MINUTES OF THE MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA, COMMENCING AT 11.30AM ON TUESDAY, 16 JUNE 2026.

PRESENT:

Mayor D Gordon, Deputy Mayor P Redmond, Councillors T Bartle, B Cairns, W Doody, T Fulton, 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), S Hart (General Manager Strategy, Engagement and Economic Development), D Young (Senior Engineering Advisor), K Simpson (3 Waters Manager), C Roxburgh (Project Delivery Manager), C Fahey (Water and Wastewater Asset Manager), P Christensen (Finance Manager), M Harris (Customer Services Manager), A Gray (Communications and Engagement Manager), S Docherty (Strategy and Business Manager), J Eggleton (Project Planning and Quality Team Leader), L Palmer (Credit Controller- Costumer Service) and T Künkel (Governance Team Leader).

1. APOLOGIES

There were no apologies.

2. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

3. CONFIRMATION OF MINUTES

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

Moved: Councillor McLaren Seconded: Councillor Goldsworthy

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.

CARRIED

4. MATTERS ARISING FROM THE MINUTES

Nil.

5. WATER SERVICES REPORTS

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

G Cleary spoke to the report, noting that it outlined the Statement of Expectations for the Water Services Unit. He noted that the Council's Three Waters had been re-established as the Waimakariri Water Services Unit (WWSU), operating as a ringfenced business unit under the Water Services Delivery Plan. The purpose of the Statement of Expectations was to set out the Council's expectations for the WWSU, effectively providing written instructions regarding the functions the Council required it to undertake.

G Cleary emphasised that the expectations related primarily to meeting statutory obligations on behalf of the Council. While it was not mandatory for the Council to adopt such a Statement of Expectations, doing so was considered good practice unless a Council-controlled Organisation had been established. The set expectations would guide how the WWSU structured its operations, engaged contractors, and managed community engagement. G Cleary acknowledged that a substantial rewrite of the document would likely be required in approximately 12 months, once the WWSU had fully embedded its processes and once greater clarity had been obtained on several matters that remained to be defined, including aspects of reporting, testing requirements, and other operational expectations.

There were no questions from elected members.

Moved: Councillor T Fulton Seconded: Councillor J Goldsworthy

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.

CARRIED

Councillor Fulton supported the motion, noting the evolving nature of the process and expected further iterative development. The Statement of Expectations was particularly relevant to the development of the WWSU and the implementation of ringfencing requirements. He acknowledged that considerable care and consideration had been applied, based on the information currently available and the manner in which the new structure was being established.

Councillor Goldsworthy observed that much of the Statement of Expectations had been drawn from pre-established frameworks and that the final Statement of Expectations might differ from the initial Statement of Expectations Letter. However, the document provided a strong and appropriate starting point. Councillor Goldsworthy supported the motion and expressed appreciation for the work undertaken to date.

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

P Christensen spoke to the report, advising that the Commerce Commission had now been established as the economic regulator for water services. This regulatory framework applied only to water supply and wastewater services; stormwater was not included. In February 2026, the Commission published the Water Services Information Disclosure Determination 2026, which set out various specific disclosures that water service providers were required to make, including the following:

- A statement of the Council's Dividend Policy, or confirmation that no such policy existed. It was noted that the Council did not have a Dividend Policy, as it did not operate a Council-controlled Organisation in this area.

- Information regarding charges and the Infrastructure Funding and Financing Act 2020 levies. The document consolidated all charges associated with water supply and wastewater into a single location to improve public accessibility. The consolidated material included rates charges, fees and charges, and Development Contributions relating to water supply and wastewater.
- A policy on Funding Growth, which content had been drawn from existing Council policies and incorporated into the format required by the Water Services Information Disclosure Determination 2026. In effect, it brought together relevant content from the Revenue and Financing Policy and the Development Contributions Policy to form a clear statement on how growth-related costs for water supply and wastewater were funded.

Councillor Fulton referred to the Commerce Commission's role as the economic regulator for water supply and wastewater. He asked whether the Council's reporting and disclosure practices for stormwater and drainage to Council and Committees were expected to follow the same approach. P Christensen advised that the Water Services Information Disclosure Determination 2026 required significantly more information to be reported at a lower organisational level.

Councillor Fulton noted that a Drainage Advisory Group had questioned the reason for the interest-bearing costs being accrued. He sought clarity on whether the Council's accounting practices would change. C Genet explained that the requirements related to the Council's external reporting, including exempted regulatory reporting and annual reporting obligations. He confirmed that all existing information remained available and that, where a statutory requirement existed, the relevant information would continue to be reported through the appropriate channels, including training reports.

Responding to Councillor Cairn's question about the Government's initiative for an incentive for funding growth, P Christensen advised that preliminary work had been undertaken, including the calculation of alternative metrics. Based on current growth levels, the fund's movement could be in the vicinity of $2 million per annum. It was also noted that there were restrictions on the application of funds received under the scheme.

Councillor Cairns noted that, based on indicative modelling, approximately 750 new builds were being completed each year. Using an estimated average build cost of $450,000, it was noted that the GST collected by the Central Government on this level of activity would be in the vicinity of $44 million annually. In comparison, the Council's growth-related funding, used for infrastructure such as roads, was estimated at approximately $2 million per year. C Genet confirmed that these figures were consistent with the earlier analysis presented.

Moved: Councillor Ward Seconded: Councillor Bartle

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.

CARRIED

6. REPORTS

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

C Roxburgh spoke to the report, noting that approval was being sought for the updated 2026/27 Development Contribution Policy and Schedules. He provided a brief overview, noting that the policy had included several minor changes, which were consulted on through the 2026/27 Draft Annual Plan. For the most part, staff recommended that the policy be approved as consulted on, with only minor wording adjustments required to ensure consistency with zoning terminology and alignment with the Partially Operative District Plan.

C Roxburgh advised that draft Contribution Schedules were also released alongside the 2026/27 Draft Annual Plan. The only recommended amendments to the schedules were where budget changes had been endorsed through the staff submission process. Where higher project budgets had been recommended at the staff submission meeting, these adjustments had been carried through to the DC schedules. It was noted that this resulted in minor impacts on the health contributions, as outlined in the presentation.

C Roxburgh confirmed that the proposed changes to the contribution maps had been consulted on through the 2026/27 Draft Annual Plan. No further amendments were recommended, and the maps had now been formalised accordingly.

Councillor Mealings enquired if the information contained in the Roading Section of the Five-Year Report referred to the Development Contribution for the Tram Road / Two Chain Road intersection project. C Roxburgh confirmed that it related to the Tram Road /Number 10 Roads intersection project, which was being undertaken in the 2026/27 financial year.

Moved: Councillor Mealings Seconded: Councillor Bartle

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

DC/DCA Description	Adopted Annual Plan 2025-26	Draft Annual Plan 2026-27	Proposed Final 2026/27 Annual Plan
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.

CARRIED

Councillor Mealings noted that the proposed changes to the 2026/27 Development Contribution Policy and Schedules were minor and had been thoroughly worked through during the 2026/27 Draft Annual Plan process. She believed that the proposed amendments were sensible and appropriate, and she therefore supported the motion.

The member noted that there was little further to add, as the proposed changes were minor and had been thoroughly worked through during the Annual Plan process. It was commented that the amendments were sensible and appropriate. The member confirmed support for the recommendation.

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

C Genet spoke to the report, commenting that the Draft Annual Plan 2026-2027, Consultation Document and supporting information were adopted by the Council for public consultation in February 2026. The four key topics that the Council requested public feedback on were Changes to Local Government, Local Water Done Well, Capital Programme and the Rangiora Eastern Link. A total of 59 submissions were received, with 25 submitters requesting to be heard. Hearings were held in early May, followed by deliberations. Following receipt of submissions, the Council resolved to include several changes to the Annual Plan. The overall financial effect of the changes had increased the average district-wide rate for the 2026/27 financial year to 4.99%, 0.08% higher than consulted on in the draft 2026/27 Annual Plan and 0.04% higher than signalled in the Long-Term Plan. The 0.08% was a net increase and incorporates cost-saving initiatives identified following management team review and adoption by the Council at the deliberations meeting.

Mayor Gordon requested that the individual responses to submissions to the draft 2026/27 Annual Plan be completed and issued by the end of July 2026, and enquired whether staff capacity was sufficient to meet that timeframe. S Hart confirmed that adequate capacity was available and that the responses could be finalised and sent out within the specified period.

Moved: Councillor Ward Seconded: Councillor Mealings

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.

CARRIED

Councillor Ward supported the motion and expressed her appreciation to staff for their work in preparing the 2026/27 Annual Plan amid significant inflationary and cost pressures. She noted that staff had successfully contained expenditure while maintaining the Council's legal reserves. Councillor Ward commented that achieving a 4.99% rates increase was a strong outcome, observing that the Council remained one of the few local authorities with a comparatively low rates increase while still fully funding depreciation. She also acknowledged the additional financial pressures associated with establishing the Water Services Unit and congratulated staff on their efforts.

Councillor Mealings concurred with Councillor Ward's comments and also acknowledged the challenging financial environment in which the 2026/27 Annual Plan had been prepared. She noted that, despite significant inflationary pressures, the Council had achieved a pleasing result with a forecast rates increase of 4.99%. Councillor Mealings highlighted that, unlike some neighbouring councils, this figure included the full cost of water services within the rates provision.

Councillor Mealings also referred to the Council's Treasury Policy limits and commended staff for the strong financial position reflected in the metrics. She noted that gross interest on term debt was well within the policy limit of 15% of gross operating revenue, sitting at 7.6%. Net debt was 135% of operating revenue, significantly below the 250% limit and lower than the previously forecast 153%. Net cash flow from operating activities exceeded gross annual interest expense by 3.2 times, compared with the minimum requirement of two times. Net interest as a percentage of revenue from rates was 7.8%, well below the 25% maximum. Total debt as a percentage of total assets was 6.5%, below both the 15% limit and the earlier forecast of 8.2%. The liquidity ratio was 164%, exceeding the minimum requirement of 110%. Councillor Mealings commented that these were strong financial indicators and congratulated staff on their work. She therefore supported the motion.

Councillor Cairns noted his agreement with the comments made by previous speakers and expressed appreciation to those submitters who had taken the time to provide feedback during the 2026/27 Annual Plan process. He observed that hearing from the community was valuable, as it provided insight into residents' priorities and expectations regarding Council expenditure. Councillor Cairns acknowledged that some people viewed the submission process as time-consuming. However, he emphasised that it was not a waste of time and that the Council welcomed and benefited from hearing directly from submitters.

Deputy Mayor Redmond also supported the comments made by previous speakers and considered the 2026/27 Annual Plan to be a responsible and balanced document. He noted that the Council continued to face the ongoing challenge of balancing affordability concerns with the need to maintain levels of service. Deputy Mayor Redmond observed that the 4.99% rates increase included the full cost of water services, which accounted for approximately half of the increase. Even at that level, there was no reduction in projected surpluses. He remarked that, had rate-capping legislation been in force, the Council would have complied with the requirements. While not expressing support for rate-capping as a policy, he commented that this demonstrated the Council's ability to operate within such constraints, if required.

Deputy Mayor Redmond recognised the wider economic pressures affecting households, including the impact of international conflicts on the cost of living. He noted that, despite these challenges, the Council had achieved a sound outcome and had acted responsibly. Deputy Mayor Redmond also thanked submitters for their contributions, noting that fewer submissions had been received than in previous years, and expressed appreciation to staff for responding to the expectations set by elected members and for delivering a well-considered plan.

Mayor Gordon supported the adoption of the 2026/27 Annual Plan and acknowledged the significant amount of work undertaken over many months. He expressed appreciation to the Chief Executive and staff for understanding the Council's expectations and for presenting a budget that maintained service levels while keeping the rates increase below 5% in a challenging economic environment. Mayor Gordon also echoed earlier comments about the value of hearing from submitters, stating that they had always supported the submission process as it allowed the Council to represent its community by hearing directly from residents about what matters to them. The community had become accustomed to this level of transparency and participation, and he expressed strong support for continuing the practice.

Mayor Gordon noted that the Council's Capital Works Programme had been adjusted to ensure alignment with governance expectations and deliverability, acknowledging that not all projects could be undertaken at once. He considered that the revised programme appropriately reflected what could realistically be achieved. Mayor Gordon also supported the inclusion of funding to reseal the Kaiapoi Rugby Club carpark, noting the high level of community use and the asset's deteriorating condition. He expressed appreciation to colleagues for supporting this initiative, which had emerged through the submission process. Mayor Gordon acknowledged that such decisions could be challenging in the current climate but emphasised the importance of maintaining well-used community assets to avoid falling behind on essential renewals. He concluded by thanking staff across the Council for their work in achieving the outcomes reflected in the 2026/27 Annual Plan, and acknowledged the constructive engagement of elected members throughout the process.

Councillor Fulton noted that it would be informative to present the Council's overall performance and financial management to Central Government, highlighting the number of areas in which the Council was meeting or exceeding expectations for efficiency, sustainable rating levels, delivery of core services, Resource Management Act 1991 responsibilities, and responses to Central Government consultations. Councillor Fulton considered this a testament to the Chief Executive and staff, noting that the Council continued to perform strongly despite the volume of reforms and requirements placed upon local government.

However, Councillor Fulton encouraged careful use of language when communicating rates information to the public, noting that the term "district-wide average rates increase" should be used consistently. He observed that individual ratepayers often compared the average increase, which could vary due to localised rating factors. Clear communication was therefore important to avoid misunderstanding.

In her right of reply, Councillor Ward expressed her appreciation to be part of such a well-performing Council.

6.3 **<u>Rates Resolution 2026/27</u>** – L Palmer (Credit Controller)

L Palmer spoke to the report, advising that to meet the requirements of Section 23 of the Local Government (Rating) Act 2002, the Council was required to set rates by a resolution of Council. Section 24 of the Act required that the Council include, in its resolution setting the rates, the financial year to which the rates would apply and the due dates for payment.

There were no questions from elected members.

Moved: Councillor Doody Seconded: Councillor Cairns

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 at a fixed amount per rating unit connected to the Woodend-Tuahiwi-Pegasus Water Supply, with a reduced amount payable for rating units 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 the 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 the 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 year's 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.

CARRIED

Councillors Doody and Cairns congratulated staff on the quality of the report, expressed appreciation for the work undertaken and thanked staff for their efforts.

7. SUPPLEMENTARY REPORT

7.1 Gravel Haulage Reference Group – Resident Membership and Proposed Process – R Kerr (Rangiora Eastern Link Programme Manager)

D Young spoke to the report, noting that the Council was requested to appoint the residents' representative members to the Gravel Haulage Reference Group and confirm the proposed facilitation process for the group. He advised that, to avoid confusion, no meeting arrangements had been progressed until the Council had finalised its decision. D Young noted that, when the matter was first raised, a suggestion of six members had been put forward, which was considered a reasonable balance. However, he acknowledged differing views on the appropriate size of the group and the degree of oversight required.

The Council adjourned for a workshop from 12.36pm to 12.48pm to discuss the appointment of the residents' representative to the Gravel Haulage Reference Group.

Councillor Mealings asked which roads the residents who had been issued invitations to join the Gravel Haulage Reference Group lived on. D Young clarified that the invitations were issued to residents in the wider southern corner of the affected area. This did not include residents on South Eyre or Tram Roads. Invitations were, however, sent to residents on all of the quieter adjoining roads, including Haywards Road, Neaves Road, and other nearby local roads within the identified area.

Moved: Mayor Gordon Seconded: Councillor Bartle

That the Council:

(a) **Receives** Report No. 260610134148.

(b) **Notes** that Council approved the formation of the Gravel Haulage Reference Group and adopted the Terms of Reference on 5 May 2026.

(c) **Notes** that Mayor Dan Gordon wrote to the residents of Baynons, Heywards, Taylors, Watts and Greigs Roads to invite expressions of interest on 21 May 2026 and that ten expressions of interest have been received following that invitation.

(d) **Appoints** seven from the following applicants to the Gravel Haulage Reference Group: Al Blackie, Chris Watts, James Polden, Lisa Taggart, and Kevin Belcher, as well as two residents from Banyons Road (Sue McLaughlin, Leonie Ward, Juliet Edwards and Sarah Manning).

(e) **Endorses** the proposed facilitated workshop process set out in this report, subject to any practical scheduling changes required to align member availability and Council reporting timeframes.

(f) **Notes** that the Reference Group is intended to provide a report to Council by September 2026, including route options considered, advantages and disadvantages, rough order costs, possible funding mechanisms, areas of agreement and disagreement, remaining risks and a suggested way forward.

CARRIED

Mayor Gordon observed that the matter had required significant discussion over an extended period and expressed appreciation for the considerable effort invested in addressing the current haulage issues. He noted the work undertaken by staff to negotiate voluntary mitigation measures with Downer New Zealand and other contractors, and commended staff for the quality of the outcomes achieved. Mayor Gordon thanked D Young for accompanying him, the Chair of Environment Canterbury (ECan) and the Deputy Mayor on a recent site visit to assess the surrounding area. He observed that while alternative routes existed, each presented its own challenges. The formation of a Gravel Haulage Reference Group was considered the correct next step, given the substantial volume of aggregate expected to be transported from the area over the coming period. The member noted that identifying a more permanent solution would be important, though not without difficulty.

Mayor Godon clarified that, through discussions with ECan, it had become clear that the northern side of the area would require further assessment. He addressed public commentary regarding the so-called “haul road,” noting that while parts of the track appeared recently formed and heavily used, it was not part of the designated route. The site visit had highlighted the number of users already on the track and the significant constraints at the Waimakariri River end, particularly where access would need to connect to Old Main North Road. Mayor Godon also noted that other potential diversion routes would require substantial work and may not be viable without considerable cost.

Mayor Godon expressed appreciation for the concerns raised by residents on Banyons Road and reaffirmed their personal commitment to ensuring the Gravel Haulage Reference Group process was effective. He hoped that the Reference Group would identify viable, workable options, using a structured process that would lead to recommendations being brought back to Council by September 2026.

Councillor Bartle concurred with Mayor Gordon's comments, noting that the situation had been difficult for the residents in this area for a long time. He emphasised the importance of keeping as many people informed and engaged as possible throughout the process. While acknowledging that the issue was not the fault of any individual, Councillor Bartle stated that a solution was required and that the challenge ahead should not be underestimated.

Councillor Mealings noted that, regardless of who was ultimately appointed to the Gravel Haulage Reference Group, the group would effectively operate as a form of citizens’ assembly. She observed that the purpose of the Reference Group was for affected parties to work through the issues, costs, and implications associated with the various route options. Each option would entail its own trade-offs, and the process would provide an opportunity for all participants to gain a deeper understanding of the complexities. Councillor Mealings conceded that there would be challenging conversations ahead but expressed confidence that the process would lead to a better shared understanding and, ultimately, more informed decision-making. She confirmed her support for the motion.

Deputy Mayor Redmond also confirmed his support for the motion. He noted that his initial preference had been for a Reference Group of ten, and he still held some sympathy for that suggestion. However, Deputy Mayor Redmond considered that increasing the number to seven was a reasonable compromise. He noted that he did not wish to see any residents who volunteered excluded from participation, acknowledging that the Banyons Road residents had organised themselves well and had been strong advocates for their community, regardless of whether others agreed with all of their views.

Councillor Fulton indicated support for the proposal to establish a seven-member Gravel Haulage Reference Group, noting that this number struck an appropriate balance given concerns about a larger membership. He commented that increasing the size too far could dilute the democratic voice, and that seven appeared to be a reasonable point to settle on.

Councillor Fulton expressed hope that the Reference Group would also provide an opportunity for participants to gain a broader understanding of the Waimakariri District's future aggregate-haulage requirements. This included understanding projected tonnages, preferred routes, and the nature of the interactions required with the Council. He further noted that the Reference Group's purpose extended beyond addressing the immediate issues on certain roads; it also had value in helping the Council and community understand the longer-term implications and pressures associated with gravel extraction and transport.

In his right of reply, Mayor Gordon agreed that the residents had organised themselves well and had clearly articulated their views. He noted that the dialogue with residents had been constructive and that the concerns raised were legitimate. He also emphasised that the purpose of the Reference Group was to explore whether alternative routes existed, what those alternatives might look like, and the implications of each option. Mayor Gordon also highlighted the need for the Reference Group to include a representative spread of residents from across the affected area. Decisions made through this process could have consequences for multiple parts of the district, and it was therefore important that the group reflected the wider community rather than focusing solely on Banyons Road. However, that area remained a key consideration.

8. QUESTIONS (UNDER STANDING ORDERS)

Nil.

9. URGENT GENERAL BUSINESS (UNDER STANDING ORDERS)

Nil.

10. 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 was moved:

Moved: Councillor Mealings Seconded: Deputy Mayor Redmond

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

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

The general subject of each matter to be considered while the public was 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 were 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

The public excluded portion occurred from 12:30pm to 12.35pm.

__OPEN MEETING__

11. **__NEXT MEETING__**

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

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 12.35 PM.

CONFIRMED

Chairperson
Mayor Dan Gordon

7 July 2026

Date