

WAIMAKARIRI DISTRICT COUNCIL

MINUTES OF A MEETING OF THE UTILITIES AND ROADING COMMITTEE HELD IN THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA, ON TUESDAY, 14 JULY 2026 AT 9 AM.

PRESENT:

Deputy Mayor P Redmond (Chairperson), Councillors T Bartle, T Fulton, and J Ward.

IN ATTENDANCE:

Mayor Gordon (arrives 9.16 am), Councillors B Cairns, B McLaren and S Powell (via audio/visual link)

J Millward (Chief Executive), C Roxburgh (Project Delivery Manager) K Simpson (3 Waters Manager), J McBride (Roading and Transport Manager), K Waghorn (Solid Waste Asset Manager), R Kerr (Rangiora Eastern Link Programme Manager), J Recker (Stormwater and Waterways Manager), M Bacon (Development Planning Manager), S Allen (Water Environment Advisor), J Eggleton (Project Planning and Quality Team Leader), R Hunt (Senior Project Manager), H Downie (Strategy and Centres Team Leader) and T De Rooy (Governance Support Officer)

1 APOLOGIES

Moved: Deputy Mayor Redmond

Seconded: Councillor Bartle

THAT the Utilities and Roading Committee:

- (a) **Received** and **sustained** an apology for leave of absence from Councillor N Mealings.

CARRIED

2 CONFLICTS OF INTEREST

There were no conflicts of interest declared.

3 TABLING OF SUPPLEMENTARY REPORT

Deputy Mayor Redmond indicated that an additional report had been submitted via a supplementary agenda, which needed to be formally received.

Moved: Deputy Mayor Redmond

Seconded: Councillor Ward

That the **Utilities and Roading Committee:**

- (a) **Resolves** to receive the supplementary report, "*Proposed Roading Capital Works Programme for 2026/27 and Indicative Three-year Programme*".

CARRIED

4 CONFIRMATION OF MINUTES

4.1 Minutes of the meeting of the Utilities and Roading Committee held on Tuesday, 9 June 2026

Moved: Councillor Fulton

Seconded: Councillor Bartle

THAT the Utilities and Roading Committee:

- (a) **Confirms** the circulated Minutes of the meeting of the Utilities and Roading Committee held on 9 June 2026 as a true and accurate record.

CARRIED

4.2 **Matters Arising (From Minutes)**

There were no matters arising from the minutes.

4.3 **Notes of the Workshop of the Utilities and Roothing Committee held on Tuesday, 9 June 2026**

Moved: Councillor Ward

Seconded: Councillor Bartle

THAT the Utilities and Roothing Committee:

- (a) **Receives** the notes of the Workshop of the Utilities and Roothing Committee held on 9 June 2026.

CARRIED

5 **DEPUTATION/PRESENTATIONS**

Nil.

6 **REPORTS**

6.1 **Draft Waste Management and Minimisation Plan – Approval for Consultation – K Waghorn (Solid Waste Asset Manager)**

K Waghorn spoke to the report, noting that approval was being sought to consult with the community on the Draft Waste Management and Minimisation Plan (WMMP). She highlighted the following:

- Several workshops had been held with the Committee, and certainty had been reached regarding the overall direction of the WMMP. The action plans had been finalised, and it was confirmed that only minor changes had been made to the document.
- The proposed extension of collection services into new areas, including Mandeville, Ashley, Loburn, Fernside, and potentially Clarkville, was outlined.
- Consideration had been given to changing the current collection model from “opt-in” to “opt-out”, as detailed in the report, and to moving away from the use of rubbish bags for kerbside collection services.
- Discussion had taken place regarding the futureproofing of solid waste facilities, including options to expand the Resource Recovery Park or investigate alternative locations for future facilities. These discussions were currently high-level and were intended to seek Council feedback. The feedback would inform decisions on what proposals would be included in the draft 2027/37 Long Term Plan, with any preferred option subsequently subject to community consultation and consideration of associated costs.
- It was proposed that a Hearing Panel be established, comprising Councillor Mealings (Chair) and two other Councillors, with delegated authority to approve the final WMMP and the associated Communications Plan, which was currently in draft form.

Deputy Mayor Redmond queried whether the proposed new Waste Minimisation legislation referred to in the report, which had been anticipated in 2025 but had not yet been enacted, would have any impact on the WMMP. K Waghorn advised that no significant impact on the WMMP was expected. She noted that the proposed legislative changes were primarily focused on updating the Waste Minimisation Act and increasing emphasis on priority products and product stewardship schemes. The changes did not propose changing the requirement for councils to receive 50% levy funding and therefore were not expected to have a substantial effect on the Council's approach. K Waghorn

further noted that the Litter Act, 1979 was being incorporated into the Waste Minimisation Act, and that Council had participated in the consultation process.

Deputy Mayor Redmond asked whether the proposed changes to the Waste Minimisation Act, 2008 might affect the content required to be included in the WMMP. K Waghorn observed that there had been no indication that the legislative changes would affect the Plan's required content. She noted that the proposed amendments were focused more on broadening the scope of activities that could be funded through waste minimisation funding. K Waghorn further advised that any changes to Council's funding priorities would be a matter for the Council to determine. Should legislative changes or other circumstances warrant it, the Council would undertake a review and amend relevant provisions of the WMMP during the implementation period, as had been done previously.

Deputy Mayor Redmond sought clarification on whether the proposal was to discontinue the use of rubbish bags. K Waghorn confirmed that the proposal was to move away from the use of rubbish bags for kerbside collection services. Council did not currently provide bag collections in rural collection areas, like Mandeville, due to the higher-speed road environment and the health and safety risks associated with contractors having to exit their vehicles to collect bags. She noted that many residents in rural areas currently took their Council-branded rubbish bags to transfer stations at no charge. She noted that many residents in rural areas currently took their Council-branded rubbish bags to transfer stations at no charge and advised that, for areas not serviced by kerbside collection, the Council could choose to continue providing branded rubbish bags. However, K Waghorn noted that with fewer bags being purchased, the unit cost of supplying the bags would likely increase due to the loss of economies of scale. As a result, alternative options, such as using standard supermarket rubbish bags, could potentially become more cost-effective.

Councillor Fulton asked whether the proposals had any rating implications. He also enquired whether expanding the kerbside collection area would improve the efficiency of the collection system. K Waghorn advised that residents within the collection area would continue to be charged a targeted rate for the level of service they received. She noted that discussions had been held with collection contractors and that areas reasonably close to existing collection areas, such as Fernside and Mandeville, could be serviced efficiently. Fernside was already on the route to Oxford, while Mandeville was located within an existing operational area. As a result, these areas could be charged a rate similar to that applied elsewhere in the collection network. Extending services to Clarkville was less certain and could result in a greater increase in costs for all users. However, based on experience to date, the expansion of collection services across the district had not resulted in significant increases in collection costs, and no substantial change in costs was anticipated.

K Waghorn further noted that the proposed changes for Mandeville would likely improve operational efficiency compared with the current arrangement, particularly by reducing the need to service properties around the periphery of the area while excluding those in the centre. The proposed service extensions would not require an additional collection vehicle, as the contractor had sufficient capacity within the existing fleet to accommodate the increased service area. She advised that the current collection contract had approximately two years remaining. More significant changes to the collection system would most likely be considered as part of a future contract arrangement rather than being implemented in the immediate term. In particular, decisions regarding the future use of rubbish bags, including whether to retain or discontinue them, would likely need to be made when the collection contract was reviewed or renewed. Until that time, bag collections could continue under the existing contractual arrangements.

Councillor Cairns questioned whether the review would consider waste minimisation measures for large events, particularly weekend events attracting between 10,000 and 15,000 attendees. He further queried whether the review would examine opportunities to improve waste management practices and reduce waste volumes, rather than relying on large numbers of rubbish bags. K Waghorn confirmed that event waste management formed part of the WMMP. She advised that the Council was seeking to address waste management practices at large events, particularly those held on Council-owned properties, and was working to identify opportunities to reduce waste generation and improve waste minimisation outcomes in those settings.

Councillor Bartle sought clarification on how other councils approached “opt-in” and “opt-out” Waste Collection Systems, noting that Selwyn District Council had recently made changes in this area. He also queried how proposed service expansions into rural areas would work in practice, particularly for properties located down private lanes or rights-of-way where residents may need to transport recycling bins significant distances, such as 300 metres, to a collection point. Councillor Bartle also questioned how such arrangements would be managed across the Waimakariri District. K Waghorn explained that most councils operated mandatory kerbside collection services and that she was not aware of many councils that use an “opt-in” or “opt-out” system. She noted that some councils offered options regarding bin sizes, such as Timaru District Council. Still, generally residents were provided with a standard set of collection services and bins, with limited choice. In relation to rural properties and recycling collections, K Waghorn advised that the arrangements were similar to those currently in place in areas such as Mandeville. Collection points were established at the roadside, typically at the first property within the collection area, and residents located further down private lanes or shared accessways were able to participate in the service by bringing their bins to the designated collection point.

Mayor Gordon arrived at 9.16 am.

Mayor Gordon asked whether the option of larger waste bins formed part of the WMMP. He also asked whether the Hearing Panel would consider submissions relating to larger bin sizes. In addition, he requested that a copy of the Communications Plan be provided to all elected members when it was released. K Waghorn advised that an indicative price for a 240-litre bin had not been included at this stage. She noted that larger bin size options formed part of the Communications Plan, although he was uncertain whether they were specifically identified within the Action Plan. K Waghorn advised that feedback on this matter had been received during the development of the WMMP and that responses had been incorporated where appropriate. K Waghorn confirmed that information regarding larger bin size options would be included in the Communications Plan and that, should submissions on the matter be received, they would be considered by the Hearing Panel. She further advised that the Hearing Panel would first consider the Communications Plan before being released for public consultation. It was also noted that the Communications Plan would be provided to all elected members.

Mayor Gordon referred to the information in the report regarding the 240-litre rubbish bin option. He questioned whether the estimated figure shown represented the anticipated increase in cost for residents choosing that option. It was confirmed that this was the estimated increase associated with a 240-litre bin. Mayor Gordon further asked whether the current Waste Collection System and collection vehicles were capable of accommodating different bin sizes, and whether residents choosing a larger bin would have any operational impact on the collection system. K Waghorn explained that the collection vehicles had the capacity to service the different bin sizes. She advised that discussions had been held with the contractor regarding the cost implications of larger bins and that the estimates reflected the higher collection and disposal costs associated with increased capacity. K Waghorn confirmed that a slightly higher cost would apply for larger

bins, and this would be reflected in the targeted rate charged to the user. She further noted that if larger bins resulted in increased volumes of rubbish being presented for collection, or if residents shifted from using private waste services to Council-provided services, there could be occasions where collection vehicles were required to make additional trips to the transfer station.

Moved: Councillor Bartle

Seconded: Councillor Fulton

THAT the Utilities and Roading Committee:

- (a) **Receives** Report No. 260513115409.
- (b) **Initiates** the Special Consultative Procedure to review Council's Waste Management and Minimisation Plan.
- (c) **Approves** the attached proposed draft Waste Management and Minimisation Plan (Trim 260515117262[v2]) and its companion document, the Waste Assessment (Trim 240207016720), for release for public consultation in accordance with the requirements of the Special Consultative Procedure outlined in the Local Government Act 2002.
- (d) **Appoints** three elected members to the Waste Plan Hearing Panel, as follows:
 - i. Councillor Mealings as Hearing Panel Chair
 - ii. Councillor Bartle
 - iii. Councillor Fulton
- (e) **Delegates** authority to the Hearing Panel to approve the final draft Waste Management and Minimisation Plan's Communications Plan and Feedback Form.
- (f) **Notes** that the Hearing Panel may consider the scale of proposed changes to the serviced collection areas as part of the process to finalise the Communications Plan.
- (g) **Notes** the proposed period of consultation will be from Wednesday 22 July to Sunday 23 August 2026.
- (h) **Notes** the expected hearing and deliberations timeframe will be 14 to 18 September 2026.
- (i) **Notes** that any significant proposed changes will be included in the Long Term Plan consultation process.
- (j) **Circulates the report** to the Community Boards for their information.

CARRIED

Councillor Bartle supported the motion, commenting that the report was very detailed and noted that it would be interesting to see what feedback was received through the public consultation process and the community's response to the proposed changes.

Councillor Fulton also expressed support for the motion and advised that he was looking forward to being involved in the next stages. He noted that there were likely to be several important considerations arising through the consultation and decision-making process.

Deputy Mayor Redmond believed the report was well prepared and acknowledged the significant amount of work that had gone into its development. He noted that it remained unclear whether the proposed changes to the Waste Minimisation Act, 2002 would have any impact on the WMMP and that the Council would need to monitor developments as the legislation progressed. Deputy Mayor Redmond also referred to Councillor Fulton's comments regarding the potential impact on rates. He observed that moving from rubbish bags to bins would generally result in higher costs for the collection service, although he noted that the estimated increase outlined in the report was lower than he had anticipated.

Deputy Mayor Redmond acknowledged that the proposed changes were not predetermined and that the purpose of the consultation process was to seek community feedback on the options being considered. He noted that the consultation would represent a significant piece of work and that it would be important to communicate the information clearly and simply so that the community could fully understand the proposals and their implications.

6.2 **Approval of Quarterly Monitoring Report for April to June 2026** – Gerard Cleary (General Manager Utilities and Roading), Kalley Simpson (3 Waters Manager) and Jane Eggleton (Project Planning and Quality Team Leader)

J Eggleton spoke to the report and provided an overview of the Quarterly Monitoring Report for April to June 2026. She advised that the report was required to monitor progress against the implementation of the Waimakariri District Council Water Services Delivery Plan (WSDP) and was due to be submitted to the Department of Internal Affairs (DIA) by 31 July 2026. J Eggleton reported that all key activities identified within the WSDP were either on track or had been completed, except for the internal Business Plan, which had originally been scheduled for completion by 30 June 2026. The Business Plan referred to in the WSDP was an internal operational document intended to establish the Water Services Unit's vision, mission, goals, short-term strategic direction, and the monitoring and auditing processes to be applied by the team. J Eggleton noted that the document would be developed in parallel with the Water Services Strategy. However, the Water Services Unit had committed to finalising the document by 30 November 2026.

Deputy Mayor Redmond queried whether the internal Business Plan formed part of the statutory reporting requirements. J Eggleton confirmed that it did not. She explained that the Business Plan was an action identified within the WSDP rather than a legislative reporting requirement. She noted that the Water Services Transition Programme was required to be completed by the end of July 2027, with tight implementation timeframes in place to deliver the programme's various components. J Eggleton further advised that the completion of other compliance obligations had taken priority, particularly documents required under the Commerce Act 1986 information disclosure framework, which were due by the end of the 2025/26 financial year on 30 June 2026. As a result, resources had been directed towards meeting those statutory commitments, and the completion of the internal Business Plan had been deferred accordingly.

Deputy Mayor Redmond sought clarification on whether, for this matter, the Council was reporting to the DIA rather than the Water Services Regulator. J Eggleton confirmed that Council dealt with a number of different regulatory agencies depending on the statutory requirements and the nature of the reporting obligation. In this instance, the reporting requirement related to the DIA; hence, the Quarterly Monitoring Report would be submitted to the DIA accordingly.

Moved: Councillor Fulton

Seconded: Deputy Mayor Redmond

THAT the Utilities and Roading Committee:

- (a) **Receives** Report No. 260623148873.
- (b) **Approves** the attached quarterly monitoring report – water services delivery plan for submission to the Department of Internal Affairs.
- (c) **Notes** that a quarterly monitoring report will be provided for review each quarter prior to submitting to the Department of Internal Affairs.

- (d) **Notes** that all activities identified are either complete or on track, except the Water Services Business Plan, which was due to be complete by 30th June 2026 but is now due for completion by 30th November 2026.

CARRIED

Councillor Fulton supported the motion, observing that the Council had successfully implemented a completely new system and organisational structure for Water Services and expressed his satisfaction with the report.

Deputy Mayor Redmond also supported the motion, noting that the Water Services reform process had been a lengthy journey and that the report represented another step forward in that process. He concluded by observing that the programme appeared to be progressing in the right direction and that good progress continued to be made.

6.3 **Rangiora Stormwater Management Plan Capital Works Programme Delivery Strategy** – Rob Kerr (Rangiora Eastern Link Programme Manager), Reuben Hunt (Senior Project Manager) and Jason Recker (Stormwater and Waterways Manager)

J Recker spoke to the report and provided an overview of the proposed approach for developing and prioritising an indicative Capital Works Programme to inform the detailed design and construction of future stormwater quality improvement projects. He elaborated on the following key points:

- The Rangiora Stormwater Management Plan (SMP) had been adopted by the Council earlier in the year. The SMP was developed to meet the requirements of the Rangiora Stormwater Network Discharge Consent and provided a long-term roadmap for improving stormwater quality and stormwater discharges, intending to achieve the required environmental outcomes by 2040.
- The adopted SMP identified an indicative programme of Water Quality Improvement Projects within Rangiora's high-risk catchments. Further detail on the proposed projects was outlined in the report.
- The Council's current Long Term Plan included funding of \$9.8 million over ten years to deliver the identified stormwater quality improvement projects.
- For the 2026/27 financial year, it was proposed to undertake stormwater quality monitoring, feasibility studies, and options assessments to further define the needs, scope, and priority of each project. The outcomes of this investigative work would be used to validate the assumptions contained within the SMP, assess potential delivery options, and develop a capital works programme. Recommendations regarding project sequencing and budget requirements would be reported back to the Council during the 2027/28 financial year.
- There may be an opportunity to establish a combined stormwater management area that could service future development, the proposed Rangiora Eastern Link, and the existing Rangiora Industrial Development Area, subject to the outcomes of further investigations and future Council decisions.

Councillor Fulton queried how the proposed Strategy and Capital Works Programme would align with future developments, including the Rangiora Eastern Link and the proposed Spark/Rosburn Industrial Development. J Recker advised that the proposed industrial area represented the only new industrial development catchment that did not currently have downstream stormwater quality treatment. He noted that there appeared to be an opportunity to develop a combined stormwater treatment solution, potentially through a wet pond or similar treatment system, in the area south of Boys Road, Rangiora. This could potentially service the Rangiora Eastern Link, the proposed industrial development, and existing catchment needs. J Recker acknowledged that the concept appeared to present a good opportunity to achieve Integrated Stormwater Management outcomes. However, he advised that further stormwater investigations and technical assessment were required to confirm whether a combined treatment approach was the most appropriate and effective solution before any decisions were made.

Responding to a question from Councillor Fulton, J Recker advised that the feasibility stage would involve a more detailed assessment of the individual catchments and the projects identified within the Stormwater Management Plan. He noted that the investigations may determine that several smaller projects would be more effective than a single larger project, except for the Newnham Street Industrial Area catchment, where a larger-scale solution may still be appropriate. J Recker further advised that the investigations would refine the scope, location, and preferred delivery approach for the projects and would involve ongoing discussions with relevant stakeholders. He noted that further work remained to be undertaken before recommendations could be made. That engagement with affected parties would form part of the process as options were developed and assessed.

Councillor Ward observed that the Spark Development had already commenced earthworks and queried how this aligned with the proposed Rangiora Eastern Link and the Council's current feasibility work. She questioned how the Council could effectively coordinate with the developer when development activities had already commenced while the Council remained at the feasibility stage of planning. J Recker confirmed that the developer had obtained the necessary earthworks consent for the area north of Boys Road, Rangiora and that the Council was already working with the developer in relation to both the Rangiora Eastern Link Project and broader Council planning processes. J Recker explained that a potential Private Development Agreement would be brought to the Council for consideration in due course and that negotiations would include matters relating to cost sharing associated with the Rangiora Eastern Link. J Recker noted that while these discussions were separate from the SMP investigations, they were related to the development area north of Boys Road. He further noted that the timing of future development would depend on the rate at which sections were sold and developed, and it was possible that full development of those areas could still be eight to ten years away.

Councillor Fulton referred to the 'Work Packages' contained in the report and queried whether the proposed investigations and assessments, with an indicative budget of up to \$250,000, could duplicate work already being undertaken elsewhere within the Council, particularly through the Rangiora Eastern Link project. R Kerr acknowledged the need to achieve efficiencies where possible. He advised that there were three separate funding sources involved in the various projects: the Rangiora Stormwater Programme, the Rangiora Eastern Link project, and the Rossburn Development. He explained that each project had distinct funding arrangements, objectives, and reporting requirements, which needed to be managed accordingly. R Kerr advised that the Council would continue to coordinate the projects and assess opportunities to align investigations and works where appropriate. He further noted that the Rossburn development formed an integral part of ongoing discussions through the proposed Private Development Agreement, and that the Council would continue to navigate the interfaces between the various projects to ensure an efficient and coordinated approach.

Moved: Councillor Ward

Seconded: Councillor Fulton

THAT the Utilities and Roading Committee:

- (a) **Receives** Report No. 260611139821.
- (b) **Notes** the proposed programme of work set out in Table 3 of this report to develop a capital works programme delivery plan, at an estimated total cost of \$250,000, to be funded from Network Discharge Consent Implementation Works (PJ 102694.000.5123), which has a budget of \$250,000 allocated in 2026/27.
- (c) **Notes** that the main activities comprise stormwater quality monitoring, contaminant load model validation, and feasibility and options studies for the priority catchments and facilities identified in the SMP.

- (d) **Notes** that the Rangiora Stormwater Management Plan 2025-40 is the implementation document required under the Rangiora Stormwater Network Discharge Consent CRC262840, and that it identifies a programme of capital and operational works required to progressively improve stormwater discharges from the Rangiora reticulated network.
- (e) **Notes** that the Stormwater Management Plan indicative capital works programme has been developed from monitoring, modelling, risk assessment and catchment-scale prioritisation, but that the assumptions, contaminant load modelling and project scopes now need to be validated through catchment-specific feasibility and options studies and a further report will be brought to Council in 2027/28 for consideration with the outcome from these studies.
- (f) **Notes** that an option is proposed to be included in the Private Development Agreement for a combined stormwater management area to serve the South East Rangiora Development Area B ODP south of Boys Road, Rangiora Eastern Link and the Newnham Street Industrial Area catchment, but that any Council commitment to this option would be subject to a later decision following feasibility assessment.

CARRIED

Councillor Ward thanked staff for their work on the project and noted the importance of resolving stormwater considerations for the Rangiora Eastern Link project. She supported the motion.

Councillor Fulton also supported the motion and was pleased to see that opportunities for efficiency and integration across related projects were being considered. He noted the importance of progressing the strategy and future capital works to support the ongoing growth of Rangiora, whether through industrial or residential development. Councillor Fulton also highlighted the references within the report to the development of new and enhanced wetlands. He commented that the programme presented a rare opportunity to implement a strategy that incorporated wetland restoration and conservation at a significant scale and stated that he looked forward to seeing the recommendations arising from the investigations.

Deputy Mayor Redmond commented that it was positive to see the indicative Capital Works Programme identified within the SMP, noting that the cost estimates provided were indicative at this stage. He described the report as a good piece of work, acknowledged that the programme remained a work in progress, and noted that it provided the Council with a clearer understanding of the work and investment that lay ahead.

6.4 **Waikuku Settlement Zone Servicing and Chinnery's Road General Residential Zone** – J McSloy (Development Manager) and M Bacon (Development Planning Manager)

C Roxburgh spoke to the report and provided a summary of the issues arising from the District Plan process, noting that several areas had recently been rezoned and that questions had subsequently been raised regarding the servicing requirements necessary to enable development. He advised that the report focused on the Waikuku Settlement Zone, Waikuku Beach, and Chinnerys Road, Woodend, which had been rezoned to allow for residential-style development but presented a number of servicing challenges.

C Roxburgh further advised that, in relation to Waikuku, the level of infrastructure investment required to support development was substantial. Significant upgrades would be required across water supply, wastewater, stormwater, and roading infrastructure, effectively requiring a comprehensive redevelopment of servicing networks. He noted that, in a typical greenfield development, infrastructure delivery was usually led by a small number of landowners or a single major developer, with Council not generally providing all services within the development area. However, in the Waikuku area, land ownership was highly fragmented, making it significantly more challenging to coordinate development and

infrastructure delivery. As a result, staff concluded that, without major service upgrades, the area could not be developed to the extent anticipated by the zoning provisions. It was further concluded that there was not a strong case for the Council to take the lead in funding the required infrastructure upgrades, given the significant cost involved and the low likelihood of achieving an appropriate return on that investment.

Turning to Chinnerys Road, C Roxburgh explained that a different conclusion had been reached. Although land ownership was also fragmented, the area was already developed to a certain extent, and the circumstances differed from those of a typical greenfield site. He noted that development could still occur, albeit not necessarily in the manner normally expected within a greenfield development area. Alternative servicing solutions may be able to be implemented incrementally and, on a site, -by-site basis, making development more achievable than in Waikuku.

In conclusion, C Roxburgh advised that the purpose of the report was to make the Committee aware of these issues. He noted that Council had received enquiries from landowners seeking information on what would be required to enable development of their properties. Following consideration of the report, staff intended to share the findings with affected landowners to outline the conclusions reached, the work undertaken by the Council, and the servicing constraints and opportunities identified for each area.

Deputy Mayor Redmond sought clarification on the development capacity enabled by the zoning at Waikuku Beach, asking how many sections could potentially be created if development was based on an average lot size of approximately 600 square metres. M Bacon advised that the figure of 290 lots represented the plan-enabled capacity and should be treated as a theoretical maximum. He noted that the estimate did not fully account for the existing pattern of development or the practical limitations associated with infill subdivision. When factors such as existing dwellings, lot configurations, and minimum site requirements were taken into consideration, the actual number of additional lots likely to be developed would be lower. M Bacon further noted that there were currently no active subdivision consents in place for those properties.

Deputy Mayor Redmond questioned the potential for further subdivision within Waikuku Beach, particularly in the context of wider discussions regarding future housing capacity and the potential release of between 14,000 and 17,000 sections across the Waimakariri District. M Bacon advised that, when assessing feasible development capacity, the report's conclusions were an important consideration. In particular, if development at Waikuku Beach were determined to be unfeasible due to the significant infrastructure costs identified, that capacity would not be included within Council's assessment of feasible housing capacity. He further noted that staff had assessed whether excluding the Waikuku Beach capacity would affect the district's housing bottom lines and overall development capacity requirements. While removing that capacity would have some impact on the numbers, it would not be of sufficient scale to create a shortfall in the district's housing capacity or adversely affect Council's ability to meet its housing growth obligations.

Councillor Bartle queried the practicality of achieving the development capacity identified for Waikuku Beach, noting that many existing properties contained established dwellings on large sections. He suggested that if, for example, only 50% of properties were realistically capable of being subdivided without removing existing homes, the infrastructure costs per developable lot would effectively increase significantly. He asked how such a scenario would work in practice and whether landowners would need to collectively develop a coordinated plan to make subdivision viable. M Bacon explained that, in theory, the only realistic pathway would be for a group of landowners to work together and commit to funding the infrastructure upgrades required to support development, particularly if the Council was not prepared to undertake the investment itself. He noted that, even if all landowners participated and the total infrastructure costs were spread across the full estimated capacity of 290 lots, the cost per additional lot would still be substantial. If fewer landowners chose to participate, those costs would need to be spread across a smaller number of lots, making development progressively less feasible.

M Bacon further noted that many properties already contained established homes and that residents were likely to value the larger section sizes currently available. As a result, it was unlikely that all landowners would choose to subdivide their properties. This would further reduce the achievable development capacity and increase the cost burden on those wishing to proceed with subdivision. He advised that this scenario illustrated the risk associated with the Council funding the necessary infrastructure upgrades. Such an investment would rely on a significant proportion of landowners subsequently subdividing their properties and contributing towards the infrastructure costs. If only a small proportion of landowners proceeded with development, Council could face a substantial funding shortfall and be unable to recover the level of investment made.

Councillor Fulton queried how the conclusions regarding Waikuku Beach aligned with the Council's broader planning for future growth, including zoning assessments, growth modelling, climate change considerations, and flood risk. M Bacon commented that the area had previously been zoned Rural Residential under the former District Plan and was now zoned Settlement Zone under the new District Plan, consistent with the National Planning Standards. He further advised that natural hazard considerations formed part of the District Plan framework and that provisions already existed requiring hazards to be assessed as part of development proposals. Looking ahead, M Bacon observed that future planning and zoning reviews may occur under a new planning legislative framework, which was expected to place greater emphasis on identifying and managing hazard-prone areas. He explained that, if subdivision proposals were lodged within the area, the relevant hazard provisions of the District Plan would need to be considered as part of the consent process.

Councillor Bartle referred to the report and noted that the referenced IPCC (Intergovernmental Panel on Climate Change) guidance document had since been updated and superseded. He queried whether any consideration had been given to how the revised climate change scenarios might affect the conclusions contained in the report. M Bacon reported that the District Plan included an advice note requiring the use of the most up-to-date climate change scenarios when undertaking relevant assessments. He noted that any future assessments would therefore be undertaken using the latest available climate change information and guidance. M Bacon further highlighted that the conclusions reached in the report were not primarily driven by climate change or flood risk considerations. Rather, they related to the significant infrastructure investment required to support further development in the area, including stormwater, water supply, wastewater, transport, and roading infrastructure. The principal constraint identified was the challenge and cost of providing the necessary infrastructure services to enable development in the first instance.

Moved: Councillor Fulton

Seconded: Deputy Mayor Redmond

THAT the Utilities and Roading Committee:

- (a) **Receives** Report No. 260615141953.
- (b) **Notes** that rezoning of Chinnery's Road GRZ and Waikuku Beach SETZ allows for increases in density, but servicing constraints and fragmented land ownership mean comprehensive infrastructure upgrades led by the Council are not financially feasible due to the high costs and low likelihood of full development occurring in the short to medium timeframe.
- (c) **Notes** that in the case of the Chinnery's Road GRZ, there will be servicing options and upgrades that can be undertaken on a site-by-site basis, at the cost of developers, that may enable some lots to be developed, without a comprehensive area-wide suite of upgrades.

- (d) **Notes** that for the Waikuku Beach SETZ area, the current servicing does not allow for any further development in this area without upgrades which will be expensive and challenging for developers in the area to deliver. Water and sewer infrastructure will be due for renewals in several decades' time (40-50 years), which may introduce an opportunity to increase water and sewer capacity as part of the renewals programme. However, this will not resolve stormwater or roading constraints.
- (e) **Notes** that it will be up to individual developers to make their own assessment of their costs to develop. For Chinnery's Road GRZ this will be expensive compared to many other areas in the district. For Waikuku Beach SETZ, these costs will be prohibitive and are likely to mean development is not financially feasible.
- (f) **Notes** that, in considering any future subdivision within the area, the Council should refer applicants to the relevant advice note contained in the District Plan.
- (g) **Approves** this report and attachments may be shared with landowners in both areas.

CARRIED

Councillor Fulton commented that it would be prudent and consistent with best practice for the Council to refer landowners and developers to the relevant policies and procedures when considering development proposals in Waikuku Beach. He noted that this was particularly important given the future modelling, flood risk, hazard considerations, and the broader need for caution when assessing development within the area. Councillor Fulton, therefore, supported the motion

Deputy Mayor Redmond also supported the motion, noting that it would be beneficial for residents in both areas to have clarity regarding Council's position and the servicing constraints affecting future development opportunities. He further commented that many people did not necessarily appreciate that District Plan zoning did not guarantee that the necessary infrastructure was available to support development and that multiple planning and infrastructure considerations needed to be taken into account.

6.5 Private Well Study Results for 2025 – Sophie Allen (Water Environment Advisor)

S Allen provided an update on the Private Well Study nitrate test results for 2025 and the comparison of the results to those from previous years 2019-2024

Deputy Mayor Redmond noted that no water sample had been taken from the Cust well in 2025. He queried the reason for the omission. S Allen advised that the well owner had been informed of the associated risks and the implications of not undertaking sampling.

Deputy Mayor Redmond also queried the relationship between well depth and nitrate levels, noting that the information brochure advised that, as a general rule, the deeper the well, the lower the risk of contamination. S Allen advised that, in relation to nitrate levels and contamination risks, most private wells were relatively shallow, generally ranging between 10 and 20 metres in depth. She explained that shallow wells were more susceptible to contamination from surface influences, particularly following heavy rainfall events, and therefore carried a higher risk of bacterial contamination, depending on surrounding land uses and contaminant sources. In comparison, deeper wells were generally at a lower risk of contamination because they were less directly influenced by surface water and associated contaminants.

Councillor Bartle referred to the amendments made in August 2025 to the Water Services Act 2021. He queried how the safety of private wells and small shared supplies would be maintained when they were no longer regulated under the registration framework. S Allen advised that when the Water Services Act was introduced in 2021, any shared water supply serving more than one property became classified as a Drinking Water Supplier. However, this position changed following amendments introduced in 2025. She outlined the key changes under the amended legislation, including:

- Water suppliers serving more than one property and a population of up to 25 people were no longer required to register as drinking water suppliers.
- These suppliers were no longer required to demonstrate ongoing compliance with the National Drinking Water Standards. While they remained responsible for providing safe drinking water, they were no longer required to prepare and submit a Drinking Water Safety Plan or provide compliance information to the regulator.
- From a risk-based perspective, Taumata Arowai had focused regulatory oversight on supplies serving more than 25 people, as well as commercial operations with private water supplies, such as cafés and other businesses. These larger suppliers were still required to have Drinking Water Safety Plans and demonstrate compliance with the drinking water standards.
- Taumata Arowai had developed a range of approved guidance and solutions for smaller supplies, including good-practice guidance for roof water collection systems and other private water supplies.

S Allen advised that the changes would affect a number of private and shared water supplies across the Waimakariri District. To support the community, the Council continued to provide information and guidance, including a Private Well Booklet, which outlined recommended testing, monitoring, and treatment practices to help well owners maintain safe drinking water supplies.

Deputy Mayor Redmond queried whether the increasing frequency of intense rainfall events associated with climate change could contribute to higher nitrate levels in groundwater supplies. S Allen noted that intense rainfall events could increase the movement of contaminants through the soil profile and potentially affect groundwater quality. She noted, however, that nitrate levels were influenced by a range of factors, including land use, geology, and groundwater conditions. He emphasised the importance of private well owners regularly testing their water to ensure it remained safe for consumption.

Councillor Fulton noted that the Private Well Sampling Programme had not been expanded following Plan Change 7 and currently involved approximately 40 sampling sites out of around 180 private wells across the catchment. He queried whether the 40 sites represented a balanced sample of the areas where nitrate contamination was most likely to occur. S Allen believed that the sampling programme was supported by the available evidence and monitoring data. She noted that the current programme focused on the areas identified as the highest priority and highest risk for nitrate contamination. Other areas were considered lower priority and had not been included in the programme due to budget and administrative constraints associated with the study.

Councillor Fulton further queried whether the Council's understanding of lower-priority areas was informed by data from its own public water supply wells and how the Council determined that areas such as those around Oxford were at lower risk. S Allen advised that the Council's assessment was based on a combination of groundwater monitoring data, existing scientific information, land-use patterns, aquifer characteristics, and results from both public and private well monitoring programmes. She explained that the Council's public water supply wells provided useful information about groundwater conditions in some areas; however, the prioritisation of private well sampling was not based solely on

public well data. Rather, it reflected the best available evidence regarding nitrate vulnerability and groundwater risk across the catchment. S Allen advised that areas assessed as lower priority would continue to be monitored through existing datasets and could be reviewed for inclusion in future sampling programmes should new information indicate an increased risk.

Moved: Mayor Gordon

Seconded: Councillor Bartle

THAT the Utilities and Rooding Committee:

- (a) **Receives** Report No. 260629152405.
- (b) **Notes** the findings of the 2025 study, with no wells sampled that were above the nitrate-nitrogen Maximum Acceptable Value (MAV) set in the Drinking Water Standards for New Zealand (2022). Of the wells sampled, 67% of the wells in Eyreton, 57% in Cust, 29% in Carleton and 11% in Swannanoa sampling areas were above half of the MAV (5.65 mg/L).
- (c) **Notes** that the median nitrate concentration for the Cust and Eyreton sampling areas, as sampled in the 2025 study, exceed the limit of a median of 5.65 mg/L nitrate-nitrogen set in Plan Change 7 of the Canterbury Land and Water Regional Plan (Schedule 8) for private water supply wells, while Swannanoa and Carleton sampling areas did meet this limit.
- (d) **Notes** that Waimakariri District Council and Environment Canterbury staff will continue to raise awareness of the health impacts of high nitrates, and to encourage private well owners to test water regularly, including updating and wider distribution of the publication of a 'managing a private well supply' pamphlet for the District.
- (e) **Notes** that Waimakariri District Council proposes to repeat this study in spring 2026, with 10 wells in each of the four sampling areas (40 wells total). Well owners from the previous sample rounds will be approached for repeat annual sampling, to allow for assessment of trends over time.
- (f) **Notes** that statistically robust Mann Kendall trends for nitrate concentration over time are not able to be concluded from data for only seven years, or five years of data for Swannanoa and Carleton sampling areas.
- (g) **Circulates** this report to the Council and Community Boards for information.

CARRIED

Mayor Gordon commented that the Private Well Sampling Programme was a worthwhile initiative and noted that the annual cost of approximately \$10,000 represented good value. He observed that there was often speculation within the community regarding drinking water quality, particularly in relation to private wells. While Council had reliable information regarding the quality of public water supplies, speculation concerning private wells could sometimes be unhelpful and create unnecessary concern.

Mayor Gordon noted that the programme was evidence-based and aligned with the work being undertaken by the Council, Environment Canterbury, and Taumata Arowai as the Drinking Water Regulator. The monitoring results and regulatory standards provided a sound basis for understanding water quality and helped inform the community using verified information rather than speculation. Mayor Gordon emphasised that owners of private wells were responsible for undertaking their own due diligence and ensuring their drinking water was safe. He noted that the sampling programme assisted by providing information and confidence regarding groundwater quality, but ultimately private well owners remained responsible for testing and managing their own supplies. Mayor Gordon expressed his support for the programme and thanked S Allen for the report and the work undertaken in this area.

Councillor McLaren supported the motion and thanked staff for the comprehensive report. He emphasised that Council needed to remain mindful of its role and responsibilities in relation to private wells and private water supplies. Councillor McLaren observed that, in 2021/22, approximately 85% of the population received drinking water from Council-managed supplies, which fell within the Council's area of responsibility. The remaining 15% obtained drinking water from other sources, including private wells. He observed that there was a wide range of private supply arrangements throughout New Zealand, and that oversight of those supplies was the responsibility of Taumata Arowai. The Council's role was largely focused on providing education and information to residents regarding their own responsibilities for managing private water supplies.

Councillor McLaren noted that information and guidance were available online and that residents could also seek advice from the Council. He expressed his support for the programme and the matters discussed, noting that a Crown entity existed with responsibility for regulating this area and that Council's role in providing education and information was appropriate and valuable.

Deputy Mayor Redmond emphasised the importance of ensuring that information about private well management and water quality was effectively communicated to residents who relied on private water supplies rather than Council-operated drinking water schemes. He noted that consideration should be given to how best to reach those property owners who would benefit from the information. Deputy Mayor Redmond acknowledged the quality of S Allen's report and the value of the monitoring data and trends presented over time. While nitrate levels had been a particular focus of the discussion, he noted that there were a range of other water quality parameters that also required ongoing monitoring and attention. Deputy Mayor Redmond advised that he was supportive of the programme and the continued work being undertaken to improve understanding of groundwater and private water supply quality across the district.

6.6 Proposed Rooding Capital Works Programme for 2026/27 and Indicative Three-year Programme – K Straw (Civil Projects Team Leader) and J McBride (Rooding and Transport Manager)

J McBride spoke to the report and provided an overview of the proposed amendments under the categories of Minor Lighting Improvements, Kerb and Channel Renewals, and Walking and Cycling Minor Improvements.

Councillor Fulton questioned the meaning of TGSI, and J McBride explained that TGSI referred to Tactile Ground Surface Indicators, being the raised yellow dots and bars installed at pedestrian crossing points to assist people who are visually impaired in identifying crossing locations and hazards.

Councillor Ward queried the proposed realignment of King Street, Rangiora in relation to the pedestrian crossing. J McBride advised that the proposal had previously been considered by the Rangiora-Ashley Community Board. She noted that the island relocation was being undertaken at the developer's request and would be funded entirely by the developer. The proposal was not being driven by a level of service issue or a Council infrastructure requirement.

Moved: Deputy Mayor Redmond Seconded: Councillor Bartle

THAT the Utilities and Rooding Committee:

- (a) **Receives** Report No. 260508111966.
- (b) **Approves** the 2026/27 Proposed Rooding Capital Works Programme (Trim: 260508111836).

- (c) **Endorses** the indicative Roding Capital Works Programme for the 2027/28, 2028/29 and 2029/30 years (Trim: 260508111836).
- (d) **Notes** that feedback from each Community Board has been received and is summarised in Section 4.
- (e) **Notes** the following changes to the programme have been made, subsequent to reports being taken to the Community Boards:
 - i. Kerb and Channel Renewals. Added \$20,000 allowance for the renewal of the quadrant kerb at the intersection of SH1 and Waikuku Beach Road.
 - ii. Minor Lighting Improvements. Added \$35,000 allocation to flag lighting at Plasketts Road / Johns Road intersection and removed the allowance for correcting pole spacing in conjunction with LED renewals.
 - iii. Walking and Cycling Minor Improvements. Ashley Street Pedestrian Refuge Replacement deferred to 2027/28 to align with deferred reseal. This \$20,000 budget allocation has now been allocated to the Southbrook Cycle Lane Safety Improvements.
- (f) **Notes** that the programme is circulated to the Boards for endorsement each year, providing further opportunity for feedback on the indicative programme, and allows for changes where other issues develop.

Deputy Mayor Redmond thanked J McBride for the report and expressed his appreciation for the work undertaken. He noted that it was positive to see the programme return to the Committee following consideration by the Community Boards, with the Boards' recommendations having been reviewed and, where appropriate, incorporated into the proposed programme. Deputy Mayor Redmond commented that the major roding improvement projects were considered through a separate process and that this report dealt with the annual programme of works, including the associated project details, cost estimates, and programme schedules. He noted that the report provided a clear overview of the proposed work programme and represented a good piece of work. Deputy Mayor Redmond further noted that Community Boards should be advised when their suggestions had been incorporated into the programme, as this demonstrated that their feedback was valued and had contributed to the decision-making process.

Councillor Bartle supported the motion and thanked staff for considering and responding to feedback received from the Community Boards. He noted that Community Board members were well connected to their local communities and received a significant amount of local feedback, making their input valuable when developing and prioritising the roding work programme.

6. **PORTFOLIO UPDATES**

6.1 **Roding – Deputy Mayor P Redmond**

- Focus areas for staff:
 - Drainage, soakage pit, and high shoulder maintenance works had continued across the district, including on Rangiora–Woodend Road.
 - Holding repairs and edge break repairs were carried out as required to maintain road safety and network condition.
 - Unsealed road re-metalling programmes were continuing across the district.
 - Ice gritting operations were undertaken throughout the district, with significant areas of black ice experienced following severe frosts.
 - Planning and design work for the 2026/27 Capital Works Programme was ongoing.

- Roading Capital Projects:
 - Construction of the Kaiapoi to Pineacres Cycleway progressed well. The contractor completed the final path sealing at the northern end of the cycleway near Lees Road and installed a pedestrian refuge. All works were on track for completion by the end of the month.
 - Kerb and Channel replacement works in Akaroa Street, Kaiapoi continued to progress slowly. Staff worked closely with the contractor to manage the project.
 - Kerb and Channel replacement works on Seddon Street, Rangiora were completed.
 - The Lees Valley concrete ford and drift deck were completed.
 - Culvert upsizing works in Lees Valley, undertaken as part of resilience improvements, were underway and were expected to be completed by the end of the month, subject to weather conditions.
 - School variable speed zones became operational from 20 July 2026 when schools returned from the holiday break.
 - Renewal of the quadrant kerb and drainage improvements at the Waikuku/SH1 intersection was scheduled to commence in late July 2026.
- It was raised that safety improvement works previously planned through Woodend had been cancelled on the basis that construction of the Woodend Bypass was expected to proceed. Given ongoing delays to the bypass project, it was suggested that further discussion may be warranted to determine whether any interim safety improvements could be progressed.

Councillor Bartle sought an update on the Woodend Bypass, noting that, aside from information reported in the media, there appeared to be limited certainty regarding the project and its associated issues.

Deputy Mayor Redmond advised that the Mayor had written to the Minister of Transport, the Hon Chris Bishop, and the New Zealand Transport Agency (NZTA) seeking further information on the project, including likely timeframes, but no additional information had been received.

J Millward noted that no updates had been received from NZTA. It was suggested that background information relating to the tolling recommendations be sought from NZTA, potentially through a request under the Official Information Act.

Councillor Ward questioned whether the tolling proposal was being used to justify progression of the project.

6.2 **Drainage, Stockwater and Three Waters (Drinking Water, Sewer and Stormwater) – Councillor T Fulton**

- Water Supply
 - Construction of the Northbrook Road Watermain Upgrade progressed well and was on track for completion in August.
 - Smith Street Bore 6, which forms part of the Rangiora water supply, was successfully commissioned and became fully operational.
 - Development works on Mandeville Bore 3 were only partially successful. The bore was expected to be brought online at a reduced capacity of 6 L/s. Tendering for works to connect Bore 4 to the water supply network was about to commence. A report was scheduled to be presented to the Utilities and Rounding Committee in September to confirm the next steps for securing additional source capacity for the Mandeville water supply.

- Wastewater
 - The upgrade of inlet screens at the Kaiapoi, Woodend, Waikuku Beach, and Oxford Wastewater Treatment Plants (WWTPs) was successfully commissioned by the end of June.
 - Desludging works at the Kaiapoi WWTP progressed well and were on track for completion by the end of August 2026.
 - Tree removal works at the Kaiapoi WWTP were completed. Installation of the bund and associated planting works was planned for July 2026.
 - Staff commenced planning for an Elected Members' site visit to the Kaiapoi WWTP in mid-September, with the final date to be confirmed.
- Drainage / Stockwater
 - Stage 1A of the Mandeville Resurgence Drainage Upgrade was completed.
 - Stormwater upgrade works on Blackett Street, north of the Rangiora town centre, were programmed to commence later in the month and continue through to mid-November.
 - The second round of Drainage Advisory Group meetings for the year was completed. The annual combined meeting of all advisory groups was tentatively scheduled for 7 September, with meeting invitations to be issued shortly.
- Councillor Fulton noted the concerns raised regarding the condition of the Kaiapoi and Cam Rivers. He noted that community members seeking information or wishing to provide feedback should be directed to recent Waimakariri District Council reports and Environment Canterbury information, which provide reliable and comprehensive updates. He encouraged reliance on factual information from these sources rather than speculation.
- Councillor Fulton also expressed disappointment regarding comments suggesting that the proposed Kaiapoi River stopbank works presented a risk. He considered such comments to be unhelpful, particularly given the importance of the stopbanks in protecting vulnerable communities and assets.

6.3 **Solid Waste– Councillor Ni Mealings**

Councillor Mealings was unable to attend; however, she provided the following portfolio update by email prior to the meeting:

- Work continued on investigating upgrade and expansion options for the Southbrook Resource Recovery Park (RRP).
- Staff were assessing options for the safe management and disposal of bird carcasses at Council's solid waste facilities in the event of a Highly Pathogenic Avian Influenza (HPAI) outbreak within the district, following confirmation of cases in Australia.
- The monthly average contamination level of kerbside recycling delivered to the Eco Central Materials Recovery Facility (MRF) remained below 3% over the past year, significantly lower than the allowable threshold of 10%. Random audits of individual truckloads showed that approximately 60% (29 loads) contained less than 2% contamination, almost 35% (17 loads) recorded contamination levels between 2% and 5%, and only 6% (3 loads) exceeded 5%, with the highest recorded contamination level being 7%.
- Audits of individual kerbside recycling bins continued to identify a small minority of heavily contaminated bins. These instances were addressed through warning letters, with bin removals used as a last resort where necessary.
- During the school holidays, the Youth Development Coordinator and Councillor Mealings accompanied a group of Waimakariri Youth Council members on a site visit to the Kate Valley Landfill. The group was impressed by both the sustainability initiatives and engineering aspects of the facility, providing valuable insight into waste management operations.

- In collaboration with MainPower in early June, the Kate Valley Energy Park team successfully increased the amount of electricity exported to the grid to approximately 3.9 MW, just 0.1 MW below the theoretical combined capacity of the four generators, without any adverse impacts on the electricity network. This represented a significant improvement in export capability and increased generation capacity to a level sufficient to power approximately 3,500 homes using electricity generated from Kate Valley landfill gas. Councillor Mealings noted this as a significant achievement.

6.4 **Transport – Mayor Dan Gordon**

No update was provided at this time.

7. **REPORT REFERRED FROM THE RANGIORA-ASHLEY COMMUNITY BOARD**

7.1 **Approval of Blake Street Carpark Reconfiguration Plan** – H Downie (Strategy and Centres Team Leader)

H Downie took the report as read.

Responding to a question from Deputy Mayor Redmond, H Downie confirmed that preliminary works may be able to proceed, subject to contractor availability and programme requirements. Opportunities to undertake early works during October to November 2026 were being considered, with the main construction works expected to occur between January and March 2027.

Mayor Gordon referred to the scheme design shown in the report and noted that it retained the former Rangiora Printing Works building. He queried whether discussions had been held regarding the building's future potential and whether, if the building were required in the future, the design would allow for its incorporation. H Downie explained that the design had been future-proofed and allowed for future extension if required. The current proposal would provide an additional 47 car parks, helping to meet projected demand through to 2030, while retaining the ability to deliver a further 25 car parks in the future. It was noted that the timeframe for any future use of the Rangiora Printing Works building remained uncertain and that the development could be undertaken in a staged manner to accommodate future requirements.

Responding to various questions, H Downie highlighted the following:

- All existing trees would be retained, although one tree would require trimming to provide sufficient clearance for delivery truck access.
- The existing layout would largely be retained, with improvements focused on features such as small garden islands, line marking for parking, and retention of the existing asphalt surfacing.
- Since the report had been prepared, other key infrastructure works had emerged, including the potential upgrade of the High Street water main, and further detail was provided on these matters.
- Communication had already occurred with affected parties and that an audit was being undertaken, as some bins located in the area were not assigned to the tenants currently using them.

Councillor Cairns raised the issue of amenities associated with the proposed car park redesign and asked whether any retailers had requested provision for future public toilets. H Downie noted that the nearest public toilets were currently located at Victoria Park and that, through discussions with local retailers, the need for additional public toilet facilities at that end of the township had been identified.

Councillor Ward asked whether there may be an opportunity to acquire the building on Blake Street and, when it was eventually demolished, incorporate public toilet facilities within the site, given that the building already contained the necessary infrastructure connections. H Downie confirmed that this option could be considered as part of any future planning and development discussions.

Moved: Mayor Gordon

Seconded: Councillor Bartle

THAT the Utilities and Roading Committee:

- (a) **Notes** that the Rangiora Ashley Community Board has approved the Blake Street Carpark Reconfiguration Plan (Trim: 260521121470).
- (b) **Notes** that in December 2013 in the context of the Council approving funding the new North of High Laneway (Hunnibell Lane) and adjacent car parking (at 11 Blake Street) project, the Council supported staff developing a concept plan that provides a potential option for reconfiguring the wider at-grade Blake Street off-street public car parking area, in order to enhance this facility and generate an overall net gain in spaces.
- (c) **Notes** that the Blake Street Carpark Reconfiguration project is a “short term” implementation project committed in the Rangiora Town Centre Parking Management Plan, adopted by Council in 2025.
- (d) **Notes** that the Blake Street Carpark Reconfiguration Plan (Trim: 260521121470) creates an additional 47 parking spaces (representing an increase of 28%, from 169 spaces to 216 spaces), which contributes considerably towards the modelled anticipated demand for an additional 60 parks by 2030 to ensure the Rangiora town centre continues to function well, as determined in the adopted Rangiora Town Centre Parking Management Plan.
- (e) **Approves** the installation of EV charging infrastructure at the northwestern location as shown in Trim 260521121470 (timing to be confirmed) and allocating four of the new spaces for mixed-use EV charging (allowing flexibility for both EV users and general parking when not actively charging).
- (f) **Approves** entering a License to Occupy with a third-party provider (most likely Meridian) for the site shown in Trim 260521121470, subject to finalisation of terms consistent with Council’s existing EV charging programme, and subject to confirming timeframes with a third-party provider.
- (g) **Notes** that the inclusion of EV charging infrastructure represents a continued implementation of Council’s existing EV charging programme (approved by Council in 2020) at an additional site and with no financial cost to Council, and that it is consistent with strategic directions for supporting and enabling such amenity committed in the adopted Integrated Transport Strategy and Parking Management Plan.
- (h) **Approves** the establishment of five mobility parking spaces within the Blake Street public carpark, noting this is an increase from four currently available in the public carpark, and noting that the additional existing one on-street mobility park on Blake Street remains as is.
- (i) **Notes** that targeted engagement on a draft Blake Street Carparking Reconfiguration Plan was undertaken over recent months with property owners within the block, with some tenants, as well as with the Waimakariri Access Group, and the Concept Plan has been updated to reflect relevant feedback.

- (j) **Notes** that the high-level indicative engineer's estimate of the project cost to implement the Blake Street Carpark Reconfiguration Plan is approximately \$1,650,000 and that:
- i. \$1,140,000 is available in the project's budget across 2025/26 and 2026/27 (PJ 101777.000.5135 and PJ 102518.000.5133) - \$400,000 of which is being added through the 2026/27 Annual Plan adoption.
 - ii. it is proposed that other existing and related budgets are utilised to contribute to the cost of this project as recommended in (l) and (m) and detailed in section 7 of this report.
 - iii. if there is any residual budget shortfall following the physical works tender process (when final costs are more certain), staff will prepare appropriate recommendations to Council as part of the tender approval process, if required.
- (k) **Approves** the use of \$80,000 from the Town Centre Carpark (Ashley St) Layout Improvements budget (PJ 102427.000.5135 and 102427.000.5133), which is an existing budget that is surplus to that project's costs.
- (l) **Approves** the use of \$295,000 from the Town Centre Upgrades budget (PJ 100359.000.5134) which is the total available and uncommitted in 2025/26 and 2026/27.
- (m) **Notes** that renewal of 108 metres of asbestos cement water main located within the carpark will be included in the physical works at an estimated cost of \$117,000; this component will be funded by the Rangiora Water Main Renewals budget (PJ 100002.000.5104) and is within the allocated budget for 2026/27 of \$837,600.
- (n) **Delegates** authority to the Chief Executive to approve any minor adjustments to the final Blake Street Carpark Reconfiguration Plan (as required) to support the physical works stage.
- (o) **Notes** that physical works associated with implementing the Blake Street carpark Reconfiguration Plan (Trim: 260521121470) for preliminary works are anticipated to commence in October and the works to be completed over the January to April 2027 period.
- (p) **Notes** that it is anticipated that the demolition of the building at 13 Blake Street occurs in August (with the tender for this closing in late June), following the current tenants (North Canterbury Model Railway Club) vacating the premises by the end of June.

CARRIED

Mayor Gordon thanked staff for their work in preparing the proposal. He noted that the feedback he had received regarding the car park development had been positive and that the creation of an additional 47 car parks would be welcomed by the community. He expressed support for the improved design and looked forward to its implementation, together with the proposed parking restrictions.

Mayor Gordon also supported the suggestion regarding the potential future use of the adjacent building site for public toilet facilities. He noted that public toilets should be considered as part of a broader town centre amenity strategy, acknowledging the investment already made in public facilities in the laneway to Good Street. Mayor Gordon observed that while facilities were available at locations such as New World and the Council building, these were not always accessible and that consideration should be given

to whether additional public toilets were required. He suggested that a feasibility study would help inform future decision-making. Mayor Gordon further commented that, if the land were required for additional parking in the longer term, the design should retain the flexibility to accommodate public toilet facilities in the future as part of a staged and future-proofed approach.

In relation to the proposed High Street water main upgrade, Mayor Gordon noted that further work was required around project timing, communications planning, and mitigation of impacts on businesses and the community. He emphasised the importance of carefully considering these matters as the project progressed and thanked staff for their efforts to date. Mayor Gordon expressed his full support for the proposed works, noting that they would complete an area where the Council had progressively acquired land over time to improve parking provision.

Councillor Bartle supported the motion, noting that the future-proofing elements incorporated into the design were positive and would provide a good long-term outcome for the area.

Councillor Ward also supported the proposal and described it as a practical solution. She noted that the additional three to four months would provide an opportunity to determine whether the adjoining building may be required in the interim, while still allowing the project to proceed. Councillor Ward suggested that if the development was undertaken between January and April 2027, consideration could also be given to incorporating public toilet facilities at the site and expressed hope that this could be achieved.

Councillor Cairns commented that retailers along Rangiora High Street would welcome the additional parking provision and were likely to appreciate the project. He also acknowledged the efforts of Council staff in maintaining regular communication with affected businesses throughout the planning process and congratulated the team on keeping stakeholders well informed.

Deputy Mayor Redmond thanked staff for the report and expressed support for the proposal, noting that the design had been appropriately future-proofed. He agreed that the potential inclusion of public toilet facilities within the adjoining building site should be a consideration. Deputy Mayor Redmond suggested that this option be considered at the time any demolition occurs and once the property acquisition process is complete. He indicated his support for the amended project timeframes, acknowledging that the revised programme would help minimise impacts on local businesses while enabling the project to proceed.

Mayor Gordon left the meeting at 10.52 am.

8. REPORTS FOR INFORMATION FROM COMMUNITY BOARDS

- 8.1 Request to Approve Intersection Controls on Jelfs Road, Lilburne Street, Broad Road, McGifferts Road, Vaughan Street and Buller Street – Shane Binder (Senior Transportation Engineer) and Nithin Puthupparambil (Transportation Engineer)
- 8.2 Request to Approve Intersection Controls on Charles Street, Pentecost Road, Rowse Street, Bush Street, Banks Place and George Street – Shane Binder (Senior Transportation Engineer) and Nithin Puthupparambil (Transportation Engineer)

Moved: Councillor Ward

Seconded: Councillor Bartle

THAT the Utilities and Roading Committee:

- (a) **Receives** the information in Items 8.1 and 8.2.

CARRIED

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. URGENT GENERAL BUSINESS

Nil.

11. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

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: Deputy Mayor Redmond

Seconded: Councillor Fulton

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

11.1 Confirmation of Minutes 9 June 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.
REPORTS			
11.1	Confirmation of Minutes 9 June 2026	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. LGOIMA Section 7 (2)(a), (g) and (i).

CARRIED

CLOSED MEETING

The Public Excluded portion of the meeting commenced at 11.03 am and concluded at 11.08 am.

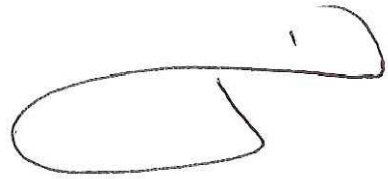
OPEN MEETING

12. NEXT MEETING

The next meeting of the Utilities and Rooding Committee was scheduled for Tuesday 11 August 2026 at 9am in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

THERE BEING NO FURTHER BUSINESS, THE MEETING CONCLUDED AT 11.10 AM.

CONFIRMED



Chairperson

11 August 2026

Date