) and Schedules, which sits alongside the wider adoption of the 2026/27 Annual Plan.

1.2. The proposed changes to the development contribution schedules following consultation are considered minor and have been included to reflect recent budget changes. Budget changes are covered by staff reports to the Draft Annual Plan deliberations meeting held in late May 2026. The development contribution schedule only reflects these budgets set through other processes.

Development Contribution Policy

1.3. Since the draft Policy was put out for consultation, some matters have been considered which have resulted in minor changes to the Policy being recommended. These are:

- Confirmation that reserves for the Large Lot Residential Zone (LLRZ), similar to areas previously zoned Residential 4, are applied at the district-wide rate, as they are considered rural for reserve assessment purposes. This is noted in Appendix 2 – section 2.1.3 and is due to the large lot sizes required in LLRZ zoned areas, hence they are proposed to be treated in the same way as Residential 4 was treated in the previous version of the Policy.

- The associated maps as described in the Policy have been updated to represent any boundary changes. This is consistent with the material approved previously for consultation by Council, with no further changes recommended post consultation. Formal maps have simply been prepared in accordance with the draft versions included in the consultation material.

Development Contribution Schedule

1.4. The draft 2026/27 Development Contribution (DC) Schedule was included in the draft 2026/27 Annual Plan document.

1.5. The DC schedule is simply a reflection of the growth budgets and growth figures within the Council's budgets. Therefore, the only changes proposed to the schedules are as a result of either changes to budgets or rating units since the schedule was drafted and presented to the Council in January. These changes are summarised in the report.

1.6. There are seven changes to the draft Development Contribution Schedules recommended prior to adoption as set out in the report. The following changes are associated with the water and Roading DC's:

Water

- Garrymere water DC: Additional budget approved to enable project completion due to higher than estimated costs and revised estimates, resulting in modest DC increase.

- North East Kaiapoi DCA Water: The costs have been fully recovered for this (Development Contribution Area) so the rate is being removed from the schedule.

- Rangiora DC Water: Additional project - Golf Links Road water main extension which is a new 100% growth budget to extend the watermain from Bellgrove to Golf Links Road to make provision for growth beyond the immediate area of current development, as defined by the DCA. This will ensure the water network can cater for further growth beyond this area.

- Woodend DC Water: The addition of budget for the source well for Woodend, resulting in a modest increase to this DC.

- Woodend - Tuahiwi Water DC: As per Woodend DC above, as this rate is used instead of Woodend for Tuahiwi.

Roading

- District Roading DC: Additional budget allowed for the Tram Rd/Two Chain Road intersection project, resulting in a modest increase to this DC.

- Outer East Rangiora Roading (Eastern Link Road) DCA: Updated project amount for the Eastern Link Road project as a portion of the budget has been brought forward and reduced by a minor amount, due to an update to the amount of NZTA subsidy being applied.

- It is noted that the current proposed change to the Eastern Link Road DC is modest at this time, however the overall project budget and funding approach is in need of a full update. Steps are underway regarding this, and a further detailed report will be brought to Council regarding proposed budget changes, contributions from NZTA, Council, and development contributions, with supporting traffic modelling information and further analysis to support this. This will also be subject to a consultative process. Hence, the current change is a minor and interim change, with a more significant process coming up to reflect more substantive updates once sufficient information is available to inform this.

Attachments:

i. 2026/27 Development Contribution Policy (Record No. 260529127281)
ii. 2026/27 Development Contribution Maps (Record No. 260529127284)
iii. 2026/27 Development Contribution Schedule Overview (Record No. 260529127289)

2. RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260529127293.

(b) **Approves** the attached 2026/27 Development Contribution Policy and Maps to be effective from 1 July 2026, at the start of the new financial year (Attachments i & ii).

(c) **Approves** the attached 2026/27 Development Contribution Schedule to be effective from 1 July 2026, at the start of the new financial year (Attachment iii).

(d) **Notes** that there are seven changes proposed to the Development Contribution Schedules following the 2026/27 Annual 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 Annual Plan consultation document. The proposed changes are below, which are all a result of budget changes included as part of staff submissions to the Annual Plan, which the Council has already considered:

DC/DCA Description	Adopted Annual Plan 2025-26	Draft Annual Plan 2026-27	Proposed Final 2026/27 Annual Plan
Garrymere DC Water	$ 12,344.65	$ 12,928.00	$ 13,128.83
North East Kaiapoi DCA Water	$ 794.00	$ 830.00	$ -
Rangiora DC Water	$ 8,784.00	$ 9,420.00	$ 9,445.00
Woodend - Tuahiwi Water DC	$ 6,809.00	$ 6,473.00	$ 6,564.00
Woodend DC Water	$ 8,074.00	$ 7,339.00	$ 7,430.00
District Roading DC	$ 10,549.00	$ 10,100.00	$ 10,119.00
Outer East Rangiora Roading (Eastern Link Road) DCA	$ 3,855.00	$ 3,803.00	$ 3,775.00

(e) **Notes** that any consent and/or any connection applications received prior to 1 July 2025 will be subject to the 2025/26 Development Contribution Schedule, in accordance with the 2025/26 Development Contribution Policy**,** while any consent and/or new connection applications received from 1 July 2026 onwards will be subject to the new Policy and Schedules.

(f) **Notes** that the proposed changes are considered minor in nature and do not trigger the Significance and Engagement Policy.

3. BACKGROUND

3.1. In January 2026 a report was presented to the Council seeking approval to consult on the Draft 2026/27 Development Contribution Schedules, Policy and associated maps as part of the 2026/27 Annual Plan.

3.2. The Council approved the Schedule, Policy and associated maps for consultation. Consultation as part of the 2026/27 Annual Plan is now complete.

3.3. The Development Contribution schedules are a reflection of the growth budgets and growth figures included with the Council budgets. As some changes to budgets have been made since the consultation was undertaken (via staff submissions to the Annual Plan), the DC schedule is required to be updated to reflect this. This report presents those changes, alongside a minor change to the DC Policy.

4. ISSUES AND OPTIONS

Policy

4.1. The DC Policy that went out for consultation included some proposed changes from the 2025/26 version. The original changes to the Policy that were consulted upon are as follows:

- Updates to terminology to align with the new Partially Operative District Plan 2025 (**PODP 2025**)

- In the Drainage section, removed reference to a standard residential lot size being 600m². Under the PODP 2025 this is no longer the minimum size for a residential section. With the proposed deletion of scheme drainage maps, language has been included in the policy to make clear any growth within or adjacent to a drainage scheme will pay a DC.

- The consolidation of some items that are repeated under multiple sections into a common section which applies to all DCs (the approach to refunds is the most material).

- Removed specific clause relating to the Southbrook DCA only which addressed large balance lots. This is no longer required due to the level of development that has occurred, meaning large balance lots are no longer possible.

- Introduced table to clarify time periods over which certain DCs are covered, as various timeframes on certain projects were previously mentioned in multiple different places but were difficult to follow. The table brings together information provided throughout the policy into one point of reference, which is easier to understand and review annually to ensure projects recovered over longer time periods are clearly identified.

4.2. There were no submissions of note that were not in support of the matters proposed to be changed, hence it is proposed that the original changes are adopted.

4.3. In addition to the previously proposed changes to the Policy, some further minor changes have since been proposed by staff which are shown in tracked changes in the Development Contribution Policy – Attachment i. These include:

<u>Clarification of the treatment of DC reserves in LLRZ</u>

- Confirmation that reserves for the Large Lot Residential Zone (LLRZ), similar to areas previously zoned Residential 4, are applied at the district-wide rate, as they are considered rural for reserve assessment purposes. This is noted in Appendix 2 – section 2.1.3 and is due to the large lot sizes required in LLRZ zoned areas, hence they are proposed to be treated in the same way as Residential 4 was treated in the previous version of the Policy.

- The associated maps as described in the policy have been formally updated to represent the draft versions that were approved for consultation.

4.4. Policy - Options

4.4.1. The Council can approve the 2026/27 Development Contribution Policy as consulted on with the draft Annual Plan, but with the two further changes as noted in this report. This is the recommended option.

4.4.2. The Council can decline to approve the 2026/27 Development Contribution Policy and request changes in addition to the above be made. This is not recommended. There is a risk that if the Policy is not approved, the ability to levy development contributions on resource consents, building consents and service connections is compromised (as the amounts within the schedule will become outdated) which could have significant implications.

<u>Schedules</u>

4.5. The draft 2026/27 Development Contribution Schedule was included in the draft 2026/27 Annual Plan document.

4.6. The DC schedule is simply a reflection of the growth budgets and growth figures within the Council's budgets. Therefore, the only changes proposed to the schedules are as a result of either changes to budgets or rating units, or the confirmed recover of costs, since the schedule was drafted and presented to the Council in January. These changes are summarised in the report.

4.7. There are seven changes to the draft Development Contribution Schedules recommended prior to adoption as set out in the report. These changes are highlighted in red in the development contribution schedule overview – Attachment iii. The following changes are associated with the water DC's:

Water

- Garrymere water DC: Additional budget approved to enable project completion due to higher than estimated costs and revised estimates, resulting in modest DC increase.

- North East Kaiapoi DCA Water: The costs have been fully recovered for this (Development Contribution Area) so the rate is being removed from the schedule.

- Rangiora DC Water: Additional project - Golf Links Road water main extension which is a new 100% growth budget to extend the watermain from Bellgrove to Golf Links Road to make provision for growth beyond the immediate area of current development, as defined by the DCA. This will ensure the water network can cater for further growth beyond this area.Woodend DC Water: The addition of budget for the source well for Woodend, resulting in a modest increase to this DC.

- Woodend - Tuahiwi Water DC: As per Woodend DC above, as this rate is used instead of Woodend for Tuahiwi.

Roading

- District Roading DC: Additional budget allowed for the Tram Rd/Two Chain Road intersection project, resulting in a modest increase to this DC

- Outer East Rangiora Roading (Eastern Link Road) DCA: Updated project amount for the Eastern Link Road project as a portion of the budget has been brought forward and reduced by a minor amount, due to an update to the amount of NZTA subsidy being applied.

  It is noted that the current proposed change to the Eastern Link Road DC is modest at this time, however the overall project budget and funding approach is in need of a full update. Steps are underway regarding this, and a further detailed report will be brought to Council regarding proposed budget changes, contributions from NZTA, Council, and development contributions, with supporting traffic modelling information and further analysis to support this. This will also be subject to a consultative process. Hence, the current change is a minor and interim change, with a more significant process coming up to reflect more substantive updates once sufficient information is available to inform this.

4.8. The following table shows the effect of the changes described above. As can be seen the impact of these changes is minor.

Table 1: Proposed Changes to DC Schedule Relative to Figures Consulted on as part of Annual Plan

DC/DCA Description	**Adopted Annual Plan 2025-26**	**Draft Annual Plan 2026-27**	**Proposed Final 2026/27 Annual Plan**
Garrymere DC Water	$ 12,344.65	$ 12,928.00	$ 13,128.83
North East Kaiapoi DCA Water	$ 794.00	$ 830.00	$ -
Rangiora DC Water	$ 8,784.00	$ 9,420.00	$ 9,445.00

Woodend - Tuahiwi Water DC	$ 6,809.00	$ 6,473.00	$ 6,564.00
Woodend DC Water	$ 8,074.00	$ 7,339.00	$ 7,430.00
District Roading DC	$ 10,549.00	$ 10,100.00	$ 10,119.00
Outer East Rangiora Roading (Eastern Link Road) DCA	$ 3,855.00	$ 3,803.00	$ 3,775.00

Schedules - Options

4.8.1. The Council can approve the 2026/27 Development Contribution schedules with the changes noted above, to be adopted with the Annual Plan. This is the recommended option, as this will ensure that the DC Schedule reflects the amended budgets, following consultation on the Annual Plan.

4.8.2. The Council can decline to approve the 2026/27 Development Contribution Schedules and request further changes be made. This is not recommended. There is a risk that if the schedules are not approved, the ability to levy development contributions on resource consents, building consents and service connections is compromised which could have significant implications.

Consultation

4.9. There were no targeted consultation questions regarding the DC Policy or Schedule as part of the 2026/27 Annual Plan process. There were still avenues for the public to submit on any topic, however no submissions were received regarding the DC Policy or Schedules.

Implications for Community Wellbeing

There are no implications on community wellbeing by the issues and options that are the subject matter of this report.

4.10. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. **Groups and Organisations**

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. Community groups and organisations, including developers, have had an opportunity to review the draft 2026/27 Development Contribution policy and schedules as part of the Annual Plan consultation process.

5.4. **Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

The wider community have also had an opportunity to review the draft 2026/27 Development Contribution policy and schedules as part of the Annual Plan consultation process.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report. It is noted that previous analysis has shown typical annual average DC income figure is in the order of $10 million, although this can vary year by year.

If the Council does not have a current Development Contribution Policy and/or associated schedules the ability to collect DC's could be compromised which could have significant financial implications.

This report includes recommendations where changes are required from what was included in the Draft Annual Plan. Any changes to budget have been adopted through a separate process, and this report brings the development contributions schedules in line with the budget allowances.

The ability of the Council to require development contributions from growth to pay for the infrastructure required to accommodate growth is critical to ensuring growth is self-funding. This means that the cost of the increased capacity in Council's infrastructure is the responsibility of those requiring the increased capacity and not carried by the people who occupy existing dwellings.

The legislation allows the Council to recover growth related expenditure for projects in a manner that is generally consistent with the capacity life of the assets for which the development contributions are intended to be used.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3. Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

A key risk is that if the recommendations are not adopted, the Development Contributions schedules would not match Council's budgets, creating an inconsistency with the Development Contributions Schedules, and creating a risk that full costs associated with growth are not recovered.

A general risk associated with development contributions is the timing of works. It is important that work is timed so as to not hold up development, while also not be too far in advance of development such that excessive interest costs are incurred ahead of income from development contributions.

This risk is managed through careful programming of work and collaboration with developers on timing of developments.

There is also the risk that the development contributions are challenged by a developer. The Council has a thorough approval process in place to ensure that development contributions that are levied are applied in accordance with its policy and accompanying schedules.

There is a risk with respect to the proposed changes to the way in which reserves land is valued in the Policy, with the risk being that developers may challenge valuations that result from this proposed approach. However, as the recommended way forward has been derived from learnings from a recent court case, from a legal perspective it is considered that this risk is adequately managed.

It is also noted that with a gap between the point in time when the report is considered, and the time at which the DC rates become live, developers may be able to apply for resource consents in the intervening period to take advantage of some lower rates, before the DC rates change on the proposed date of 1 July. It is noted however that the rates taking effect from 1 July is the standard approach that is followed, and the rates have been in the public arena since the consultation period on the annual plan commenced. Therefore, there is not considered to be any new risk introduced by having a lag between when the report is adopted, and when the rates take effect.

6.4. **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

The Local Government Act 2002 (LGA2002) Subpart 5 Sections 197 through 211 relates to development contributions.

It is noted that there is a significant change signalled from Central Government that may impact upon DCs in the future. This is that Development Levies are proposed to be introduced to replace Development Contributions. These are proposed to be implemented through a Local Government (Infrastructure Funding) Amendment Bill. This is expected to be enacted by early 2027, with the ability to charge the new levies from 1 July 2028. There will be the option to have a phased approach to introducing the new rates, with discounts on any increases able to be applied between July 2028 – July 2030.

The Council has made a submission on this draft legislation and is awaiting the next steps from Central Government. Staff will keep the Council informed of this as matters progress.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

7.3.1. Transport is accessible, convenient, reliable and sustainable.

7.3.2. Core utility services are provided in a timely and sustainable manner.

7.3.3. There is a healthy and sustainable environment for all.

7.3.4. Public spaces and facilities are plentiful, accessible and high quality.

7.3.5. Businesses in the District are diverse, adaptable and growing.

7.4. **Authorising Delegations**

7.4.1. Council has delegation to make any changes to the Development Contribution Policy including schedules.

7.4.2. Council staff may only apply development contributions in accordance with the Development Contributions Policy including the schedules.

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

Development Contributions Policy (2026/27)

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1. Introduction

Development contributions (DCs) are the contributions that the Council levies on the developers of new properties, and new development that places additional demand on infrastructure in the District. These funds are used to provide the additional reserves, community infrastructure, roads and/or water, sewer and stormwater (drainage) services needed to meet the demands generated by new residential and non-residential developments. Contributions, therefore, are used to cater for the growth in demand for infrastructure that comes from new properties or activities.

This Development Contributions Policy (the Policy) sets out the basis on which development contributions will be charged. The aim of the Policy is to share the cost of infrastructure fairly between the owners of existing properties, and the owners and developers of new properties or developments.

This document provides the Council's policy base that states what it will do in relation to levying development contributions. Accompanying it are the appendices and related maps (for Development Contribution Areas).

The schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

Development contributions include those that relate to District-wide growth, scheme growth, and specific Development Contribution Areas (DCA). The location of any development will determine which development contributions apply.

2. Policy Context

2.1 Statutory context

2.1.1 Development Contributions

The *Local Government Act 2002* (LGA 2002) provides powers to levy development contributions. The power to require contributions is set out in Section 198 of LGA 2002:

> A territorial authority may require a development contribution to be made to the territorial authority when —
>
> (a) A resource consent is granted under the *Resource Management Act 1991* (RMA) for a development within its district
> (b) A building consent is granted under the *Building Act 2004* for building work situated in its district (whether by the territorial authority or a building consent authority)
> (c) An authorisation for a service connection is granted.

LGA 2002 Section 198(4A) also provides for the levying of development contributions when granting a certificate of acceptance (under the Building Act 2004 Section 98), if a development contribution would have been payable on the building consent had one been obtained for the work that is the subject of the certificate of acceptance.

The principles that underpin this Policy with respect to development contributions are set out in LGA 2002 Section 197AB.

2.1.2 Financial Contributions

Financial contributions are contributions levied under the RMA. Section 108(10) of the RMA provides the conditions under which financial contributions can be imposed on resource consents.

Financial contributions, imposed under the District Plan, can be taken to address environmental effects of activities irrespective of whether they result from growth, for example, to pay the costs of services such as roads, water supplies, sewerage and drainage systems that must be developed to address adverse effects on the environment.

Financial contributions can also be taken to offset adverse effects that may result from developments, as environmental compensation. Financial contributions will be used when the effect of development directly contributes to the need for physical works on Council services and when the effect of the development has not been foreseen in the Long Term Plan (LTP).

Financial contributions are based on actual expenditure. Council's ability to levy financial contributions is included in the District Plan. This Policy relates only to development contributions.

2.1.3 Legislation

References to a statute or a provision of a statute includes that statute or provision as amended, modified, substituted or re-enacted from time to time and any regulations, orders in council and other instruments issued or made under that statute from time to time.

2.2 Assumptions

2.2.1 Introduction

This Policy uses a range of assumptions and forecasts about population growth, and the demand that will be placed on infrastructure by different types of development. These assumptions assist with planning for growth, and help determine how the cost of growth will be recovered for different types of development.

2.2.2 Population forecasting

The key assumption underpinning this Policy is that the District's population will continue to grow. The household unit equivalents (HUEs) are the basis upon which development contributions will be assessed. For the purposes of calculating the additional residential HUEs for a given period, the estimated number of households that is anticipated at the end of the LTP period is determined by dividing the projected population by the anticipated average number of people per household across the District. The additional households required to accommodate the projected population is then determined by subtracting the number of households at the beginning of the period from the estimated number at the end of the period.

The 26/27 Policy is based on the District having a projected population of 79,942 by 30 June 2033, and that an estimated 31,977 HUEs based on the assumption of 2.5 people per household will be required to accommodate this projected population. These projections are consistent with Statistics New Zealand's high variant projection for the District for 2033.

The following table sets out the anticipated population across the District based on the population projections for 30 June 2033. The Council uses its own growth model to produce high population projections as a balancing measure and to read projections as necessary.

	Estimated Resident Population 30 June 2028	**Projected Resident Population 30 June 2033**
Total	74,026	79,942

2.2.3 Financial Assumptions included in Development Contributions

For future projects forecast to be undertaken in the period of the LTP, the Council may apply indexation based on the Producers Price Index Outputs for Construction as provided in LGA 2002 s 106(2B) and (2C). Council may also apply interest and financing costs to spread the future cost to Council of the debt across all developers, regardless of when they develop.

For growth projects completed prior to the commencement of the current financial year, Council will apply holding costs. Council will annually increase the development contributions by the Council's cost of funding.

Development contribution projects may include the modelling and administrative costs of defining project scope and needs.

2.2.4 Holding costs

The Council will apply holding costs for growth-related expenditure that has been incurred prior to the commencement of the current financial year.

(a) For past capital expenditure, other than for roading, where that expenditure contains a growth component, the Council will annually increase the relevant development contributions by the Council's cost of funding.

(b) For past capital expenditure on roading, where the expenditure was incurred for the purposes of allowing development, the Council allocates the full interest cost and recovers the associated holding cost from the developers.

(c) For past capital expenditure, where the expenditure is incurred for the purposes of allowing development in DCAs, the Council allocates the full interest cost to the development area and recovers the associated holding cost from the developers. The development contribution reflects both the capital cost and the holding cost.

(d) Where funding costs are added to development contributions for historical expenditure in accordance with this clause, the Council will review the level of development contributions at least once every three years with regard to the impact that the inclusion of holding costs may be having on the development of the DCA. On completion of this review, if it is considered in the best interests of the Council and the district to do so, then the Council may exclude some or all of the funding costs from the calculation of a contribution.

(e) There are a small number of capital works for the purposes of enabling development in defined areas for which the Council has decided that the funding costs should not be funded by development contributions, for example Southbrook DCA drainage, where it is considered that there is district wide benefit arising from the works.

2.2.4 District Wide Reserves assumption

A smaller contribution is required for Rural Zones, which is made on the assumption that people living in these areas will provide their own local open spaces but still generate demand for District-wide reserves of various categories.

2.2.5 ~~2.2.6~~ Residential Zones - Network infrastructure assumptions (GRZ, MRZ, SETZ, LLRZ)

General

- It is assumed that all Residential Zone allotments consume the same unit of demand, except as may be adjusted for multi-unit developments and drainage.
- The District will continue to grow in line with population forecasts and new infrastructure assets designed to cater for additional growth-related capacity will be required.

Water

- As for the general network infrastructure above. The infrastructure includes costs of installing water sources, treatment and reticulation.
- A standard on-demand water connection is a 15mm internal diameter pipe.
- A higher development contribution will be levied if a larger connection is requested.

Sewer

- The costs of reticulating, treating and disposing of sewage for lots connected to sewer systems are in proportion to the volume of sewage produced.
- No adjustment is made for sewage strength or seasonal flow variations.
- Sewage disposal assessment is in relative proportion to the inflow of water to the lot, assuming the standard water connection is a 15mm internal diameter pipe.
- Increases to development contributions payable will be made for connections where the pipe size exceeds the standard connection size.

Drainage

- The drainage from GRZ, MRZ, SETZ and LLRZ allotments will have the same volume of runoff.
- Exceptions may occur when developments are undertaken which provide for a significantly higher run-off co-efficient than is anticipated for residential development.

Roading

- The District's roading network is a single integrated network, and the components of upgrades and additions that represent improvements to strategic and arterial roads on network designed to cater for growth are separate from projects that cater solely for growth and relate to development contributions areas.
- Additional growth of allotments in the District will result in additional volumes of vehicle movements, and developers, therefore, should contribute to the cost of providing an appropriate roading network.
- For planning purposes, the number of vehicle movements per day will be the same regardless of lot size, for a single household unit.
- The growth-related component of projected expenditure of strategic and arterial roads as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.
- Development contributions will only be sought for roads for the growth component of expenditure on increases to capacity of the network, and DCA. Funds required for upgrading local roads will be obtained from other sources.

~~2.2.7~~2.2.6 Business, Commercial, Industrial Zones – network infrastructure assumptions (LCZ, MUZ, LFRZ, HIZ, LIZ, GIZ)

New allotments in Business Zones will be treated for development contributions purposes as for any other new allotment created in any other Zone within the District. As a minimum, contributions equivalent to one HUE will be charged for any new allotment created by subdivision in a Business Zone, and prior to the release of the Section 224(c) certificate. Note however, a development contribution of greater than one HUE may be applied to a new allotment created within a Business Zone if the additional demand anticipated to be created from that allotment is assessed to be greater than one HUE.

Further contributions may be levied on land-use or building consents if the proposed activity will place additional demand on infrastructure.

3. Policy Objective

The Council is levying development contributions to ensure that the growth-related capital expenditure identified in the LTP (future and past) is appropriately recovered from those who are directly benefiting, rather than having existing ratepayers bear all the costs.

Development contributions will be levied when the effect of the development, or the cumulative effects of developments, contributes to the need for the development of physical works or Council services and when these works or services have been allowed for in the LTP.

While the greater part of capital expenditure included in the calculation of development contributions is recovered within the term of the LTP, Section 106 2(a) of the LGA 2002, and more specifically clause 1(2) of Schedule 13, notes capital expenditure occurs beyond the term of the LTP.

Clause 1(2) of Schedule 13 of the LGA 2002 states:

A territorial authority may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy.

3.1 Support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993

The Tuahiwi Village area known as Kaiapoi Māori Reserve 873 was a Crown Grant to Ngāi Tūāhuriri people in 1848 following the Kemp's Deed purchase of the rights to most of the land and natural resources of the South Island. The purpose of the Tuahiwi Reserve MR873 area was to provide kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food).

As part of the Crown Grants Act (No. 2) of 1862, each whanau group was assigned 14 acres of the land. Today there are many thousands of descendants of the original grantees who whakapapa to this land. While the land is currently held in both Māori and freehold property titles, most of it has been alienated through the acts and omissions of government agencies over more than 150 years.

The proposed zoning in the Proposed District Plan (notified in 2021) is Special Purpose Zone (Kāinga Nohoanga) that supports development of Māori land to fulfil the purpose of the Tuahiwi Reserve MR873 and commitments made as part of the Kemp's Deed purchase of the South Island.

It is considered that with the loss of opportunity for development came a lack of investment in infrastructure, which now means that investment in infrastructure is required to support development enabled by the operative and proposed District Plan zoning rules. Some of this required infrastructure has been constructed and is included in the 2025/26 draft development contribution schedules.

The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefits its owners, their whanau, and their hapū.

4. Policy Statement

4.1 Definitions

Allotment - has the meaning given to it in Section 218(2) and (3), Resource Management Act 1991.

Capital Expenditure – means the cost of capital expenditure identified in the LTP, or capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period. It may also include historical capital expenditure incurred.

Development Contribution Area (DCA) – means a mapped area within the District which defines an area for which specific Development Contributions will be payable. DCA maps are included with the schedules that accompany this Policy.

Eastern District Sewer Scheme (EDSS) – means the Ocean Outfall and all four wastewater treatment plants (Kaiapoi, Rangiora, Woodend and Waikuku Beach) that discharge directly or indirectly into the Ocean Outfall under one discharge consent. The sewer development contribution has an additional component if the development is connected to the Eastern Districts Sewer Scheme.

Developments connecting to the EDSS are assessed as an EDSS DC as well as a reticulation DC based on the geographical location within the EDSS. The EDSS DC includes expenditures for both the ocean outfall, the four wastewater treatment plants and associated connecting trunk pipelines.

The only reticulated sewer scheme in the district that is not part of the EDSS is the Oxford scheme.

Household unit equivalent (HUE) – means a "unit of demand" that equates to the typical demand for infrastructure by an average household unit assessed at 2.5 persons per household.

Household unit - means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, and town houses. This is inclusive of a minor residential unit constructed in conjunction with a residential unit.

In addition, a second independent residential unit will be treated as a household unit for the purposes of calculating development contributions. To avoid any doubt, visitor accommodation units that are separately unit-titled shall be considered as separate household units.

Kāinga Nohoanga – *means residential dwellings and/or accommodation for members of iwi or hapū groups on Māori land within the Māori Purpose zone – Kāinga Nohoanga zone, and includes all forms of accommodation for visitors and short-term residents, communal buildings and facilities.*

Kāinga Nohoanga developments will be treated for development contribution purposes as follows:

- Residential dwellings will be treated as a household unit.
- Communal buildings and facilities will be treated as a multi-unit non-residential development.
- Other accommodation (including visitor accommodation) will be treated as a multi -unit residential development.

Māori Land in relation to the Special Purpose Zone – Kāinga Nohoanga – *means land:*

a. that has been gazetted or determined by an order of the Māori Land court as having a particular land status as defined or provided for within Te Ture Whenua Māori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Māori Act 1993; or

where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit that they are a direct descendant of the original grantees of the land.
Minor Residential Unit - means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site (National Planning Standard definition).

The maximum floor area of a minor residential unit within each zone shall be no more than:

Zone	**Maximum Floor Area**
Residential Zones (excluding Medium Density Residential Zone)	80m^2
Medium Density Residential Zone	70m^2
Rural Zones (exclude Settlement Zone)	90m^2
Settlement Zone	80m^2
Special Purpose Zone - Kāinga Nohoanga (Non-Māori Land)	90m^2
Special Purpose Zone - Kāinga Nohoanga (Tuahiwi Precinct)	80m^2
Special Purpose Zone - Kāinga Nohoanga (Large Lot Residential Precinct)	80m^2
Mixed use Zone	70m^2

Note:

1. For the Medium Density Residential and Mixed-Use Zones, the floor area is measured to the inside of the exterior walls.
2. For all other Zones, the floor area is measured to the outside of the exterior walls.
3. The minor residential unit may be constructed either as an attached or detached structure in relation to the principal residential unit.

Note: *The above definition combines relevant information from the National Planning Standards definition, the Partially Operative District Plan, and the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025.*

Multi-unit residential development – means development involving more than one residential unit (excluding any minor residential unit) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.

To calculate Development Contributions, a building with several separate self-contained areas will be treated as that number of residential units within any Residential Zone, unless the proposal meets minor residential unit requirements.

Multi-unit non-residential development **–** means a development involving more than one self-contained structure, either attached or separate from other structures on the same allotment that is designed to be used for non-residential activity.

Multi-unit non-residential developments will be treated for development contribution purposes as if subdivision had occurred. Each unit will attract the contributions equivalent to those to be paid for one HUE for the district-wide, District Plan Zone and DCA-specific contributions, as well as relevant network infrastructure connections at the time building consents are lodged irrespective of location within the District. This includes unit title developments.

Notional lot – means an area of land within a site that meets the minimum lot area and dimensions for the Zone, and is shown by defined boundaries, legal or otherwise, which encompasses a proposed building platform for a household unit or an existing, minor residential unit or subsequent residential unit.

PODP 2025 **–** means the Waimakariri District Council Partially Operative District Plan 2025.

Reserve – means land that is vested in and managed by the Waimakariri District Council, under the *Reserves Act 1977.*

Residential non-standard activity **–** means a building or part of a building that is intended to be lived in that does not meet the definition of a household unit. This includes but is not limited to the portion of a retirement village or residential health care facility where 24-hour on-site medical support to residents is provided.

To assess the HUEs for residential non-standard activity, the number of people to be accommodated in the facility that meets this definition should be divided by the number of people per household that is used to determine the number of HUEs for Development Contributions purposes (2.5 people) for the time period under consideration.

Residential Unit - means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities (National Planning Standard definition). A Residential Unit is one Household Unit Equivalent (HUE).

Residential Zones – means GRZ, MRZ, SETZ, LLRZ as shown in the PODP 2025.

Retirement village **–** means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities (National Planning Standard definition).

Run-off coefficient – the anticipated proportion run-off from impervious surfaces from an allotment and is the basis for assessing the impact that a development will have on the stormwater infrastructure.

Rural Zones **–** means GRUZ and RLZ as shown in the PODP 2025.

Section 224 (c) certificate – means the certificate that is issued under Section 224(c) of the RMA to formalise the establishment of a new allotment. New allotments may also be created by way of Section 226 of the RMA.

Section 226 certificate **–** means the certificate that is issued under Section 226 of the RMA to allow an existing parcel defined on a deposited survey plan to be held under a separate record of title. For the purpose of this policy, where 224c is mentioned s.226 is also applicable.

Subdivision – definition as per Section 218 of the RMA (*Meaning of subdivision of land*)

Vehicle crossing **–** means an area of land from the carriageway up to and including the road frontage of any site or allotment that is used by vehicles to access a site or allotment from the carriageway.

Zoned – means the zones shown on the Partially Operative District Plan 2025 maps.

4.2 Types of Development Contributions charged

4.2.1 Contributions levied on new allotments anywhere in the District

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 infrastructure.

When determining the amount to be paid in development contributions for roading to cater for growth, the Council also considers the amount of the total expenditure needed to meet any existing deficiency or shortcomings in the infrastructure. This means the whole cost of a project is not necessarily collected from development contributions.

Under this policy, Council will levy contributions for past growth-related expenditure incurred during the previous 10 years, and growth-related spending over the next 10 years, except where a longer period is explicitly noted in the table below to allow for specific growth projects.

Project	Recovery time period
DCA DCs & all projects listed in them	Until full development of the DCA has occurred and all costs are recovered
Water scheme new source projects	From date project is introduced to LTP until 35 years from date of completion of project have passed.

Sewer Ocean Outfall Project	From date project is introduced to LTP until 35 years from date of completion of project have passed.
Oxford Wastewater Treatment Plant Upgrade Project (partial growth)	From date project is introduced to LTP until 35 years from date of completion of project have passed.
Amalgamated Mandeville, Swannanoa, Ohoka Sewer	20 years from date of completion of the project
Mandeville Wastewater Pump Station (Bradleys Road Pump Station)	Services growth likely to occur over a period of greater than 10 years – project was completed with additional capacity for growth included.
Red Lion Corner Roading	25 years from completion of the project
Ashley Bridge Roading	25 years from completion of the project

4.2.2 Balance lots

Balance lots created are to be serviced and will be subject to development contributions when subdivided from the underlying lot, with or without the intention of further subdivision in the future. This is the same treatment as any other additional lot created. If a balance lot is further subdivided, underlying credits will be made available to reflect the development contributions previously paid and the additional demand already accounted for.

4.2.3 Development Contribution Areas (DCA)

This Policy includes maps and details concerning the specific contributions that are payable for each of the DCAs (previously known as ODAs, a term which is still used). The DCA contributions relate to infrastructure provided specifically for a particular development area, and are spread over the estimated number of new lots in that area. Development contributions for DCAs are levied in addition to other scheme or district-wide contributions.

A DCA may correlate with an Outline Development Plan area included in the PODP 2025.

Schedules and DCA maps accompany this Policy. The schedules identifying the projects to be funded or part funded by development contributions are posted on the Council's website.

Infrastructure required to service a DCA may or may not be located within the map area shown for the DCA.

4.2.5 Infill Development

Infill development is small scale development (generally 4 residential units/lots or less) or re-development within existing urban areas. Infill development is typically developed as a multi-unit residential development under the Medium Density Residential Standard (MDRS) in the MRZ areas. For water, sewer, drainage, roading and reserves infill development is regarded as being no different than any other type of development and is levied accordingly. One residential unit is treated as one HUE.

4.2.6 Section 226

Development completed under Section 226 is subject to development contributions.

4.2.7 Certificate of Acceptance (CoA)

Where a Certificate of Acceptance is issued for building work, where a Building Consent was not applied, development contributions will be payable in the same way if the works completed would have been subject to DC's had they been assessed under a Building Consent.

4.2.8 Circumstances for refunds or reductions

If projects listed in development contribution schedules, or an alternative project which achieves the intentions of the original project, are not undertaken within a reasonable timeframe, then development contributions related to that project will be refunded, after allowing for the associated administrative costs.

The Council may remove a project or projects, and replace them with alternative project/s to achieve the same outcome without being required to provide a refund on the original project.

For reserves, development contributions are being applied to general reserve purposes as specified under Section 205 of the LGA 2002 not for specific reserves under Section 210 of the LGA 2002.

If land is taken by the Council for the purpose of establishing a reserve, and the Council does not use the land for reserve purposes within ten years of acquiring the land that has been vested to Council, it will be returned to the developer.

Note: a reasonable timeframe is either the timeframe specified for completing the project in this policy or the LTP, or twenty years. It is noted that the Council may review this timeframe for any given project via its Annual Plan or Long Term Plan process where the timing and cost of projects are reviewed, which also results in the DC Schedule being updated accordingly.

4.3 Developer agreements

LGA 2002 s 207A(1) provides that territorial authorities may enter into a developer agreement if formally requested by a developer or the Council itself.

When a DCA is established the Council will work with the developer or developers of the area concerned to establish which party or parties will undertake various works. The Council will only charge development contributions for that DCA for infrastructure work that is undertaken and funded by the Council. The extent of the infrastructure work undertaken by the Council in each DCA will vary according to the nature of the development and the type of work involved.

It is the responsibility of the developer to provide infrastructure solutions for the area of the proposed development. In the event that the Council requires the provision of additional capacity in the infrastructure to be provided or improvements to existing infrastructure affected by the development, Council will fund the extra-over portion of the work.

If a developer desires to enter into a developer agreement with Council, the developer shall make an application to Council in writing. This application shall include the following information for consideration by Council:

a) Scale of the development. Typically, a development greater than 75 lots or with the value of infrastructure works exceeding $250,000 will be considered for an agreement. Developments with fewer lots or lower value of infrastructure may be considered at Council's discretion;
b) Ownership of the development (i.e. joint venture partners);
c) Timeframe for development to be completed (all stages);
d) Works to be included in the agreement; and
e) Timeframe for the infrastructure works to be completed;

In considering an application for a developer agreement, the Council will consider the following:

a) The value of the works to be completed by the developer that have a wider Council benefit;
b) The degree of benefit to the wider community;
c) Options for completing the work;
d) Consideration of any increase in resilience to a Council infrastructure network;
e) Alignment of works with Council's level of service requirements;
f) Alignment of works with the Regional Policy Statement, Council's District Plan and strategic directions;
g) Risk to Council of development not proceeding as intended by the Developer;
h) Developer's credit worthiness; and
i) Council's intended funding of the infrastructure works to be included in the agreement.

If, as a result of these discussions, a decision is made to establish a formal development agreement under *LGA 2002,* this agreement shall set out the following as relating to shared works:

a) Methodology for determining the share of costs that are the responsibility of the Council;
b) Methodology for valuing land;
c) Effects of the completion of the proposed works on the Development Contributions payable under this Policy. Any departure(s) from the Council's Development Contributions Policy shall be explicitly stated within the agreement; and
d) Timeframe for validity of agreement.

Unless explicitly stated, developer agreements shall not alter the applications of development contributions under this Policy. Development contributions may be locked in for a period of 8 years from agreement to the issuance of the Section 224(c) certificate at the discretion of Council.

4.3.1 Land in lieu of cash for reserve Development Contributions

The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, as described below.

This can only be done when agreed by way of a Developer Agreement.

4.4 Reserves contributions

4.4.1 Introduction

The Council aims to develop a network of reserves and community infrastructure within the district to enable recreation activities to be undertaken, retain areas with conservation value and develop sports surfaces for the purpose of encouraging physical as well as passive activity.

4.4.2 Provision for reserves contributions

The use of reserves development contributions is for the land purchase and development of reserves.

The two main types of reserves are those that are used by the whole community (District Wide), and those that are used more often by people living in the immediate vicinity of the reserve (neighbourhood). For this reason, the reserves schedule is divided into neighbourhood reserves and District-wide reserves.

The "Activity Management Plan - Community and Recreation" sets out the Level of Service provided by the Council for Reserves. If a development is deemed by the Council to trigger additional demand on neighbourhood reserves, it will be subject to neighbourhood reserves development contributions as well as District-wide reserves development contributions.

Typically, residents in urban areas will likely make the most use of neighbourhood reserves, people living in rural areas will be likely to make use of District-wide reserves. Accordingly, the formula for calculating contributions will consider the zone in which the residential development lies, however the nature of the development and expected demand on reserves infrastructure will also be considered rather than land zoning alone.

Development contributions payable for reserves are subject to the statutory maxima set out in *LGA 2002* Section 203*,* namely that:

"(1) Development contributions for reserves must not exceed the greater of –

- (a) 7.5% of the value of the additional allotments created by a subdivision; and
- (b) *The value equivalent of 20m^2 of land for each additional household unit or accommodation unit created by the development*.

For the purpose of Section 203(1)(a), the Council will assess the value of additional allotments created by a subdivision by reference to the land value recorded for similar allotments in the vicinity of the subdivision in the district valuation roll.

The Council will assess the value equivalent of 20 m^2 of land for the purposes of Section 203(1)(b) by reference to the value of reserve land (including all improvements thereon) in the vicinity of the subdivision. In each case, the assessment of value shall be the Council's discretion.

Open space within subdivisions that provides walkways/cycleways are regarded as road reserves and are excluded from calculations with respect to the development contributions payable for reserves.

4.4.3 Reserve land valuation policy

Land valuation for the purpose of assessing the value for land to be vested as reserves in lieu of cash development contributions will be determined by the Council on the basis of the market value of the land at the time the application for subdivision consent is lodged. A request for a reserve land valuation will be made by the Council to an independent valuer within 20 working days from the date the resource consent application is lodged with the Council.

The cost of the initial valuation will be met by the developer. The Council is not required to provide an updated valuation before the issue of a Section 224(c) certificate. The valuation of reserve land for vesting must be carried out according to the following principles:

- the value of any improvements to the land will be excluded;
- an appropriate adjustment will be made on account of any easements or other rights to which the land is subject;
- where there are different density zonings within a subdivision or outline development plan, the value will be based on the lowest density zoning;
- the value will include any rights and configuration given by the consents already granted; and
- the value of the land will be assessed taking into consideration all existing or future restrictions to be imposed e.g. those imposed under the Reserves Act and planning restrictions. However, the valuation should also account for the “chance” likelihood (if any) of removing these restrictions and using the land for its highest and best use.

Unless otherwise agreed in writing between the Council and developer, the valuation of reserve land will be based on evidence consistent with the *Public Works Act 1981* and relevant case law.

4.5 Network infrastructure Development Contributions

4.5.1 Introduction

There are separate schedules for the assessment of development contributions for water, sewerage, drainage and roading. The Council considers it should be developing long-term sustainable solutions to cater for users of today and tomorrow, therefore any scheme it develops or extends will generally have a planned growth component within it.

4.5.2 Water

4.5.2.1 Introduction

The Council provides potable water to avoid or mitigate the risk of water-borne diseases affecting public health.

The Council operates several different water supply schemes. While the policies and methodology for calculating development contributions are the same for each scheme, the actual level of contribution varies because of different growth, funding sources and planned expenditure.

The Policy differentiates between residential, non-residential and DCA developments and there is a different basis for assessing the development contribution payable for each type of development. Distinction is also made between those connected to restricted schemes, and those with a restricted supply connected to an on-demand scheme.

The Policy also provides for the levying of additional contributions where the size of the pipe, required to service a development, is larger than the standard 15mm water pipe. Provision is nevertheless made for the applicant to negotiate the connection rate where the applicant can show larger pipe size is required for firefighting or fire prevention.

Schedule 3 details the different amounts applicable to developments within each scheme.

4.5.2.2 Basis for assessment

Current users and future users benefit equally from the maximum capacity of a water supply system. Based on the assumption that one current user will consume the same amount of system capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential Zones:

The unit of demand relating to the water systems is the average number of litres per day consumed by a residential unit. Each additional residential unit increases the consumption of water by approximately 750 litres per day.

Growth in water consumption volumes and the system's maximum capacity has been translated into a HUE figure for the purposes of planning and calculating development contributions. Each new lot established with a standard sized connection will be charged one development contribution as per the accompanying schedules.

Any additional residential unit established on the same lot will be assessed as one HUE and charged a development contribution as per the attached schedule.

Rural Zones:

The contribution is assessed on the same basis as for residential zones. The exception is where rural properties abut urban areas, and can connect to the urban water supply network.

In recognition of the reduced demand from a restricted supply as compared to a full on-demand connection, single unit (i.e. 1m^3 per day) restricted connections are charged at 40% of the full residential development contribution, and a two unit restricted connection is charged at 80% of the full residential development contribution.

A minimum 2m^3 of demand connection is required per lot, for restricted connections. Applications can be made for additional units over and above an existing 2m^3 supply.

Business Zones (excluding Southbrook):

For these lots, the contribution is payable in two parts. Firstly, when each new lot is created, a contribution equal to the standard 15mm ID Residential contribution will be charged. If a larger connection is required, there will be an additional cost.

This contribution will be in direct relation to the size of the water inflow pipe. See Appendix 3 for the formula. Where the pipe size table within Appendix 3 does not apply, a HUE based assessment will be undertaken based on expected usage of the proposed development.

Southbrook:

For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

4.5.3 Sewer

4.5.3.1 Introduction

The Council provides reticulated sewer treatment and disposal systems to achieve high quality public health and to minimise adverse effects on the receiving environment. There is an expectation from tangata whenua and the community that high environmental standards will be met.

The Council operates two different sewerage schemes (areas) - Eastern Districts, and Oxford. While the policies and methodology for calculating development contributions are the same for each scheme (and sub-parts of the Eastern Districts scheme), the actual level of contribution varies, and the number of years it is calculated over because of different growth inputs and the level of planned expenditure.

Appendix 3 details the different amounts applicable to developments within each area.

4.5.3.2 Basis for assessment for treatment and disposal costs and reticulation costs

Current users and future users benefit equally from the maximum capacity of a sewerage system. Based on the assumption that one current user will consume the same amount of system capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential Zones:
The unit of demand relating to the sewerage system is the volume of sewage to be treated and disposed of off the site from which it is generated. Each additional residential household adds approximately 675 litres of sewage per day. Growth in sewage volumes and the system's maximum capacity has been translated into the equivalent demand for the typical household.

Each new residential lot established will be charged one sewerage development contribution as per the attached schedule. Any additional household unit, or multi-unit development established on the same lot, will be subsequently charged additional sewerage development contributions as per the attached schedule depending on the number of additional dwelling units involved.

Rural Zones:
The contribution is assessed on the same basis as for residential zones.

Business Zones (excluding Southbrook):
For these lots the contribution is payable in two parts:

(i) When each new lot is created, a contribution according to the formula for residential zone contribution will be charged.

(ii) If a larger water inflow pipe is requested then a further contribution will be sought for sewage disposal. This contribution will be in direct relation to the size of the water inflow pipe – see attached schedule for the formula. Where the pipe size table within Appendix 3 does not apply, a HUE based assessment will be undertaken based on expected usage of the proposed development.

Mandeville, Ohoka, Swannanoa Sewer:
For avoidance of doubt, additional lots developed within the Mandeville, Ohoka, Swannanoa Sewer Scheme area (Map MSO 1) wishing to connect to Council sewer, are subject to the Mandeville, Swannanoa, Ohoka 'new' development contribution charge. Any existing lot that is required to connect to the scheme (e.g. an existing dwelling upgrading from septic tank to a reticulated connection) that is within the 'existing' area mapped on Map MSO 1, is subject to the Mandeville, Swannanoa, Ohoka 'existing' development contribution charge.

Southbrook:
For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

The funding costs associated with the Southbrook DCA sewer scheme development are met from drainage rates.

4.5.4 Drainage

4.5.4.1 Introduction
The Council provides drainage systems to achieve high quality public health and to minimise adverse effects on the receiving environment. Effective drainage systems and networks remove a constraint on land development.

There is an expectation from tangata whenua and the community for high environmental standards to be met.

The Council operates five urban drainage areas and eight rural drainage areas. The methodology for calculating development contributions are the same for each scheme, but the actual level of contribution varies depending on the growth component. Appendix 3 details the different amounts applicable to developments within each area.

4.5.4.2 Basis for assessment
Current users and future users benefit equally from the maximum capacity of a drainage system. Based on the assumption that one current user will need the same amount of system capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential Zones:
The unit of demand relating to drainage systems is the peak run off. Lots within and adjacent to Council drainage schemes contribute towards the projects required to meet growth demands.

Growth in the system's maximum capacity has been translated into a 'per lot' equivalent for the purposes of planning and calculating development contributions. Each new lot established will be charged one HUE as per the accompanying schedule.

Rural Zones:
No development contribution for drainage is being sought from new subdivisions in these zones on the basis that development will not significantly affect the level of run-off from the land.

Business Zones (excluding Southbrook DCA):
For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged.

Southbrook DCA:
For these lots, the contribution is calculated based on the area of the block being subdivided or developed, but excludes that part of a block that is assessed as having been developed.

4.5.5 Roading

4.5.5.1 Introduction
The Council provides for growth of the district roading network to ensure people have access, and to contribute to a healthy community.

The growth-related component of projects to increase the capacity of the Council's roading network to cater for development as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.

4.5.5.2 Basis for assessment
There are two types of roading developments identified which will be funded by development contributions. These are for the general contribution and developments in DCAs.

In recognition of the fact that some of these works will assist in remedying some existing deficiencies in the roading network and that there is a renewal component to some of these works, the Council has apportioned only part of the costs of each project to growth.

Appendix 3 details the different amounts applicable to developments within each DCA.

Business Zones (excluding Southbrook DCA):
For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged. This is known as the district roading development contribution.

4.6 Community infrastructure Development Contributions

4.6.1 Introduction
Community infrastructure is essential to the ongoing economic, social, cultural and environmental wellbeing of the community. This infrastructure provides opportunities for members of the community and visitors to the district to participate in activities and recreation, to provide service to others and to participate in life-long learning experiences.

Community infrastructure for which development contributions may be levied is defined in LGA 2002 Section 197(2) as*:*

(a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
(b) includes land that the territorial authority will acquire for that purpose.

Community infrastructure is those services under the control and management of the Waimakariri District Council. However, the levying of development contributions includes but is not limited to:

- community centres and halls
- play equipment on neighbourhood reserves; public toilets
- cemeteries.

4.6.2 Basis for assessment

Community Infrastructure provides benefits for future residents and the existing community. Each project has been assessed to ascertain the amount attributable to growth and the amount attributed to current household units.

Where the Council and a developer agree to the transfer of community infrastructure assets to the Council (which will have benefits to the community and which would have otherwise been provided for by way of community infrastructure development contributions), the Council may agree to a reduction in the community infrastructure contribution to acknowledge the benefit.

4.7 Administration

4.7.1 Basis for assessment

The detailed basis for assessment for development contributions is explained in the formula for each contribution (refer to Appendices 2, 3 and 4). There are two broad groups of formula:

- Those that apply to services and facilities for which benefit will accrue to the occupants of new allotments and/or new household units anywhere in the District. Costs are then apportioned across the whole district including roading and reserves.
- The second group has benefits for a defined group of users, for which the costs are apportioned to the direct beneficiary and includes sewer, water and drainage. These are set out in the respective schedules accompanying this Policy.

4.7.2 The application of household equivalent units

All new allotments irrespective of zone will attract development contributions payable for one household equivalent unit (HUE) at the time that the subdivision occurs. Assessments will be made of all development proposals either at the time that a resource consent or building consent is granted or a new or enlarged connection to an infrastructure service is approved.

This will ascertain if further development contributions are payable to take account of the additional demand that the development will place on one or more of the Council's infrastructure services. The basis for these assessments for water, sewer, drainage, roading and community infrastructure is set out in the respective schedules to this Policy.

Each new lot created, irrespective of zone and proposed activity, will attract the district-wide development contributions payable at the time of creation. Each lot in a DCA will attract the development contributions payable for the DCA in which it is located. New lots in an area serviced by water, sewerage and/or drainage systems will attract the development contributions or connection charges payable for each of these systems.

Any additional dwelling on an allotment that does not comply with the definition of a minor residential unit will attract development contributions, as will any minor residential unit that is subsequently subdivided off from its original allotment.

Any allotment, which is created as the result of a boundary adjustment involving an allotment the size of which is below the threshold to qualify for the construction of a household unit will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a household unit as a permitted activity under the District Plan will attract development contributions.

4.7.3 Reductions in Development Contributions

The developers of multi-unit residential developments may apply to the Council to seek a reduction in payment of roading and reserves development contributions. The matters that the Council will consider when making its decision as to whether any reduction relief will be granted, will include (but are not limited to) the:

- number of units;
- size of the units;
- purpose of the development;
- future ownership arrangements proposed for the development and;
- anticipated vehicle movements confirmed by an independent traffic assessment.

No reduction relief will be granted that reduces the amount of development contributions payable for roading below the level equivalent of 0.5 HUE for each of these development contributions at the time that the application seeking a reduction is received by the Council. A maximum of 0.5 HUE reduction may be applied by staff where appropriate, based on the criteria set out in this Policy to an already adjusted HUE.

No reduction relief will be granted for water, sewer and stormwater development contributions. An assessment for the liability for stormwater development contribution will be made based on the anticipated proportion run-off from the site.

4.7.4 Remissions of Development Contributions

No remission relief will normally be granted for development contributions, however, elected members have delegated authority to grant a remission in appropriate circumstances. While Council staff currently have delegation to reduce a roading and reserves contribution to 0.5 HUE, they do not have delegation to offer a wider remission without formal Council resolution.

Application for remission should be made by the Applicant, including justification as to why the remission is warranted, irrespective of zone. This will be followed by a formal deputation where the Applicant can present to Elected Members; a staff report will also be prepared.

4.7.5 Development of Māori land within Tuahiwi Reserve MR873 (Special Purpose Zone (Kāinga Nohoanga in the Proposed District Plan))

The Tuahiwi Reserve MR873 was granted to Te Ngāi Tūāhuriri iwi during the 1840's as part of the Kemp's Deed purchase of the South Island. The purpose of the reserve was for the mana whenua to have kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food). The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefit its owners, their whanau, and their hapū.

The Council has established a development contributions remission scheme which applies to residential development on Māori land within the Tuahiwi Reserve MR873, which falls within the Special Purpose Zone (Kāinga Nohoanga) in the proposed District Plan. The remission provides that qualifying developments (those with descendancy based development rights and that meet District Plan requirements as a permitted or consented activity) do not pay development contributions.

The remission is funded through each specific development contribution scheme (e.g., the Woodend water scheme funds the Tuahiwi water and Woodend-Tuahiwi water development contribution remission).

This remission was originally based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure introduced later than 2023/24 required to service specific development areas will be subject to separate consideration.
This remission assumes infill cluster housing type development, and allows for approximately 20 or HUEs to be developed over 5 years. Once these 20 HUEs of remissions are granted, further remissions will only be available upon specific decision by the Council who may revisit the volume of remissions beyond this initial allocation for developments of greater scale or density.

Staff are responsible for tracking the uptake of these remissions against the allowance made within this Policy. This information and the number of remissions remaining can be made available on request. The remissions are tracked in Council's system at Trim 241121206404.

No application is required to be made to receive this remission other than demonstration of a qualifying development where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit, confirming that they are a direct descendant of the original grantees of the land.

4.7.6 Timing of payment of contributions

Development contributions are levied on subdivision, resource consents, building consents and on requests for connection or upgrades to infrastructure services.

Development contribution charges are invoiced in the following cases:

a) A Section 224(c) application is received for a subdivision consent.
b) When a building consent for a new residential or non-residential unit is uplifted.
c) An application to connect to a Council network service is made, or an application to increase the size of an existing connection.
d) Council deems a change of property use has occurred resulting in an increased demand for network services.
e) A Section 226 application is received for a subdivision consent.

Development contribution charges are payable by the earlier of:

a) The 20th of the month following the invoice date; or
b) Prior to the issuance of the Section 224(c) Certificate, Code Compliance Certificate, or approved connection application.

If an invoice remains unpaid outside of the terms of the invoice, Council will undertake normal legal action to enforce payment. In addition, if development contributions have not been paid, Council is able to withhold the following:

a) A Code of Compliance Certificate;
b) A connection to a Council network;

c) A certificate issued under Section 224 (c) of the RMA; and
d) Commencement of a resource consent under the RMA;

Development contributions assessed and advised on a subdivision consent shall have a lapsing period of 5 years to give effect to the consent [i.e. Section 223 certificate] and then 3 years to plan deposit [i.e. Section 224(c) certificate].

If a consent holder is granted an extension or a lapse period of greater than 5 years to give effect to the consent, the development contributions shall be re-assessed at the time a Section 224(c) certificate application is made if this occurs outside of the timeframes as stated above.

The LGA (s 198), provides for a development contribution assessment to be made at multiple points within the development process (subdivision consent, land use consent, building consent, certificate of acceptance or authorisation for service connection). The Council intends to make an assessment at the first opportunity, however, if there is demand created and an assessment is not made at the first opportunity, the Council reserves the right to make an assessment at a later opportunity, based on the year rate applicable at the time considered to have been the first opportunity under this policy. The Council's right to assess at a later opportunity is limited to the demand created at the first opportunity and any increase in demand between the first opportunity and later opportunity based on the development proposed.

4.7.7 Historical capital expenditure

Development contributions may be charged in respect of historical capital expenditure, as well as for projected capital expenditure. This includes the calculation of development contributions incurred for capital expenditure beyond the term of the LTP as allowed for under Schedule 13 of the LGA 2002.

In determining when development contributions will no longer be charged for historical capital expenditure, a distinction is made between various types of historical expenditure with a growth-related component:

1. DCA-related expenditure;
2. General growth-related expenditure;
3. Very large projects where the denominator used for calculating development contributions in the LTP reflects growth which is likely to occur beyond the LTP period.

With DCA expenditure, it is possible to identify when historical costs have been fully funded. Development contributions will no longer be charged where the costs have been fully recovered or the asset has come to the end of its useful life (whichever is the earlier). Recovery for DCA expenditure will continue until such time as all costs are collected.

With general growth-related expenditure, development contributions will be collected for future expenditure within the period of the LTP and for historical expenditure incurred in the previous 10-12 years. The number of years of historical expenditure to be included will be 20 years less the number of years covered by the LTP.

Accordingly, in Year 1 of the LTP, development contributions will be charged for growth-related expenditure for both the next 10 years and the past 10 years. In Year 2, development contributions will be charged for growth-related expenditure for the next 9 years and the past

11 years, and so on.

The growth that has occurred in the DCA may also be considered to estimate costs, and may include historical expenditure and adjusted life expediency to differing collection.

The third category of expenditure identified above will continue to be part of the development contributions charge until the growth provided for in the development contributions denominator has eventuated, e.g. a certain number of household units have been developed. However, contributions will not be charged beyond the useful life of the asset.

4.7.8 Land in lieu of cash for reserve Development Contributions

The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, as described below.

4.7.9 Requests for reconsideration of Development Contributions

LGA 2002 s 199A establishes the right for developers on whom the Council is proposing to levy Development Contributions to request a reconsideration of the amounts involved. The bases on which such requests can be based are that:

- The amount was incorrectly calculated or assessed under the Council's Development Contributions Policy;
- The Council has incorrectly applied its Development Contributions Policy; or
- The information used to assess the development contributions payable by the person seeking reconsideration was incorrect, has been recorded or used incorrectly, or was incomplete or contained errors.

LGA 2002s 202A(2) requires the Council's Development Contributions Policy to establish a process for addressing requests for reconsideration, which must indicate how these are to be lodged, and the steps that the Council will take in making its determination regarding the request for reconsideration.

The reconsideration process established under this policy will involve the delegation of responsibility for the determination of the outcome of the reconsideration to the Chief Executive. The process to be used to reach this determination is set out in Appendix A to this Policy.

5. Links to Other Policies and Community Objectives

The Development Contributions Policy links to the following outcomes:

- There is a safe environment for all;
- Transport is accessible, convenient, reliable affordable and sustainable;
- There is sufficient clean water to meet the needs of communities and ecosystems;
- Businesses in the District are diverse, adaptable, and growing;
- Core utility services are provided in a timely, sustainable and affordable manner; and
- Public spaces and facilities are plentiful, accessible and high quality.

6. Policy Adoption

The Development Contributions Policy was adopted by Waimakariri District Council on ~~3 June 2025~~16 June 2026.

7. Review

~~8.~~

A review is made every year in preparation for the Annual Plan or Long-Term Plan. A full review is undertaken every three years.

APPENDIX A: RECONSIDERATION PROCESS

1. Requests for reconsideration of the development contribution which the Council requires must follow within 10 working days of the formal receipt of a notice of the sums involved from the Council. The Council will give formal notice of the development contributions payable as soon as it is practicable after:

~~2.~~

- the decisions have been made with respect to the servicing of a new subdivision, for contributions payable prior to the release of RMA Section 224(c) certificates;
- the decision have been released with respect to the impact on Council infrastructure assets for contributions triggered by a land use consent; or
- the plans for a new building have been assessed for a Project Information Memorandum (PIM).

~~3.~~2. Applications for reconsideration must be lodged on the prescribed form attached to this schedule, and must state which ground(s) for requests for reconsideration set out in LGA 2002 s199A apply to the application.

~~4.~~3. The Council will only accept applications for reconsideration that provide sufficient information to allow Council officers to fully evaluate the basis on which the reconsideration is sought, and the concerns of the applicant with respect to the Council's original process in assessing the contributions payable.

~~5.~~4. The Council reserves the right to suspend the time of 15 working days required to provide determination of its response to a request for a reconsideration set out in LGA 2002 s 199B*(1)* if, in order to ensure natural justice, further information is required from the applicant regarding the basis for the request for reconsideration.

~~6.~~5. The Council will make its determination of the application for reconsideration based on the information provided by the applicant and the original Council documentation setting out the basis for the original decision regarding the development contributions applicable and the sums to be levied.

~~7.~~6. The reconsideration decision will be made by the Chief Executive on advice from staff.

~~8.~~7. The Council's reconsideration process will not involve formal hearings or other representations in person for the applicant or parties representing the applicant.

Waimakariri District Council
Notice of request for a reconsideration of Development Contributions
Under S199A *Local Government Act 2002*

Name of person/company requesting reconsideration……………………………………………

Address………………………………………………………………………………………………

Phone……………………………………………….

E-mail……………………………………………………

Development contribution(s) for which reconsideration is sought …………………………………

…………………………………………………………………………………………………

Please quote the relevant notice number ……………………………………

Reasons for request for reconsideration (please tick the appropriate statutory reason(s))

(a) Incorrect calculation or assessment ☐

(b) Development Contributions Policy incorrectly applied ☐

(c) Information used incomplete or contains errors ☐

Please provide further information relevant to your request for reconsideration:

……………………………………………………………………………………………………

……………………………………………………………………………………………………

……………………………………………………………………………………………………

……………………………………………………………………………… (use additional paper if necessary)

Relief sought ………………………………………………………………………………………

……………………………………………………………………………………………………

(To be signed by or on behalf of person/company making the request)

- *Signature ………………………………………………. Date:……………………………*
- *Name of signatory …………………………………………….(Please print)*
- *Status of signatory …………………………………………….(Please print)*

APPENDIX 1: FRAMEWORK FOR RECOVERING FINANCIAL AND DEVELOPMENT CONTRIBUTIONS

Development occurring within the District

Levied under the *Local* ***Government Act 2002***

Levied under the ***Resource Management Act 1991***

A **development contribution** (for projects identified in the LTP) to cater for the planned growth of:

- Sewer, water & drainage services
- Roading
- Reserves
- Community Infrastructure

Levied at the time of:

- Subdivision or Land Use or
- Building Consent or
- (If applicable) connection to services and
- (If applicable) connection to the roading network

A **financial contribution** to:
Enable the adverse effects of each development proposal to be offset e.g. land to vest as road, or money to enable the local capacity of services to be increased.

Levied at the time of:

- subdivision or land use consent

A **works & services condition** for:

Physical works to be undertaken, e.g. construction of a new road

Levied at the time of:

- subdivision or land

APPENDIX 2: RESERVES DEVELOPMENT CONTRIBUTIONS

2.1 Calculation of contributions

There are two reserves contributions – one for District-wide reserves applicable to all residential and rural developments and the other for neighbourhood reserves, which is only applicable to residential zoned subdivisions, and any other development which generates demand on neighbourhood reserves when assessed against the Activity Management Plan – Community and Recreation.

The capital expenditure is divided into two categories:

1. Growth-related development: this applies to new developments that are needed to cater for the growth of the District.
2. Development of reserves: this category covers development of existing reserves to cater for future residents and for the changing needs of the community. It is therefore equitable to share these costs between future property owners and existing owners.

District and neighbourhood reserve contributions are levied at the lesser of either the maximum allowable contribution or the per lot contribution calculated on the cost of the capital expenditure associated with the development of reserves. The maximum allowable contribution is the greater of:

- 7.5% of the values of the additional lots created by a subdivision; or
- The market value equivalent of 20m^2 of land for each additional residential unit or accommodation unit created the development.

2.1.1 Charges are levied

A charge is levied either:

- On each new residential or rural allotment, or
- On each second or subsequent dwelling, or
- On each residential or rural resource consent or building consent.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

2.1.2 Rural and LLRZ Zoned ~~Residential 4 Zoned –~~ subdivisions and second and subsequent household units

Where:

cg = capital expenditure relating to growth for district-wide reserves
cd = capital expenditure relating to the development of existing reserves and facilities
s = subsidies, if any
h = total estimated number of additional household units in the District at the end of the LTP period
th = total estimated household units at the end of the LTP period
r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals the lesser of:

i. the greater of 7.5% of the land value of the additional lot or notional lot or the value equivalent of 20m^2 of land **or**

ii. For future expenditure:

((cg – s) x (1 / h)) + ((cd – s) x (1 / th))

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

((cg – s) x (1 / h)) + ((cd – s) x (1 / th)) x (a multiplier reflecting funding costs)

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

2.1.3 Residential ~~1, 2, 3, 5, 6, 6A~~(GRZ, MRZ, SETZ) Zoned Subdivisions, Rural ~~and Rural and Residential 4~~(GRUZ, RLZ, LLRZ) Zoned ~~Subdivisions~~ Subdivisions where additional demand on neighbourhood reserves is generated.

LLRZ are treated as rural for the purposes of neighbourhood reserve assessments only. This is due to their large lot sizes creating less demand for neighbourhood reserves.

Where:
cg = capital expenditure relating to growth for district-wide reserves
cn = capital expenditure relating to growth for neighbourhood reserves
cd = capital expenditure relating to the development of existing reserves and facilities
s = subsidies, if any
h = total estimated number of additional household units in the District at the end of the LTP period
hi = total estimated number of additional residential zone household units in the District at the end of the LTP period
th = total estimated households at the end of the LTP period
r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contributions per lot equals the lesser of:
i. The greater of 7.5% of the land value of the additional lot or the value equivalent of 20m^2 of land created by the development **or**

ii. For future expenditure:
((cg – s) x (1 / h)) + ((cn – s) x (1 / hi)) + ((cd – s) x (1 / th))

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((cg – s) x (1 / h)) + ((cn – s) x (1 / hi)) + ((cd – s) x (1 / th)) x (a multiplier reflecting funding costs)

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

2.1.4 Increased densities and multi-unit residential developments
Where:
vm = the value of 20m^2 of land
h = total household unit equivalents created by the development.

Contribution = vm x h

Multi-unit residential includes, but is not limited to, flats, town houses, retirement villages and traveller accommodation. As set out in LGA 2002 s 203, the formula may be applied at the discretion of the Council.

The formula is based upon the value equivalent of 20m^2 of land for each additional residential unit or accommodation unit created by the development, instead of 7.5% of the total land value.

APPENDIX 3: NETWORK INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

3.1 Water

3.1.1 Calculation of contributions

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, subtracting:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciation cost of the existing asset, then dividing by the number of household units that the area is planned to be capable of servicing, or the number of units of water that the scheme is planned to deliver within the LTP assessment period.

3.1.2 Charges are levied

A charge is levied either:

- On each new lot and/or connection granted, or
- On each second or subsequent residential unit or connection on a pre-existing lot
- Or resource consent, building consent or application for a larger service which will lead to additional demand on the water network, or
- On each second or subsequent connection or application for consent which will lead to additional demand on the water network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.1.3 Calculation of contribution for water scheme projects other than new source projects:

Where:
c = capital expenditure that includes a growth component
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of household units in the area planned to be serviced as at the end of the LTP period.
W = water connection size factor (for calculating water development contributions)
r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:
In respect of future expenditure:
((c – s) - (r – d)) x (1 / n) x w

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

((c – s) - (r – d)) x ((1 / n) x w) x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced, those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

3.1.4 The water scheme development contribution (100% growth projects)

3.1.4.1 Developments outside DCAs:

Where:

c = growth component of capital
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
h = total estimated number of additional household units in the area planned to be serviced by the end of the LTP period.
W = water connection size factor (for calculating water development contributions)
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:
In respect of future expenditure:
((c – s) - (r – d)) x (1 / h) x w

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / h) x w x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

3.1.5 The Water Scheme Development Contribution

3.1.5.1 Water scheme new source projects

These include any water supply scheme with a water supply source upgrade and shall be levied over 35 years as below.

Where:

c = capital expenditure that includes a growth component
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of household units in the area planned to be serviced as at the end

of a period of 35 years from the date of completion of the project.
w = water connection size factor (for calculating water development contributions)
r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:
In respect of future expenditure:

((c – s) - (r – d)) x ((1 / n) x w)

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

((c – s) - (r – d)) x ((1 / n) x w) x (a multiplier reflecting funding costs)

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

For an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.1.6 Development Contribution Areas

In addition to the above water scheme development contribution calculation, the DCAs have an additional contribution, which recognises the costs of the development of infrastructural services that are unique to that particular development.

3.1.6.1 The DCA Water Scheme Development Contribution (except Southbrook)

Where:
co = capital expenditure relating to growth in the DCA
f = funding costs in respect of historical expenditure, if any
s = subsidies, if any
pc = development contributions previously received, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
dca = estimated number of additional lots planned to be serviced in the development contribution area
w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:
((co + f – s - pc) - (r – d)) x (1 / dca) x w

The schedule details the actual costs relating to each DCA.

3.1.6.2 The Southbrook DCA Water Scheme Development Contribution

Where:
co = capital expenditure that includes a growth component
f = funding costs in respect of historical expenditure, if any
s = subsidies or income received from other sources, if any
r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced
m = area (m^2) of lot(s) being subdivided or developed
a = total area of the Southbrook DCA area (m^2) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves
w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:
((co + f – s) - (r – d)) x (1 / a) x m x w

The schedule details the actual costs relating to this Scheme.

3.1.7 Water Connection Size Factor (for calculating Water Development Contributions)

Water Connection Size (mm)	Development contribution multiplication factor
15mm	1.0 x Standard D.C.
20mm	1.5 x Standard D.C.
25mm	2.1 x Standard D.C.
32mm	3.2 x Standard D.C.
40mm	4.9 x Standard D.C.
50mm	7.8 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.1.8 Restricted Connections Supplied from On-demand Networks

Restricted connections supplied from on demand networks will pay a reduced development contribution in accordance with the following table.

Restricted connection demand	Development contribution reduction factor
1 Unit (1 m^3 per day)	0.4 x Standard D.C.
2 Units (2 m^3 per day)	0.8 x Standard D.C.

3.2 Sewer

3.2.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the difference between the total of the replacement cost of the existing asset (if any), the depreciated cost of the existing asset, with the total then divided by the number of lots that are planned to be serviced by the scheme. For historical costs, an adjustment is made to reflect funding costs. The result is the cost that will apply to each new lot.

For the purposes of calculating the sewer development contribution the volume flows are calculated on the size of the water inflow pipe as the outflow of sewage from a property is proportional to the inflow of water.

3.2.2 Charges are levied

A charge is levied either on each:

- New lot and/or connection granted, or
- Second or subsequent dwelling or connection on a pre-existing lot, or
- Resource consent or application for a larger service which will lead to additional demand on the sewer network, or
- Second or subsequent connection or application for consent that will lead to additional demand on the sewer network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.2.2.1 Sewer Scheme Development Contributions other than the Ocean Outfall Project and Oxford Wastewater Treatment Plant Upgrade Project (Partial Growth)

Where:

c = capital expenditure that includes a growth component
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of lots in the area planned to be serviced as at the end of the LTP period
w = water connection size factor (for developing sewer development contributions)
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

In respect of future expenditure:
((c – s) - (r – d)) x (1 / n) x w

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / n) x w x (a multiplier reflecting funding costs)

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

3.2.3 The Sewer Scheme Development Contribution (100% growth projects)

3.2.3.1 Sewer Scheme Development Contributions

Where:

c = growth component of capital
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
h = total estimated number of additional lots in the area planned to be serviced by the end of the LTP period

w = water connection size factor (for calculating sewer development contributions)
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:
((c – s) - (r – d)) x (1 / h) x w

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / h) x w x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

3.2.3.2 Ocean Outfall Project and Oxford Wastewater Treatment Plant Upgrade Project
Where:
c = loan outstanding amount that includes the growth component relating to capital expenditure
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of household units in the area planned to be serviced as at the end of a period of 35 years from the date of completion of the project.
w = water connection size factor (for calculating water development contributions)
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:
((c – s) - (r – d)) x (1 / n) x w

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / n) x (w) x (a multiplier reflecting funding costs)

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.2.4 Amalgamated Mandeville, Swannanoa, Ohoka Sewer

Where:
c = loan outstanding amount that includes the growth component relating to capital expenditure
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of additional household units in the area planned to be serviced as at the end of a period of 20 years from the date of completion of the project.
w = water connection size factor (for calculating water development contributions)
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:
((c – s) - (r – d)) x (1 / n) x w

The Mandeville Wastewater Pump Station (also known as Bradleys Road Pump Station, pipeline to Rangiora) Project services growth that is likely to occur over a period of greater than 10 years. This project was completed in response to growth with additional capacity for growth included.

3.2.5 Development Contribution Areas

In addition to the above sewer scheme development contribution calculation, the DCAs have an additional contribution, which recognises the costs of the development of infrastructural services that are unique to that particular development.

There are two formulae – one for Southbrook and the other for all other DCAs.

3.2.4.1 The DCA Sewer Scheme Development Contribution (except Southbrook):
Where:
co = capital expenditure relating to growth in DCA
f = funding costs in respect of historical expenditure, if any
s = subsidies, if any
pc = development contributions previously received, if any
r = replacement cost of any infrastructure replac(ed
d = depreciated replacement cost of any infrastructure replaced
dca = estimated number of additional lots planned to be serviced in the development contribution area
w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals
((co + f – s - pc) - (r – d)) x (1 / dca) x w

The schedule details the actual costs relating to each Scheme.

3.2.4.2 The Southbrook DCA Sewer Scheme Development Contribution:
Where:
co = capital expenditure which includes a growth component
f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
s = subsidies or income received from other sources, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced

m = area (m^2) of lot(s) being subdivided or developed
a = [total area of the Southbrook DCA area (m^2) less the area dedicated to the stormwater retention pond] less a 15% allowance for roading and reserves
w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals:
((co + f – s) - (r – d)) x (1 / a) x (m) x (w)

3.2.6 Water Connection Size Factor (for calculating Sewer Development Contributions)

Water Connection Size (mm)	Development Contribution Multiplication Factor
15mm	1.0 x Standard D.C.
20mm	1.2 x Standard D.C.
25mm	1.6 x Standard D.C.
32mm	2.1 x Standard D.C.
40mm	2.9 x Standard D.C.
50mm	4.4 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.3 Drainage

3.3.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the total of: the replacement cost of the existing asset (if any) less the depreciated cost of the existing asset and then divided by the number of properties that the area is capable of servicing. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

3.3.2 Charges are levied
(Exemptions: Utility Lots and Boundary Adjustments):

Residential Zones
On subdivision creating additional allotment/s and subsequently for each additional household unit on the same lot (when either resource consent or building consent is granted).

Business Zones
For business properties, on subdivision creating additional allotment/s or on additional connection or network load on the same lot (when either a resource consent or a building consent is granted or at the time of connection).

Note: developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.3.3 Drainage Contribution

Where:

c = capital expenditure including a growth component
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of lots in the area planned to be serviced as at the end of LTP period
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:
((c – s) - (r – d)) x (1 / n)

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / n) x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots (1 + r_{t-x})$

3.3.4 The Drainage Scheme Development Contribution

3.3.4.1 Drainage Scheme Development Contributions:

Where:

c = growth component of capital
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
h = total estimated number of additional lots in the area planned to be serviced at the end of the LTP period
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:
((c – s) - (r – d)) x (1 / h)

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / h) x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times (1 + r_{t-x})$

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.3.5 Development Contribution Areas

In addition to the above drainage scheme development contribution calculation, the DCAs have an additional contribution, which recognises the costs of the development of infrastructural services that are unique to that particular development.

3.3.5.1 The DCA Drainage Scheme Development Contribution (except Southbrook)

Where:

co = capital expenditure relating to growth in the DCA
f = funding costs in respect of historical expenditure, if any
s = subsidies, if any
pc = development contributions previously received, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
dca = estimated number of additional lots planned to be serviced in the development contribution area

Contribution per lot equals:
((co + f – s - pc) - (r – d)) x (1 / dca)

The schedule details the actual costs relating to each DCA.

3.3.5.2 Rangiora / Southbrook Stormwater DCS Drainage Scheme Development Contribution

Where:

co = capital expenditure due to growth
m = area (m^2)of that part of the lot(s) to be subdivided or developed less the area which is assessed as having been developed as at 1 July 2007
a = 0.85X + 0.1 (Z-0.85X)
X = area (m^2) of all lots identified as Area X lots on Plan 2878, (those that are largely undeveloped) less the area of each of those lots assessed as developed at 1 July 2007
Z = gross area (m^2) of all lots within the DCA, less that area contributing to pond B shown on Plan 2878.

For **Subdivision** within the Southbrook Industrial Area, the m^2 development contribution rate is calculated as follows:

co x m/a

3.3.6 Drainage Adjustment Factor

The stormwater HUE is based on the expected runoff from impermeable surfaces. Runoff coefficient assessments are based on the Compliance Document for New Zealand Building Code Clause E1 Surface Water, which provides a list of typical runoff coefficients. Adjustments for drainage contributions for non-residential activity will be made on resource consent or building consent.

In the case of developments outside of DCAs and special stormwater management areas such as Southbrook, the stormwater development contribution will be calculated on the basis of the run-off coefficient.

3.4 Roading

3.4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the network, less any subsidies. The value of any financial contribution taken with respect to a particular development and roading project is subtracted also, so the contribution relates to extra work in the system.

This value is then divided by the number of projected new household units in the District. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

The calculation of roading contributions for DCAs relates to the cost of construction of collector roads (if any) that are required to connect the DCA to the District-wide roading network. The development contribution payable for these DCAs is based on the estimated cost of the collector road divided by the number of new allotments to be created in that DCA.

3.4.2 Charges are levied

A charge is levied either on each:

- New residential or non-residential allotment, or
- Second or subsequent dwelling, or
- Residential land use resource consent or building consent.

3.4.3 Development Contribution Areas

In addition to the above roading development contribution calculation, the DCAs have an additional contribution, which apportions the costs of the development of main trunk roads that are unique to that particular development.

3.4.3.1 The District Roading Development Contribution

Where:
c = capital expenditure related to growth for that project
f = funding costs in respect of historical expenditure, if any
s = subsidies associated with the growth portion of the project, if any
pc = development contributions previously received in respect of that project
fc = financial contribution applicable to that roading project, if any
h = total estimated number of additional household units in the District over the remainder of the LTP period

Contribution per lot equals:

The sum of the following for each identified district roading project:
((c + f - s - pc) - fc) x (1 / h)

3.4.3.2 The DCA Roading Development Contribution (excluding Southbrook)

Where:

co = capital expenditure relating to growth in DCA
f = funding costs in respect of historical expenditure, if any
s = subsidies associated with the growth portion of the project, if any
pc = development contributions previously received in respect of that project
fc = financial contribution applicable to roading developments
dca = estimated number of additional lots planned to be serviced in the development contribution area

Contribution per lot equals:
((co + f – s - pc) - fc) x (1 / dca)

3.4.3.3 The Southbrook DCA Roading Scheme Development Contribution:

Where:

co = capital expenditure which includes a growth component
f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
s = subsidies or income received from other sources, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
m = area (m^2) of lot(s) being subdivided or developed
a = [total area of the Southbrook DCA area (m^2) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves

Contribution per lot equals:
((co + f – s) - (r – d)) x (1 / a) x m

3.4.3.4 The Red Lion Corner and Ashley Bridge Roading Development Contribution:

Where:

c = capital expenditure related to growth for that project
f = funding costs in respect of historical expenditure, if any
s = subsidies associated with the growth portion of the project, if any
pc = development contributions previously received in respect of that project
fc = financial contribution applicable to that roading project, if any
h = total estimated number of additional household units in the District over 25 years

Contribution per lot equals:

The sum of the following for each identified district roading project:
((c + f - s - pc) - fc) x (1 / h)

3.4.4 Roading adjustment factor

The Council calculated the HUE for roading based on the typical number of vehicle movements generated by a development. A typical household is assumed to generate eight vehicle trips a day.

APPENDIX 4: COMMUNITY INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure relating to the development of community infrastructure to cope with growth of the District, less:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciated replacement cost of the existing asset, and then divided by the total estimated number of household units in the District at the end of the LTP period.

For historical expenditure, an adjustment is made for funding costs. For 100% growth project, the calculation is based on the estimated number of additional household units projected for the LTP period.

4.2. Community Infrastructure Development Contribution:

Where:
c = growth component of capital expenditure
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of rating units in the District as at the end of the LTP period.
r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:

For future expenditure:
((c – s) - (r – d)) x (1 / n)

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:
((c – s) - (r – d)) x (1 / n) x a multiplier reflecting funding costs

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:
$(1+ r_{t-1}) \times (1 + r_{t-2}) \times \ldots(1 + r_{t-x})$

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Water, Sewer, Stormwater, New Collector Rd
WEST KAIAPOI

Map ID	Scale (A4)
KAI 2	1:4,900
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Arterial Road
WEST KAIAPOI ROADING ARTERIAL

Map ID	Scale (A4)
KAI 3	1:7,400
GIS Ref	Date
26-038	13/05/2026

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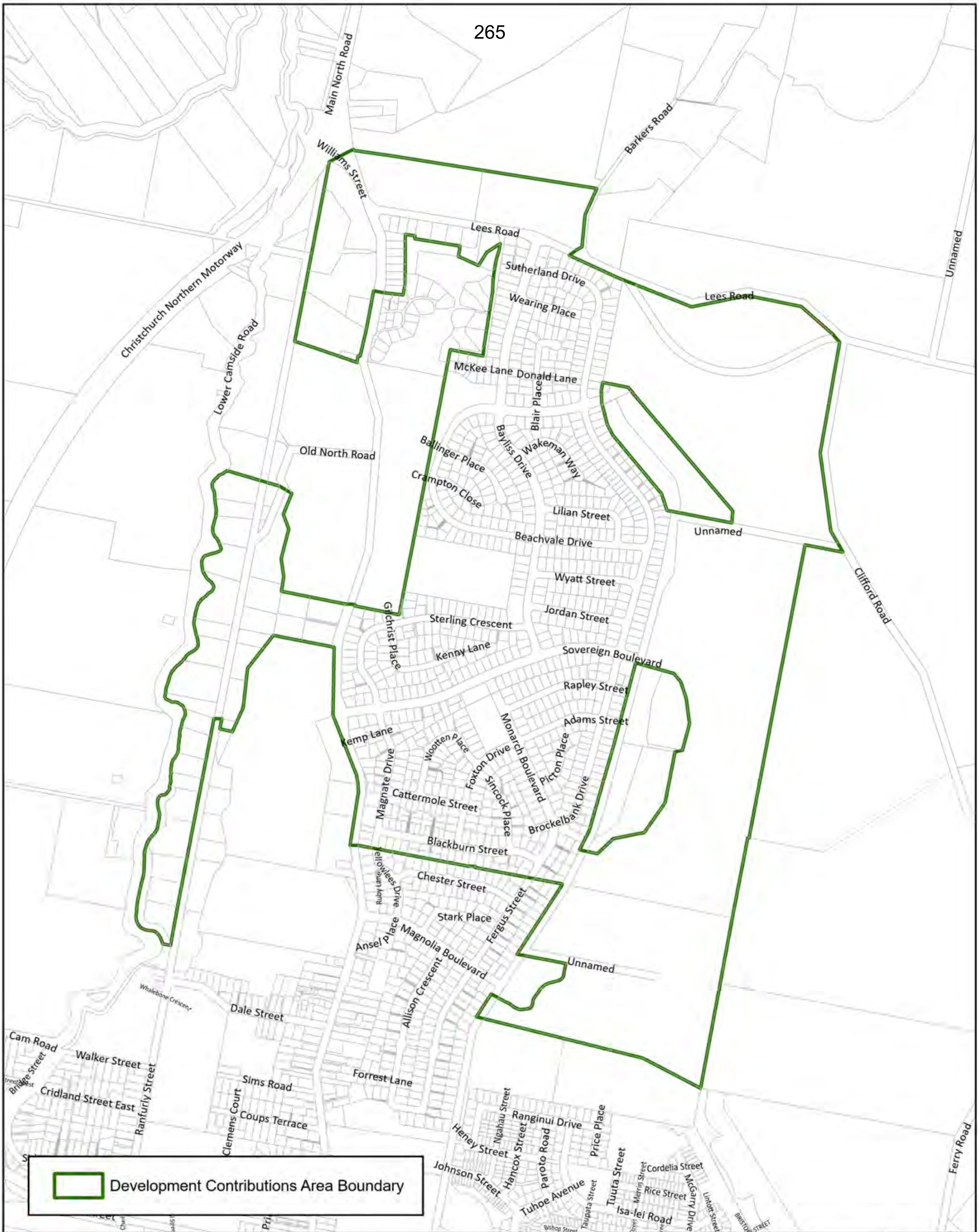
Development Contribution Area
Drainage and Water
EAST NORTH EAST KAIAPOI

Map ID	Scale (A4)
KAI 4	1:11,500
GIS Ref	Date
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Sewer
EAST NORTH EAST KAIAPOI

Map ID	KAI 5	
Scale (A4)	1:12,800	
GIS Ref	26-038	
Date	13/05/2026	

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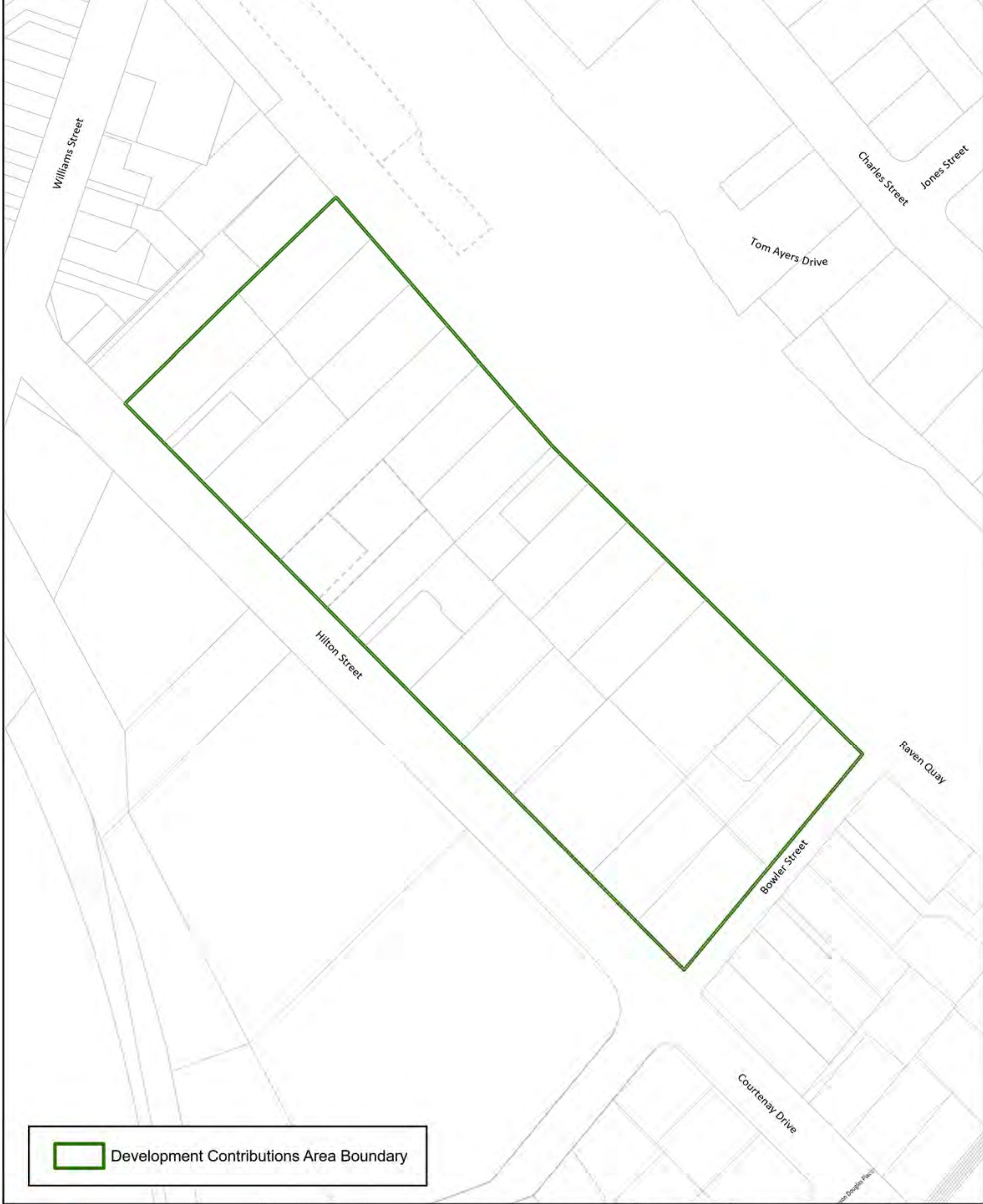
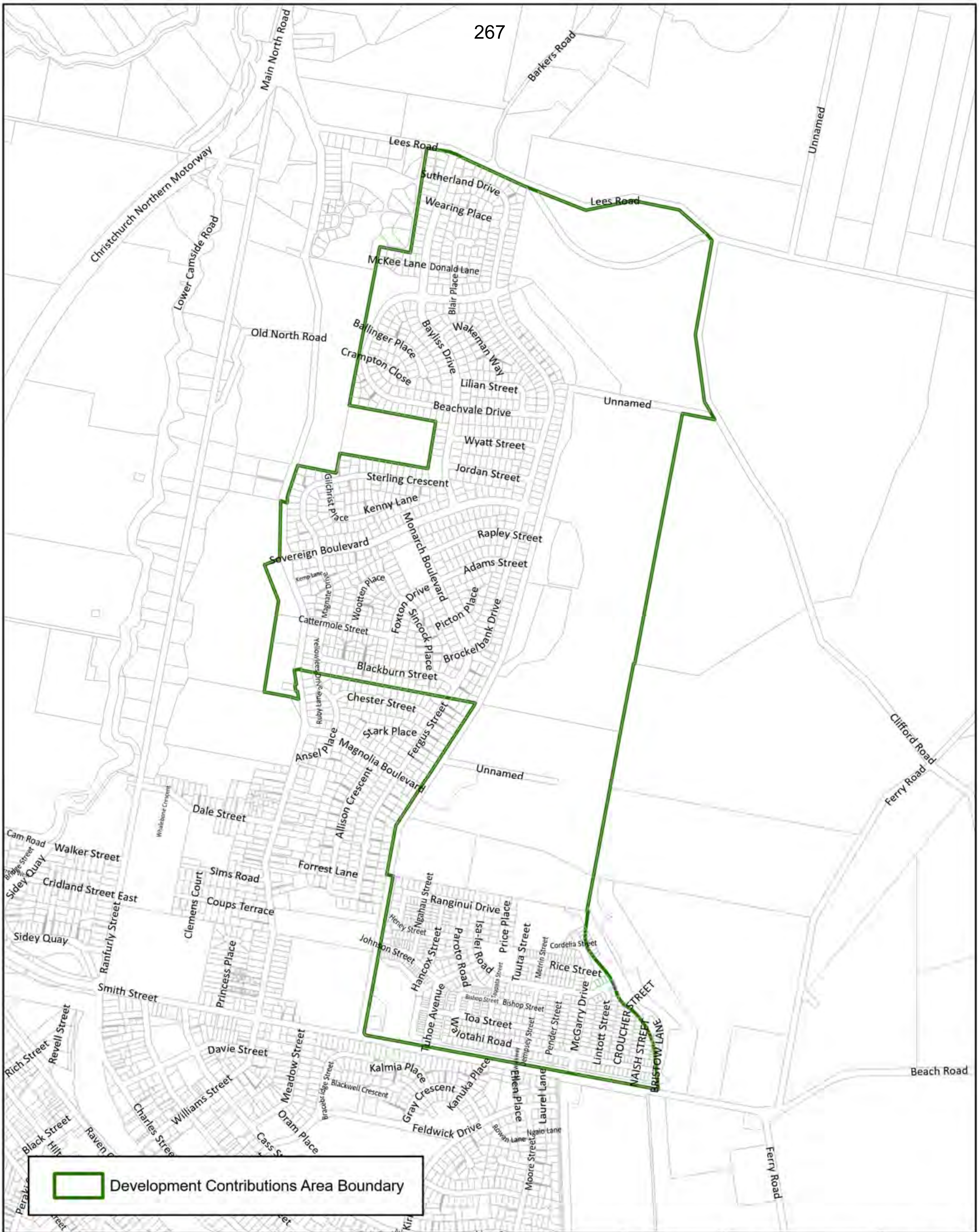


WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Roading
KAIAPOI SOUTH MIXED USE BUSINESS AREA

Map ID	Scale (A4)
KAI 8	1:1,800
GIS Ref	**Date**
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Roading
KAIPOI NORTH

Map ID	Scale (A4)
KAI 6	1:15,000
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Water
SOUTHBROOK

Map ID	Scale (A4)
RGA 1	1:12,200
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Roading
SOUTHBROOK

Map ID	Scale (A4)
RGA 1A	1:9,900
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Sewer
SOUTHBROOK

Map ID	Scale (A4)
RGA 2	1:9,900
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Stormwater
SOUTHBROOK

Map ID	Scale (A4)
RGA 3	1:8,600
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Water and Sewer
EAST RANGIORA

Map ID	Scale (A4)
RGA 4	1:6,600
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater **EAST RANGIORA**	Map ID RGA 5	Scale (A4) 1:6,300	
		GIS Ref 26-038	Date 13/05/2026	

DISCLAIMER

WAIMAKARIRI DISTRICT COUNCIL

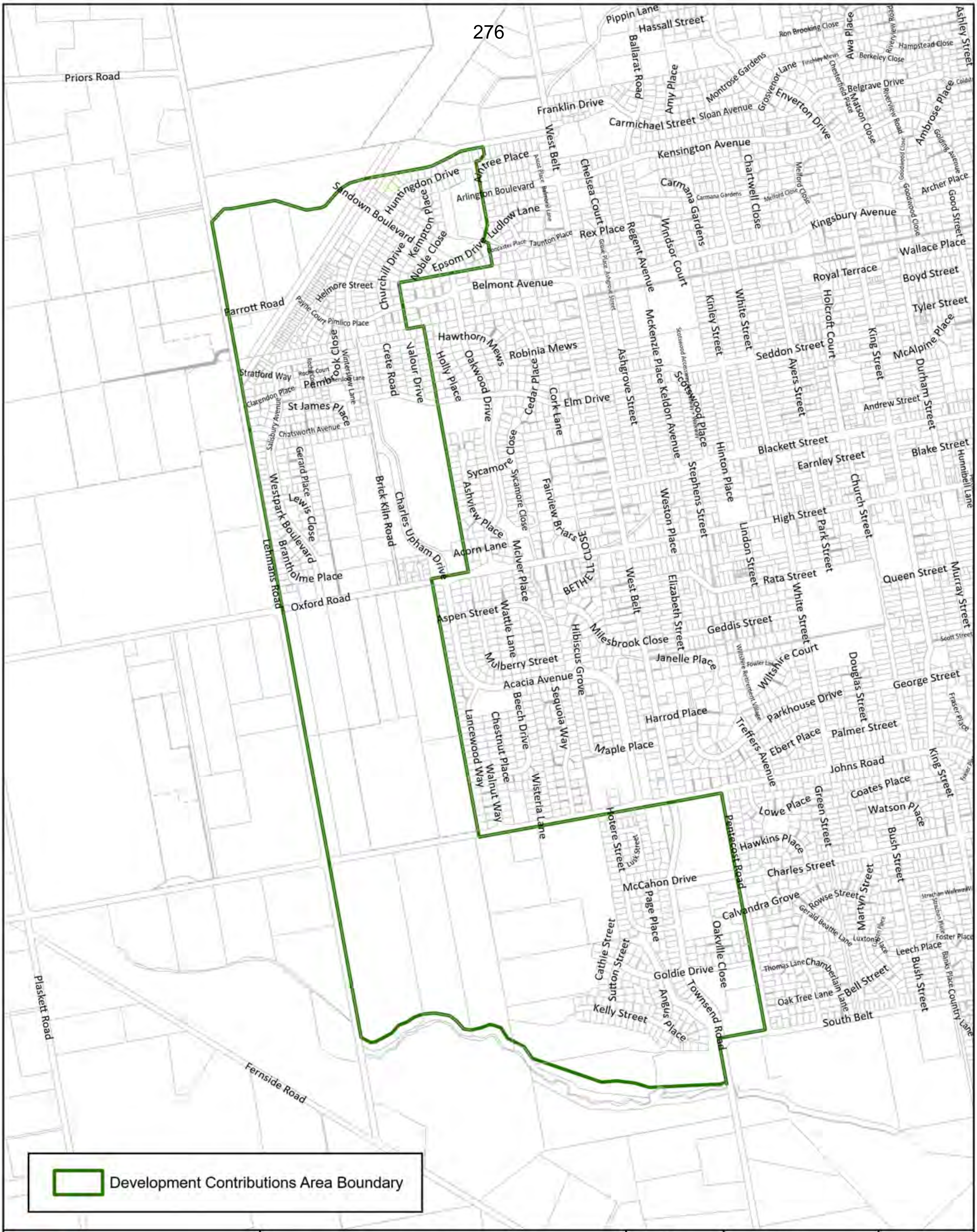
Development Contribution Area
Water and Sewer
NORTH RANGIORA

Map ID	Scale (A4)
RGA 6	1:11,800
GIS Ref	**Date**
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Enverton Drive / Ballarat Road Stormwater
NORTH RANGIORA

Map ID	Scale (A4)
RGA 7	1:1,700
GIS Ref	Date
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

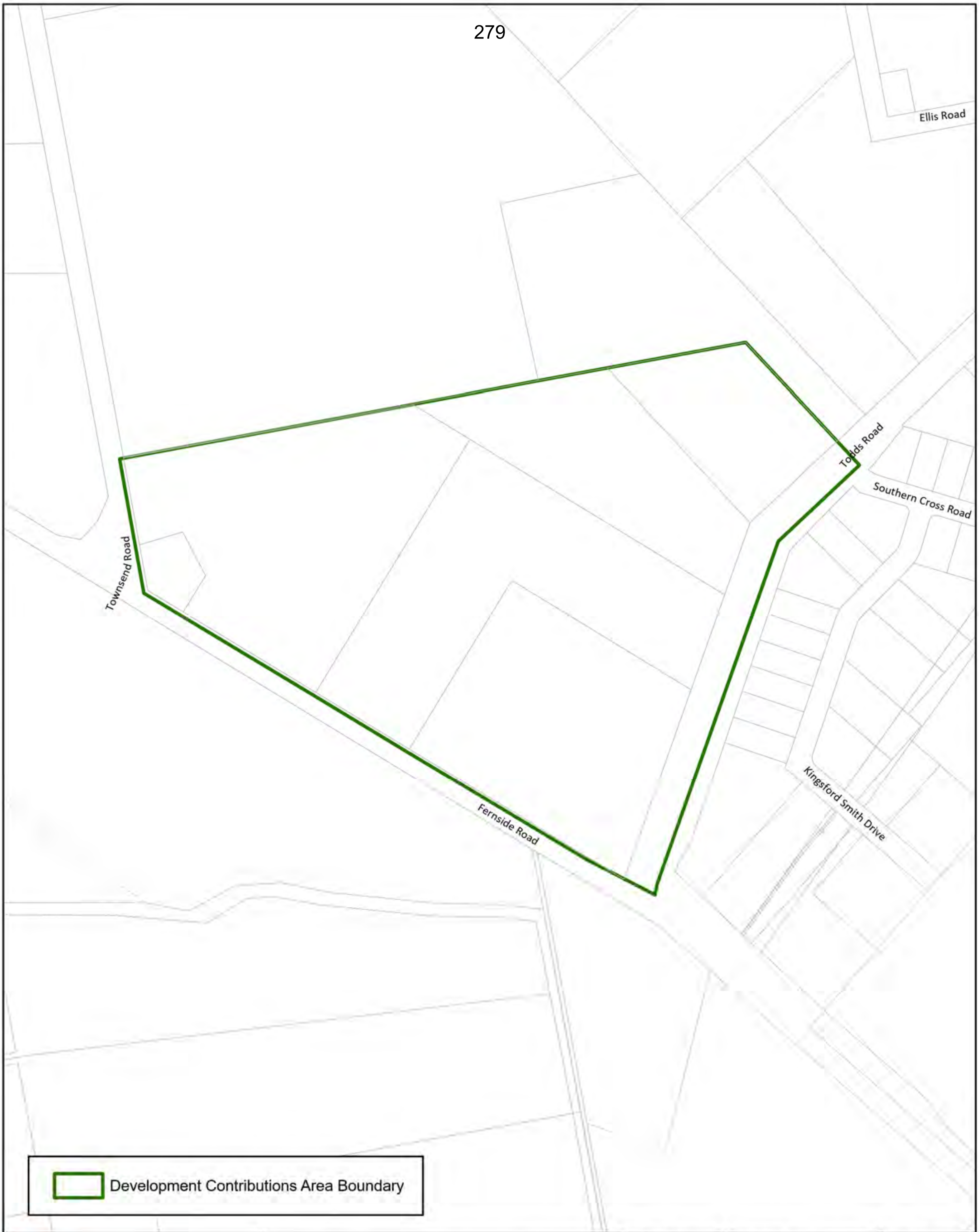
Development Contribution Area
Water and Sewer
WEST RANGIORA

Map ID	Scale (A4)
RGA 9	1:15,700
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area Roading **WEST RANGIORA**	Map ID RGA 10	Scale (A4) 1:15,000
	GIS Ref 26-038	Date 13/05/2026

WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater and Roading **SOUTH WEST RANGIORA**	Map ID RGA 11	Scale (A4) 1:6,200	
		GIS Ref 26-038	Date 13/05/2026	



WAIMAKARIRI DISTRICT COUNCIL

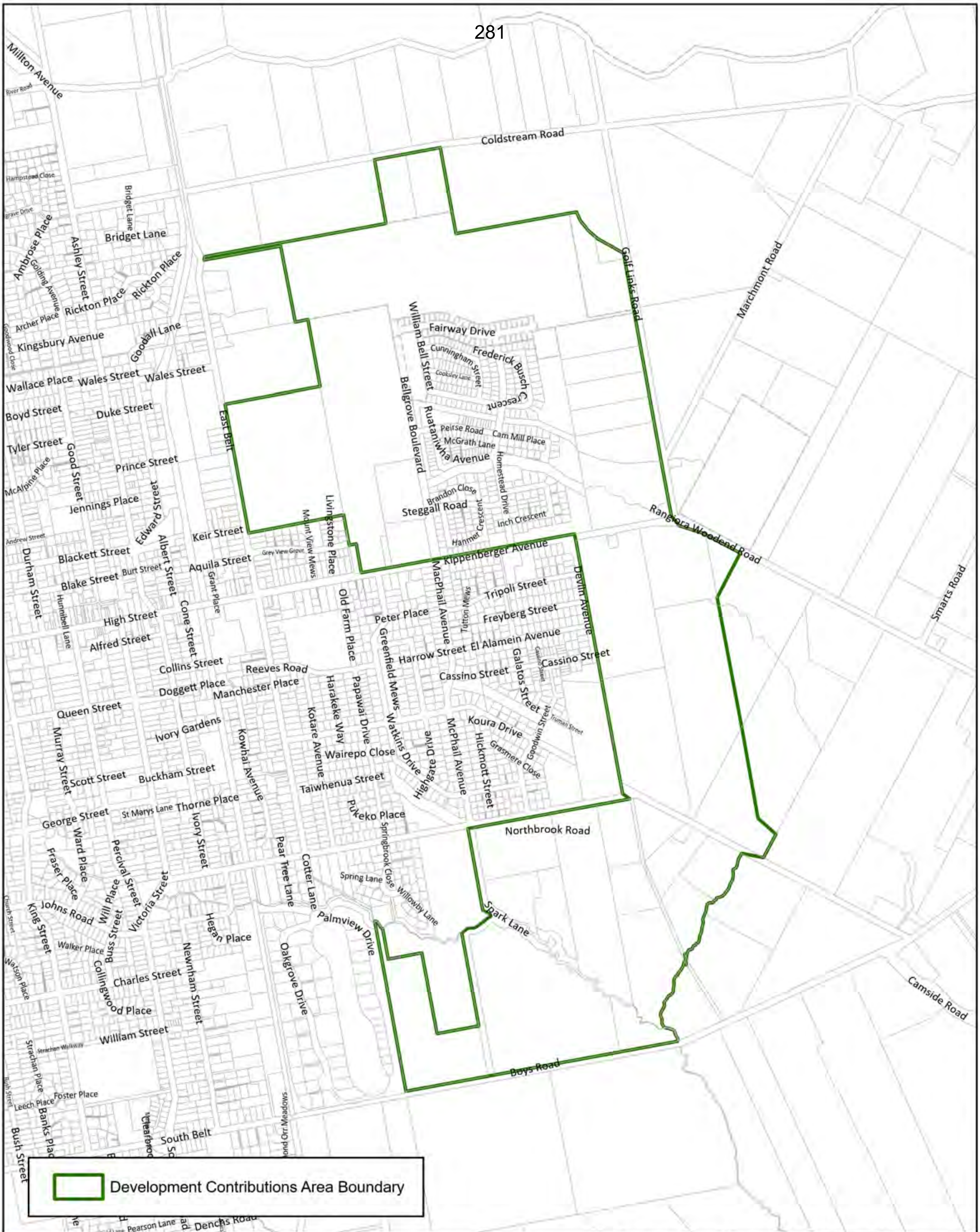
Development Contribution Area
Sewer and Stormwater
TODDS RD BUSINESS ZONE

Map ID	Scale (A4)
RGA 13	1:4,500
GIS Ref	**Date**
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Enverton Drive East Stormwater
NORTH RANGIORA

Map ID RGA 14	Scale (A4) 1:1,500
GIS Ref 26-038	Date 13/05/2026



WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area	Map ID RGA 15	Scale (A4) 1:15,300
	EASTERN LINK ROAD	GIS Ref 26-038	Date 13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Roading
OUTER EAST RANGIORA

Map ID	Scale (A4)
RGA 16	1:9,600
GIS Ref	Date
26-038	13/05/2026

WAIMAKARIRI DISTRICT COUNCIL

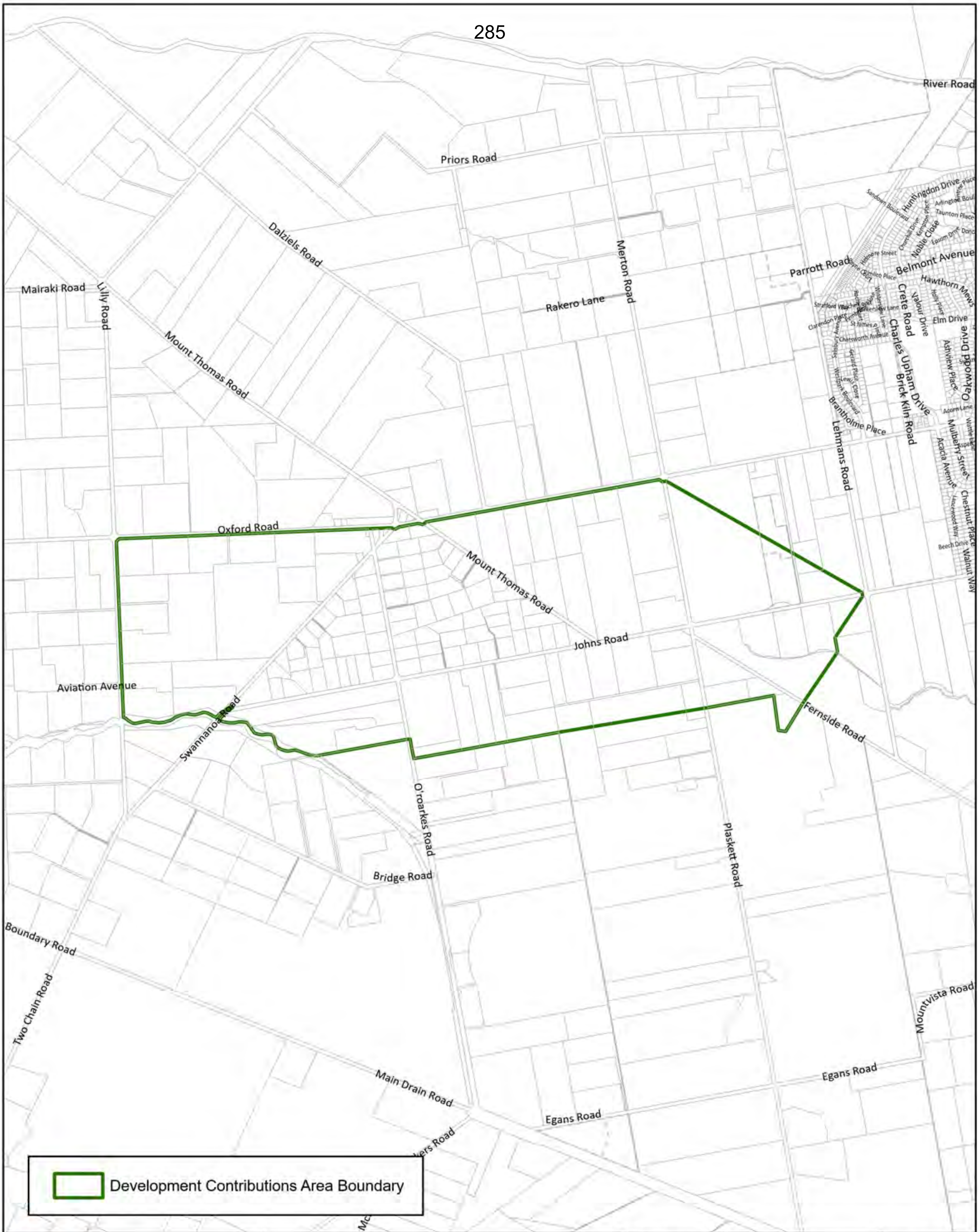
Development Contribution Area
Sewer and Water
OUTER EAST RANGIORA

Map ID	Scale (A4)
RGA 17	1:11,700
GIS Ref	**Date**
26-038	13/05/2026

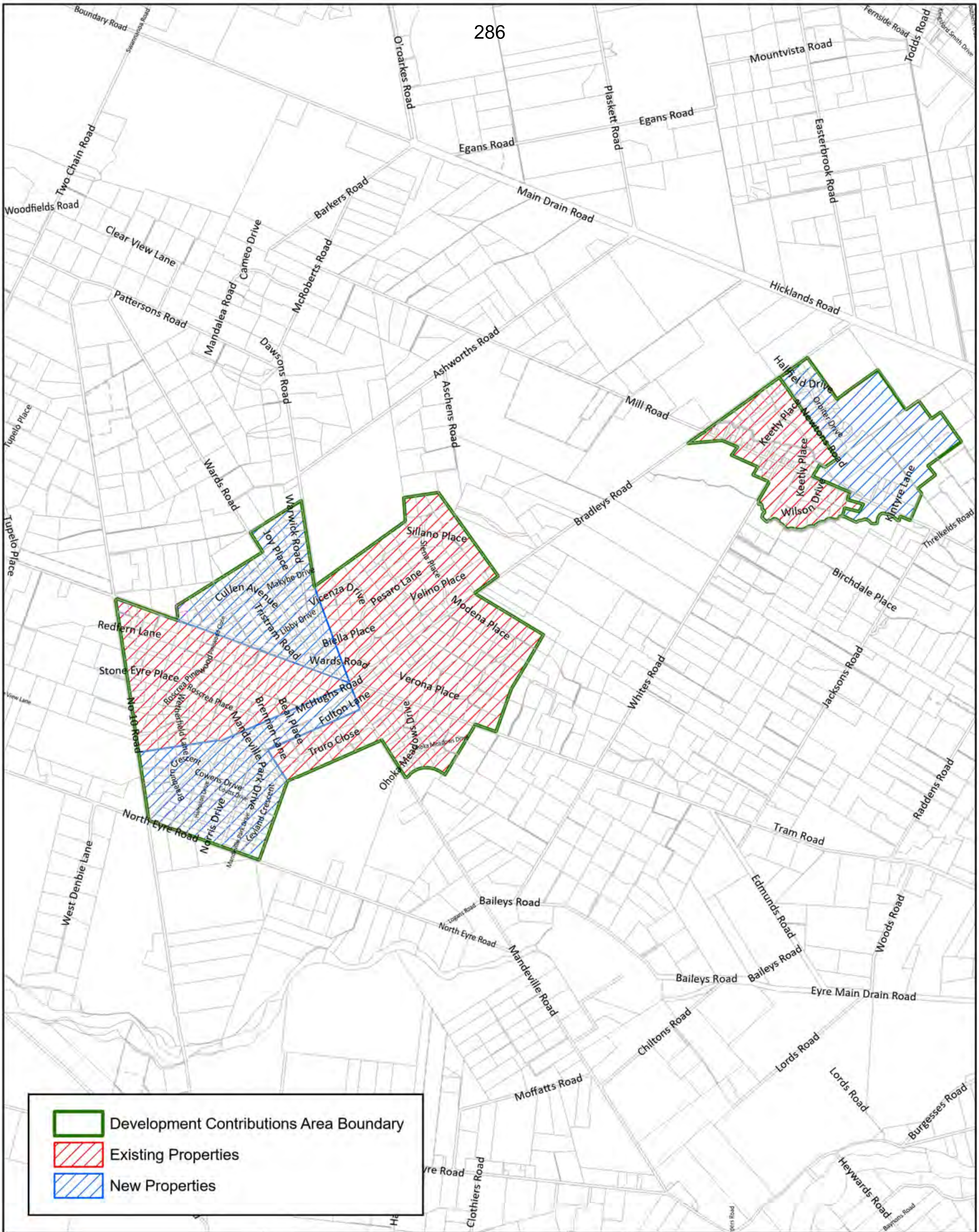
WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Water, Sewer, Drainage
WEST OF BELLGROVE (Kippenberger Ave)

Map ID	Scale (A4)
RGA 18	1:1,800
GIS Ref	Date
26-038	13/05/2026



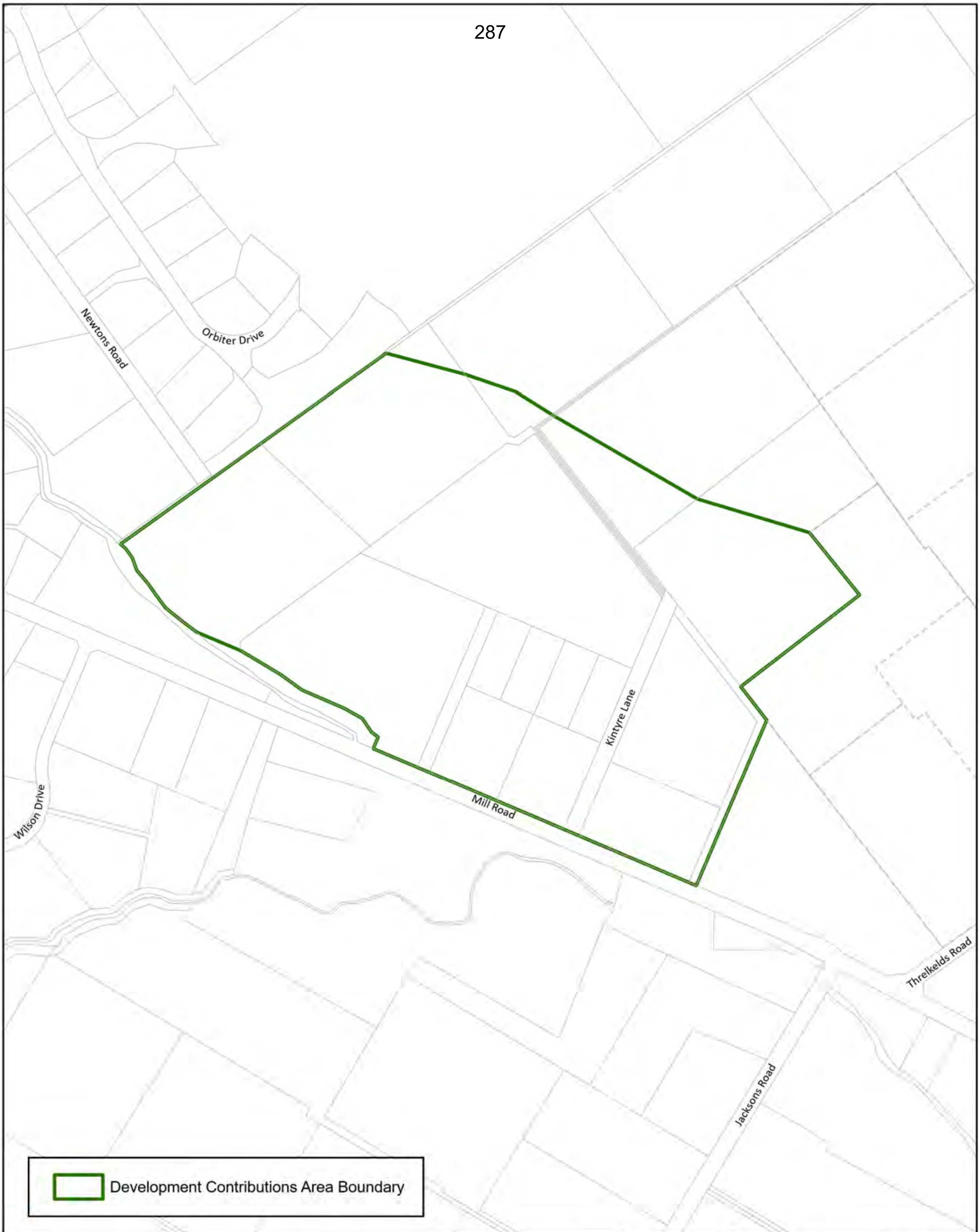
WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer **FERNSIDE**	Map ID FRN 1 GIS Ref 26-038	Scale (A4) 1:26,700 Date 13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Sewer
MANDEVILLE, SWANNANOA AND OHOKA

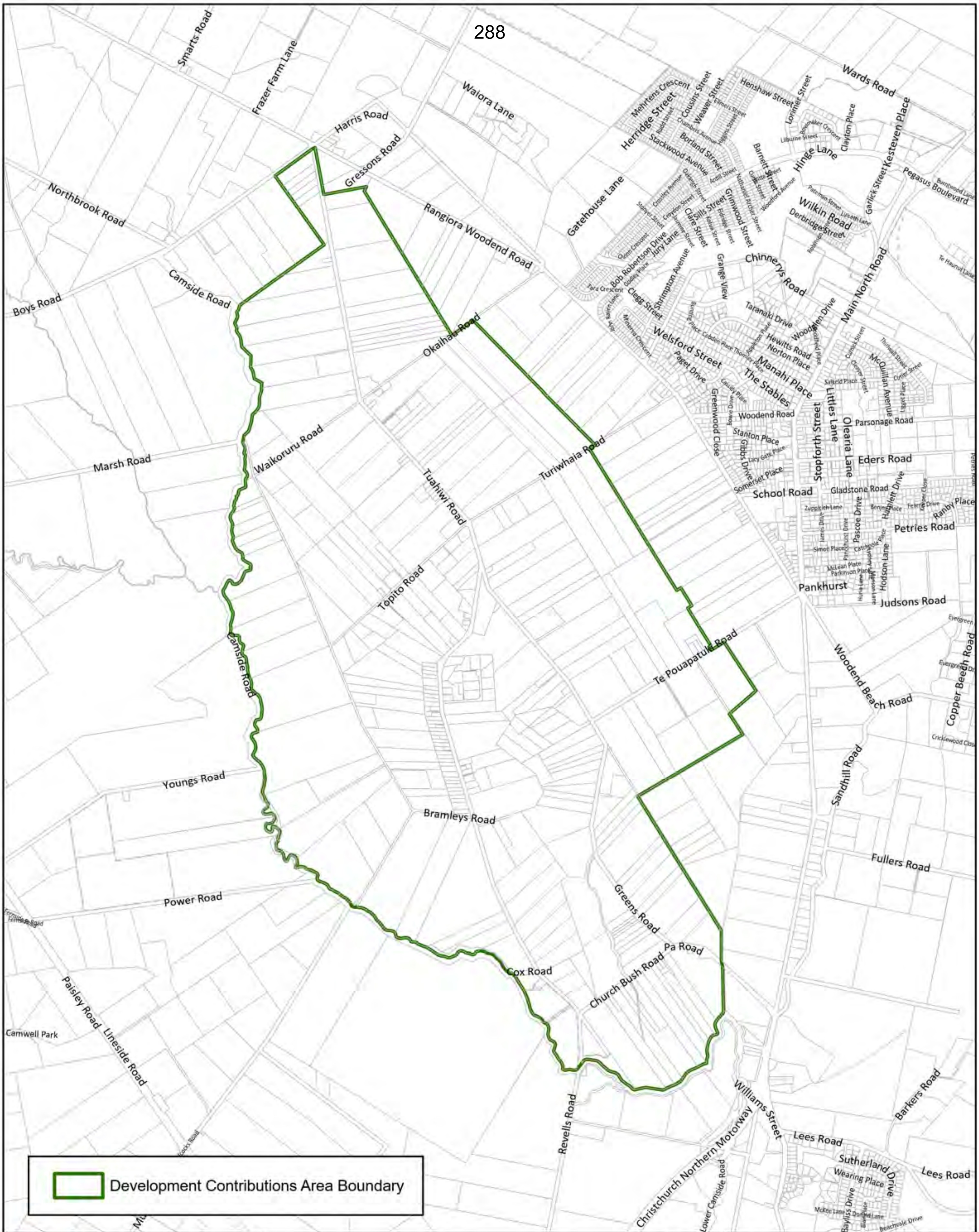
Map ID	Scale (A4)
MSO 1	1:39,700
GIS Ref	Date
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Stormwater
MILL ROAD ODP

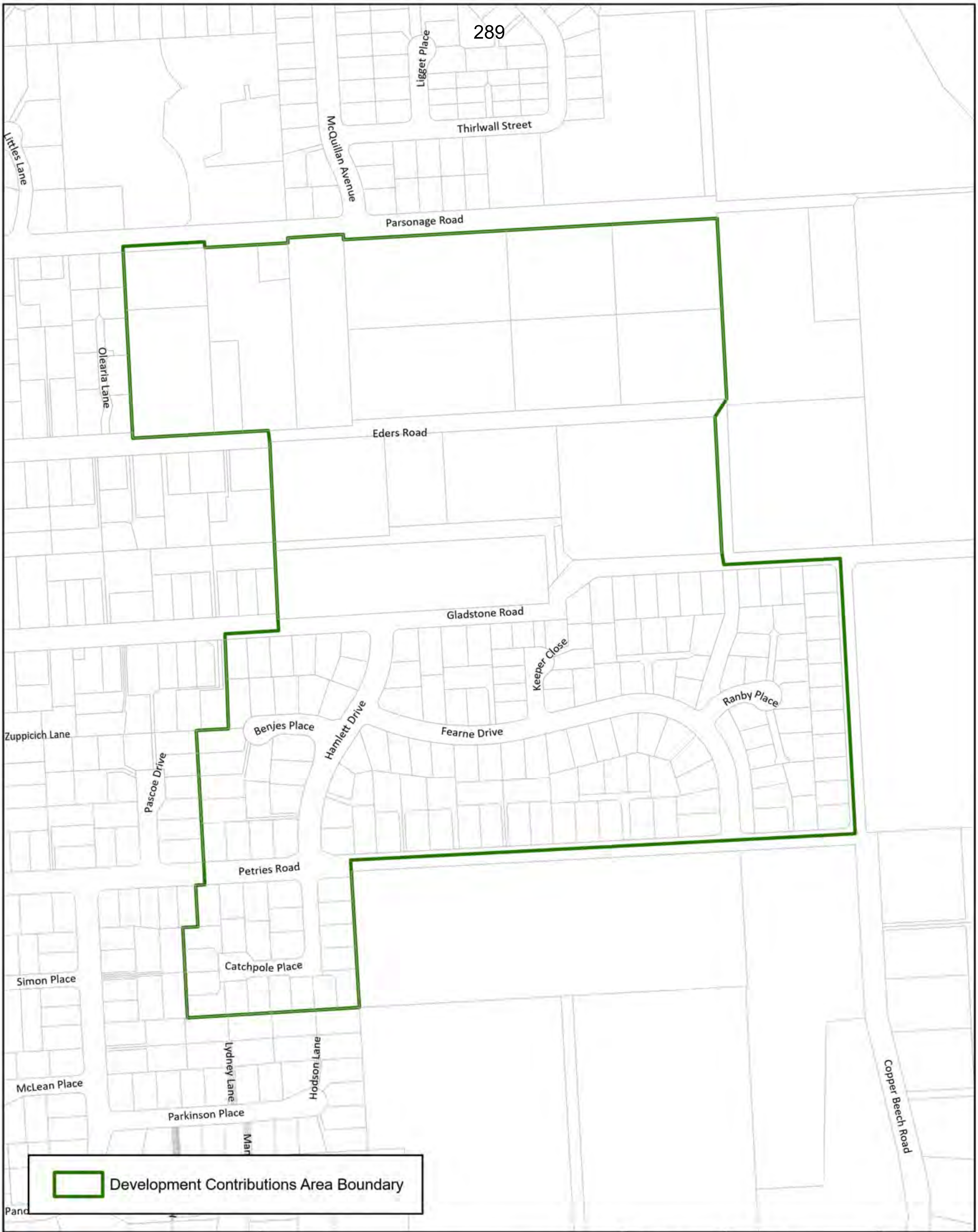
Map ID	Scale (A4)
OHO 2	1:5,900
GIS Ref	Date
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Water
TUAHIWI

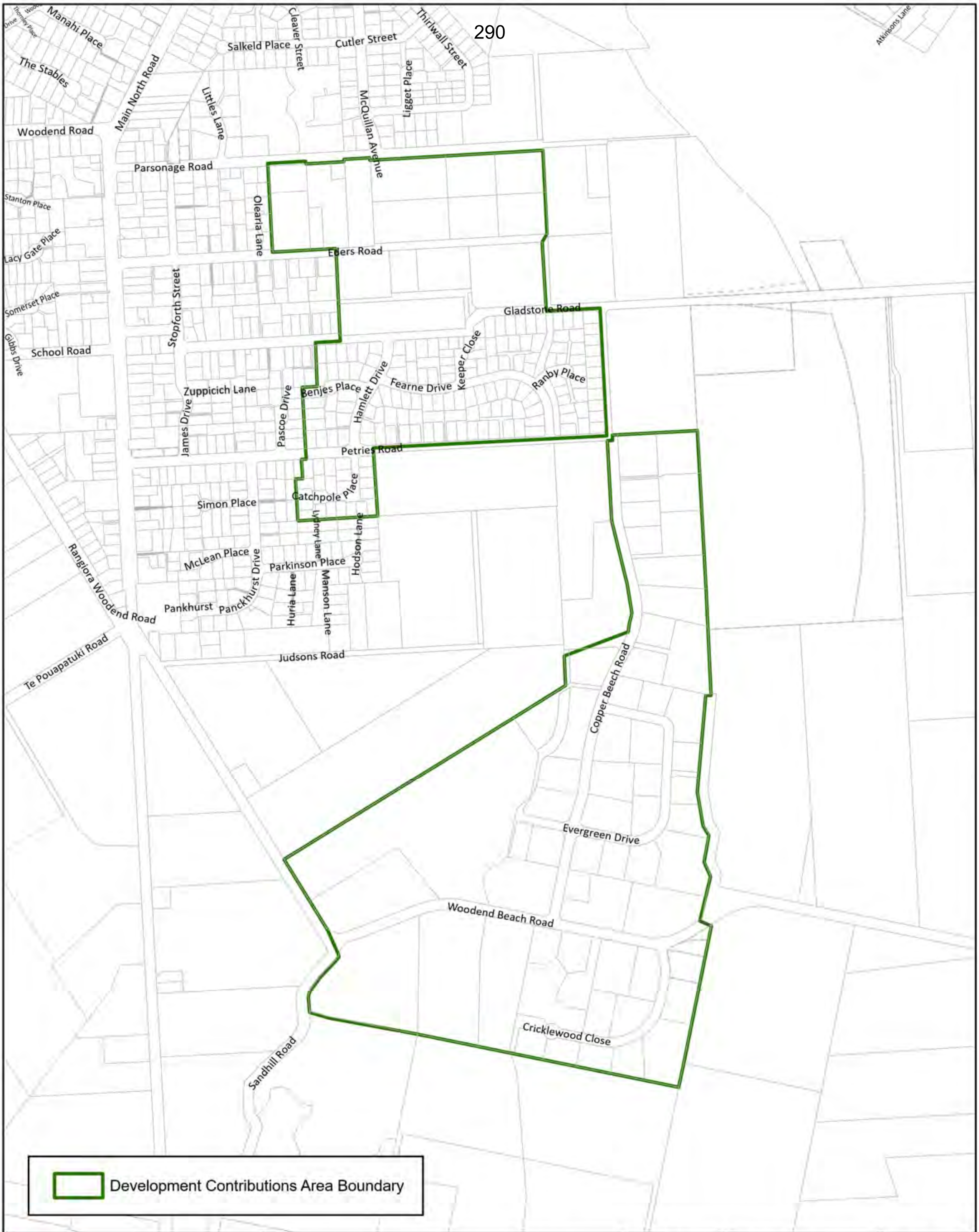
Map ID	Scale (A4)
TUA 1	1:25,500
GIS Ref	**Date**
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL

Development Contribution Area
Stormwater and Roading
EAST WOODEND

Map ID	Scale (A4)
WND 1	1:4,300
GIS Ref	Date
26-038	13/05/2026



WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer **EAST WOODEND**	Map ID WND 1A	Scale (A4) 1:9,300
		GIS Ref 26-038	Date 13/05/2026

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Development Contributions:

All contribution charges are shown inclusive of GST.
Council's full Development Contribution Policy should be consulted when determining an assessment

	Annual Plan 2025-26	Annual Plan 2026-27
WATER		
Cust DC	11,488	11,777
Fernside DC	1,636	1,711
Garrymere DC	12,345	13,129
Kaiapoi DC	1,937	3,238
East North East Kaiapoi DCA	204	197
West Kaiapoi DCA	3,980	3,578
Mandeville DC	4,255	4,993
Ohoka DC	7,557	8,234
Oxford DC	17,582	20,485
Oxford 1 DC	9,514	12,501
Oxford 2 DC	6,226	7,238
Poyntzs Road DC	3,577	3,821
Rangiora DC	8,784	9,445
East Rangiora DCA	160	168
North Rangiora DCA	6,744	2,610
West Rangiora DCA	1,807	1,286
West of Bellgrove (Kippenberger Ave) DCA	115	115
Outer East Rangiora DCA	2,501	2,086
Southbrook (m2) DCA	1.00	0.98
Summerhill DC	12,604	13,728
Tuahiwi DC	10,150	10,263
Woodend - Tuahiwi water DC	6,809	6,564
Waikuku Beach DC	578	604
West Eyreton DC	696	728
Woodend DC	8,074	7,430
SEWER		
Eastern Districts DC	6,032	6,339
Kaiapoi DC	2,193	2,186
North East Kaiapoi DCA	261	271
West Kaiapoi DCA	2,077	2,172
East North East Kaiapoi Reticulation DCA	7,402	4,069
Rangiora DC	1,361	1,454
Todds Rd Business Zone (per hectare) DCA	118,924	118,924
Southbrook Stage 2 (m2) DCA	2.50	2.51
East Rangiora DCA Other Properties DCA	10,664	11,154
East Rangiora DCA (Gilberthorpes) DCA	2,719	2,843
Outer East Rangiora Sewer DCA	4,767	4,794
West of Bellgrove (Kippenberger Ave) DCA	839	839
West Rangiora DCA	3,120	2,452
North Rangiora DCA	8,539	4,030

Development Contributions:

All contribution charges are shown inclusive of GST.
Council's full Development Contribution Policy should be consulted when determining an assessment

	Annual Plan 2025-26	Annual Plan 2026-27
Fernside DC	17,712	17,712
Tuahiwi DC	4,679	4,952
Mandeville, Ohoka, Swannanoa - new properties DCA	17,754	18,627
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect DCA	2,032	2,133
Waikuku Beach DC	1,853	1,853
East Woodend DCA	8,968	5,454
Oxford Sewer DC	23,700	25,487
Loburn Lea Sewer DC	18,375	18,375
DRAINAGE		
Rangiora DC	46	31
West of Bellgrove (Kippenberger Ave) DCA	28,225	28,225
East Rangiora DCA	9,682	10,127
South West Rangiora DCA	8,088	6,193
North Rangiora - Enverton Drive East DCA	7,875	8,237
North Rangiora - Enverton Drive / Ballarat Rd DCA	3,450	3,609
Southbrook DCA	9.19	9.19
Todds Rd Business Zone (per hectare) DCA	72,436	72,436
East Woodend DCA	11,444	8,696
East North East Kaiapoi DCA	2,166	1,799
West Kaiapoi DCA	3,096	3,238
Mill Road DCA	32,803	33,340
ROADING		
District Roading DC	10,549	10,119
Southbrook (m2) DCA	0.69	0.69
East Woodend DCA	7,022	5,071
West Rangiora DCA	3,555	3,555
West Kaiapoi DCA	5,931	5,931
West Kaiapoi DCA - new collector Rd	8,420	8,420
Kaiapoi North DCA	764	433
Kaiapoi South MUBA (m2) DCA	30	30
Outer East Rangiora Roading DCA	4,277	4,276
Outer East Rangiora Roading (Eastern Link Road) DCA	3,855	3,775
South West Rangiora (West Belt Extension to Townsend Road) DCA	7,196	5,620
RESERVES		
District-wide	1,573	1,852
Neighbourhood, including district-wide	16,201	16,963
COMMUNITY INFRASTRUCTURE		
District DC	1,485	1,420

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO:	LTC-03-22 / 260601127534
REPORT TO:	COUNCIL
DATE OF MEETING:	16 June 2026
AUTHOR(S):	Chris Genet, General Manager Finance & Business Support Simon Hart, General Manager Strategy, Engagement & Economic Development
SUBJECT:	Adoption of the Annual Plan 2026/2027
ENDORSED BY: (for Reports to Council, Committees or Boards)	General Manager / Chief Executive

1. SUMMARY

1.1. The purpose of this report is to recommend to Council the adoption of the Annual Plan 2026/2027.

1.2. The Draft Annual Plan 2026/2027 signalled a district wide average rates increase of 4.91%. After considering the community and staff submissions to the Draft Annual Plan, the district wide average rates increase is now 4.99%. This increase is consistent with achieving the Council's Financial Strategy set out in its Long-Term Plan 2024-2034.

Attachments:

i. Annual Plan 2026/2027 (TRIM 260325083881) *(circulated separately)*

2. RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260601127534.

(b) **Adopts** the Annual Plan 2026/2027 (Trim document 260325083881*)* commencing 1 July 2026.

(c) **Authorises** the Chief Executive to make necessary minor edits and corrections to the Annual Plan 2026/2027 prior to printing.

(d) **Circulates** this report to Community Boards for information.

3. BACKGROUND

3.1. The Local Government Act 2002 Section 95 states the Council must prepare and adopt an annual plan for each financial year.

3.2. The Draft Annual Plan 2026-2027, Consultation Document and supporting information were adopted by the Council for public consultation on Tuesday 17 February 2026.

3.3. Key topics that the Council outlined for feedback within the Consultation Document were:

3.3.1. ***Changes to Local Government*** - summary of the raft of reforms impacting the local government sector. We highlighted what is important to our Council and asked for residents' views.

3.3.2. ***Local Water Done Well*** - an update on the establishment of our in-house water services delivery unit.

3.3.3. ***Capital Programme*** - this explained about how we budget for our capital programme. It discussed our lower-than-expected delivery in previous years and sought support to bring our programme back to an achievable size.

3.3.4. ***Rangiora Eastern Link*** – this matter updated residents on progress of the project and changes to the expected cost and funding proportions. This also outlined that the Council considers the project provides essential infrastructure to cater for growth, which can be delivered in a cost-effective way.

3.4. The Council received a total of 59 submissions and heard 25 submissions at hearings held on 7 May 2026.

3.5. Following receipt of submissions, the Council resolved to include a number of changes to the Annual Plan. These were decided in deliberations on 26 May 2026. These changes have been summarised on page 5 of the Annual Plan, titled "Key Changes to the Annual Plan".

3.6. The overall financial effect of the changes has increased the average district-wide rate for the 2026/2027 financial year to 4.99%, 0.08% more than what was consulted on within the draft Annual Plan and 0.04% higher than signalled in the Long-Term Plan. The 0.08% is a net increase and incorporates cost saving initiatives identified following management team review and adoption by the Council at the deliberations meeting.

3.7. The 4.99% increase is an average district increase and the rating effect to each individual property will differ depending on individual circumstance, including service provision and location. Average samples of properties across the district have been included within the Annual Plan to demonstrate more specific rating movements.

3.8. Achieving a balance between rates affordability and maintaining the level of service delivery is a continuing challenge. Of most significance is that the Draft Annual Plan was released before recent increases to world-wide inflation from increases to oil prices. The Council applied inflation rates from a report prepared by Business and Economic Research Limited (BERL) for Taituarā. The inflation rate on operating expenditure for 2026-27 from the BERL report was 2.6%. No increase has been made for the final Annual Plan to inflation from that which was included in the draft. The effect of this will be to make it more difficult for Council staff to remain within operating budgets in 2026-27 because of increased inflation.

3.9. There are other factors that may have an impact on future costs, including continuing Government reforms. No specific allowance has been made for these factors due to the uncertainties involved, and as such there is some risk of future cost pressures.

3.10. The Annual Plan 2026/2027 is consistent with year 3 of the Long-Term Plan 2024/2034 with no significant changes.

Updated Development Contributions Policy and Schedules

3.11. The 2026/27 Development Contribution (DC) Policy and Schedules are included in report 260529127293. The proposed changes to the development contribution schedules following consultation are considered minor.

3.12. The DC schedule is a reflection of the growth budgets and growth figures within the Council's budgets. Therefore, the only changes to the schedules were a result of either changes to budgets or rating units since the schedule was drafted and presented to the Council in January.

4. ISSUES AND OPTIONS

4.1. The Council has the option of adopting the Annual Plan or it may request that further changes be made.

4.2. Depending on the significance of the change, it could be considered minor and therefore the changes may be covered by the recommendations provided within this report. However, if a change requested met the significance threshold in the Council's significance and engagement policy, it would require further consultation with the community.

4.3. The Management Team has reviewed this report and support the recommendations.

4.4. Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report. These have been considered throughout the consultation and within the final plan for approval.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to have ongoing interest in Council's Annual Plan and Long-Term plan's in areas of interest and for projects of importance. Engagement with Mana whenua has been undertaken during the process of developing the annual plan and continues as part of development of the Long-Term Plan 27-37.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report and have had the opportunity to make submissions as part of the consultation process on the draft Annual Plan.

5.3. Wider Community

The wider community is likely to be affected by, or to have an interest in the subject matter of this report and have had the opportunity to make submissions as part of the consultation process on the draft Annual Plan.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report. The financial effects are summarised below.

Table 1: shows the comparison of the rate consulted on and the rate as a result of changes to the LTP

Annual Plan 2026 / 2027	Draft for Consultation	Final for Adoption	Change
Rates for the average property	$4,475	$4,479	$4 (0.08%)

Note: the above figures allow for the movements in properties and the percentage movement is shown inclusive of kerbside collection rates.

6.2. The Draft Annual Plan 2026/27 proposed a District average rate increase of 4.91%. The Long-Term Plan signalled an increase of 4.95%. The final 4.99% increase is consistent with the Council's Financial Strategy which is designed to keep the Council in sound financial health over its ten-year horizon.

6.3. The forecast accounting surplus for the year is $39.3m. This includes non-cash vested assets revenue of $26.6m (this is the value of land and infrastructure assets transferred to the Council from land developers). Excluding vested assets, the surplus is $12.7m. This surplus is required to fund capital expenditure.

6.4. By 30 June 2027 the Council's net asset value is estimated to be $2,897 million with external debt of $261 million. The 2024-34 LTP forecast June 2027 debt was $267 million. The forecast net debt is well within Council's Treasury Policy limits as set out below.

Measure	**Limit**	**Actual 2024-25**	**Forecast 2026-27**
Gross interest paid on term debt will not exceed 15% of gross operating revenue	15.0%	7.6%	5.8%
Net debt as percentage of operating revenue shall not exceed 250%	250%	135%	153%
Net cash inflow from operating activities exceeds gross annual interest expense by two times	2.0 times	3.2 times	6.2 times
Net interest is a maximum of 25% of rates revenue	25.0%	7.8%	8.0%
Total debt as a percentage of total assets will not exceed 15%	15%	6.5%	8.2%
Liquidity ratio of greater than 110% (LGFA ratio)	110%	164%	110%

	Annual Plan 2026-27
Operating Revenue	159,228
Net External debt	243,615
Net Debt as a percentage of revenue	153%

Maximum Debt per Policy

	Annual Plan 2026-27
Operating Revenue	159,228
Net External debt 250%	398,070
Less Headroom	(48,000)
Maximum Net Debt per Policy	350,070

The forecast Net Debt is 70% of the maximum Net Debt per the Council's Policy.

6.5. **Sustainability and Climate Change Impacts**

Sustainability and Climate Change Impacts have been considered within activity planning, which underpins Council's Long-Term Plan and this Annual Plan.

6.6. **Risk Management**

The key assumptions and risks determined within the 24-34 Long-Term Plan have been used as the underlying basis for preparation of the 26/27 Annual Plan.

6.7. **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy. Changes made as a result of submissions made through the consultation with the community and staff reports are not significant.

7.2. **Authorising Legislation**

Local Government Act 2002

7.3. **Consistency with Community Outcomes**

All Council community outcomes are relevant to the actions arising from recommendations in this report. Long-Term and Annual Plan's set out Council's direction to achieve community outcomes.

7.4. **Authorising Delegations**

The Council has authority to adopt the Annual Plan.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO:	RAT-01-01, GOV-01-11/260602127722
REPORT TO:	Council
DATE OF MEETING:	16th June 2026
AUTHOR(S):	Lee Palmer, Credit Controller
SUBJECT:	Rates Resolution 2026-2027
ENDORSED BY: (for Reports to Council, Committees or Boards)	General Manager / Chief Executive

1. SUMMARY

1.1. This report is to meet the requirements of Section 23 of the Local Government (Rating) Act 2002 which requires that rates must be set by a resolution of Council.

1.2. Section 24 of the Local Government (Rating) Act 2002 requires that the Council state the financial year to which the rates apply and the due dates for payment in its resolution setting the rates.

2. RECOMMENDATION

THAT the Council:

(a) **Receives** Report No. 260602127722

(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 Annual Plan 2026-2027 and Funding Impact Statement for the 2026/2027 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2026 and ending on 30 June 2027.

Rates are inclusive of the Goods and Services Tax (GST).

All section references are to the Local Government (Rating) Act 2002.

The boundaries of the rating areas for which targeted rates are set are available at waimakariri.govt.nz or at any Council Service Centre.

1. GENERAL RATE

A general rate set under Section 13 as an amount in the dollar on the rateable capital value on every rateable rating unit in the District as follows:

Amount in the dollar of rateable capital value	$0.000445

2 UNIFORM ANNUAL GENERAL CHARGE

A uniform annual general charge set under Section 15 as a fixed amount per rateable rating unit on every rateable rating unit in the District as follows:

Fixed amount per rateable rating unit	$135.00

3. EARTHQUAKE RECOVERY RATE

A targeted rate set under Sections 16-18 as a fixed amount on every rateable rating unit in the District as follows:

Fixed amount per rateable rating unit	$153.93

4. ROADING RATES

Targeted rates set under Section 16-18 comprising a fixed amount per rateable rating unit in the District; and an amount in the dollar on the rateable capital value on every rateable rating unit in the District as follows:.

Fixed amount per rateable rating unit	$142.80
Amount in the dollar of rateable capital value	$0.000582

5. 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 for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$1,206.91

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 for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$216.17

7. RIVERSIDE ROAD AND INGLIS ROAD SEALING EXTENSION LOAN RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in The Riverside Road and Inglis Road Sealing Extension rating area for which a lump sum contribution has not previously been paid, as follows:

Fixed amount per rateable rating unit	$132.65

8. COMMUNITY PARKS AND RESERVES, BUILDINGS AND GRANTS RATE

Targeted rate 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, on 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	$689.20
Fixed amount per rateable rating unit in the Town Commercial category	$689.20
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	$604.20
Fixed amount per rateable rating unit in the Rural Commercial category	$604.20

A full explanation of the differential categories is in the Funding Impact Statement contained in the Annual Plan 2026/2027 available at waimakariri.govt.nz or at any Council Service Centre.`

9. COMMUNITY LIBRARY AND MUSEUMS RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$235.67
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$235.67

10. COMMUNITY SWIMMING POOLS RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows

Fixed amount per rateable rating unit used for business purposes	$185.97
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$185.97

11. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$30.60

Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$30.60

12. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

A targeted rate set under Sections 16-18 on a differential basis according to the use to which the land is put as a fixed amount per rateable rating unit in the District that is used for business purposes; and a fixed amount per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes, as follows:

Fixed amount per rateable rating unit used for business purposes	$8.00
Fixed amount per separately used or inhabited part of a rateable rating unit used for residential purposes	$8.00

13. PEGASUS SERVICES RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit situated in the Pegasus Town rating area, as follows:

Fixed amount per rateable rating unit	$76.48

14. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of the rateable capital value on each rateable rating unit situated in the Large Lot Residential, Rural Lifestyle (including SPZ Kainga Nohoanga) and General Rural zones in the Waimakariri District Council Plan, operative at 1 July 2026, as follows:

Amount in the dollar of rateable capital value	$0.000007

15. COMMUNITY BOARD RATES

Targeted rates set under Sections 16-18 as a fixed amount per rateable rating unit and an amount in the dollar of rateable capital value, on each rating unit in each of the Community Board areas, as follows

Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	$20.41
Amount in the dollar of 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 Rangiora-Ashley Community Board area	$19.33
Amount in the dollar of 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 Woodend-Sefton Community Board area	$22.60
Amount in the dollar of rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	$0.000007
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	$28.52
Amount in the dollar of rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	$0.000005

16. PROMOTION AND ECONOMIC DEVELOPMENT RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit in the District that is used for business purposes as follows:

Amount in the dollar of rateable capital value	$0.00013

17. RANGIORA CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit situated in the Rangiora Central Business District rating area that is used for business purposes, as follows:

Amount in the dollar of rateable capital value	$0.0001249

18. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as an amount in the dollar of rateable capital value on each rateable rating unit in the Kaiapoi Central Business District rating area that is used for business purposes, as follows:

Amount in the dollar of rateable capital value	$0.0002413

19. 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, as follows:

Fixed amount per separately used or inhabited part of a rating unit	$125.00

20. OHOKA KERBSIDE 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 in the Ohoka Kerbside Recycling Area, as follows:

Fixed charge per separately used or inhabited part of a rating unit	$115.00

21. KERBSIDE RUBBISH COLLECTION RATE

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

Fixed amount per 80 litre rubbish wheelie bin	$124.60
Fixed amount per 140 litre rubbish wheelie bin	$165.90

22. KERBSIDE ORGANICS COLLECTION RATE

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

Fixed amount per 80 litre organics wheelie bin	$101.30
Fixed amount per 140 litre organics wheelie bin	$137.30
Fixed amount per 240 litre organics wheelie bin	$194.60

23. WATER RATES

Targeted rates for water supply set under Sections 16-19 as follows and in the table below:

- 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, or Oxford Township water supplies.

- A fixed amount (40% of the rate for an unrestricted connection) per unit of water supplied to each rating unit provided with a restricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-Tuahiwi-Pegasus or Oxford Township water supplies.

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

- A fixed amount per unit of water supplied to each rating unit connected to Oxford Rural No. 1, Oxford Rural No. 2 or Mandeville (including the Fernside extension) water supplies.

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

- A targeted rate for Water UV Treatment set as a fixed amount per rateable 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 each rating unit in the Tuahiwi residential area that is serviced by the Woodend-Tuahiwi-Pegasus Water Supply, for which 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.

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

- A targeted loan rate set as a fixed amount per unit of water supplied to each rating unit connected in the Fernside Water Loan area.

Cust Separately used or inhabited part of a rating unit	$2,140.40
Cust Restricted supply per unit of water	$856.16
Summerhill Fixed amount per unit of water	$163.20
Summerhill Fixed amount per rating unit	$1,347.70
Fernside Loan Rate Fixed amount per unit of water	$76.20
Rangiora Separately used or inhabited part of a rating unit	$495.40
Rangiora – restricted supply Fixed amount per unit of water	$198.16
Kaiapoi Separately used or inhabited part of a rating unit	$348.40
Kaiapoi – restricted supply Fixed amount per unit of water	$139.36
Waikuku Beach Separately used or inhabited part of a rating unit	$701.70
Waikuku Beach – restricted supply Fixed amount per unit of water	$280.68
Woodend-Tuahiwi-Pegasus Separately used or inhabited part of a rating unit	$500.00
Woodend-Tuahiwi– Pegasus restricted supply Fixed amount per unit of water	$200.00
Tuahiwi rural water loan rate Fixed amount per rating unit	$778.30
Tuahiwi residential area water connection loan rate Fixed amount per rating unit	$667.11
Tuahiwi residential area water pipeline loan rate Fixed amount per rating unit	$489.22
West Eyreton Fixed amount per unit of water	$136.90
West Eyreton Fixed amount per rating unit	$1,372.40
Oxford Township Separately used or inhabited part of a rating unit	$893.90
Oxford Township – restricted supply Fixed amount per unit of water	$357.56
Oxford Rural Water No 1 Fixed amount per unit of water	$675.00
Oxford Rural Water No 2 Fixed amount per unit of water	$561.20
Water UV Treatment rate Fixed amount per rating unit	$95.08
Mandeville Fixed amount per unit of water	$448.20
Ohoka Fixed amount per unit of water	$26.92
Ohoka Fixed amount per rating unit	$1,384.60
Poyntzs Road Fixed amount per unit of water	$99.00

Poyntzs Road Fixed amount per rating unit	$1,215.00
Garrymere Fixed amount per unit of water	$72.33
Garrymere Fixed amount per rating unit	$2,574.95

24. WAIMAKARIRI WATER RACE RATES

Targeted rates set under Sections 16-18 comprising:

- 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;
- a targeted rate per hectare of land area on each rateable rating unit where the Waimakariri water race system is available
- A fixed amount per rateable rating unit for small holdings where special arrangements have been made for a connection to a water race scheme

Fixed amount per rateable rating unit (properties over .4046 ha land area)	$163.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	$158.00
Amount per hectare of land per rateable rating unit	$10.25
Fixed amount per rateable rating unit for special piped connections	$163.00

25. SEWER RATES

A targeted rate set under Sections 16-18 as a fixed amount per water closet or urinal within a rating unit on each 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 that does not have a Trade Waste Agreement under the Wastewater Bylaw 2015.

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit serviced by the Eastern Districts sewer with a Trade Waste Agreement under the Wastewater Bylaw 2015.

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

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

Fixed amount per water closet or urinal for the Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea)	$728.40
Fixed amount per rateable rating unit in Eastern Districts – with a Trade Waste Agreement	$728.40
Fixed amount per rateable rating unit - Oxford Sewer rating area	$1,528.90

Fixed amount per rateable rating unit – Ohoka Utilities Sewer Connection Loan rating area	168.95
Fixed amount per rateable rating unit - Fernside Sewer Loan rating area	$950.74
Fixed amount per rateable rating unit – Loburn Lea Sewer Loan rating area	$1,010.49

26. URBAN STORMWATER DRAINAGE RATES

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

A targeted rate set under Sections 16-18 as an amount 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 rateable rating unit in Alexander Lane rating area that benefits directly from the private stormwater pump, (to be charged in addition to the Kaiapoi urban drainage rate).

Amount in the dollar of rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	$0.001653
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	$120.00
Amount in the dollar of rateable land value in the Kaiapoi urban drainage rating area Island Road rural extension	$0.000827
Amount in the dollar of rateable land value in Rangiora urban drainage rating area	$0.0008690
Amount in the dollar of rateable land value in Coastal Urban (Woodend, Waikuku and Pines Beach/Kairaki) drainage rating areas	$0.0009969
Amount in the dollar of rateable land value in the Oxford urban drainage rating area	$0.0009639
Amount in the dollar of rateable land value in the Pegasus urban drainage rating area	$0.0009513

27. RURAL LAND DRAINAGE RATES

Targeted rates for rural drainage set under Sections 16-18 on each rating unit situated within one of the following 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	Amount per hectare of land area
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 an amount in the dollar of the rateable land value
Loburn Lea	Amount in the dollar of rateable land value

Ohoka fixed amount per rateable rating unit	$85.00

Ohoka amount in the dollar of rateable land value	$0.0004717
Loburn Lea amount in the dollar of rateable land value	$0.0021951
Oxford fixed amount per rateable rating unit	$65.00
Oxford amount in the dollar of rateable land value	$0.0002570
Clarkville fixed amount per rateable rating unit	$288.00
Clarkville amount per hectare of land area	$79.14
Waimakariri Coastal Rural fixed amount per rateable rating unit	$74.00
Waimakariri Coastal Rural amount per hectare of land	$49.03
Waimakariri Central Rural fixed amount per rateable rating unit	$92.00
Waimakariri Central Rural amount in the dollar of rateable land value	$0.0003456
Cust amount per hectare of land area	$84.33

(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 the 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 2026	27 August 2026
2	20 November 2026	27 November 2026
3	20 February 2027	27 February 2027
4	20 May 2027	27 May 2027

(d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates (including previously applied penalties) from previous financial years, remaining unpaid at 2 July 2026 will be added on 3 July 2026 and a further penalty charge of 10% will be added on 6 January 2027 to rates for previous years still remaining unpaid as at 5 January 2027.

(e) **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.

3. BACKGROUND

3.1. The Council has been through the process of drafting, consulting and adopting the Annual Plan which includes its funding requirements for the 2026/2027 year. This resolution is required in terms of Sections 23 and 24 of the Local Government (Rating) Act 2002 and is the final step in setting the rates for the new financial year.

3.2. References to Rating Policy maps have been removed from the resolution as maps are now available directly from the Council website, or any Council Service Centre.

3.3 Ashley Rural water rates are collected on behalf of the Hurunui District Council. Rates are collected per unit of water and are set in accordance with the Hurunui District Council 2026-27 Annual plan.

4. ISSUES AND OPTIONS

4.1. Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

4.2. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. Groups and Organisations

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are not financial implications of the decisions sought by this report**.** This report reflects the funding decisions made in the Annual Plan 2026/2027 Council deliberations.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report. If the correct procedure is not followed, the Council may be challenged through the Courts as to the validity of its rates. A Legal review of the rates resolution was carried out in February 2026

6.4 Health and Safety

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

Authorising Legislation

Local Government (Rating) Act 2002, Relevant sections are referenced in the report.

Consistency with Community Outcomes

The Council's community outcomes are not relevant to the actions arising from recommendations in this report.

7.2. Authorising Delegations

Rates must be set by resolution of Council.